AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room
DATE: Monday, January 11, 2021
TIME: 6:00 p.m.

A. Call to order
B. Roll Call
C. Public Appearance for Items Not on the Agenda

Virtually attend the January 11th Plan Commission meeting at 6 PM by following the link here:
https://zoom.us/j/94686424513
Call-in Information: **+1 (312) 626-6799** US (Chicago) Meeting ID: **946 8642 4513**

1. Approval of Minutes from the Plan Commission Meeting of December 14, 2020
2. Public Hearing—Variance of the Zoning Code Request 1810 E. Main Street, Little Chute
3. Public Hearing—Variance of the Zoning Code Request for 806 Rosehill Road, Little Chute
4. Action—Variance of the Zoning Code Request for 1810 E Main St
5. Action—Variance of the Zoning Code Request for 806 Rosehill Road
6. Discussion—Plan Commission memo/resources
7. Recommendation—FedEx/Setzer Site plan
8. Discussion/Action—New Variance Application
9. Unfinished Business
10. Items for Future Agenda
11. Adjournment

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made with as much advance notice as possible to the Clerk's Office at 108 West Main Street, (920) 423-3852 January 7, 2021

Information for the Plan Commission Meeting – January 12, 2021 – 6:00 PM

The Village of Little Chute is taking precautions related COVID-19 as it relates to Village Board meetings. On March 16th, 2020, the Wisconsin Attorney General released guidance for local communities related to Open Meetings and the use of technology while still complying with Wisconsin's Open Meeting laws. You can find Wisconsin Department of Justice guidance here: DOJ Guidance on Open Meetings.

Until further notice, the Village of Little Chute will be providing the following means for residents to interact, engage, and participate in Village Board proceedings. The proceedings of all Village of Little Chute public meetings are recorded and available for review.

1. Virtually attend the January 12th Plan Commission Meeting at 6:00 PM by following the link here:
   Join Zoom Meeting
   https://zoom.us/j/94686424513
   Meeting ID: 946 8642 4513
2. Call-in Information: United States
   +**1 312 626 6799 US** (Chicago)
   Meeting ID: 946 8642 4513
   Find your local number: https://zoom.us/u/abGpaew1E
3. If you are experiencing connectivity issues or have questions on the options above, please contact James Fenlon at james@littlechutewi.org
4. The Board Room at Village Hall will be open, but board members and staff have the option to attend virtually. We urge residents to participate in our meetings by utilizing the virtual options above.
5. If you have questions or comments regarding the agenda or potential items on the agenda, we urge you to contact Board or staff members regarding your concerns. You can find Board Member contact information here: http://www.littlechutewi.org/59/Meet-the-Village-Board
6. If you have questions or comments regarding the agenda, you can also contact the Village Administrator, James Fenlon, at james@littlechutewi.org or 920-423-3850.
7. If you have questions or comments regarding the agenda and want to contact a Village of Little Chute Department Head, you can find a complete staff directory here: http://www.littlechutewi.org/directory.aspx

MINUTES OF THE PLAN COMMISSION MEETING DECEMBER 14, 2020

Call to Order
The Plan Commission meeting was called to order at 6:00 p.m. by President Vanden Berg

Roll Call
PRESENT: Bill Van Berkel
President Vanden Berg
Kent Taylor
Larry Van Lankvelt
Todd Verboomen
Richard Schevers

STAFF PRESENT: Administrator Fenlon, Community Development Director Kittel,

Public Appearance for Items Not on the Agenda
None

Approval of Minutes from the Plan Commission Meeting of November 9, 2020

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to Approve the Plan Commission Minutes of November 9, 2020

All Ayes– Motion Carried

Recommendation—Van Dyn Hoven CSM
Director Kittel provided information on the Certified Survey Map for Van Dyn Hoven to divide a lot on Freedom Road into two lots with easement added.

Moved by Commissioner Van Berkel, seconded by Commissioner Verboomen to recommend to the Village Board to Approve the CSM for Van Dyn Hoven with easement as presented

All Ayes– Motion Carried

Discussion/Action—Long Term Temporary Sign for FVMPD K-9 Foundation
Director Kittel advised the committee that Fox Valley Metro is requesting a long-term temporary sign to promote fundraising for a K-9.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berkel to Approve the temporary sign for FVMPD K-9 program for one year.

All Ayes– Motion Carried

Unfinished Business
None

Items for Future Agenda
None

Adjournment

Moved by Commissioner Van Berkel, seconded by Commissioner Schevers to Adjourn the Plan Commission Meeting at 6:11 p.m.

All Ayes– Motion Carried

VILLAGE OF LITTLE CHUTE

_____

By: Michael Vanden Berg, Village President

_____

Attest: Laurie Decker, Village Clerk

VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on January 11, 2021 at 6:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 1810 E Main St
Parcel # 260145505
Legal Description: BEG INTRS W/L SEC23 & N/L HY 96 N74D E239.91FT N15E W225FT N74D E30FT N15D 312.83FT WLY 102.55FT S TO BEG LESS W30FT FOR ST & LESS HY PRT NW NW SEC23 T21N R18E 1.76AC M/L
Current Owner: GW VERBRUGGEN PROPERTIES LLC
Applicant: Gerald Verbruggen

Applicant is requesting a variance for a sign to be placed on this vacant lot for the adjoining business. Per Sec. 44-51 an accessory sign may be permitted for each principal structure, this being a vacant lot there is no principal structure.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions please contact the Zoning Administrator at (920) 423-3870

DATE OF HEARING:	January 11, 2021
TIME OF HEARING:	6:00pm
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

Publish: December 30, 2020 and January 6, 2021

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Mailed 12/22/2020

S & E STORAGE LLC
1850 SANITORIUM RD
LITTLE CHUTE, WI 54140

SIEBERS INVESTMENTS LLC
7775 JONES LN
PCIKEREL, WI 54465

GW VERBRUGGEN PROPERTIES LLC
1820 E MAIN ST
LITTLE CHUTE, WI 54140

LONE STAR EQUITIES
181 SOUTH FRANKLIN AVE
STE 607
VALLEY STREAM, NY 11581

EAST WISCONSIN SAVINGS AND LOAN
109 W SECOND ST
KAUKAUNA, WI 54130

TJO PROPERTIES
1776 E MAIN ST
LITTLE CHUTE, WI 54140

DAVID WITTMANN
1729 HOOVER CT
LITTLE CHUTE, WI 54140

TRIPLE S INC
2429 W MAIN ST
LITTLE CHUTE, WI 54140

Receipt # 11.030183

Little Chute
ESTABLISHED 1848

APPLICATION FOR HEARING REQUEST FOR VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 1810 E MAIN ST. LITTLE CHUTE, WI 54140

APPLICANT HOLLANDERS PUB & GRILL

ADDRESS/ZIP 1820 EAST MAIN STREET TELEPHONE (920) 766-5281

CITY/ZIP LITTLE CHUTE, WI 54140 FAX (920) 766-5355

Email address NA

Appellant named above, files herewith this application for variance from regulations of the zoning code.

Description of variance requested and reasons for appeal:

PLACE SIGN WHERE WINDMILL IS
NEED VARIANCE PER ZONING

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing paving and structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative **should** attend hearing to answer questions of the review board or commission.

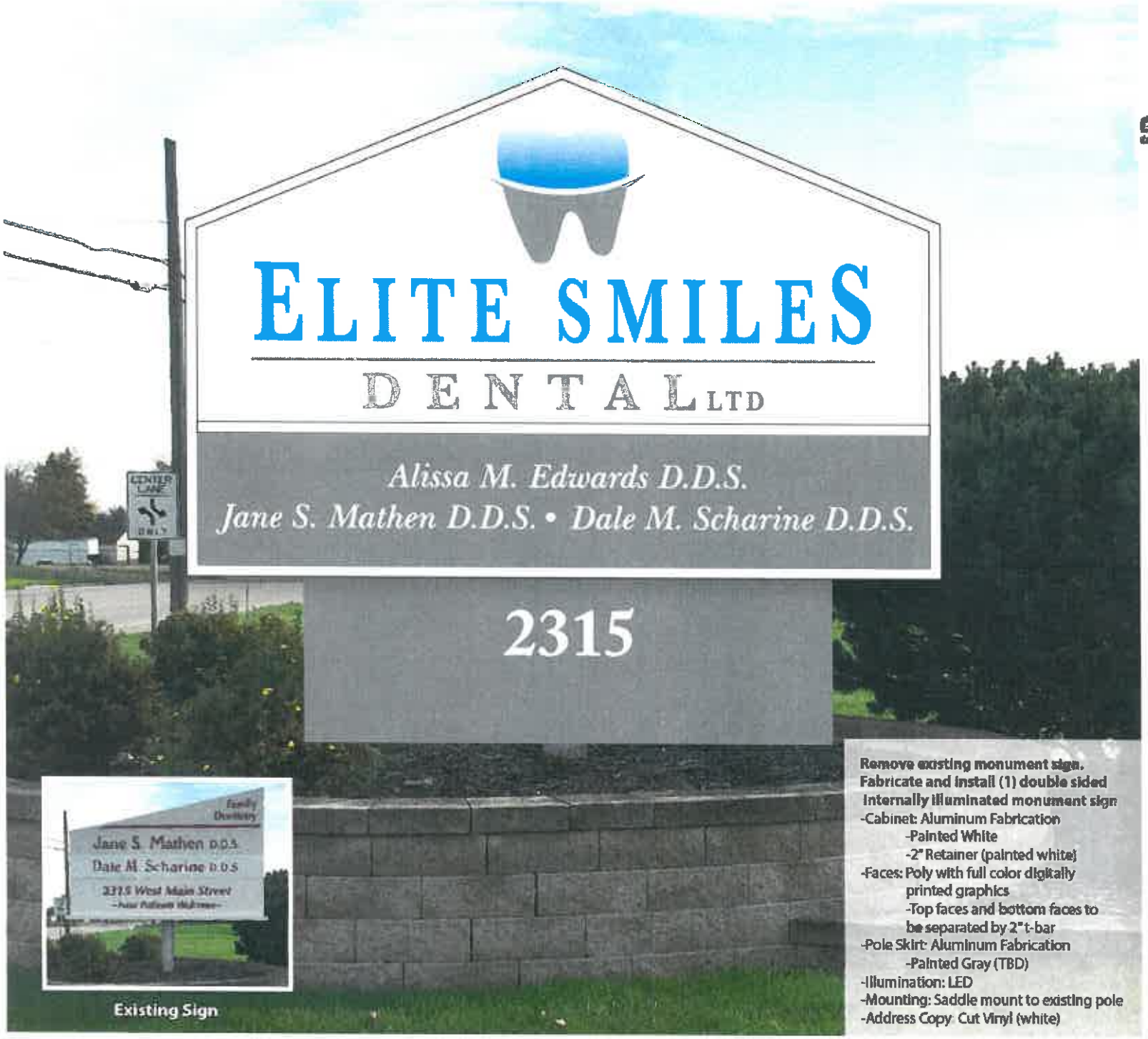
Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND ACCURATE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE Gerard W Verbeyagen DATE 12/15/20

NON REFUNDABLE, HEARING APPLICATION FEE of $175.00 must accompany application at time of submittal.

Date received and Village person receiving application 12/15/2020 by David Kittel



Existing Sign

Remove existing monument sign. Fabricate and install (1) double sided internally illuminated monument sign

- -Cabinet: Aluminum Fabrication
  - -Painted White
  - -2" Retainer (painted white)
- -Faces: Poly with full color digitally printed graphics
  - -Top faces and bottom faces to be separated by 2" t-bar
- -Pole Skirt: Aluminum Fabrication
  - -Painted Gray (TBD)
- -Illumination: LED
- -Mounting: Saddle mount to existing pole
- -Address Copy: Cut Vinyl (white)

SIGNCOUNTRY

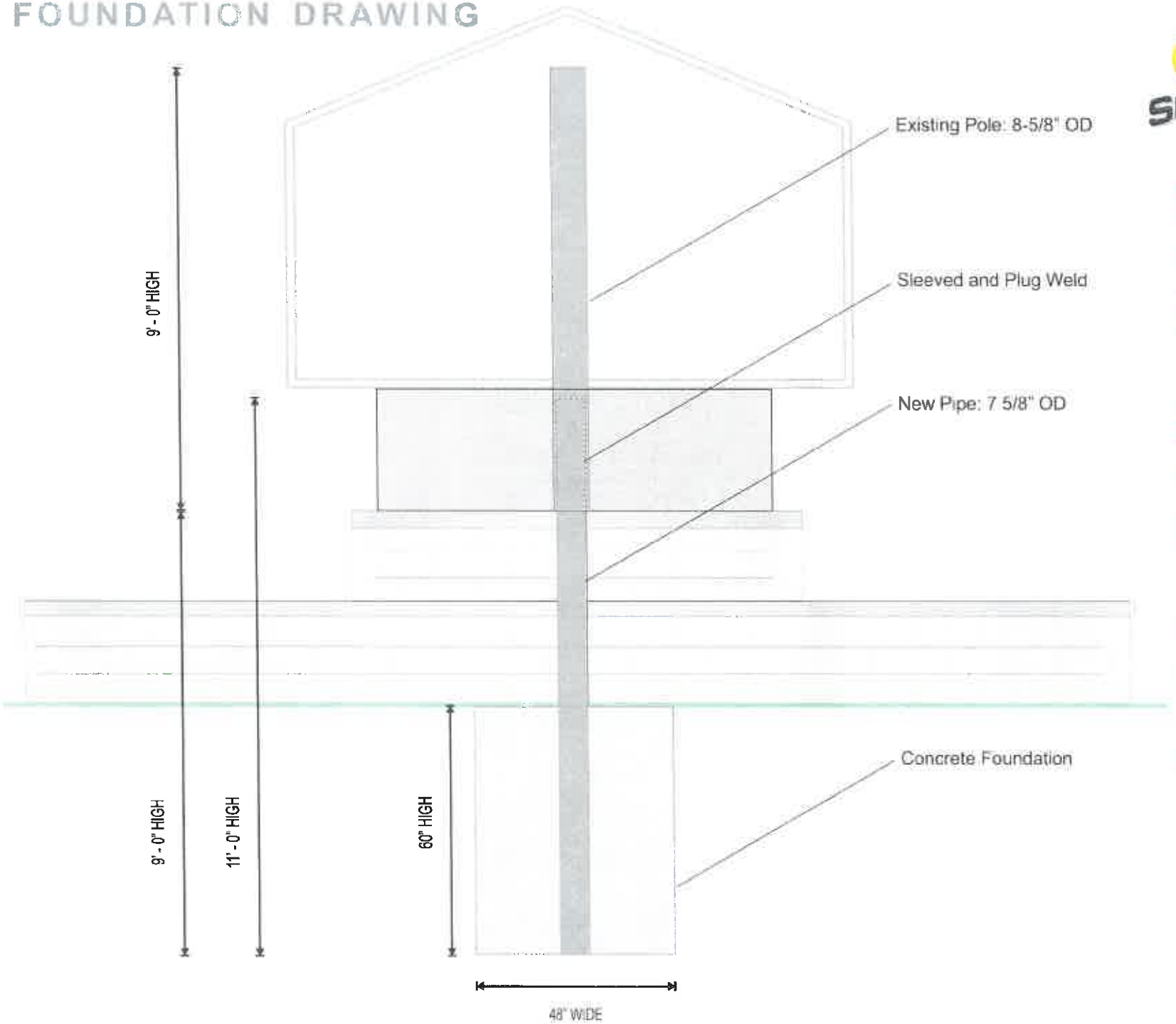
CLIENT	Elite Smiles
ADDRESS	2315 W. Main St.
CITY, ST	Appleton, WI
SALES REPRESENTATIVE	Jeff Kirsch
DESIGNER	Travis Pfrang
DRAWING	Monument Sign
PAGE NO.	1
PAGE HRS	5
TOTAL HRS	5
SCALE	FPO

SignCountryWI.com
920.734.SIGN (7446)
235 Allegiance Ct.
Appleton, WI 54913

Colors shown are conceptual only and do not represent actual paint, vinyl, or sign components colors. Please refer to actual color samples.

This document is owned by Sign Country and is protected under Title 17 of the copyright code. By accepting this document, the client agrees not to share the design concept or specifications with a third party unless pre-approved by Sign Country or with purchase of the design. Any violation will constitute a charge of the conception and design hours.

FOUNDATION DRAWING



CLIENT	Hollanders Pub & Grill
ADDRESS	1820 E Main St
CITY, ST	Little Chute, WI
SALES REPRESENTATIVE	Travis Pfrang
DESIGNER	Phil Van Thiel
DRAWING	Foundation Drawing
PAGE NO	1
PAGE HRS	1.5
TOTAL HRS	1.5
SCALE	3/8" = 1'

SignCountryWI.com
920.734.SIGN (7446)
235 W. Allegiance Ct.
Appleton, WI 54913

Colors shown are conceptual only and do not represent actual paint, vinyl, or sign components colors. Please refer to actual color samples.

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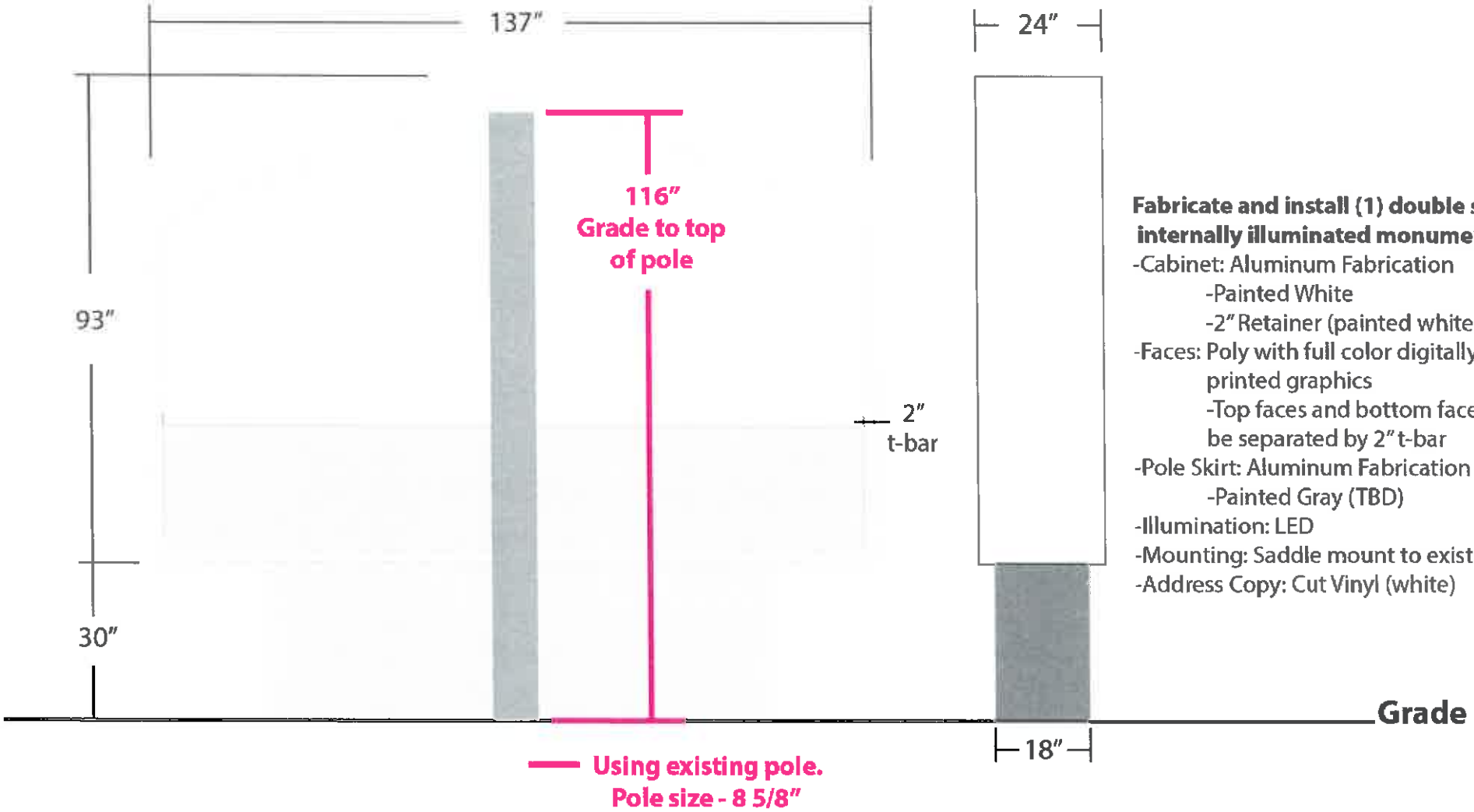


Fabricate and install (1) double sided internally illuminated monument sign

-Cabinet: Aluminum Fabrication
- -Painted White
- -2" Retainer (painted white)

-Faces: Poly with full color digitally printed graphics
- -Top faces and bottom faces to be separated by 2" t-bar

-Pole Skirt: Aluminum Fabrication
- -Painted Gray (TBD)

-Illumination: LED

-Mounting: Saddle mount to existing pole

-Address Copy: Cut Vinyl (white)

Additional Questions asked:

Note: questions asked/answered through interview with property owner. The below written response are from this interview.

1. Describe why you feel there is "unnecessary hardship", which is defined as complying. with the petitioned ordinance standard would unreasonably prevent you from using the property for a permitted use or would render conformity with such restrictions. unnecessarily burdensome.

   The property owner feels that the property is used as a whole and not looked upon as individual parcels. The property has been this way since before the current existing zoning code was in place that creates the unnecessary hardship due to the sign could be permitted if it was one parcel or had a primary structure. The principal use of the property is directly linked to the adjacent parcel and should be viewed as such. In addition, the sign could be used for any business if the lot was ever sold off and is the most likely spot for anyone else to place a sign.

2. Describe what unique property limitations exist that prevent ordinance compliance and are not common to adjacent properties.

   The unique limitations are associated with how the property is used/ looked upon. While it is a separate buildable lot there is slight overlap with the adjacent parcel where the primary business is located and that is the unique situation occurring for this situation. In addition to the pre-existing windmill on this lot.

3. Describe how you consider the hardship under both items above is not self-created.

   Previously the windmill was allowed, and that was under a previous zoning code, with some changes/updates occurring after this that makes this not a self-created problem.

4. Describe how you feel the granting of this variance would not harm public interests as you consider the general purpose of the ordinance and the specific provision being. petitioned

   The sign is to be located outside the vision triangle the same as the existing windmill and will not impede traffic, thus not being any harm to the public.

Little Chute
ESTABLISHED 1848

0 20 40 80 120 160 200 240 Feet

Not a survey

1 inch = 42 feet

N

VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING

VARIANCE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on January 11, 2021 at 6:00 p.m. by the Plan Commission, for consideration of the granting of Variance under authority provided in Section 44 Village Code of Ordinance. The request is for property located at:

Address: 806 Rosehill Road
Parcel # 26025800
Legal Description: 1ST ADDN TO VILLAGE EAST SUBD LOT 80
Current Owner: Mark & Cynthia Wendzicki
Applicant: Mark & Cynthia Wendzicki

Applicant is requesting a variance for side yard setbacks to place an addition on the back of their existing house. The home sits about 6 feet from the property line, at the time of construction this was allowed but, per Sec. 44-46 the current set back is 7 feet. The proposed addition would follow the existing side of the home.

Notice is further given that the said meeting is open to the public and that the applicants and any other persons interested may appear and be heard for or against the granting of variance by this Commission.

If you have any questions, please contact the Zoning Administrator at (920) 423-3870

DATE OF HEARING:	January 11, 2021
TIME OF HEARING:	6:00pm
PLACE OF HEARING:	Village Hall Board Room 108 West Main Street Little Chute, WI 54140

Publish: December 30, 2020 and January 6, 2021

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

806 Rosehill Varience Mailing list

OWNER_NAME	MAIL_ADD1	CITY_ST_ZIP
NOLAN, MATTHEW P	901 ROSEHILL RD	KAUKAUNA, WI 54130
MEINTZ, STEVE C	815 ROSE HILL RD	KAUKAUNA, WI 54130
SCHADRIE, GARY	807 ROSE HILL RD	KAUKAUNA, WI 54130
WEYENBERG FAMILY	801 ROSEHILL ROAD	KAUKAUNA, WI 54130
ASHAUER, ANTHONY J	723 SHERIDAN ST	KAUKAUNA, WI 54130
VERHASSELT, DANIEL R	801 SHERIDAN ST.	KAUKAUNA, WI 54130
BEHLE, JAMES A	809 SHERIDAN ST	KAUKAUNA, WI 54130
VERSTEGEN, CARL A	815 SHERIDAN ST	KAUKAUNA, WI 54130
BECKER, TAYLOR	901 SHERIDAN ST	KAUKAUNA, WI 54130
SZAFRANSKI, MARGARET M	900 ROSEHILL RD	KAUKAUNA, WI 54130
HARVEY, CRAIG	812 ROSEHILL RD	KAUKAUNA, WI 54130
WENDZICKI, MARK L	806 ROSEHILL RD	KAUKAUNA, WI 54130
OTTO, JEFFREY L	800 ROSEHILL RD	KAUKAUNA, WI 54130
DIMPFL, JAMES H	722 ROSEHILL RD	KAUKAUNA, WI 54130

Fee $175
Receipt No 11.036311

Little Chute
ESTABLISHED 1848

VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS 806 Rosehill Rd

APPLICANT Mark and Cindy Wendzicki

ADDRESS/ZIP 806 Rosehill Rd TELEPHONE 920-540-7501

CITY/ZIP Kaukauna FAX

Email address wendzicki@gmail.com

Appellant named above, files herewith this application of variance of the zoning code.

Description of variance requested and reasons for appeal:

We are requesting to have the addition behind the garage to be even to the current garage wall which is currently 6 inches over the 7 feet that is recommended off of the lot line

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.

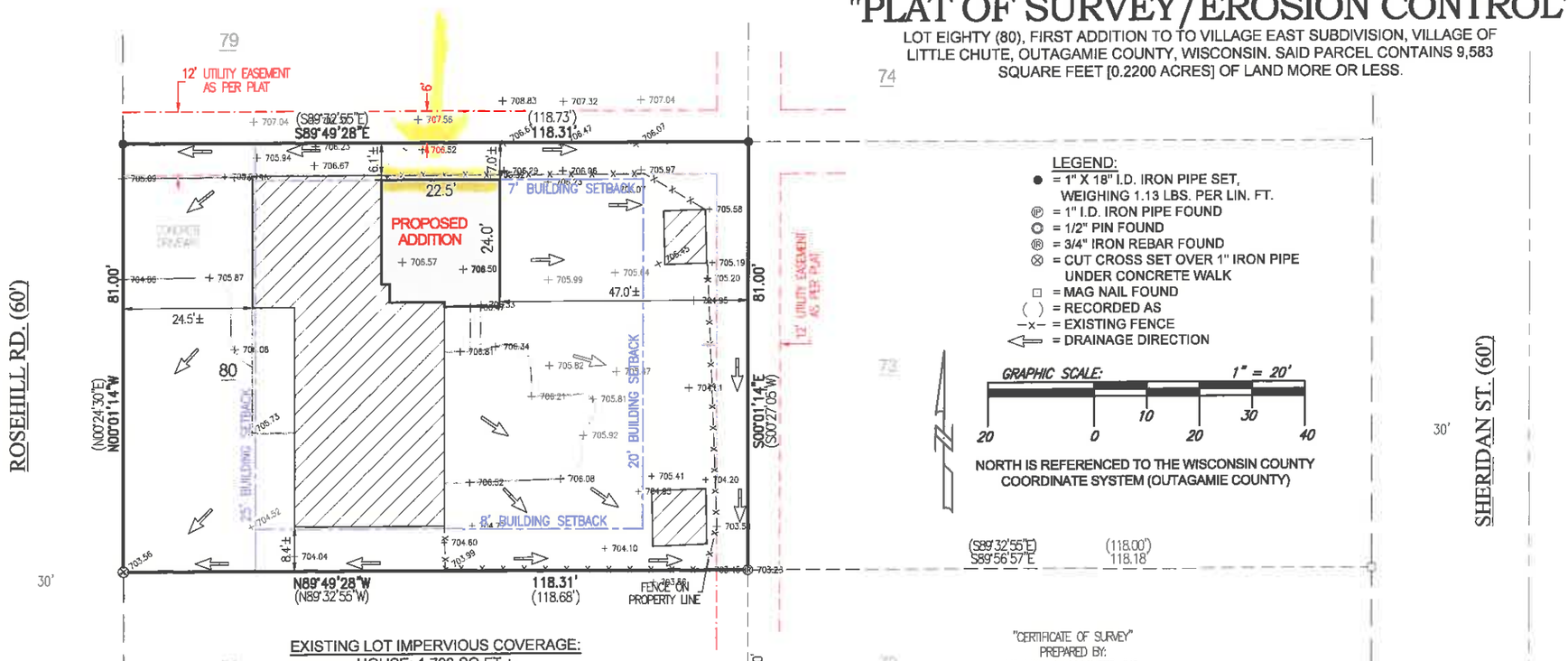
APPLICANT SIGNATURE Cindy Wendzicki DATE 12/18/2020

APPLICATION FEE of $175.00 must accompany application at time of submittal.

Date received and Village person receiving application 12/18/2020 By Dave Kittel

"PLAT OF SURVEY/EROSION CONTROL"

LOT EIGHTY (80), FIRST ADDITION TO TO VILLAGE EAST SUBDIVISION, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN. SAID PARCEL CONTAINS 9,583 SQUARE FEET [0.2200 ACRES] OF LAND MORE OR LESS.



LEGEND:
- ● = 1" X 18" I.D. IRON PIPE SET, WEIGHING 1.13 LBS. PER LIN. FT.
- Ⓟ = 1" I.D. IRON PIPE FOUND
- ⊙ = 1/2" PIN FOUND
- Ⓡ = 3/4" IRON REBAR FOUND
- ⊗ = CUT CROSS SET OVER 1" IRON PIPE UNDER CONCRETE WALK
- □ = MAG NAIL FOUND
- ( ) = RECORDED AS
- –x– = EXISTING FENCE
- ⇦ = DRAINAGE DIRECTION

GRAPHIC SCALE: 1" = 20'

20 0 10 20 30 40

NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (OUTAGAMIE COUNTY)

EXISTING LOT IMPERVIOUS COVERAGE:
HOUSE: 1,793 SQ.FT.±
SHEDS: 188 SQ.FT.±
PAVEMENT/PATIO: 1,355 SQ.FT.±
EXISTING IMPERVIOUS: 3,336 SQ.FT.± - 34.8%

PROPOSED LOT IMPERVIOUS COVERAGE:
HOUSE: 1,793
SHEDS: 188 SQ.FT.±
PAVEMENT/PATIO: 1,230 SQ.FT.±
PROPOSED ADDITION: 523 SQ.FT.±
PROPOSED IMPERVIOUS: 3,734 SQ.FT.± - 39% (MAX COVERAGE 35%)

MAXIMUM LOT COVERAGE ALLOWED: 35% - 3,354 SQ.FT.±
PROPOSED LOT COVERAGE EXCEEDS 35% COVERAGE BY: 380 SQ FT.±

"CERTIFICATE OF SURVEY"
PREPARED BY:
MC MAHON ASSOCIATES, INC.
DATED: 4-27-98
PROJECT NO. 2658 98345-00

CLIENT:
CINDY WENDZICKI
806 ROSEHILL ROAD
KAUKAUNA, WISCONSIN 54130

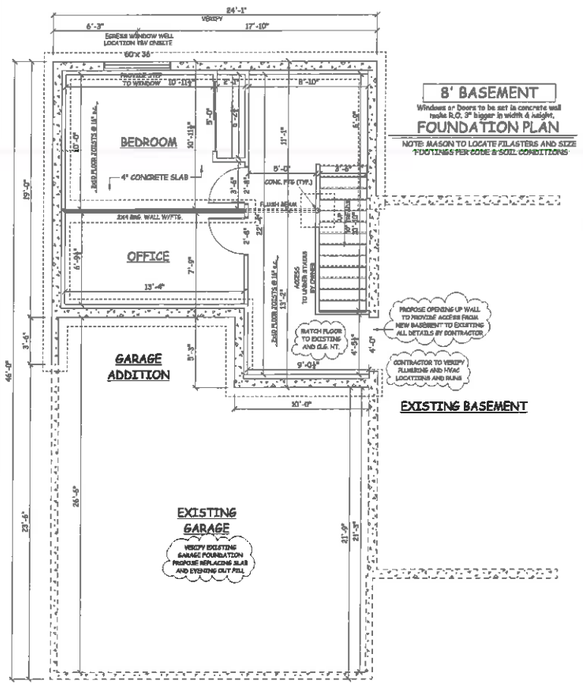
I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT F. REIDER, PLS-1251 — DATED 11-3-2020

WISCONSIN ROBERT F. REIDER S-1251 APPLETON, WIS. LAND SURVEYOR

CAROW LAND SURVEYING CO., INC.
615 N. LYNNDALE DRIVE, P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168 FAX: (920)731-5673

SCALE	1" = 20'
DRAWN BY	cp RDD
PROJECT NO.	A2009.26

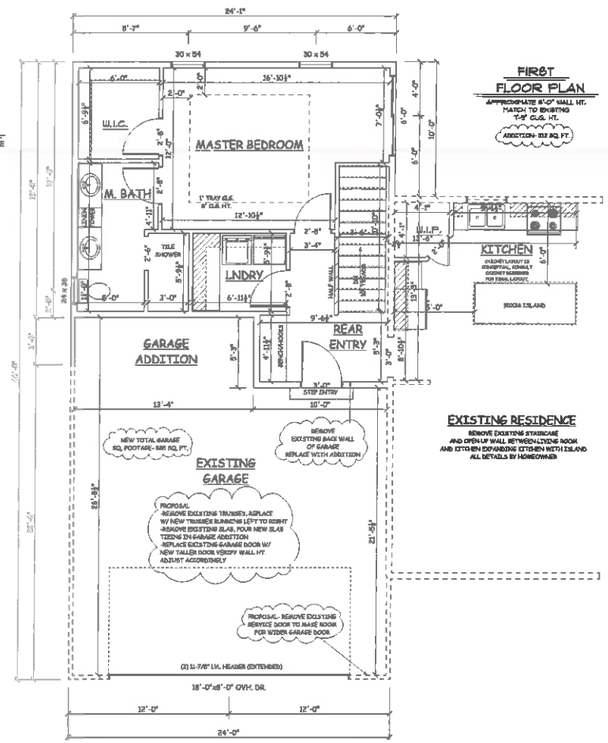


8' BASEMENT

Windows or Doors to be set in concrete wall make R.O. 2" bigger in width & height.

FOUNDATION PLAN

NOTE: MASON TO LOCATE FILASTERS AND SIZE FOOTINGS PER CODE & SOIL CONDITIONS



FIRST FLOOR PLAN

APPROXIMATE 8'-0" WALL HT. MATCH TO EXISTING T-9" O.G. HT.

ADDITION- 832 SQ. FT.

EXISTING RESIDENCE

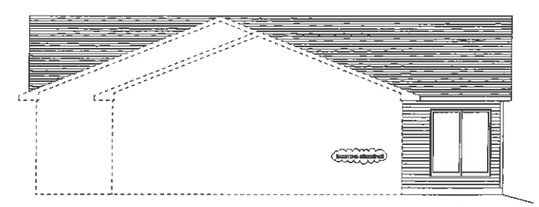
REMOVE EXISTING STAIRCASE AND OPEN-UP WALL BETWEEN LIVING ROOM AND KITCHEN EXPANDING KITCHEN WITH ISLAND ALL DETAILS BY HOMEOWNER

PLANS FOR THIS HOME ARE CONSIDERED CONCEPTUAL OFF OWNERS DIMENSIONS MODIFICATIONS IN FIELD MAY BE NEEDED TO ACHIEVE SATISFACTORY OUTCOME OF DESIGN EVER AFTER DESIGN ASSUMES NO RESPONSIBILITY FOR ANY POSSIBLE MODIFICATIONS

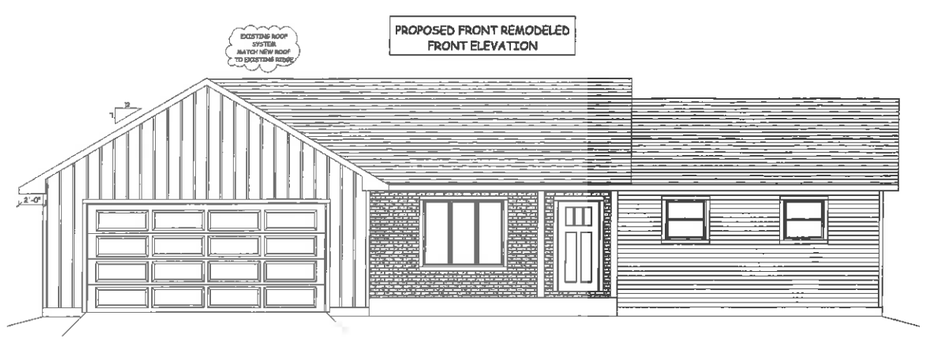
FOUNDATION
SCALE: 1/4" = 1'-0"

MAIN FLOOR
SCALE: 1/4" = 1'-0"

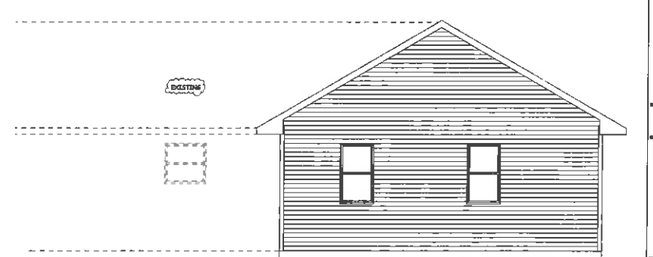
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

☐ PRELIMINARY
DESIGN CONCEPT ONLY

☐ PRELIM BID
NOT FOR CONSTRUCTION REVIEW PLAN BEFORE PRICING

☒ BID PLAN
NOT FOR CONSTRUCTION ONLY FOR PRICING

☐ FINAL PLAN
VERIFY PLAN DATE WITH ALL CONTRACTORS PRIOR TO CONSTRUCTION

© 2020 EVER AFTER DESIGN LLC

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

GENERAL NOTES:

Ever After Design LLC
NICOLE EVERS
2908 5TH. RD. ZZ
DE PERE, WI 54115
(920) 419-7205
EVERAFTER@AOL.COM

PROPOSED NEW PROJECT:
WENDZICKI ADDITION

REVISION DATES:
1. 8/31/20
2. 9/3/20
3.
4.
5.
6.
7.

Wendzicki Addition

SHEET NUMBER
A1

Additional Questions asked:

1. Describe why you feel there is "unnecessary hardship", which is defined as complying with the petitioned ordinance standard would unreasonably prevent you from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome.

1. The truses currently go from N to S and the new truses would go E to W on garage and addition so to bump in 8" on the new addition would be very hard to adjust for the addition.

From further conversation about this with the homeowners they also want to add that the home was built at a time when the Setback was different and sits at 6 feet, due to this they feel the current ordinances place an undue burden in regards to the garage will be at the 6ft set back.

2. Describe what unique property limitations exist that prevent ordinance compliance and are not common to adjacent properties

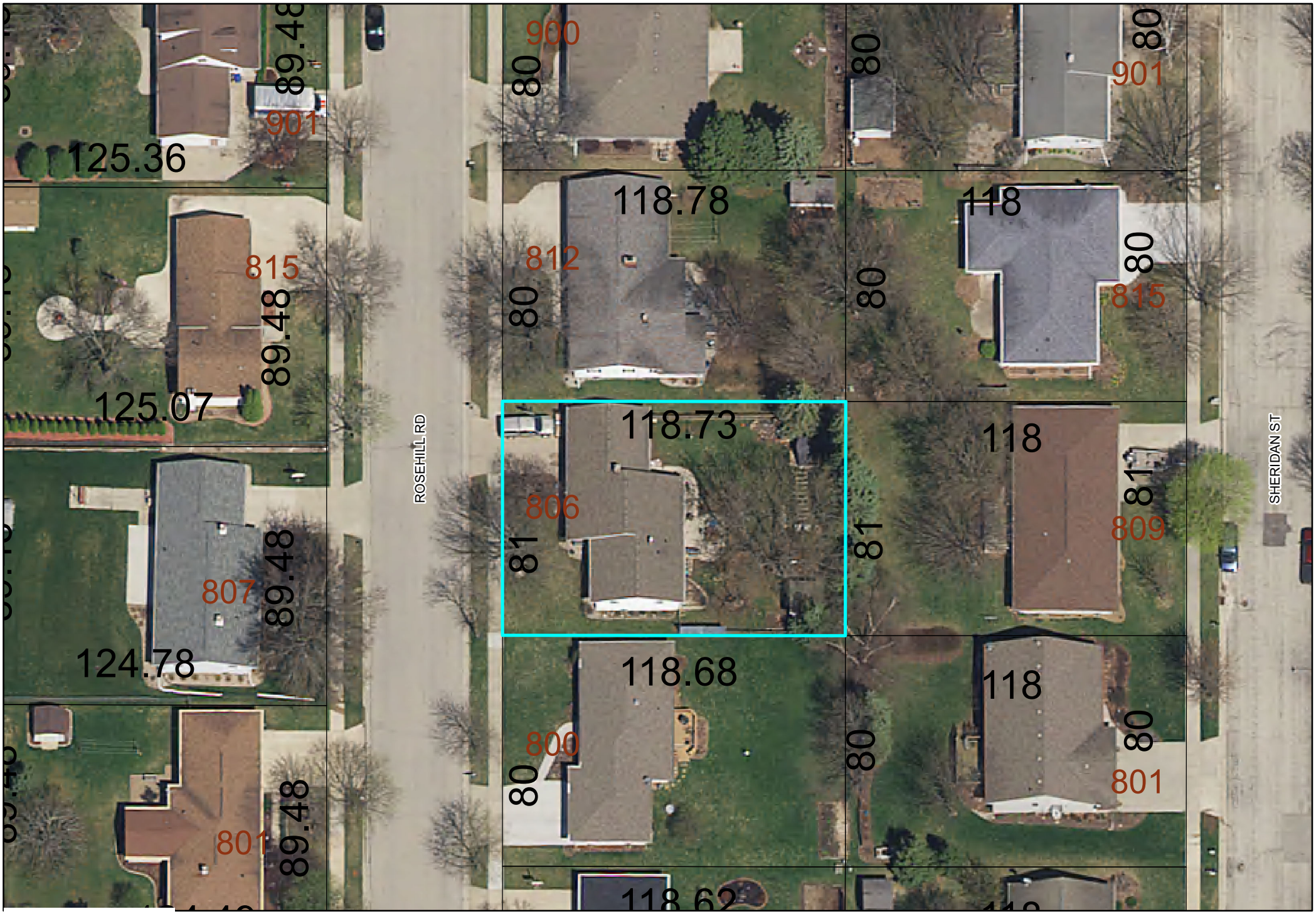
2. There are not any limitations we currently have a fence there currently and it has not caused any problems.

3. Describe how you consider the hardship under both items above is not self-created

3. The current garage that we moved in with was put there before these new rules and we would like to keep it the same on the addition.

4. Describe how you feel the granting of this variance would not harm public interests as you consider the general purpose of the ordinance and the specific provision being petitioned

4. This variance should not harm public by putting it there because of the current fence we have already.



Little Chute
ESTABLISHED 1848

0 20 40 80 120 160 200 240 Feet

Not a survey

1 inch = 42 feet

N

To: Little Chute Plan Commission
From: David Kittel
Date: January 7, 2021
Subject: Plan Commission Resources.

This memo is meant to provide Plan Commission Members with the basic documents and information to assist you in your role as a member of the Plan Commission. Most of the items can be found online and will have direct link from this memo. If there are resources or sources that are not electronic, the memo will provide instruction on how to access the information most easily.

Village of Little Chute Resources:

- Village Website – All ordinances, resolutions, agendas, minutes, and data on the village can be found at our home page - http://www.littlechutewi.org/. As you navigate the site, should you have suggestions for additional information or better presentation of information, please do not hesitate to contact the Clerk or Administrator.
- Code of Ordinances – The Board of Trustees is essentially the legislature of the Village of Little Chute. The Municipal Code as it is currently codified can be found here: https://library.municode.com/wi/little_chute/codes/code_of_ordinances.
    - Special attention should be paid to Chapter 44, this is chapter covers zoning and it details out each district, allowed uses, setbacks, etc...
    - For Performance Standards for Industrial and Commercial Development see Ch 44 Article VIII, and additional requirements such as landscaping and parking are in Ch 44 Article VI.
- Comprehensive Plan - In general terms, a comprehensive plan is long range planning document that guides the growth pattern of the Village. Village officials rely on the comprehensive plan to help them make decisions on how the physical development of the Village should occur. The current plan and other information can be found here: http://www.littlechutewi.org/389/Comprehensive-Plan
- Strategic Plan– In 2014, the Village of Little Chute Board of Trustees, staff and Strategic Planning Advisory Committee worked to draft the Village's first ever Strategic Plan. The Village of Little Chute 2015-2019 Strategic Plan is meant to serve as a road map for where the Village is strategically headed over the next 5 years. The executive primer and other information can be found here: http://www.littlechutewi.org/390/2015---2019-Strategic-Plan
- Downtown Master Plan–In late 2017, the Board of Trustees officially adopted a new Downtown Master Plan. That document can be found here (note– the PDF has a number of resources embedded in the document that can serve as a valuable resource): http://www.littlechutewi.org/DocumentCenter/View/4701/Downtown-Master-Plan-
- Little Chute Design Manuel- http://www.littlechutewi.org/DocumentCenter/View/2242/LITTLE-CHUTE-DESIGN-MANUAL-Amended-2013?bidId=

Other Resources:

- Plan Commission Handbook- The Plan Commission Handbook is designed to assist the plan commission, local government officials and citizens in understanding the roles and responsibilities of the plan commission and related decision-making standards. PDF download available at: https://www.uwsp.edu/cnr-ap/clue/Pages/publications-resources/PlanCommissions.aspx
- Center for Land Use Education- The **Center for Land Use Education** (CLUE) is a joint venture of the College of Natural Resources at the University of Wisconsin - Stevens Point and the University of Wisconsin - Madison Division of Extension. It is a focal point for land use planning and management education. https://www.uwsp.edu/cnr-ap/clue/Pages/default.aspx
- Zoning Ordinances Basic information: https://www.uwsp.edu/cnr-ap/clue/Documents/Zoning/Zoning_Ordinances.pdf
- A short 10-minute video on Variances this provides a great overview of the process and laws governing Variances. https://www.youtube.com/watch?v=r_HcyUAlmuo
- A webinar on the Role of the Plan Commission from the Center for Land Use Education: https://www.youtube.com/watch?v=x9TUhnpcCYY&list=PL9hBCNOqxAQivQHPZwo_jn6X8QYKBc2rD&index=1

Conclusion: This is not meant to be an exclusive list of resources for your position. Should you have questions or recommendations, please contact myself or other staff as appropriate.
Sincerely,

VILLAGE OF LITTLE CHUTE
SITE PLAN REVIEW APPLICATION

PLEASE SUBMIT 4 FULLSIZE AND 4 (11 X 17) SETS OF DRAWINGS ALONG WITH THIS APPLICATION AND COMPLETED CHECKLIST

SITE ADDRESS Parcel 260017400 at the Northeast Corner of the Intersection of Evergreen Drive and Vandenbroek Road

LEGAL DESCRIPTION
Part of the Southwest 1/4 of the Southeast 1/4, Section 9, Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin

PROPERTY OWNER(S) Brett Setzer TELEPHONE 859-514-7767

ADDRESS/ZIP 354 Waller Avenue, Suite 200 FAX

APPLICANT Jack Richeson

CHECK: ☐ Architect ☑ Engineer ☐ Surveyor ☐ Attorney ☐ Agent ☐ Other

ADDRESS 1377 Midway Road TELEPHONE 920-731-0381

CITY/ZIP Menasha, WI 54952 FAX

DESCRIBE IN **DETAIL** THE TYPE OF BUSINESS BEING PROPOSED AND/OR USE OF PROPERTY

Setzer Properties, LLC is proposing development of 34.99-acres of their site. As part of the ~~development, a new trucking terminal facility will be constructed with approximately 2.5-acres of~~ building. Two dry detention basins and a buried detention system shall be installed to manage the stormwater generated by the new development. This proposed project development will disturb ~~approximately 30.63-acres of the site.~~

GROUND FLOOR ELEVATION _____ LOT SIZE 34.99 AC FLOOR AREA 2.557 AC

NUMBER OF STORIES IN BLDG 1 BASEMENT _____ YES x NO BUILDING HEIGHT 27'9"

TOTAL CURRENT EMPLOYEES 0 EMPLOYEES ADDED BY EXPANSION 173

IMPERVIOUS SURFACE COVERAGE SQ. FT 27.842 AC # OF PARKING SPACES 183

I CERTIFY THE ATTACHED DRAWINGS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE AND DRAWN IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE _____ **DATE** 12/18/20

44-387(f)	Site plan review fee	$300.00

NOTE: BUILDING DESIGN PLANS: TWO SETS OF FLOOR PLANS ALSO NEED TO BE SUBMITTED.

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

SITE PLAN REVIEW PROCEDURES

Site Plan Review is an administrative process that is held after the completed plans are received. The Site Plan Review process is required for all new or modified Commercial, Industrial, Institutional and Multi-family uses, listed under the Zoning Ordinance.

Early in the process, consult the Site Plan Application Checklist (attached) for a complete list of plan requirements and consult the Community Development Director for initial reaction and assistance. In addition, please notify utility companies regarding your proposed development.

Eight total sets of plans and one application per Site Plan must be submitted to the Community Development Director. The Site Plan Set will include Site, Parking, Paving, Utilities, Grading, Drainage, Erosion Control, Landscape, Architectural Elevations, Photometric, Noise Evaluation, and Signage Plans. In addition, two sets of Floor Plans need to be submitted.

The Community Development Department, along with the other Village departments, will review the Site Plan. The Applicant will be notified as soon as possible of additional information/requirements to make the Site Plan complete and in compliance with Village codes for approval of the plan.

When a revised Site Plan is resubmitted, at least five signed and dated copies of the Major Site Plan are needed. The Community Development Director will approve, approve with conditions, refer back for changes, or deny the design of the project plan. Once the Major Site Plan is approved, a signed copy and approved application are given to the Applicant, the Owner, and also placed on file in the Community Development Department. The approval of a Site Plan shall remain valid for one (1) year. Please note, Site Plan approval does not constitute approval of a Building Permit, Paving or any required approvals for a curb cut from the Department of Public Works.

SITE PLAN CHECKLIST

This Site Plan checklist has been prepared to provide the Applicant with a clear understanding of what is needed to complete a Site Plan Review. It is our hope that by providing a very detailed list of information to be shown on the Site Plan Set and a specific format for its presentation, review time will be kept to a minimum and you will avoid costly time delays caused by incomplete plans. Your courtesy in following the checklist carefully will insure prompt review and approval at the earliest possible date.

APPLICATION FORM AND SITE PLAN SET

Application forms are available from the Community Development Department and shall be filed 45 days prior to any request for permits. Those who may file are the property owner, a person having the lawful power of attorney, or a representative of the owner such as an architect, engineer, or other agent designated by the property owner. In any case, no application will be accepted without an original signature of the property owner(s) or his/her agent. All blanks on the application must be filled in or an explanation given in a letter of intent.

When the applications, Site Plan set, documentation, and other required information have been prepared, **please schedule an appointment with the Community Development Director. DO NOT just drop off plans, as this will delay acceptance**. Plans will not be accepted for processing until staff has completed an initial review. An incomplete application or a Site Plan set lacking complete information will be refused acceptance.

THE RECOMMENDED FORMAT FOR A COMPLETE APPLICATION SHOULD INCLUDE:

- A completed Site Plan Application Form
- Calculations for sanitary sewer and water
- Calculations for storm sewer design
- All Site Plan Sets to include:
  - Sheet 1 – Title Sheet, Site Plan Layout & Streets
  - Sheet 2 – Utilities, Grading & Drainage Plan
  - Sheet 3 – Erosion Control Plan
  - Sheet 4 – Landscape & Lighting Plan
  - Sheet 5 – Architectural Elevations & Construction Details

  Any other plans or information deemed necessary by the Community Development Director.
- 2 Floor Plan Sets

Submit the completed applications, calculations and 12 Site Plan Sets to:

Community Development Director
108 W Main St.
Little Chute, WI 54140

SITE PLAN SET

Plans which are submitted for review shall be drawn to an appropriate scale on sheets of uniform size, recommended at 24" x 36". A total of four (4) complete folded full size and 4 (11X 17) sets shall be submitted to the Community Development Director.

A Site Plan Set consists of the following information:

Y 1. All full size sheets shall be of uniform size recommended at 24" x 36".

N 2. All plans are recommended to be drawn to a 1" = 20' scale. The same scale must be used for all full size plans.

Y 3. All sheets shall be numbered.

Y 4. The signature of the surveyor, engineer, or architect who is responsible for plan preparation is required on all sheets in the Final Set of (5) five. These shall be dated with revision date(s) stated.

All major site plans shall include as a minimum all of the following items of information:

Sheet 1. Title, Site Plan Layout & Streets Sheet

Y a. Name of project, address, legal description of property, tax key number of each lot, description of proposed use and both existing and proposed zoning descriptions.

Y b. Location map.

Y c. Name, address and phone number of the record property owner and site plan preparer (include fax number if available).

Y ____ d. The signature of the surveyor, engineer or architect who is responsible for site plan preparation along with the revision date(s) clearly marked on the plan.

Y ____ e. North arrow, date of preparation, revision dates and scale.

Y ____ f. Name(s) of adjacent or surrounding streets.

Y ____ g. Recorded property lines and their dimensions.

Y ____ h. The total land area in the development including the percentage of lot coverage for all impervious surface areas.

Y ____ i. The location and architectural features of all existing and proposed structures, including occupancy classification of each structure as identified in the State Building Code, dimensions, number of stories and their locations on the parcel.

Y ____ j. Identify what types of products will be manufactured, sold and/or stored on site.

Y ____ k. Identify all types of hazardous materials to be stored on site. If none, state "No hazardous materials will be stored on site".

N/A ____ l. Identify if there will be food and/or beverage sales, a public swimming pool, whirlpool, or overnight lodging at this location.

N/A ____ m. If buildings are to be removed, the site plan shall so indicate.

Y ____ n. A note shall appear on the site plan that indicates the calculations for parking and loading requirements which must identify: all existing uses on the property; the number of existing, proposed and future employees based on a five (5) year projection; the gross floor area and useable floor area for existing buildings, expanded buildings and proposed buildings; a calculation of required handicapped accessible parking spaces. Any joint use of parking must be in writing, approved by the Planning Director, signed by both parties involved and attached and recorded in the Register of Deeds Office.

Y ____ o. Show barriers, curbing or wheel stops.

Y ____ p. Existing and proposed driveways and parking lots including: pavement markings to show traffic flow; parking stall sizes and layout; handicap stalls and ramps; loading zone; driveway widths and radii or flares on driveway aprons to public streets. For parking areas, identify all proposed and existing stop signs at all private driveway exits onto public roadways. If stop signs are required, add a note on the site plan identifying: "Stop signs shall be installed and maintained in accordance with the Federal Highway Administration Manual of Uniform Traffic Control Devices, latest version."

N/A ____ q. If existing curb cuts are to be abandoned, the statement "Curb cut will be closed per Village of Little Chute standards" shall be clearly noted on the site plan.

N/A r. For drive-through uses, show vehicle stacking spaces and pedestrian access to entry doors that do not cross drive-through lanes.

N/A s. Provide recycling calculations and locations according to the State Building Code.

Y t. Identify all existing and proposed sidewalks with grade elevations and handicap access at driveways.

Y u. Identify snow storage areas located outside of setbacks, in required parking areas and vision clearance triangles.

Y v. Dimensions of all required yard setbacks for buildings and off-street parking.

Y w. The location and extent of all existing and proposed outdoor storage and outdoor display.

Y x. The location and detail of refuse containers and their enclosures, sidewalks, other pedestrian-type walkways, bicycle storage racks, traffic control dividers, tree islands and other similar improvements.

Y y. The location of all mechanical equipment and the type of screening provided.

Y z. Location of existing and proposed signage, sign elevation showing the height of sign to grade, height and face dimensions, colors, typeset, materials, lighting and orientation of signage.

Y aa. Location, height, elevations and materials of all fences or retaining walls.

Y bb. Location, size and use of any buildings, driveways and public rights-of-ways within fifty (50) feet of property lines and driveways.

Y cc. Identify the types of fire protection/detection systems will be used.

Y dd. Show on-site fire hydrants, Fire Department hose connections, and the respective flow calculations to meet the International Fire Code for installed fire protection systems.

N/A ee. Identify the location and presence of all fire related wall assemblies.

Y ff. Identification of the class of construction in accordance with State Building Code.

Y gg. Identify streams, wetlands, channels, ditches and other watercourses on the site and on adjacent properties.

N/A hh. Identify the 100-year floodplain, including flood fringe, floodway and flood storage areas.

Y ii. Identify storm water flow, directions, detention, and management facilities.

Y jj. Identify all open space that will remain undisturbed and undeveloped.

N/A kk. Multi-family residential projects shall include additional information that identifies the total acres of subject property, the total number of dwelling units and density per acre and the percentage of proposed site covered for buildings and hard-surfaced areas as opposed to green space and landscaping.

Sheet 2. Utilities, Grading & Drainage Plan

Y a. When abutting a site plan project, any public right-of-way shall be identified with accurate locations for existing and proposed facilities such as streets, curbs, sidewalks, sidewalk planters, street trees, utility poles, traffic signs and signals, median islands, project driveways, driveways on opposite street frontages, bus stops and other improvements. Elevations of sidewalks at property lines and elevations to indicate handicap accessibility shall be identified. The following statement shall be clearly noted on the site plan, "*Any existing sidewalk damaged during construction shall be replaced as a part of this project*".

Y b. Locate and label, whether underground or overhead, all existing and proposed utility lines and easements with sizes and material designations, and slopes (as needed), including sanitary sewer (manholes, laterals and clean outs), storm sewer (manholes, laterals, and catch basins), water (laterals, fire lines, valves and meters), fire hydrants, gas, telephone, cable and electric lines.

Y c. Calculate drainage area for each catch basin. Indicate the size and slope of utility lines that will be tapped into the adjacent street.

Y d. Show all existing and proposed public and private easements for utility, drainage, sewer, parking, access and other purposes, and all easements on surrounding properties benefiting the subject property. If existing utilities are to be abandoned, clearly state the method of abandonment.

N/A e. State the provider of sanitary and water if not provided by the Village of Little Chute and provide written documentation of approval from said provider.

Y f. Identify all existing and proposed sanitary sewer mains and laterals, including: methods of connection to public mains, easements, size, materials, slope, manholes, rim elevation, invert elevations, clean outs, plumbing code calculations, how many drainage fixture units and public mains for connection.

Y g. Identify all existing and proposed water mains and laterals, including easements, size, depth, materials, tracing wires, hydrants, method of connection valves, meters, plumbing code calculations, how many water supply fixture units and public mains for connection.

Y h. Identify all existing and proposed storm sewer mains and laterals, including the method of connection to the public main, easements, size, materials, slope, manholes, inlets, catch basins, yard drains, rim elevations, invert elevations, area map for drainage to each catch basin, square feet draining to each catch basin, plumbing code calculations, roof drain discharges and/or connections, square foot of roof area and public systems for

connection.

Y i. Identify all existing and proposed surface run-off features, including easements, swales, open channels, type of surface, rip rap, flow path of runoff from upstream areas, and flow path for run-off leaving the site including the public system adjacent to or for connection.

Y j. Identify existing topography (by dashed lines) at one (1) foot intervals and proposed grade elevations for the building, parking lot, catch basin inlet, rim and invert elevations, drives, surrounding open areas and including all property within fifty (50) feet using contour lines and spot elevations and drainage flow arrows as needed to define drainage patterns.

Y k. List all existing and proposed grades for first floor elevations and catch basin inlet rim and invert elevations.

Y l. Show details of all existing and proposed retaining walls, swales, and inlets.

Y m. Provide cross-sections for all pavement and identify depth of base gravel base and thickness of hard-surfaced pavement (concrete or asphalt compacted).

Sheet 3. Erosion Control Plan

Provide all erosion control information as allows:

Y a. The Erosion Control Plan must show: (1) existing site conditions, (2) site construction information, and (3) final site conditions. Depending upon the complexity of the site, 1 – 3 sheets may be needed.

Y b. Show site boundaries, adjacent lands, and label each parcel.

Y c. Show lakes, streams, wetlands, channels, ditches, and other water courses on the site and adjacent lands.

N/A d. Locate the 100-year floodplain including flood fringe, floodway, and flood storage.

Y e. Locate and identify the predominant soil types and the existing vegetative cover.

Y f. Locate and provide dimensions of on-site and off-site storm water drainage systems and natural drainage patterns on and immediately adjacent to the site, and the size, slope, and land cover of the upslope drainage areas.

Y g. Locate and provide dimensions of utilities, structures, roadways, highways, and paving.

Y h. Show proposed final finished topography at a contour interval not to exceed one-half (1/2) foot (a 5-foot contour is acceptable for slopes greater than 20%).

Y i. Locate all proposed land disturbing activities or land developing activities.

Y j. Locate and provide dimensions of all site erosion control measures necessary

to meet ordinance requirements.

N/A k. Show trees to be protected during construction by placing a barrier beyond the drip line of the tree canopy.

Y l. Provide a written commitment on the face of the plan to maintain erosion control measures during construction.

Y m. Show temporary seeding and/or mulching measures during the project time frame.

Y n. Show the location of on-site soil stockpiles.

Y o. Include a chronological sequence of land disturbing, construction, and erosion control activities, including temporary or permanent stabilization, with a schedule and timeframe.

Y p. Show the final site conditions, including final vegetation or other ground cover.

Sheet 4. Landscape & Lighting Plan

Y a. Identify all exterior lighting fixtures, either mounted on the building or freestanding light along with dispersion pattern, intensity of light and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties.

N/A b. Locate all trees over six (6) inches in diameter and indicate whether they will remain, be relocated or be removed. Identify any other significant vegetation that is to remain and the means of protection during construction.

Y c. Identify the location, size, species and variety of proposed trees, shrubs, ground cover and other landscape features that will be used to control erosion, or screen parking, truck loading, refuse disposal, and outdoor storage from adjacent residential districts and the public right-of-way.

Y d. Identify the finished height and width of landscape elements. Provide a planting schedule that includes a key abbreviation, graphic symbol of vegetation, botanical name of plants, common name of plants, quantity of plants, size of plant at planting, and size of plant at maturity.

Y e. Identify type of temporary and finishing materials, including seeded grass, sod, type of mulch in planting beds, pavers, concrete and asphalt.

Sheet 5. Architectural & Construction Plans

Y a. Provide dimensioned elevations of all exterior walls (photographs may be substituted for existing elevations to remain unchanged).

Y b. Identify the size of basement/below grad space or clearly mark “not below grade space” on the site plan.

Y c. Identify by list the type of roof, wall and all trim materials, colors and textures.

Y ___ d. Changes or additions to existing buildings or materials clearly identified.

Sheet 6. Floor Plans (2 sets)

Y ___ a. Provide standard floor plans of all floors including the basement.

The Community Development Director may require additional information or may waive submission requirements as deemed necessary for thorough and efficient review.

Additional Sheets and/or Information Submitted:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

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_____

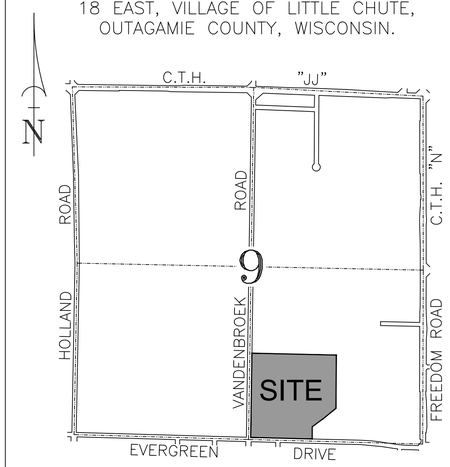
FEDEX SETZER PROPERTIES

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C1.0	COVER SHEET
C1.1	SITE PLAN
C1.2	SITE PLAN (NORTH)
C1.3	SITE PLAN (SOUTH)
C1.4	SITE PLAN KEY NOTES (NORTH)
C1.5	SITE PLAN KEY NOTES (SOUTH)
C1.6	TOPOGRAPHIC SURVEY
C2.1	UTILITY LAYOUT PLAN (NORTH)
C2.2	UTILITY LAYOUT PLAN (SOUTH)
C2.3	UTILITY STRUCTURE TABLE
C3.1	DRAINAGE PLAN (NORTH)
C3.2	DRAINAGE PLAN (SOUTH)
C4.1	STORMWATER DETENTION
C4.2	STORMWATER DETENTION
C4.3	WEST POND DETAIL SHEET
C4.4	EAST POND DETAIL SHEET
C5.1	EROSION CONTROL PLAN (NORTH)
C5.2	EROSION CONTROL PLAN (SOUTH)
C5.3	EROSION CONTROL DETAILS
C5.4	EROSION CONTROL DETAILS
C6.1	STANDARD DETAIL DRAWINGS
C6.2	STANDARD DETAIL DRAWINGS
C6.3	STANDARD DETAIL DRAWINGS
C6.4	STANDARD DETAIL DRAWINGS
C7.1	LANDSCAPE PLAN (NORTH)
C7.2	LANDSCAPE PLAN (SOUTH)
S1.0	CULVERT EXTENSION PLANS
S1.1	CULVERT EXTENSION PLANS

LOCATION MAP

SECTION 9, TOWNSHIP 21 NORTH, RANGE 18 EAST, VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



NOT TO SCALE

REVISION TRACKERS

DESIGN DEVELOPMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION
1	11/4/2020	WDNR SUBMITTAL SET
2	11/11/2020	DRIVEWAY, TURN LANE, AND CULVERT EXTENSION
3	12/4/2020	ISSUE FOR PLANNING MEETING
4	12/8/2020	LIGHTING AND UTILITY TABLE
5	12/16/2020	ISSUE FOR PERMITTING
5	12/18/2020	VILLAGE SUBMITTAL

CONSTRUCTION DOCUMENT REVISION TRACKER		
NO.	DATE	DESCRIPTION

RECORD DRAWING REVISION TRACKER		
NO.	DATE	DESCRIPTION

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MUNICIPALITY		
VILLAGE OF LITTLE CHUTE (COMMUNITY DEVELOPMENT)	DAVE KITTLE	920-423-3870
VILLAGE OF LITTLE CHUTE (PUBLIC WORKS)	KENT TAYLOR	920-423-3865
VILLAGE OF LITTLE CHUTE (ENGINEERING)	CHRIS MURAWSKI, P.E.	920-423-3861
OWNER		
SETZER PROPERTIES	BRETT SETZER	859-514-7767
SETZER PROPERTIES	SCOTT BENDER	859-514-7767
ENGINEER / SURVEYOR		
MARTENSON & EISELE	MIKE SIEWERT	920-731-0381
MARTENSON & EISELE	GARY ZAHRINGER	920-731-0381

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

NOT FOR CONSTRUCTION

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	CHECKED	APPROVED	FIELDWORK
EAE	DXM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

NO.	DATE	NO.	DATE	NO.	DATE
1	11/4/2020				
2	11/11/2020				
3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

COVER SHEET

FEDEX SETZER PROPERTIES

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

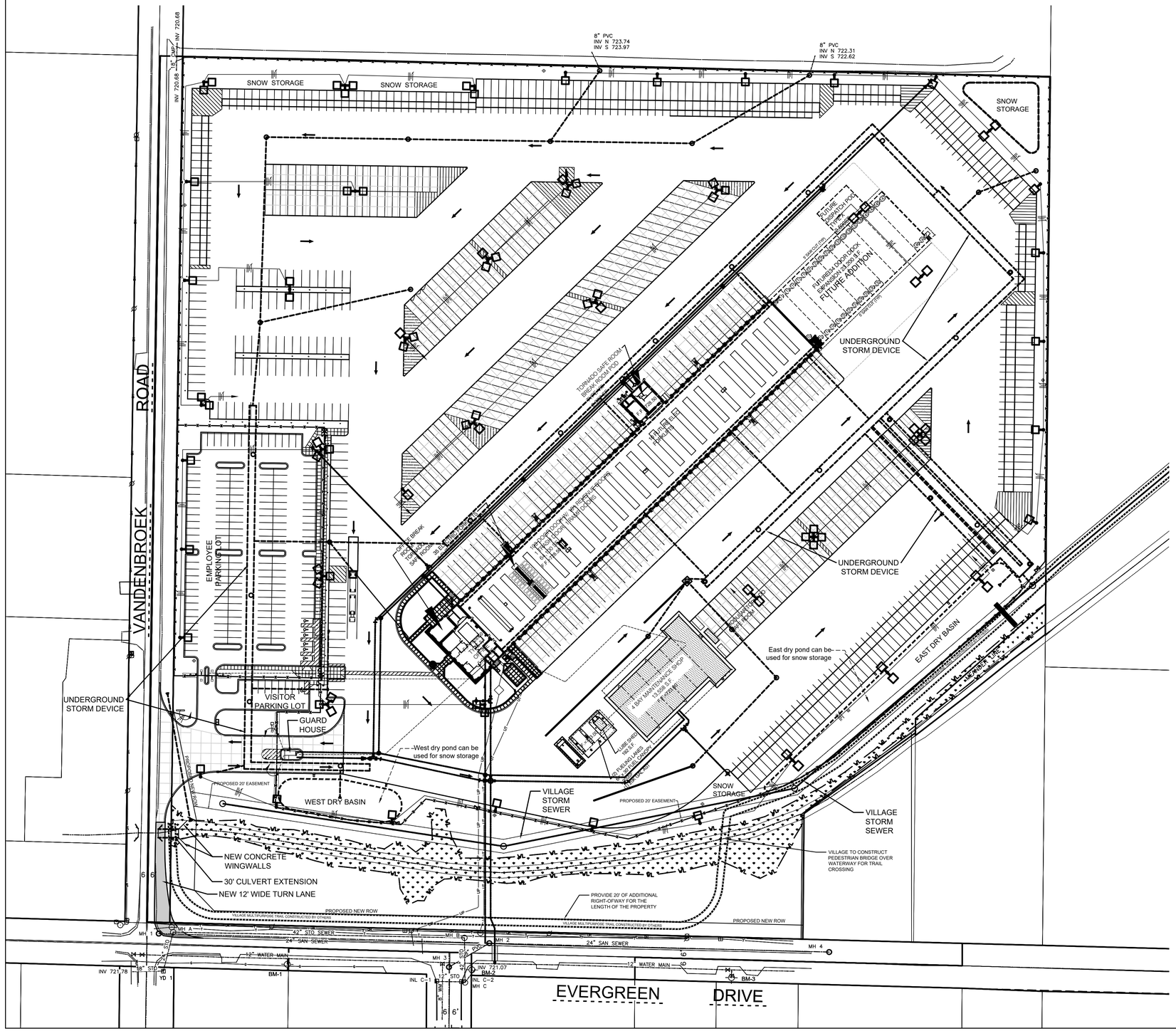
SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

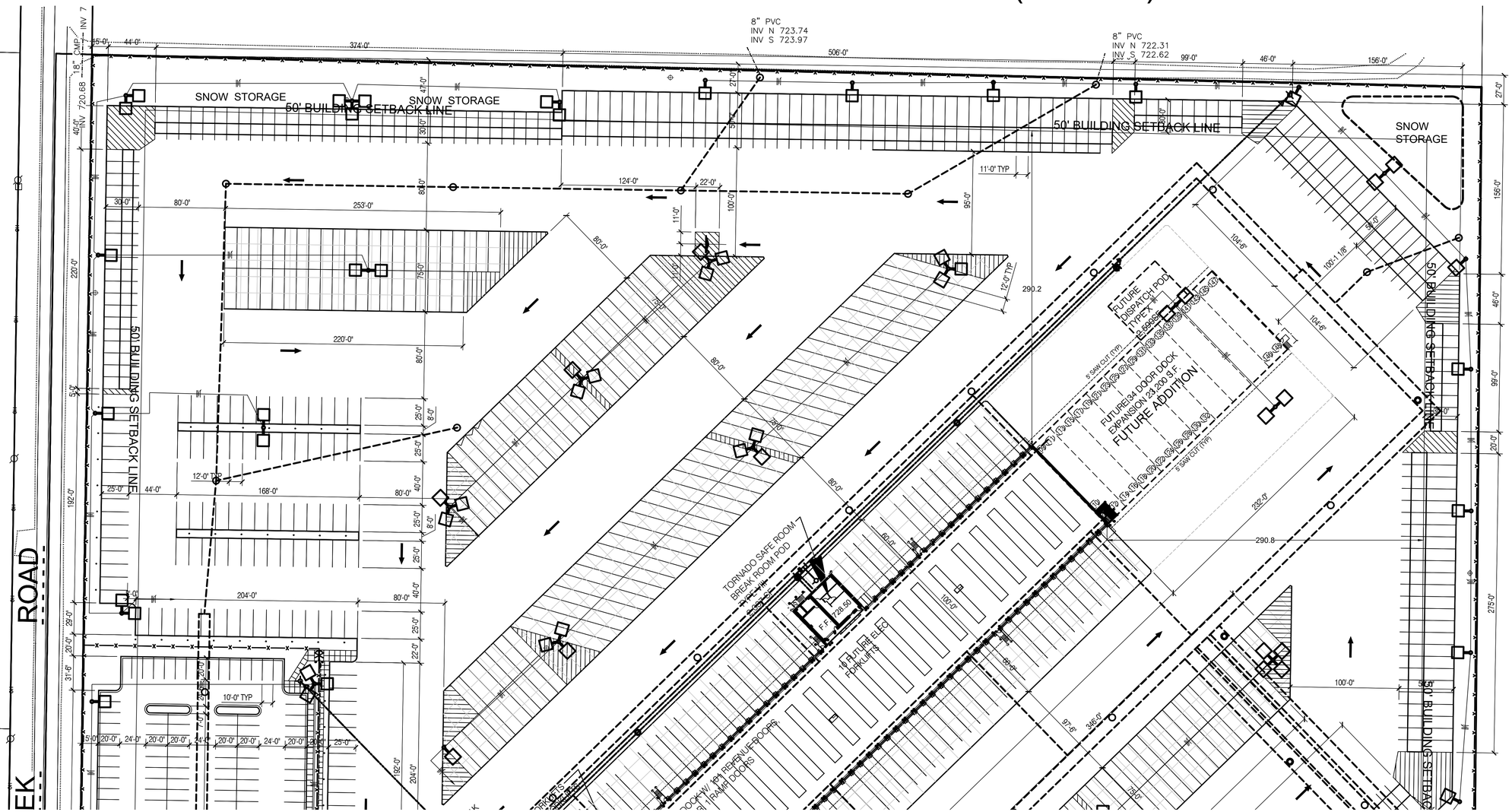
WISCONSIN JACK J. RICHESON E-46040 APPLETON PROFESSIONAL ENGINEER
12-16-20

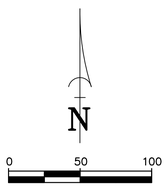
DRAWING NO.
C1.0

SITE PLAN: FEDEX SETZER PROPERTIES


8" PVC
INV N 723.74
INV S 723.97
8" PVC
INV N 722.31
INV S 722.62
SNOW STORAGE
SNOW STORAGE
SNOW STORAGE
INV 720.68
INV 720.68
VANDENBROEK ROAD
EMPLOYEE PARKING LOT
PROPOSED PARKING
VISITOR PARKING LOT
GUARD HOUSE
UNDERGROUND STORM DEVICE
UNDERGROUND STORM DEVICE
UNDERGROUND STORM DEVICE
TORNADO SAFE ROOM
BREAK ROOM POD
FUTURE DISPATCH POD
FUTURE DOCK
FUTURE DOOR DOCK EXPANSION 12,250 S.F.
FUTURE ADDITION

SITE PLAN: FEDEX SETZER PROPERTIES (NORTH)





SITE PLAN NOTES	
1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE OF LITTLE CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D, LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE		STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC		YARD DRAIN
⊡	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS		EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV	— — — —	EXIST. SAN. SEWER
	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE	— · — · —	EXIST. STO. SEWER
⊕	CHISELED "X" FOUND		SIGN	— · · — · · —	EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY		
	CONIFEROUS TREE		LIGHT POLE	000	CONTOUR W/ ELEVATION
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00te	EXIST. TOP OF CURB ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	WETLANDS		CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
⊕	SOIL BORING		EXIST. HYDRANT		TOPSOIL DEPTH
			WATER VALVE		INFILTRATION SOIL BORING
			WATER STOP BOX		

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DRAWN BY	CHECKED	APPROVED	FIELDWORK
EAE	DXM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

NO.	DATE	NO.	DATE	NO.	DATE
1	11/4/2020				
2	11/11/2020				
3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

SITE PLAN - NORTH

FEDEX SETZER PROPERTIES

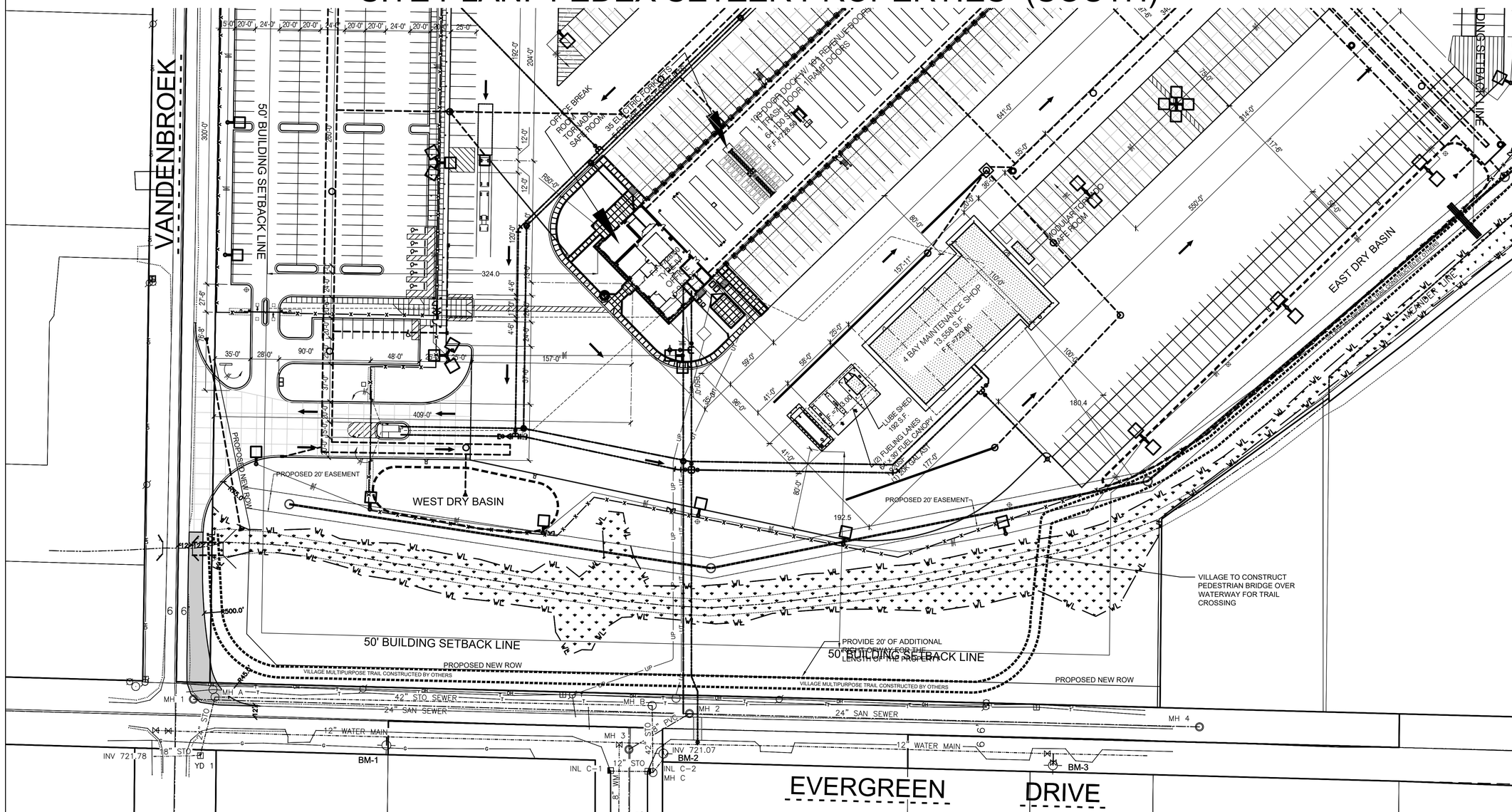
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C1.2

SITE PLAN: FEDEX SETZER PROPERTIES (SOUTH)



SITE PLAN NOTES

1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE OF LITTLE CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D, LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE		STORM INLET
⊙	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC		YARD DRAIN
⊡	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS		EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE		EXIST. STO. SEWER
⊗	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY	000	CONTOUR W/ ELEVATION
	CONIFEROUS TREE		LIGHT POLE	000.00hc	EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	WETLANDS		CABLE PEDESTAL		TOPSOIL DEPTH
	SOIL BORING		EXIST. HYDRANT		INFILTRATION SOIL BORING
			WATER VALVE		
			WATER STOP BOX		

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EAE	DXM	MSS	

REFER TO COVER SHEET FOR REVISION DESCRIPTIONS

NO.	DATE	NO.	DATE	NO.	DATE
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3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

SITE PLAN - SOUTH

FEDEX SETZER PROPERTIES

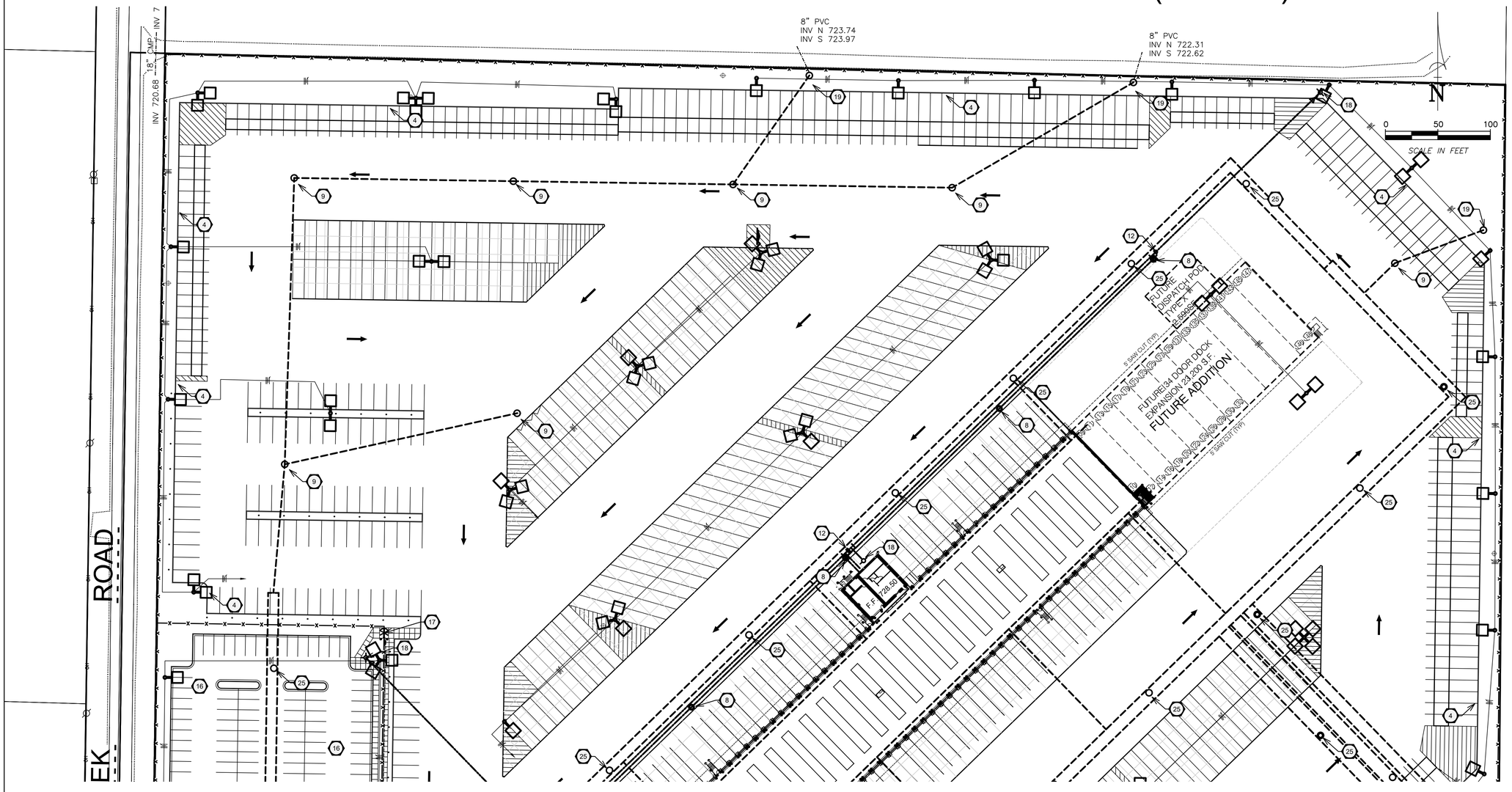
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C1.3

SITE PLAN KEY NOTES: FEDEX SETZER PROPERTIES (NORTH)



PLAN KEY LEGEND

1	BLOCK HEATER, LIFT GATE, & EV. CHARGING STATION	1 / C6.1
2	FEDEX SIGNAGE – TYPE 1	2 / C6.1
3	FLAGPOLE INSTALLATION	3 / C6.1
4	CURB & GUTTER DETAIL	4 / C6.1
5	LIGHT POLE BASE	5 / C6.1
6	SAFETY/TRASH GUARD FOR FLARED ENDS	6 / C6.1
7	CONCRETE RESTORATION – WALKWAY RAMP	7 / C6.1
8	SANITARY SEWER PRE-CAST MANHOLE	1 / C6.2

PLAN KEY LEGEND(CONT.)

9	STORM SEWER PRE-CAST MANHOLE	2 / C6.2
10	24" X 36" INLET	3 / C6.2
11	CONCRETE FLUME	4 / C6.2
12	STANDARD VALVE & VALVE BOX SETTINGS	5 / C6.2
13	BLOCKING FOR WATERMAIN BENDS	6 / C6.2
14	DOLLY PAD'S	1 / C6.3
15	BOLLARD SLEEVES	2 / C6.3
16	PARKING LOT STRIPING	3 / C6.3

PLAN KEY LEGEND(CONT.)

17	TURNSTILE AND HANDICAPPED SECURITY GATE	4 / C6.3
18	HYDRANT	5 / C6.3
19	YARD DRAIN DETAIL	1 / C6.4
20	CLASS "B" BEDDING FOR PVC PIPE	2 / C6.4
21	TYPICAL SIDEWALK SECTION	3 / C6.4
22	EXTERIOR DOWNSPOUT	4 / C6.4
23	SIDEWALK CONTROL JOINT	5 / C6.4
24	SIDEWALK EXPANSION JOINT	6 / C6.4

PLAN KEY LEGEND(CONT.)

25	UNDERGROUND STORAGE ACCESS RISER DETAIL	6 / C6.4
20	PARKING STALL COUNT	

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	000.00ts EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	000.00fl EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FF = 000.00 FIRST FLOOR = 000.00
SOIL BORING	EXIST. HYDRANT	TOPSOIL DEPTH
	WATER VALVE	INFILTRATION SOIL BORING
	WATER STOP BOX	

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EAE	DXM	MSS	

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4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

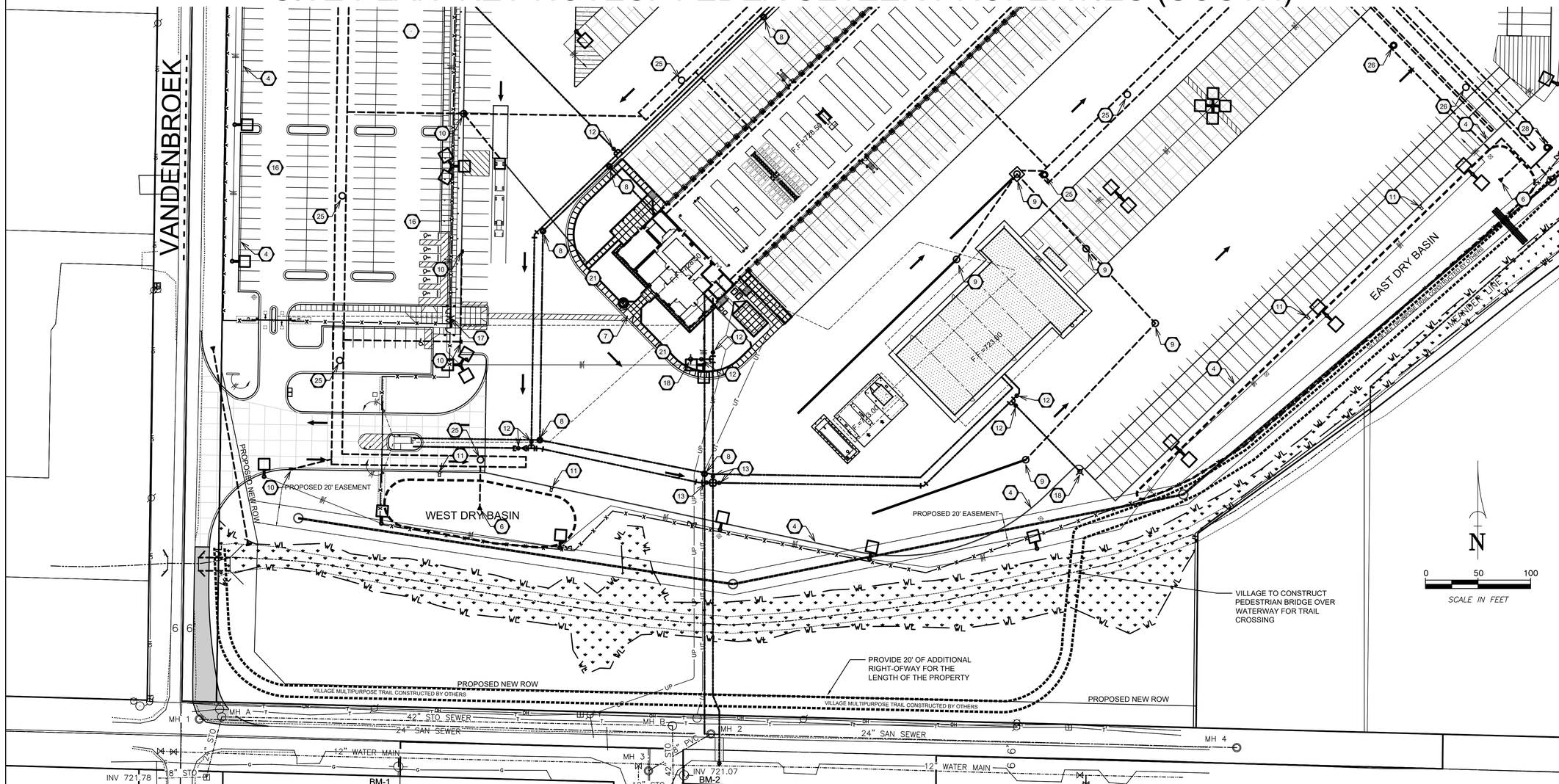
SITE PLAN KEY NOTES - NORTH
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C1.4

SITE PLAN KEY NOTES: FEDEX SETZER PROPERTIES (SOUTH)



PLAN KEY LEGEND

1	BLOCK HEATER, LIFT GATE, & EV. CHARGING STATION	1 C6.1
2	FEDEX SIGNAGE – TYPE 1	2 C6.1
3	FLAGPOLE INSTALLATION	3 C6.1
4	CURB & GUTTER DETAIL	4 C6.1
5	LIGHT POLE BASE	5 C6.1
6	SAFETY/TRASH GUARD FOR FLARED ENDS	6 C6.1
7	CONCRETE RESTORATION – WALKWAY RAMP	7 C6.1
8	SANITARY SEWER PRE-CAST MANHOLE	1 C6.2

PLAN KEY LEGEND(CONT.)

9	STORM SEWER PRE-CAST MANHOLE	2 C6.2
10	24" X 36" INLET	3 C6.2
11	CONCRETE FLUME	4 C6.2
12	STANDARD VALVE & VALVE BOX SETTINGS	5 C6.2
13	BLOCKING FOR WATERMAIN BENDS	6 C6.2
14	DOLLY PAD'S	1 C6.3
15	BOLLARD SLEEVES	2 C6.3
16	PARKING LOT STRIPING	3 C6.3

PLAN KEY LEGEND(CONT.)

17	TURNSTILE AND HANDICAPPED SECURITY GATE	4 C6.3
18	HYDRANT	5 C6.3
19	YARD DRAIN DETAIL	1 C6.4
20	CLASS "B" BEDDING FOR PVC PIPE	2 C6.4
21	TYPICAL SIDEWALK SECTION	3 C6.4
22	EXTERIOR DOWNSPOUT	4 C6.4
23	SIDEWALK CONTROL JOINT	5 C6.4
24	SIDEWALK EXPANSION JOINT	6 C6.4

PLAN KEY LEGEND(CONT.)

25	UNDERGROUND STORAGE ACCESS RISER DETAIL	6 C6.4
20	PARKING STALL COUNT	

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

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3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

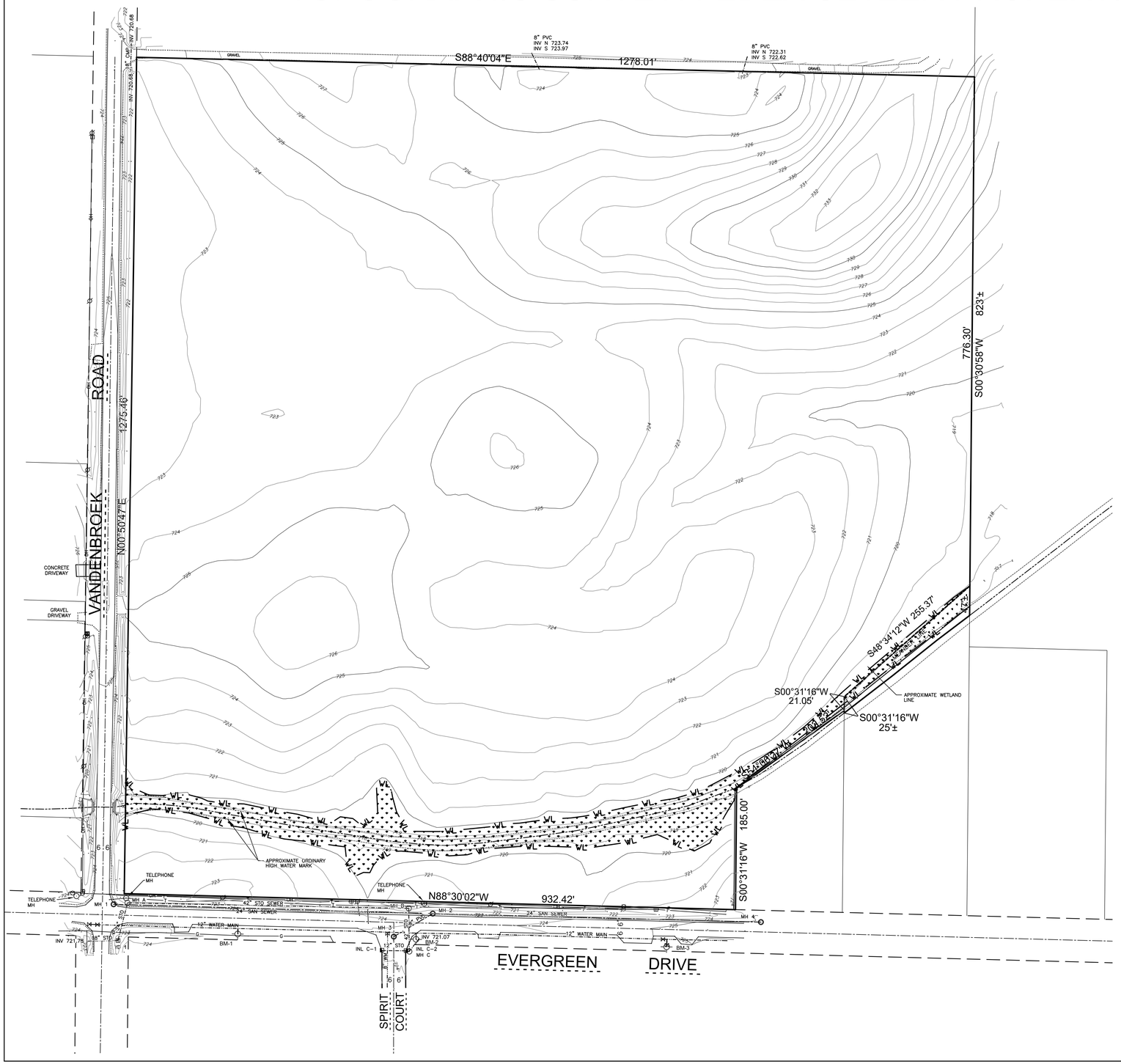
SITE PLAN KEY NOTES - SOUTH
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C1.5

TOPOGRAPHIC SURVEY: FEDEX SETZER PROPERTIES



N

0 80 160
SCALE IN FEET

BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	725.91
2	TAG BOLT ON HYDRANT	725.24
3	TAG BOLT ON HYDRANT	726.47

EXISTING UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
SAN 1	724.53	704.17	20.36
SAN 2	723.04	703.72	19.32
SAN 3	723.76		
SAN 4	725.28	703.23	22.05
STO A	722.81	715.46	7.35
STO B	720.77	714.27	6.50
STO C	723.77	714.24	9.53
INL C-1	723.25	718.45	4.80
INL C-2	722.99	717.74	5.25
YD 1	721.89	716.49	5.40

DIGGERS HOTLINE

TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU DIG
IN WISCONSIN

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

TOPOGRAPHIC SURVEY NOTES

1. UTILITY AND LATERAL LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND THE VILLAGE OF LITTLE CHUTE, AND/OR MAPPING FROM THE RESPECTIVE UTILITY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE AND THE VILLAGE OF LITTLE CHUTE PRIOR TO CONSTRUCTION
2. BASE SURVEY WAS PREPARED BY M&E, MARCH 2020. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND AVOID DAMAGE THERETO.
3. HORIZONTAL DATUM IS BASED OUTAGAMIE COUNTY, WISCONSIN COUNTY COORDINATE SYSTEM.
4. ACCURACY CAN BE IMPACTED BY WINTER CONDITIONS, I.E. FROST HEAVE, SNOW AND ICE COVER. MARTENSON & EISELE, INC. MAKES NO WARRANTY FOR INACCURACIES CAUSED BY THESE WINTER CONDITIONS.

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—	UNDERGROUND TELEPHONE		STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC		YARD DRAIN
□	1" IRON PIPE FOUND	—G—	UNDERGROUND GAS		EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	—CATV—	UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND	—X—	EXIST. FENCE LINE		EXIST. STO. SEWER
⊗	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY		CONTOUR W/ ELEVATION
	CONIFEROUS TREE		LIGHT POLE	000.00ts	EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	WETLANDS		CABLE PEDESTAL		TOPSOIL DEPTH
	SOIL BORING		EXIST. HYDRANT		INFILTRATION SOIL BORING
			WATER VALVE		
			WATER STOP BOX		

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EAE	MLR	MLR

NO.	DATE	REVISION

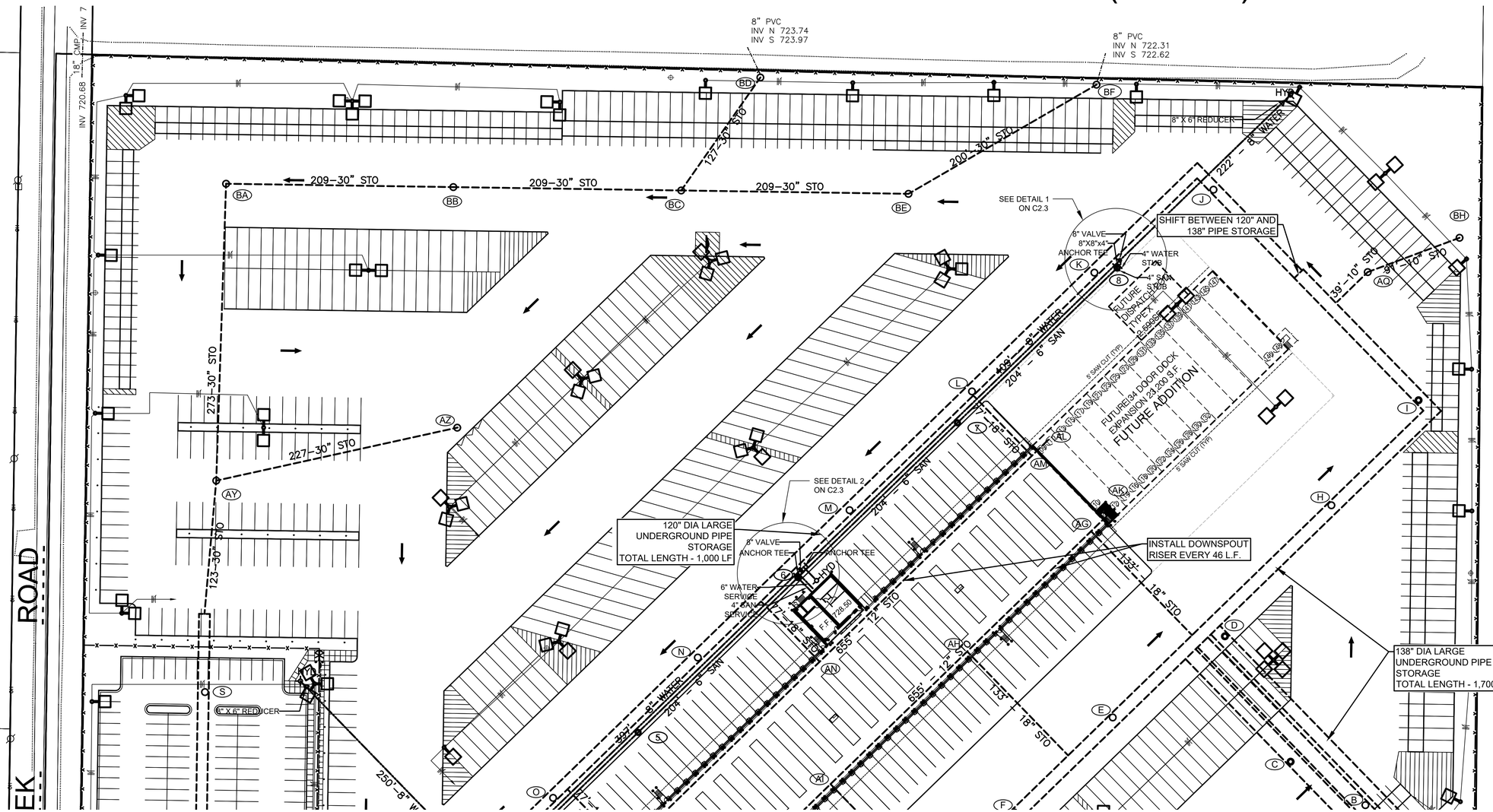
TOPOGRAPHIC SURVEY
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	3/23/2020

COMPUTER FILE
1-1342-001topo.dwg

DRAWING NO.
C1.6

UTILITY LAYOUT PLAN: FEDEX SETZER PROPERTIES (NORTH)



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	725.91
2	TAG BOLT ON HYDRANT	725.24
3	TAG BOLT ON HYDRANT	726.47

UTILITY LAYOUT PLAN LEGEND

EXISTING CONTOUR	STORM MANHOLE
PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

N

0 50 100

SCALE IN FEET

UTILITY PLAN NOTES

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE LITTLE CHUTE SANITARY DISTRICT STANDARD SPECIFICATIONS.
3. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
5. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FIRST FLOOR = 000.00
SOIL BORING	EXIST. HYDRANT	TOPSOIL DEPTH
	WATER VALVE	INFILTRATION SOIL BORING
	WATER STOP BOX	

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920.731.0381 1.800.236.0381

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EAE	DXM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

NO.	DATE	NO.	DATE	NO.	DATE
1	11/4/2020				
2	11/11/2020				
3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

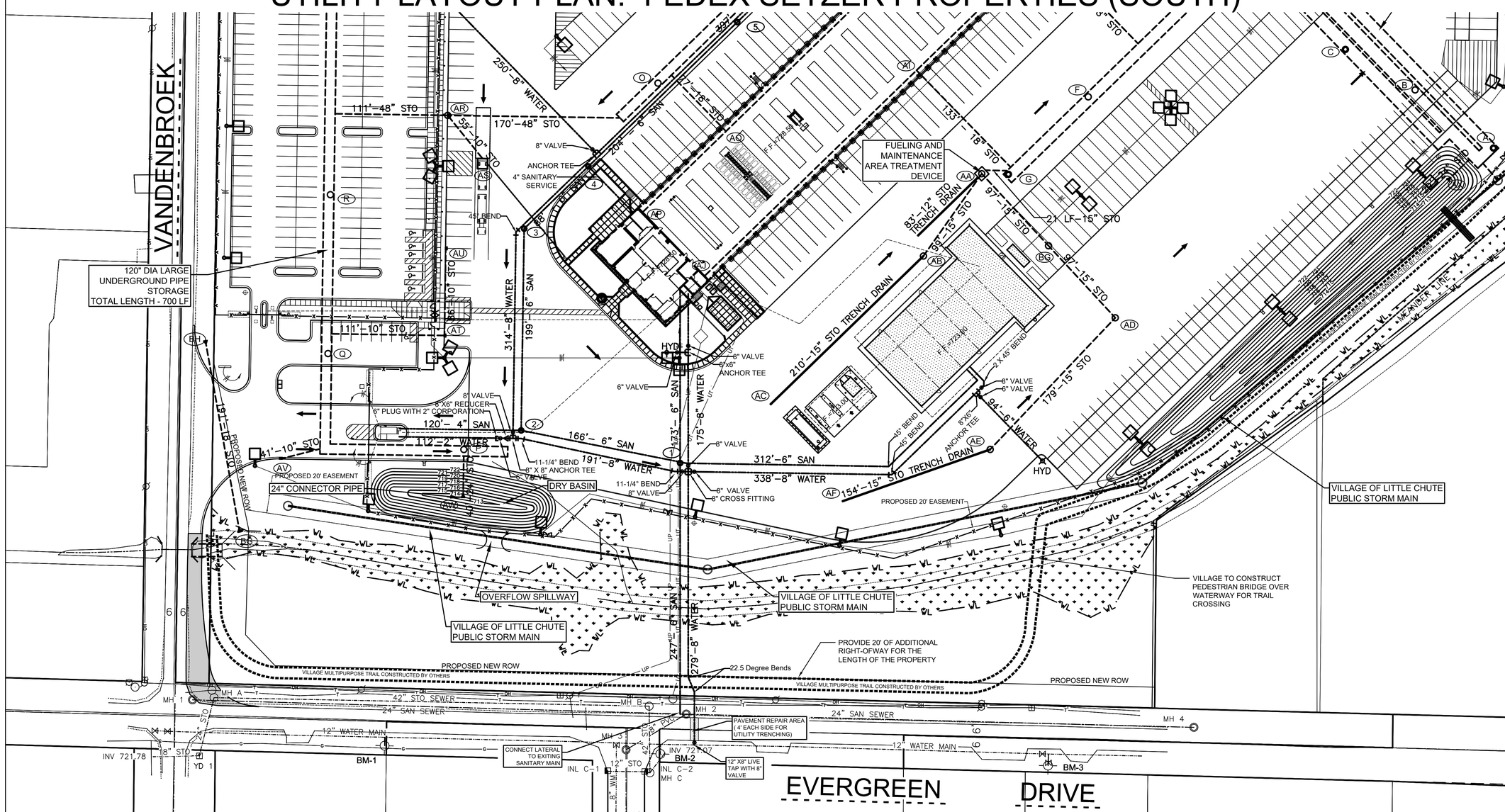
UTILITY LAYOUT PLAN - NORTH
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C2.1

UTILITY LAYOUT PLAN: FEDEX SETZER PROPERTIES (SOUTH)



BENCHMARK DATA		
I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	725.91
2	TAG BOLT ON HYDRANT	725.24
3	TAG BOLT ON HYDRANT	726.47

UTILITY LAYOUT PLAN LEGEND	
EXISTING CONTOUR	STORM MANHOLE
PROPOSED CONTOUR	STORM INLET
STORM MAIN	SANITARY MANHOLE
WATER MAIN	HYDRANT
SANITARY MAIN	WATER VALVE
UTILITY LATERAL	

UTILITY PLAN NOTES	
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7.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

TOPOGRAPHIC LEGEND		
1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

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UTILITY LAYOUT PLAN - SOUTH
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
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C2.2

UTILITY PLAN: FEDEX SETZER PROPERTIES

PROPOSED STORM UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)	INLET TYPE
STO-A	722.00	–	–	MANHOLE RISER W/ SOLID LID (UNDERGROUND PIPE)
STO-B	721.50	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-C	723.55	–	–	MANHOLE RISER W/ SOILD LID (UNDERGROUND PIPE)
STO-D	723.55	–	–	MANHOLE RISER W/ SOILD LID (UNDERGROUND PIPE)
STO-E	721.57	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-F	721.57	–	–	MANHOLE RISER W/ SOILD LID (UNDERGROUND PIPE)
STO-G	721.57	–	–	MANHOLE RISER W/ SOILD LID (UNDERGROUND PIPE)
STO-H	721.57	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-I	723.45	–	–	MANHOLE RISER W/SOILD LID (UNDERGROUND PIPE)
STO-J	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-K	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-L	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-M	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-N	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-O	722.55	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-P	723.00	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-Q	723.00	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-R	723.00	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
STO-S	723.75	–	–	MANHOLE RISER W/ GRATED LID (UNDERGROUND PIPE)
AA	722.00	INV 15" SW 714.24 INV 15" SE 714.24 INV 15" E 714.24	7.76	36" DIA. MH. GRATED LID
AB	722.70	INV 15" SW 717.13 INV 15" NE 717.13	5.57	36" DIA. MH. GRATED LID
AC	722.70	INV 15" NE 720.70	2.00	TRENCH DRAINAGE
AD	721.50	INV 15" NW 716.17 INV 15" SW 716.17	5.33	36" DIA. MH. GRATED LID
AE	721.00	INV 15" SW 717.96 INV 15" NE 717.96	3.04	36" DIA. MH. GRATED LID

PROPOSED STORM UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)	INLET TYPE
AF	721.50	INV 15" NE 719.50	2.00	TRENCH DRAINAGE
AG	724.56	INV 12" SW 720.28 INV 18" SE 720.28 INV 12" NE 720.28	4.28	ROOF DOWNSPOUT
AH	724.56	INV 12" SW 721.15 INV 18" SE 721.15 INV 12" NE 721.15	3.41	ROOF DOWNSPOUT
AI	724.56	INV 12" SW 717.65 INV 18" SE 717.65 INV 12" NE 717.65	6.91	ROOF DOWNSPOUT
AJ	724.56	INV 12" NE 720.56	4.00	ROOF DOWNSPOUT
AK	724.56	INV 12" SW 720.56	4.00	ROOF DOWNSPOUT
AL	724.56	INV 12" SW 720.56	4.00	ROOF DOWNSPOUT
AM	724.56	INV 12" SW 720.14 INV 18" NW 720.14	4.42	ROOF DOWNSPOUT
AN	724.56	INV 12" SW 718.78 INV 12" NE 718.78 INV 18" NW 718.78	5.78	ROOF DOWNSPOUT
AO	724.56	INV 12" SW 719.41 INV 12" NE 719.41 INV 18" NW 719.41	5.15	ROOF DOWNSPOUT
AP	724.56	INV 12" NE 720.56	4.00	ROOF DOWNSPOUT
AQ	722.80	INV 10" SW 715.40 INV 10" NE 715.40	7.4	30" DIA. MH. GRATED LID
AR	725.25	INV 48" W 710.65 INV 48" E 710.65 INV 10" SE 724.70	14.60	24" x 36" GRATED INLET
AS	726.17	INV 10" NW 722.17	4.00	WEIGHT SCALE UNDERDRAIN
AT	725.10	INV 10" W 720.39 INV 10" N 720.39	4.71	24" x 36" GRATED INLET
AU	725.25	INV 10" S 721.25	4.00	24" x 36" GRATED INLET
AV	722.35	INV 10" NE 716.01	6.44	24" x 36" GRATED INLET
AW	–	INV 24" S 713.00	–	24" ENDWALL
AX	–	INV 48" S 713.00	–	48" ENDWALL
AY	724.25	INV 30" N 712.49 INV 30" NE 712.49 INV 30" S 712.49	11.76	60" DIA. MH. GRATED LID
AZ	724.25	INV 30" SW 712.85	11.40	60" DIA. MH. GRATED LID
BA	724.25	INV 30" E 712.93 INV 30" S 712.93	11.32	60" DIA. MH. GRATED LID
BB	724.25	INV 30" W 713.26 INV 30" E 713.26	10.99	60" DIA. MH. GRATED LID
BC	724.25	INV 30" W 713.59 INV 30" NE 713.59 INV 30" E 713.59	10.66	60" DIA. MH. GRATED LID
BD	723.75	INV 30" SW 713.79	9.96	60" DIA. MH. GRATED LID
BE	724.25	INV 30" W 713.92 INV 30" NE 713.92	10.33	60" DIA. MH. GRATED LID
BF	722.50	INV 30" SW 714.23	8.27	60" DIA. MH. GRATED LID
BG	722.10	INV 15" NW 715.21 INV 15" SE 715.21	6.89	36" DIA. MH. GRATED LID
BH	724.00	INV 10" SW 720.00	4.00	36" DIA. MH. GRATED LID

PROPOSED SANITARY SEWER UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)	INLET TYPE
SAN 1	724.61	INV 6" S 707.83 INV 6" N 707.98 INV 6" NW 707.98 INV 6" E 707.98	16.78	48" DIA
SAN 2	723.75	INV 6" SE 709.64 INV 6" N 709.74 INV 6" W 709.74	14.11	48" DIA
SAN 3	726.10	INV 6" S 711.73 INV 6" NE 711.83	14.48	48" DIA
SAN 4	724.20	INV 6" NE 712.36 INV 6" SW 712.46	11.84	48" DIA
SAN 5	723.15	INV 6" NE 713.42 INV 6" SW 713.52	9.73	48" DIA
SAN 6	723.15	INV 6" SW 715.00 INV 6" SE 715.10	8.15	48" DIA
SAN 7	723.15	INV 6" SW 716.32 INV 6" SE 716.42	6.83	48" DIA
SAN 8	723.15	INV 6" SW 717.65 INV 6" SE 717.75	5.50	48" DIA

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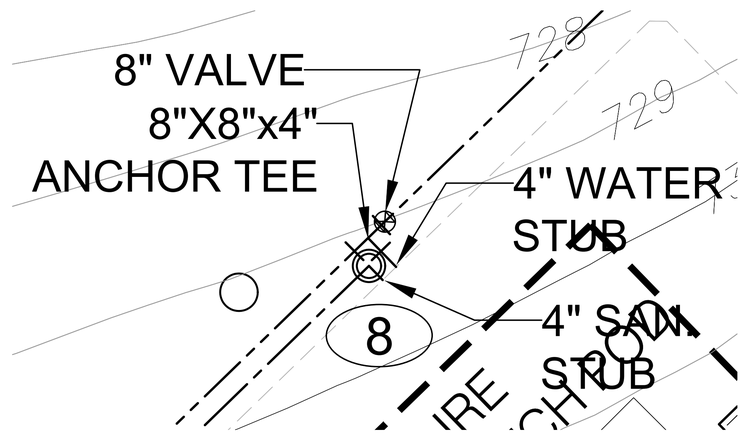
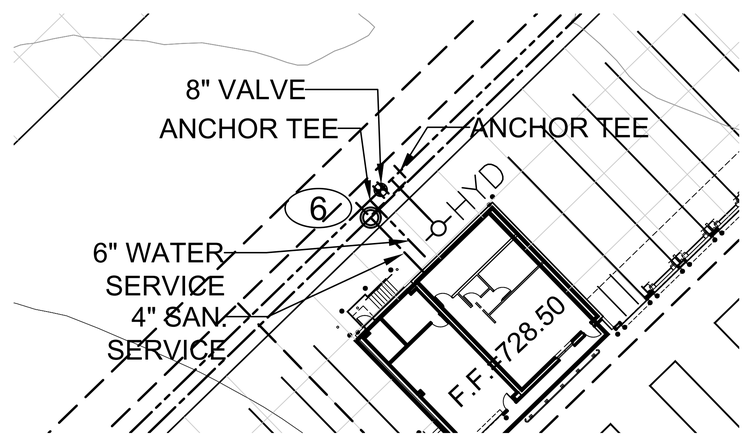


DETAIL 1



DETAIL 2

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UTILITY PLAN
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

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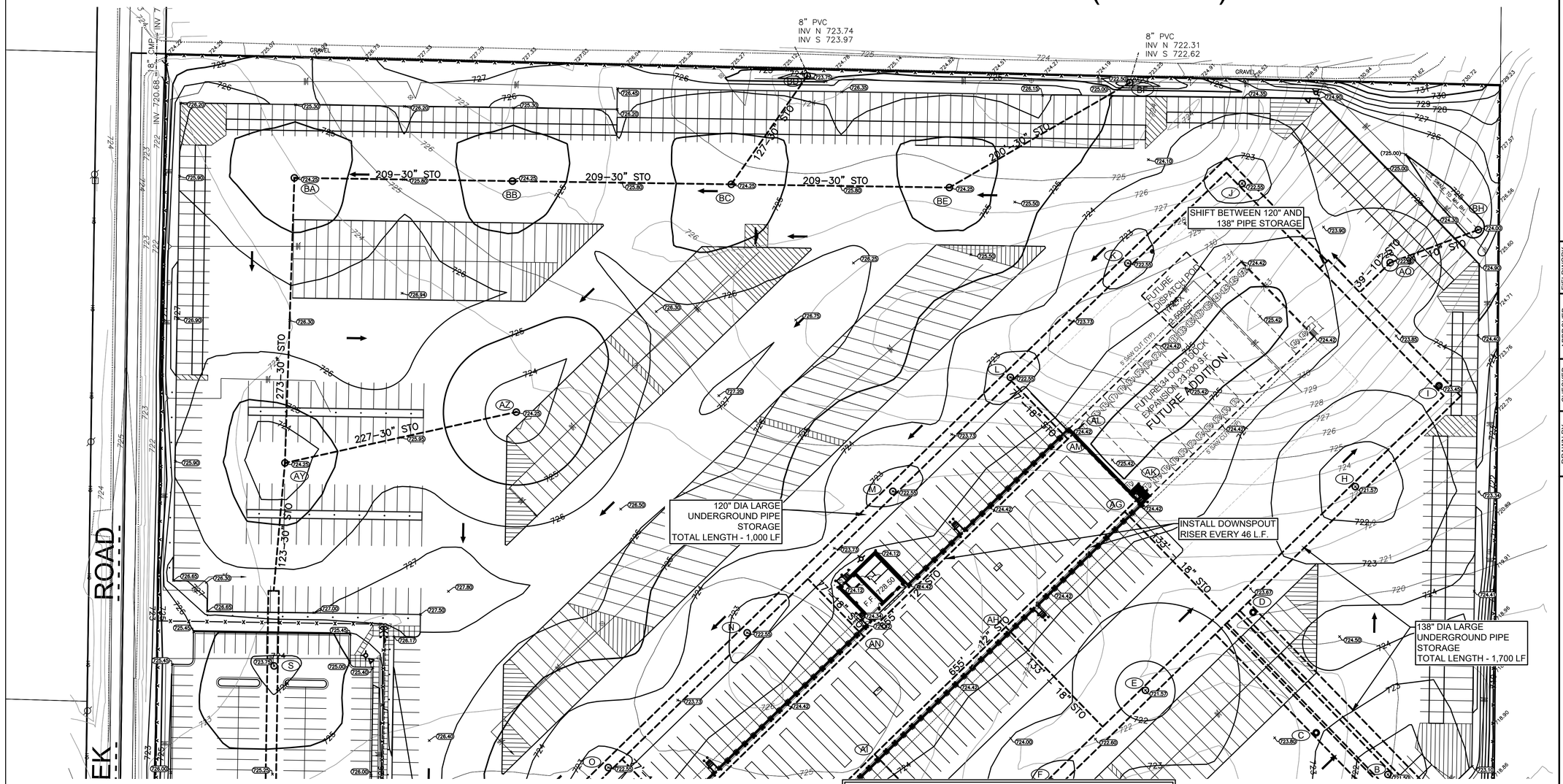
DRAWING NO.
C2.3

DRAINAGE PLAN: FEDEX SETZER PROPERTIES (NORTH)



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2	TAG BOLT ON HYDRANT	725.24
3	TAG BOLT ON HYDRANT	726.47

DRAINAGE PLAN LEGEND

000	EXISTING CONTOUR	X 000.00	PROPOSED ELEVATION
000	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
	STORM SEWER MAIN	+ 803.73	EXISTING ELEVATION
	STORM MANHOLE	000.0	PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

N

0 50 100

SCALE IN FEET

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3. PER WI. ADMIN. CODE, COMM 21.12: THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST ½-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
4. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
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TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE		STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC		YARD DRAIN
⊡	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS	○	EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	—CATV—	UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE		EXIST. STO. SEWER
⊗	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
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	CONIFEROUS TREE		LIGHT POLE	000.00tc	EXIST. TOP OF CURB ELEV.
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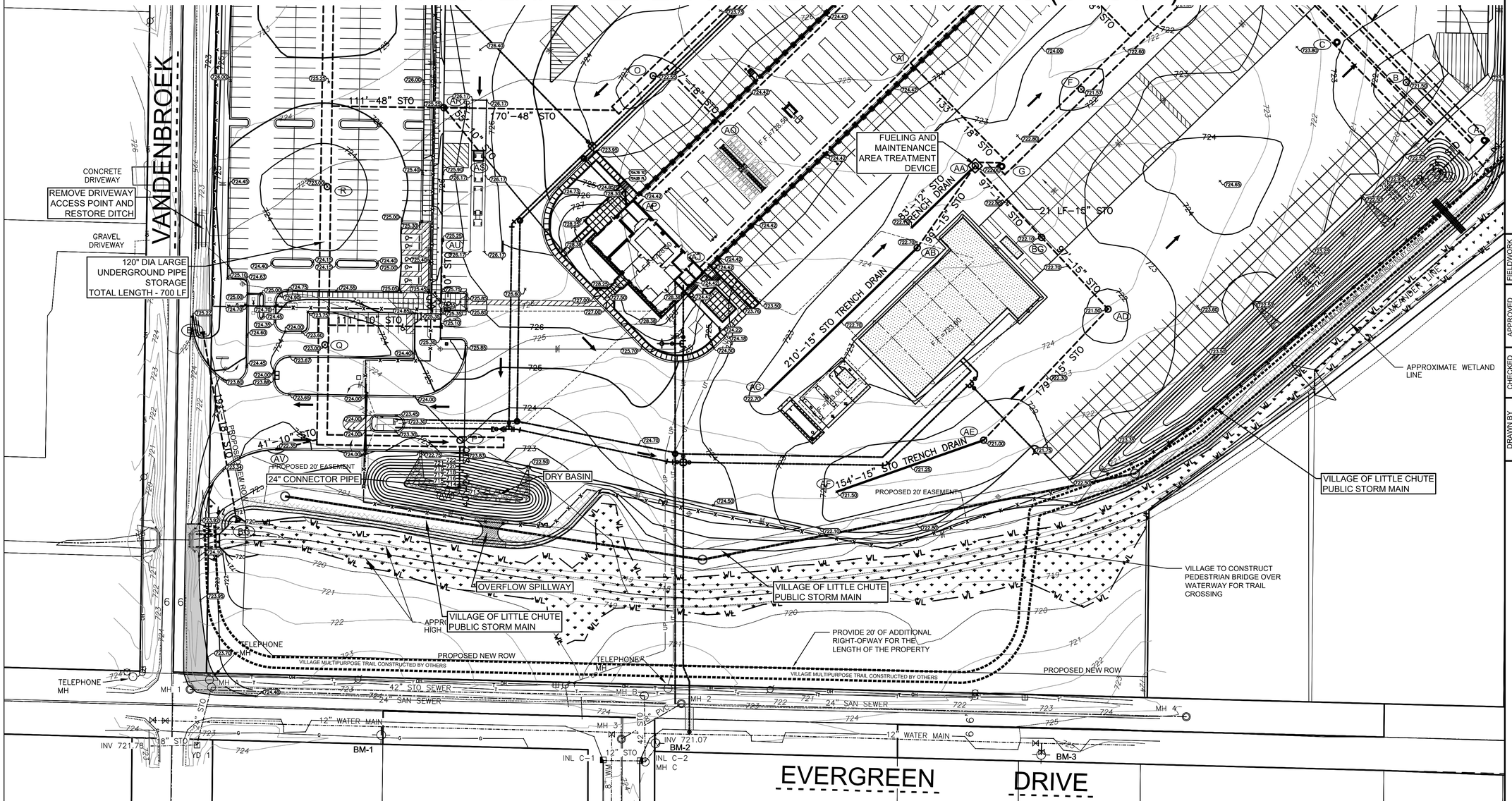

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000	PROPOSED CONTOUR	X (000.00)	PERTINENT DITCH OR SWALE ELEVATION
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	STORM MANHOLE	000.0	PROPOSED GROUND AT FOUNDATION
	2' x 3' PRECAST STORM INLET		DIRECTION OF DRAINAGE

TOPOGRAPHIC LEGEND

	1" x 18" IRON PIPE SET	OH	OVERHEAD POWER LINES		GAS VALVE
	1-1/4" x 30" REBAR SET	E	UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
	CHISELED "X" SET	T	UNDERGROUND TELEPHONE		STORM INLET
	3/4" REBAR FOUND	FIBER	UNDERGROUND FIBEROPTIC		YARD DRAIN
	1" IRON PIPE FOUND	G	UNDERGROUND GAS		EXIST SANITARY MANHOLE
	1-1/4" REBAR FOUND	CATV	UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND	X	EXIST. FENCE LINE		EXIST. STO. SEWER
	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY	000	CONTOUR W/ ELEVATION
	CONIFEROUS TREE		LIGHT POLE	000.00tc	EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	WETLANDS		CABLE PEDESTAL		TOPSOIL DEPTH
	SOIL BORING		EXIST. HYDRANT		INFILTRATION SOIL BORING
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EAE	DXM	MSS	

** REFER TO COVER SHEET FOR REVISION DESCRIPTIONS **

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1	11/4/2020				
2	11/11/2020				
3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

DRAINAGE PLAN - SOUTH

FEDEX SETZER PROPERTIES

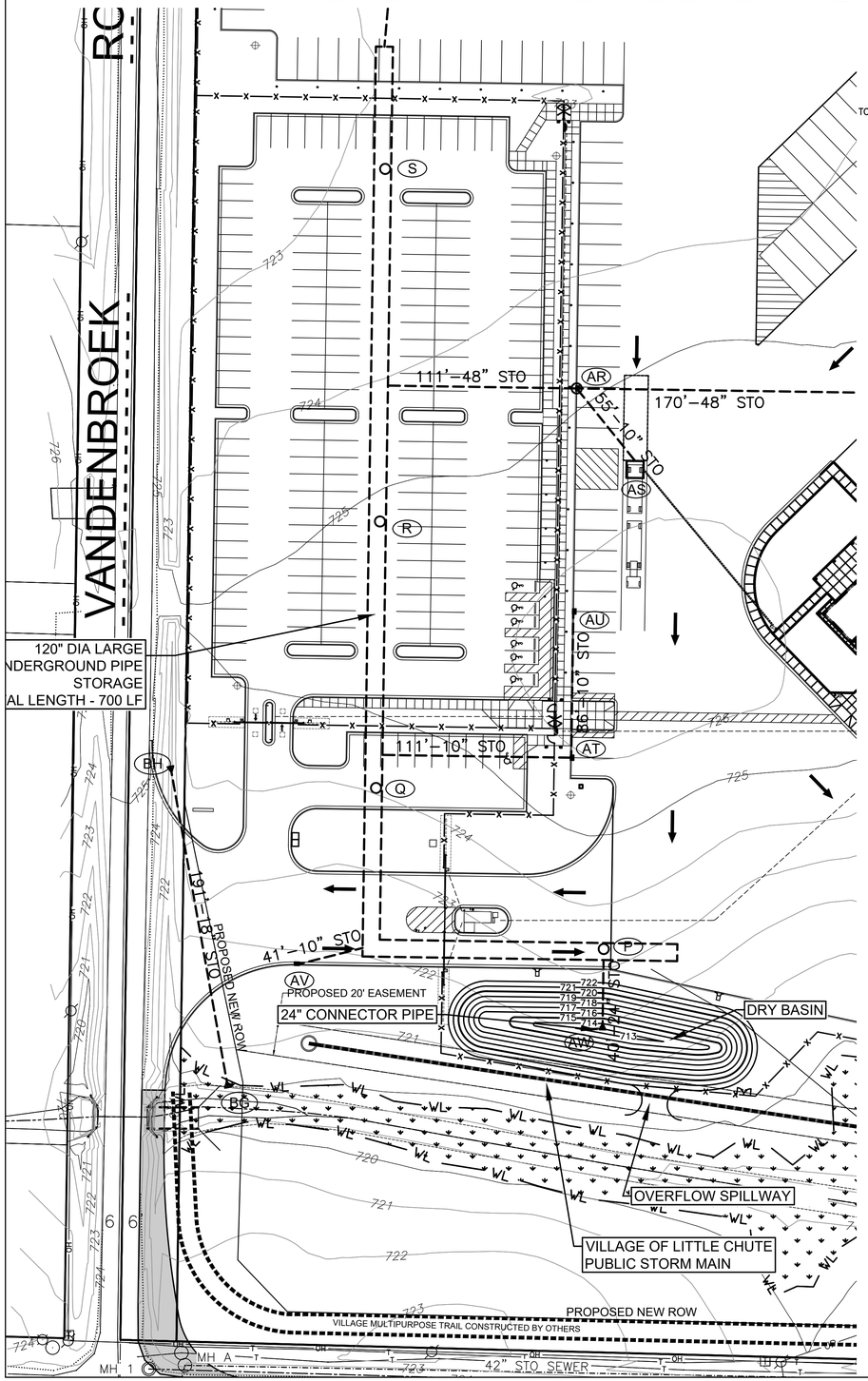
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

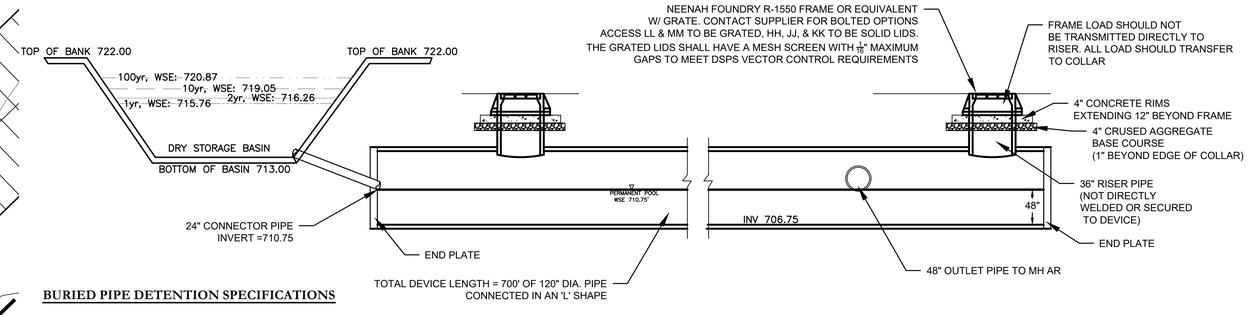
SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

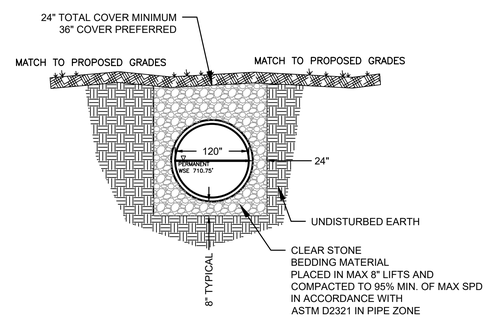
DRAWING NO.
C3.2

STORMWATER DETENTION: FEDEX SETZER PROPERTIES (WEST)





CROSS SECTION VIEW
(N.T.S.)



CROSS SECTION VIEW
(N.T.S.)

BURIED PIPE DETENTION SPECIFICATIONS

The buried pipe retention system shall be installed in accordance with ASTM D2321 "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity Flow Applications", latest edition and the manufacturers published installation guides.

Topsoil Stripping
The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the device other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the device, the excavation limits shall be the limits per the device construction plans.

Foundation
Where the trench bottom consists of unsuitable soils to support the pipe structure, the contractor shall excavate to a depth specified by the Engineer and replace with suitable material specified by the engineer.

Bedding
Suitable material shall be clear stone. The clear stone shall also be installed along the length of the outlet pipe. The contractor shall supply documentation for material specification to Engineer.

Pipe Installation
Once the pipe has been constructed and installed, before trench dewatering pumps are turned off, the pipe shall be pre-filled to outlet elevation to reduce risk of floatation.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the device according to the typical cross section illustrated on the plans. All costs associated shall be included in the unit price bid.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "R" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Manufacturers
- Mirafi 140N by Mirafi, Inc.
- Typar 3401 by Dupont
- Supac 5P by Phillips Fibers Corporation
- Propex 4545 by Amoco Fabrics Company

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type R Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch or otherwise restore the disturbed area in accordance with the project erosion control and landscaping plan.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2003 Edition, Section 625.

	Post (Prop. Control)	Post–Develop. W.S. Elev.
Q_{peak} (1yr Storm Event)	0.06 cfs	
Q_{peak} (2yr Storm Event)	1.10 cfs	
Q_{peak} (10yr Storm Event)	6.38 cfs	
Q_{peak} (100yr Storm Event)	69.71 cfs	
Detention (1yr Storm Event)	6.613 ac–ft	715.76
Detention (2yr Storm Event)	6.958 ac–ft	716.26
Detention (10yr Storm Event)	8.201 ac–ft	719.05
Detention (100yr Storm Event)	9.108 ac–ft	720.87

N

0 40 80
SCALE IN FEET

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1–1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1–1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

NOT FOR CONSTRUCTION

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DRAWN BY	CHECKED	APPROVED	FIELDWORK
EAE	DXM	MSS	

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STORMWATER DETENTION
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

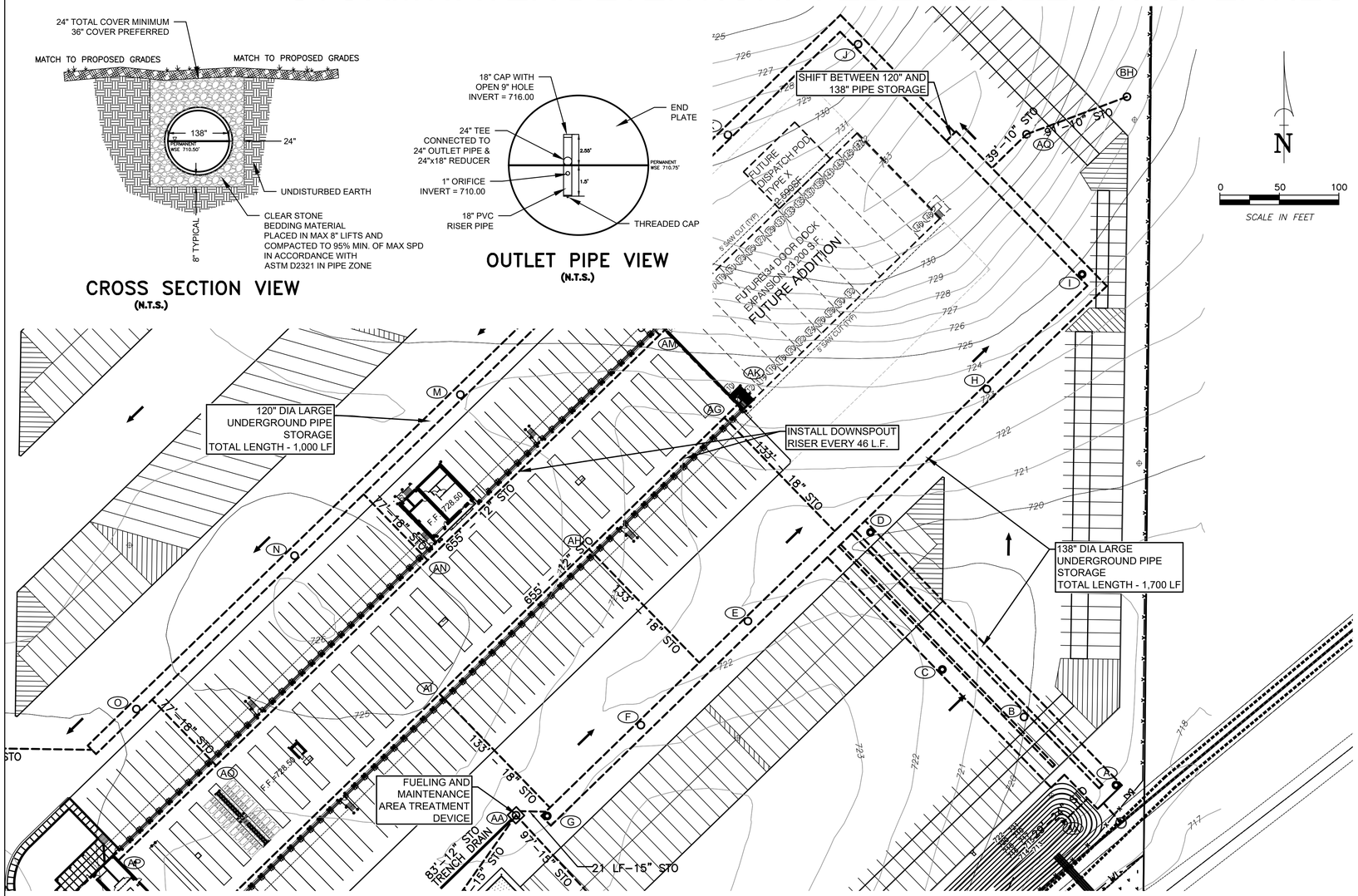
COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C4.1

STORMWATER DETENTION: FEDEX SETZER PROPERTIES (EAST)

CROSS SECTION VIEW
(N.T.S.)

OUTLET PIPE VIEW
(N.T.S.)



BURIED PIPE DETENTION SPECIFICATIONS

The buried pipe retention system shall be installed in accordance with ASTM D2321 "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity Flow Applications", latest edition and the manufacturers published installation guides.

Topsoil Stripping
The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the device other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the device, the excavation limits shall be the limits per the device construction plans.

Foundation
Where the trench bottom consists of unsuitable soils to support the pipe structure, the contractor shall excavate to a depth specified by the Engineer and replace with suitable material specified by the engineer.

Bedding
Suitable material shall be clear stone. The clear stone shall also be installed along the length of the outlet pipe. The contractor shall supply documentation for material specification to Engineer.

Pipe Installation
Once the pipe has been constructed and installed, before trench dewatering pumps are turned off, the pipe shall be pre-filled to outlet elevation to reduce risk of floatation.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the device according to the typical cross section illustrated on the plans. All costs associated shall be included in the unit price bid.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "R" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Manufacturers
- Mirafi 140N by Mirafi, Inc.
- Typar 3401 by Dupont
- Supac 5P by Phillips Fibers Corporation
- Propex 4545 by Amoco Fabrics Company

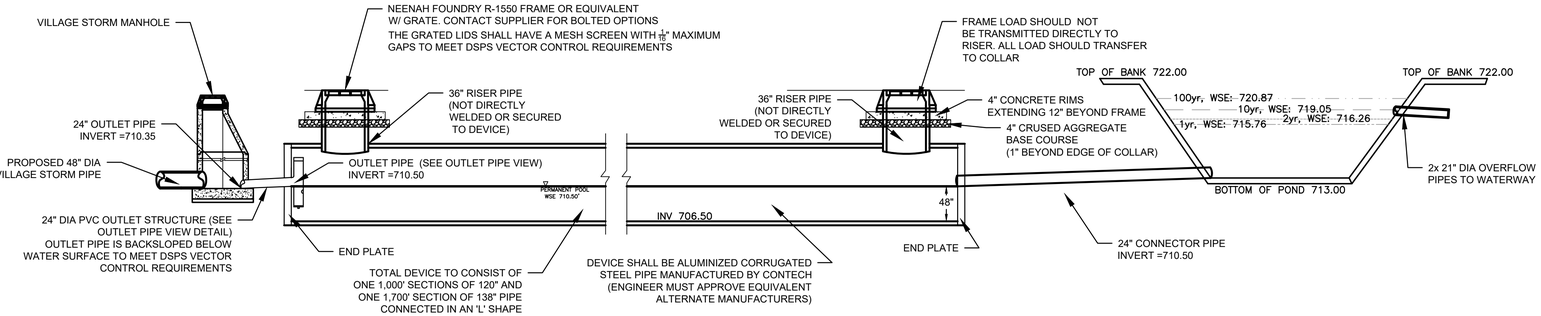
Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type R Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch or otherwise restore the disturbed area in accordance with the project erosion control and landscaping plan.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2003 Edition, Section 625.



CROSS SECTION VIEW
(N.T.S.)

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE	▤	STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC	▤	YARD DRAIN
□	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS	●	EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV	—·—·—	EXIST. SAN. SEWER
◪	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE	—·—·—	EXIST. STO. SEWER
⊕	CHISELED "X" FOUND	◆	SIGN	—·—·—	EXIST. WATER MAIN
✥	GOVERNMENT CORNER	▱	POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS	▭	GUY	000	CONTOUR W/ ELEVATION
	CONIFEROUS TREE	⌀	LIGHT POLE	000.00tc	EXIST. TOP OF CURB ELEV.
	DECIDUOUS TREE	▥	TELEPHONE PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	EXIST. WOODS LINE	▥	ELECTRIC PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	WETLANDS	▥	CABLE PEDESTAL		TOPSOIL DEPTH
	SOIL BORING		EXIST. HYDRANT		INFILTRATION SOIL BORING
			WATER VALVE		
			WATER STOP BOX		

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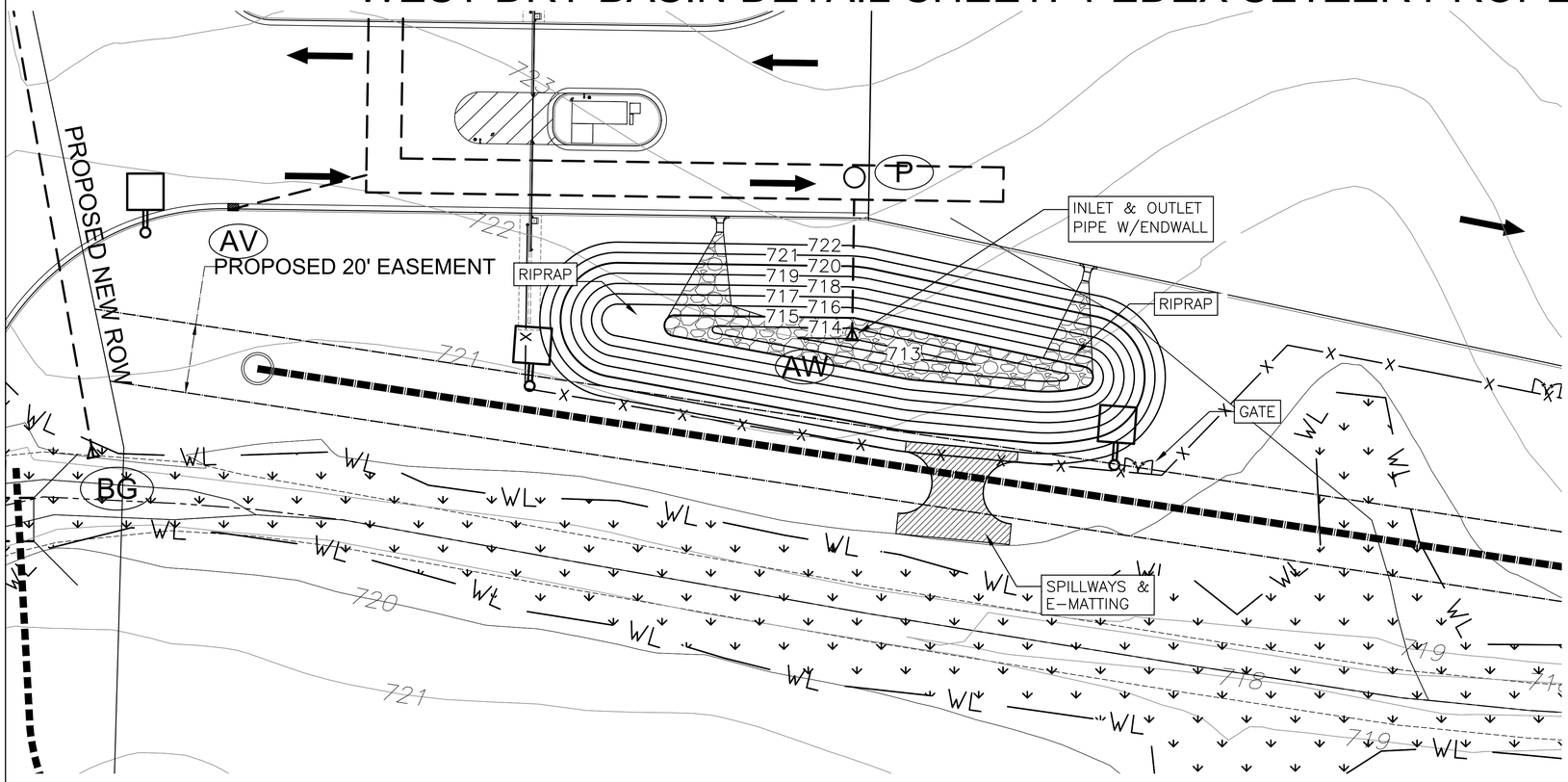
STORMWATER DETENTION
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C4.2

WEST DRY BASIN DETAIL SHEET: FEDEX SETZER PROPERTIES



POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the ponds according to the typical cross section illustrated on the plans. Fine Grading shall include the grading of the spillway. All costs associated shall be included in the unit price bid.

Excess Material
1. Clay material not suitable for backfilling and excess material shall be hauled to locations specified by OWNER.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "HR" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

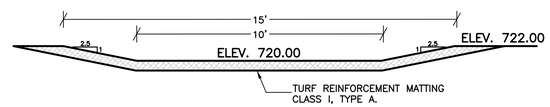
All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type "HR" Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

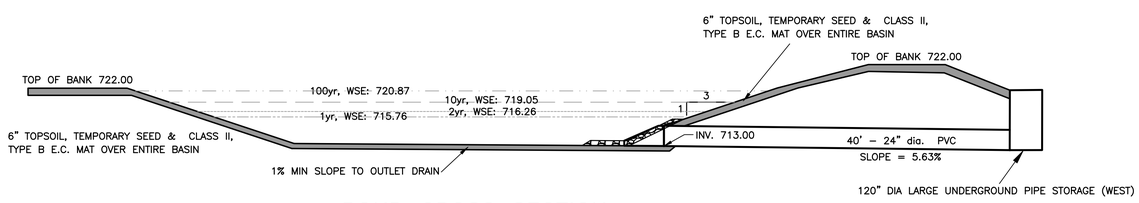
Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Restoration of the pond shall be in accordance with Section 3.10(d) (Permanent Seed).

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type B Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Model Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2016 Edition, Section 625.



EMERGENCY/WIER OUTLET STRUCTURE
(N.T.S.)



POND CROSS SECTION
(N.T.S.)

N

0 20 40
SCALE IN FEET

TOPOGRAPHIC LEGEND

■	1" x 18" IRON PIPE SET	—OH—	OVERHEAD POWER LINES	◇◇	GAS VALVE
▲	1-1/4" x 30" REBAR SET	—E—E—	UNDERGROUND ELECTRIC	○	EXIST STORM MANHOLE
×	CHISELED "X" SET	—T—T—	UNDERGROUND TELEPHONE		STORM INLET
○	3/4" REBAR FOUND	—FIBER—	UNDERGROUND FIBEROPTIC		YARD DRAIN
□	1" IRON PIPE FOUND	—G—G—	UNDERGROUND GAS		EXIST SANITARY MANHOLE
△	1-1/4" REBAR FOUND	— CATV —	UNDERGROUND CABLE TV	—·—·—	EXIST. SAN. SEWER
	2" IRON PIPE FOUND	—X—X—	EXIST. FENCE LINE	—·—·—	EXIST. STO. SEWER
	CHISELED "X" FOUND		SIGN	—·—·—	EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE	000.00	EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY		
	CONIFEROUS TREE		LIGHT POLE	000	CONTOUR W/ ELEVATION
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00tc	EXIST. TOP OF CURB ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	WETLANDS		CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	SOIL BORING		EXIST. HYDRANT		TOPSOIL DEPTH
			WATER VALVE		INFILTRATION SOIL BORING
			WATER STOP BOX		

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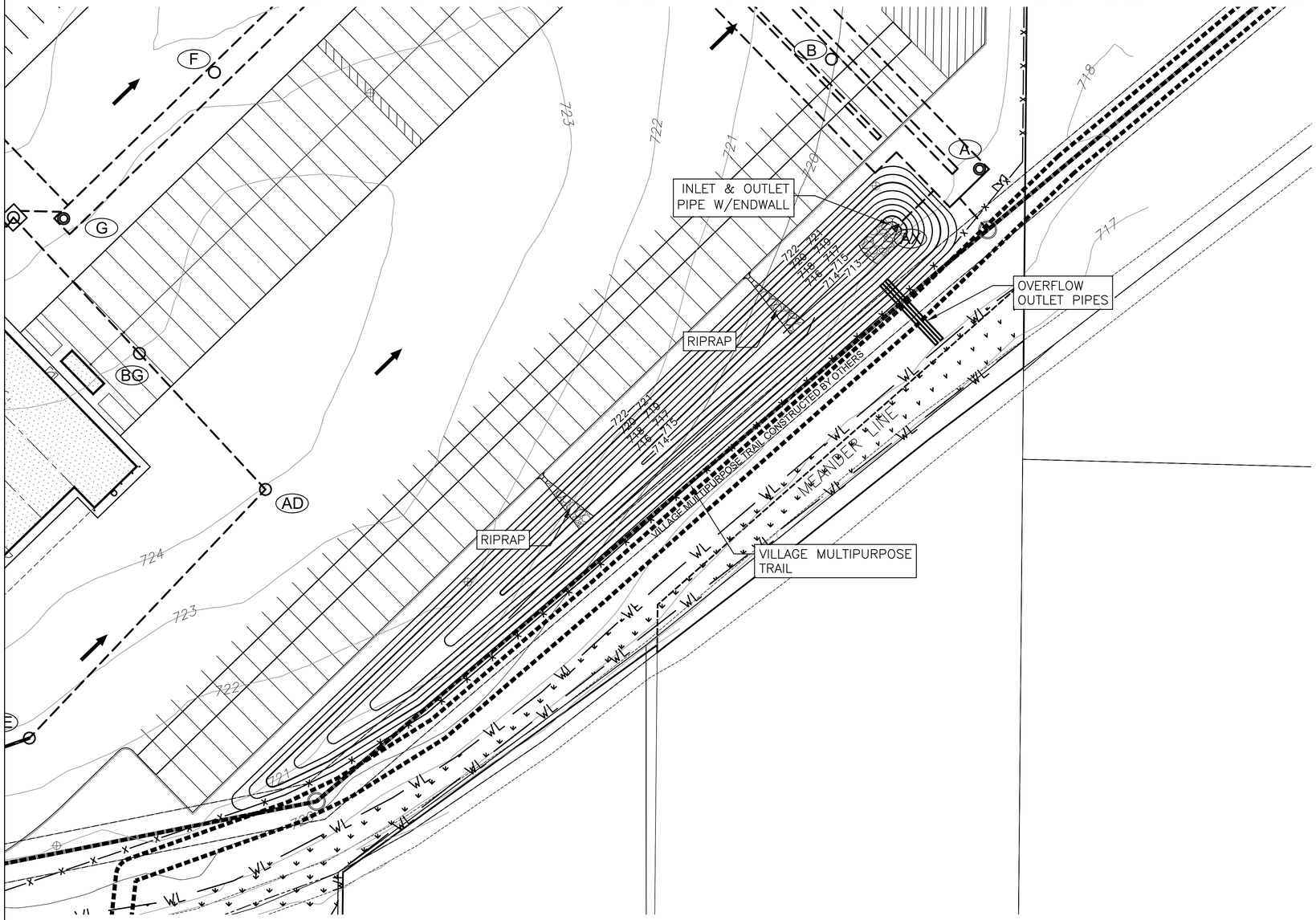
WEST DRY BASIN DETAIL SHEET
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

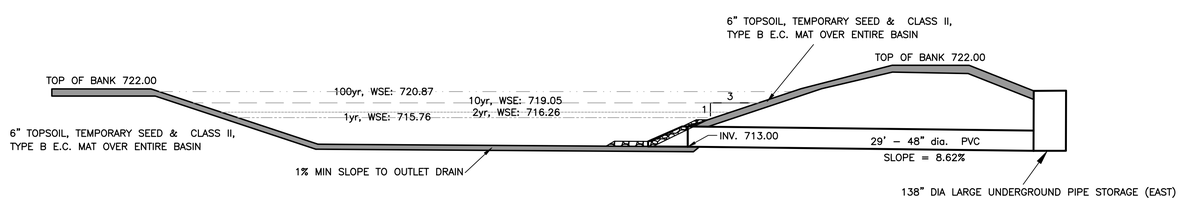
SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C4.3

EAST DRY BASIN DETAIL SHEET: FEDEX SETZER PROPERTIES





POND CROSS SECTION
(N.T.S.)

POND CONSTRUCTION

Topsoil Stripping
The pond construction limits will be staked by Martenson & Eisele, Inc. The contractor shall strip the area free of topsoil and stockpile at locations as indicated on the Erosion Control Plan.

Unclassified Excavation
Unclassified excavation shall include the removal and disposal of all materials encountered in the excavation for the ponds other than specific materials which have been classified and bid upon as a separate bid item for this project. When excavating for the ponds, the excavation limits shall be the limits per the pond construction plans.

Fine Grading
Fine grading shall consist of shaping and compacting the total cross section and limits of the ponds according to the typical cross section illustrated on the plans. Fine Grading shall include the grading of the spillway. All costs associated shall be included in the unit price bid.

Excess Material
1. Clay material not suitable for backfilling and excess material shall be hauled to locations specified by OWNER.

Geo-textile Fabric
The geo-textile fabric for under the riprap shall consist of Type "HR" porous non-woven fabric with multiple layers of randomly arranged fibers. The Engineer shall inspect fabric prior to placement of riprap and during placement of riprap. Damaged filter fabric shall be replaced at Contractor's expense.

Riprap
The Contractor shall trim and shape the bed for the fabric prior to the placement of the riprap as indicated on the plan. The riprap shall be clean washed riprap measuring 12" thick measured perpendicular to the slope. (24" total depth)

All equipment, labor, and materials used to install and maintain the riprap shall be included in the unit price bid for Medium Rip-Rap & Type "HR" Filter Fabric, square yards.

Outlet Structure/Piping/Etc.
Construction of the Outlet Structures with trash guards, pipe, concrete apron endwalls with trash guard, and spillways shall be in accordance with the details on the plans. All costs associated with the supply, installation and construction of all items involved with the outlet structures, pipe, concrete apron endwalls, and spillways shall be included in the price bid.

Restoration
The Contractor shall seed, fertilize and mulch the pond only above the normal water surface. Restoration of the pond shall be in accordance with Section 3.10(d) (Permanent Seed).

Erosion Control Vegetative Mat
The area above the normal water surface shall be matted with Class I, Type B Curlex, or equal, erosion control vegetative mats as listed in the Product Acceptability List (PAL) for Multi-Model Applications published by the Wisconsin Department of Transportation, current edition.

Topsoil
Topsoil shall conform to the requirements of the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction, 2016 Edition, Section 625.

N

0 30 60
SCALE IN FEET

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
	CABLE PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	EXIST. HYDRANT	TOPSOIL DEPTH
SOIL BORING	WATER VALVE	INFILTRATION SOIL BORING
	WATER STOP BOX	

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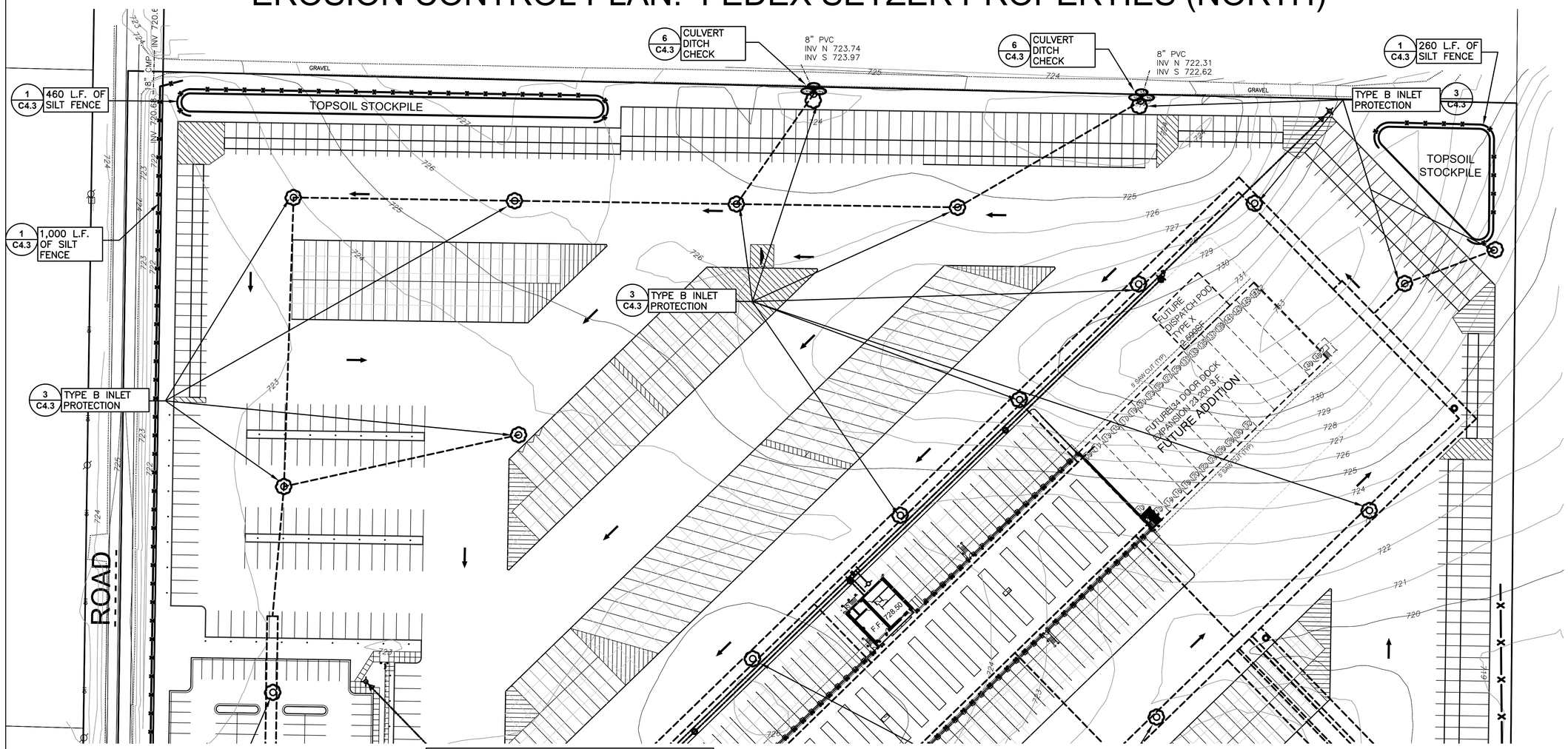
EAST DRY BASIN DETAIL SHEET
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C4.4

EROSION CONTROL PLAN: FEDEX SETZER PROPERTIES (NORTH)



CONTRACTOR RESPONSIBILITIES

1.	NOTIFY THE ENGINEER WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY;
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 3 DAYS AFTER COMPLETION;
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN;
5.	REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES;
6.	MAINTAIN ALL ON– AND OFF– SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE TOPSOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SODDING OR COVERING W/ TARPS.
14.	GRADE & GRAVEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

GENERAL NOTES

1.	SITE DEWATERING (TECH. STD. 1061): WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING (TECH. STD. 1057): THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE DIRECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. FLUSHING MAY NOT BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4.	DRAIN INLET PROTECTION (TECH. STD. 1060): ALL ON–SITE STORM DRAIN INLETS AND THE IMPACTED DOWNSTREAM INLETS SHALL BE PROTECTED WITH THE CATCH–ALL CONFIGURATION. OFF–SITE CULVERTS SHALL BE PROTECTED WITH SAND BAG CULVERT CHECKS.
5.	EROSION MATTING (TECH. STD. 1052 & 1053): EROSION MATTING SHALL BE INSTALLED AFTER TOPSOIL IS PLACED AND SEEDING IS COMPLETE. MATERIAL LABELS AND MANUFACTURER INSTALLATION INSTRUCTIONS SHALL BE RETAINED UNTIL THE SITE HAS BEEN STABILIZED. IF THERE ARE SIGNS OF RILLING OR FAILURE, MORE STAPLES AND/OR ANCHORING TRENCHES SHALL BE INSTALLED. IF RILLING OR FAILURE PERSISTS, IMPACTED AREAS SHALL BE FILLED, RE–SEEDED AND MULCHED. CLASS I OR CLASS II – TYPE B PRODUCTS THAT INCORPORATE PHOTO– OR BIO–DEGRADABLE NETTING SHALL NOT BE INSTALLED AFTER SEPTEMBER 1ST OF ANY GIVEN YEAR.
6.	SEDIMENT CLEANUP. ALL OFF–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
7.	DISTURBANCE TIMING. ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.
8.	DUST CONTROL (TECH. STD. 1068): DUST MANAGEMENT CONTROL PRACTICES SHALL BE INSTALLED AS NEEDED. RECOMMENDED DUST CONTROL MEASURES INCLUDE: MINIMIZING SOIL DISTURBANCE; APPLYING MULCH AND ESTABLISHING VEGETATION; WATER SPRAYING; SURFACE ROUGHENING; APPLYING ADDITIVES; SPRAYING TACKIFIERS; AND INSTALLING BARRIERS. A COMBINATION OF MEASURES FOR DUST CONTROL MAY BE REQUIRED. IMPLEMENTATION SHALL FOLLOW WDNR TECHNICAL STANDARD 1068. PETROLEUM BASED PRODUCTS SHALL NOT BE USED FOR DUST CONTROL.

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SCALE IN FEET

EROSION CONTROL PLAN KEY LEGEND

1	SILT FENCE	1 / C4.3
2	TRACKING PROTECTION	2 / C4.3
3	INLET PROTECTION TYPES A,B,C, & D	3 / C4.3
4	INLET PROTECTION TYPE D–M	4 / C4.3
5	INLET PROTECTION TYPE D–HR	5 / C4.3
6	SANDBAG CULVERT PIPE DITCH CHECK	6 / C4.3
7	DEWATERING DETAIL	7 / C4.3
8	EROSION CONTROL MAT DETAIL (CLASS1, TYPE A)	1 / C4.4
9	EROSION CONTROL MAT DETAIL (CLASS1, TYPE B)	2 / C4.4
10	SEDIMENT LOG INLET PROTECTION	3 / C4.4
11	SEDIMENT LOG CHANNEL DITCH CHECK	4 / C4.4

EROSION CONTROL NOTES

1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL GRADE IS ESTABLISHED. SEED MIXTURE SHALL BE ACCORDING TO THE SPECIFICATIONS.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP DAILY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

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6	12/18/2020				

EROSION CONTROL PLAN - NORTH

FEDEX SETZER PROPERTIES

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

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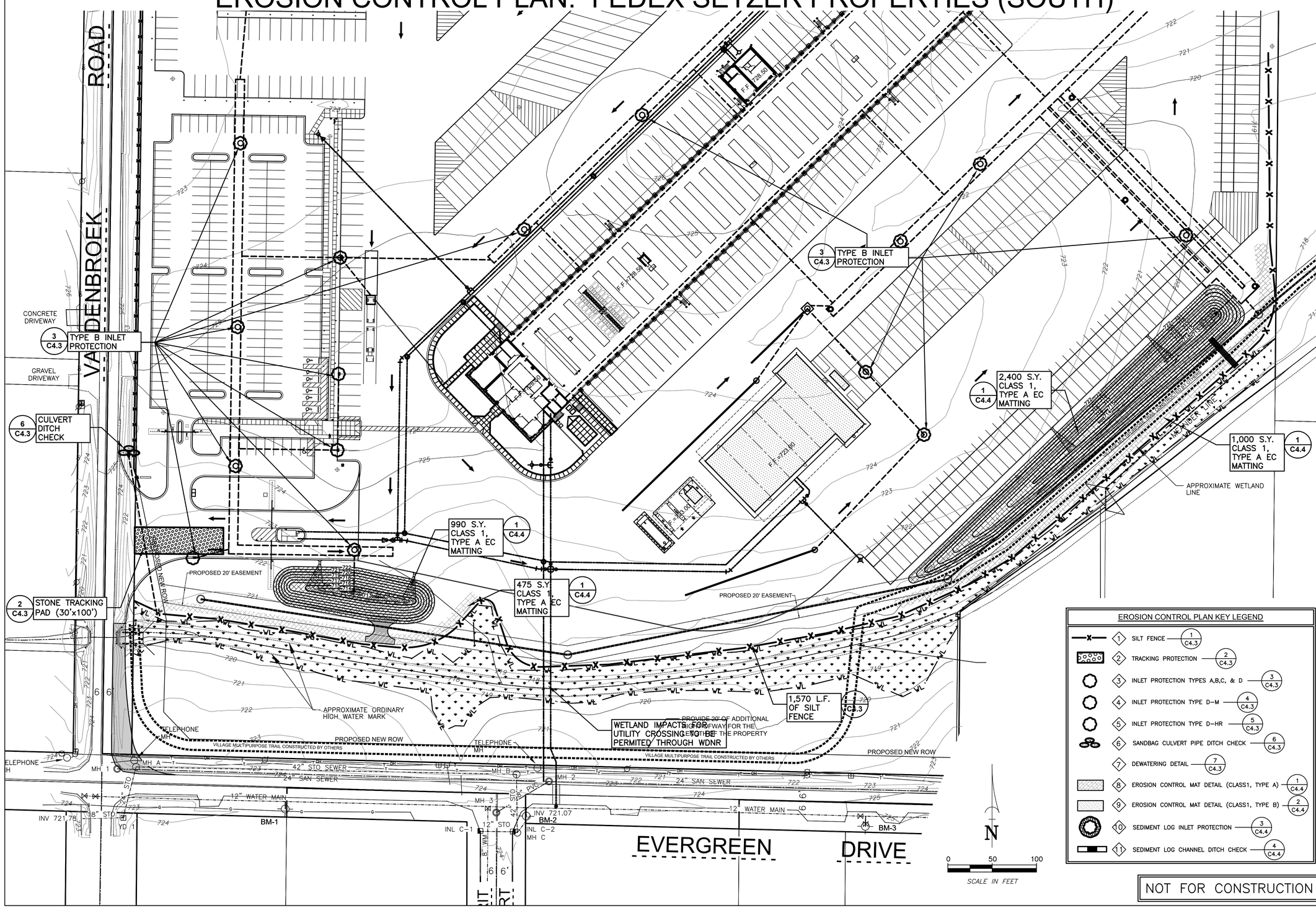
C5.1

EROSION CONTROL PLAN: FEDEX SETZER PROPERTIES (SOUTH)



EROSION CONTROL PLAN KEY LEGEND

1	SILT FENCE	1 C4.3
2	TRACKING PROTECTION	2 C4.3
3	INLET PROTECTION TYPES A,B,C, & D	3 C4.3
4	INLET PROTECTION TYPE D–M	4 C4.3
5	INLET PROTECTION TYPE D–HR	5 C4.3
6	SANDBAG CULVERT PIPE DITCH CHECK	6 C4.3
7	DEWATERING DETAIL	7 C4.3
8	EROSION CONTROL MAT DETAIL (CLASS1, TYPE A)	1 C4.4
9	EROSION CONTROL MAT DETAIL (CLASS1, TYPE B)	2 C4.4
10	SEDIMENT LOG INLET PROTECTION	3 C4.4
11	SEDIMENT LOG CHANNEL DITCH CHECK	4 C4.4

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EROSION CONTROL PLAN - SOUTH
FEDEX SETZER PROPERTIES

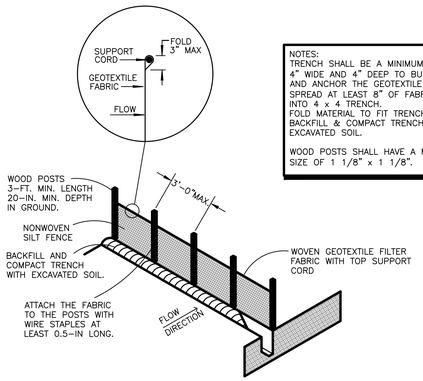
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C5.2

EROSION CONTROL DETAILS: FEDEX SETZER PROPERTIES

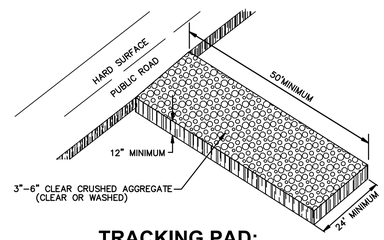


NOTES:
TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 4" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. SPREAD AT LEAST 8" OF FABRIC INTO 4 x 4 TRENCH. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

WOOD POSTS SHALL HAVE A MINIMUM SIZE OF 1 1/8" x 1 1/8".

1 / C4.3 SILT FENCE DETAIL

NTS

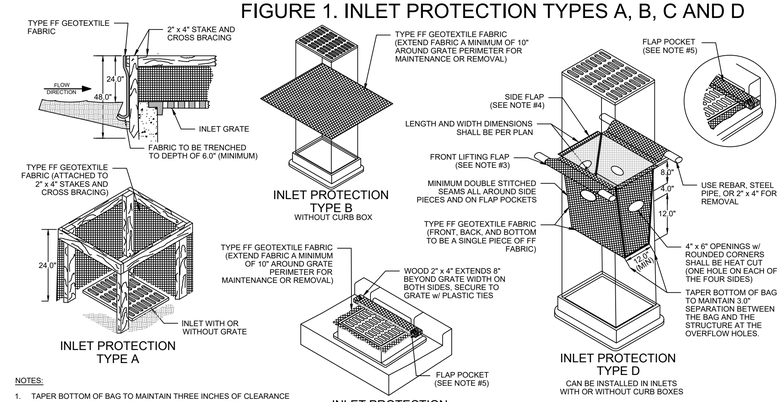


2 / C4.3 TRACKING PAD: CONST. ENTRANCE

NTS

NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

3 / C4.3 INLET PROTECTION DETAIL TYPES A,B,C, & D

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WISCONSIN DNR
1060 TECHNICAL STANDARD No.
08/2014 REVISION DATE
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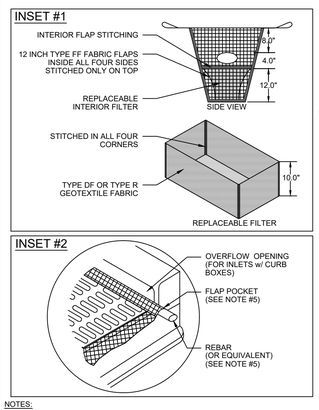
FIGURE 2. INLET PROTECTION TYPE D-M

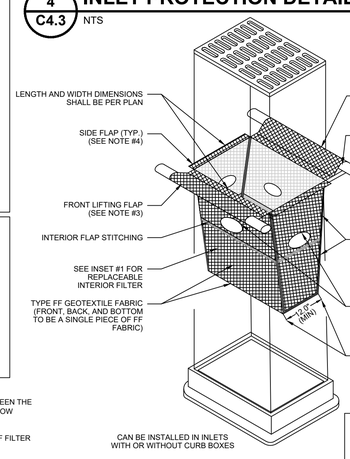


NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

4 / C4.3 INLET PROTECTION DETAIL TYPE D-M

NTS



MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DNR
1060 TECHNICAL STANDARD No.
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5 / C4.3 INLET PROTECTION DETAIL TYPE D-HR

NTS

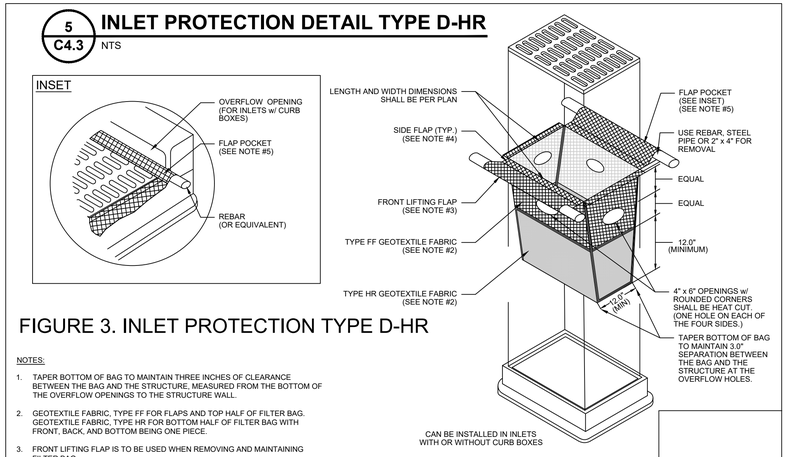

FIGURE 3. INLET PROTECTION TYPE D-HR

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC, TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

1060 TECHNICAL STANDARD No.
08/2014 REVISION DATE
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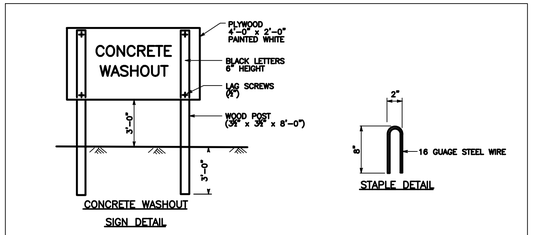
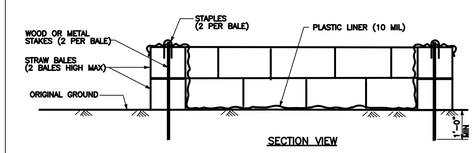
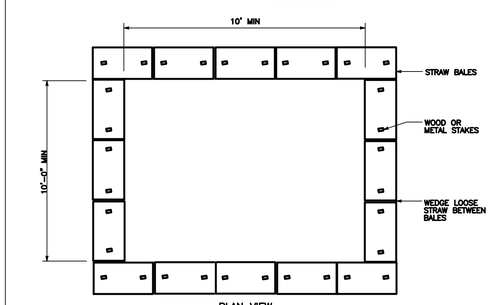




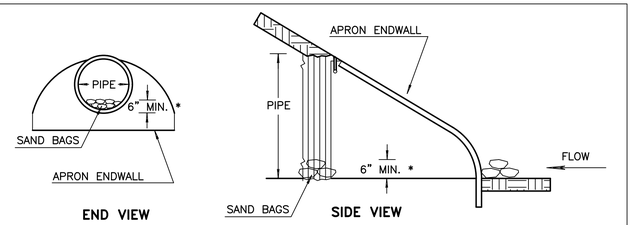


NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

7 / C4.3 TEMPORARY CONCRETE WASHOUT FACILITY

NTS



6 / C4.3 SANDBAG CULVERT PIPE DITCH CHECK

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5	12/16/2020				
6	12/18/2020				

EROSION CONTROL DETAILS

FEDEX SETZER PROPERTIES

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
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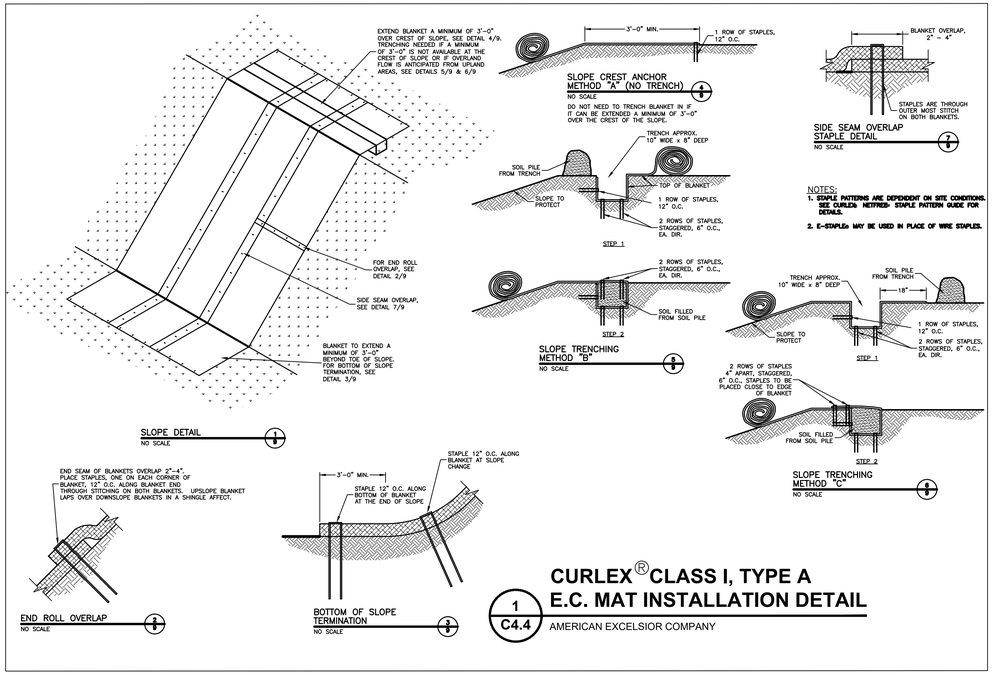
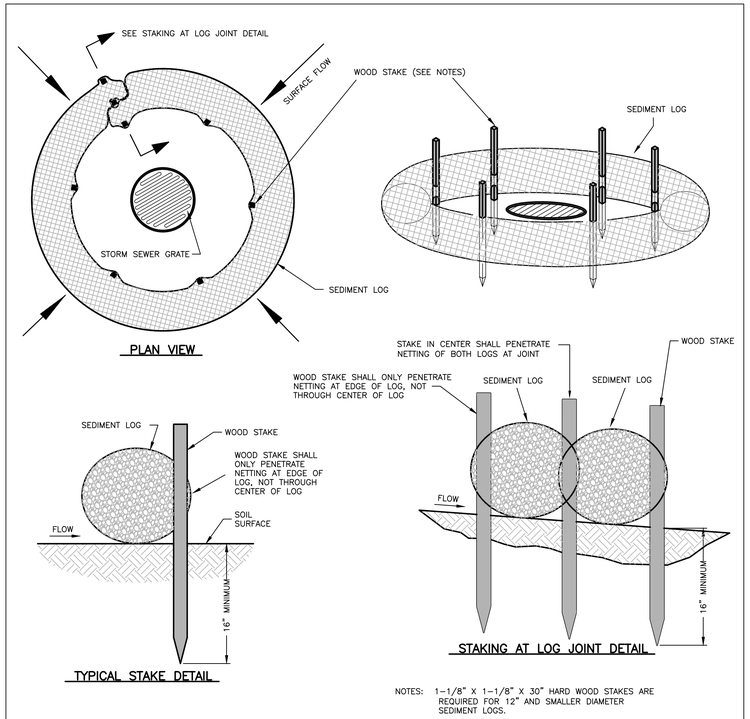
NOTE: DETAILS NOT UTILIZED ON PLANS ARE FOR INFORMATIONAL PURPOSES IN CASE OF UNANTICIPATED FIELD CONDITIONS.

EROSION CONTROL DETAILS: FEDEX SETZER PROPERTIES



1 / C4.4 CURLEX® CLASS I, TYPE A E.C. MAT INSTALLATION DETAIL

AMERICAN EXCELSIOR COMPANY



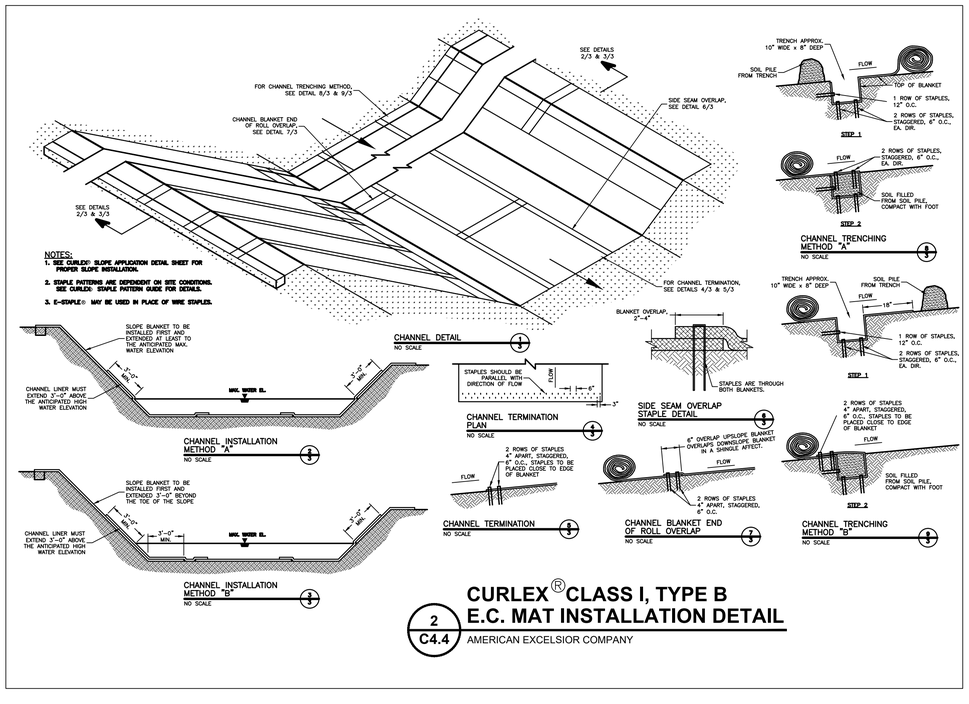
NOTES: 1-1/8" X 1-1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1-1/8" X 1-1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

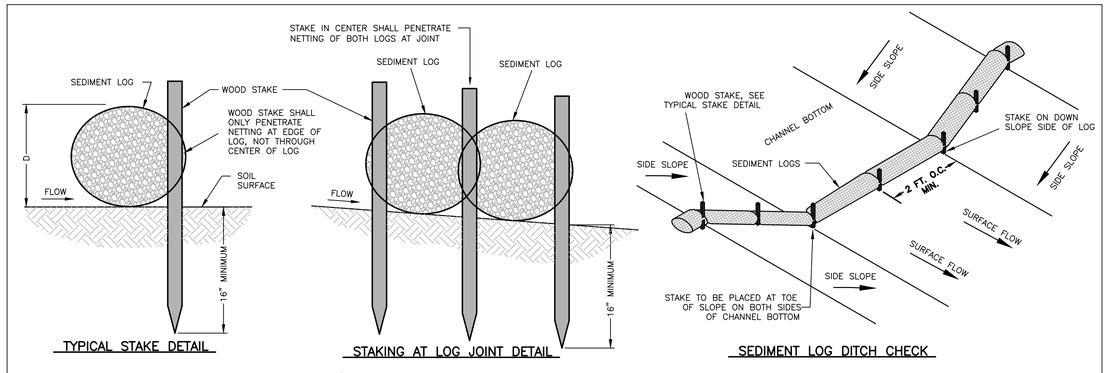
3 / C4.4 SEDIMENT LOG INLET PROTECTION

NTS



2 / C4.4 CURLEX® CLASS I, TYPE B E.C. MAT INSTALLATION DETAIL

AMERICAN EXCELSIOR COMPANY



[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D)(ft) / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

NOTES: 1-1/8" X 1-1/8" X 30" HARD WOOD STAKES ARE REQUIRED FOR 12" AND SMALLER DIAMETER SEDIMENT LOGS.

1-1/8" X 1-1/8" X 48" HARD WOOD STAKES ARE REQUIRED FOR SEDIMENT LOGS GREATER THAN 12" DIAMETER.

IN LOOSE, UNCONSOLIDATED SOILS, IT IS RECOMMENDED TO TRENCH IN THE BOTTOM OF THE SEDIMENT LOG 2".

4 / C4.4 SEDIMENT LOG CHANNEL DITCH CHECK

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5	12/16/2020				
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EROSION CONTROL DETAILS
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

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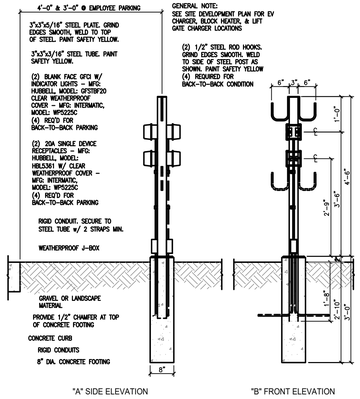
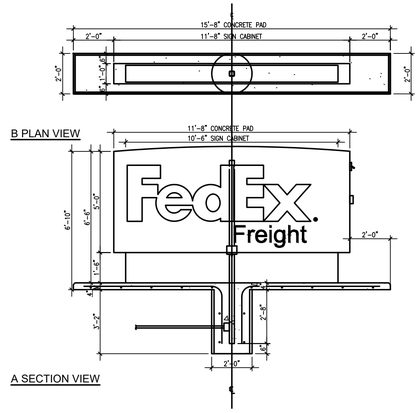
STANDARD DETAILS DRAWING: FEDEX SETZER PROPERTIES



GENERAL NOTE:
SEE SITE DEVELOPMENT PLAN FOR EV CHARGER, BLOCK HEATER, & LIFT GATE CHARGER LOCATIONS

(2) 1/2" STEEL ROD HOOKS. GRIND EDGES SMOOTH. WELD TO SIDE OF STEEL POST AS SHOWN. PAINT SAFETY YELLOW
(4) REQUIRED FOR BACK-TO-BACK CONDITION

1 / C6.1 BLOCK HEATER, LIFT GATE, & EV. CHARGING STATION
NTS



SIGN SPECIFICATIONS:

SIGN SIZE:
AREA:.....58.5 SQ.FT.
ACTUAL SIZE:.....60–$\frac{3}{4}$"x140–$\frac{3}{4}$"
APPROXIMATE WEIGHT:.....600 LB.
DESIGNED WIND LOAD:.....30 PSF

ELECTRICAL:
AMPS:.....13.7 TOTAL AMPS
CIRCUITS:.....(1) 20 AMP

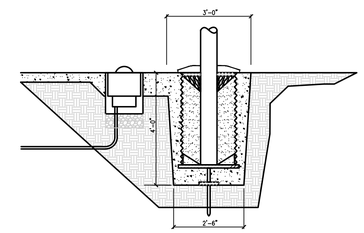
SUPPORT:
WEIGHT:.....70 LB.

FOUNDATION:
SIZE:.....24"DIA.x42" DEEP
VOLUME:.....0.41 CU. YD. OF CONCRETE

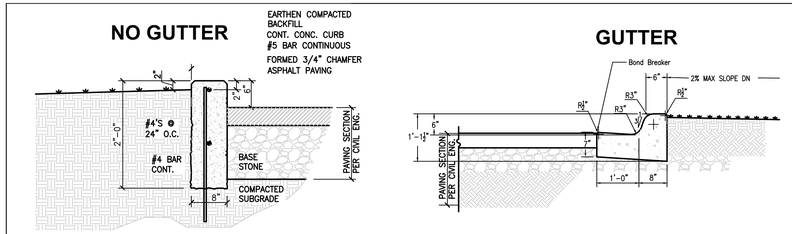
COLORS:
PAINT ALL EXPOSED PANELS, PIPE & PLATE...WHITE #50A–5612

NOTES:
1. ALL CONCRETE TO DEVELOP 3000 PSI COMPRESSIVE STRENGTH AT 28TH DAY.
2. ALL REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. REINFORCING BARS SHALL BE PLACED IN ACCORDANCE WITH THE LATEST VERSION OF THE ACI 318 CODE.
3. ALL PIPE SHALL MEET THE STRUCTURAL REQUIREMENTS OF ASTM A–53 GRADE B.
4. ALL STEEL TUBE SHALL BE ASTM A–500 GRADE B.
5. ALL OTHER STEEL STRUCTURAL SHAPES AND PLATE SHALL BE ASTM A–36.
6. THIS IS ONLY A SUGGESTED TYPICAL SUPPORT PIER FOR 3000 PSF SOIL BEARING OR HIGHER LOCATIONS. PLEASE CHECK LOCAL CODES FOR FINAL DESIGN SHOULD BE APPROVED BY LOCAL ENGINEER.

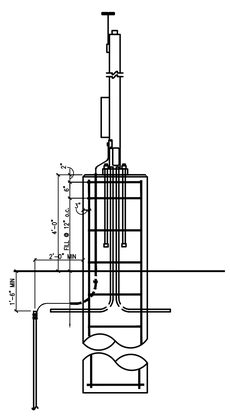
2 / C6.1 FEDEX SIGNAGE - TYPE "1"
NTS



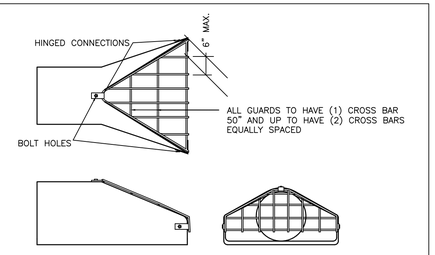
3 / C6.1 FLAGPOLE INSTALLATION
NTS



4 / C6.1 CURB & GUTTER DETAIL
NTS



5 / C6.1 LIGHT POLE BASE
NTS



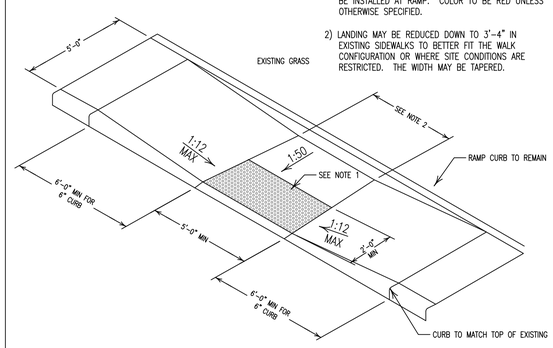
HOT DIP GALVANIZED PER ASTM–A153

BAR SIZES

	STANDARD DESIGN					HEAVY DESIGN			
	PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE		PIPE SIZE	HOLE DIA. REQUIRED	BOLT DIA.	BAR SIZE
ROUND	12"–24"	3/4"	5/8"	5/8"	ROUND	12"–24"	3/4"	5/8"	3/4"
ROUND	27"–48"	7/8"	3/4"	3/4"	ROUND	27"–48"	7/8"	3/4"	1"
ROUND	54"–90"	1–1/8"	1"	1"	ROUND	54"–90"	1–1/8"	1"	1–1/4"
ARCH	22"–29"	3/4"	3/4"	5/8"	ARCH	22"–29"	3/4"	3/4"	3/4"
ARCH	36"–59"	7/8"	5/8"	3/4"	ARCH	36"–59"	7/8"	5/8"	1"
ARCH	65"–88"	1–1/8"	1"	1"	ARCH	65"–88"	1–1/8"	1"	1–1/4"
BOLT LENGTH = PIPE WALL THICKNESS = 2–1/2"									

6 / C6.1 SAFETY/TRASH GUARD FOR FLARED ENDS
NTS

NOTES:
1) DETECTABLE WARNING SURFACE (TRUNCATED DOMES) TO BE INSTALLED AT RAMP. COLOR TO BE RED UNLESS OTHERWISE SPECIFIED.
2) LANDING MAY BE REDUCED DOWN TO 3'–4" IN EXISTING SIDEWALKS TO BETTER FIT THE WALK CONFIGURATION OR WHERE SITE CONDITIONS ARE RESTRICTED. THE WIDTH MAY BE TAPERED.



7 / C6.1 CONCRETE RESTORATION - WALKWAY RAMP
NTS

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STANDARD DETAILS DRAWING
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

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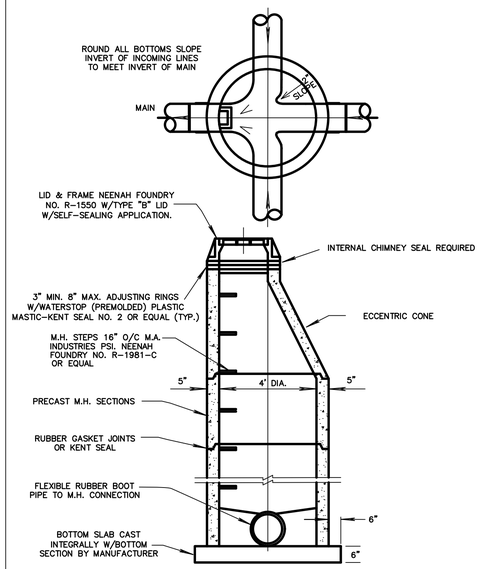
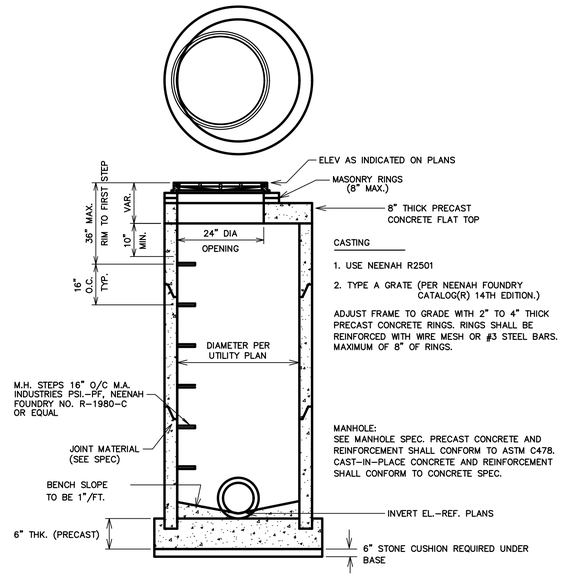
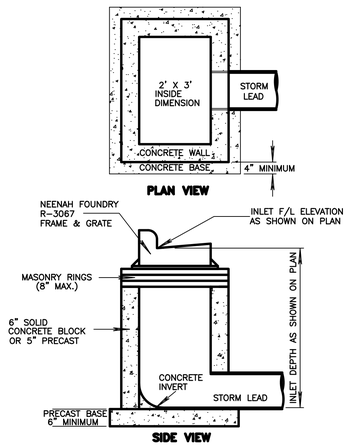
STANDARD DETAILS DRAWING: FEDEX SETZER PROPERTIES



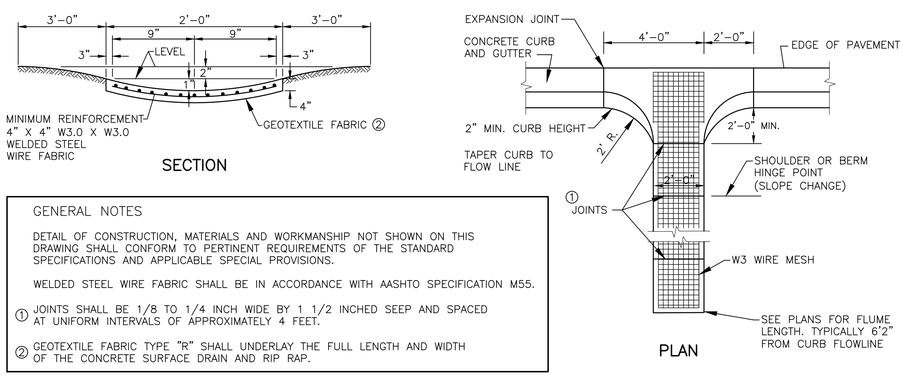
1 C6.2 SANITARY SEWER PRE-CAST MANHOLE
NTS



2 C6.2 STORM SEWER PRE-CAST MANHOLE
NTS



3 C6.2 24" X 36" INLET
NTS



GENERAL NOTES

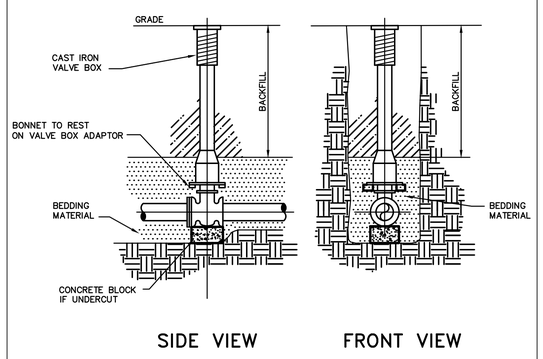
DETAIL OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.

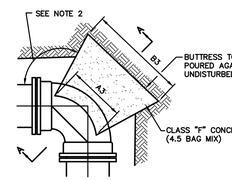
① JOINTS SHALL BE 1/8 TO 1/4 INCH WIDE BY 1 1/2 INCHED SEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.

② GEOTEXTILE FABRIC TYPE "R" SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN AND RIP RAP.

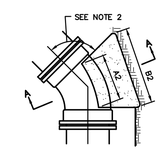
4 C6.2 **CONCRETE FLUME**
NTS



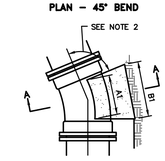
5 C6.2 **STANDARD VALVE & VALVE BOX SETTINGS**
NTS



PLAN – 90° BEND



PLAN – 45° BEND



PLAN – 22-1/2° BEND

NOTES:

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.

2. DIMENSION C1-3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.

3. DIMENSION A1-3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.

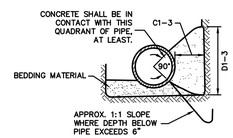
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.

5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

6. ALL UNDERGROUND BOLTS TO BE CORTEN BLUE

BUTTRESS DIMENSIONS

PIPE SIZE	22-1/2° BENDS		45° BENDS		90° BENDS	
	B1	D1	B2	D2	B3	D3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-0"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	3'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"



SECTION A–A

6 C6.2 **BLOCKING FOR WATERMAIN BENDS**
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STANDARD DETAILS DRAWING
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	10-30-2020

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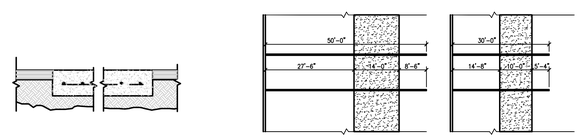
STANDARD DETAILS DRAWING: FEDEX SETZER PROPERTIES



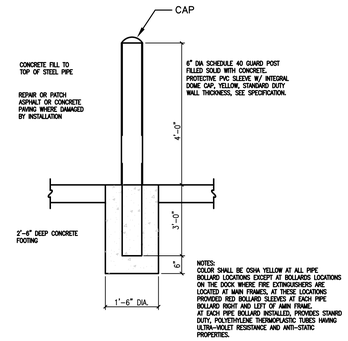
A - SECTION VIEW

B - PLAN VIEW VAN PARKING

C - PLAN VIEW PUP PARKING

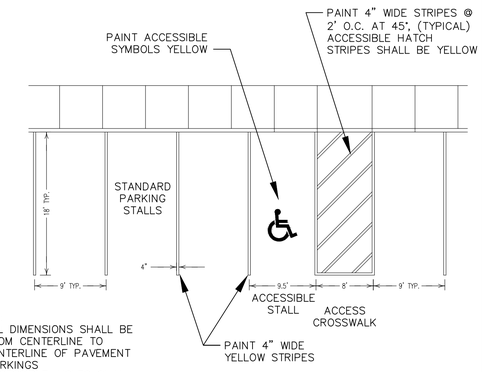
1 / C6.3 DOLLY PAD'S

NTS



2 / C6.3 BOLLARD SLEEVES

NTS

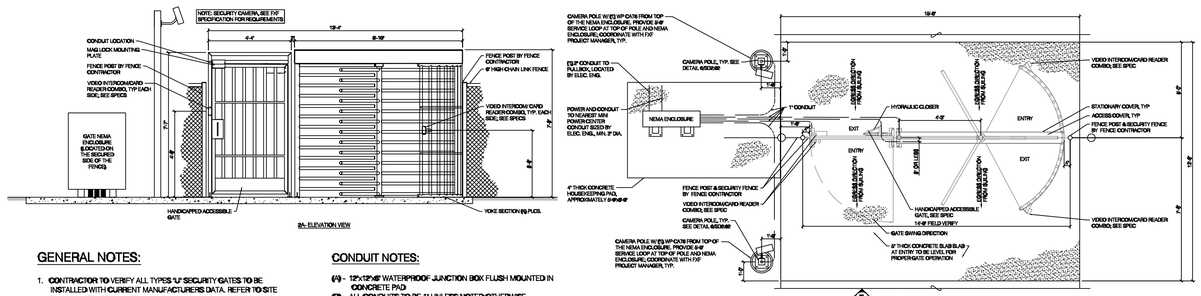


NOTES:

- ALL DIMENSIONS SHALL BE FROM CENTERLINE TO CENTERLINE OF PAVEMENT MARKINGS
- ACCESSIBLE AISLES SHALL EXTEND FOR THE FULL LENGTH OF THE ADJACENT PARKING SPACES THEY SERVE
- ACCESSIBLE STALLS AND ACCESS AISLES SHALL NOT EXCEED 2% SURFACE SLOPES IN ANY DIRECTION

3 / C6.3 PARKING LOT STRIPING

NTS



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL TYPES 'U' SECURITY GATES TO BE INSTALLED WITH CURRENT MANUFACTURERS DATA. REFER TO SITE PLAN AND SPECS
2. TURNSTILE: MFG- ALVARADO, MODEL- MST147-6XGL-FXOF. SEE SPEC FOR ADDITIONAL INFO
3. HANDICAP GATE: MFG- ALVARADO, MODEL- MSGX48-GL-FXOF. SEE SPEC FOR ADDITIONAL INFO
4. PROVIDE 18'-6" x 8'-6" CONCRETE PAD WHERE TURNSTILE ONLY IS REQUIRED.
5. PROVIDE 12'-6" x 16'-6" CONCRETE PAD WHERE TURNSTILE & HANDICAPPED ACCESSIBLE GATES ARE REQUIRED.
6. PROVIDE 6'-0" x 11'-0" CONCRETE PAD WHERE HANDICAPPED ACCESSIBLE GATE ONLY IS REQUIRED, WITH TWO CAMERA POLES, CONDUITS, INTERCOM & CARD READER.
7. VERIFY ALL DIMENSIONS FROM MANUFACTURER & ADAPT CONCRETE WALK AS REQUIRED FOR PROPER INSTALLATION OF TURNSTILE & GATE TO MEET ALL CODES.
8. ALL CARD READERS TO HAVE 1" THICK POLYCARBONATE BACK PLATES.
9. GATE NEMA ENCLOSURE TO BE "HOFFMAN WFR5LP - 56" x 36" x 16", WITH PANEL A48P36."

CONDUIT NOTES:

(A) - 12"x12"x6" WATERPROOF JUNCTION BOX FLUSH MOUNTED IN CONCRETE PAD

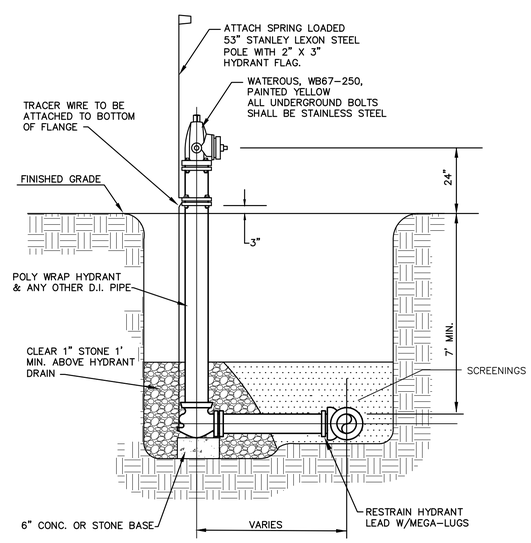
(B) - ALL CONDUITS TO BE 1" UNLESS NOTED OTHERWISE

(C) - ALL CONDUITS TO BE STUBBED-UP 6" BEYOND TOP OF CONCRETE PAD

(D) - ALL CONDUIT TURNS OR BENDS WITH SWEEPS, TYPICAL

4 / C6.3 TURNSTILE AND HANDICAPPED SECURITY GATE

NTS



5 / C6.3 HYDRANT

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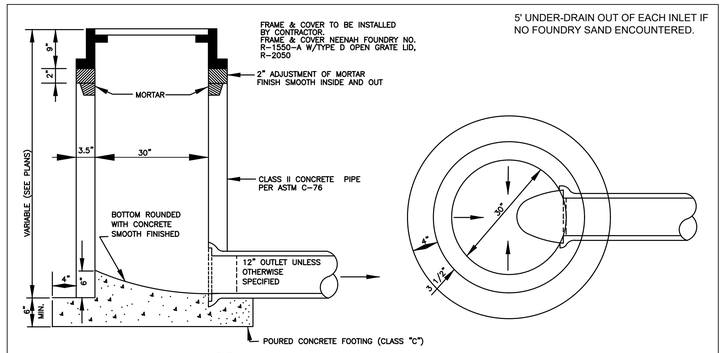
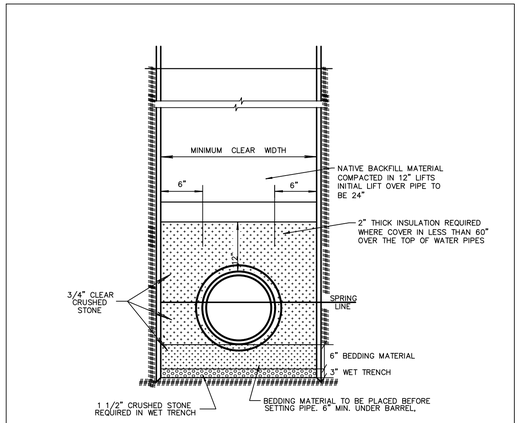
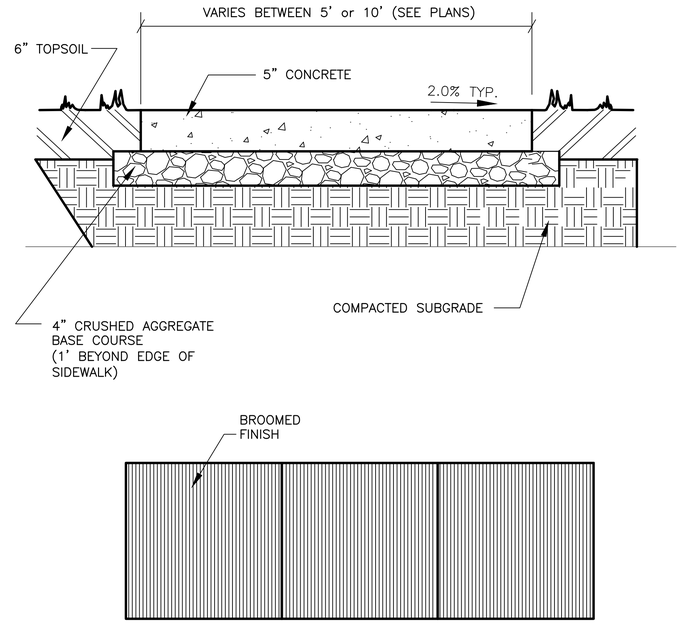


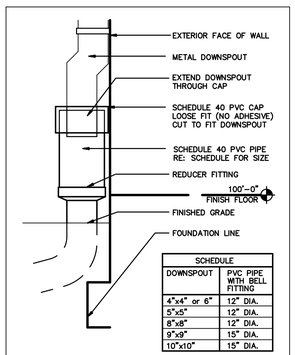
1 / C6.4 YARD DRAIN DETAIL
NTS



2 / C6.4 CLASS "B" BEDDING FOR PVC PIPE
NTS

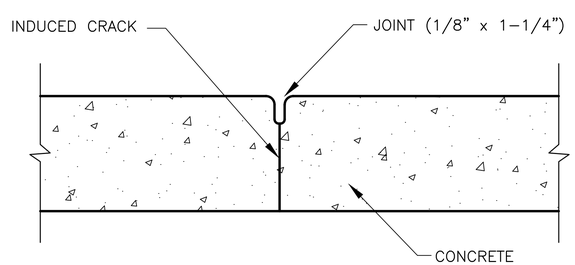


3 / C6.4 TYPICAL SIDEWALK SECTION
NTS

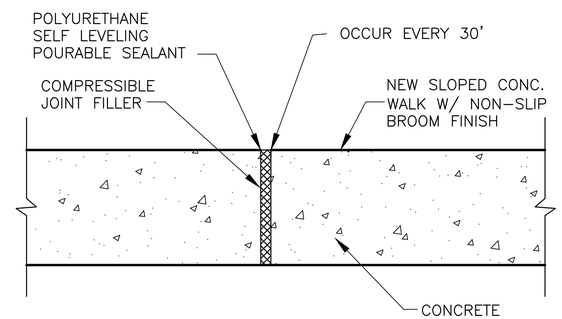


SCHEDULE	
DOWNSPOUT	PVC PIPE WITH BELL FITTING
4"x4" or 6"	12" DIA.
5"x5"	12" DIA.
8"x8"	12" DIA.
9"x9"	15" DIA.
10"x10"	15" DIA.

4 / C6.4 EXTERIOR DOWNSPOUT COLLECTOR
NTS



5 / C6.4 SIDEWALK CONTROL JOINT
NTS



6 / C6.4 SIDEWALK EXPANSION JOINT
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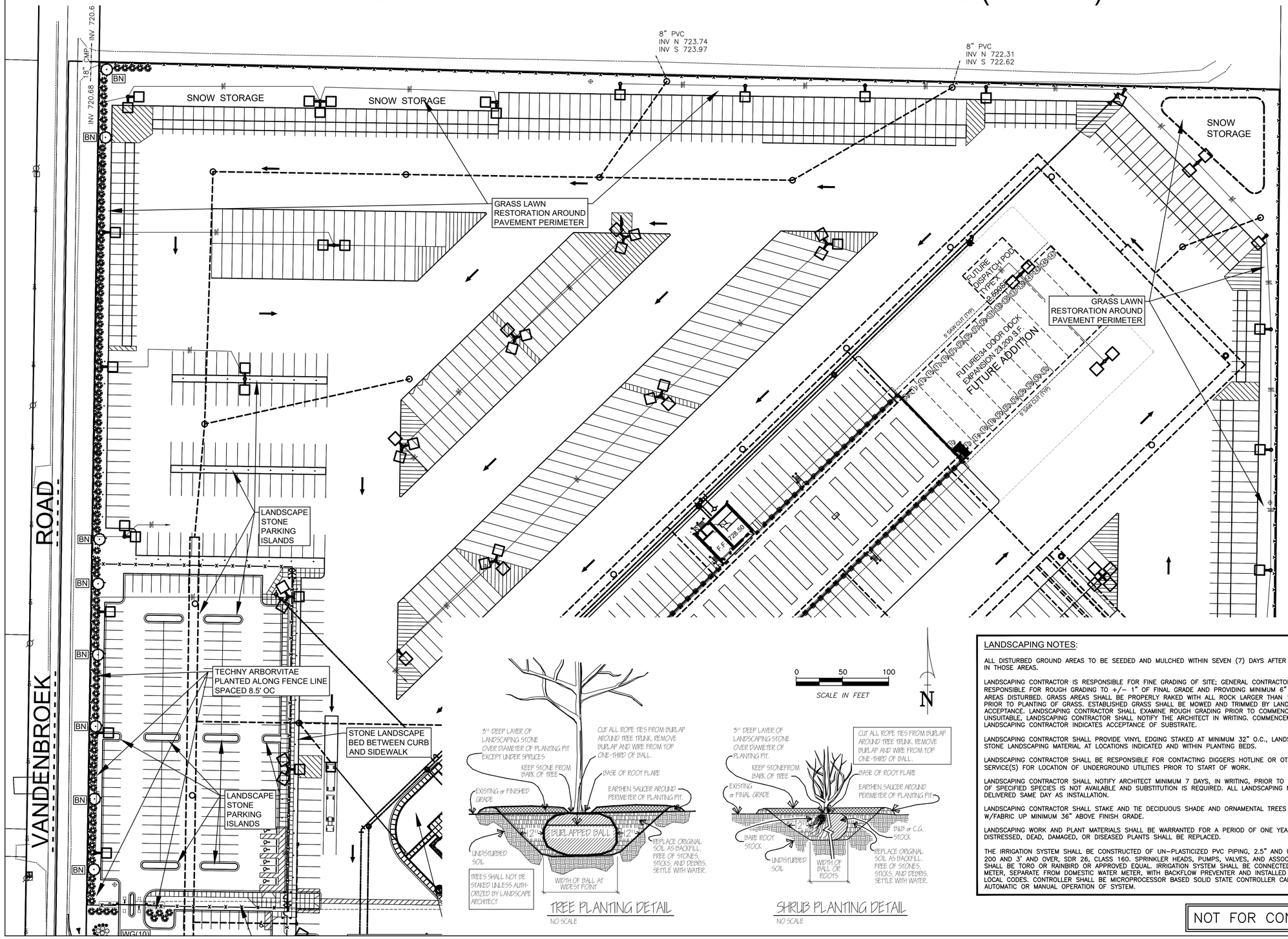
DRAWING NO. C6.4

LANDSCAPE PLAN: FEDEX SETZER PROPERTIES (NORTH)



TREE PLANTING DETAIL

NO SCALE

SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPING NOTES:

ALL DISTURBED GROUND AREAS TO BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS AFTER COMPLETION OF WORK IN THOSE AREAS.

LANDSCAPING CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SITE; GENERAL CONTRACTOR / EXCAVATOR IS RESPONSIBLE FOR ROUGH GRADING TO +/– 1" OF FINAL GRADE AND PROVIDING MINIMUM 6" OF TOPSOIL AT ALL AREAS DISTURBED. GRASS AREAS SHALL BE PROPERLY RAKED WITH ALL ROCK LARGER THAN 1.5" DIAMETER REMOVED PRIOR TO PLANTING OF GRASS. ESTABLISHED GRASS SHALL BE MOWED AND TRIMMED BY LANDSCAPER UNTIL FINAL ACCEPTANCE. LANDSCAPING CONTRACTOR SHALL EXAMINE ROUGH GRADING PRIOR TO COMMENCEMENT OF WORK; IF UNSUITABLE, LANDSCAPING CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING. COMMENCEMENT OF WORK BY LANDSCAPING CONTRACTOR INDICATES ACCEPTANCE OF SUBSTRATE.

LANDSCAPING CONTRACTOR SHALL PROVIDE VINYL EDGING STAKED AT MINIMUM 32" O.C., LANDSCAPING FABRIC AND STONE LANDSCAPING MATERIAL AT LOCATIONS INDICATED AND WITHIN PLANTING BEDS.

LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE OR OTHER LOCATOR SERVICE(S) FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO START OF WORK.

LANDSCAPING CONTRACTOR SHALL NOTIFY ARCHITECT MINIMUM 7 DAYS, IN WRITING, PRIOR TO START OF INSTALLATION OF SPECIFIED SPECIES IS NOT AVAILABLE AND SUBSTITUTION IS REQUIRED. ALL LANDSCAPING MATERIAL SHALL BE DELIVERED SAME DAY AS INSTALLATION.

LANDSCAPING CONTRACTOR SHALL STAKE AND TIE DECIDUOUS SHADE AND ORNAMENTAL TREES AND WRAP TRUNK W/FABRIC UP MINIMUM 36" ABOVE FINISH GRADE.

LANDSCAPING WORK AND PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR. DURING WARRANTY, DISTRESSED, DEAD, DAMAGED, OR DISEASED PLANTS SHALL BE REPLACED.

THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED OF UN–PLASTICIZED PVC PIPING, 2.5" AND UNDER SDR 26, CLASS 200 AND 3" AND OVER, SDR 26, CLASS 160. SPRINKLER HEADS, PUMPS, VALVES, AND ASSOCIATED EQUIPMENT SHALL BE TORO OR RAINBIRD OR APPROVED EQUAL. IRRIGATION SYSTEM SHALL BE CONNECTED TO LANDSCAPE WATER METER, SEPARATE FROM DOMESTIC WATER METER, WITH BACKFLOW PREVENTER AND INSTALLED AS REQUIRED TO MEET LOCAL CODES. CONTROLLER SHALL BE MICROPROCESSOR BASED SOLID STATE CONTROLLER CAPABLE OF FULLY AUTOMATIC OR MANUAL OPERATION OF SYSTEM.

NOT FOR CONSTRUCTION

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DRAWN BY	CHECKED	APPROVED	FIELDWORK
EAE	DXM	MSS	

REFER TO COVER SHEET FOR REVISION DESCRIPTIONS

NO.	DATE	NO.	DATE	NO.	DATE
1	11/4/2020				
2	11/11/2020				
3	12/4/2020				
4	12/8/2020				
5	12/16/2020				
6	12/18/2020				

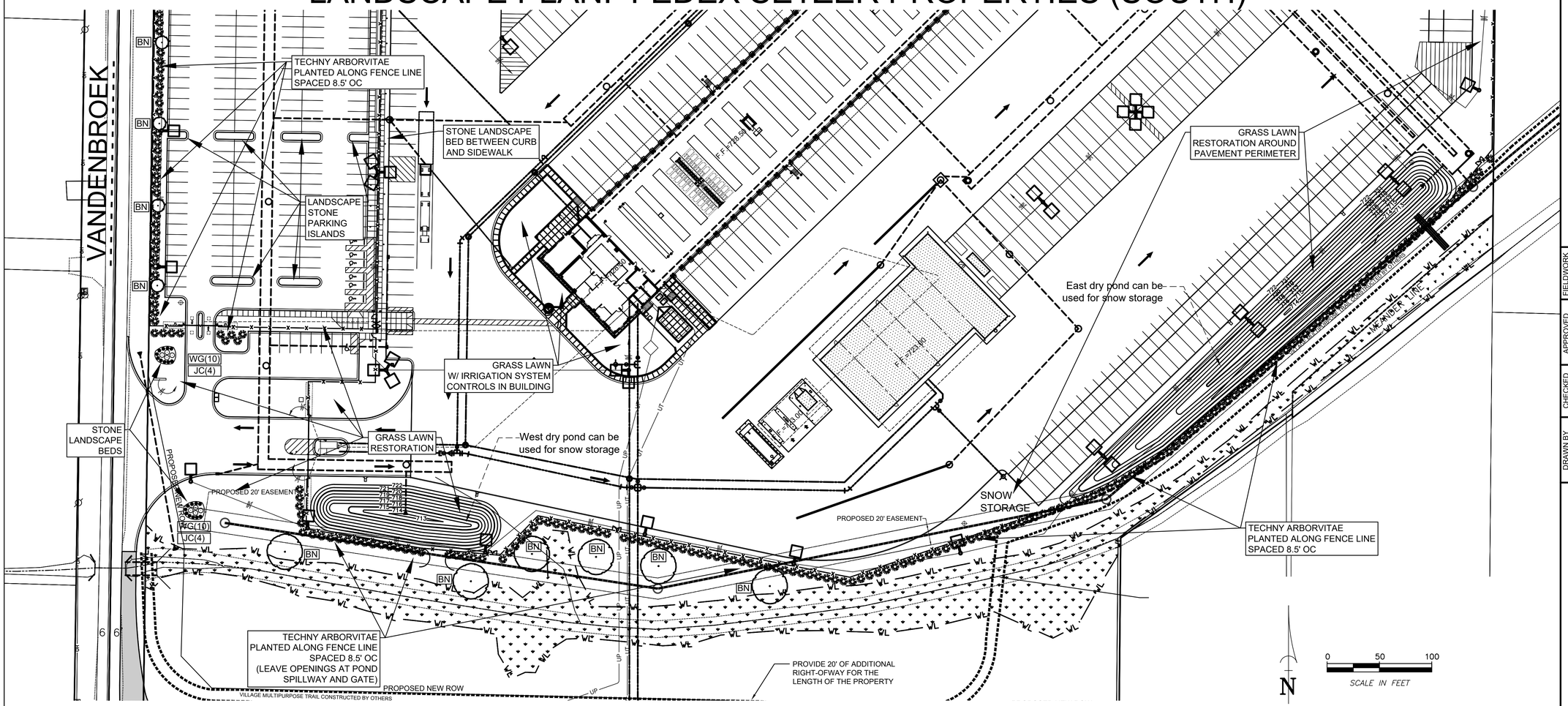
LANDSCAPE PLAN - NORTH
FEDEX SETZER PROPERTIES
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

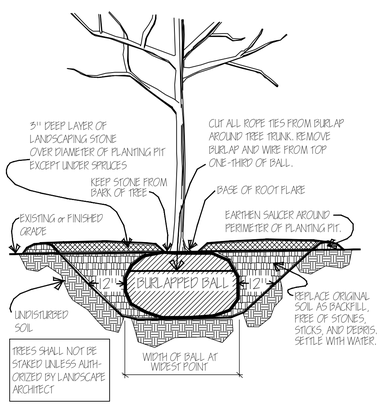
SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE
1-1342-002de.dwg

DRAWING NO.
C7.1

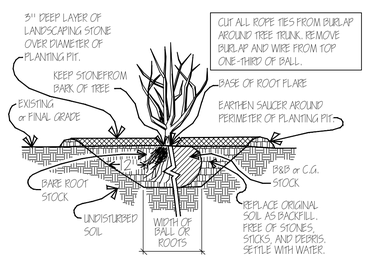
LANDSCAPE PLAN: FEDEX SETZER PROPERTIES (SOUTH)





TREE PLANTING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPE SCHEDULE

	MARK	COMMON NAME botanical name	SIZE INITIAL	SIZE MATURE	QTY
TREES					
	BS	BLACK HILLS SPRUCE picea glauca densata	2"	25'	8
	BN	RIVER BIRCH betula nigra	2"	35'	6
SHRUBS	WG	SPILLED WINE WEIGELA weigela florida 'Bokraspiwi'	5 gal	3'	20
	JC	KALLAY's COMPACT PFITZER JUNIPER juniper chinensis 'Kallay's Compact'	5 gal	2-3'	8
	TO	TECHNY ARBORVITAE thuja occidentalis 'techny'	5 gal	3-5'	268

LANDSCAPING NOTES:

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LANDSCAPE PLAN - SOUTH
FEDEX SETZER PROPERTIES

VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN

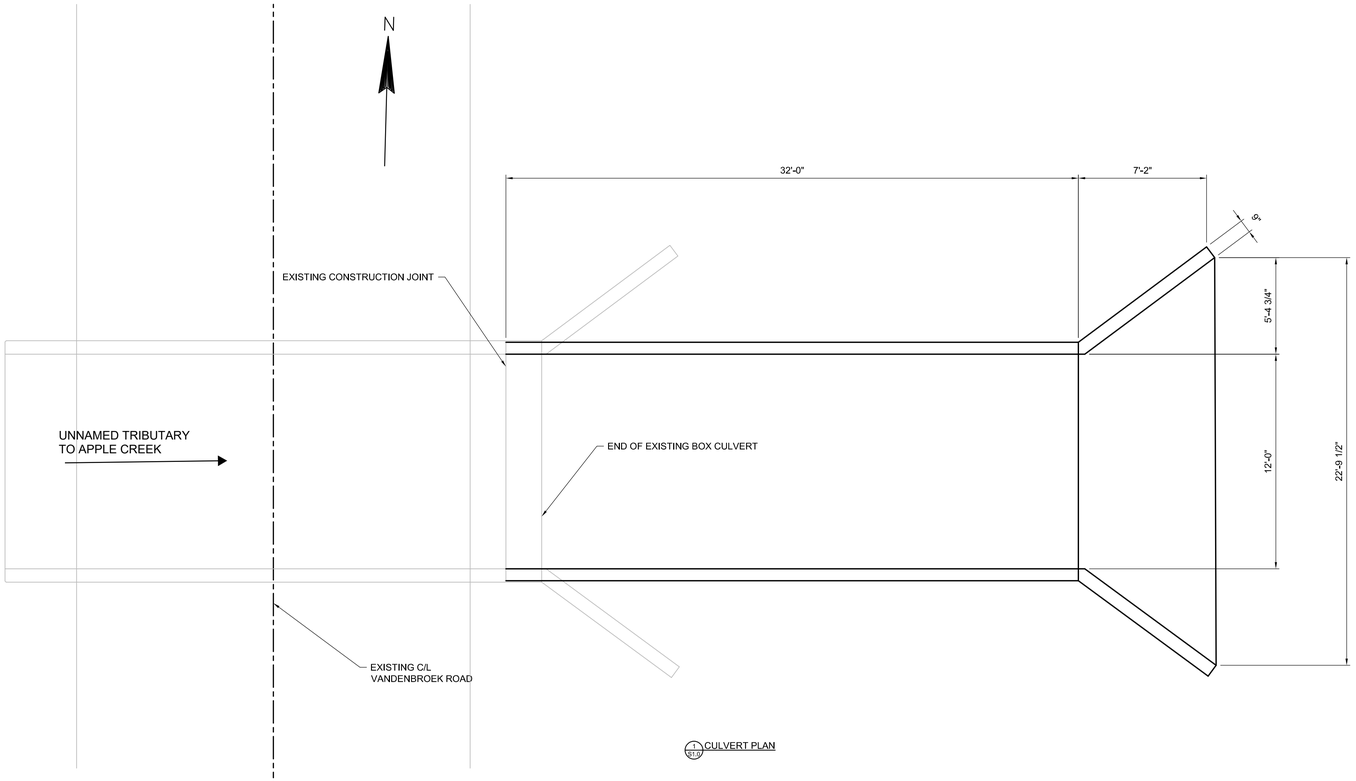
SCALE	DATE
BAR SCALE	10-30-2020

COMPUTER FILE

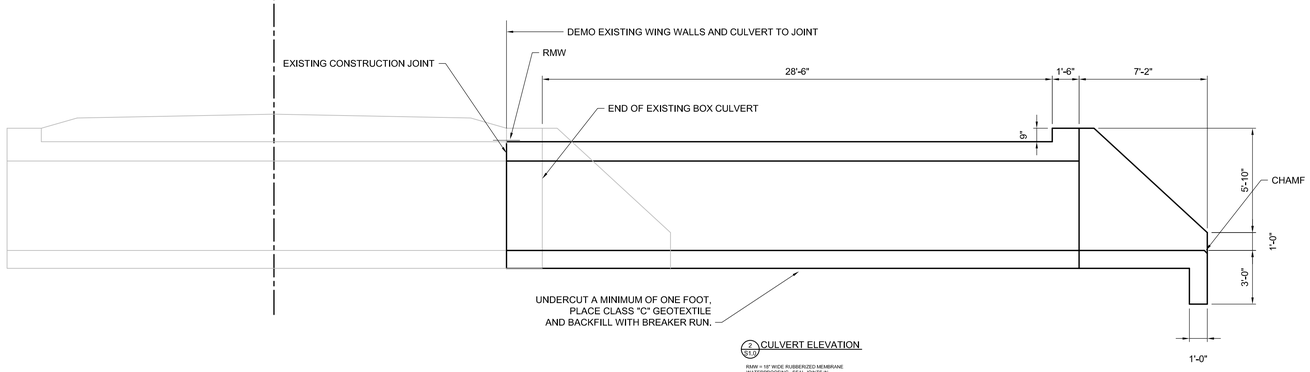
1-1342-002de.dwg

DRAWING NO.

C7.2

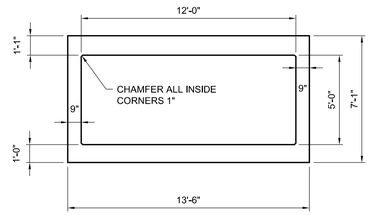


1 S1.0 CULVERT PLAN

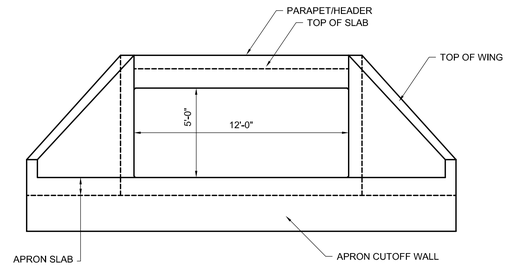


2 S1.0 CULVERT ELEVATION

RMW = 18" WIDE RUBBERIZED MEMBRANE WATERPROOFING. SEAL JOINTS IN WALLS AND TOP SLAB.



3 S1.0 CULVERT CROSS SECTION



4 S1.0 ELEVATION
LOOKING UPSTREAM

GENERAL NOTES

DRAWINGS SHALL NOT BE SCALED.

REFER TO CIVIL PLANS FOR BENCHMARK INFORMATION.

CONSTRUCTION SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION."

ANY CONFLICTS AND OMISSIONS WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY FOR THE PROJECT DURATION AND NOT BE LIMITED TO NORMAL WORK HOURS.

BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

JOINT FILLER SHALL CONFORM TO A.A.S.H.T.O. DESIGNATION MI53, TYPE I, II OR III OR A.A.S.H.T.O. DESIGNATION M213.

AT THE BACK FACE OF SIDE WALLS, ALL VOLUME WHICH CANNOT BE PLACED BEFORE WALL CONSTRUCTION AND IS NOT OCCUPIED BY THE NEW STRUCTURE SHALL BE BACKFILLED WITH BACKFILL STRUCTURE TYPE A.

APPLY PROTECTIVE SURFACE TREATMENT TO THE TOP OF THE DECK, AND TO THE CURB FACE.

APPLY SURFACE SEALER TO THE TOP AND VERTICAL FACES OF PARAPETS (CONCRETE MATERIAL ONLY).

EXPOSED CONCRETE SURFACES OF CULVERT, WINGWALLS, AND PARAPETS SHALL HAVE SACK-RUB FINISH APPLIED IN ACCORDANCE WITH SECTION 502.3.7.5 OF THE STANDARD SPECIFICATIONS.

ALL STATIONS AND ELEVATIONS SHOWN ARE IN FEET.

CONTROL OF STORM WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE A NON-BID ITEM INCIDENTAL TO THE PROJECT.

DESIGN DATA

LIVE LOAD:

DESIGN LOADING HL-93

STRUCTURE IS DESIGNED FOR FILL HEIGHT OF 2 FEET.

STRUCTURE IS DESIGNED FOR A FUTURE WEARING SURFACE OF 20 P.S.F.

MATERIAL PROPERTIES:

CONCRETE MASONRY ..... f'c = 3,500 P.S.I.
HIGH-STRENGTH BAR STEEL
REINFORCEMENT, GRADE 60 ..... fy = 60,000 P.S.I.

ALL WING WALL BAR STEEL REINFORCING SHALL BE EPOXY COATED IN ACCORDANCE WITH SECTION 505 OF THE STANDARD SPECIFICATIONS.
ALL DOWELS AND REINFORCING EXTENDING ACROSS CONSTRUCTION JOINTS SHALL BE EXPOXY COATED IN ACCORDANCE WITH SECTION 505 OF THE STANDARD SPECIFICATIONS..
BAR STEEL REINFORCING FOR BOX CULVERT SHALL BE UNCOATED.

FOUNDATION DATA

CULVERT TO BE SUPPORTED ON MINIMUM 12" LAYER OF COMPACTED BREAKER RUN OVER TYPE "C" GEOTEXTILE OVER FIRM COMPACTED SUB-BASE. ALL SILT AND SEDIMENT IN THE EXISTING CHANNEL SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.

DRAWING INDEX

GENERAL PLAN AND ELEVATION.....S1.0
CULVERT SECTION AND DETAILS.....S1.1

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CLIENT:
MARTENSON & EISELE
Menasha, Wisconsin
Attn: MIKE SIEWERT

VANDENBROEK ROAD CULVERT EXTENSION

LITTLE CHUTE, WI

SEAL

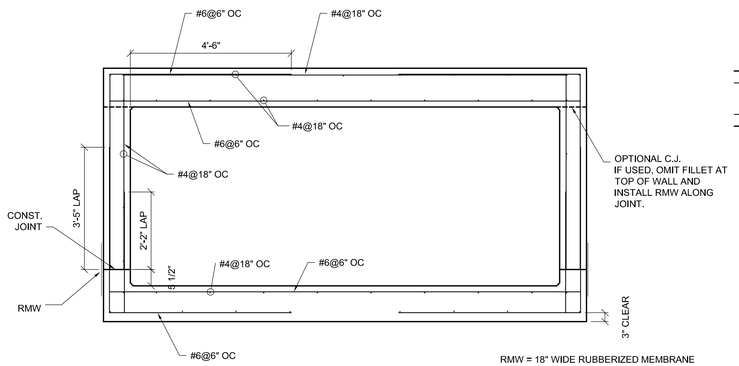
Date:
Design Firm#

No.	Date	Description
0	12/10/20	REVIEW

Project #: 32200021.000
Drawn by: SEK
Checked by: SEK

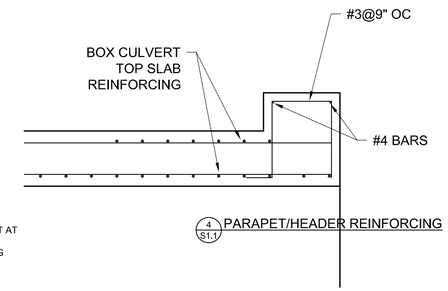
Sheet Title:
GENERAL PLAN AND ELEVATION

S1.0

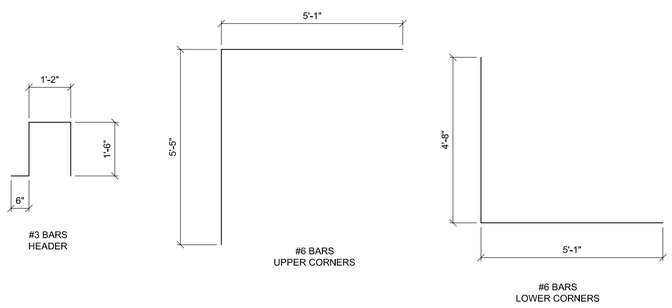


RMW = 18" WIDE RUBBERIZED MEMBRANE WATERPROOFING. SEAL JOINTS IN WALLS AND TOP SLAB.

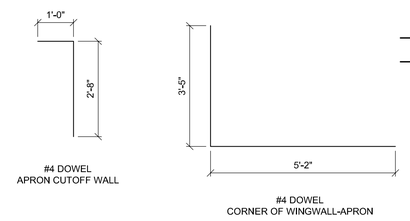
1 S1.1 CULVERT SECTION



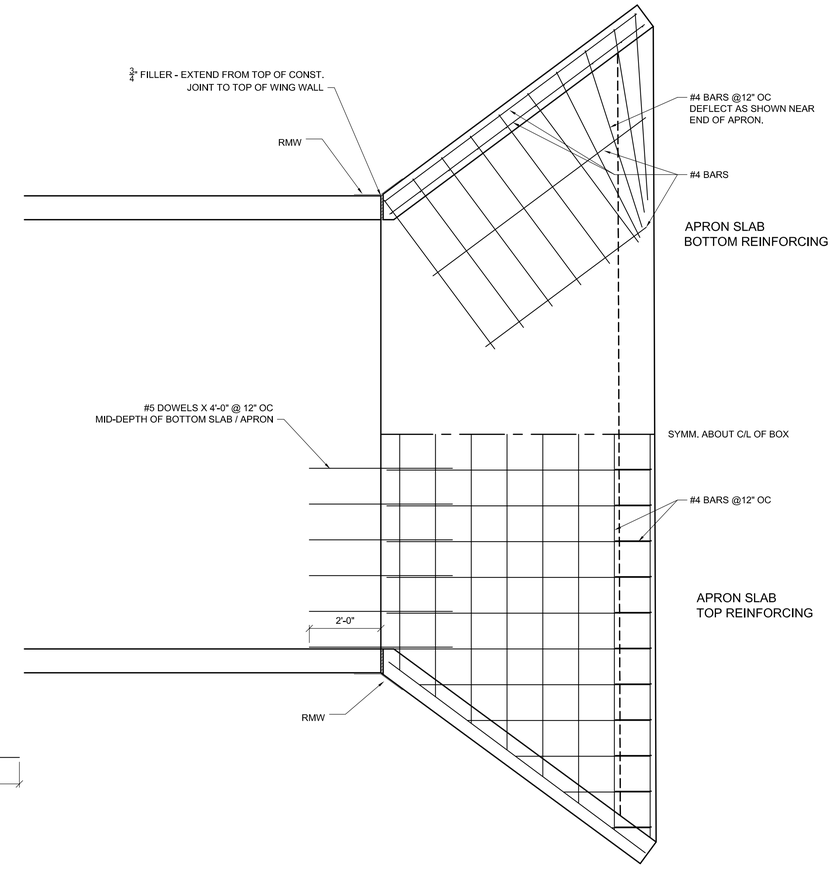
4 S1.1 PARAPET/HEADER REINFORCING



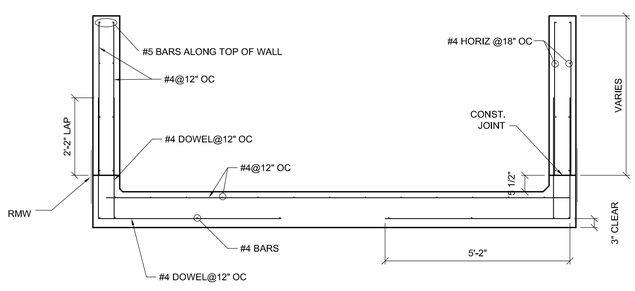
2 S1.1 CULVERT BENT BARS



5 S1.1 APRON BENT BARS

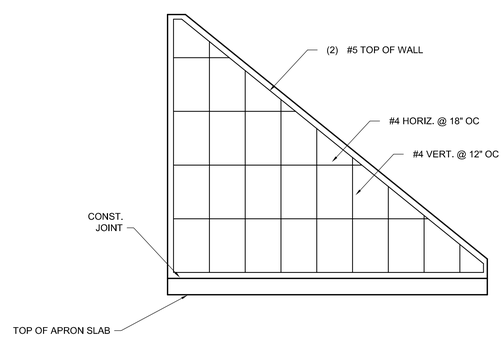


7 S1.1 APRON REINFORCING

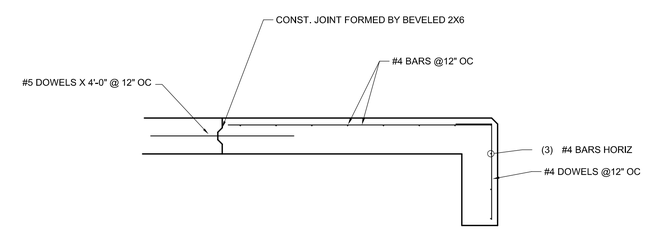


3 S1.1 APRON REINFORCING
TYPICAL REINFORCING

RMW = 18" WIDE RUBBERIZED MEMBRANE WATERPROOFING. SEAL JOINTS IN WALLS AND TOP SLAB.



6 S1.1 WINGWALL ELEVATION



8 S1.1 APRON/CUTOFF SECTION
TOP REINFORCING SHOWN

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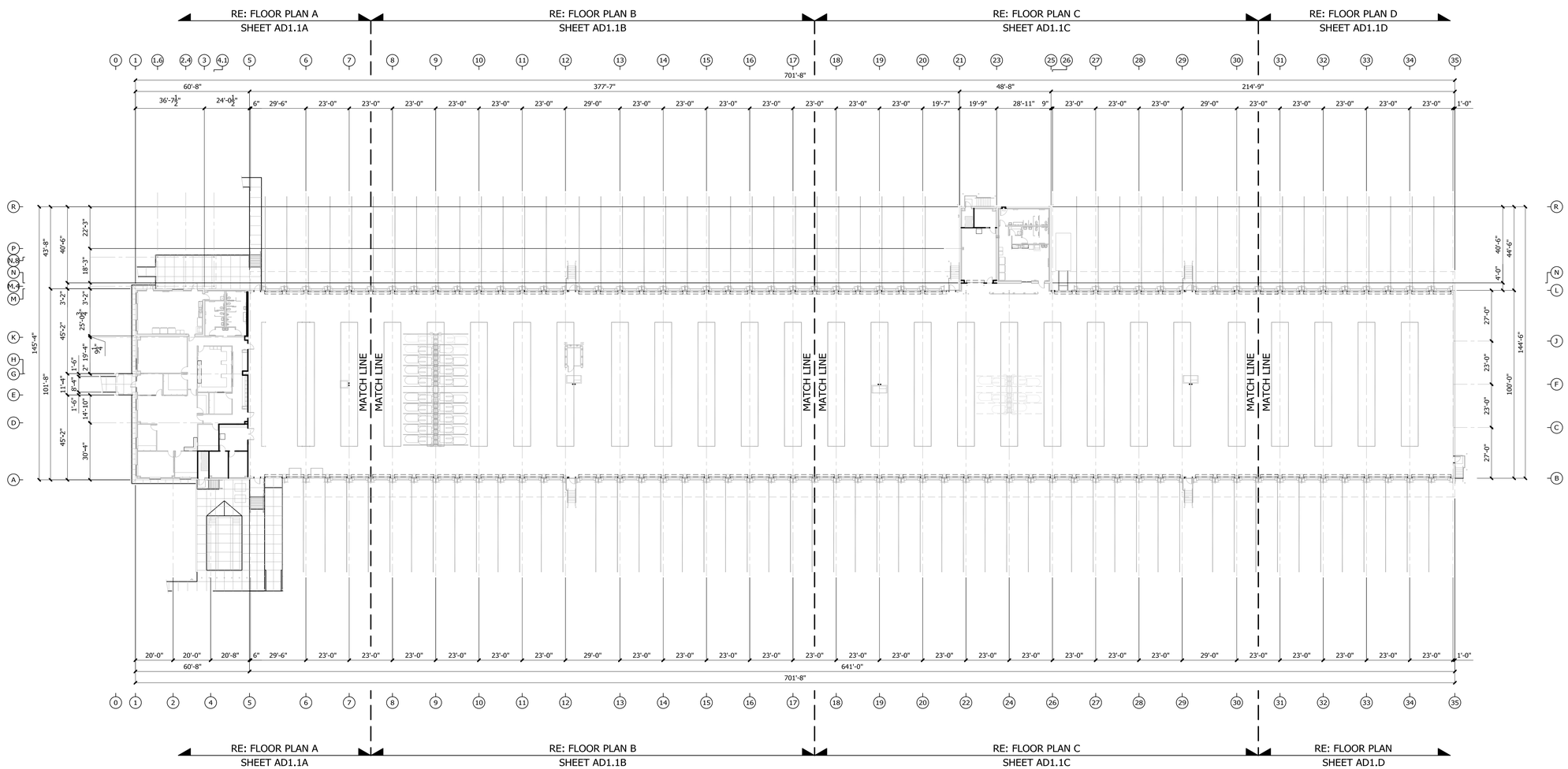
Sheet Title:
CULVERT PLAN AND DETAILS

S1.1

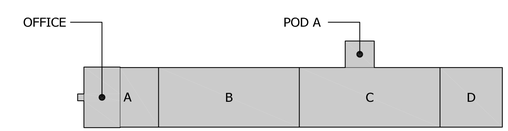


DOCK KEY FLOOR PLAN

1" = 50'

GENERAL NOTES

- THESE GENERAL NOTES APPLY TO ALL ARCHITECTURAL SHEETS IN THE PROJECT SHEET SET.
- DRAWINGS ARE CREATED FOR USE BY GENERAL CONTRACTOR BASED ON RFP DRAWINGS PROVIDED BY FXF. IF DISCREPANCIES EXIST BETWEEN ARCHITECT CREATED SET OF DRAWINGS AND RFP DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING TO VERIFY EXTENT OF DISCREPANCIES. ARCHITECT ASSUMES NO RESPONSIBILITY FOR TRADES AND SUB CONTRACTOR DRAWINGS COVERED UNDER CONTRACTOR SUPPLIED DRAWINGS INCLUDING BUT NOT LIMITED TO CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL & CONCRETE WALL DRAWINGS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY EXISTING ELEMENTS DAMAGED DURING THE CONSTRUCTION PROCESS. FAILURE TO DO SO SHALL DEEM CONSTRUCTION TO BE INCOMPLETE .
- TYPICAL-NOTES OR KEYNOTES - REFERRING TO ITEMS OF PLANS APPLY TO THE SAME TYPE OF ITEMS WHETHER OR NOT EVERY SUCH ITEM IS SO IDENTIFIED-THAT IS. NOTE DESCRIBING ONE ITEM WOULD BE TYPICAL AND APPLY TO ALL SUCH ITEMS. NOTES AND KEYNOTES MAY NOT ALWAYS APPLY TO EVERY PROJECT. VERIFY WITH PROJECT MANAGER.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, THE MORE STRINGENT TO GOVERN DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND CODES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DATA SHALL BE OBTAINED FROM WRITTEN INFORMATION ONLY. VERIFY ALL DIMENSIONS BEFORE PROCEEDING. ANY DIMENSIONAL DEVIATION FROM THAT SHOWN ON DRAWINGS, WHICH MAY AFFECT INTENT OF DESIGN OR PROPER INCORPORATION OF ELEMENTS, SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PROMPTLY AND RESOLUTION OBTAINED BEFORE PROCEEDING
- STRUCTURAL AND MISCELLANEOUS STEEL SUPPLIER SHALL BE RESPONSIBLE FOR REVIEW OF TOTAL CONTRACT DOCUMENTS AND ALL STEEL ITEMS CONTAINED THEREIN.
- STRUCTURAL STEEL FABRICATION, CONNECTIONS, DETAILING, AND ERECTION SHALL BE IN ACCORDANCE WITH A.I.S.C. MANUAL OF STEEL CONSTRUCTION EIGHTH EDITION.
- THIS FACILITY WAS DESIGNED TO MEET ALL FIRE PROTECTION CODES AND ORDINANCES - SEE SPECIFICATIONS FOR ADDITIONAL FIRE PROTECTION INFORMATION.
- ALL EXPOSED CONCRETE STEM WALLS TO BE RUBBED CONCRETE FINISH
- ALL EXPOSED SURFACES TO HAVE EITHER FACTORY FINISH OR PAINT. ALL COLORS WILL BE SELECTED BY FXF
- ALL EXTERIOR DIMENSIONS ARE FROM CENTERLINE OF STRUCTURAL FRAMES OR STEEL/BUILDING LINE UNLESS SPECIFICALLY INDICATED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FROM CENTERLINE OF STRUCTURAL FRAMES OR STEEL LINE TO FACE OF STUDS UNLESS SPECIFICALLY INDICATED OTHERWISE IN PLAN AND/OR DETAIL.
- PROVIDE FIRE RETARDANT TREATED SOLID WOOD BLOCKING AS REQUIRED TO INSTALL EQUIPMENT, BULLETIN BOARDS, MILLWORK & ACCESSORIES.
- ALL INTERIOR WALLS NOT EXTENDED TO UNDERSIDE OF ROOF DECK SHALL BE ANGLE BRACED TO STRUCTURE WIIH 20 GA. MTL. STUDS ON 4'-0" O.C. ALL INTERIOR DOOR FRAMES TO BE ANGLE BRACED TO STRUCTURE ON STRIKE-SIDE FRAME.
- ALL WALLS TO RECEIVE INSULATION AS NOTED PER WALL TYPES. REFER TO WALL PARTITION TYPES SHEET(S) FOR WALL TYPES.
- CONTRACTOR TO PROVIDE GROMMETS FOR CABLING IN COUNTER TOPS @ 6'-0" O.C. - EXACT LOCATIONS SHALL BE CONFIRMED W/FXF PROJECT MANAGER PRIOR TO INSTALLATION.
- ALL ADA INTERIOR OFFICE SIGNAGE SHALL BE PROVIDED & INSTALLED BY CONTRACTOR/DEVELOPER TO MEET LOCAL CODE REQUIREMENTS.
- FINISH AND PAINT WALL TO STRUCTURE AT STORAGE, SPRINKLER, AND ELECTRICAL AREAS.
- EXTERIOR COLUMNS @ OFFICE AREAS SHALL HAVE STRAIGHT LEGS. COLUMN BASE PLATES SHALL BE SET @ ELEVATION 100.0'.
- EXTERIOR COLUMNS @ AREAS OTHER THAN OFFICE AREAS SHALL HAVE TAPERED LEGS. COLUMN BASE PLATES SHALL BE SET @ ELEVATION 100.00'.
- INTERIOR COLUMNS @ AREAS OTHER THAN OFFICE AREAS SHALL HAVE COLUMN BASE PLATES SET @ ELEVATION 100.00' UNLESS NOTED OTHERWISE ON PLANS.
- INTERIOR COLUMNS @ OFFICE AREAS SHALL HAVE STRAIGHT LEGS & HAVE COLUMN BASE PLATES SET @ ELEVATION 100'-0" UNLESS NOTED OTHERWISE ON PLANS.
- ALL GYPSUM WALLBOARD SHALL BE 5/8" TYPE "X" UNLESS OTHERWISE NOTED OR SPECIFIED. ALL WET AREAS SHALL RECEIVE MOISTURE RESISTANT GYPSUM WALLBOARD.
- ALL PLUMBING WITHIN INTERIOR WALLS TO BE PLACED IN CENTER OF WALLS & INSULATION TO BE CUT & PLACED BOTH SIDES OF PIPES. ALL PLUMBING WITHIN EXTERIOR FURRED OUT WALLS TO BE PLACED TOWARD WARM SIDE OF WALLS & ALL INSULATION TO BE PLACED BETWEEN EXTERIOR WALL & PIPING - NO INSULATION SHALL BE PLACED ON WARM SIDE OF WALL - REFER TO DETAIL A SHEET AD5.5.
- REFER TO FACILITY SETUP SCHEDULE SHEET AD6.5 FOR ITEMS PROVIDED BY FXF & INSTALLED BY GENERAL CONTRACTOR.



KEY PLAN

NTS

WISCONSIN
WILLIAM R. THOMAS
A-11468-5
STANLEY, KS
ARCHITECT
12-15-20

WILLIAM R THOMAS JR
71567

BILL THOMAS ARCHITECT
PO BOX 23755 STANLEY, KANSAS 66283
PH 913.742.4081

A NEW CROSS DOCK BUILDING FOR:
FEDEX FREIGHT
VANDENBROEK ROAD & EVERGREEN DRIVE
VILLAGE OF LITTLE CHUTE, WISCONSIN 54165
GRB

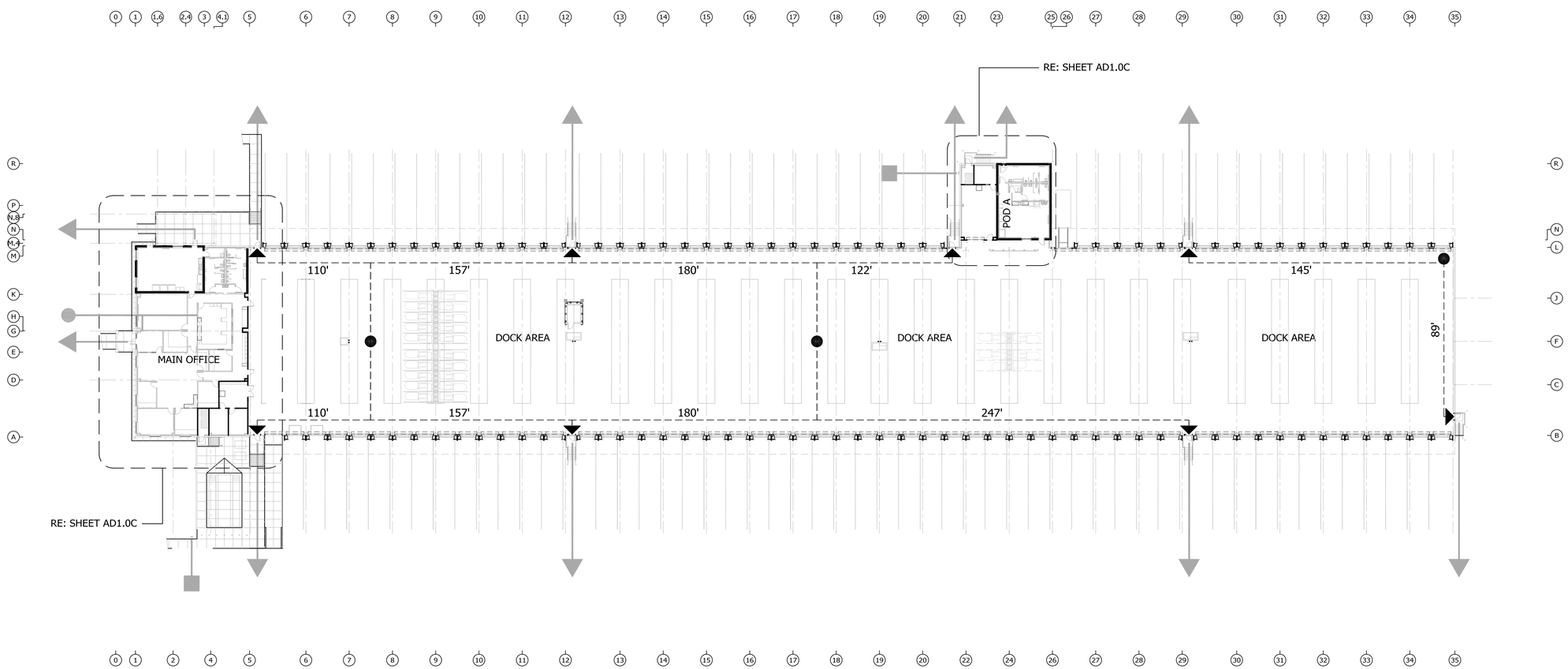
SETZER PROPERTIES

DESIGNER:	
DRAWN BY:	WRT
JOB NO.:	20200812
DATE:	12-15-20

PROJECT REVISIONS
FOR CONSTRUCTION

SHEET NUMBER
AD1.0A
OF:

CAD: G:\DROPBOX\Dropbox\Data Files\DRAW\FEDEX FREIGHT\FXF GRB\ARCH\DOCK\FXF GRB DOCK FP ELEV 1.dwg, AD1.0A, 12/15/2020 1:56:11 PM, COPYRIGHT 2017 - BILL THOMAS DESIGN



CODE ANALYSIS

CONSTRUCTION TYPE: 2B (FIRE SUPPRESSED)

OCCUPANCY GROUP: B (OFFICE)
S-1 (DOCK AREA)

REQUIRED SEPARATION:
NONE (NON-SEPARATED OCCUPANCIES). THE BUILDING WILL BE ANALYZED AS AN S-1 OCCUPANCY. MEETING, BREAK & CONFERENCE ROOMS ARE BEING CONSIDERED ACCESSORY TO THE S-1 OCCUPANCY.

FIRE SUPPRESSION: YES

FIRE RESISTANCE RATINGS REQUIRED:
TYPE IIB BUILDING CONSTRUCTION
STRUCTURAL FRAME: 0 HRS.
BEARINGS WALLS: 0 HRS.
EXTERIOR: 0 HRS.
INTERIOR: 0 HRS.
NON BEARING WALLS & PARTITIONS:
INTERIOR: 0 HRS.
FLOOR CONSTRUCTION: 0 HRS.
ROOF CONSTRUCTION: 0 HRS.

ALLOWABLE BUILDING AREA:
UNLIMITED. BUILDING IS ONE STORY, OPEN OVER 60' ON ALL SIDES & IS FIRE SUPPRESSED

BUILDING AREA:
DOCK AREA: 64277 SQ. FT.

OFFICE AREA:
BREAK ROOM: 918 SQ. FT.
MEETING ROOM: 549 SQ. FT.
CONFERENCE: 310 SQ. FT.
STORAGE: 300 SQ. FT.
OFFICE: 3036 SQ. FT.
SUPPORT AREAS: 1055 SQ. FT.
TOTAL: 6168 SQ. FT.

POD A AREA:
BREAK ROOM: 604 SQ. FT.
STORAGE: 587 SQ. FT.
SUPPORT AREAS: 797 SQ. FT.
TOTAL: 1988 SQ. FT.

TOTAL BLDG. AREA: 72444 SQ. FT.

OCCUPANT LOAD:
DOCK AREA: 129 PERSONS (1:500)

OFFICE AREA:
BREAK ROOM: 61 PERSONS (1:15)
MEETING ROOM: 37 PERSONS (1:15)
CONFERENCE: 21 PERSONS (1:15)
STORAGE: 1 PERSONS (1:300)
OFFICE: 30 PERSONS (1:100)
SUPPORT AREAS: 11 PERSONS (1:100)
TOTAL: 161 PERSONS (VARIES)

POD A AREA:
BREAK ROOM: 40 PERSONS (1:15)
STORAGE: 1 PERSONS (1:300)
SUPPORT AREAS: 8 PERSONS (1:100)
TOTAL: 49 PERSONS (VARIES)

TOTAL BLDG. OCC. LOAD: 339 PERSONS (VARIES)

REQUIRED EXITS:
DOCK AREA: 8 (TRAVEL DISTANCE BASED)

OFFICE AREA:
BREAK ROOM: 2 (OCCUPANT LOAD BASED)
MEETING ROOM: 1 (OCCUPANT LOAD BASED)
CONFERENCE: 1 (OCCUPANT LOAD BASED)
STORAGE: 1 (OCCUPANT LOAD BASED)
OFFICE: 1 (OCCUPANT LOAD BASED)
SUPPORT AREAS: 1 (OCCUPANT LOAD BASED)
TOTAL: 2 REQUIRED FROM SPACE

POD A AREA:
BREAK ROOM: 1 (OCCUPANT LOAD BASED)
STORAGE: 1 (OCCUPANT LOAD BASED)
SUPPORT AREAS: 1 (OCCUPANT LOAD BASED)
TOTAL: 1 REQUIRED FROM SPACE

EXITS PROVIDED:
DOCK AREA: 8
OFFICE: 3
POD A: 2

MAXIMUM EXIT TRAVEL DISTANCE:
DOCK AREA: 250'-0"
OFFICE AREAS: 300'-0"
MEETING, CONFERENCE & BREAK AREAS: 250'-0

APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL ELECTRICAL CODE
2015 INTERNATIONAL FIRE CODE
WISCONSIN STATE AMENDMENTS TO ALL CODES

LIFE SAFETY PLAN LEGEND	
	DESIGNATED EXIT
	FIRE DEPARTMENT CONNECTION
	FIRE ALARM CONTROL OR ANNUNCIATOR PANEL
#	PATH OF EGRESS & DISTANCE

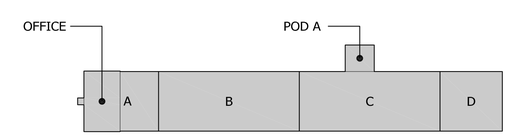
DOCK LIFE SAFETY PLAN

1" = 50'

N

PLUMBING FIXTURE COUNTS TABLE

OCCUPANCY		WATER CLOSETS				LAVATORIES				DRINKING	DRINKING
USE	LOAD	RATIO	MALE	RATIO	FEMALE	RATIO	MALE	RATIO	FEMALE	FOUNTAIN RATIO	FOUNTAINS
OFFICE	89	1 PER 25 FOR FIRST 50 & 1 PER 50 FOR THE REMAINDER	1.4	1 PER 25 FOR FIRST 50 & 1 PER 50 FOR THE REMAINDER	1.4	1 PER 40 FOR FIRST 80 & 1 PER 80 FOR THE REMAINDER	1.0625	1 PER 40 FOR FIRST 80 & 1 PER 80 FOR THE REMAINDER	1.0625	1 PER 100	0.89
BREAK	101	1 PER 75	0.68	1 PER 75	0.68	1 PER 200	0.255	1 PER 200	0.255	1 PER 500	0.202
CONFERENCE/MEETING	58	1 PER 125	0.232	1 PER 65	0.446	1 PER 200	0.145	1 PER 200	0.145	1 PER 500	0.116
DOCK/STORAGE	131	1 PER 100	0.655	1 PER 100	0.655	1 PER 100	0.655	1 PER 100	0.655	1 PER 1000	0.131
SUBTOTALS			2.967		2.967		2.1175		2.1175		1.339
REQUIRED TOTALS			3		3		3		3		2
FIXTURES PROVIDED			7		4		8		4		2



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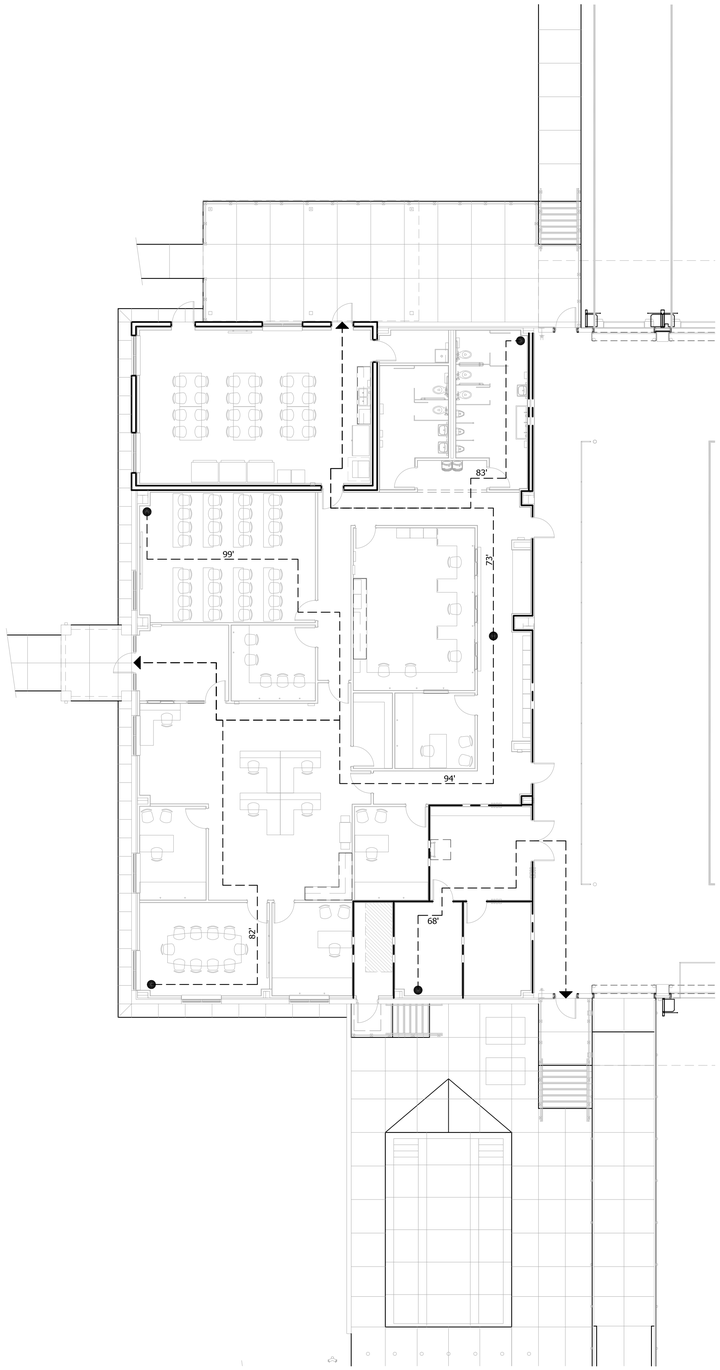
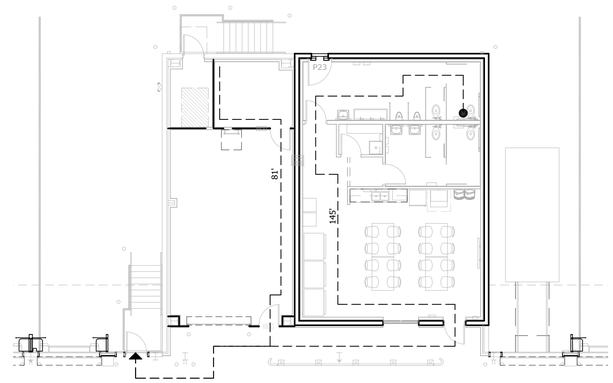


LIFE SAFETY PLAN - OFFICE

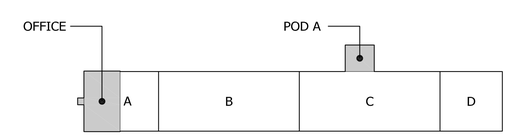
3/32" = 1'-0"



LIFE SAFETY PLAN - POD A

3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND	
#, PATH OF EGRESS & DISTANCE	



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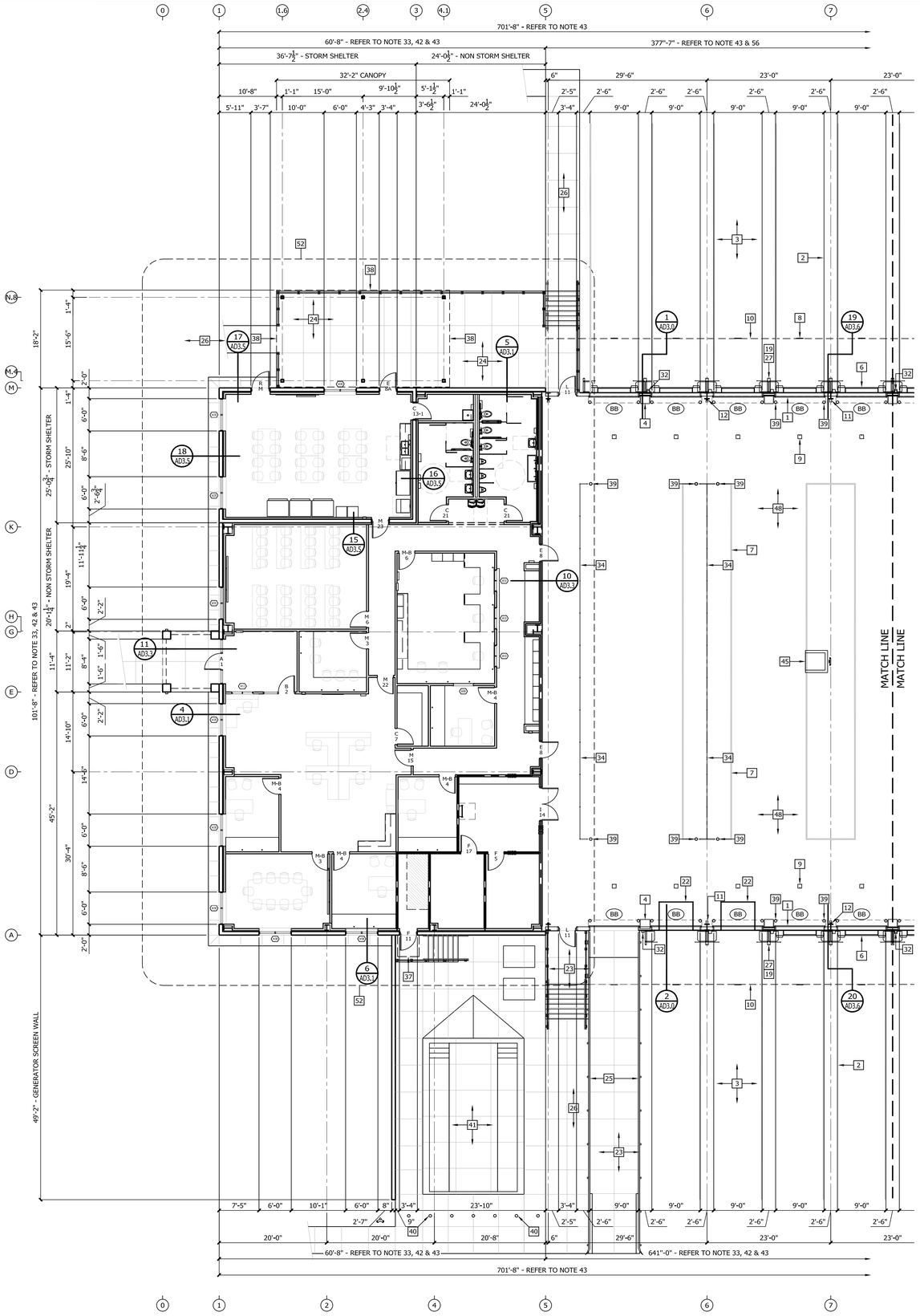


DOCK FLOOR PLAN KEYED NOTES

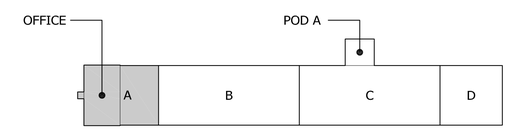
THESE NOTES APPLY TO THIS SHEET ONLY BUT SOME NOTES MAY NOT APPLY.

KEY NOTE SYMBOL

1. OVERHEAD COILING DOORS PER SPECIFICATIONS & DOOR SCHEDULE.
2. 4" x 60' PAINTED YELLOW STRIPE. ALIGN WITH EDGE OF DOCK BUMPER AS INDICATED - TYPICAL AT ALL LEVELER LOCATIONS.
3. CONCRETE DOCK APRON - SEE SITE PLAN.
4. CHECK WRITING STAND - SEE DETAIL A SHEET AD6.0.
5. NOT USED.
6. EDGE OF DOCK LEVELERS & BUMPERS WELDED TO CONTINUOUS STEEL CHANNEL. REFER TO DETAIL B SHEET AD6.3 & SPECIFICATIONS.
7. 4" WIDE DOCK STRIPING PER SPECIFICATIONS.
8. EXTERIOR OVERHEAD DOCK DOOR SIGN - SEE DETAIL J SHEET AD6.0.
9. INTERIOR DOCK DOOR SIGN - SEE DETAIL K SHEET AD6.0.
10. LINE OF 10'-0" CANOPY OVERHANG PER PEMB MANUFACTURER.
11. BROOM/SHOVEL HANGER PER DETAIL B SHEET AD6.1. PROVIDE (1) @ EACH MAIN FRAME COLUMN FURNISHED & INSTALLED BY GENERAL CONTRACTOR.
12. FIRE EXTINGUISHER; FURNISHED & INSTALLED BY G.C. (SEE FXF SPEC).
13. TRASH COMPACTOR PER TRASH COMPACTOR PLAN SHEET AD6.1 - NO DOCK BUMPERS REQUIRED @ DOOR.
14. REFER TO ENLARGED STAIR PLAN C SHEET AD6.2.
15. REFER TO ENLARGED STAIR PLAN B SHEET AD6.2.
16. REFER TO ENLARGED STAIR PLAN A SHEET AD6.2.
17. REFER TO ENLARGED STAIR PLAN E SHEET AD6.2.
18. REFER TO ENLARGED STAIR PLAN D SHEET AD6.2.
19. DOCK SHELTERS @ ALL COILING DOCK DOOR LOCATIONS PER FXF SPECIFICATIONS.
20. WALL TO BE DESIGNED FOR FUTURE EXPANSION. ALL WALL PANELS, SECONDARY POST FRAMING, ETC. TO BE DESIGNED TO BE REMOVED @ LATER DATE.
21. NOT USED.
22. PIT LEVELERS PER SPECIFICATIONS - REFER TO PIT LEVELER PLAN SHEET AD6.4.
23. REFER TO FORKLIFT RAMP/STAIR PLAN SHEET AD1.7A.
24. REFER TO PATIO/STAIR PLAN SHEET AD1.7B.
25. METAL HIGHWAY RAIL @ FORKLIFT RAMP.
26. 5" THICK CONCRETE SIDEWALK PER CIVIL DRAWINGS.
27. 3/16" THICK x 2'-5 1/2" W. x 10'-2" L. STEEL PLATE BETWEEN OVERHEAD COILING DOORS WELDED TO MIN 12 GA DOOR POST WITH 2" FILLET WELDS @ 24" CENTER. STEEL PLATE TO BE SET @ FINISHED FLOOR ELEVATION & TO BE (1) CONTINUOUS PIECE W/NO SPLICES.
28. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 1'-11 1/2" W.
29. NOT USED.
30. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 2'-2 1/2" W.
31. NOT USED.
32. DOWNSPOUTS W/PRE-FINISHED METAL STRAP ANCHORS PER PEMB MANUFACTURER HARD PIPED UNDERGROUND.
33. NO EDGE OF DOCK CHANNEL REQUIRED @ OFFICE, POD OR BUILDING END WALLS.
34. STEEL PIPE GUARDRAIL SYSTEM PER DETAIL H SHEET AD6.0.
35. 4" SLOWSTOP GUARDRAIL SYSTEM PER SPECIFICATIONS.
36. 48" x 48" METAL CANOPY PER PEMB MANUFACTURER - MAINTAIN 9'-6" CLEAR UNDER CANOPY.
37. 48" x 48" METAL CANOPY PER DETAIL B SHEET AD5.5.
38. PRE-MANUFACTURED CANOPY PER SPECIFICATIONS. HOLD CANOPY ROOF BACK 2" FROM FACE OF CONCRETE WALL PANELS - PROVIDE FLASHING & TERMINATION BAR ATTACHED TO CONCRETE WALL PANELS. FASCIA PANELS TO RUN TO FACE OF CONCRETE WALL PANELS. SET CANOPY COLUMNS 2'-0" BELOW FINISHED FLOOR. PROVIDE INTERNALLY SLOPED ROOF SYSTEM W/PVC INTERNAL COLUMN DRAINS. ROUTE DRAINS TO DAYLIGHT THRU STEM WALL OF PATIO.
39. INTERIOR 6" DIA. SCH. 40 STEEL PIPE BOLLARDS FILLED SOLID W/ CONCRETE. PROVIDE PROTECTIVE PVC SLEEVE W/ STANDARD DUTY INTEGRAL YELLOW DOME CAP (BOLLARD SLEEVES TO BE RED @ FIRE EXTINGUISHER LOCATIONS) - REFER TO DETAIL F SHEET AD6.0.
40. EXTERIOR 6" DIA. SCH. 40 STEEL PIPE BOLLARDS FILLED SOLID W/ CONCRETE. PROVIDE PROTECTIVE PVC SLEEVE W/ STANDARD DUTY INTEGRAL YELLOW DOME CAP - REFER TO DETAIL G OR GG SHEET AD6.0.
41. REFER TO ENLARGED GENERATOR PLAN SHEET AD1.7A.
42. CONCRETE WALL PANELS PER WALL PANEL DRAWINGS.
43. STEEL LINE OR BUILDING LINE.
44. TYPICAL FLOOR STRIPING DIMENSIONS.
45. DOCK STAND A - REFER TO DETAIL 1 SHEET AD6.3.
46. DOCK STAND B - REFER TO DETAIL 2 SHEET AD6.3.
47. DOCK STAND C - REFER TO DETAIL 3 SHEET AD6.3.
48. CLEAR HEIGHT OF BUILDING SHALL BE 13'-6" MINIMUM - NOTHING TO BE IN CLEAR HEIGHT AREA INCLUDING MAIN FRAME HAUNCH, FIRE SUPPRESSION PIPING, CONDUITS, LIGHTS, TUBE HEATERS, ETC - NO EXCEPTION. LOCATE FIRE SPRINKLER & OTHER FIRE SUPPRESSION DEVICES AT SIZE & SPACING AS REQUIRED BY CODE. INSTALLED FIRE SUPPRESSION DEVICES SHALL NOT INTERFERE WITH OPERATION OF CEILING FANS, LIGHTS, DOOR LOAD LIGHTS, DOCK STANDS, ETC.
49. PROPOSED LOCATION OF FDC - EXACT LOCATION TO BE DETERMINED BY FIRE SUPPRESSION CONTRACTOR & VERIFIED W/FXF PROJECT MANAGER.
50. REFER TO ENLARGED POD A FLOOR PLAN SHEET AD1.4C.
51. NOT USED.
52. REFER TO ENLARGED OFFICE PLAN SHEET AD1.4A.
53. REFER TO ENLARGED MODULAR TELCO ROOM PLAN DETAIL A SHEET AD6.3.
54. (35) CURRENT (5) FUTURE ELECTRIC FORKLIFT CHARGERS BY FXF - CHARGER STATIONS, ELECTRICAL SERVICE & CONDUITS BY GENERAL CONTRACTOR - REFER TO FORKLIFT PLAN (FORKLIFT LAYOUT 1).
55. (10) FUTURE ELECTRIC FORKLIFT CHARGERS BY FXF - CHARGER STATIONS, ELECTRICAL SERVICE & CONDUITS BY GENERAL CONTRACTOR - REFER TO FORKLIFT PLAN (FORKLIFT LAYOUT 2).
56. PRE-FINISHED METAL WALL PANELS OVER GIRTS (ABOVE COILING DOORS) & STEEL PLATE (BETWEEN COILING DOORS) PER NOTES 28-32 PER PEMB MANUFACTURER.
57. PRE-FINISHED METAL WALL PANELS OVER GIRTS FULL HEIGHT PER PEMB MANUFACTURER.

DOCK FLOOR PLAN A

3/32" = 1'-0"



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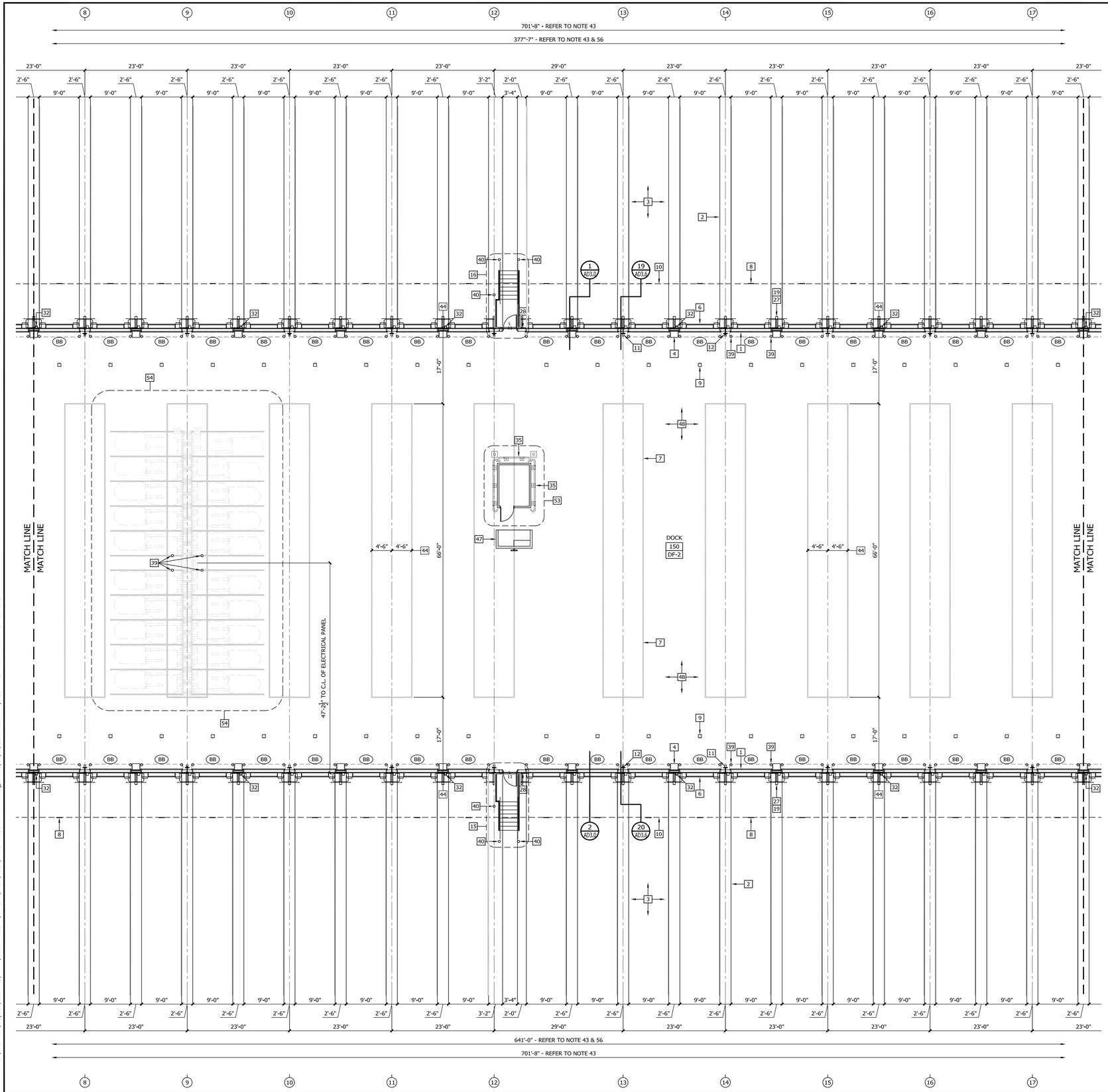

DOCK FLOOR PLAN KEYED NOTES

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2. 4" x 60' PAINTED YELLOW STRIPE. ALIGN WITH EDGE OF DOCK BUMPER AS INDICATED - TYPICAL AT ALL LEVELER LOCATIONS.
3. CONCRETE DOCK APRON - SEE SITE PLAN.
4. CHECK WRITING STAND - SEE DETAIL A SHEET AD6.0.
5. NOT USED.
6. EDGE OF DOCK LEVELERS & BUMPERS WELDED TO CONTINUOUS STEEL CHANNEL. REFER TO DETAIL B SHEET AD6.3 & SPECIFICATIONS.
7. 4" WIDE DOCK STRIPING PER SPECIFICATIONS.
8. EXTERIOR OVERHEAD DOCK DOOR SIGN - SEE DETAIL J SHEET AD6.0.
9. INTERIOR DOCK DOOR SIGN - SEE DETAIL K SHEET AD6.0.
10. LINE OF 10'-0" CANOPY OVERHANG PER PEMB MANUFACTURER.
11. BROOM/SHOVEL HANGER PER DETAIL B SHEET AD6.1. PROVIDE (1) @ EACH MAIN FRAME COLUMN FURNISHED & INSTALLED BY GENERAL CONTRACTOR.
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23. REFER TO FORKLIFT RAMP/STAIR PLAN SHEET AD1.7A.
24. REFER TO PATIO/STAIR PLAN SHEET AD1.7B.
25. METAL HIGHWAY RAIL @ FORKLIFT RAMP.
26. 5" THICK CONCRETE SIDEWALK PER CIVIL DRAWINGS.
27. 3/16" THICK x 2'-5 1/2" W. x 10'-2" L. STEEL PLATE BETWEEN OVERHEAD COILING DOORS WELDED TO MIN 12 GA DOOR POST WITH 2" FILLET WELDS @ 24" CENTER. STEEL PLATE TO BE SET @ FINISHED FLOOR ELEVATION & TO BE (1) CONTINUOUS PIECE W/NO SPLICES.
28. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 1'-11 1/2" W.
29. NOT USED.
30. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 2'-2 1/2" W.
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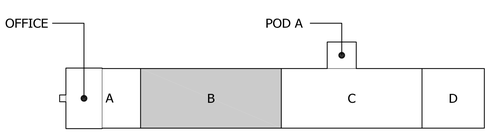
41. REFER TO ENLARGED GENERATOR PLAN SHEET AD1.7A.
42. CONCRETE WALL PANELS PER WALL PANEL DRAWINGS.
43. STEEL LINE OR BUILDING LINE.
44. TYPICAL FLOOR STRIPING DIMENSIONS.
45. DOCK STAND A - REFER TO DETAIL 1 SHEET AD6.3.
46. DOCK STAND B - REFER TO DETAIL 2 SHEET AD6.3.
47. DOCK STAND C - REFER TO DETAIL 3 SHEET AD6.3.
48. CLEAR HEIGHT OF BUILDING SHALL BE 13'-6" MINIMUM - NOTHING TO BE IN CLEAR HEIGHT AREA INCLUDING MAIN FRAME HAUNCH, FIRE SUPPRESSION PIPING, CONDUITS, LIGHTS, TUBE HEATERS, ETC - NO EXCEPTION. LOCATE FIRE SPRINKLER & OTHER FIRE SUPPRESSION DEVICES AT SIZE & SPACING AS REQUIRED BY CODE. INSTALLED FIRE SUPPRESSION DEVICES SHALL NOT INTERFERE WITH OPERATION OF CEILING FANS, LIGHTS, DOOR LOAD LIGHTS, DOCK STANDS, ETC.
49. PROPOSED LOCATION OF FDC - EXACT LOCATION TO BE DETERMINED BY FIRE SUPPRESSION CONTRACTOR & VERIFIED W/FXF PROJECT MANAGER.
50. REFER TO ENLARGED POD A FLOOR PLAN SHEET AD1.4C.
51. NOT USED.
52. REFER TO ENLARGED OFFICE PLAN SHEET AD1.4A.
53. REFER TO ENLARGED MODULAR TELCO ROOM PLAN DETAIL A SHEET AD6.3.
54. (35) CURRENT (5) FUTURE ELECTRIC FORKLIFT CHARGERS BY FXF - CHARGER STATIONS, ELECTRICAL SERVICE & CONDUITS BY GENERAL CONTRACTOR - REFER TO FORKLIFT PLAN (FORKLIFT LAYOUT 1).
55. (10) FUTURE ELECTRIC FORKLIFT CHARGERS BY FXF - CHARGER STATIONS, ELECTRICAL SERVICE & CONDUITS BY GENERAL CONTRACTOR - REFER TO FORKLIFT PLAN (FORKLIFT LAYOUT 2).
56. PRE-FINISHED METAL WALL PANELS OVER GIRTS (ABOVE COILING DOORS) & STEEL PLATE (BETWEEN COILING DOORS) PER NOTES 28-32 PER PEMB MANUFACTURER.
57. PRE-FINISHED METAL WALL PANELS OVER GIRTS FULL HEIGHT PER PEMB MANUFACTURER.

DOCK FLOOR PLAN B

3/32" = 1'-0"



KEY PLAN

NTS

WISCONSIN
WILLIAM R. THOMAS
A-11468-5
STANLEY, KS
ARCHITECT
12-15-20

WILLIAM R THOMAS JR
71567

BILL THOMAS
ARCHITECT
PO BOX 23755 STANLEY, KANSAS 66283
PH 913.742.4081

A NEW CROSS DOCK BUILDING FOR:
FEDEX FREIGHT
VANDENBROEK ROAD & EVERGREEN DRIVE
VILLAGE OF LITTLE CHUTE, WISCONSIN 54165
GRB

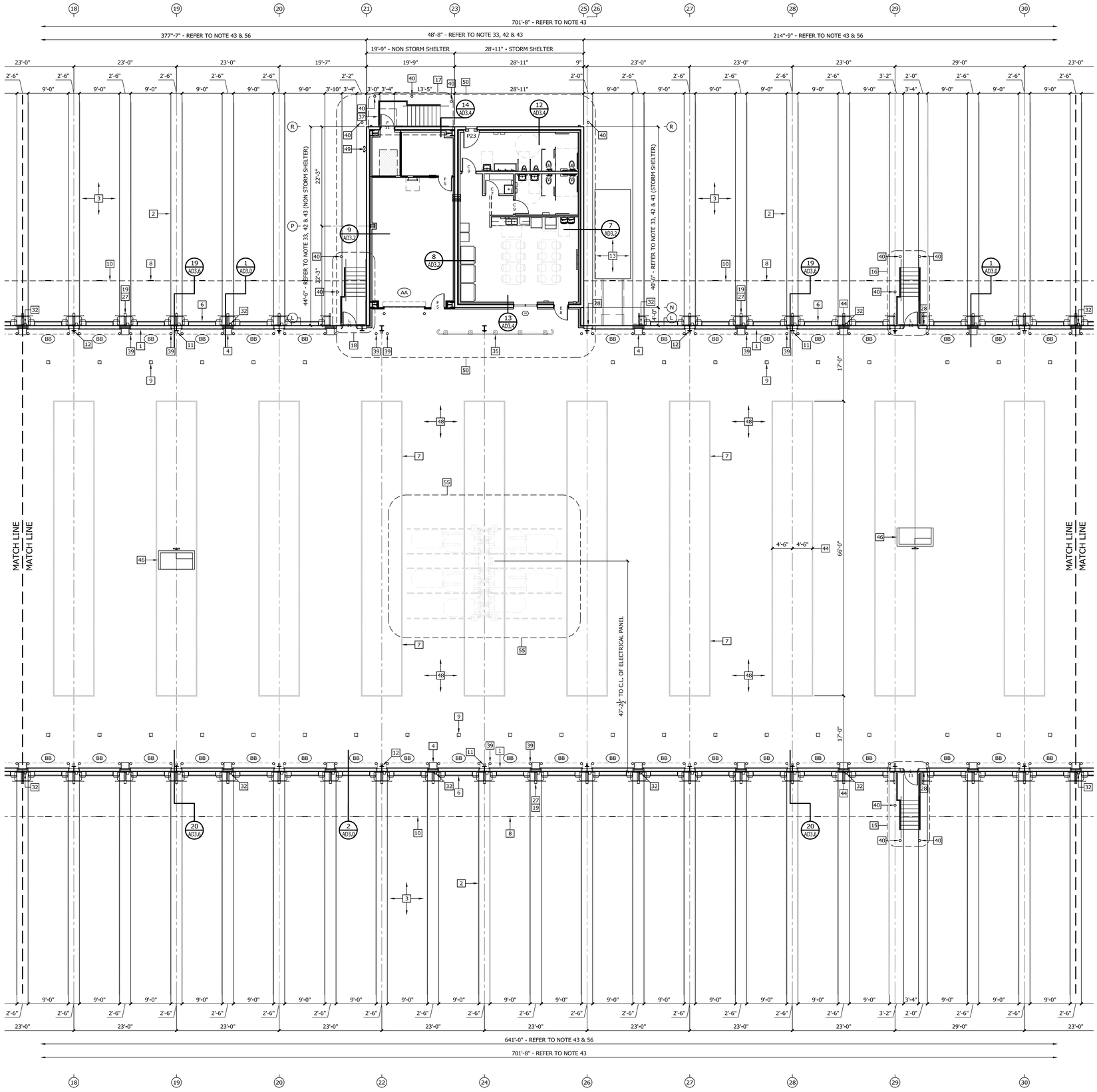
SETZER PROPERTIES

DESIGNER:	
DRAWN BY:	WRT
JOB NO.:	20200812
DATE:	12-15-20

PROJECT REVISIONS
FOR CONSTRUCTION

SHEET NUMBER
AD1.1B
OF:

CAD: Q:\DROPBOX\Dropbox\Data Files\DRAW\FEDEX FREIGHT\FXF GRB\ARCH\DOCK\FXF GRB DOCK FP ELEV 1.dwg, AD1.1B, 12/15/2020 1:51:07 PM, COPYRIGHT 2017 - BILL THOMAS DESIGN



DOCK FLOOR PLAN KEYED NOTES

THESE NOTES APPLY TO THIS SHEET ONLY BUT SOME NOTES MAY NOT APPLY.

KEY NOTE SYMBOL

1. OVERHEAD COILING DOORS PER SPECIFICATIONS & DOOR SCHEDULE.
2. 4" x 60' PAINTED YELLOW STRIPE. ALIGN WITH EDGE OF DOCK BUMPER AS INDICATED - TYPICAL AT ALL LEVELER LOCATIONS.
3. CONCRETE DOCK APRON - SEE SITE PLAN.
4. CHECK WRITING STAND - SEE DETAIL A SHEET AD6.0.
5. NOT USED.
6. EDGE OF DOCK LEVELERS & BUMPERS WELDED TO CONTINUOUS STEEL CHANNEL. REFER TO DETAIL B SHEET AD6.3 & SPECIFICATIONS.
7. 4" WIDE DOCK STRIPING PER SPECIFICATIONS.
8. EXTERIOR OVERHEAD DOCK DOOR SIGN - SEE DETAIL J SHEET AD6.0.
9. INTERIOR DOCK DOOR SIGN - SEE DETAIL K SHEET AD6.0.
10. LINE OF 10'-0" CANOPY OVERHANG PER PEMB MANUFACTURER.
11. BROOM/SHOVEL HANGER PER DETAIL B SHEET AD6.1. PROVIDE (1) @ EACH MAIN FRAME COLUMN FURNISHED & INSTALLED BY GENERAL CONTRACTOR.
12. FIRE EXTINGUISHER; FURNISHED & INSTALLED BY G.C. (SEE FXF SPEC).
13. TRASH COMPACTOR PER TRASH COMPACTOR PLAN SHEET AD6.1 - NO DOCK BUMPERS REQUIRED @ DOOR.
14. REFER TO ENLARGED STAIR PLAN C SHEET AD6.2.
15. REFER TO ENLARGED STAIR PLAN B SHEET AD6.2.
16. REFER TO ENLARGED STAIR PLAN A SHEET AD6.2.
17. REFER TO ENLARGED STAIR PLAN E SHEET AD6.2.
18. REFER TO ENLARGED STAIR PLAN D SHEET AD6.2.
19. DOCK SHELTERS @ ALL COILING DOCK DOOR LOCATIONS PER FXF SPECIFICATIONS.
20. WALL TO BE DESIGNED FOR FUTURE EXPANSION. ALL WALL PANELS, SECONDARY POST FRAMING, ETC. TO BE DESIGNED TO BE REMOVED @ LATER DATE.
21. NOT USED.
22. PIT LEVELERS PER SPECIFICATIONS - REFER TO PIT LEVELER PLAN SHEET AD6.4.
23. REFER TO FORKLIFT RAMP/STAIR PLAN SHEET AD1.7A.
24. REFER TO PATIO/STAIR PLAN SHEET AD1.7B.
25. METAL HIGHWAY RAIL @ FORKLIFT RAMP.
26. 5" THICK CONCRETE SIDEWALK PER CIVIL DRAWINGS.
27. 3/16" THICK x 2'-5 1/2" W. x 10'-2" L. STEEL PLATE BETWEEN OVERHEAD COILING DOORS WELDED TO MIN 12 GA DOOR POST WITH 2" FILLET WELDS @ 24" CENTER. STEEL PLATE TO BE SET @ FINISHED FLOOR ELEVATION & TO BE (1) CONTINUOUS PIECE W/NO SPLICES.
28. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 1'-11 1/2" W.
29. NOT USED.
30. STEEL PLATE AS NOTED ABOVE EXCEPT PLATE TO BE 2'-2 1/2" W.
31. NOT USED.
32. DOWNSPOUTS W/PRE-FINISHED METAL STRAP ANCHORS PER PEMB MANUFACTURER HARD PIPED UNDERGROUND.
33. NO EDGE OF DOCK CHANNEL REQUIRED @ OFFICE, POD OR BUILDING END WALLS.
34. STEEL PIPE GUARDRAIL SYSTEM PER DETAIL H SHEET AD6.0.
35. 4" SLOWSTOP GUARDRAIL SYSTEM PER SPECIFICATIONS.
36. 48" x 48" METAL CANOPY PER PEMB MANUFACTURER - MAINTAIN 9'-6" CLEAR UNDER CANOPY.
37. 48" x 48" METAL CANOPY PER DETAIL B SHEET AD5.5.
38. PRE-MANUFACTURED CANOPY PER SPECIFICATIONS. HOLD CANOPY ROOF BACK 2" FROM FACE OF CONCRETE WALL PANELS - PROVIDE FLASHING & TERMINATION BAR ATTACHED TO CONCRETE WALL PANELS. FASCIA PANELS TO RUN TO FACE OF CONCRETE WALL PANELS. SET CANOPY COLUMNS 2'-0" BELOW FINISHED FLOOR. PROVIDE INTERNALLY SLOPED ROOF SYSTEM W/PVC INTERNAL COLUMN DRAINS. ROUTE DRAINS TO DAYLIGHT THRU STEM WALL OF PATIO.
39. INTERIOR 6" DIA. SCH. 40 STEEL PIPE BOLLARDS FILLED SOLID W/ CONCRETE. PROVIDE PROTECTIVE PVC SLEEVE W/ STANDARD DUTY INTEGRAL YELLOW DOME CAP (BOLLARD SLEEVES TO BE RED @ FIRE EXTINGUISHER LOCATIONS) - REFER TO DETAIL F SHEET AD6.0.
40. EXTERIOR 6" DIA. SCH. 40 STEEL PIPE BOLLARDS FILLED SOLID W/ CONCRETE. PROVIDE PROTECTIVE PVC SLEEVE W/ STANDARD DUTY INTEGRAL YELLOW DOME CAP - REFER TO DETAIL G OR GG SHEET AD6.0.
41. REFER TO ENLARGED GENERATOR PLAN SHEET AD1.7A.
42. CONCRETE WALL PANELS PER WALL PANEL DRAWINGS.
43. STEEL LINE OR BUILDING LINE.
44. TYPICAL FLOOR STRIPING DIMENSIONS.
45. DOCK STAND A - REFER TO DETAIL 1 SHEET AD6.3.
46. DOCK STAND B - REFER TO DETAIL 2 SHEET AD6.3.
47. DOCK STAND C - REFER TO DETAIL 3 SHEET AD6.3.
48. CLEAR HEIGHT OF BUILDING SHALL BE 13'-6" MINIMUM - NOTHING TO BE IN CLEAR HEIGHT AREA INCLUDING MAIN FRAME HAUNCH, FIRE SUPPRESSION PIPING, CONDUITS, LIGHTS, TUBE HEATERS, ETC - NO EXCEPTION. LOCATE FIRE SPRINKLER & OTHER FIRE SUPPRESSION DEVICES AT SIZE & SPACING AS REQUIRED BY CODE. INSTALLED FIRE SUPPRESSION DEVICES SHALL NOT INTERFERE WITH OPERATION OF CEILING FANS, LIGHTS, DOOR LOAD LIGHTS, DOCK STANDS, ETC.
49. PROPOSED LOCATION OF FDC - EXACT LOCATION TO BE DETERMINED BY FIRE SUPPRESSION CONTRACTOR & VERIFIED W/FXF PROJECT MANAGER.
50. REFER TO ENLARGED POD A FLOOR PLAN SHEET AD1.4C.
51. NOT USED.
52. REFER TO ENLARGED OFFICE PLAN SHEET AD1.4A.
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54. (35) CURRENT (5) FUTURE ELECTRIC FORKLIFT CHARGERS BY FXF - CHARGER STATIONS, ELECTRICAL SERVICE & CONDUITS BY GENERAL CONTRACTOR - REFER TO FORKLIFT PLAN (FORKLIFT LAYOUT 1).
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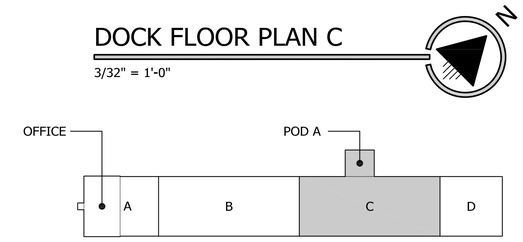
DOCK FLOOR PLAN C

3/32" = 1'-0"



KEY PLAN

NTS

WISCONSIN
WILLIAM R. THOMAS
A-11468-5
STANLEY, KS
ARCHITECT
12-15-20

WILLIAM R THOMAS JR
71567

BILL THOMAS ARCHITECT
PO BOX 23755 STANLEY, KANSAS 66283
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A NEW CROSS DOCK BUILDING FOR:
FEDEX FREIGHT
VANDENBROEK ROAD & EVERGREEN DRIVE
VILLAGE OF LITTLE CHUTE, WISCONSIN 54165
GRB

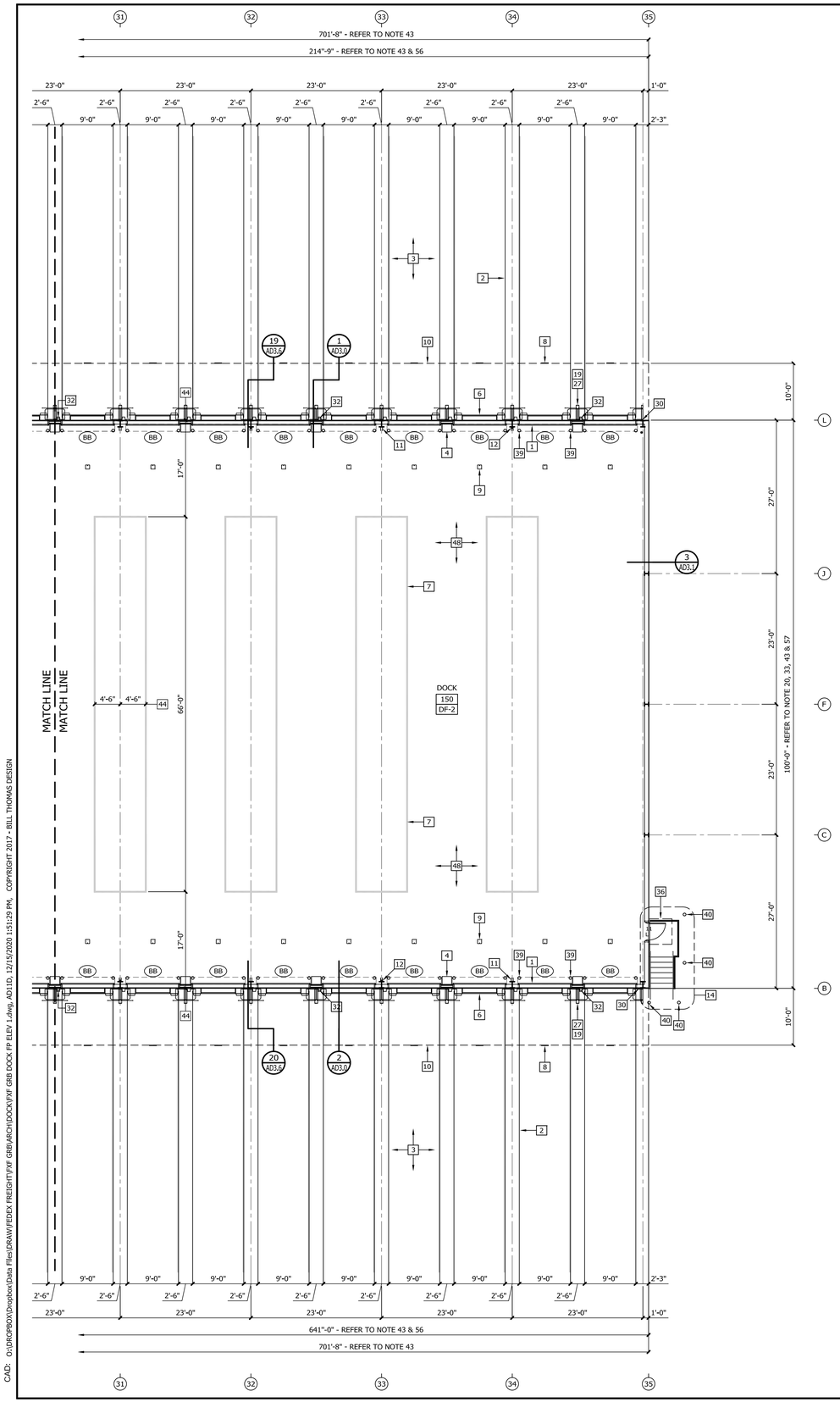
SETZER PROPERTIES

DESIGNER:	
DRAWN BY:	WRT
JOB NO.:	20200812
DATE:	12-15-20

PROJECT REVISIONS
FOR CONSTRUCTION

SHEET NUMBER
AD1.1C
OF:

CAD: O:\DROPBOX\Dropbox\Data Files\DRAW\FEDEX FREIGHT\FXF GRB\ARCH\DOCK\FXF GRB DOCK FP ELEV 1.dwg, AD1.1C, 12/15/2020 1:51:18 PM, COPYRIGHT 2017 - BILL THOMAS DESIGN



DOCK FLOOR PLAN KEYED NOTES

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KEY NOTE SYMBOL

1. OVERHEAD COILING DOORS PER SPECIFICATIONS & DOOR SCHEDULE.
2. 4" x 60' PAINTED YELLOW STRIPE. ALIGN WITH EDGE OF DOCK BUMPER AS INDICATED - TYPICAL AT ALL LEVELER LOCATIONS.
3. CONCRETE DOCK APRON - SEE SITE PLAN.
4. CHECK WRITING STAND - SEE DETAIL A SHEET AD6.0.
5. NOT USED.
6. EDGE OF DOCK LEVELERS & BUMPERS WELDED TO CONTINUOUS STEEL CHANNEL. REFER TO DETAIL B SHEET AD6.3 & SPECIFICATIONS.
7. 4" WIDE DOCK STRIPING PER SPECIFICATIONS.
8. EXTERIOR OVERHEAD DOCK DOOR SIGN - SEE DETAIL J SHEET AD6.0.
9. INTERIOR DOCK DOOR SIGN - SEE DETAIL K SHEET AD6.0.
10. LINE OF 10'-0" CANOPY OVERHANG PER PEMB MANUFACTURER.
11. BROOM/SHOVEL HANGER PER DETAIL B SHEET AD6.1. PROVIDE (1) @ EACH MAIN FRAME COLUMN FURNISHED & INSTALLED BY GENERAL CONTRACTOR.
12. FIRE EXTINGUISHER; FURNISHED & INSTALLED BY G.C. (SEE FXF SPEC).
13. TRASH COMPACTOR PER TRASH COMPACTOR PLAN SHEET AD6.1 - NO DOCK BUMPERS REQUIRED @ DOOR.
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15. REFER TO ENLARGED STAIR PLAN B SHEET AD6.2.
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26. 5" THICK CONCRETE SIDEWALK PER CIVIL DRAWINGS.
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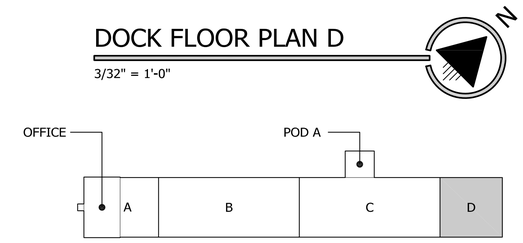
DOCK FLOOR PLAN D

3/32" = 1'-0"



KEY PLAN

NTS

WISCONSIN
WILLIAM R. THOMAS
A-11468-5
STANLEY, KS
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GRB

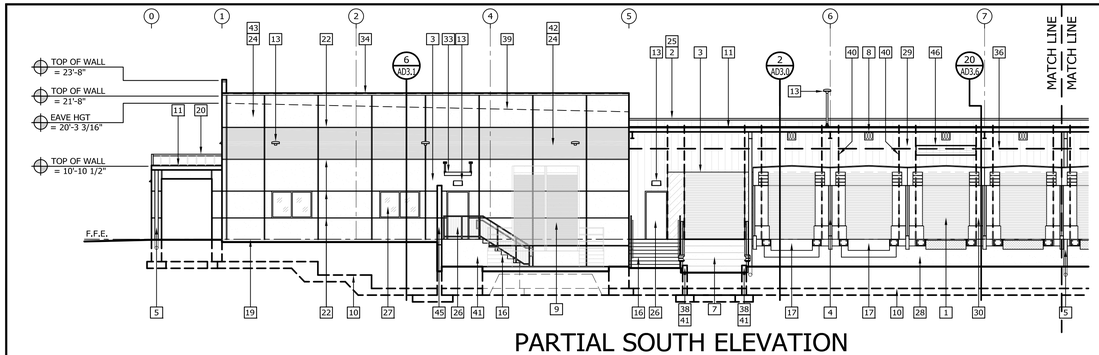
SETZER PROPERTIES

DESIGNER:	
DRAWN BY:	WRT
JOB NO.:	20200812
DATE:	12-15-20

PROJECT REVISIONS
FOR CONSTRUCTION

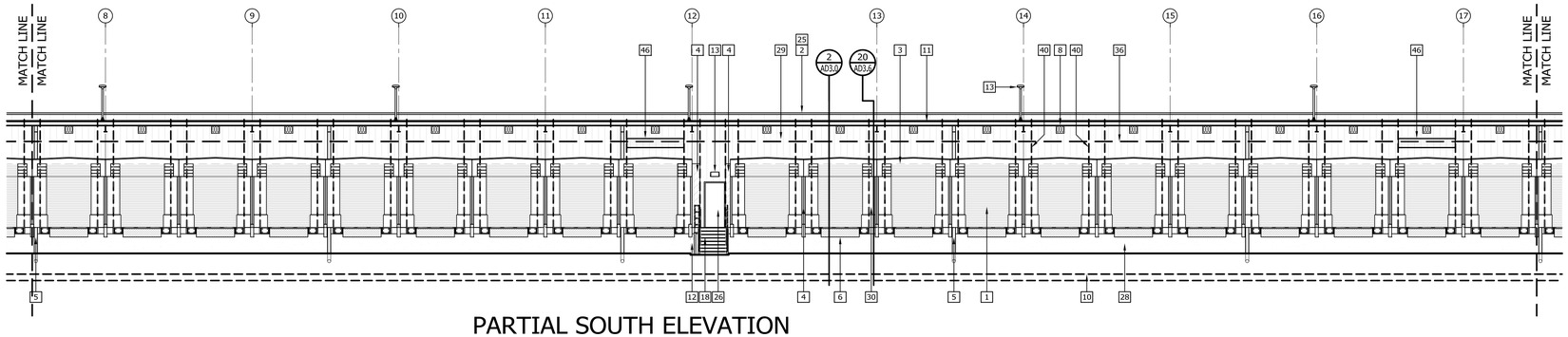
SHEET NUMBER
AD1.1D
OF:

CAD: O:\DROPBOX\Dropbox\Data Files\DRAW\FEDEX FREIGHT\FXF GRB\ARCH\DOCK\FXF GRB DOCK FP ELEV 1.dwg, AD1.1D, 12/15/2020 1:51:29 PM, COPYRIGHT 2017 - BILL THOMAS DESIGN



PARTIAL SOUTH ELEVATION

3/16" = 1'-0"



PARTIAL SOUTH ELEVATION

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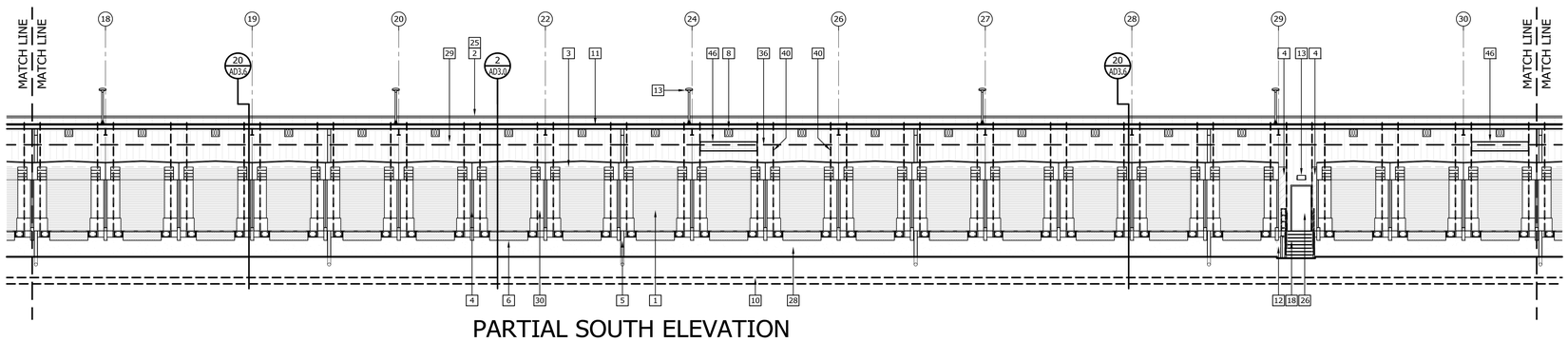
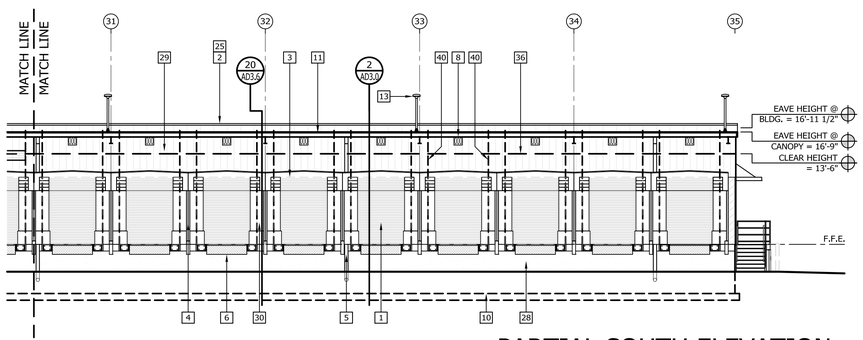


PARTIAL SOUTH ELEVATION

3/16" = 1'-0"



PARTIAL SOUTH ELEVATION

3/16" = 1'-0"

ELEVATION KEYED NOTES

THESE NOTES ONLY APPLY TO THIS SHEET ONLY BUT SOME NOTES MAY NOT APPLY

KEY NOTE SYMBOL

1. OVERHEAD COILING SHEET DOORS PER FXF SPECIFICATIONS & DOOR SCHEDULE - COLOR WHITE.
2. STANDING SEAM METAL ROOF OVER PURLINS PER PEMB MANUFACTURER.
3. CONTINUOUS "J" TRIM AT BOTTOM OF METAL WALL PANELS - COLOR TO MATCH WALL PANEL COLOR.
4. 3/16" THICK x 2'-5 1/2" W. (UNLESS NOTED OTHERWISE ON FLOOR PLANS) x 10'-2" L STEEL PLATE BETWEEN OVERHEAD COILING DOORS WELDED TO MIN 12 GA DOOR POST WITH 2" FILLET WELDS @ 24" CENTERS PER PEMB MANUFACTURER. BOTTOM OF PLATE TO BE FLUSH W/DOCK CHANNEL.
5. PRE-FINISHED METAL DOWNSPOUTS W/PRE-FINISHED METAL STRAP ANCHORS PER PEMB MANUFACTURER HARD PIPED UNDERGROUND.
6. EDGE OF DOCK LEVELERS & BUMPERS WELDED TO CONTINUOUS STEEL CHANNEL. PAINT ALL WELDS. REFER TO DETAIL A SHEET AD6.1 & FXF SPECIFICATIONS.
7. CONCRETE FORKLIFT RAMP PER FLOOR PLANS.
8. EXTERIOR OVERHEAD DOCK DOOR NUMBER - REFER TO DETAIL J SHEET AD6.0. COORDINATE NUMBER SYSTEM 1.D WITH FXF PROJECT MANAGER.
9. GENERATOR & CATWALK ON CONCRETE PAD PER FLOOR PLANS.
10. CONCRETE FOOTING PER FOUNDATION DRAWINGS.
11. PRE-FINISHED METAL GUTTER PER PEMB MANUFACTURER.
12. EXTERIOR 6" DIA. SCH. 40 STEEL PIPE BOLLARDS FILLED SOLID W/ CONCRETE. PROVIDE PROTECTIVE PVC SLEEVE W/ STANDARD DUTY INTEGRAL YELLOW DOME CAP - SEE DETAIL G SHEET AD6.0.
13. LIGHT FIXTURE PER ELECTRICAL DRAWINGS.
14. TRASH COMPACTOR W/ ELECTRICAL DISCONNECT PER ELECTRICAL DRAWINGS - NO DOCK LEVELER OR DOCK SHELTER REQUIRED.
15. PRE-MANUFACTURED CANOPY PER SPECIFICATIONS. HOLD CANOPY ROOF BACK 2" FROM FACE OF CONCRETE WALL PANELS - PROVIDE FLASHING & TERMINATION BAR ATTACHED TO CONCRETE WALL PANELS. FASCIA PANELS TO RUN TO FACE OF CONCRETE WALL PANELS. SET CANOPY COLUMNS 2'-0" BELOW FINISHED FLOOR. PROVIDE INTERNALLY SLOPED ROOF SYSTEM W/PVC INTERNAL COLUMN DRAINS HARD PIPED UNDERGROUND.
16. CONCRETE STAIR W/ PRE-FINISHED NON WELDED ALUMINUM PIPE RAILING SYSTEM TO INCLUDE ALL RAILS, PICKETS, POSTS, CONNECTORS, ANCHORS, ETC. - COLOR TO BE SELECTED BY FXF. RAILING POSTS TO BE SPACED @ 4'-0" O.C. MAX. - REFER TO FLOOR PLANS FOR MORE INFORMATION.
17. PIT LEVELERS PER FXF SPECIFICATIONS & FLOOR PLANS. DOCK EDGE CHANNEL SHALL FORM ALL SIDES OF PIT LEVELER.
18. METAL STAIR, HANDRAIL & GUARDRAIL PER FLOOR PLANS.
19. NO EDGE OF DOCK CHANNEL REQUIRED AT OFFICE, POD OR END WALLS.
20. ARCHITECTURAL STANDING SEAM ROOF PER FXF SPECIFICATIONS OVER STEEL PURLINS PER PEMB MANUFACTURER.
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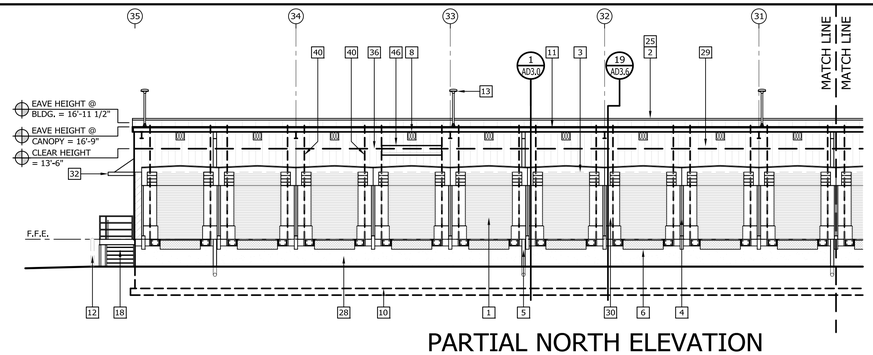
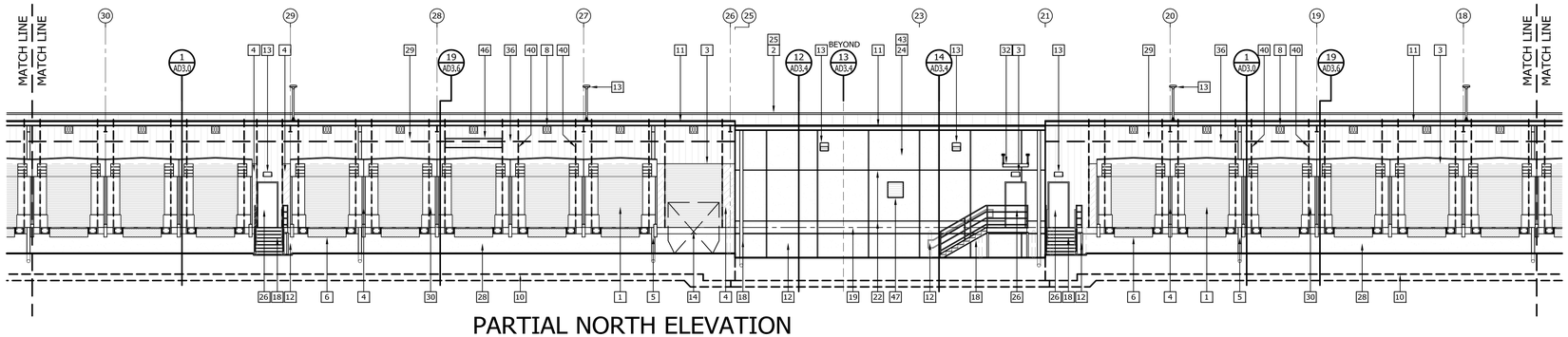


PARTIAL NORTH ELEVATION

3/16" = 1'-0"



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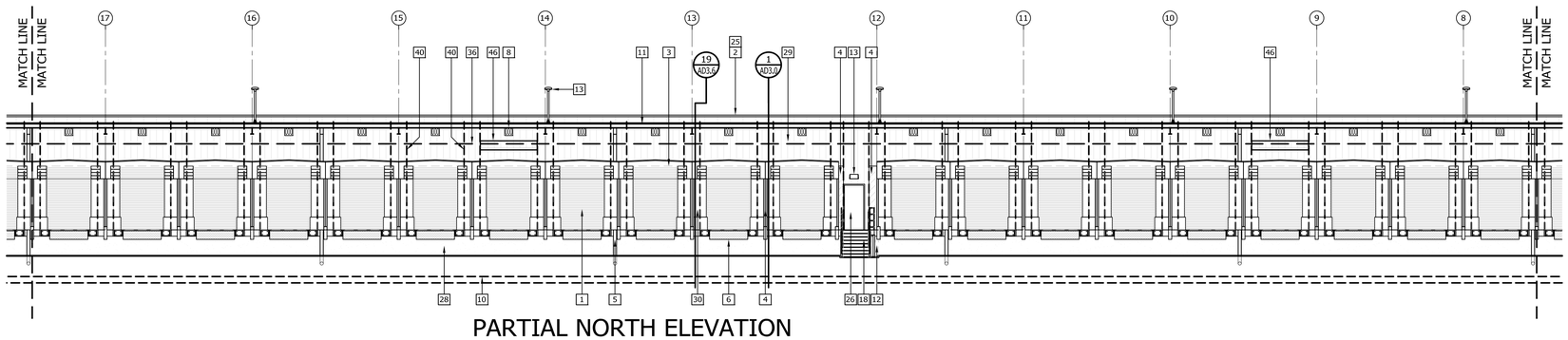

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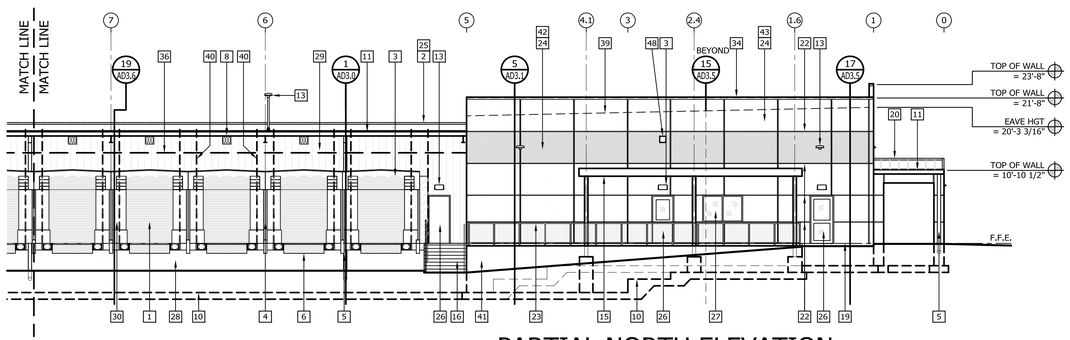

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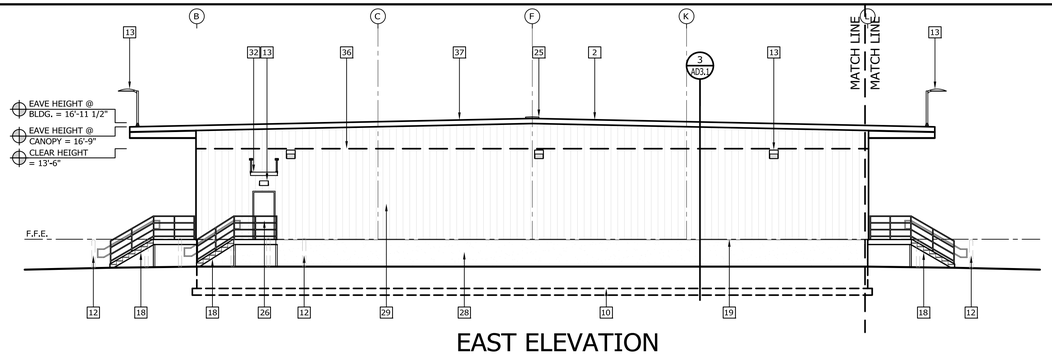

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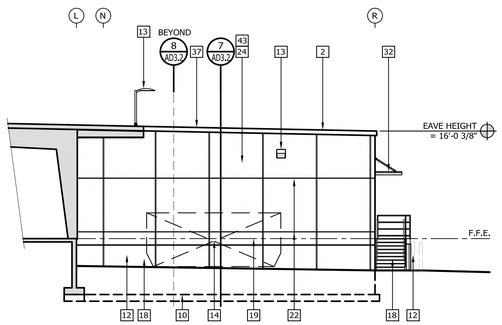

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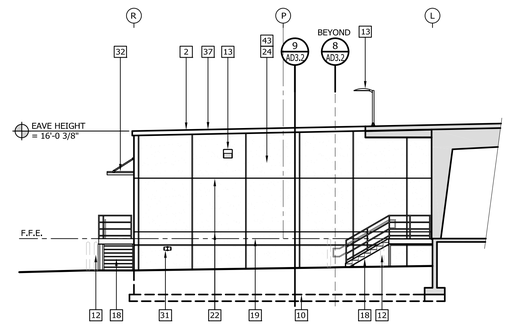

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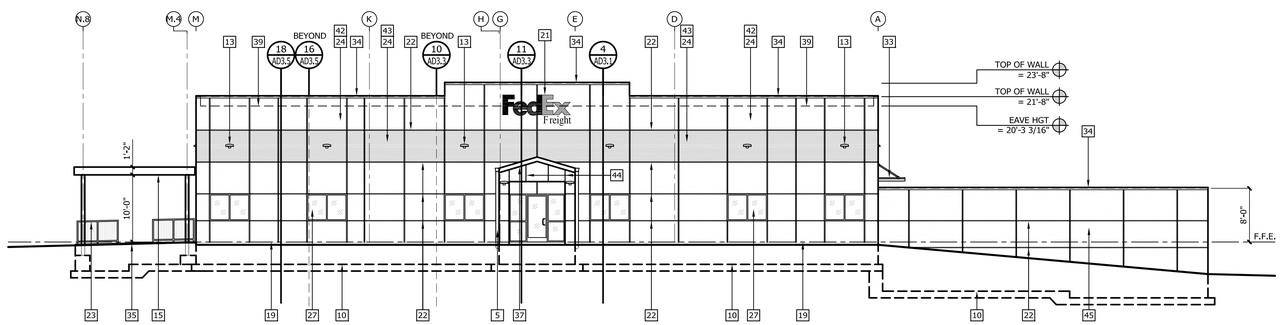

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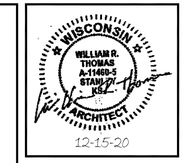

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Fee $175
Receipt No ____

VILLAGE OF LITTLE CHUTE

APPLICATION FOR REQUEST OF VARIANCE OF THE ZONING CODE

PROPERTY APPEAL SITE ADDRESS _____

APPLICANT _____

ADDRESS/ZIP _____ TELEPHONE_____

CITY/ZIP _____ FAX _____

Email address _____

Appellant named above, files herewith this application of variance of the zoning code.

Description of variance requested, <u>include specific provisions of ordinance involved</u>:

_____
_____
_____
_____
_____
_____

Please respond to the following questions (Attach additional sheets as needed):

1. Describe why you feel there is "unnecessary hardship", which is defined as complying with the petitioned ordinance standard would unreasonably prevent you from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome.

   _____
   _____
   _____
   _____
   _____

2. Describe what unique property limitations exist that prevent ordinance compliance and are not common to adjacent properties

   _____
   _____
   _____
   _____
   _____

3. Describe how you consider the hardship under both items above is not self-created

_____
_____
_____
_____
_____

4. Describe how you feel the granting of this variance would not harm public interests as you consider the general purpose of the ordinance and the specific provision being petitioned.

_____
_____
_____
_____
_____

Attach any and all documentation to this application which applicant wishes to be reviewed at hearing.

Scale drawings of proposed and existing structures showing all heights and setbacks from property lines as well as percentage of lot coverage MUST be included with application for variance.

Applicant or their representative should attend hearing to answer questions of the review board or commission.

Appellant herewith requests to fix a time for public hearing within as short a reasonable time as possible to give proper notice of such hearing as well as due notice to parties of interest.

I CERTIFY THAT THIS APPLICATION AND ANY ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE IN ACCORDANCE WITH ALL APPLICABLE CODES.

APPLICANT SIGNATURE _____ **DATE** ____/_____/_____

APPLICATION FEE of $175.00 must accompany application at time of submittal.

Following to be Filled out by Community Development Department:

Date received and Village person receiving application _____

Date of Hearing: _____

Decision: _____
_____
_____
_____

Conditions: _____
_____
_____
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Sec. 44-518 Applications for Hearings.

(a) **Time of Appeal.** Appeals shall be filed within thirty (30) days after the date of receipt of the written decision or order from which the appeal is taken by filing in duplicate a notice of appeal with the Village Clerk. The date of receipt of the decision shall not be counted in determining the time for filing of the appeal. Sundays and holidays shall be counted, except if the last day falls on a Saturday, Sunday or legal holiday, the time for filing shall be extended to the next secular day.

(b) **Who May Appeal.** Appeals or applications to the Board may be made by:

(1) The owner, mortgagee, purchaser under a land contract, optionee or occupant under a written lease for one (1) year or more of the property for which relief is sought.

(2) Any officer (other than the Zoning Administrator), department, board or bureau affected by a decision or order of the Zoning Administrator.

(3) Any person aggrieved and whose use and enjoyment of property within the Village is directly and adversely affected by a decision or order of the Building Inspector, Zoning Administrator or the requested Board action.

(c) **Appeal and Application Forms.** Every appeal or application shall be made upon forms furnished by the Village Clerk which have been approved by the Board of Appeals. A scale drawing shall accompany each form showing the location and size of the property, existing improvements, all abutting properties and improvements thereon and change or addition requested. The applicant or appellant shall provide all information requested on the form and any additional information requested in writing by the Chairperson or Secretary of the Board of Appeals which is necessary to inform the Board of the facts of the appeal. Failure to supply such information shall be grounds for dismissal of the appeal or application.

(d) **Filing Appeal or Application.** The appellant or applicant shall file the required appeal form in duplicate with the Village Clerk. The Village Clerk shall deliver one (1) copy to the Zoning Administrator or other officer or body from whose decision an appeal is taken. Upon receipt of an appeal, the Zoning Administrator or other officer or body responsible for the original determination shall transmit to the Secretary of the Board of Appeals all notes or papers relating to the order or decision from which the appeal is being taken.

(e) **Election to Have Appeal or Application Handled as a Contested Case.** The applicant or appellant may elect to have the appeal or application handled as a contested case. The appeal or application form shall explain that a contested case includes the right of all parties to cross-examine witnesses, to object to improper evidence and to have a record of the proceedings made by a court reporter or qualified stenographer or by tape recording. Election to have the matter treated as a contested case must be made in writing at the time of filing of the appeal or application.

(f) **Fee.** All appeals and applications filed with the Village Clerk shall be accompanied by payment of a required fee of One Hundred Seventy-five Dollars ($175.00). If the appellant or an applicant elects the contested-case method, he or she shall also pay the amount determined by the Board of Appeals to cover the additional administrative costs involved.

(g) **Insufficient Notice.** No appeal or application shall be considered by the Board of Appeals unless it is made on the required form. Upon receipt of any communication purporting to be an appeal or application, the Village Clerk shall supply the applicant with the proper forms which must be filed within ten (10) days, in addition to the thirty (30) days specified in Subsection (a), in order to be considered by the Board of Appeals.

Sec. 44-521 Variances.

(a) **Purpose; Plan Commission Review.**

(1) A request for a variance may be made when an aggrieved party can submit proof that strict adherence to the provisions of this Zoning Code would cause him undue hardship or create conditions causing greater harmful effects than the initial condition. A variance granted to a nonconforming use brings that use into conformance with the district and zoning requirements.

(2) Persons requesting a variance shall first submit such request to the Plan Commission, who shall make a determination on the request following notice and hearing. Persons denied a variance by the Plan Commission may appeal such denial to the Village Board, who shall make a determination on the request following notice and hearing. Persons having a variance request denied by both the Plan Commission and Village Board may then have their request reviewed by the Board of Appeals pursuant to this Section.

(3) The Board of Appeals may authorize upon appeal, in specific cases, such variance from the terms of the Zoning Code as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Zoning Code will result in unnecessary hardship and so that the spirit of the Zoning Code shall be observed and substantial justice done. No variance shall have the effect of allowing in any district uses prohibited in that district, permit a lower degree of flood protection than the flood protection elevation for the particular area or permit standards lower than those required by state law.

(4) For the purposes of this Section, "unnecessary hardship" shall be defined as an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district which is caused by facts, such as rough terrain or good soil conditions, uniquely applicable to the particular piece of property as distinguished from those applicable to most or all property in the same zoning district.

(b) **Application for Variances.** The application for a variance shall be filed pursuant to Section 44-518.

(c) **Public Hearing of Application.** The public hearing for a variance shall be conducted pursuant to Section 44519.

(d) **Prohibited Variances.** The Board of Appeals shall not grant use variances in floodplain or wetland and conservancy districts. In all other districts, no use variance shall be granted unless the applicant has first petitioned for a zoning amendment or a conditional use permit, if applicable, and upon a showing that no lawful and feasible use of the subject property can be made in the absence of such variance. Any use variance granted shall be limited to the specific use described in the Board's decision and shall not permit variances in yard, area or other requirements of the district in which located.

(e) **Action of the Board of Appeals; Standards.** For the Board of Appeals, it must find that:

(1) Denial of variation may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in

(2) The conditions upon which a petition for a variation is based are unique to the property for which variation is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

(3) The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.

(4) The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.

(5) The proposed variation will not undermine the spirit and general and specific purposes of the Zoning Code, specifically the standards of Sec. 44-119.

(f) **Conditions.** The Board of Appeals may impose such conditions and restrictions upon the premises benefited by a variance as may be necessary to comply with the standards established in this Section.

Guiding Principles to Grant a Variance

There is ample case law concerning variances that provide the following guiding principles that a BOA should rely on in their decision whether to grant a variance.

Parcel-as-a-whole. The entire parcel, not just a portion of a parcel, must be considered when applying the unnecessary hardship test. *State v. Winnebago County,* 196 Wis.2d 836, 844-45 n.8, 540 N.W.2d 6 (Ct. app. 1995)

Self-imposed hardship. An applicant may not claim hardship because of conditions created by his/her actions. *State ex rel. Markdale Corp. v. Bd. of Appeals of Milwaukee,* 27 Wis. 2d 468, 479, 247 N.W.2d 98 (1976)

Circumstances of applicant. Specific circumstances of the applicant, such as a growing family or desire for a larger garage are not a factor in deciding variances. *Snyder v.Waukesha County Zoning Bd. of Adjustment,* 74 Wis. 2d 468, 478-79, 247 N.W.2d 98 (1976)

Financial hardship. Economic loss or financial hardship do not justify a variance. The test is not whether a variance would maximize economic value of a property or be the least expensive option for the applicant. *State v. Winnebago County,* 196 Wis. 2d 836, 844-45, 540 N.W.2d 6 (Ct. App. 1995); *State v. Ozaukee County Bd. of Adjustment,* 152 Wis. 2d 552, 563, 449 N.W.2d 47 (Ct. App. 1989)

Uniqueness of the property. Where the hardship imposed upon an applicant's property is no greater than that suffered by nearby lands, the BOA may not grant a variance to relieve it. To grant such relief would be unfair to owners who remain subject to the general restrictions of the zoning ordinance, and it would endanger the community plan by piecemeal exemption. *Arndorfer v. Sauk County Bd. Of Adjustment*, 162 Wis. 2d 246, 469 N.W.2d 831 (1991).

Nearby violations. Nearby ordinance violations, even if similar to the requested variance, do not provide grounds for granting a variance. *Von Elm v. Bd. of Appeals of Hempstead,* 258 A.D. 989, 17 N.Y.S.2d 548 (N.Y. App. Dev. 1940)

Previous variance requests. Previously granted or denied variances, even if similar to the requested variance, cannot be used in deciding a variance. The decision must be based on the facts of the individual case before the BOA.

Objections from neighbors. The lack of objections from neighbors does not provide a basis for granting a variance. *Arndorfer v. Sauk County Bd. of Adjustment,* 162 Wis. 2d 246, 254, 469 N.W.2d 831 (1991)

Variance to meet code. Variances to allow a structure to be brought into compliance with building code requirements have been upheld by the courts. *Thalhofer v. Patri,* 240 Wis. 404, 3 N.W.2d 761 (1942); *State v. Kenosha County Bd. of Adjustment,* 218 Wis. 2d 396, 419-420, 577 N.W.2d 813 (1998)