



AGENDA

VILLAGE OF LITTLE CHUTE PLAN COMMISSION MEETING

PLACE: Little Chute Village Hall – Village Board Room

DATE: Monday, April 10, 2023

TIME: 6:00 p.m.

Virtually attend the April 10th Plan Commission meeting at 6 PM by following the link here:

Join Zoom Meeting: <https://us06web.zoom.us/j/81890701375>

Meeting ID: 818 9070 1375

Dial by your location: +1 312 626 6799 US (Chicago)

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

1. Approval of Minutes from the Plan Commission Meeting of March 13, 2023
2. Public Hearing – 418 Florida Home Occupation
3. Action – 418 Florida Home Occupation
4. Discussion/Recommendation—1206 Rosehill Rezone
5. Discussion/Recommendation—Sec 44-191 Update
6. Discussion/Recommendation—Sec 44-192 Update
7. Recommendation—Founders Preliminary Plat
8. Discussion/Recommendation—Site Plan for Midwest Truck
9. Discussion/Action—Widening of Driveway for 2125 W. Evergreen Dr.
10. Discussion/Recommendation—Site Plan for Grit 365
11. Discussion/Recommendation—Sec 44-394 Update
12. Discussion/Recommendation Sec 8 Updates

13. Items for Future Agenda

14. 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 April 6, 2023

MINUTES OF THE PLAN COMMISSION MEETING OF MARCH 13, 2023

Call to Order

The Plan Commission meeting was called to order at 6:00 PM by President Vanden Berg

Roll Call

PRESENT: President Vanden Berg
Jim Moes
Bill Van Berkel
Kent Taylor
Larry Van Lankvelt
Todd Verboomen

STAFF PRESENT: Dave Kittel, Beau Bernhoft

Public Appearance for Items Not on the Agenda

None

Approval of Minutes from the Plan Commission Meeting of February 13, 2023

Moved by Commissioner Van Lankvelt, seconded by Commissioner Taylor to approve the Plan Commission Meeting Minutes of February 13, 2023.

All Ayes – Motion Carried

Public Hearing – 819 Grand Home Occupancy for in Home Daycare

Moved by Commissioner Moes, seconded by Commissioner Verboomen to enter Public Hearing at 6:00PM.

All Ayes – Motion Carried

Director Kittel presented an application to run an in home daycare at 819 Grand Ave. Home occupation will be run in accordance to state statutes. Applicant is finishing off state licensing process. No major concerns were brought up by staff. Commissioner Moes brought up concerns about parking and backing up onto Grand during school hours. Property owners are willing to block off driveway, have parents drop off on road. Commissioner Van Lankvelt inquired about the hours. Applicant stated the hours would be 7am – 5pm and is expecting 6 full-time students and 1 part-time.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to exit Public Hearing at 6:05pm.

All Ayes – Motion Carried

Discussion/Action – 819 Grand Home Occupancy for in Home Daycare

Commissioner Van Lankvelt asked about state licensing process. Ms. Johnson stated her progress and schooling that has been completed. She is awaiting a home inspection in April to complete her license.

Moved by Commissioner Moes, seconded by Commissioner Van Lankvelt to grant permission for the home occupancy for home daycare subject to operators prohibiting driveway use by patrons for drop off/pick up.

All Ayes – Motion Carried

Public Hearing – Conditional Use 1320 E Main St

Moved by Commissioner Van Lankvelt, seconded by Commissioner Verboomen to enter Public Hearing at 6:08pm

All Ayes – Motion Carried

Director Kittel presented a conditional use request for 1320 E Main Street, the former Tim & Jays Auto. The new user will be using it in a similar manner- auto repair and sales. No questions or concerns were brought up. The Owner clarified the lot will be cleaned and improved and regular maintenance will be performed.

Moved by Commissioner Van Berk, seconded by Commissioner Van Lankvelt to Exit Public Hearing at 6:13pm

All Ayes – Motion Carried

Discussion/Action – Conditional Use 1320 E Main St

Director Kittel commented, for consistency a similar recent request included a condition that no vehicles may be disassembled in the parking lot and should be included on this request.

Moved by Commissioner Moes, seconded by Commissioner Van Berk to grant the conditional use request on 1320 E Main with the condition that no vehicles may be disassembled outdoors and security will be installed should sales be pursued.

All Ayes – Motion Carried

Recommendation – CSM Tri-S Management

Director Kittel presented a CSM to split a portion of Village owned property to sell a neighboring property. Staff recommend approving the CSM.

Moved by Commissioner Van Lankvelt, seconded by Commissioner Van Berk to recommend to the Village Board to approve the CSM for Tri-S Management.

All Ayes – Motion Carried

Discussion/Action – Sec 44-394 Fence Update

Director Kittel presented information on the Village Fence Ordinance. Residents have requested this ordinance be updated/amended. After a general discussion this topic will be brought back to the Plan Commission for further review and recommendation.

No action taken

Discussion/Recommendation – Sec. 8 Update

Tabled to future meeting for Plan Commission Review

Recommendation – CSM Agropur

Director Kittel presented a CSM from Agropur combining lots owned by Agropur on Karen Drive.

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to recommend CSM to Village Board.

All Ayes – Motion Carried

Discussion – Section 44-191 44-192

Director Kittel presented updates to ordinances that have received questions and general concerns from residents. Commissioner Moes stated he is in favor of reviewing ordinances but does not want commercial vehicles stored in residential areas. Plan Commission is in favor of these updates.

No action taken

Items for Future Agenda

Sec. 8 Update

Adjournment

Moved by Commissioner Verboomen, seconded by Commissioner Van Lankvelt to Adjourn Plan Commission Meeting at 6:33 PM

All Ayes – Motion Carried

VILLAGE OF LITTLE CHUTE

By: _____
Michael Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk



Item For Consideration

For Plan Commission Review On: 4/10/2023

Prepared On: 3/16/2023

Agenda Item Topic: CU/Home Occupation 418 W Florida

Prepared By: Dave Kittel CDD

Report:

on April 11, 2022 the Plan Commission approved a Conditional Use/ Home Occupation for an automobile detailing business for one year trial and then to come back to the Plan Commission. The one year has expired and this is coming back before the Plan Commission for this condition. No complaints have been received by the Community Develop Department regarding this use at the property. In Order to ensure that there were not any concerns brought up during the year notice of this meeting where sent to all properties with 100 feet of the subject property and notice was place in the paper for a hearing on this matter. The Conditions placed on this use are below:

- no parking is allowed on the street
- no advertising signs on the property
- Hours be between 10am and 6pm
- one year time period
- neighbors can ask Plan Commission to review anytime between granting the use and the one year test period.

Fiscal Impact: None

Recommendation/ Action: Discussion on the request and if no additional concerns are brought up to approve the use with the previous conditions excluding the one year provision.

Respectfully Submitted,

Dave Kittel, Community Development Director

**VILLAGE OF LITTLE CHUTE
PLAN COMMISSION
NOTICE OF PUBLIC HEARING**

CONDITIONAL USE REQUEST

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on April 10, 2023 at 6:00 p.m. by the Plan Commission, for consideration of the continuing a conditional use under authority provided in Section 44 Village Code of Ordinance. Owner requests a conditional use permit for a home-based occupancy, more specifically to operate an automotive detailing company out of the attached garage under the name Eagle Eye Detailing. The property is Zoned; RC-Residential single-family District in the Village of Little Chute, Outagamie County, Wisconsin.

Address: 418 W Florida Ave

Parcel # 260332600

Legal Description: LOT 29 ORCHARD ESTATES

Current Owner: Kyle & Julia Neveau

Applicant: Kyle & Julia Neveau

DATE OF HEARING: April 10, 2023

TIME OF HEARING: 6:00 p.m.

PLACE OF HEARING: Village Hall
Board Room
108 West Main Street
Little Chute, WI 54140

Publish: April 5, 2023

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

Fee \$125

Receipt No. _____

VILLAGE OF LITTLE CHUTE
APPLICATION FOR HOME OCCUPATION PERMIT

SITE ADDRESS 418 W Florida Ave

PROPERTY OWNER(S) Kyle & Julia Neveau

ADDRESS/ZIP 418 W. Florida Ave TELEPHONE 920-255-4311

CITY/ZIP Little Chute, WI 54140 FAX _____

OCCUPANT/APPLICANT(S) Kyle Neveau

BUSINESS/CORPORATION NAME (IF APPLICABLE) Eagle Eye Detailing

ADDRESS 418 W. Florida Ave TELEPHONE 920-381-5386

CITY/ZIP Little Chute, WI 54140 FAX _____

DESCRIBE IN DETAIL ALL EXISTING USES AND OF ADDITIONAL USES BEING PROPOSED FOR THIS LOCATION

APPLICANT MAY INCLUDE ANY ATTACHMENTS SUCH AS MAPS, DRAWINGS, PLANS, LEASE DOCUMENTS, ETC.

-COMPLETE DETAILS OF ALL USES MUST BE INCLUDED, OMISSIONS SHALL BE CAUSE FOR DENIAL OR REVOCATION-

Continuation of Automotive Detailing Business operating out of the residential garage.

DESCRIBE ALL HOURS OF OPERATION FOR EXISTING AND PROPOSED COMMERCIAL NON-RESIDENTIAL USES
9-7

DESCRIBE ALL AREAS (1ST FLOOR, 2ND FLOOR, BASEMENT, ETC.) AND INCLUDE THE ACTUAL SQUARE FOOT AREA WHICH
WILL BE USED FOR ANY PROPOSED COMMERCIAL/BUSINESS USES.

ZONING DISTRICT _____ LOT SIZE _____

OF STORIES 1 BASEMENT X YES NO BUILDING HEIGHT _____ TOTAL FLOOR AREA 1844

TOTAL # OF EMPLOYEES PROPOSED (IF APPLICABLE) _____ NUMBER OF ON SITE PARKING STALLS _____

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

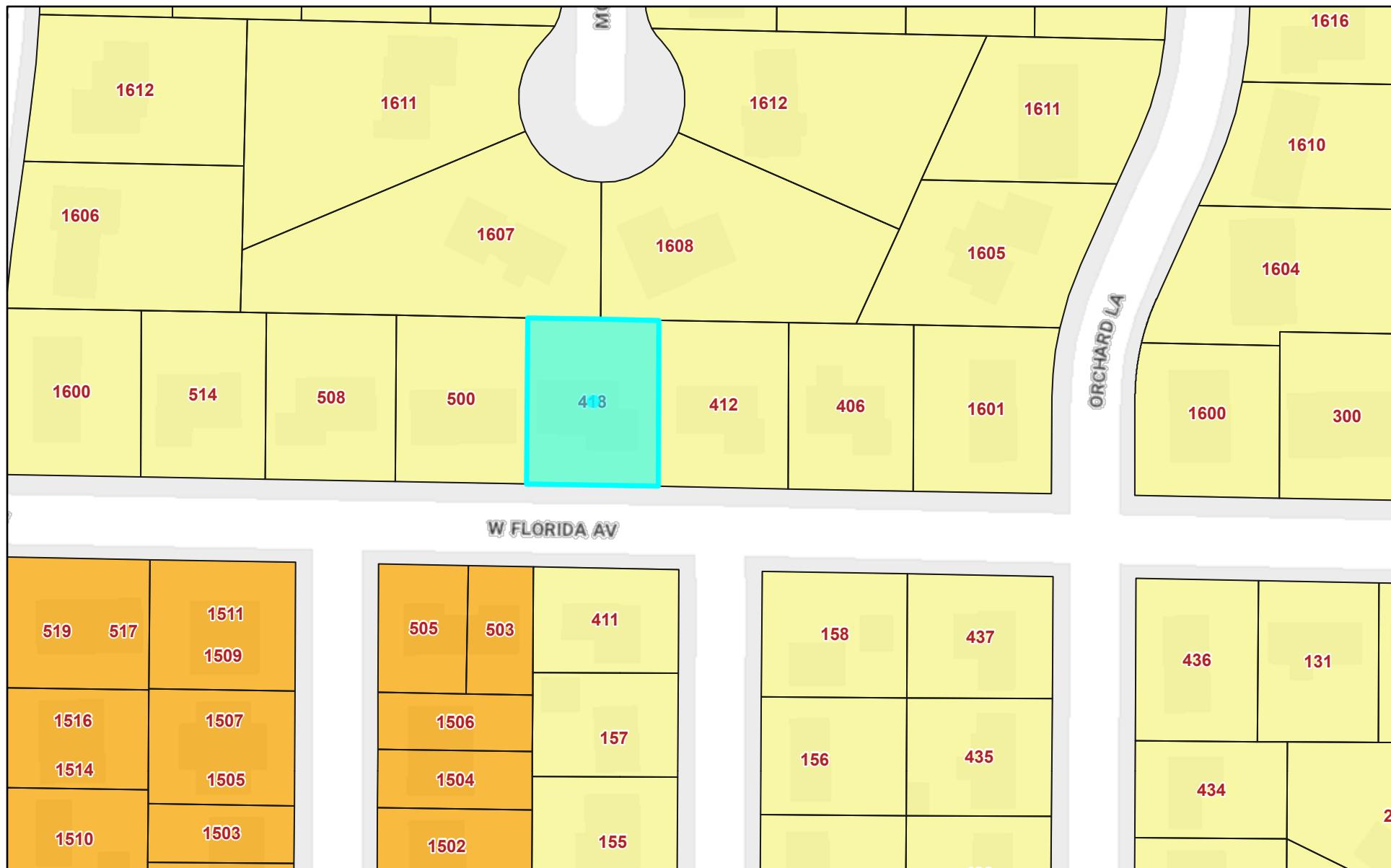
APPLICANT SIGNATURE _____ DATE / /

OWNER SIGNATURE _____ DATE / /

OCCUPANCY APPROVED BY _____ DATE / /

OCCUPANCY DENIED BY _____ DATE / /

418 W Florida map



3/15/2023, 5:50:27 PM

Address Zoning

Parcels RC: Residential Single-Family
 RT: Residential Two-Family

1:1,200
0 0.01 0.02 0.04 mi
0 0.01 0.02 0.03 0.04 0.05 0.06 km

Robert E. Lee & Associates, Inc., Outagamie County

Village of Little Chute
Robert E. Lee & Associates, Inc., Outagamie County



Date Received 3/9/2023
Receipt No. 11.078274
Fee \$175

APPLICATION: ZONING CHANGE REQUEST FORM

To: Board of Trustees, Village of Little Chute, Outagamie County, WI

Applicant: Brett Terry

2220 E. Wisconsin Ave Kaukauna
920.540.0136

Applicant named above, files herewith this Request for a change in Zoning of the following described property:

Empty lot 1206 Rosehill Rd. Kaukauna
Currently zoned Single family
Want zoned multi family (Duplex)

Applicant herewith requests the Village Board to change zoning of the above-described property

from: RC Residential Conventional District

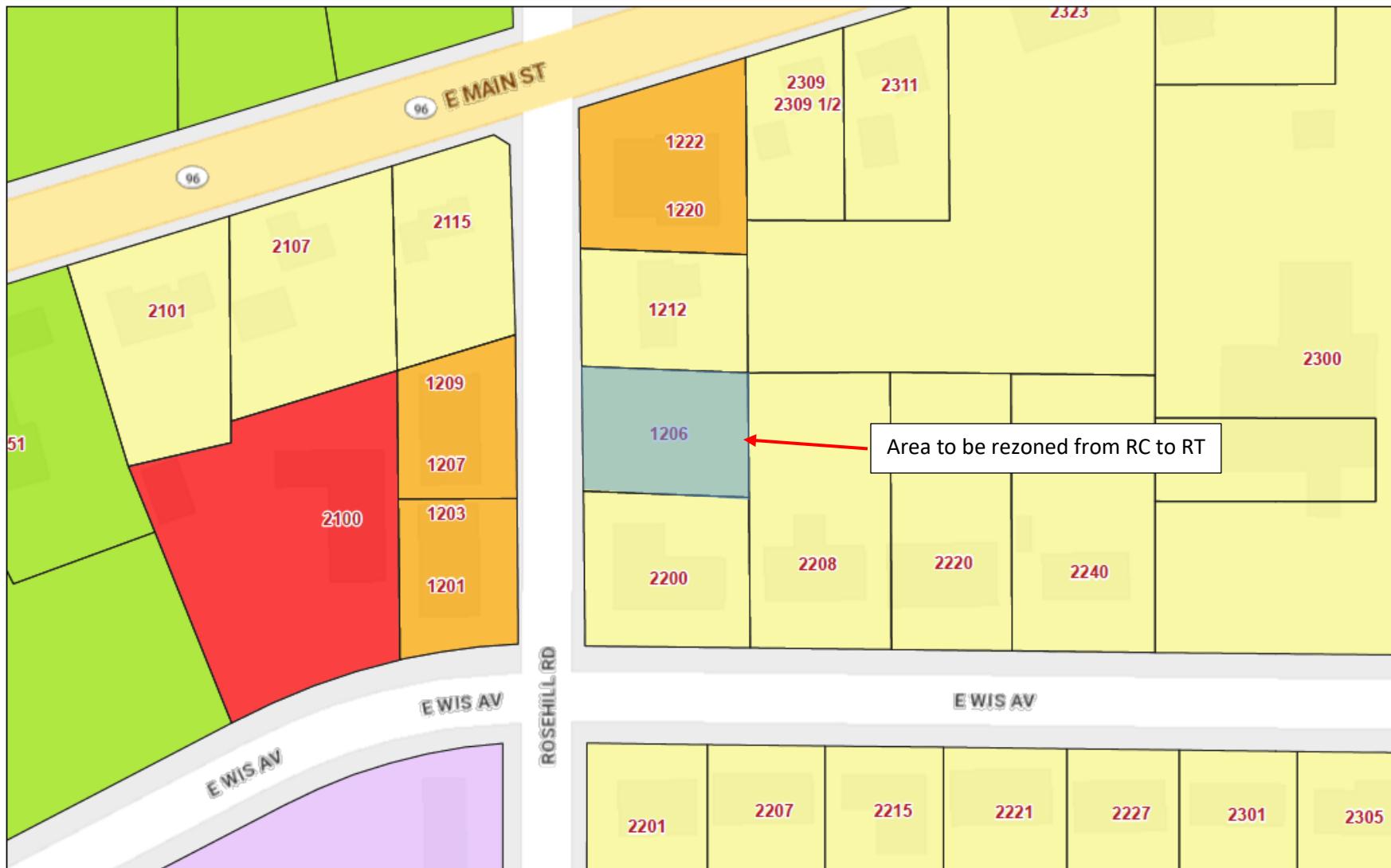
to: RT Residential Two family District

Signed: Brett Terry Dated: 3/7/23

Attach a Scale Map (1" = 100') showing the area requested to be rezoned including all areas within 300 feet of the area requested. Attach a list of owners' names and addresses of all properties lying within 100 feet of the area proposed to be rezoned. Attach any documents the applicant may wish to include which may be of guidance or interest to the Village Board and Plan Commission.

(See reverse)

1206 Rosehill Rezoning Map



3/15/2023, 11:48:33 AM

Address	Zoning
<input type="checkbox"/>	CH: Commercial Highway District
<input type="checkbox"/>	CS: Commercial Shopping Center District
<input type="checkbox"/>	Parcels

<input type="checkbox"/>	RC: Residential Single-Family
<input type="checkbox"/>	RT: Residential Two-Family
<input type="checkbox"/>	RM: Residential Multi-Family

1:1,200

0 0.01 0.02 0.03 0.04 mi
0 0.01 0.02 0.03 0.06 km

Robert E. Lee & Associates, Inc., Outagamie County

Village of Little Chute
Robert E. Lee & Associates, Inc., Outagamie County

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2023

AN ORDINANCE AMENDING THE ZONING CODE SECTION 44-191(b) OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44-191(b) of the Municipal Code of the Village of Little Chute are hereby amended to read as follows, :

(b) *Permitted parking or storage of recreational vehicles, automobiles and utility trailers.* In all residential and commercial districts provided for in this zoning chapter, it is permissible to park or store a recreational vehicle or boat and boat trailer or automobile or utility trailer on private property in the following manner:

- (1) The body of the vehicle must be five feet from the face of any curb or, if no curb, ten feet from the edge of the pavement.
- (2) No part of the unit may extend over the public sidewalk or public right-of-way.
- (3) Parking is permitted only for storage purposes. Vehicles shall not be:
 - a. Used for dwelling purposes, except for overnight sleeping for a maximum of three consecutive days. The zoning administrator may extend the time period if no complaints are received. Cooking is not permitted at any time.
 - b. Permanently connected to sewer lines, water lines or electricity. The vehicle may be connected to electricity temporarily for charging batteries and other purposes.
 - c. Used for storage of goods, materials or equipment other than those items considered to be part of the unit or essential for its immediate use.
- (4) Notwithstanding the restrictions in this section, a unit may be parked anywhere on the premises during active loading or unloading, and the use of electricity or propane fuel is permitted when necessary to prepare a recreational vehicle for use not to exceed 24 consecutive hours.
- (5) If the vehicle is stored on a property with residential zoning, the vehicle shall be owned by the resident on whose property the unit is parked for storage.
- (6) No storage or parking shall be allowed on lawns in front or side yards.
- (7) Parking or storage in rear yards is allowed on lawns subject to minimum setbacks of three feet from neighboring side or rear lot lines and 15 feet from street property lines.

(8) All paved parking or storage areas shall be surfaced with a dustless all-weather material capable of carrying a wheel load of 4,000 pounds (normally, a two-inch blacktop on a four-inch base or five inches of Portland cement will meet this requirement).

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Introduced: April 19, 2022

Approved and adopted: May __, 2022

VILLAGE OF LITTLE CHUTE

By: _____

Michael R. Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk

DRAFT

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2023

AN ORDINANCE AMENDING THE ZONING CODE SECTION 44-192(a) OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44-192(a) of the Municipal Code of the Village of Little Chute are hereby amended to read as follows, :

(a) *Truck parking in residential areas.* No motor vehicle with a tare or empty weight in excess of 8,000 10,000 pounds, over 16 feet in length, or having a height of more than 8 10 feet from the roadway, bearing a commercial license, including school buses, and no commercially licensed trailer, including semitrailers, shall be parked or stored in a residential district, except when loading, unloading or rendering a service.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Introduced: April 19, 2022

Approved and adopted: May __,2022

VILLAGE OF LITTLE CHUTE

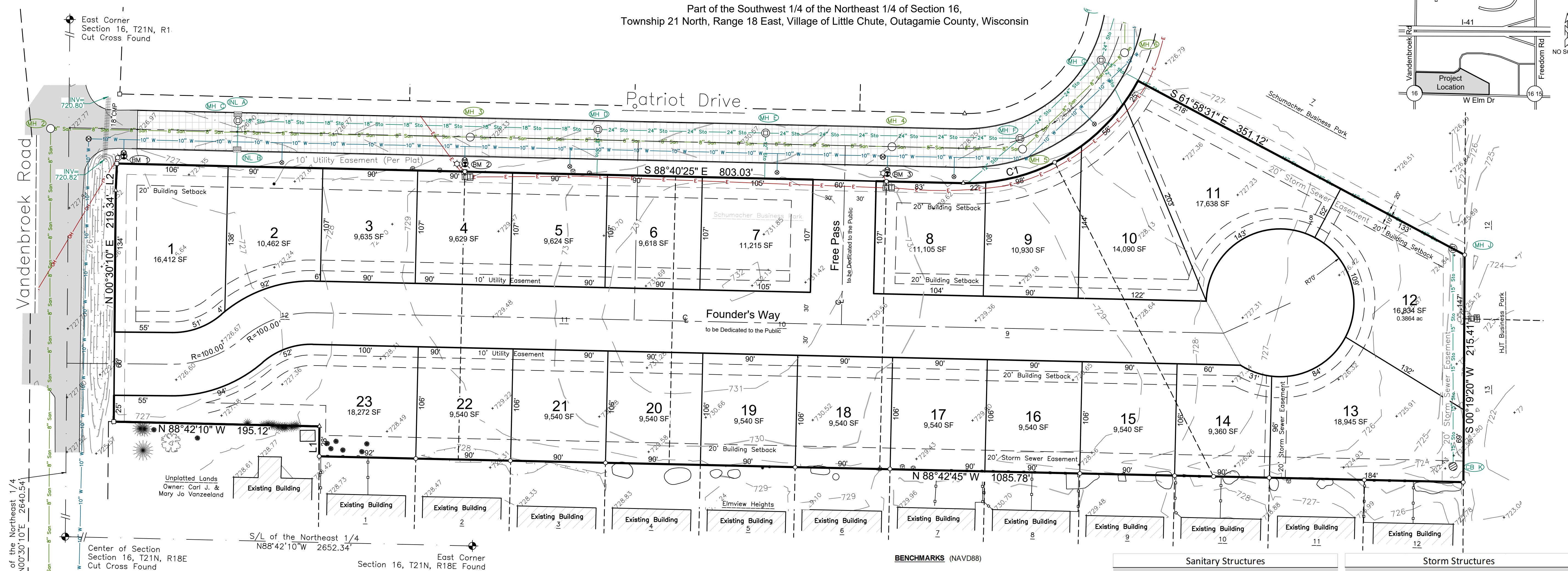
By: _____
Michael R. Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk

Preliminary Plat of Founder's Estates

Part of the Southwest 1/4 of the Northeast 1/4 of Section 16,
Township 21 North, Range 18 East, Village of Little Chute, Outagamie County, Wisconsin



CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in
C1	183.00'	N 59°40'29" E	192.06'	202.19'	63°18'13"	S 88°40'25" E
						N 28°01'22" E

LINE TABLE		
Line	Bearing	Length
L1	N 00°30'10" E	28.45'
L2	N 02°23'00" E	25.42'

SUPPLEMENTARY DATA

Total Area = 355.324 SF 8.1571 acres
R/W Area = 85.237 SF 1.9568 acres
Net Area = 270,087 SF 6.2003 acres
Number of Lots = 23
Average lot size = 11,861 SF
Typical lot dimension = 90' x 106'
Lineal feet of street = 1,276 LF
Existing zoning = Commercial Highway District
Proposed zoning = PUD - 2 Family Cluster Subdivision

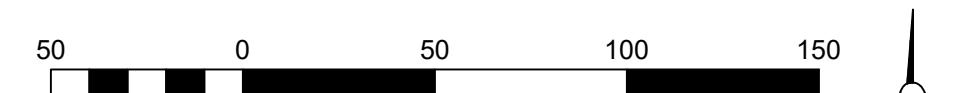
Approving Authorities
Village of Little Chute
Objecting Authorities
Department of Administration
Outagamie County Planning & Zoning Committee

NOTES

- Utility and Drainage Easements will be shown on Final Plat.

LEGEND

OH	OH	Overhead Electric Lines
San	San	Utility Guy Wire
Sto	Sto	Sanitary Sewer
E	E	Storm Sewer
Underground Electric	Underground Gas Line	Underground Telephone
W	W	Water Main
Wood		Fence - Wood
Culvert		Culvert
800		Index Contour
799		Intermediate Contour
+799.9		Ex Spot Elevation



Bearings are referenced to the West line of the Northeast 1/4, Section 16, T21N, R18E, assumed to bear N00°30'10" E, base on the Outagamie County Coordinate System.

BENCHMARKS (NAVD88)

BM 0	NGS Benchmark DE7759(4X79)	726.52'
BM 1	Fire Hydrant, Tag Bolt Southeast Quad of Vandenbroek Rd and Patriot Drive Elev 729.42'	
BM 2	Fire Hydrant, Tag Bolt ±325' East of BM 1, South R/W of Patriot Drive Elev 729.97'	
BM 3	Fire Hydrant, Tag Bolt ±400' East of BM 2, South R/W of Patriot Drive Elev 732.55'	
BM 4	Fire Hydrant, Tag Bolt ±350' Northeast of BM 3, East R/W of Patriot Drive Elev 726.87'	

Sanitary Structures

Structure #	Rim	Inv	Size	Material	Direction
MH 1	725.93	709.10	8"	PVC	N
MH 2	727.23	711.09	8"	PVC	S
MH 3	728.11	712.77	8"	PVC	W
MH 4	728.99	714.59	8"	PVC	E
MH 5	727.22	715.11	8"	PVC	W
MH 6	725.37	715.64	8"	PVC	SW
MH 7	723.37	716.63	8"	PVC	S

Storm Structures

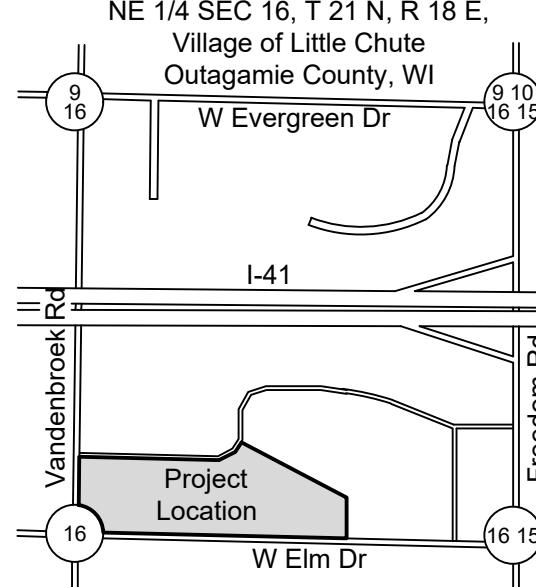
Structure #	Rim	Inv	Size	Material	Direction
INL A	725.56	722.28	12"	PVC	S
INL B	725.59	722.34	12"	PVC	S
MH C	725.84	721.71	18"	RCP	E
MH D	729.10	720.11	24"	RCP	E
MH E	730.26	719.46	24"	RCP	W
MH F	727.34	718.88	24"	RCP	W
MH G	725.70	718.12	24"	RCP	NE
MH H	725.04	717.56	24"	RCP	SW
MH I	723.32	715.47	24"	RCP	S
MH J	724.80	718.75	15"	PVC	NW
CB K	721.56	719.16	15"	PVC	N

SURVEYOR'S CERTIFICATE

I, James R. Sehloff, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the Village of Little Chute.

James R. Sehloff, P.L.S. No. S-2692 Date

LOCATION MAP



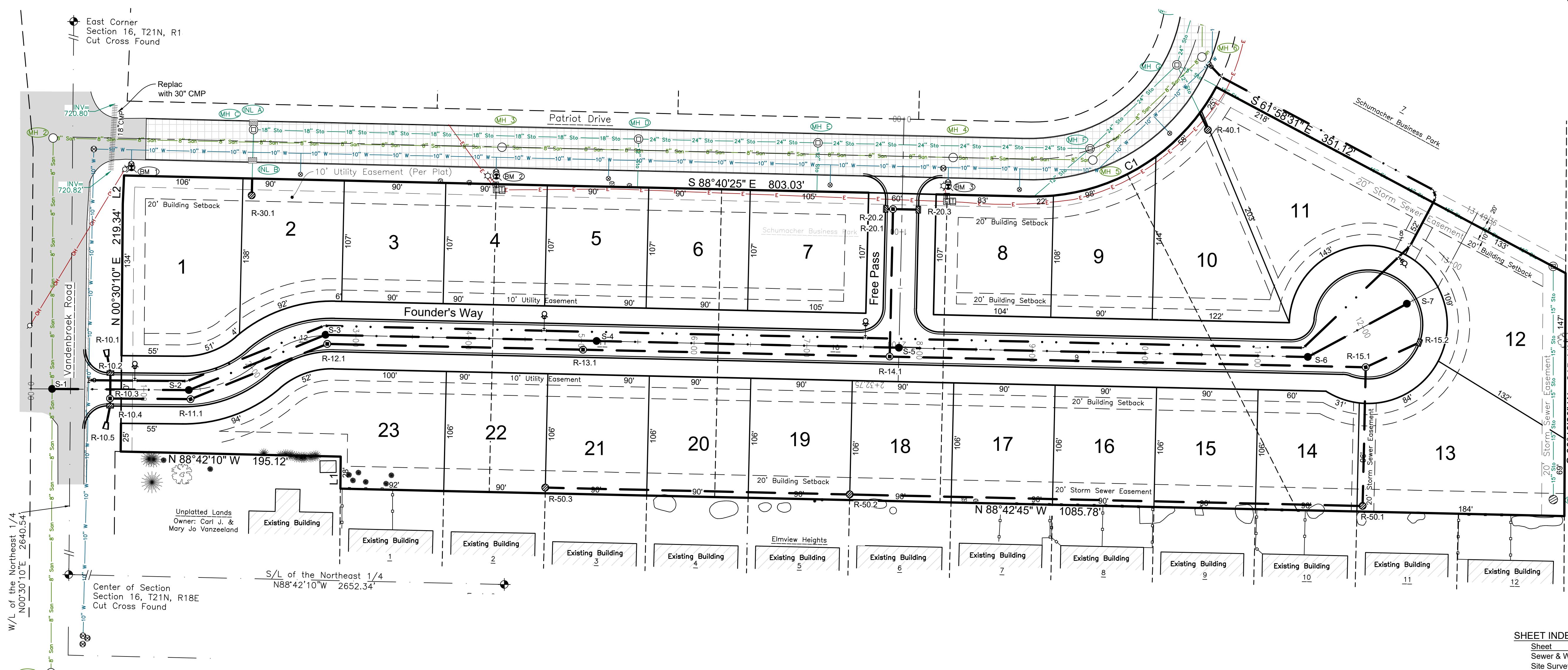
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph. 920-991-2666 Fax. 920-441-0604
www.davelpro.com

Preliminary Plat

Founder's Estates
Village of Little Chute, Outagamie County, WI
For: Romenesko Developments, Inc.

Date: 03/16/2023
Filename: 7507Plat.dwg
Author: ----
Last Saved by: eric
Page: 1 of 1

Founder's Estates



LOCATION MAP

NE 1/4 SEC 16, T 21 N, R 18 E,
Village of Little Chute
Outagamie County, WI

W Evergreen Dr

I-41

Project Location

Freedom Rd

NO SO

W Elm Dr

9 10
16 15

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the Village of Little Chute.

Streets shall be constructed in accordance with the State of Wisconsin Standard Specifications for Highway and Structures Construction, and all Special Provisions of the Village of Little Chute

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

- The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure

Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent, per SPS 382.40 (8V/k)

Sanitary Sewer Pipe shall be PVC SDR (35), with minimum of 18 gauge, insulated (green), single-conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with water tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPC 282 26.7V1M12.

HEFT INDEX

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Erosion & Sediment Control Details	2.3
Stormwater Pond Details	2.4
Plan & Profile: Founder's Way - Sta 0+00 to 7+00.00	3.1
Plan & Profile: Founder's Way - Sta 7+00 to 13+49.36	3.2
Plan & Profile: Free Pass - Sta 0+00 to 2+32.75	3.3
Plan & Profile: Storm Easement - Sta 0+00 to 4+17.12	3.4

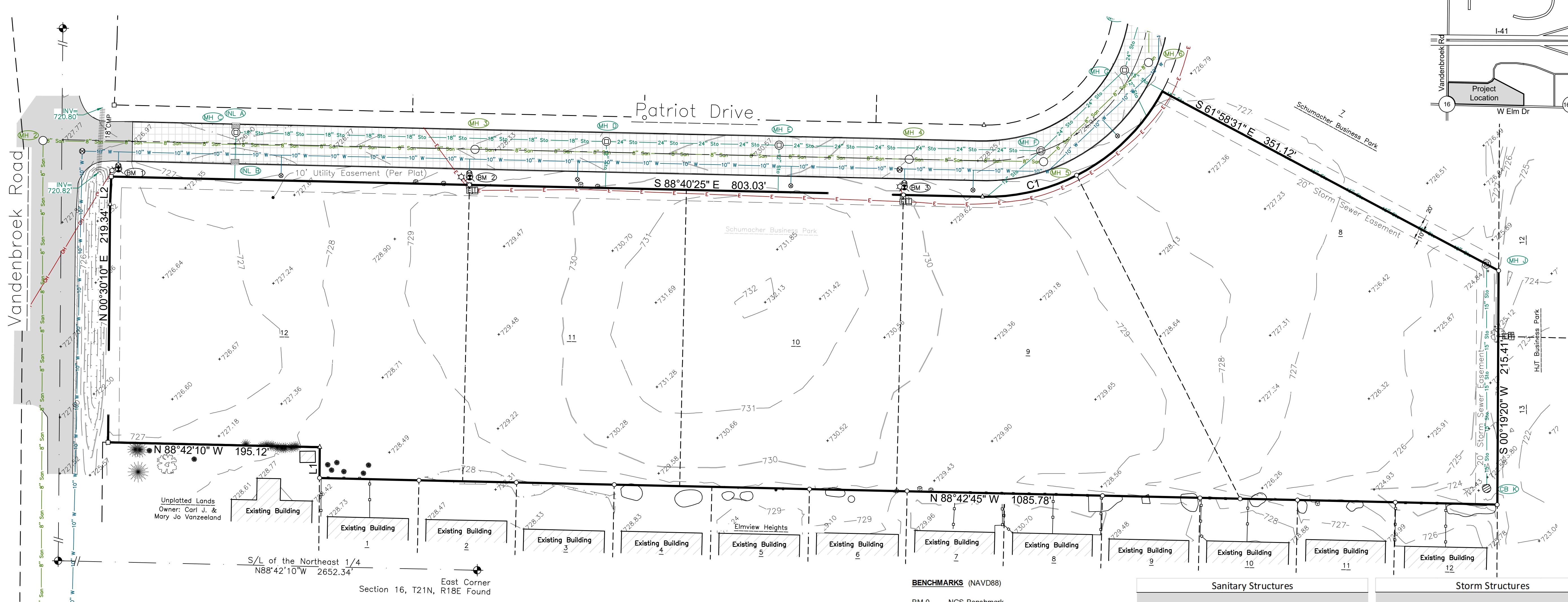
SEWER & WATER COVER SHEET

**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Project Number: 7507
March 16, 2023



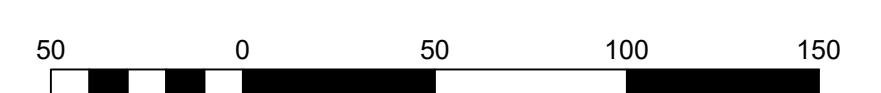


CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in
C1	183.00'	N 59°40'29" E	192.06'	202.19'	63°18'13"	S 88°40'25" E
						N 28°01'22" E

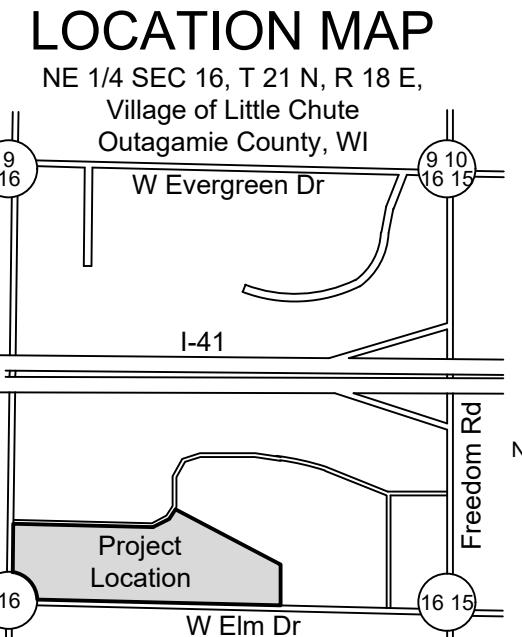
LINE TABLE		
Line	Bearing	Length
L1	N 00°30'10" E	28.45'
L2	N 02°23'00" E	25.42'

LEGEND

OH - OH	Overhead Electric Lines
San - San	Utility Guy Wire
Sto - Sto	Sanitary Sewer
Underground Electric	Storm Sewer
Underground Gas Line	Storm Sewer
Underground Telephone	Storm Sewer
Water Main	Water Main
Fence - Wood	Fence - Wood
Culvert	Culvert
800' - 800'	Index Contour
799' - 799'	Intermediate Contour
+799.9	Ex Spot Elevation



Bearings are referenced to the West line of the Northeast 1/4, Section 16, T21N, R18E, assumed to bear N00°30'10" E, base on the Outagamie County Coordinate System.



LOCATION MAP
NE 1/4 SEC 16, T 21 N, R 18 E,
Village of Little Chute
Outagamie County, WI
W Evergreen Dr
I-41
Vandenbroek Rd
Project Location
W Elm Dr
Freedom Rd
NO SCALE

SITE SURVEY

Founder's Estates
Village of Little Chute, Outagamie County, WI
For: Romenesko Developments, Inc.

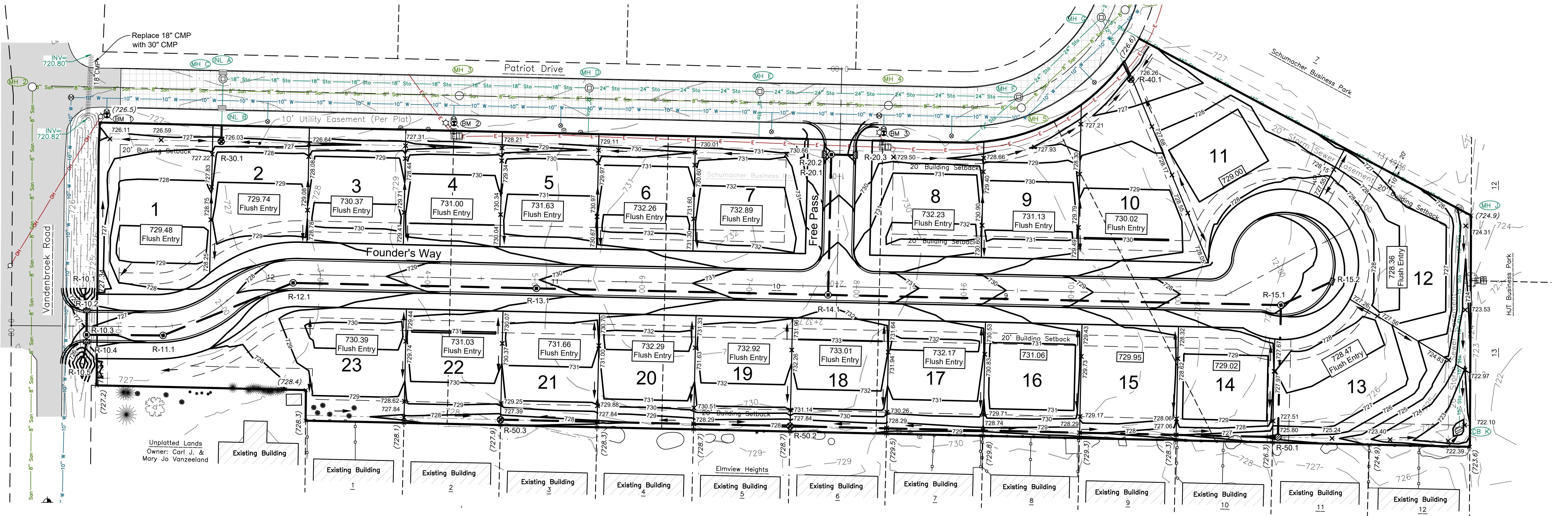
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-0666 Fax: 920-441-0804
www.davel.pro

Date: 03/16/2023
Filename: 7507Plat.dwg
Author: ----
Last Saved by: eric
Page 1.1

DRAINAGE & GRADING PLAN

Founder's Estates
Village of Little Chute, Outagamie County, WI
For: Romenesko Developments, Inc.

Date: 03/16/2023
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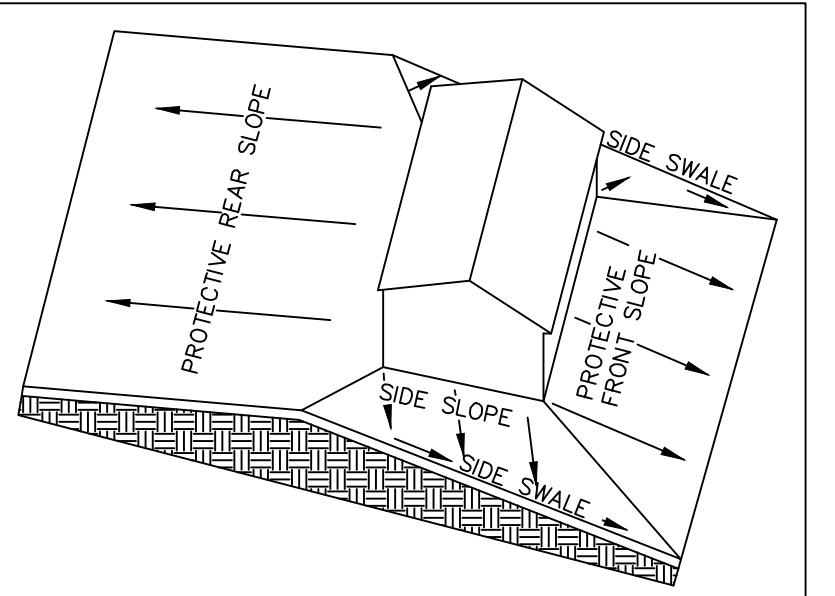
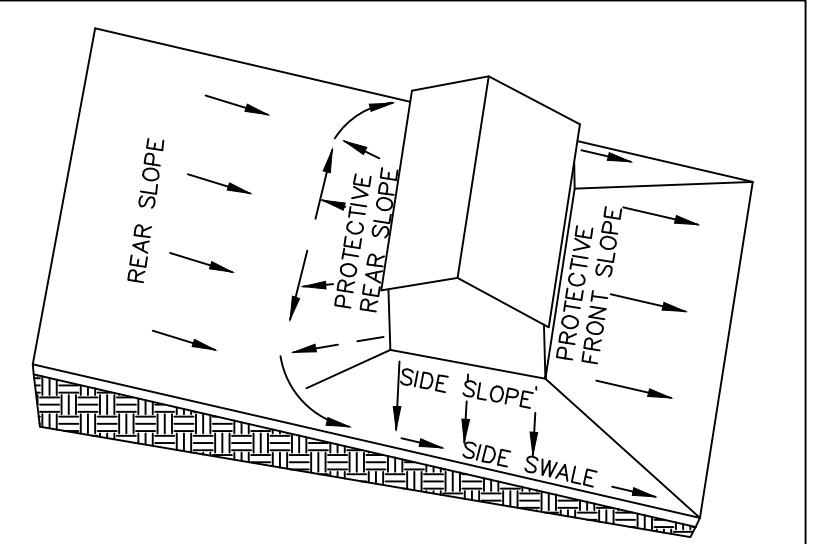


BENCHMARKS (NAVD88)

BM 0	NGS Benchmark DE7759(4X79) Elev 726.52'
BM 1	Fire Hydrant, Tag Bolt Southeast Quad of Vandenbroek Rd and Patriot Drive Elev 729.42'
BM 2	Fire Hydrant, Tag Bolt ±325' East of BM 1, South R/W of Patriot Drive Elev 729.97'
BM 3	Fire Hydrant, Tag Bolt ±400' East of BM 2, South R/W of Patriot Drive Elev 732.55'
BM 4	Fire Hydrant, Tag Bolt ±350' Northeast of BM 3, East R/W of Patriot Drive Elev 726.87'

NOTES:

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- Vegetation beyond slopes shall remain.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
- Founder's Estates will receive treatment for stormwater runoff (for both quantity and quality) from the Village of Little Chute's Vandenbroek Pond.



LEGEND

OH - OH	Overhead Electric Lines
San - San	Sanitary Sewer
Sto - Sto	Storm Sewer
E - E	Underground Electric
G - G	Underground Gas Line
T - T	Underground Telephone
W - W	Water Main
W	Fence - Wood
800	Culvert
800	Index Contour
799	Intermediate Contour
+799.9	Ex Spot Elevation
608	Proposed Storm Sewer
608	Proposed Contour
[607.86]	Proposed Culvert
608.73	Prop. Adjacent Plat Grade
x 608.73	Prop. Lot Corner Elevation
x (608.7)	Prop. Spot Elevation
	Existing Grade



50 0 50 100 150

HOUSE ELEVATIONS:

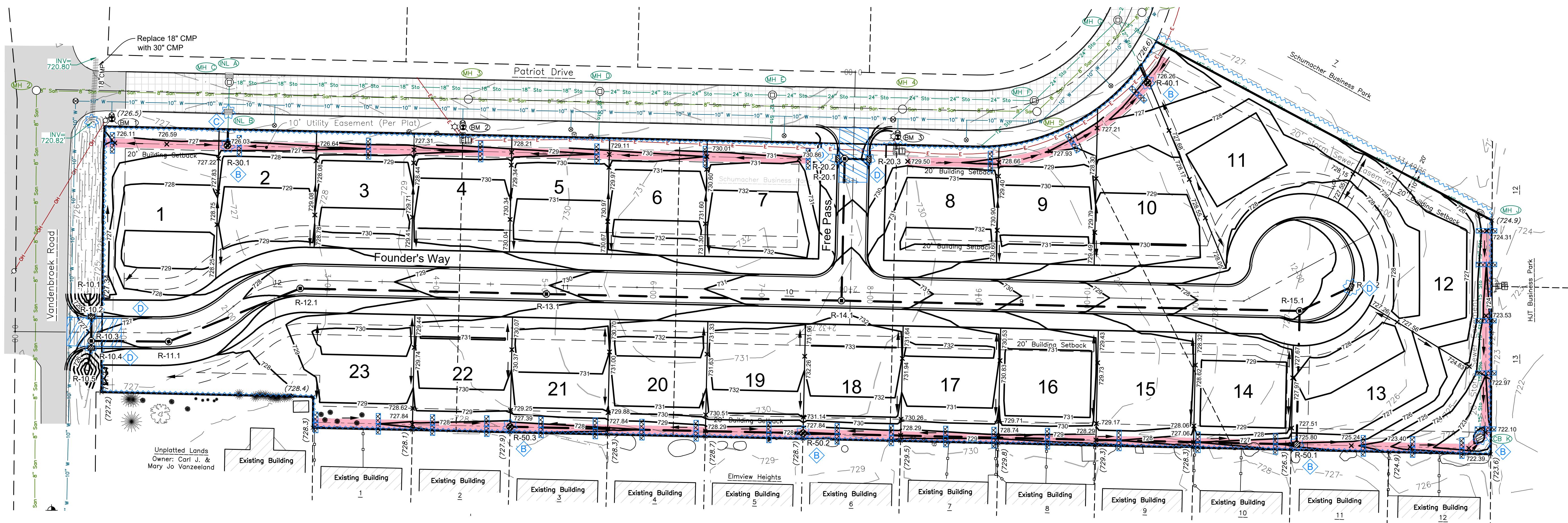
The house elevations shall be set to provide positive drainage away from the building in all directions as shown in the above details. House elevations and driveway locations may need to vary depending on size, location, and architecture of the home. Changes to the grading plan or house elevations can be allowed only if an individual lot grading plan is prepared by a professional engineer.

EROSION & SEDIMENT CONTROL PLAN

For: Romenesko Developments, Inc.
Village of Little Chute, Outagamie County, WI

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54962
Ph: 920-991-6065 Fax: 920-441-0804
www.davel.pro

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Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum of the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow

- a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the ponds.
- b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**

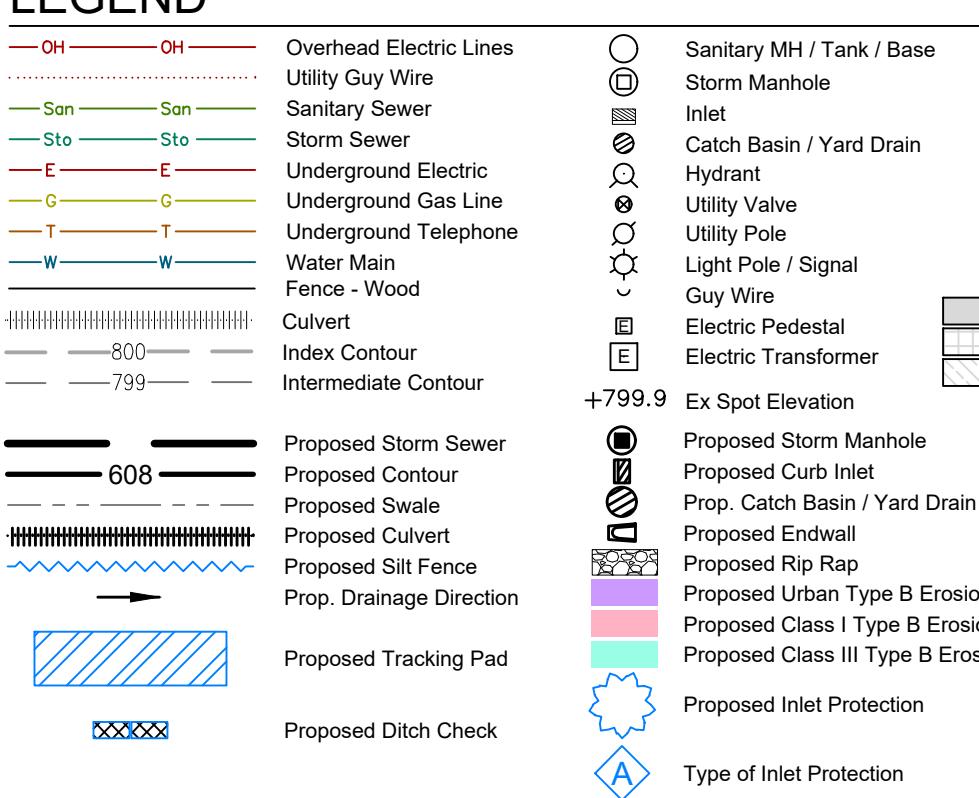
2) Overland Flow

- a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056.** It will be placed at the following locations:
 - i) along the site boundary where runoff will leave the site.
 - ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
- b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055.** Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
- c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058.** In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications.
- d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059.** Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Ryegrass, Winter Wheat, and Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.

3) Trapping Sediment in Channelized Flow

- a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062.** Ditch Checks will be used where indicated on the plan as sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
- b) Sediment Basin - Intended to detain sediment-laden runoff from disturbed areas for a sufficient time to allow the sediment to settle. Sediment basins shall be installed and maintained in accordance with **WDNR Technical Standard 1064.**
- c) Permanent Channel Stabilization
 - a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
 - i) drainage swales and pipe outfalls, as indicated on the plans
 - ii) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
 - i) drainage swales, as indicated on the plans

LEGEND



Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others. Sequence of construction is expected to be similar for future phases.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

- 1) All seeded or sodded areas will be repaired as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
- 2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
- 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.

4) Construction and waste materials shall be properly disposed. Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of this report or visit <http://dnr.wi.gov/topic/stormwater/construction/forms.html> for a template. Upon request, the inspection reports shall be made available to the owner, the engineer, Village of Little Chute, or the Wisconsin Department of Natural Resources.

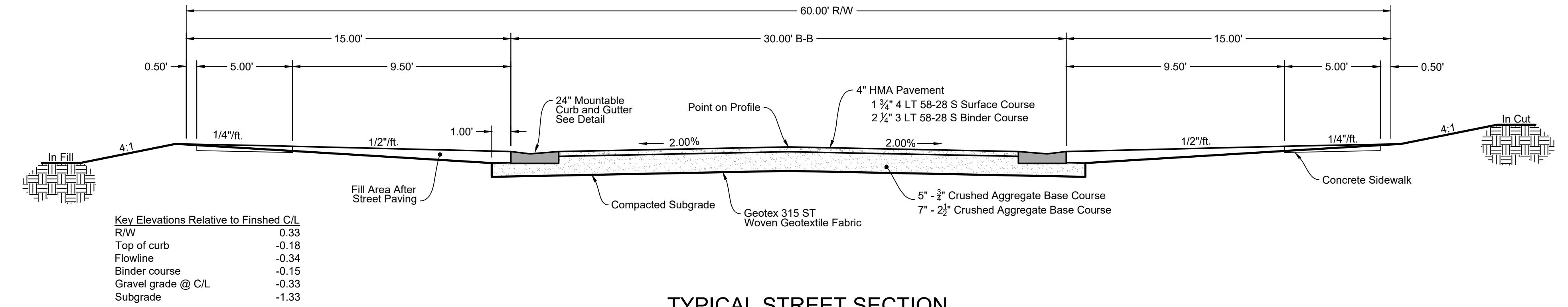
Responsible Parties

Best Management Practices (BMPs) Construction and Maintenance:
Owner's Contractor, to be determined.
BMP Inspection and Compliance Enforcement:
Village of Little Chute

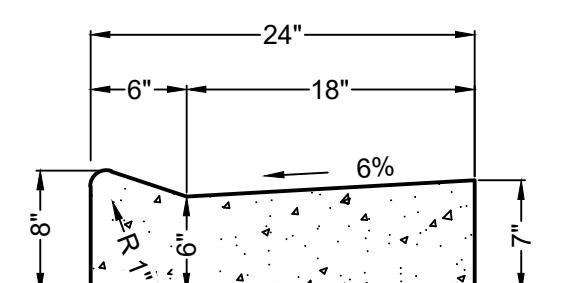
CONSTRUCTION DETAILS

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TYPICAL STREET SECTION



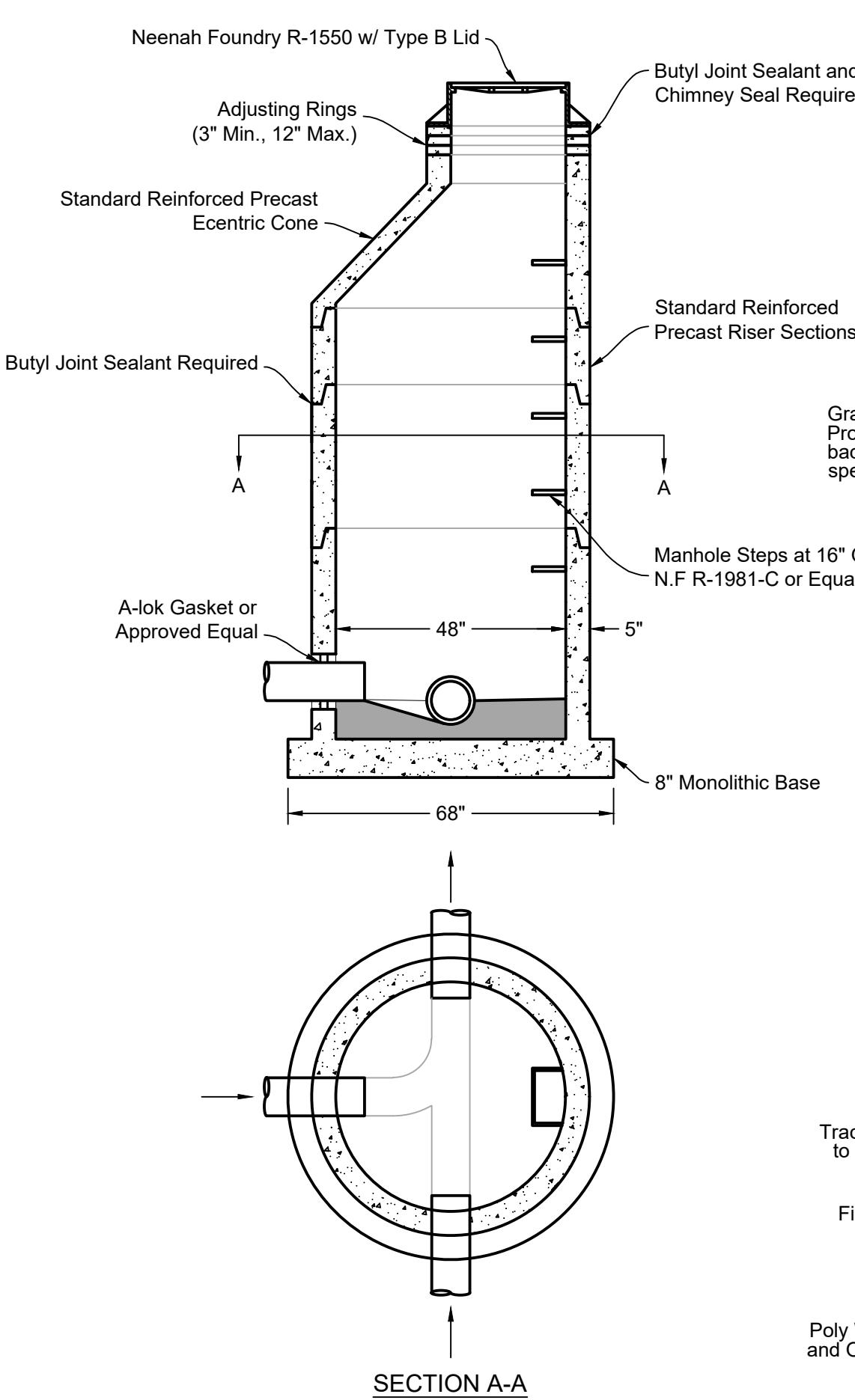
24" MOUNTABLE CURB

*Provide expansion joints at 3' and 300' on each side of inlet casting. Provide contraction joints every 10' or as directed.

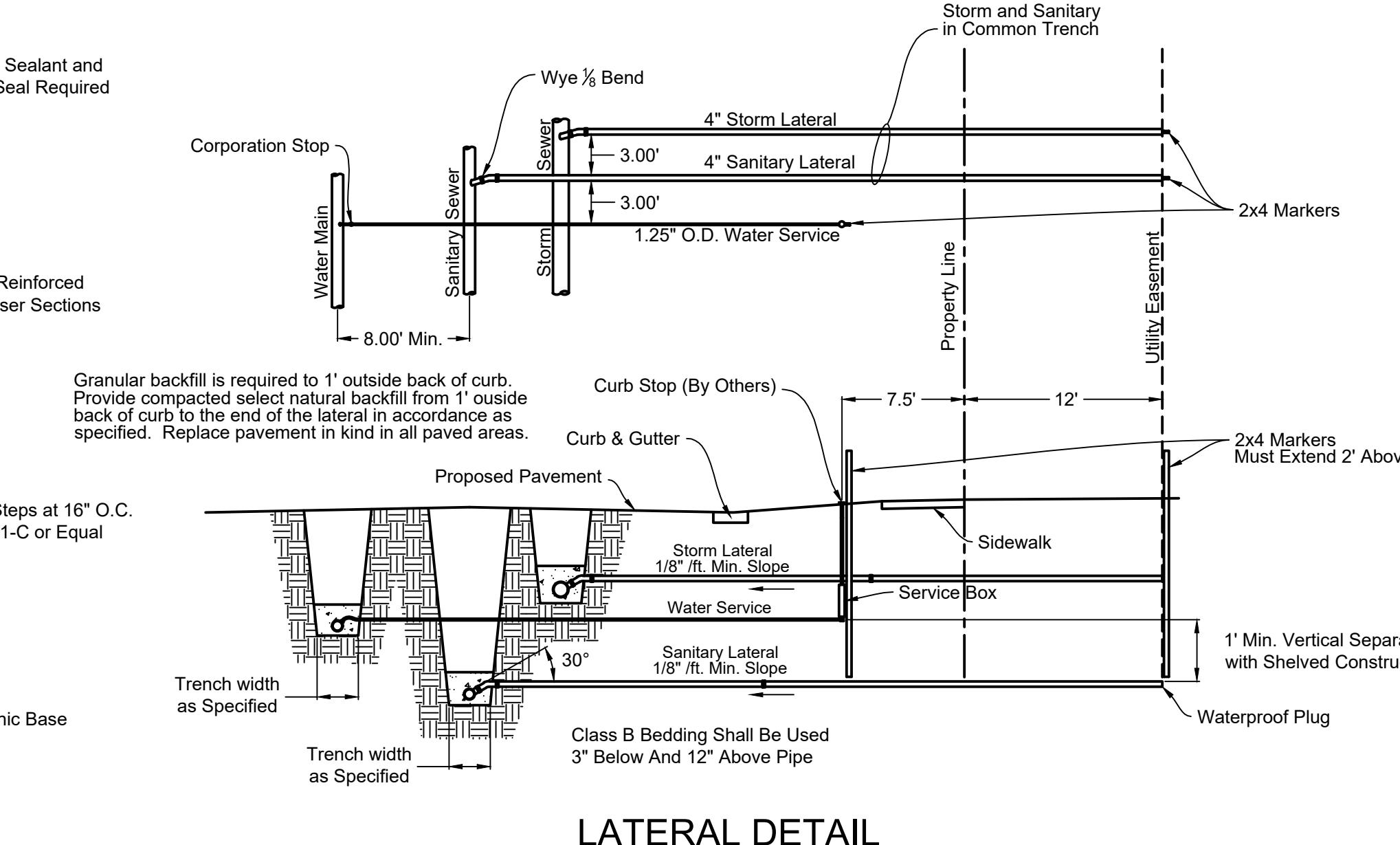
SEWER & WATER DETAILS

Founder's Estates /illage of Little Chute, Outagamie County, WI For: Romenesko Developments, Inc.

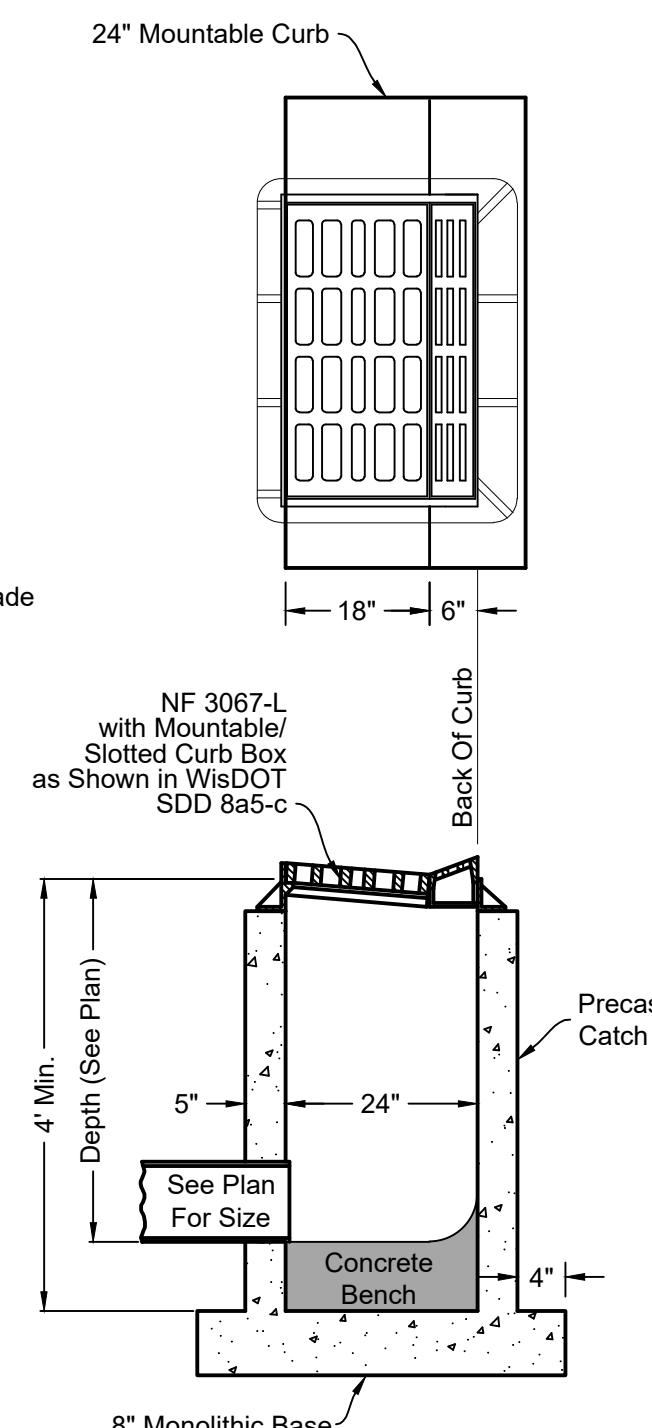
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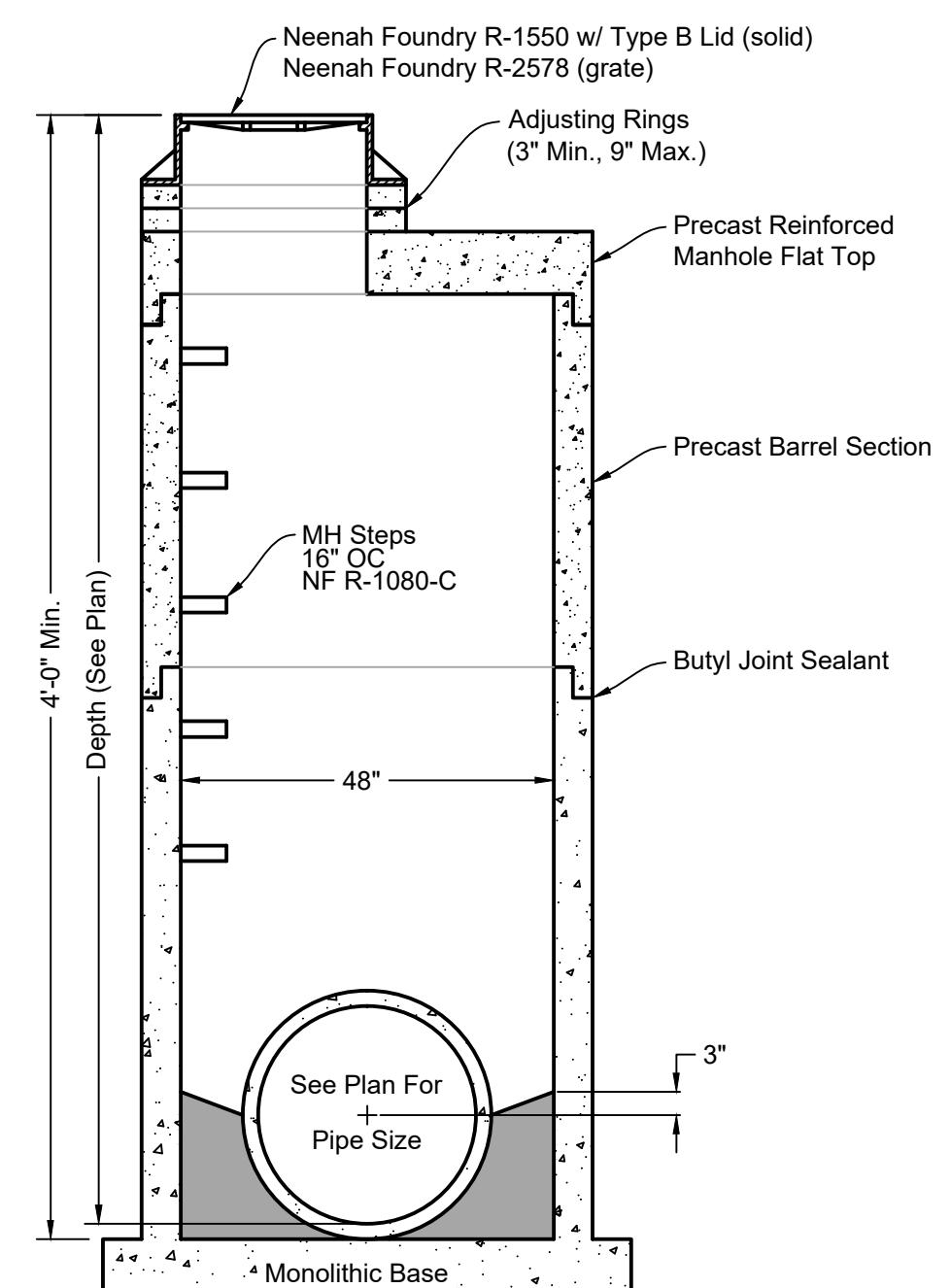
SANITARY MANHOLE



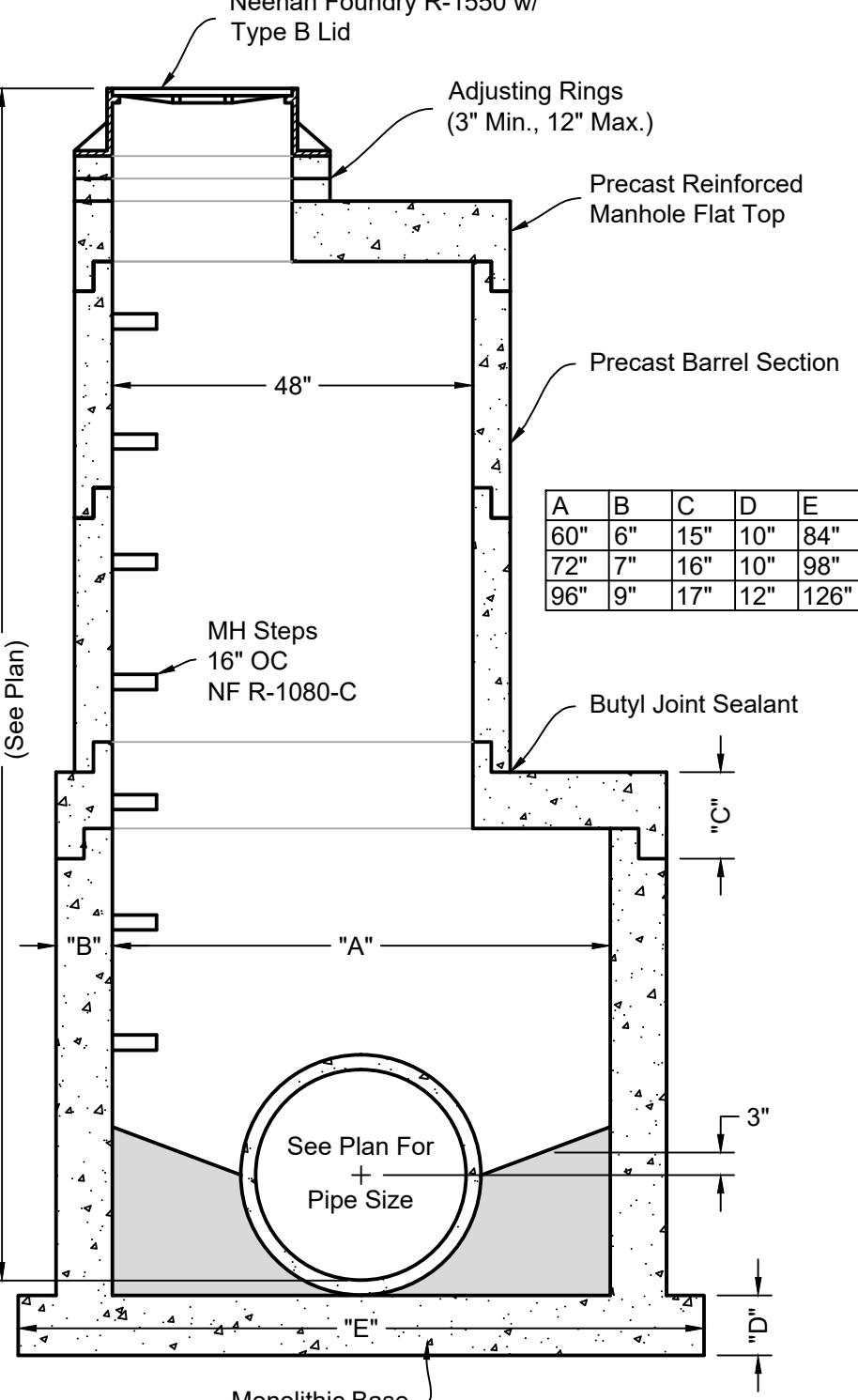
LATERAL DETAIL



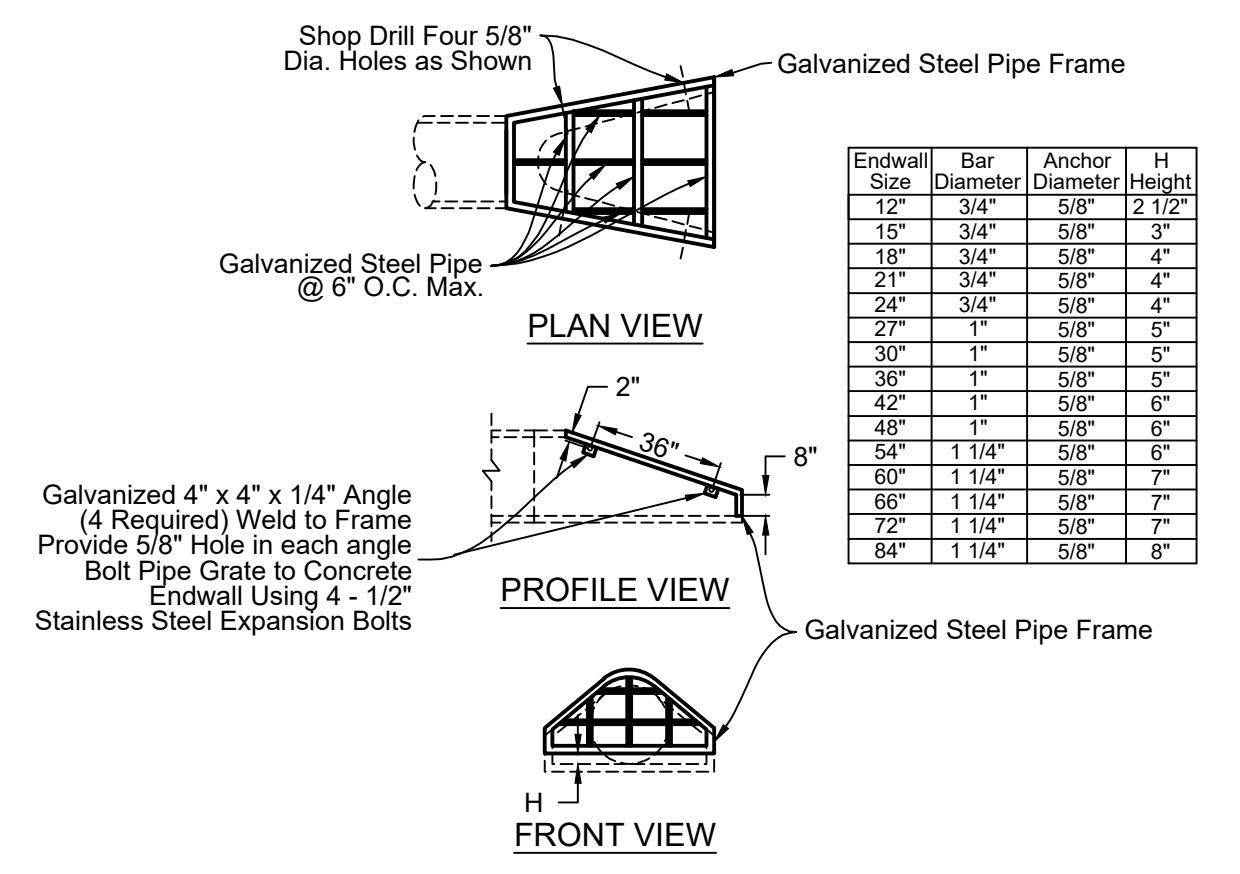
CURB INLET DETAIL



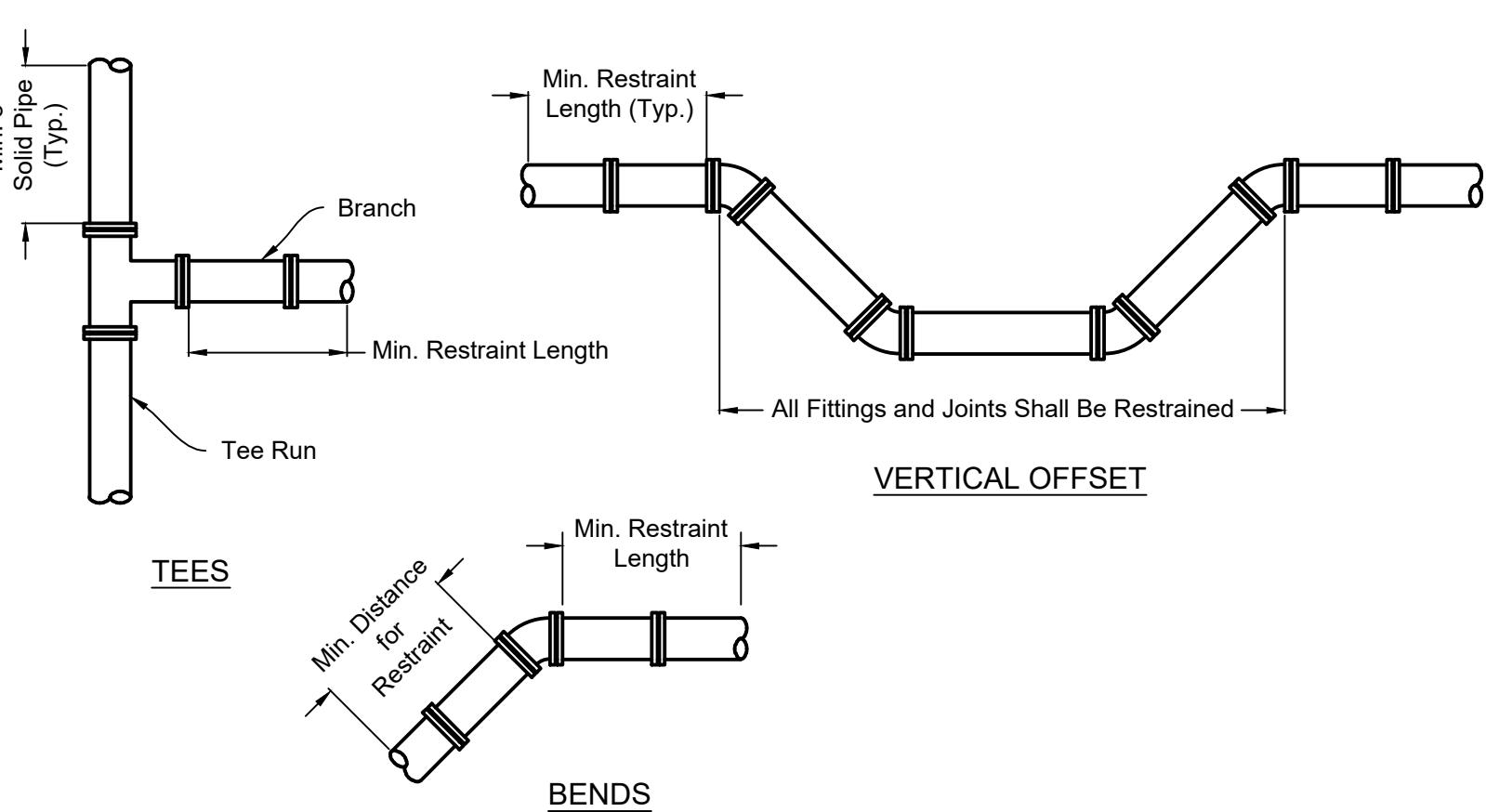
STANDARD STORM MANHOLE



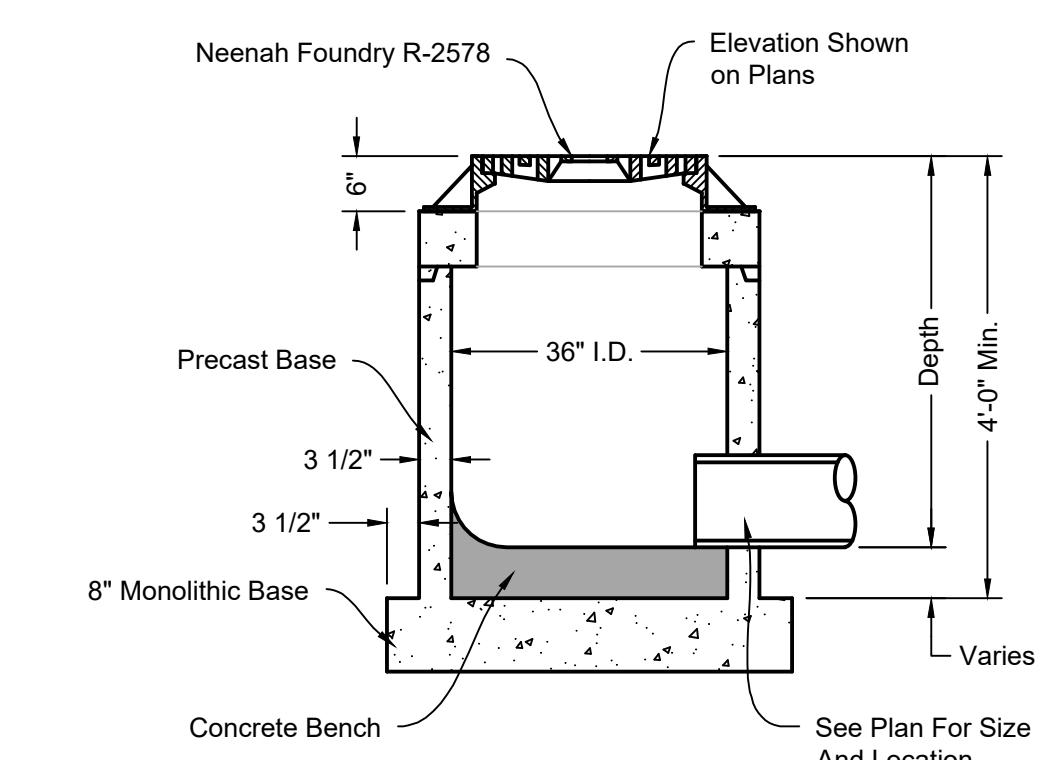
LARGE DIAMETER STORM MANHOLE



ENDWALL PIPE GRATE



WATERMAIN RESTRAINT DETAIL



STORM CATCH BASIN

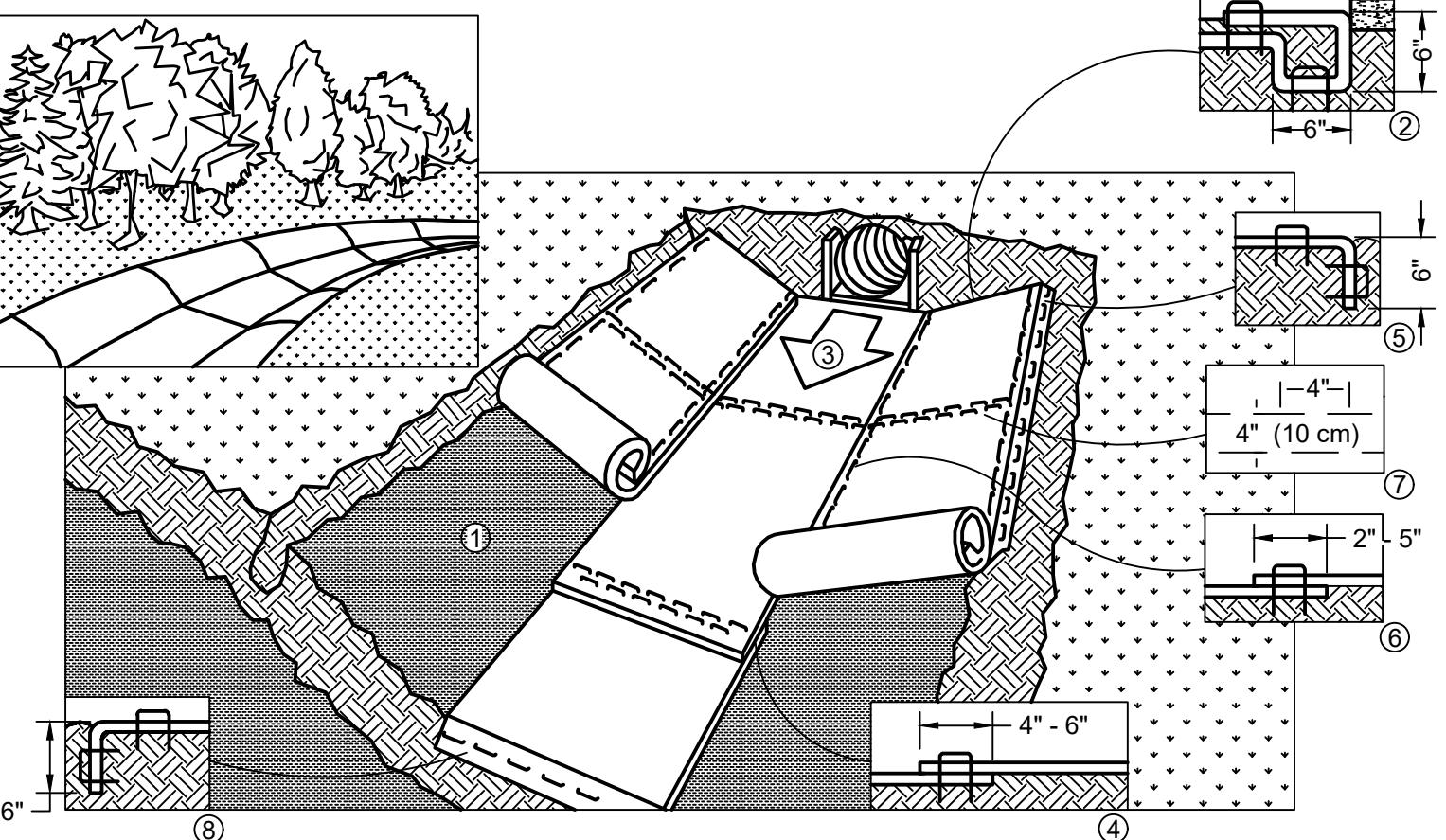
Minimum Restraint Length (ft.) on Both Sides of the Fitting				
Fitting Type/Nominal Size	6"	8"	12"	16"
11 1/4° Bend	2	2	3	3
22 1/2° Bend	3	3	5	6
45° Bend	5	6	9	11
90° Bend	11	15	21	27
Dead End	30	40	56	73
Top Side of a Vertical Offset	13	17	24	31
Tee Run x Branch 6" BY	14			
Tee Run x Branch 8" BY	10	24		
Tee Run x Branch 12" BY	1	15	40	
Tee Run x Branch 16" BY	1	7	33	56

EROSION & SEDIMENT CONTROL DETAILS

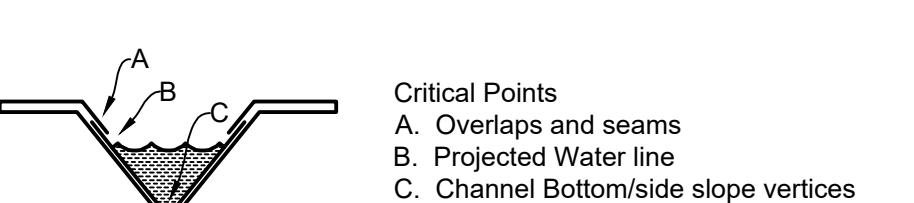
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Civil Engineers and Land Surveyors
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1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) depending on RECP's type and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
8. The terminal end of the RECP's must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)

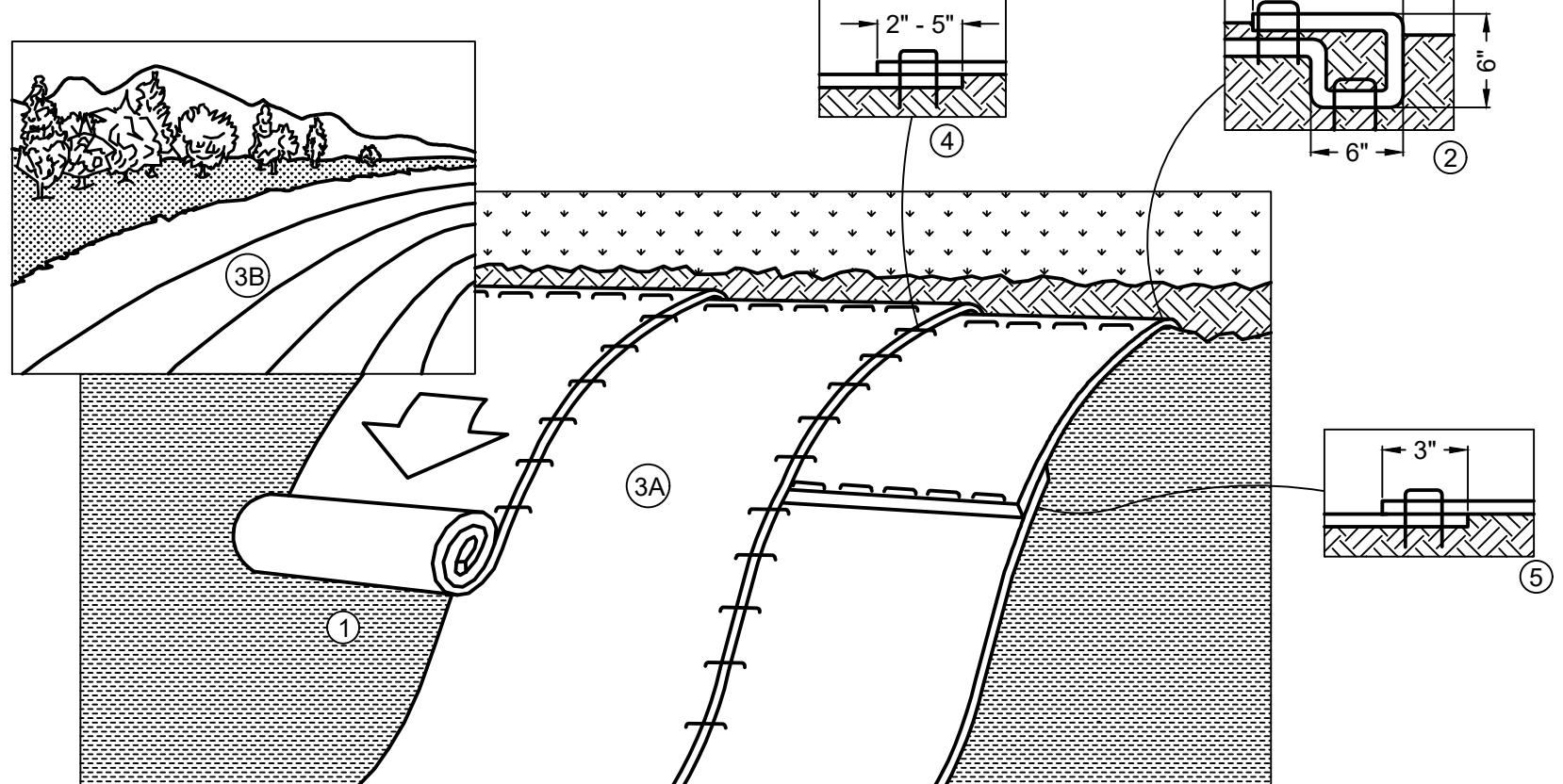


Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

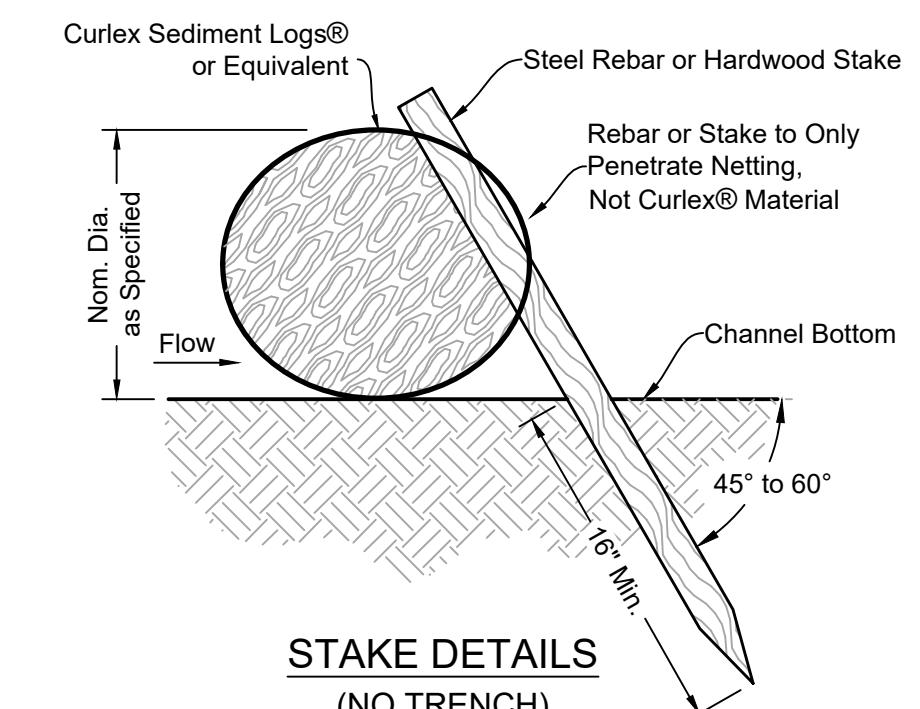
EROSION MAT CHANNEL INSTALLATION

DNR TECHNICAL STANDARD 1053

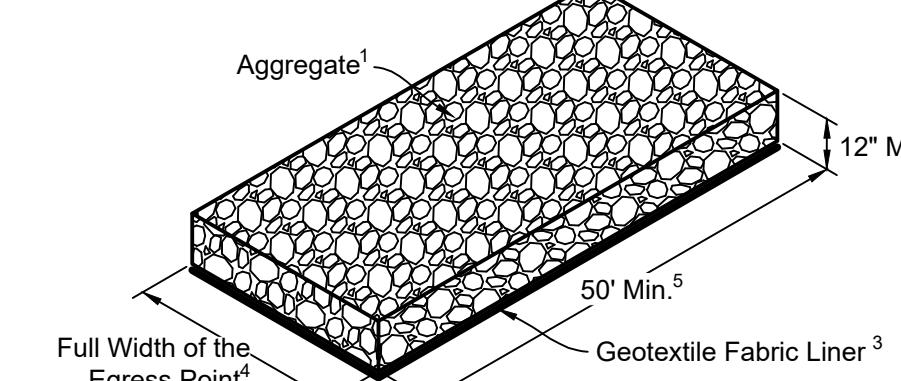


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A) down or (B) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)
7. Turf Reinforcement Mats (TRM's) shall be installed in accordance with the above specifications for all RECP's. Anchoring size and pattern is to be installed per manufacturer specifications for clay soils having 4:1 slope. All TRM's shall be topsoil filled, seeded, and covered with a Class 2, Type B erosion mat in accordance with all manufacturer specifications.

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION
DNR TECHNICAL STANDARD 1052



STAKE DETAILS
(NO TRENCH)



TRACKING PAD DETAIL
DNR TECHNICAL STANDARD 1057

Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2022 Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

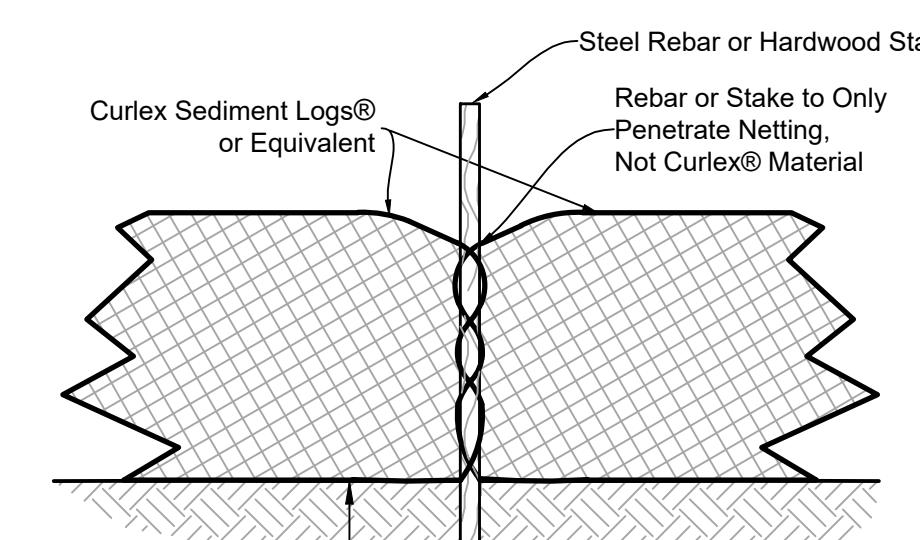
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

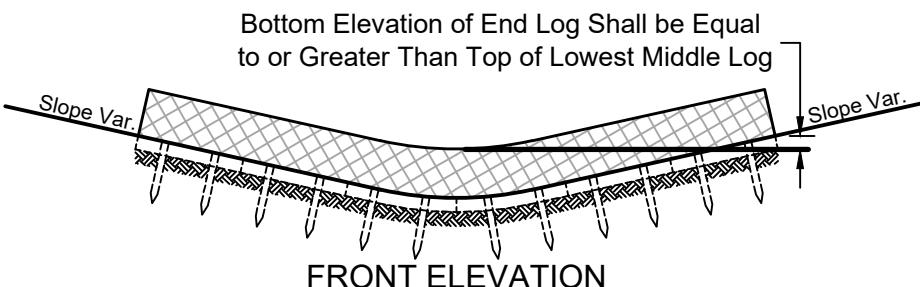
Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

TABLE 1: GRADATION FOR STONE TRACKING PADS

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5



STAKE DETAIL
(FRONT VIEW)



NOTE:
Stake installation shall meet manufacturer's requirements in regard to spacing, material, size, and bury depth.

SEDIMENT LOG DETAIL

GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

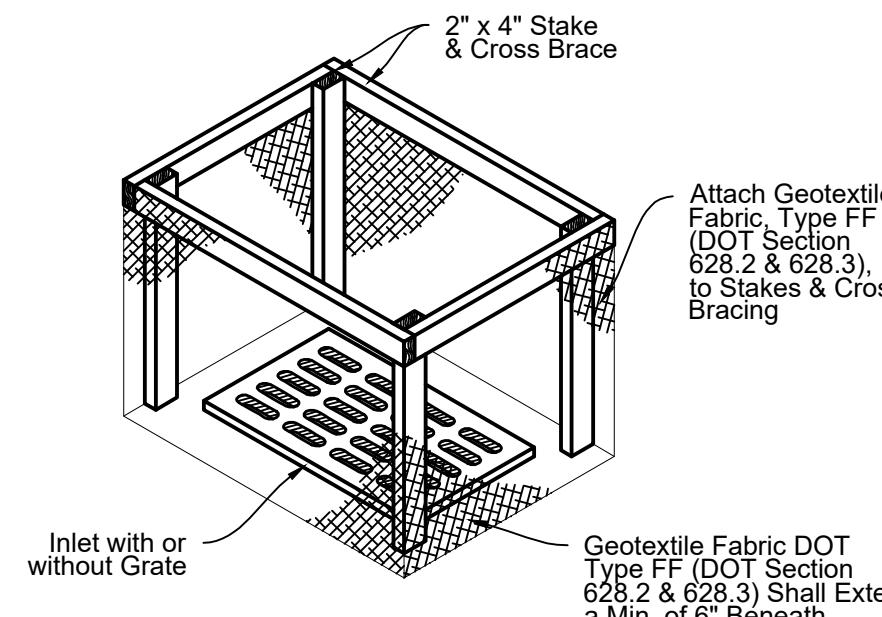
Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

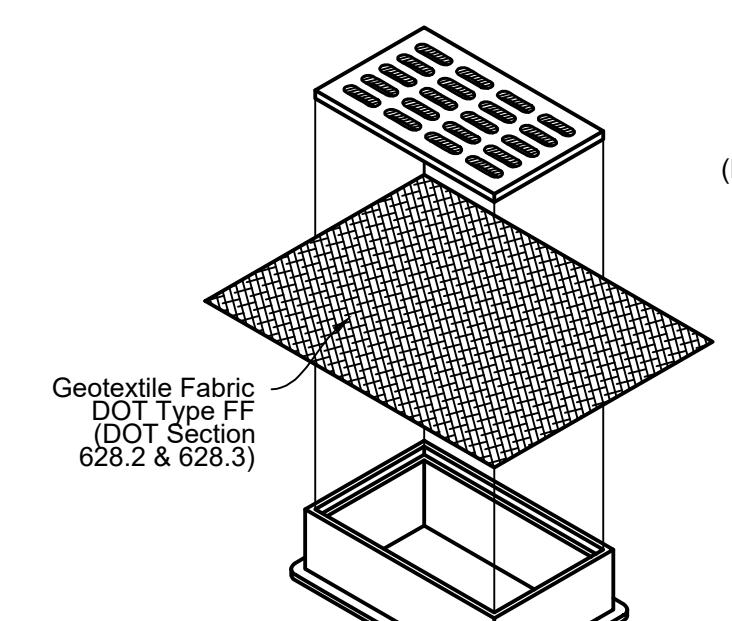
1. Finished size, including flap pockets where required, shall extend a minimum of 10' around the perimeter to facilitate maintenance or removal.

2. For inlet protection, Type C (with curb box), an additional 10' of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.

3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INSTALLATION NOTES:

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

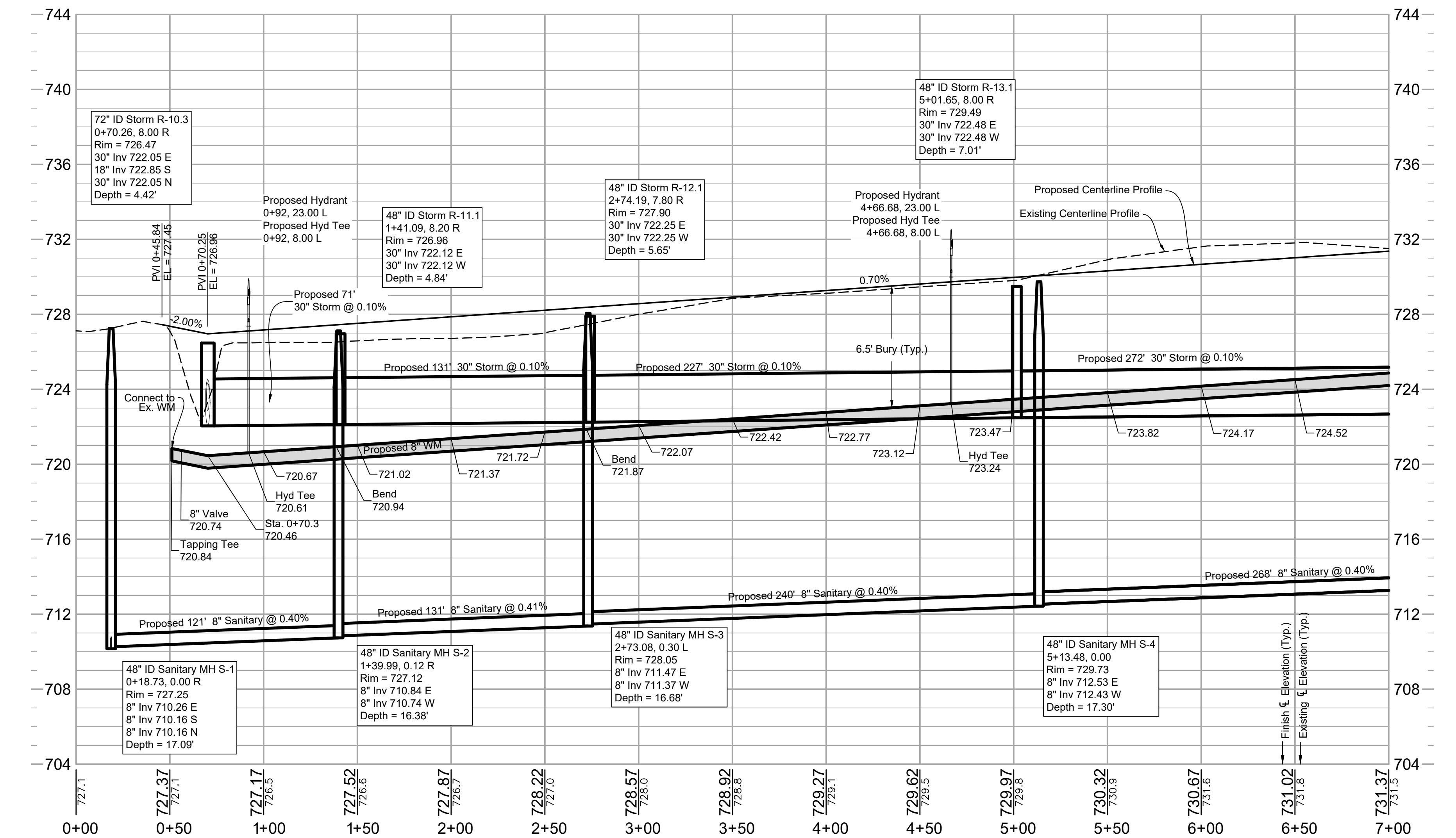
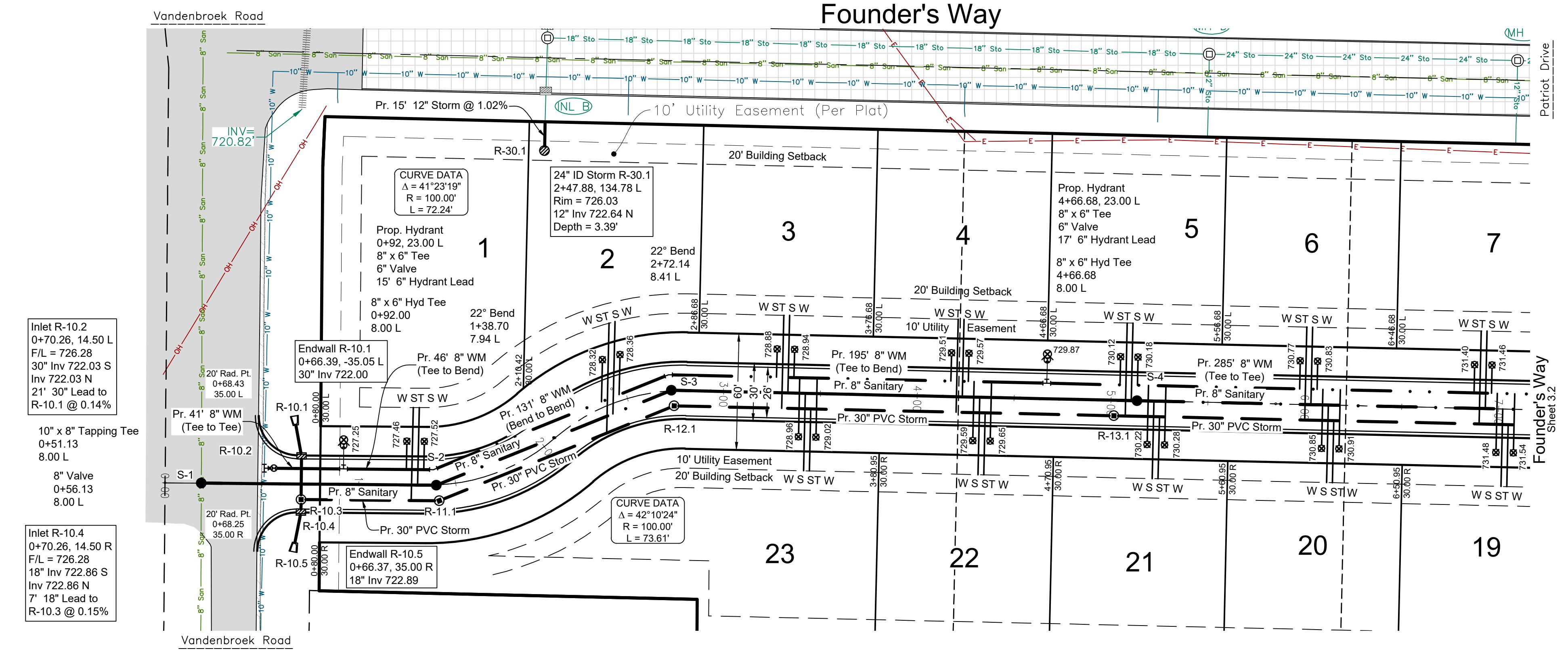
Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be



NOTES:	
RADIUS STATIONING IS TO BACK OF CURB.	
814.16 = PROPOSED GRADE	
ENDWALLS ARE INCLUDED IN CULVERT LENGTH	
ALL STRUCTURES LOCATED WITHIN ROADWAY ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS 0.33')	
LEGEND	
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Water Main
	Proposed Culvert
	Proposed Swale/ Ditch
	Proposed Sanitary Manhole
	Proposed Storm Manhole
	Proposed Curb Inlet
	Proposed Catch Basin/Yard Drain
	Proposed Endwall
	Proposed Hydrant
	Proposed Valve
	Proposed Tee
	Proposed Cross
	Proposed Bend
	Proposed Reducer
	Proposed Plug
	Horizontal
	Vertical

Founder's Estates

Village of Little Chute, Outagamie County, For: Romenesko Developments, Inc

IMPROVEMENT PLANS

Founder's Way

Sta 0+00 to 7+00

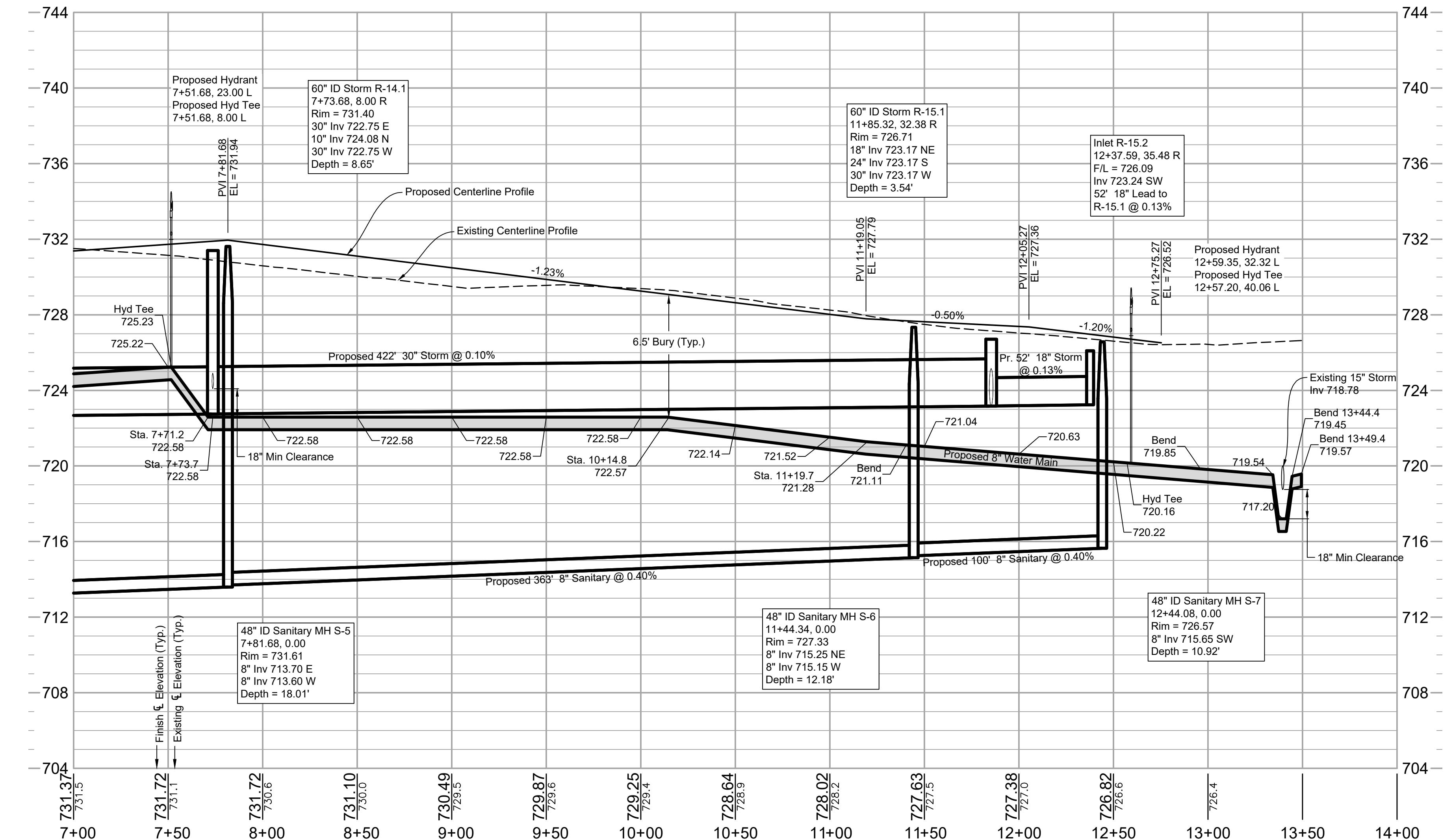
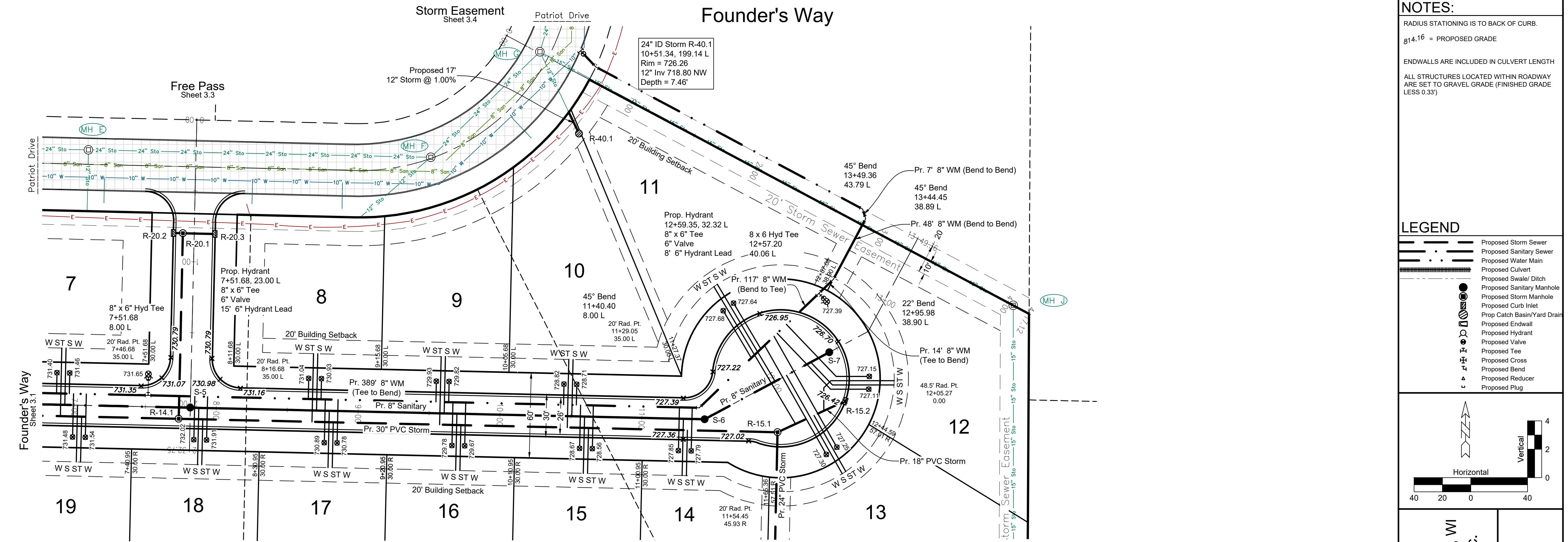
DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

DAVEL
ENGINEERING & ENVIRONMENTAL

Filename: 7507Prof1.dwg	
Date: March 16, 2023	Page: 3.1
Engineer: MDB	Drafted By: mitch



NOTES:	
RADIUS STATIONING IS TO BACK OF CURB.	
814.16 = PROPOSED GRADE	
ENDWALLS ARE INCLUDED IN CULVERT LENGTH	
ALL STRUCTURES LOCATED WITHIN ROADWAY ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS 0.33')	
LEGEND	
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Water Main
	Proposed Culvert
	Proposed Swale/ Ditch
	Proposed Sanitary Manhole
	Proposed Storm Manhole
	Proposed Curb Inlet
	Proposed Catch Basin/Yard Drain
	Proposed Endwall
	Proposed Hydrant
	Proposed Valve
	Proposed Tee
	Proposed Cross
	Proposed Bend
	Proposed Reducer
	Proposed Plug
	Horizontal
	Vertical
	40 20 0 40
	0 2 4

IMPROVEMENT PLANS

Founder's Way

Sta 7+00 to 13+49.36

Founder's Estates

Village of Little Chute, Outagamie County

For: Romenesko Developments, Inc.

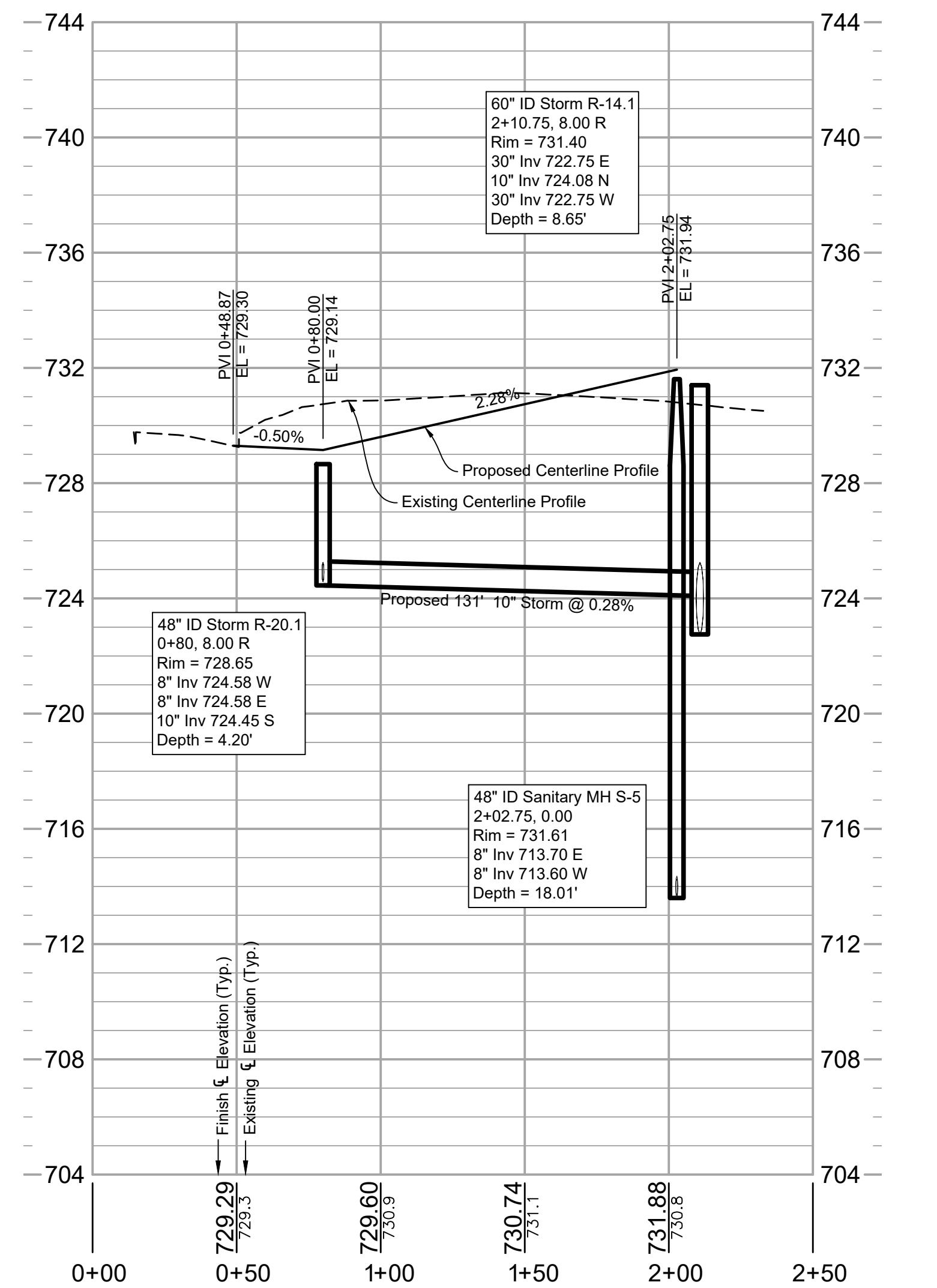
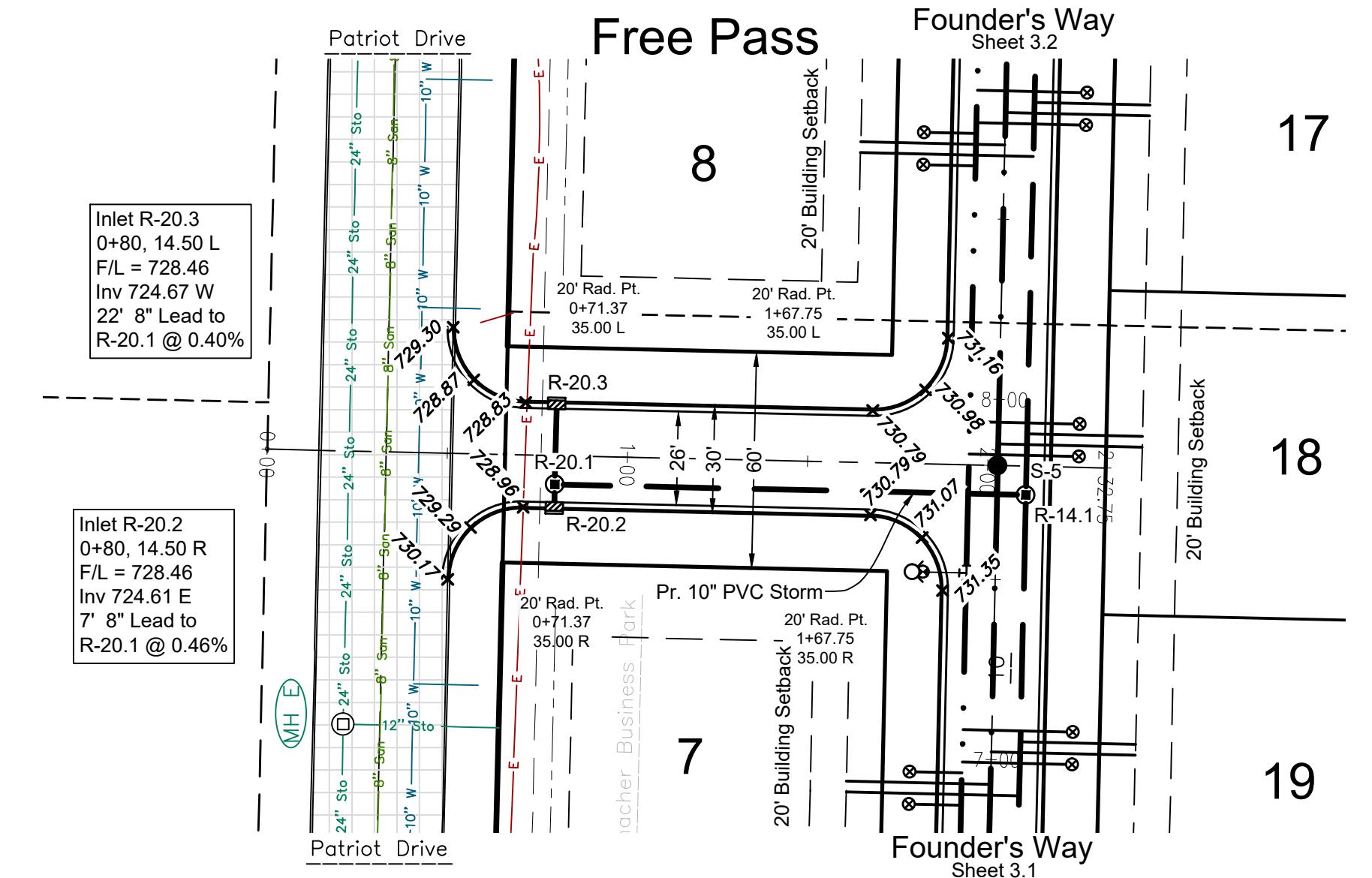
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Filename: 7507Prof1.dwg	Page:
Date: March 16, 2023	
Engineer: MDB	Drafted By: mitch



IMPROVEMENTS IN ANCESTRAL ESTATES

For: Romenesko Developments, Village of Little Chute, Outagamie County

Founder's Estates

VII

IMPROVEMENT PLANS

Ergo Bass

ENVIRONMENTAL
Ergo Data

NOTES:	
RADIUS STATIONING IS TO BACK OF CURB.	
814.16 = PROPOSED GRADE	
ENDWALLS ARE INCLUDED IN CULVERT LENGTH	
ALL STRUCTURES LOCATED WITHIN ROADWAY ARE SET TO GRAVEL GRADE (FINISHED GRADE LESS 0.33')	
LEGEND	
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Water Main
	Proposed Culvert
	Proposed Swale/ Ditch
	Proposed Sanitary Manhole
	Proposed Storm Manhole
	Proposed Curb Inlet
	Proposed Catch Basin/Yard Drain
	Proposed Endwall
	Proposed Hydrant
	Proposed Valve
	Proposed Tee
	Proposed Cross
	Proposed Bend
	Proposed Reducer
	Proposed Plug

RADIUS STATIONING IS TO BACK OF CURB.
814.16 = PROPOSED GRADE

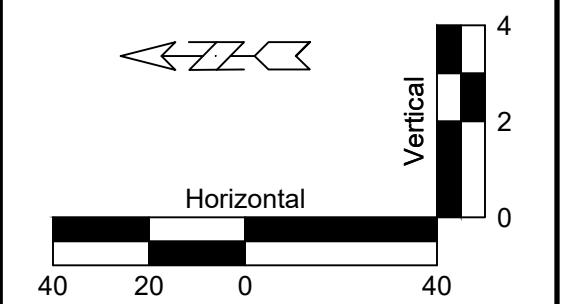
ENDWALLS ARE INCLUDED IN CULVERT LENGTH

ALL STRUCTURES LOCATED WITHIN ROADWAY
ARE SET TO GRAVEL GRADE (FINISHED GRADE
LESS 0.33')

LEGEND

This legend identifies symbols used to represent proposed utility features in the map. The symbols are arranged vertically on the left, and their corresponding labels are listed on the right.

- Proposed Storm Sewer: A thick black horizontal line.
- Proposed Sanitary Sewer: A thick black horizontal line with a small black dot in the center.
- Proposed Water Main: A thick black horizontal line with two small black dots on either side.
- Proposed Culvert: A thick black horizontal line with a dashed center.
- Proposed Swale/ Ditch: A thick black horizontal line with a wavy pattern.
- Proposed Sanitary Manhole: A solid black circle.
- Proposed Storm Manhole: A circle with a vertical line through the center.
- Proposed Curb Inlet: A circle with a diagonal line.
- Prop Catch Basin/Yard Drain: A circle with horizontal lines.
- Proposed Endwall: A circle with a vertical line and a horizontal line extending to the right.
- Proposed Hydrant: A circle with a dot and a horizontal line.
- Proposed Valve: A circle with a dot and a vertical line.
- Proposed Tee: A T-shaped symbol.
- Proposed Cross: A plus-shaped symbol.
- Proposed Bend: A symbol with a horizontal line and a vertical line at an angle.
- Proposed Reducer: A symbol with a horizontal line and a diagonal line.
- Proposed Plug: A symbol with a horizontal line and a small circle at the end.



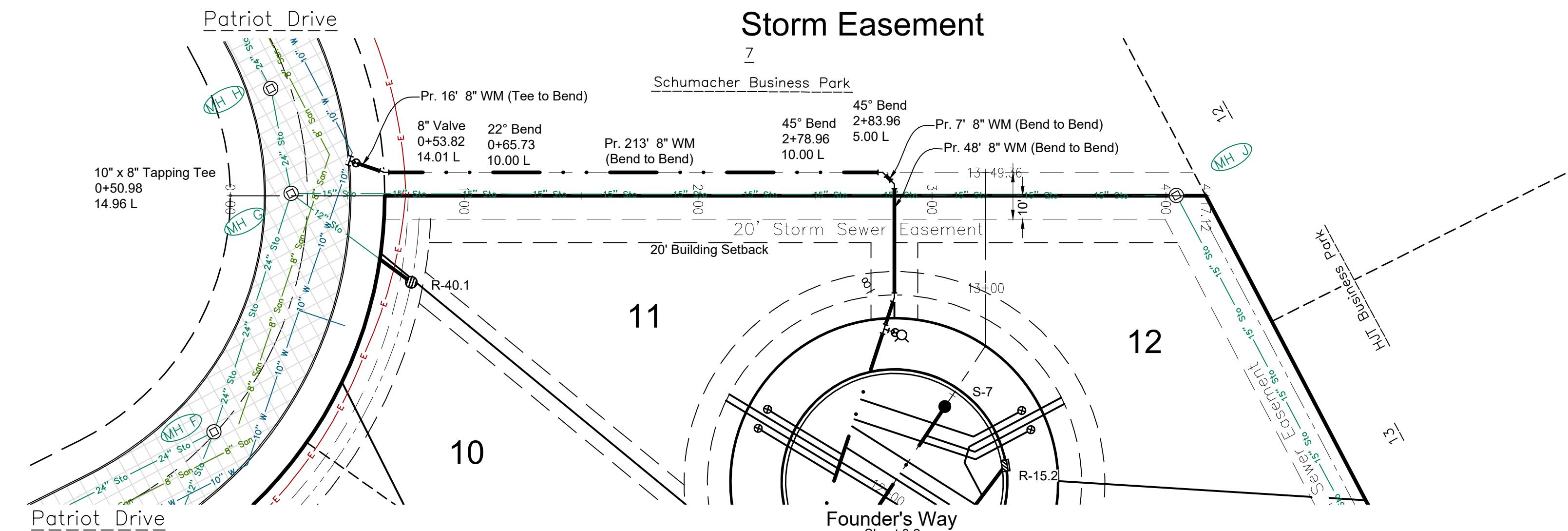
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ENVIRONMENTAL, INC.**

Civil Engineers and Land Surveyors

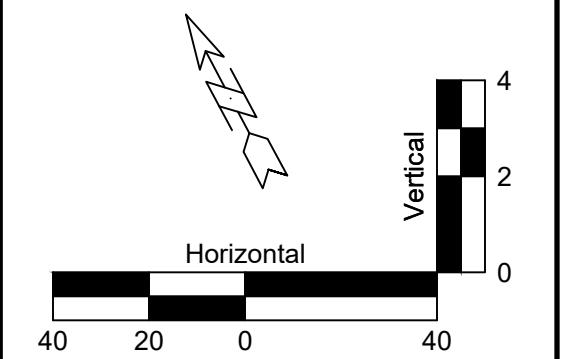
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
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Filename: 7507Prof2.dwg	
Date: March 16, 2023	Page: 3.3
Engineer: MDB	Drafted By: mitch

NOTES:
 RADIUS STANING IS TO BACK OF CURB.
 814.16 = PROPOSED GRADE
 ENDWALLS ARE INCLUDED IN CULVERT LENGTH
 ALL STRUCTURES LOCATED WITHIN ROADWAY
 ARE SET TO GRAVEL GRADE (FINISHED GRADE
 LESS 0.33')



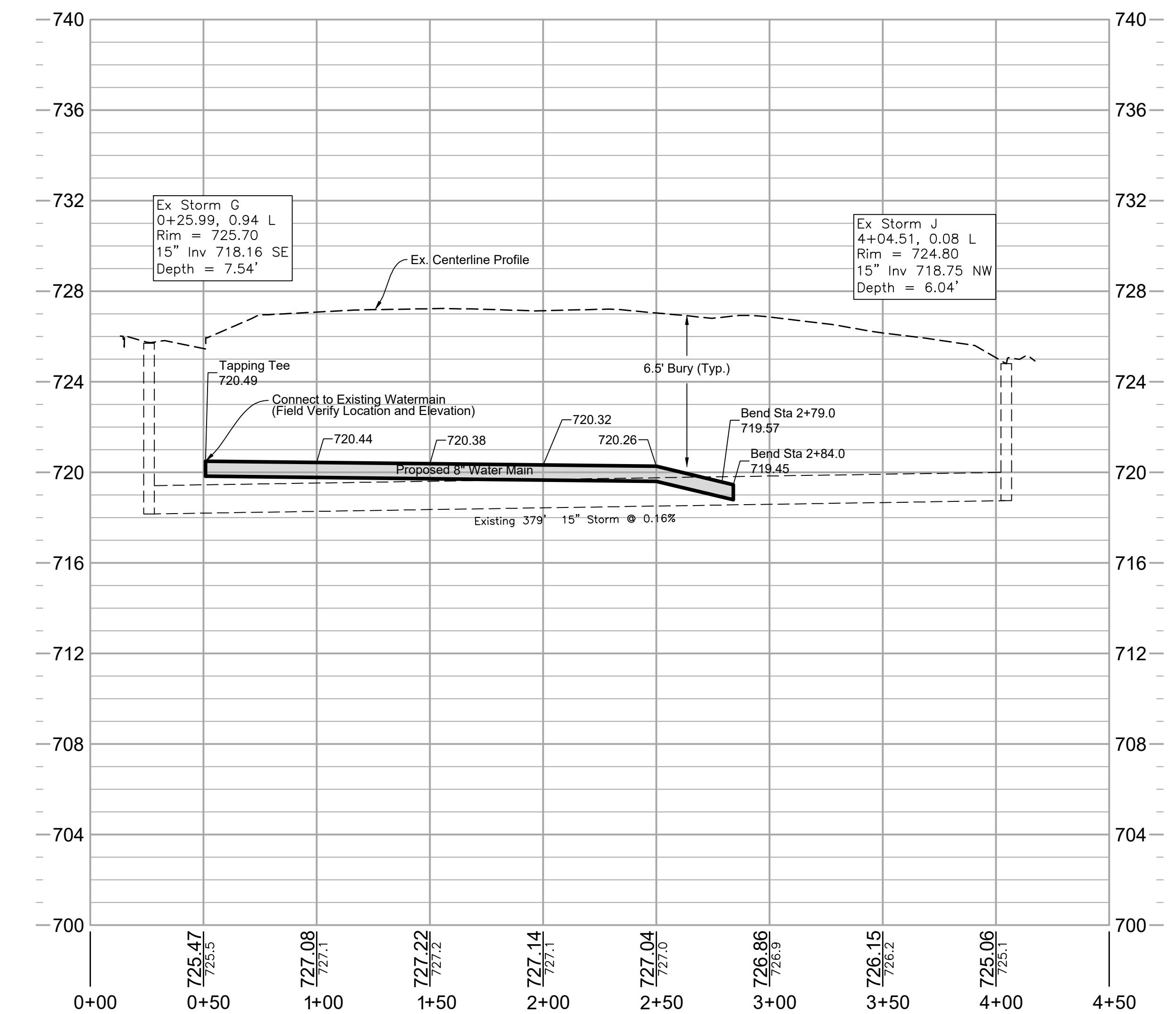
LEGEND



Founder's Estates
 Village of Little Chute, Outagamie County, WI
 For: Romenesko Developments, Inc.

IMPROVEMENT PLANS
 Storm Easement

Sheet 0+00 to 4+17.12



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
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Filename: 7507Prof2.dwg
 Date: March 16, 2023
 Engineer: MDB
 Drafted By: mitch
 Page: 3.4



March 16, 2023, 12:12 PM. Printed by mitch

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PROPOSED NEW BUILDING FOR:

MIDWEST CARRIERS

LITTLE CHUTE, WISCONSIN

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND LOCAL ORDINANCES.
- EACH CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, & FEES.
- EACH CONTRACTOR SHALL COORDINATE HIS OR HER WORK WITH UTSCHIG INC. FOR THE PROJECT.
- EACH CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND REPORT ANY VARIATIONS TO THE DRAWINGS TO UTSCHIG INC.
- ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR FIRE PROTECTION CONDUIT, PIPING OR DUCTWORK ARE TO BE REPAIRED BY THE RESPONSIBLE TRADE. ANY HOLES OR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRESTOPPED, DAMPERED, OR SEALED AS REQUIRED BY CODE.
- CLEANING BY EACH TRADE TO BE DONE ON FINAL WORK DAY OF EACH WEEK TO ENSURE SAFE WORKING CONDITIONS. ALL TRADES TO CLEAN UP ALL ITEMS RELATED TO THEIR SPECIFIC WORK. GARBAGE TO BE PLACED IN PROJECT SUPPLIED DUMPSTER BY UTSCHIG INC.
- FINAL CLEANING TO BE BY UTSCHIG INC.
- EACH DESIGN/BUILD CONTRACTOR TO SUBMIT THREE COPIES OF STATE APPROVED DRAWINGS TO ARCHITECT ALONG WITH SPECIFICATIONS OF THE PRODUCTS TO BE INSTALLED PRIOR TO BEGINNING OF WORK.

PROJECT CODES:

BUILDING CODE	2015 INTERNATIONAL BUILDING CODE
OCCUPANCY CLASS	S-1: STORAGE
CLASS OF CONST.	TYPE 2B
GROUND SNOW LOAD	40 LBS
COLLATERAL LOAD	5 LBS
WIND LOAD	115 MPH
WIND EXPOSURE	C
SEISMIC CATEGORY	A
AUTOMATIC FIRE SPRINKLER SYSTEM	NFPA-13 FULLY PROTECTED
SOIL BEARING PRESSURE	2,000 LBS ASSUMED
EXIT SIGNS	INSTALL PER IBC SECTION 1011
FIRE EXTINGUISHERS	INSTALL PER NFPA 1 & LOCAL CODES

ARCHITECT:

UTSCHIG INC.
JEREMY J. WESENER
11050 CRAFTSMEN DRIVE
GREENVILLE, WI 54942
920-757-0999

SHEET INDEX:

GENERAL	BID SET	VILLAGE SET	STATE	FOR CONSTRUCTION
TO.1 TITLE SHEET	01/30/23	03/01/23		
CIVIL				
C1.1 TOPOGRAPHIC SURVEY	01/30/23	03/01/23		
C1.2 DRAINAGE AND GRADING PLAN NORTH	01/30/23	03/01/23		
C1.3 DRAINAGE AND GRADING PLAN SOUTH	01/30/23	03/01/23		
C1.4 EROSION & SEDIMENT CONTROL PLAN NORTH	01/30/23	03/01/23		
C1.5 EROSION & SEDIMENT CONTROL PLAN SOUTH	01/30/23	03/01/23		
C1.6 UTILITY PLAN	01/30/23	03/01/23		
C2.1 CONSTRUCTION DETAILS	01/30/23	03/01/23		
C2.2 EROSION & SEDIMENT CONTROL DETAILS	01/30/23	03/01/23		
C2.3 STORMWATER POND DETAILS	01/30/23	03/01/23		
C2.4 STORMWATER POND DETAILS	01/30/23	03/01/23		
L1.1 LANDSCAPING PLAN	01/30/23	03/01/23		
STRUCTURAL				
S1.1 OVERALL FOUNDATION PLAN	01/30/23	03/01/23		
S5.1 DETAILS	01/30/23	03/01/23		
S5.2 PER DETAILS	01/30/23	03/01/23		
S5.3 DETAILS	01/30/23	03/01/23		
ARCHITECTURAL				
A0.0 3d Images	01/30/23	03/01/23		
A0.1 ADA REQUIREMENTS	01/30/23	03/01/23		
A1.1 OVERALL FLOOR PLAN	01/30/23	03/01/23		
A1.2 OVERALL MEZZANINE PLAN	01/30/23	03/01/23		
A2.1 ELEVATIONS	01/30/23	03/01/23		
A2.2 INTERIOR ELEVATIONS	01/30/23	03/01/23		
A3.1 BUILDING SECTION	01/30/23	03/01/23		
A4.0 ENLARGED FIRST FLOOR OFFICE PLAN	01/30/23	03/01/23		
A4.1 ENLARGED SHOP OFFICE PLAN	01/30/23	03/01/23		
A4.2 ENLARGED MEZZANINE PLANS	01/30/23	03/01/23		
A4.4 ENLARGED STAIR PLAN	01/30/23	03/01/23		
A6.1 ROOM & DOOR FINISH SCHEDULE	01/30/23	03/01/23		
A7.1 REFLECTED CEILING PLAN	01/30/23	03/01/23		
A7.2 REFLECTED CEILING PLANS	01/30/23	03/01/23		

PROPOSED NEW DEVELOPMENT FOR:
MIDWEST CARRIERS

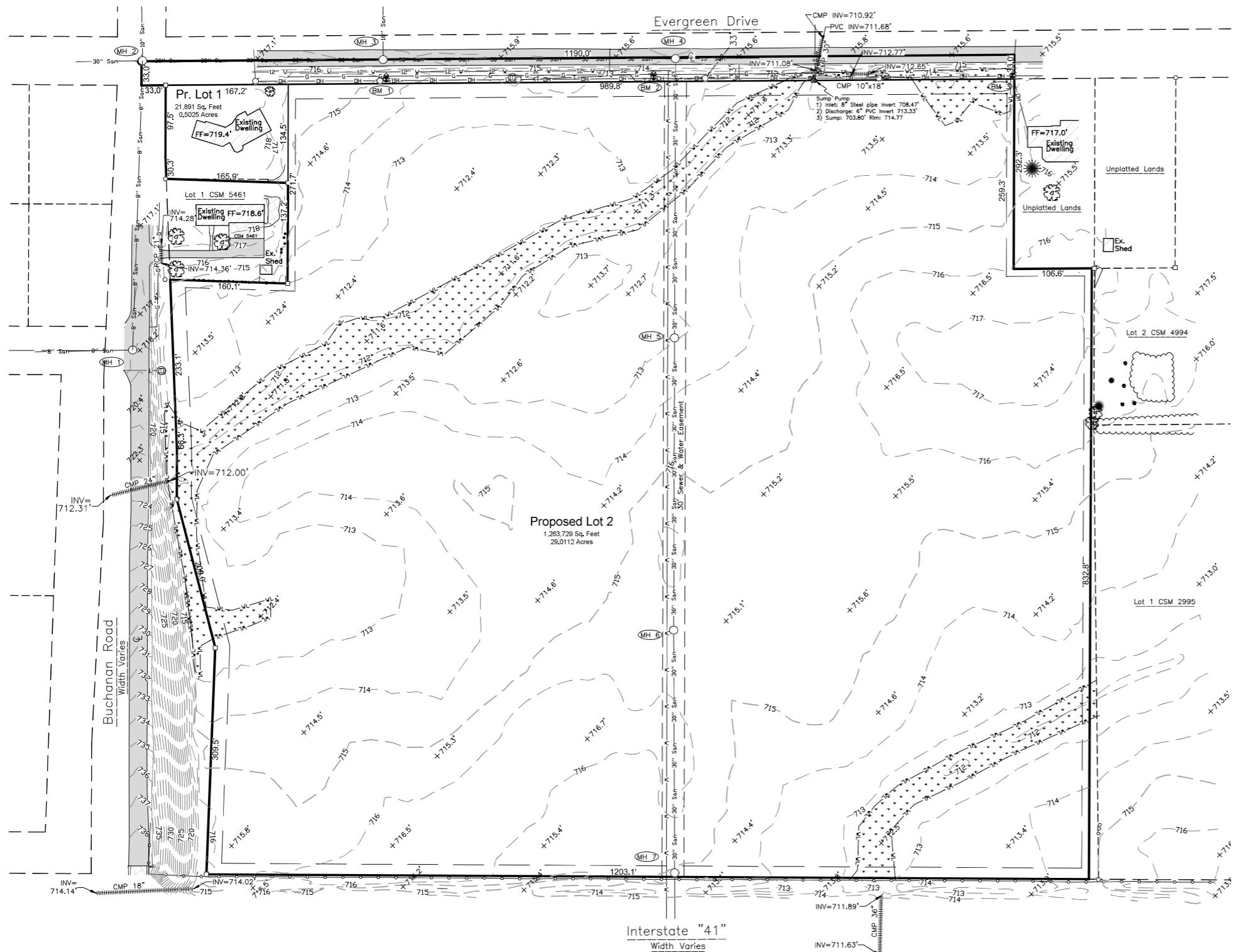
LITTLE CHUTE, WISCONSIN

TITLE SHEET

No.	Date	Description
		Architect of Record

Drawn By: J.W. Approved By: J.W.
Project No. 21-2380 Date 10-8-21
Sheet No. 101

TO.1



LEGEND

Legend:

- Overhead Utility Lines
- Utility Guy Wire
- Sanitary Sewer (Pipe Size)
- Underground Gas Line
- Underground Telephone
- Water Main (Pipe Size)
- Fence - Steel
- TreeLine
- Index Contour - Existing
- Intermediate Contour - Existing
- VL Delineated Wetlands
- Sanitary MH / Tank / Base
- Hydrant
- Utility Valve
- Utility Pole
- Guy Wire
- Telephone Manhole
- +799.9 Ex Spot Elevation
- 800
- 799
- Deciduous Tree
- Coniferous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel



SHEET INDEX

STREET INDEX
Sheet _____

www.DiggersHotline.com

www.Diggoer.com

A circular blue ink stamp. The outer ring contains the word "WISCONSIN" at the top and "PROFESSIONAL" on the left and right sides. The center contains "TIMOTHY N.", "WITTMANN", "E-40111", "APPLETON", and "WI". Below the stamp is a handwritten signature and the date "01/11/2023".

SHEET INDEX

- Sheet
- Topographic Survey
- Drainage and Grading Plan North
- Drainage and Grading Plan South
- Erosion & Sediment Control Plan North
- Erosion & Sediment Control Plan South
- Utility Plan
- Construction Details
- Erosion & Sediment Control Details
- Stormwater Pond Details
- Stormwater Pond Details

Midwest Carriers

Village of Little Chute, Outagamie County, WI County, WI
For Midwest Carriers

TOPOGRAPHIC SURVEY

Nov 08, 2022 - 04:06 PM J:\Projects\6911mldwg\Carson\6911Topo.dwg

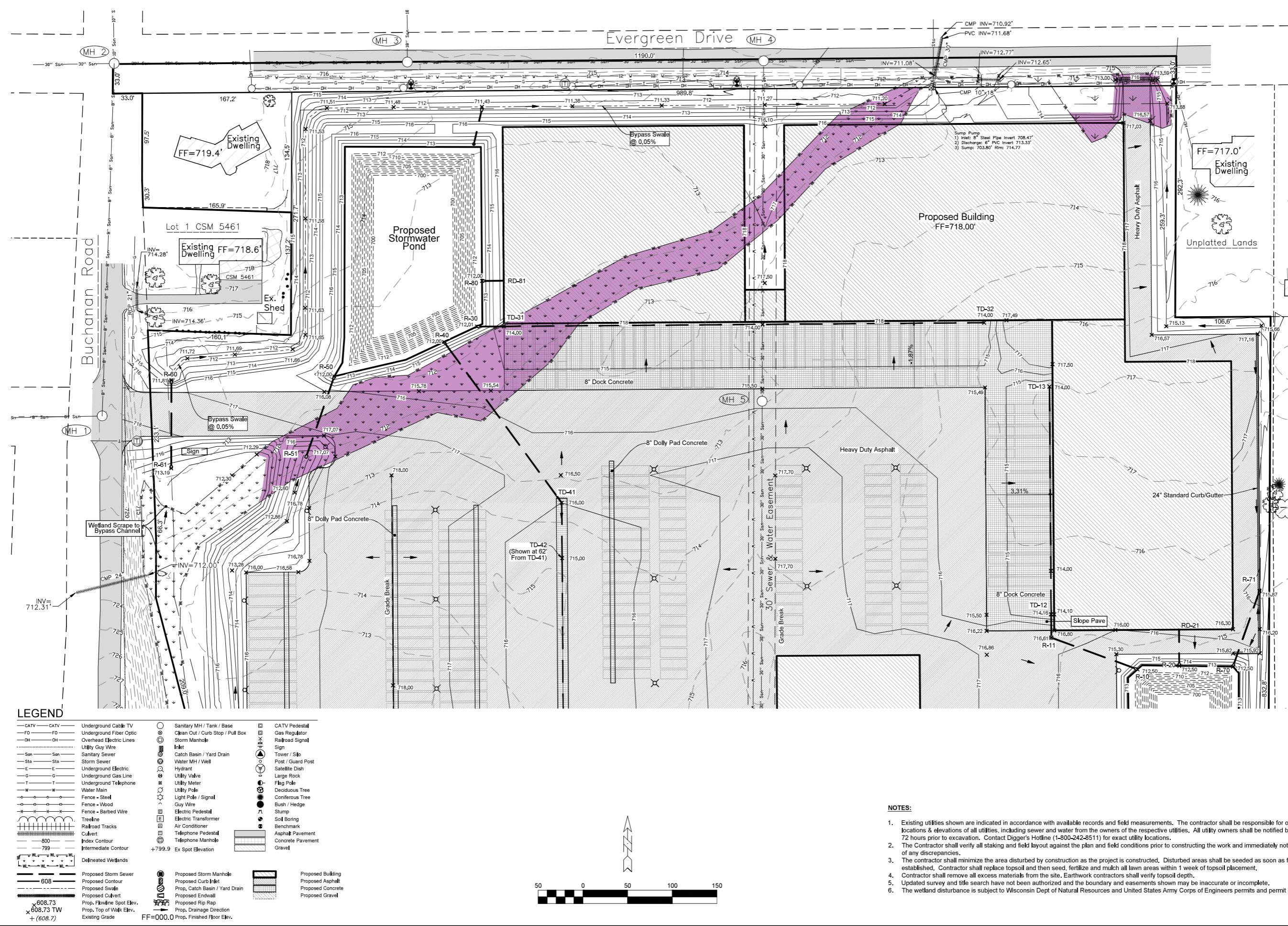
DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952



Date: 10/13/2022
Filename: 6911Topo.dwg
Author: AMP
Last Saved by: scott
Page C1.1



DRAINAGE & GRADING PLAN NORTH

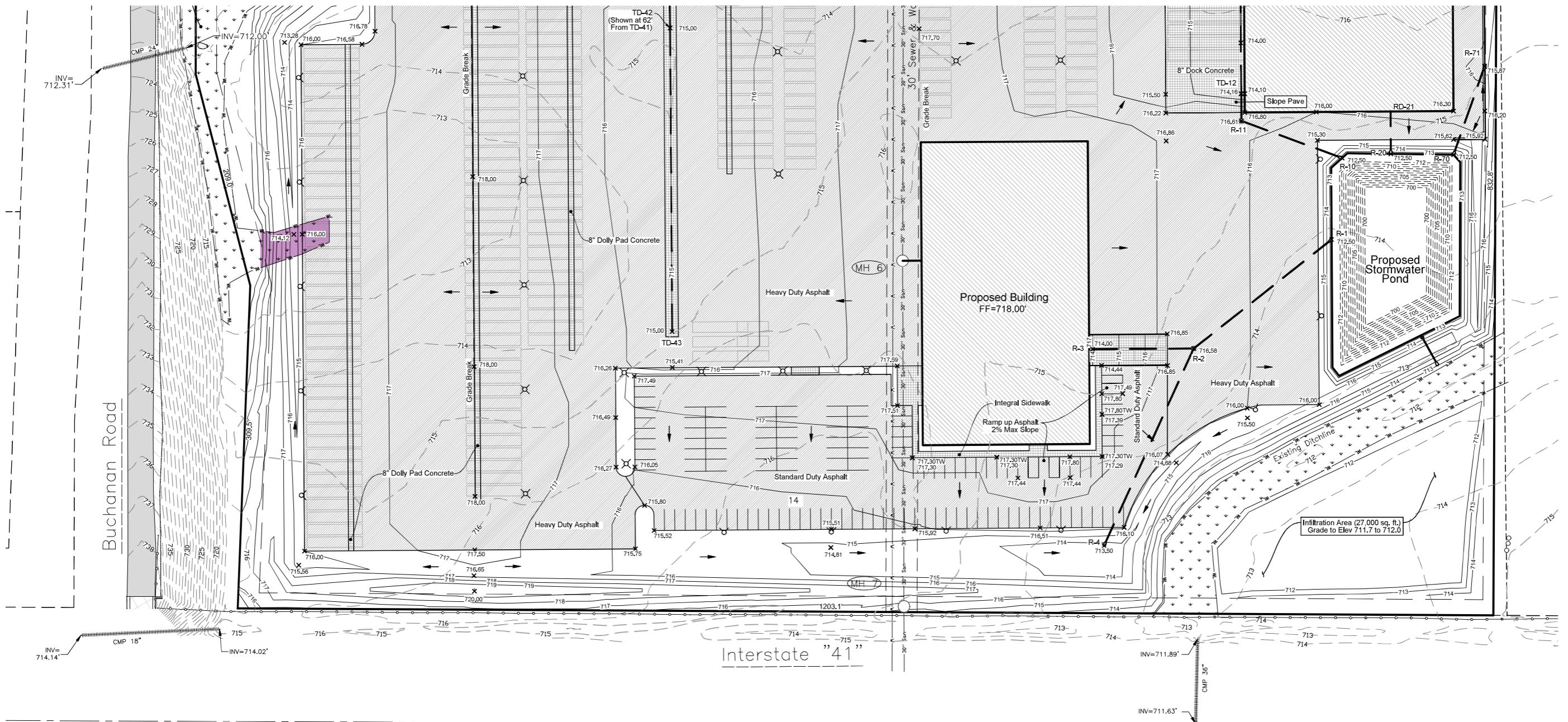
Midwest Carriers

Village of Little Chute, Outagamie County, WI
For: Utschig Inc.

date:
01/11/2023
filename:
6911engr.dwg
author:
TNW
last Saved by:
johnathon
age
C1.2

NOTES

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
6. The wetland disturbance is subject to Wisconsin Dept of Natural Resources and United States Army Corps of Engineers permits and permit conditions.



LEGEND

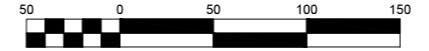
CATV	CATV	Underground Cable TV
FO	FO	Underground Fiber Optic
OH	OH	Overhead Electric Lines
Utility Guy Wire		
San	San	Sanitary Sewer
Sto	Sto	Storm Sewer
E	E	Underground Electric
G	G	Underground Gas Line
T	T	Underground Telephone
W	W	Water Main
Fence - Steel		
Fence - Wood		
Fence - Barbed Wire		
TreeLine		
Railroad Tracks		
Culvert		
800	800	Index Contour
799	799	Intermediate Contour
Delineated Wetlands		
Proposed Storm Sewer		
Proposed Contour		
Proposed Swale		
Proposed Culvert		
Prop. Flowline Spot Elev.		
Prop. Top of Walk Elev.		
Existing Grade		
608.73	608.73	Ex Spot Elevation
x608.73 TW	x608.73 TW	Prop. Flowline Spot Elev.
+ (608.7)	+ (608.7)	Prop. Top of Walk Elev.
		Existing Grade
Prop. Catch Basin / Yard Drain		
Prop. Curb Inlet		
Prop. Endwall		
Proposed Rip Rap		
Prop. Drainage Direction		
FF=000.0	FF=000.0	Prop. Finish Floor Elev.

Proposed
Building

Proposed
Asphalt

Proposed
Concrete

Proposed
Gravel



NOTE:

Refer to sheet C1.2 for general notes.

Midwest Carriers
Village of Little Chute, Outagamie County, WI
For: Utschig Inc.

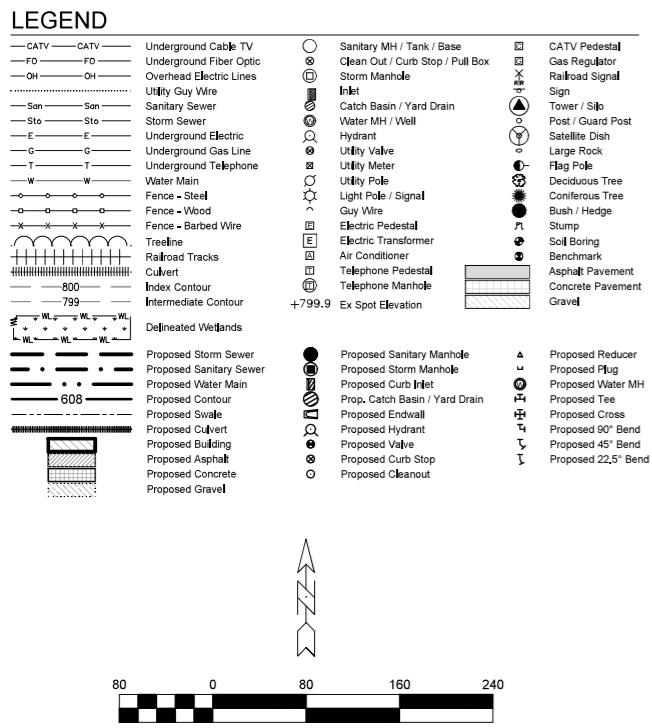
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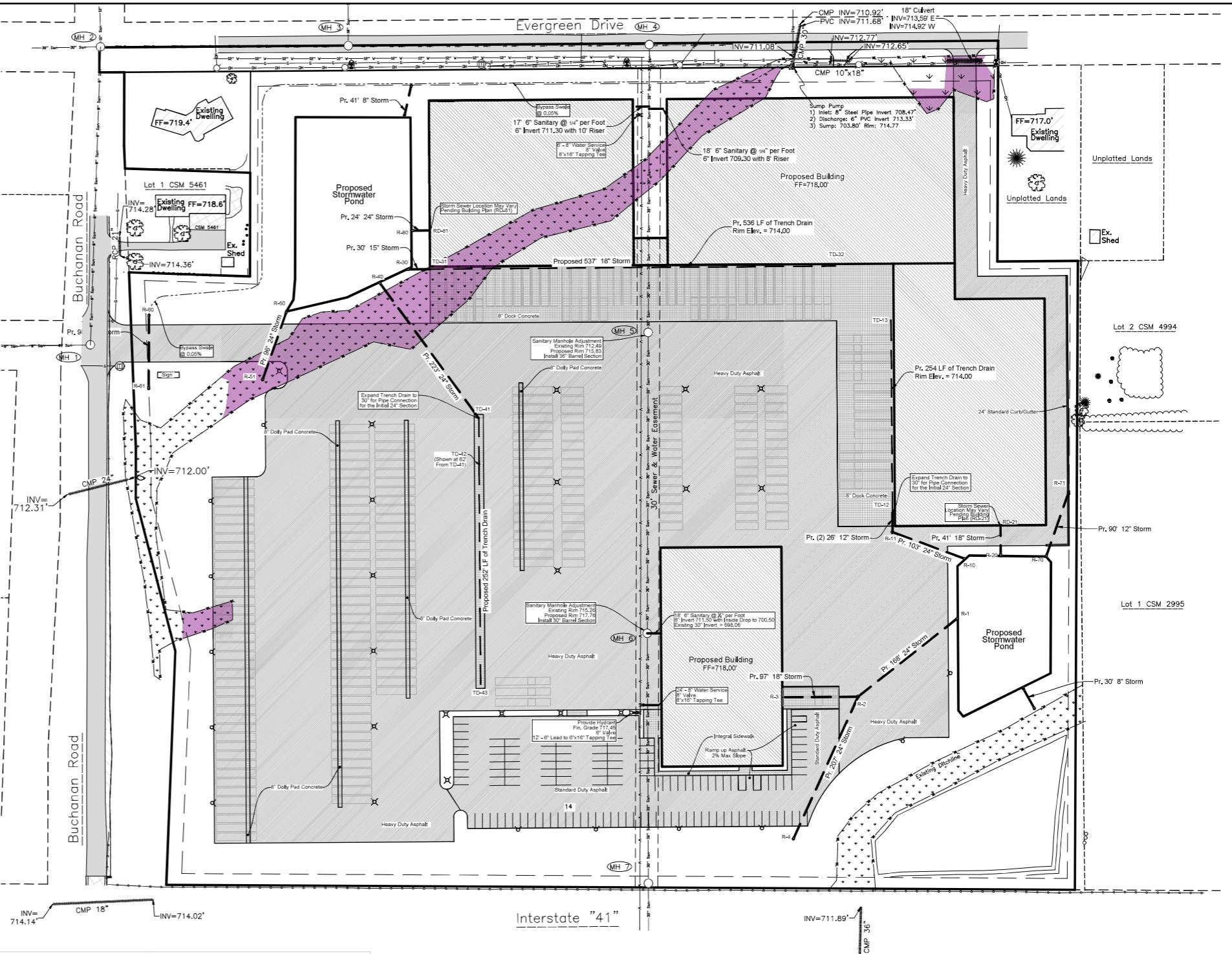
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File name: 6911engr.dwg
Author: TNW
Last saved by: johnathon
Page: C1.3

UTILITY PLAN

Midwest Carriers
Village of Little Chute, Outagamie County, WI
For: Utschig Inc.



STORM SEWER STRUCTURE SUMMARY						
Structure	Type	Size	Cover	Final Grade	Rim	Pipe Invert
						Invert Depth
R-1.	Endwall	—	—	—	712.50	—
R-2.	MH (60)	60" ID	R-1550	718.58	712.84	3.74
R-3.	Catch Basin	36" ID	R-1550 (Open)	714.00	713.18	0.82
R-4.	Endwall	—	—	—	713.50	—
R-10.	Endwall	—	—	—	712.50	—
R-11.	MH (40)	40" ID	R-1550	716.61	712.60	4.01
TD12	Trench Drain	Refer to Detail		714.00	713.08	0.92
TD13	Trench Drain	Refer to Detail		714.00	713.46	0.54
R-20.	Endwall	—	—	—	712.50	—
RD20	—	—	—	—	712.50	—
R-30.	Endwall	—	—	—	712.00	—
TD31	Trench Drain	Refer to Detail		714.00	712.30	1.70
TD32	Trench Drain	Refer to Detail		714.00	712.91	1.09
R-40.	Endwall	—	—	—	712.00	—
TD41	Trench Drain	Refer to Detail		716.00	712.67	3.33
TD42	Trench Drain	Refer to Detail		715.00	712.76	2.24
TD43	Trench Drain	Refer to Detail		715.00	713.20	1.80
R-50.	Endwall	—	—	—	712.00	—
R-51.	Endwall	—	—	—	712.47	—
R-60.	Endwall	—	—	—	711.81	—
R-61.	Endwall	—	—	—	711.91	—
R-70.	Endwall	—	—	—	712.50	—
R-71.	Inlet	3x2" ID	R-3067	715.87	712.77	3.10
R-80.	Endwall	—	—	—	712.00	—
RD81	—	—	—	—	712.00	—





PROPOSED NEW DEVELOPMENT FOR:
MIDWEST CARRIERS

LITTLE CHUTE, WISCONSIN

UTSCHIG
DESIGN CONSTRUCTION DEVELOPMENT
Your Construction Solution!

11040 CRAFTSMEN DRIVE
GREENVILLE, WI 54442
PHONE: 920.751.0999
FAX: 920.751.0115

No. Date Description

Sheet Information

No. Date

Approved By

J.W.

Drawn By

J.W.

Project No.

21-2380

Date

10-8-21

Sheet No.

1

AO.O

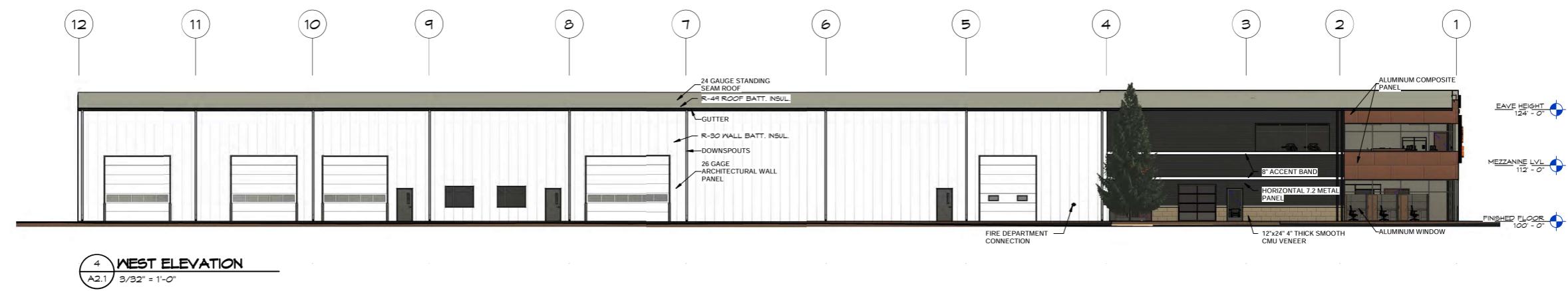
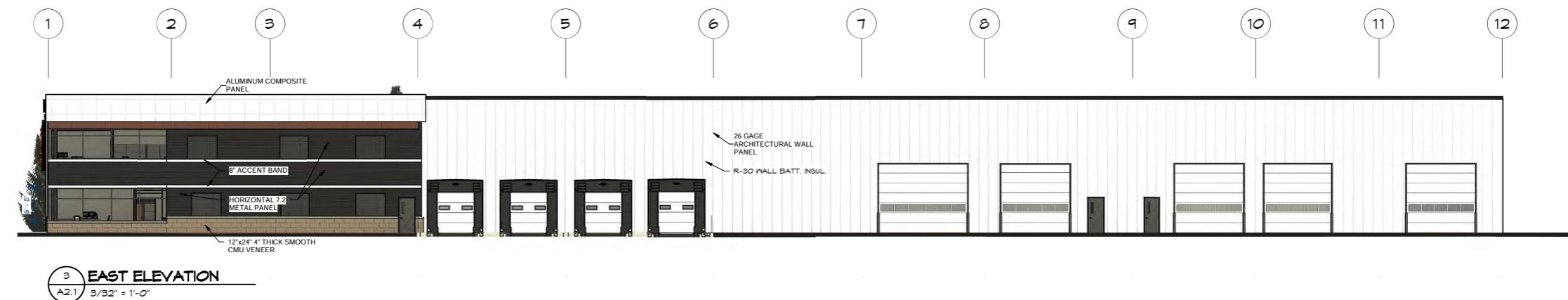
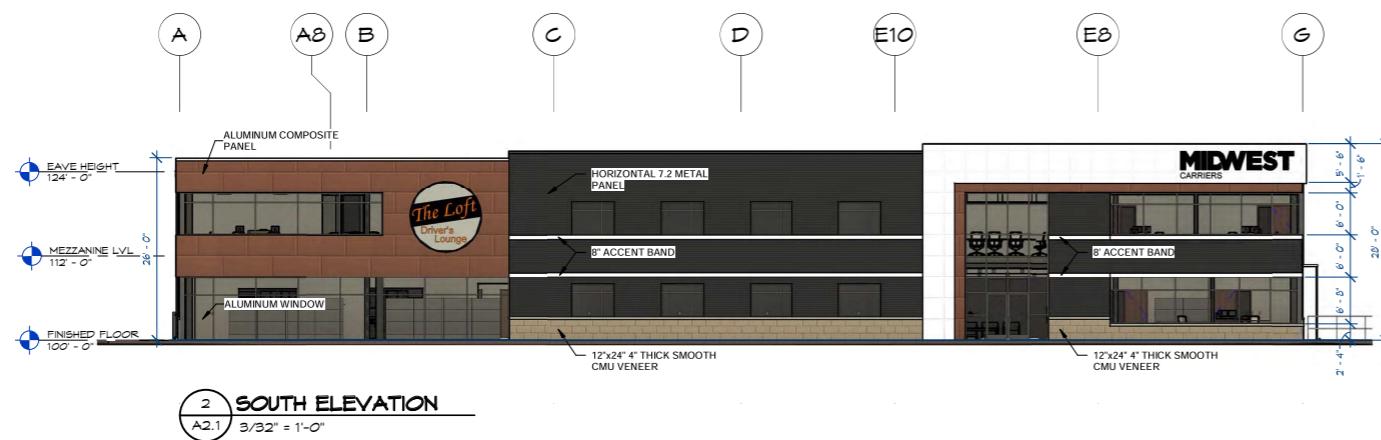
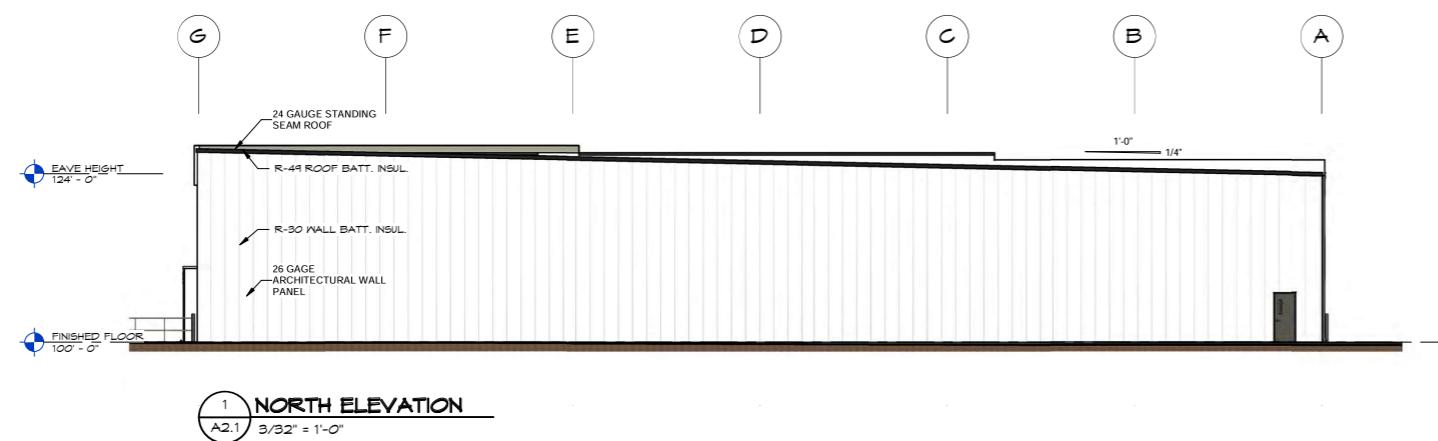


3/1/2023 9:45:05 AM

PROPOSED NEW DEVELOPMENT FOR:

MIDWEST CARRIERS

LITTLE CHUTE, WISCONSIN



No.	Date	Description

SHEET INFORMATION

Drawn By	Approved By
JW	JW
Project No.	Date
21-2380	10-8-21

Sheet No.

A2.1

**PROPOSED NEW DEVELOPMENT FOR:
MIDWEST CARRIERS**
4408 E BUCHANAN STREET

SITE PHOTOMETRICS PLAN

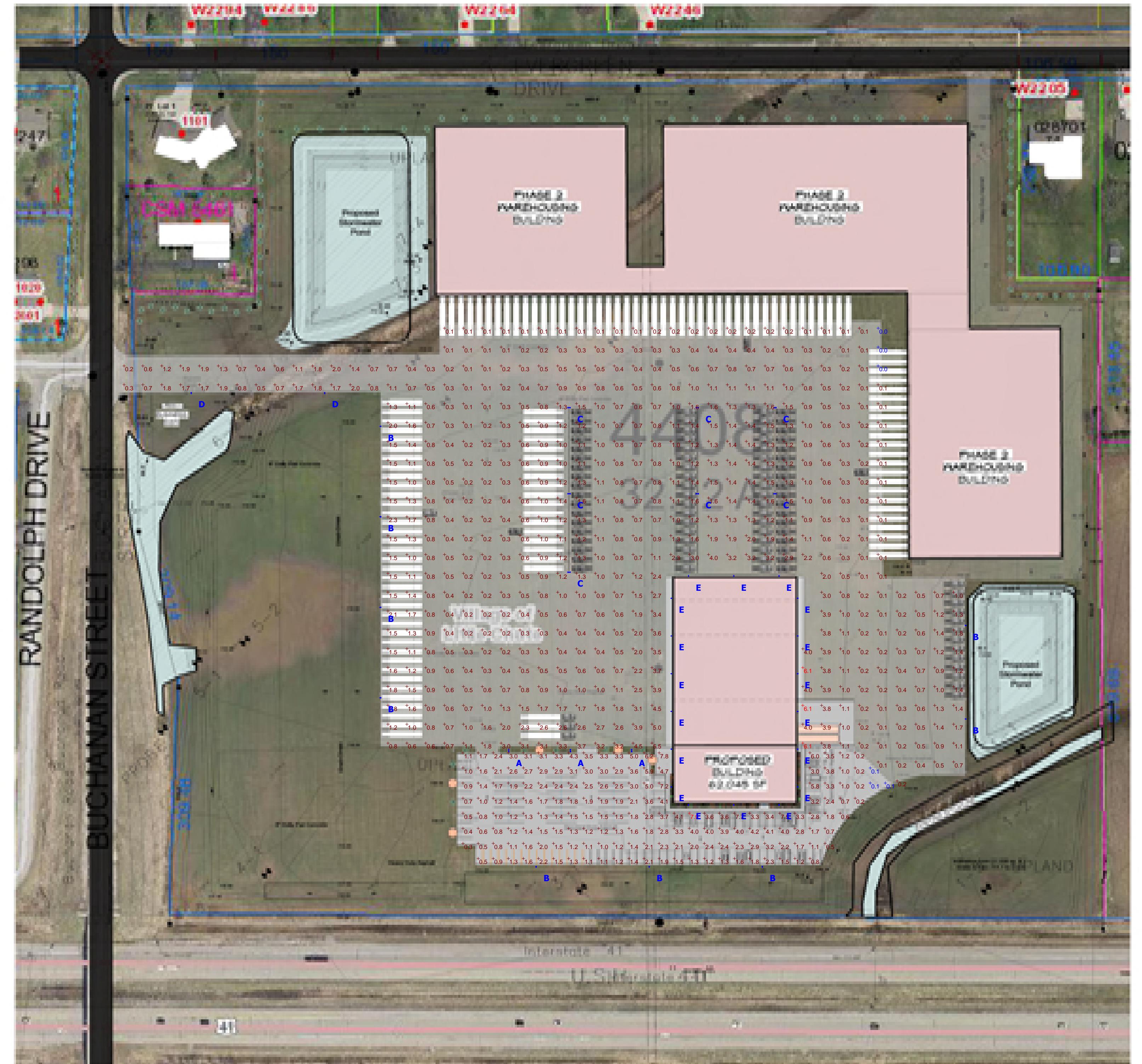
Site Plan
Date: _____
Page No. _____

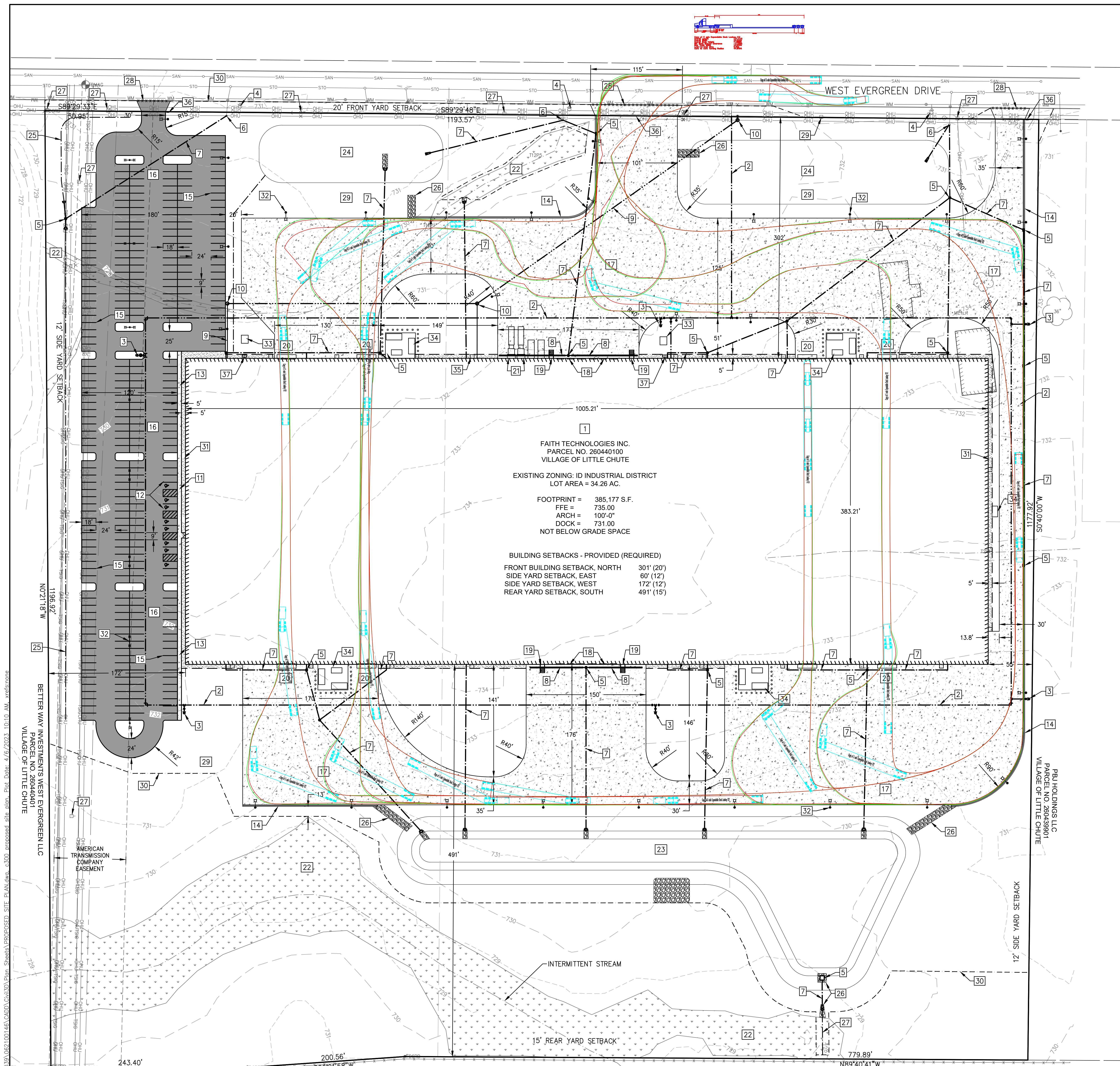
Plan View
Scale - 1" = 90ft
Drawing No. _____
Summary

E1.0

Schedule				
Symbol	Label	Quantity	Catalog Number	Wattage
□	A	3	PRV-PA2B-740-U-5WQ - 27' POLE, BASE 3' ABOVE GRADE	302
□	B	9	PRV-PA2B-7**-U-T4W-SA-HSS - STD FINISH / 27' POLE, BASE 3' ABOVE GRADE	151
□	C	7	PRV-PA1B-7**-U-5WQ-SA-STD FINISH / 27' POLE, BASE 3' ABOVE GRADE	148
□	D	2	PRV-PA2B-740-U-T2U-SA-HSS-STD FINISH / 27' POLE, BASE 3' ABOVE GRADE	151
□	E	18	VWM-E05-LED-VOLT-SL4 -STD FINISH	127.3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OFFICE PARKING	+	2.3 fc	7.9 fc	0.1 fc	79.0:1	23.0:1
TRUCK LOT	+	1.0 fc	6.1 fc	0.0 fc	N/A	N/A





McMAHON
ENGINEERS, ARCHITECTS
1445 McMahons, Suite 100
Milwaukee, WI 53217-1025
Phone: 414-751-4284 / Fax: 414-751-4284
E-mail: info@mcmahon.com

EXCELLERATE
A NEW FACILITY FOR:
LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN
PROPOSED SITE PLAN

NO.	DATE	EDITION	NO.	DATE	EDITION
1	12-16-22	SUBMITTED FOR ZOPS REVIEW	1	12-16-22	ISSUED FOR BIDDING AND CONSTRUCTION
2	04-04-23	CONSTRUCTION CHANGE DIRECTIVE #7	2	04-04-23	

DESIGNED BY: MPK DRAWN BY: SKH
PROJECT NO: B0039 06-21-00146
DATE: DEC. 16, 2022
SHEET NO: C300

PROPOSED BUILDING FOR: GRIT 365

LOT #9 ALLEGIANCE COURT LITTLE CHUTE, WISCONSIN

SPECIFICATION NOTES

A. GENERAL:

1. All work and materials shall conform to the 2015 International Building Code as adopted by the State of Wisconsin and all other applicable state and local codes. All work shall be performed in a complete and workmanlike manner.

2. Provide adequate clearances from power lines and other hazards. Notify all affected utility companies to locate existing lines. Provide at least three working days notice if any remarking of utility locations is required.

3. Provide all necessary labor, materials, equipment, and services required to complete all work as specified or shown on these drawings.

B. SITE WORK:

1. The following items shall be included with the earthwork contractor's work: All excavating and backfilling including foundation walls and footings, shaping ditches, grading, and granular base course.

All backfill material inside building lines shall be granular in nature, placed in layers not to exceed 9 inches thickness, and compacted by means of vibratory equipment to at least 95% of maximum density, at optimum moisture content, in accordance with ASTM D1557-91. Top 3" shall be crusher run gravel.

2. The following items shall be covered under separate contracts: Bituminous pavement, concrete curbs and driveway aprons, sewer & water work, and landscaping.

3. Earthwork Contractor's bid shall include excavating, trenching, and backfilling for all walls and footings. All backfill material within building lines shall be granular in nature, placed in layers not to exceed 9 inches thickness, and machine compacted to at least 95% of maximum density, at optimum content, in accordance with ASTM D1557-91. Top 3" shall be crusher run gravel.

4. Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area.

Do not allow water to accumulate in excavations. Remove water to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to stability of subgrades and foundations. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey water away from excavations.

Establish and maintain temporary drainage ditches and other diversions outside excavation limits to convey rain water and water removed from excavations to collecting or run-off areas. Do not use trench excavations as temporary drainage ditches.

C. PRE-ENGINEERED METAL BUILDING

1. Building shall be designed, manufactured, and erected in conformance with MBMA standards.

2. Pre-engineered metal building permit drawings shall be designed, and sealed by a Wisconsin-registered Professional Engineer.

3. Pre-engineered metal building designer shall supply Utschig Inc. four (4) copies of stamped drawings and (2) sets of calculations for submittal to Dept. of Commerce.

4. Metal building designer shall include adequate provisions to accommodate thermal expansion and contraction of roof system. Provisions may include longitudinal and/or transverse roof steps (joints), special ridge and eaves connection details; at the designer's discretion.

D. FINISH ITEMS:

1. Insulation shall be as noted on drawings.

2. Exterior service doors shall be hollow core metal doors, with polystyrene foam cores, in metal frames. Frames to be insulated with 4" insulation. All required exit doors shall have illuminated exit lights and exit hardware in conformance with Wisconsin Enrolled Commercial Building Code Chapter 10, section 1003.2.10.

3. Exterior overhead doors, frames, and hardware shall be similar to Bay-Therm 11 insulating door.

E. HVAC WORK: Covered under separate contract.

F. ELECTRICAL WORK: Covered under separate contract.

G. PLUMBING WORK: Covered under separate contract.

GENERAL NOTES

ONE SET OF "STATE OF WISCONSIN - CONDITIONALLY APPROVED" PLANS MUST BE KEPT ON SITE DURING ALL WORKING PERIODS.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ENGINEER AND OWNER OF ANY INTERFERENCES.

CONTRACTORS SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL CONFORM TO STATE AND LOCAL CODES AND ORDINANCES.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

THIS SET OF DRAWINGS SHOW AS CLEARLY AS POSSIBLE THE INTENT OF THIS PROJECT. IT IS IMPOSSIBLE TO SHOW EACH AND EVERY SPECIFIC DETAIL COMPONENT, ANCHOR, ETC. ON THE DOCUMENTS. THEREFORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO PROVIDE ALL LABOR AND MATERIAL, INCLUDING ITEMS NOT SPECIFICALLY SHOWN, AS NECESSARY TO ACCOMPLISH THE INTENT OF THESE DOCUMENTS AND A COMPLETE OPERATING SYSTEM OR ASSEMBLY.

VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION.

ALL PLAN DIMENSIONS ARE NOMINAL. SEE DETAILS FOR ACTUAL DIMENSIONS NEEDED AND COORDINATE ALL DIMENSIONS WITH SHOP DRAWINGS AND MATERIAL SUPPLIERS.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

REFER TO ALL DRAWINGS, INCLUDING ARCHITECTURAL, CIVIL, AND STRUCTURAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.

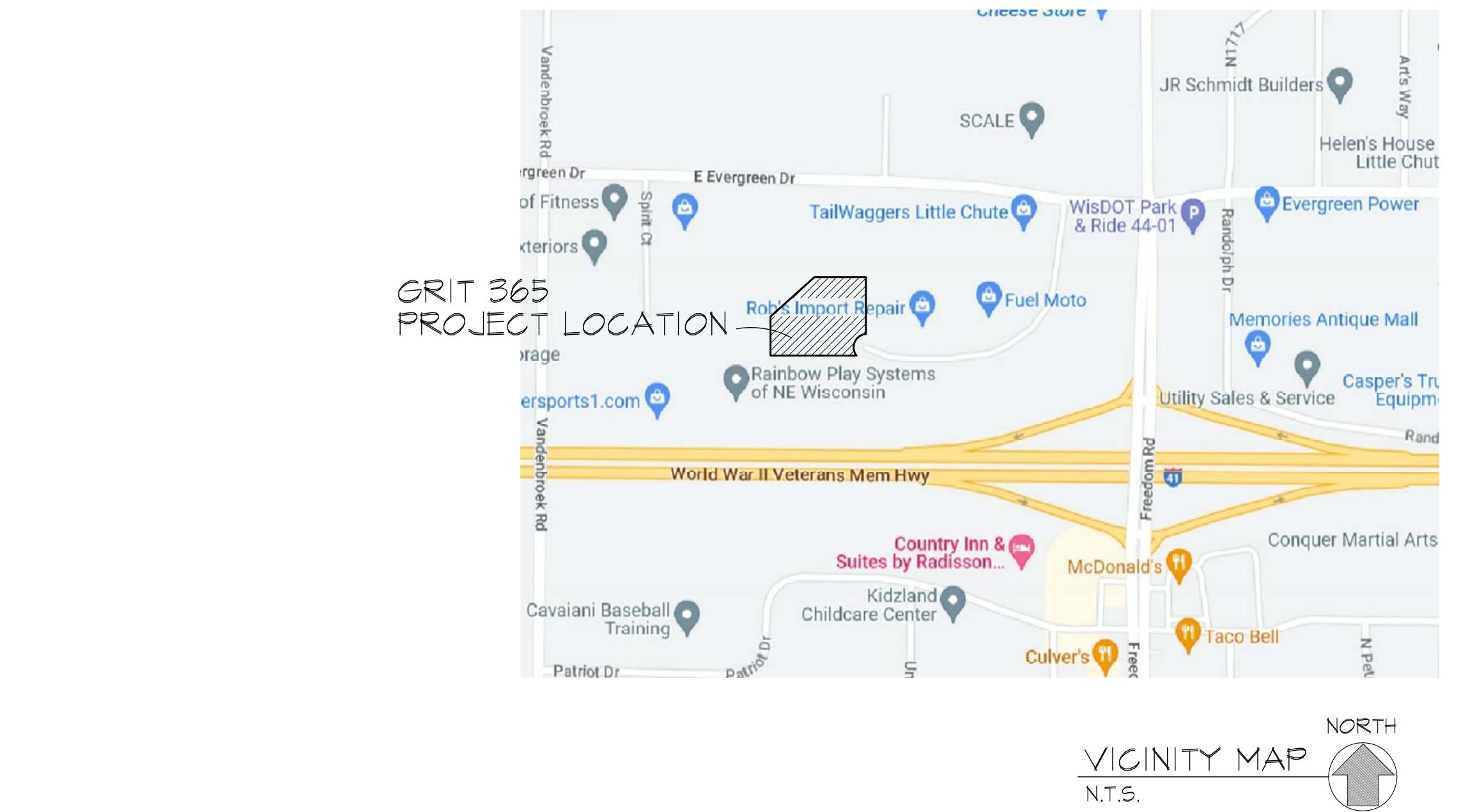
ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING WORK OF THIS CONTRACT. CONTRACTORS SHALL REVIEW ALL DRAWINGS PRIOR TO INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT ITS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT/ENGINEER.

DO NOT SCALE DRAWINGS. THE DRAWINGS MAY NOT NECESSARILY BE TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT/ENGINEER, IN WRITING, FOR CLARIFICATION PRIOR TO COMMENCING WITH THE WORK.

GENERAL CONTRACTOR SHALL COORDINATE ALL FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL FLOOR, ROOF, AND WALL SLEEVES AND ALL SHAFTS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.

FIRE PROTECTION, PLUMBING, HVAC AND ELECTRICAL DESIGN/BUILD CONTRACTORS SHALL PROVIDE SLEVED PENETRATIONS THROUGH FIRE-RATED CONSTRUCTION WITH FIRE-SAFING AND/OR FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR SHALL SUBMIT PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS AND CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATING BUILDING COMPONENTS. UPON SATISFACTORY REVIEW OF ARCHITECT/ENGINEER, GENERAL CONTRACTOR TO PROVIDE 3 SETS OF ENGINEERED METAL BUILDING DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WISCONSIN TO THE ARCHITECT/ENGINEER AS A STRUCTURAL COMPONENT SUBMITTAL.



PROJECT INFORMATION

OCCUPANCY, STORAGE SI & A-3 NON-SEPARATED TYPE OF CONSTRUCTION: IB (METAL FRAMED UNPROTECTED) NON-SPRINKLERED

OCCUPANT LOAD (ACTUAL) BASED ON COURT USAGE MAX. (12) PER COURT (24) PLAYERS TOTAL (12) LOBBY (2) STORAGE (30) TOTAL

CLEAR SPAN REQUIRED 2' / OCCUPANT NON-SPRINKLED

EXIT ACCESS TRAVEL DISTANCE 250' PER TABLE 1004.2.4

TOILET FACILITIES PER TABLE 2902.1

MENS 19 OCC.
19/25 = .16 WC. 19/200 = .1 LAV.

1 WC. REQUIRED 1 LAV. REQUIRED
1 WC., 1 URINAL, 1 LAV. PROVIDED

WOMENS 19 OCC.
19/65 = .29 WC. 19/200 = .1 LAV.
1 WC. REQUIRED 1 LAV. PROVIDED

I SERVICE SINK PROVIDED IN B.B. STORAGE ROOM
BOTTLED WATER PROVIDED BY OWNER

ACTUAL AREA PER FLOOR

TOTAL BUILDING AREA 11,860 S.F.
PROJECT AREA 11,860 S.F.

OWNER:
GRIT 365, LLC
JORDAN JOHNSON
212 HAYES STREET
KAUKAUNA, WI 54130
CONTACT:
JORDAN JOHNSON

ALLOWABLE AREA PER FLOOR
ASSEMBLY A-3, NS - 9,500 S.F.
AREA INCREASE BASED ON FRONTAGE
PER 506.3 - (F/P)(C-25) (W/30)
(325/440 - 0.25) (25.72/30)
(.738 - 0.25 = .488) (.657) = .418 ALLOWABLE INCREASE
.418 X 9,500 = 3,971
3,971 + 9,500 = 13,471 S.F. ALLOWED

GRADE PLAN DETERMINATION
THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 18'-0"
ALLOWABLE HEIGHT PER TABLE 503 IS 55'

NUMBER OF STORIES (1)
THIS BUILDING HAS ONE FLOOR LEVEL

DESIGNERS OF RECORD:
ARCHITECT: UTSCHIG, INC.
11040 CRAFTSMAN DR.
GREENVILLE, WI 54424
P.(920) 757-0999
CONTACT: JEREMY J. WESENER
CONTRACTOR:
UTSCHIG, INC.
11040 CRAFTSMAN DRIVE
GREENVILLE, WISCONSIN 54424
P.(920) 757-0999
CONTACT: JEREMY J. WESENER

INDEX OF DRAWINGS

T100	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
L1.0	LANDSCAPE PLAN
ES01	SITE PHOTOMETRICS
A101	FLOOR PLAN
A201	BUILDING ELEVATIONS

STATE REVIEW INFORMATION:

No.	Date	Description
Page Information		

Page Information

Drawn By

Approved By

EAF

JJW

Project No.

Date

22-2456

3/28/23

Sheet No.

2/15/23

T100



11040 CRAFTSMAN DRIVE
GREENVILLE, WI 54424

PHONE: 920.757.0999
FAX: 920.757.1015

LOT #9 ALLEGIANCE COURT, LITTLE CHUTE, WI
GRIT 365

ISSUED FOR PLAN COMMISSION
ISSUED FOR PRICING
3/28/23
2/15/23

PROPOSED NEW BUILDING FOR:
GRIT 365
LITTLE CHUTE, WISCONSIN

EXISTING CONDITIONS



1
C1.0
EXISTING CONDITIONS

BENCHMARKS		
LABEL	ELEVATION	DESCRIPTION
BM 1	722.15	HYDRANT TAG BOLT

CIVIL GENERAL NOTES

1. SURVEY WAS PERFORMED BY CIVIL FOX ENGINEERING, LLC MARCH 2023
2. SURVEY IS IN WISCONSIN COUNTY COORDINATE SYSTEM-OUTAGAMIE COUNTY
3. SURVEY VERTICAL DATUM NAVD 88
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES, ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES-VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. NO HAZARDOUS MATERIALS WILL BE STORED ONSITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET T100.
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1

SITE DESCRIPTION

NW-NE, Sect. 16, T21N, R18E
VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN
TAX PARCEL ID NUMBER: 260442800
ZONING: COMMERCIAL HIGHWAY BUSINESS
LOT DESCRIPTION: HJT BUSINESS PARK - NORTH LOT 9

LEGEND

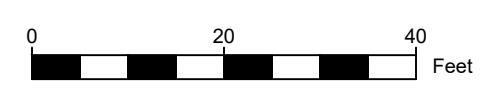
DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR	500	500
CONTOUR MINOR	499	499
SANITARY SEWER	San	San
STORM SEWER	STM	STM
WATER MAIN	VAT	VAT
PROPERTY LINE	-	-
SILT FENCE	-	-
GRADING LIMIT	-	-
SPOT ELEVATION	EL: 100.00	

Drawn By
CJF
Approved By
CJF
Project No.
22-2456
Date
03/28/2023
Sheet No.

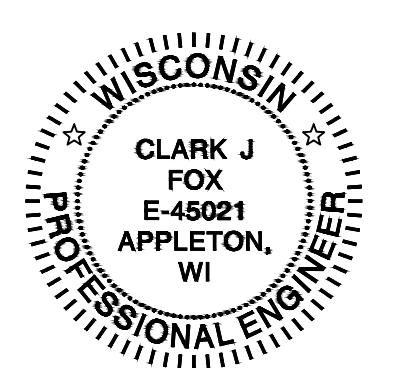
C1.0



Know what's below.
Call before you dig.



No.	Date	Description



GRIT 365

LITTLE CHUTE, WISCONSIN

11040 CRAFTSMEN DRIVE
GREENVILLE, WI 54942

UTILITY NOTES:

CONTRACTOR SHALL LOCATE ALL BURIED FACILITIES PRIOR TO EXCAVATING. THIS PLAN MAY NOT CORRECTLY OR COMPLETELY SHOW ALL BURIED UTILITIES.

THE CONTRACTOR SHALL VERIFY ALL STAKING AND FIELD LAYOUT AGAINST THE PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTING THE WORK AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES, CHAPTER SPS 382, FOR LATERAL CONSTRUCTION AND CLEANOUT LOCATIONS.

THE CONTRACTOR SHALL COORDINATE WITH PROVIDER FOR ELECTRIC, GAS, AND TELECOMMUNICATION SERVICE CONNECTION AND RELOCATIONS.

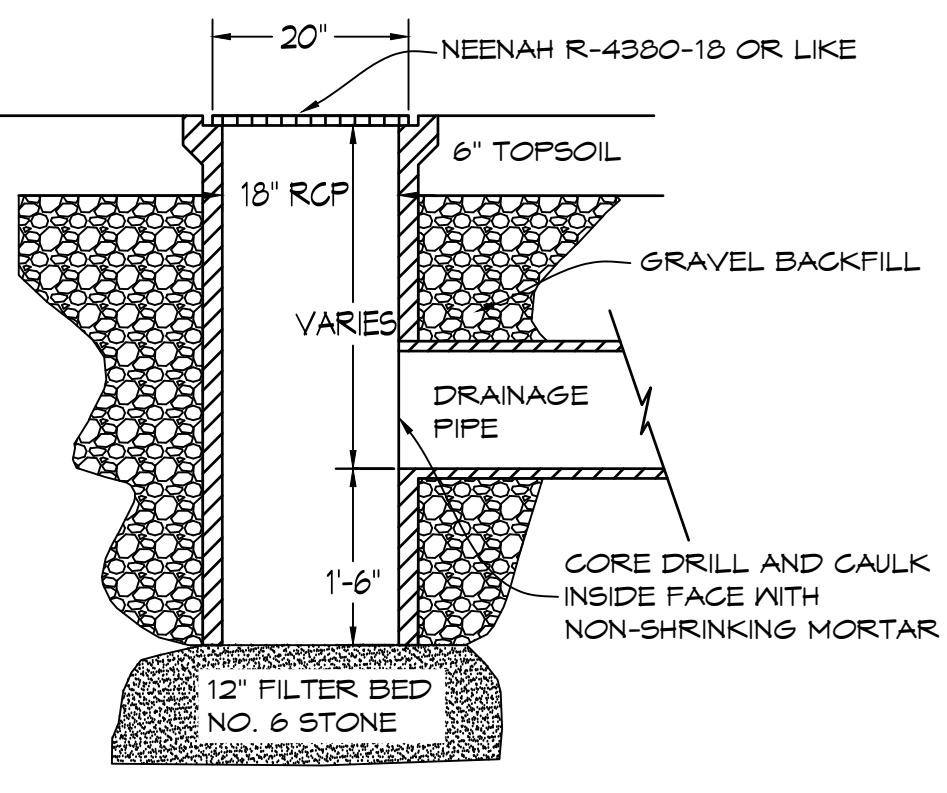
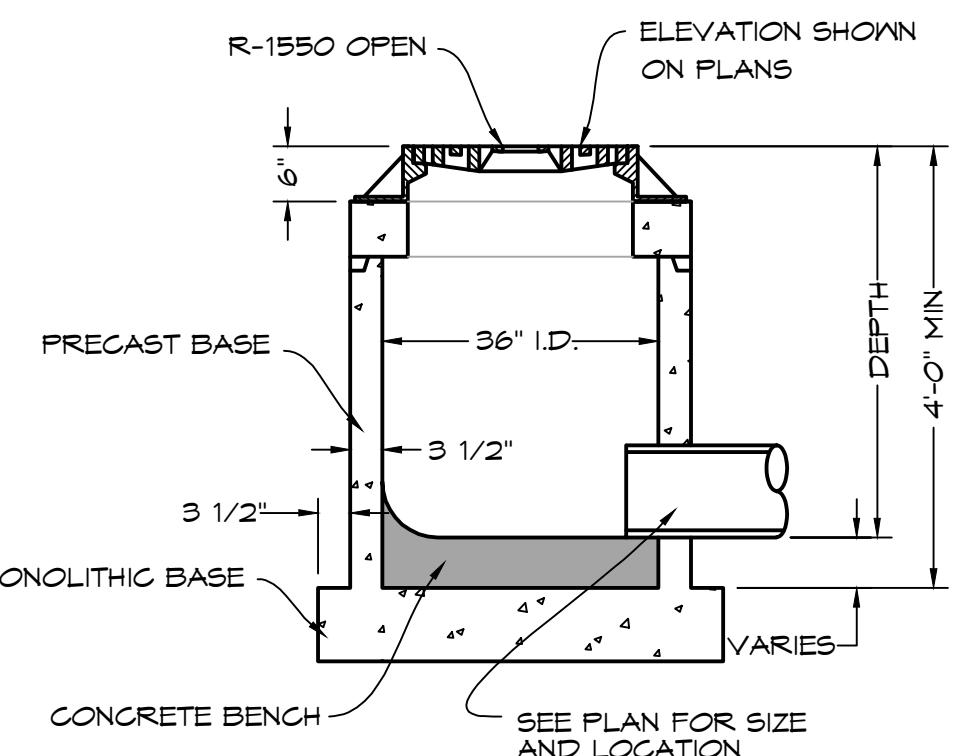
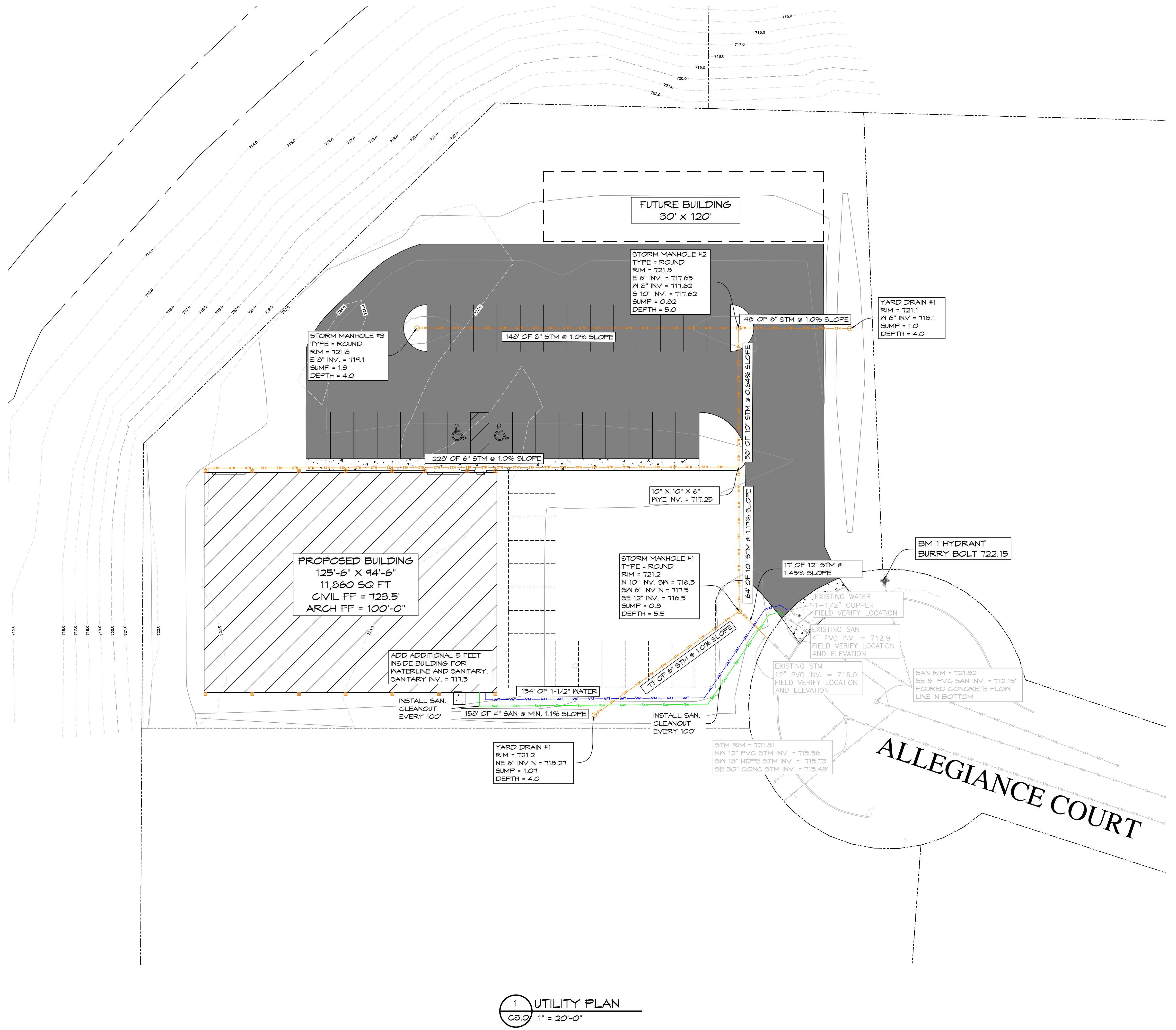
PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE. ENDWALLS ARE INCLUDED IN PIPE LENGTH.

CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL DRAWINGS.

WATERLINE PIPE SHALL BE PVC C900 DR18, WITH MINIMUM OF 18 GAUGE, INSULATED (BLUE), SINGLE-CONDUCTOR COPPER TRACER WIRE, OR EQUIVALENT, PER SPS 382.36

SANITARY SEWER PIPE SHALL BE PVC SCHEDULE 40, WITH MINIMUM OF 18 GAUGE, INSULATED (GREEN), SINGLE-CONDUCTOR COPPER TRACER WIRE, OR EQUIVALENT, PER SPS 382.36 (7)(D)10.A.

STORM SEWER (STM) PIPE SHALL BE PVC SDR(35), REINFORCED CONCRETE CLASS III, OR HDPE, AASHTO M 294, TYPE S WITH SOIL TIGHT JOINTS, WITH MINIMUM OF 18 GAUGE, INSULATED (BROWN), SINGLE-CONDUCTOR COPPER TRACER WIRE, OR EQUIVALENT, PER SPS 382.36 (7)(D)10.A.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR	----- 500 -----	----- 500 -----
CONTOUR MINOR	----- 499 -----	----- 499 -----
SANITARY SEWER	— San — San —	— San — San —
STORM SEWER	— STM — STM —	— STM — STM —
WATER MAIN	— WAT — WAT —	— WAT — WAT —
PROPERTY LINE	— — — — —	— — — — —
SILT FENCE		— S — S —
GRADING LIMIT		— — — — —
SPOT ELEVATION		EL: 100.00

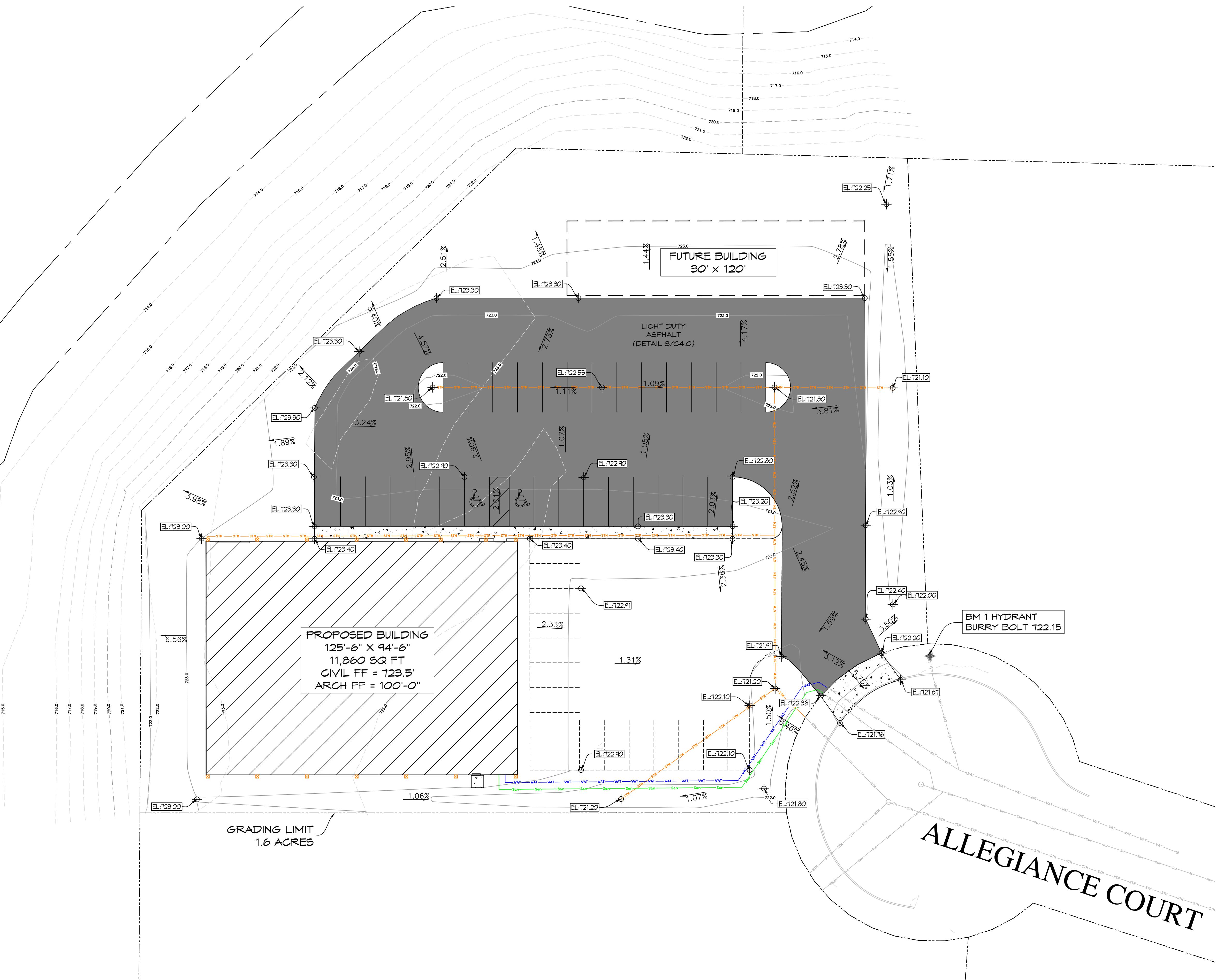


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CJF	CJF
Project No.	Date
22-2456	03/28/2023
Sheet No.	

C3.0



**PROPOSED NEW BUILDING FOR:
GRIT 365**

LITTLE CHUTE, WISCONSIN

EROSION CONTROL PLAN



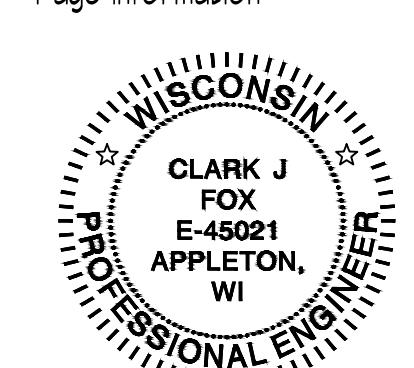
1
C5.0
1" = 20'-0"
EROSION CONTRL PLAN

SEQUENCE OF CONSTRUCTION
OBTAINT PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
1. FLAG MARK EROSION CONTROL MEASURES, MAY 2023
2. INSTALL ALL EROSION CONTROL MEASURES, MAY 2023
2.1. INSTALL TRACKING PAD¹
2.2. INSTALL 1,005 LF OF SILT FENCE³
2.3. INSTALL FILTER SOCK⁴ AS NEEDED
2.4. PERFORM DAILY DITCH CHECKS⁵
2.5. INSTALL INLET PROTECTION⁶
3. INSTALL SEDIMENT TRAP, MAY 2023
3.1. INSTALL TEMPORARY DIVERSION DITCHES AND BERMS TO DIVERT WATER TO
SEDIMENT TRAP
4. STRIKE TOPSOIL WITHIN THE PROPOSED SITE, MAY 2023
5. INITIAL GRADING, MAY 2023
5.1. TRANSPORT SURPLUS SOIL & STOCKPILE²
6. ROUGH & FINAL GRADING, STABILIZE WITH CONCRETE OR GRAVEL, AUGUST 2023
7. INSTALL TOPSOIL ON SLOPES¹ AND PERMANENT SEEDING, NO LATER THAN OCTOBER 30, 2023
8. STABILIZE LAWN AND DITCH AREAS NO LATER THAN ONE (1) WEEK AFTER FINAL GRADE IS
ESTABLISHED, NO LATER THAN OCTOBER 30, 2023
9. TOPSOIL TREATMENT AREA TO ESTABLISH VEGETATION, WATER, IF NECESSARY, TO
ENSURE HEALTH AND HELD ROOTS OF VEGETATION DO NOT REMOVE TEMPORARY
MEASURES UNTIL FINAL STABILIZATION HAS OCCURRED
10. TEMPORARY STABILIZATION OF LAWN AND DITCH AREAS IF WEATHER DOES NOT PERMIT
THE PROPOSED SCHEDULE TO BE FOLLOWED
NOTE: THE CONSTRUCTION SCHEDULE IS BASED ON THE SEDIMENT DISCHARGE RATES, THE
SCHEDULE DATES OCCUR DURING THE WETTEST TIME OF THE YEAR. THE DATES PROVIDED
ARE APPROXIMATE AND SUBJECT TO WEATHER CONDITIONS AND OVERALL PROJECT
SCHEDULE. SEVERAL WORK ITEMS AS LISTED ABOVE MAY OCCUR SIMULTANEOUSLY WITH
OTHERS.

CONSTRUCTION SITE EROSION CONTROL NOTES

1. TRACKING PAD DETAIL 2/C5.1
2. SILT FENCE DETAIL 2/C5.1
3. IF STOCKPILE IS LEFT INACTIVE FOR 7 DAYS OR LONGER, STABILIZE
STOCKPILES WITH TEMPORARY SEEDING OF OATS AT A RATE OF 1 BUSHEL PER
ACRE AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE DETAIL 1/C5.1
4. PERMANENT SOIL ACCORDING TO DETAIL 3/C5.1, INSTALL FILTER SOCK AT TOE
OF SLOPE AT LOCATIONS SHOWN IN THE EROSION CONTROL PLAN, ACCORDING
TO DETAIL 5/C5.1
5. FILTER SOCK AS DITCH CHECK, ACCORDING TO DETAIL 4/C5.1
6. INLET PROTECTION DETAIL 5/C5.1
7. SLOPES STEEPER THAN 4:1 INSTALL MULCH NETTING DETAIL 6/C5.1
8. STABILIZE AREAS OF EROSION DURING THE FIRST 8 DAYS FOLLOWING SEEDING
OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS
OF DRY WEATHER OCCUR
9. PROVIDE AN EROSION PROTECTION AND MAINTAIN NON-ERODIVE FLOOR DURING
DREDGING, PERFORM Dewatering OF ACCUMULATED SURFACE RUNOFF IN
ACCORDANCE WITH DNR TECHNICAL STANDARD #104: GROUNDWATER
DEWATERING IS SUBJECT TO A WASTEWATER DISCHARGE PERMIT AND DNR HIGH
CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY GREATER THAN 70
GPM IS REQUIRED
10. INSPECTIONS SHALL BE MADE EVERY SEVEN (7) DAYS, OR WITHIN 24 HOURS OF A
RAINFALL EVENT OF 0.50 INCHES OR GREATER. ANY PRACTICES THAT ARE
DAMAGED OR NOT WORKING PROPERLY SHALL BE REPAIRED BY THE END OF THE
DAY AND RECORDED IN THE RECORDS BINDER. ACCUMULATED SEDIMENT SHALL
BE REMOVED AS SOON AS POSSIBLE, OR AS SOON AS THE WEIGHT OF THE
STRUCTURE IN ADDITION, THE FOLLOWING MEASURES SHALL BE TAKEN
- 11.1. ALL SEDED AREAS WILL BE RE-SEEDED AND MULCHED AS NECESSARY
ACCORDING TO THE SPECIFICATIONS IN THE PLANNED PRACTICES TO MAINTAIN
A VIGOROUS AND VIBRANT COVERAGE
- 11.2. REMOVE SILT FENCE AND TEMPORARY STRUCTURES ONLY AFTER FINAL
STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED
- 11.3. AVOID THE USE OF FERTILIZERS AND PESTICIDES IN OR ADJACENT TO
CHANNELS OR DITCHES
- 11.4. CONSTRUCTION AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED

No.	Date	Description
Page Information		



Drawn By
CJF
Approved By
CJF
Project No.
22-2456
Date
03/26/2023
Sheet No.



0 20 40 Feet

C5.0

NEW BUILDING FOR:
GRIT 365

LOT #9 ALLEGIANCE COURT, LITTLE CHUTE, WI

LANDSCAPE PLAN

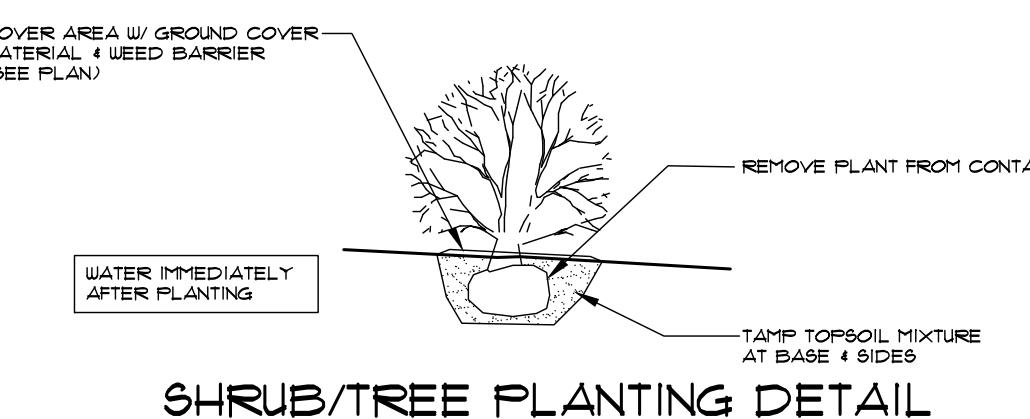
LANDSCAPE SHRUB SCHEDULE					
DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
GOLDFLAME SPIREA	G.S.	6	18" MIN.		
RED PRINCE WEIGELA	R.P.W.	8	24" MIN.		
PYRAMIDAL THUJA ARBORETUM	P.T.A.	4	8' MIN.		

LANDSCAPE TREE SCHEDULE					
DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
GINKGO (SHADE TREE)	G.	3	2 1/2" DIA.		(AS REQUIRED BY ZONING ORDINANCE)

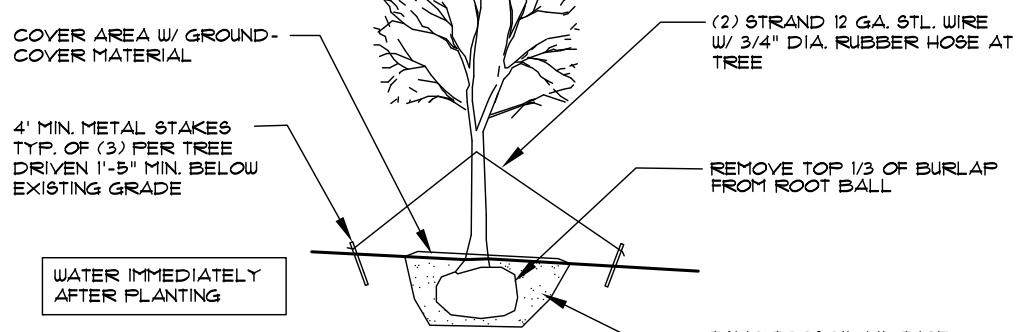
ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH SHREDDED BARK

SEED MIX
20% RUGBY II KENTUCKY BLUEGRASS
20% NEW GLADE KENTUCKY BLUEGRASS
20% ASPEN KENTUCKY BLUEGRASS
20% BLUE MOON KENTUCKY BLUEGRASS
15% BLUE CHI KENTUCKY BLUEGRASS
5% STATESMAN PERENNIAL RYE GRASS

LANDSCAPE REQUIREMENTS
SHADE TREES AT 40'-0" O.C. (3) REQUIRED
PLUS (6) SHRUBS PER 40'-0" (18) REQUIRED
OR (1) SHADE TREE PER 10 SHRUBS



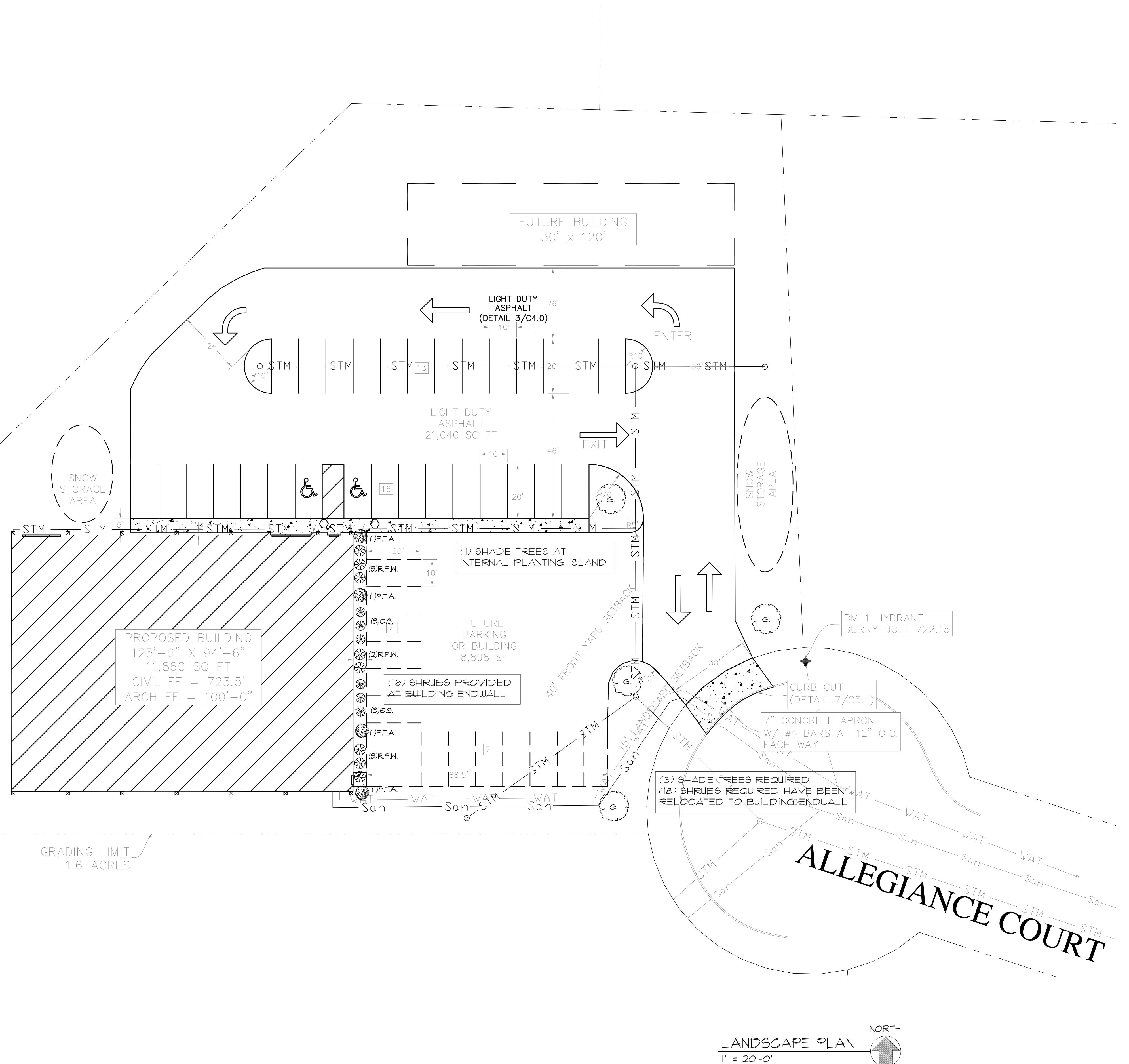
SHRUB/TREE PLANTING DETAIL

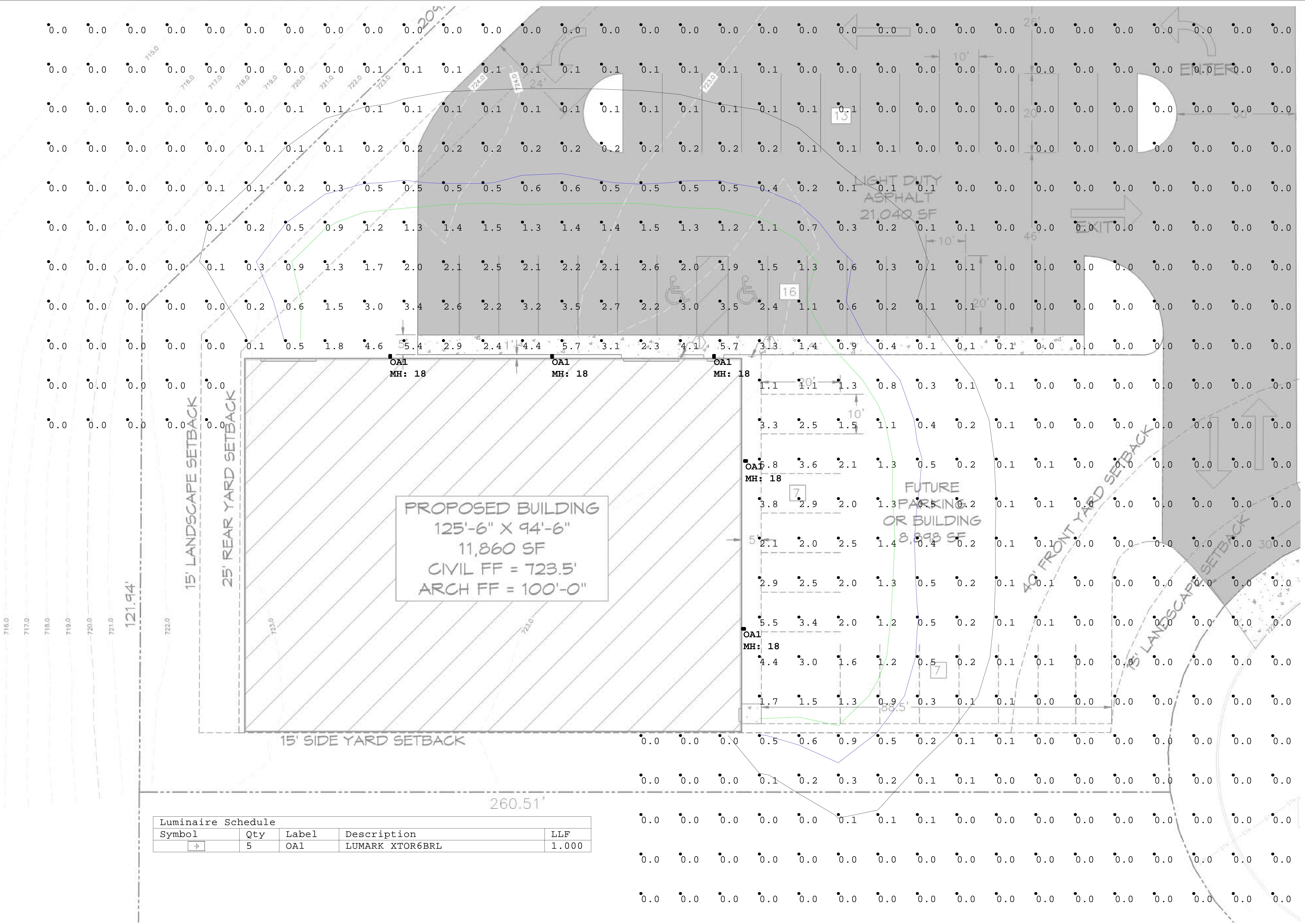


TREE PLANTING DETAIL

PLANTING REQUIREMENTS

ROW PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
PERIMETER PLANTINGS TO BE INSTALLED AT BUILDING FRONTAGE

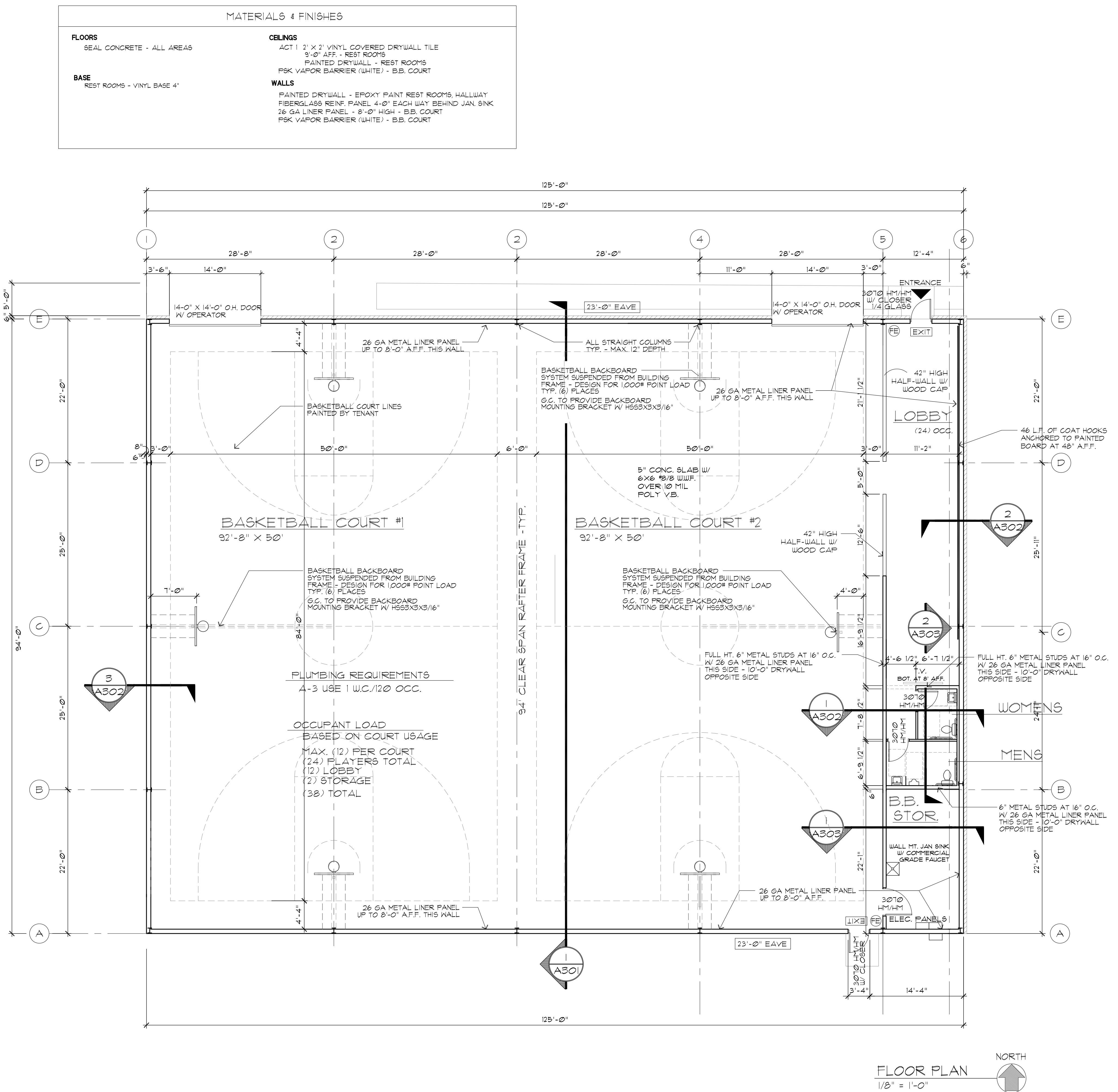




FLOOR PLAN

LOT #9 ALLEGIANCE COURT, LITTLE CHUTE, WI

**NEW BUILDING FOR:
GRIT 365**

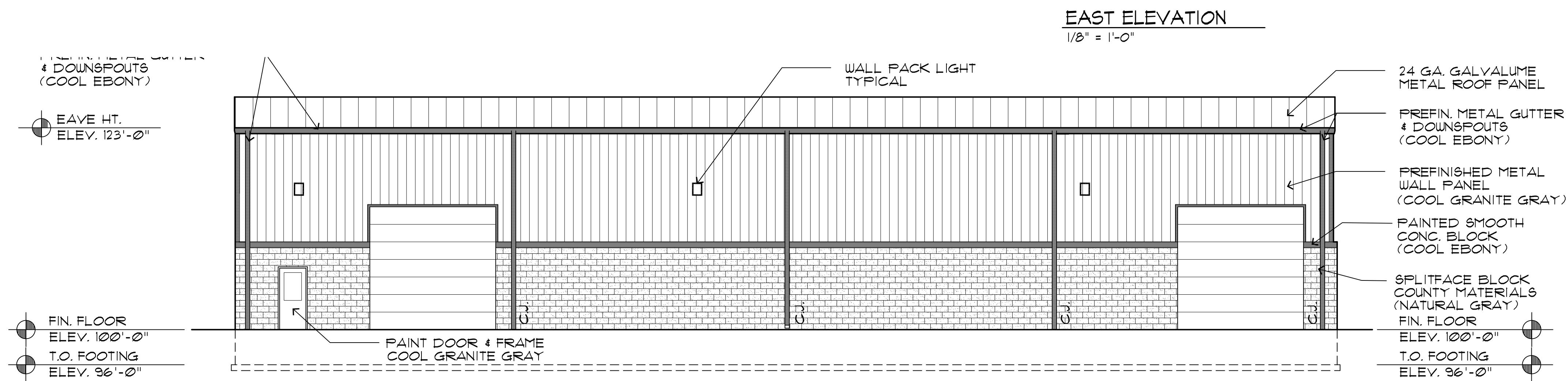
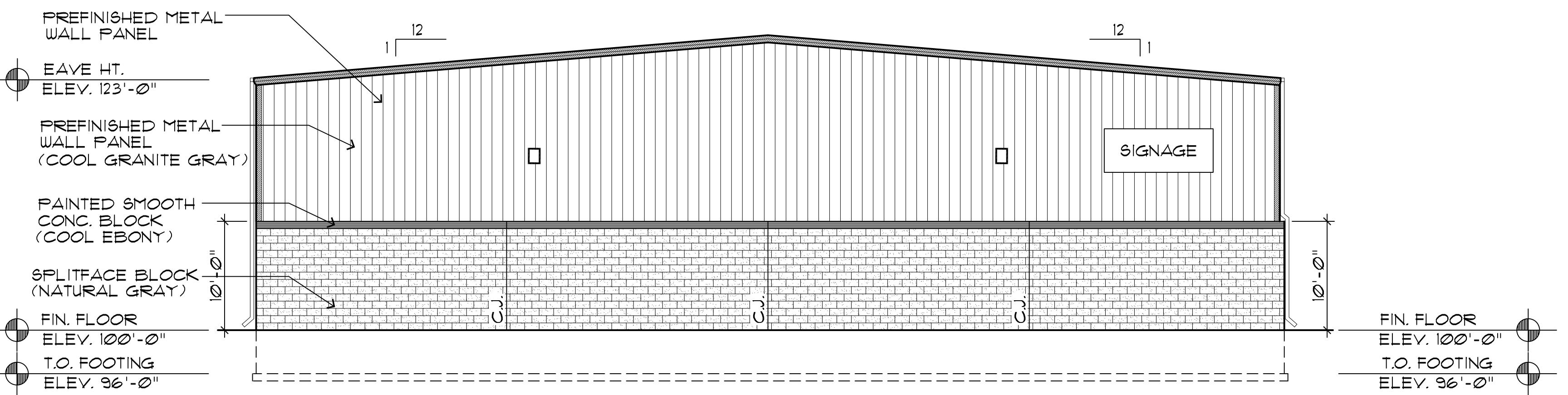


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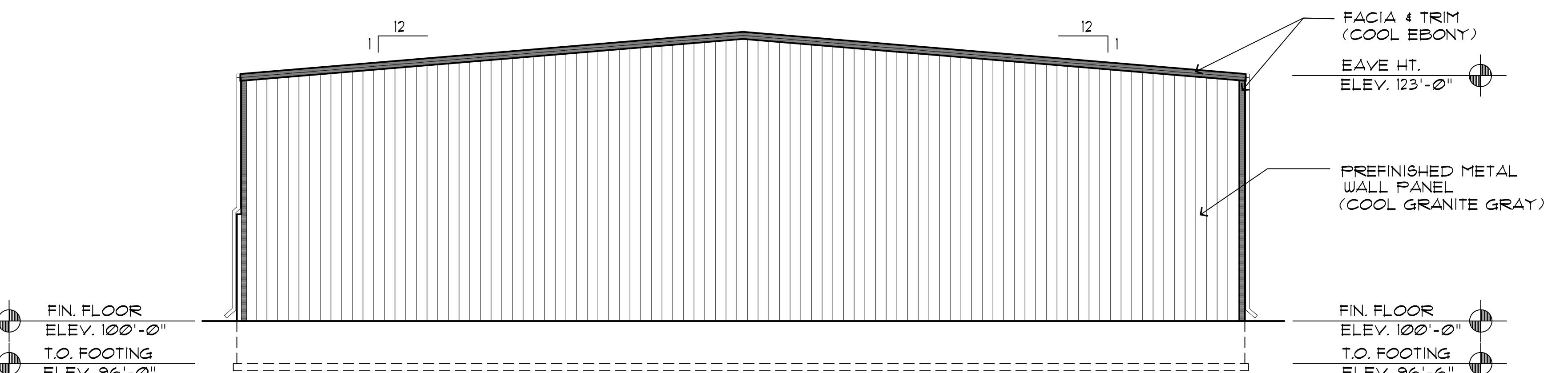
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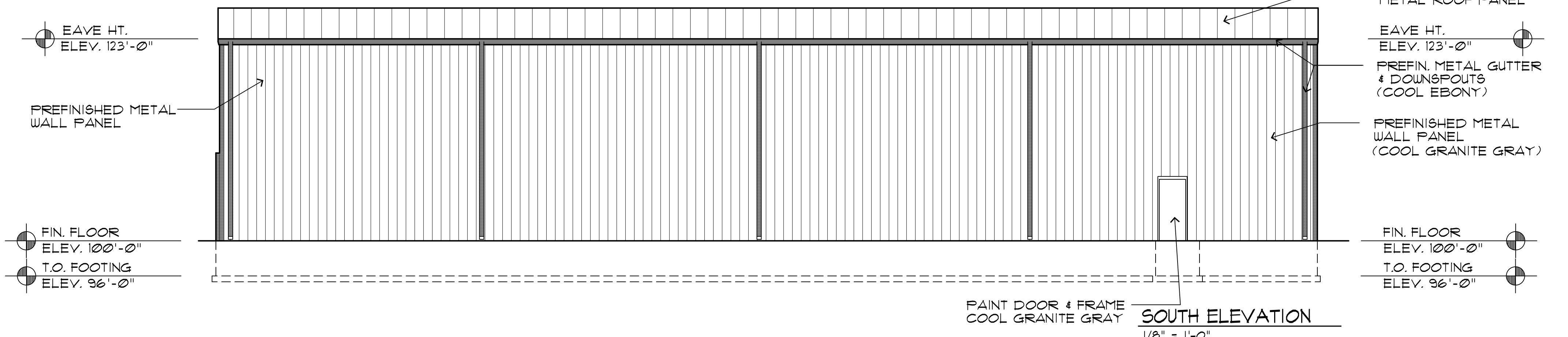
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NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

No. Date Description

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A201

VILLAGE OF LITTLE CHUTE

ORDINANCE NO. , SERIES OF 2023

AN ORDINANCE AMENDING THE ZONING CODE SECTION 44-394(c) OF THE VILLAGE OF LITTLE CHUTE MUNICIPAL CODE.

WHEREAS, the Plan Commission of the Village of Little Chute has recommended the following ordinance amendments; and,

WHEREAS, the required public hearing has been held before the Village Board of Trustees, Village of Little Chute; and,

WHEREAS, the Village Board of Trustees, Village of Little Chute, finds the following ordinance amendments to be in the public interest;

NOW, THEREFORE, the Village Board of Trustees, Village of Little Chute, do ordain as follows:

Section 1. That the Zoning Ordinance, Section 44-394(c) of the Municipal Code of the Village of Little Chute are hereby amended to read as follows, :

(c) *Height regulated.* Notwithstanding other provisions of these regulations, ornamental fences, walls and hedges may be permitted in any required yard or along the edge of any required yard provided no such opaque fence or wall shall exceed a height of 42 inches in any yard abutting a street, a fence or wall over 42 inches but under 48 inches with 50% open to vision shall be allowed in a yard abutting a street. No such fence, wall shall exceed a height of six feet in any other required yard.

Section 2. Effective Date. This Ordinance shall take effect upon the adoption and publication and enactment of the Ordinance by the Village Board of Trustees, Village of Little Chute.

Introduced: **April 19, 2022**

Approved and adopted: **May __,2022**

VILLAGE OF LITTLE CHUTE

By: _____
Michael R. Vanden Berg, Village President

Attest: _____

Laurie Decker, Village Clerk