



Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Cooper
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	August 7, 2023 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 822 9670 3477
			Passcode: 831987
			<u>By Computer:</u>
			https://us02web.zoom.us/j/82296703477?pwd=SHZPZjlwUHdGd1ViWktLNUpm
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the July 6, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Nathan Lucht for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), consistent with Ch. 23.02(1)(h)(3).
4. Public Hearing and action on a request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(3)(e).

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

5. A request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a Site Plan Review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(5).
6. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.
7. Director's Report.
A verbal report will be provided during the meeting.

Closing Section:

8. Adjourn

REPORT OF CITY PLAN COMMISSION

July 6, 2023 – 6:00 PM

In-Person & Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, and Commissioner Rice.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Technician Mohr, Andrea Olson, Fran Makarov, Jack Reed, Emily Xiong, Steve Kinkade, Meredith Hess, Dennis Hess, Anthony Sanfelippo, Greg Knight, Barb Knight, Joe Fox, Laurie Schroeder, LaRue Davison, Linda Thayer, Kevin Hutchinson, Jennifer Hutchinson, Robert Schwarz, Lauren Schwarz, Karen Jakusz, Katie Kopas, Kelsy Hayes, Pam Packard, Maxwell Johnson, Ray Haas, Craig Tesch, Eric Watson, Jim Feigleson, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll call.

Discussion and possible action on the following:

2. Report of the June 5, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Emily Xiong, representing Norman Barber Revocable Trust, for a conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), consistent with Ch.23.02(2)(a)(3)(d).
4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan for the purpose adding a chapter outlining a neighborhood comprehensive plan for the Goerke Park/Washington Elementary School neighborhood. Said neighborhood is roughly bounded by Maria Drive to the north, Interstate 39 to the east, Main Street to the south and Division Street to the west.
5. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.
6. Community Development Department Annual Report for 2022.
7. Discussion only: Home occupation ordinance.
8. April and May 2023 Monthly Reports.
9. Director's Report. A verbal report will be provided during the meeting.

Closing Section:

10. Adjourn.
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Opening Section:

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Cooper, Rice

Excused: Schuler

A moment of silence was held in honor of Commissioner Ilten's recent passing.

Discussion and possible action on the following:

2. Report of the June 5, 2023 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the June 5, 2023 meeting of the City Plan Commission; seconded by Commissioner Rice.

Motion carried 5-0.

3. Public Hearing and action on a request from Emily Xiong, representing Norman Barber Revocable Trust, for a conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), consistent with Ch.23.02(2)(a)(3)(d).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to permit operating a one-unit residence at the noted property. The property had historically been home to a retail store on the lower level, with a residential dwelling on the upper level. Since a Conditional Use Permit was never granted, records showed it as a legal nonconforming status. That upper dwelling had since been vacant for a period of time which resulted in the loss of that status. The applicant was now interested in occupying the one-unit upper dwelling, and for that to occur a Conditional Use Permit would need to be granted. Staff had no further concerns and recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioners had the following comments:

- Information requested as to the abutting properties, to which staff provided business types and uses for the surrounding properties.

Motion by Commissioner Arntsen to approve the request from Emily Xiong, representing Norman Barber Revocable Trust, for a conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), consistent with Ch.23.02(2)(a)(3)(d) with the following:

1. **The dwelling unit shall meet minimum occupancy and space requirements as outlined in Chapter 21 of the City's Municipal Code of Ordinances.**
2. **Staff shall have the ability to approve minor deviations to the project plan.**

seconded by Alderperson Kneebone

Motion carried 5-0.

4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan for the purpose adding a chapter outlining a neighborhood comprehensive plan for the Goerke Park/Washington Elementary School neighborhood. Said neighborhood is roughly bounded by Maria Drive to the north, Interstate 39 to the east, Main Street to the south and Division Street to the west.

Mayor Wiza noted that while the Public Hearing would be conducted, action would not be taken, and that action would occur at a future meeting (to be posted appropriately at that time).

Neighborhood Planner Klesmith provided a summary of where the current Comprehensive Plan was, specifically for the Goerke-Washington Neighborhood chapter. The neighborhood final draft had been provided to commissioners for review, with that document also being brought forward for a public hearing.

Mayor Wiza declared the public hearing open.

Maxwell Johnson (2345 Jersey St) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts. They were supportive of more walkable businesses, and excited for other neighborhoods to go through the planning process.

Pam Packard (1017 Ridge Rd) provided testimony noting concerns with the Goerke-Washington Neighborhood chapter, adding that it was overdone and questioned why it was even needed.

Ray Haas (3582 Regent St) provided testimony noting concerns with the Goerke-Washington Neighborhood chapter, adding that the area should predominately remain single-family in nature. He asked that the plan be reworked.

Unnamed Resident (Frontenac Ave) mirrored similar concerns about keeping the neighborhood single-family in nature, and inquired on whether CAP Services was driving the plan in any way, as an attempt to create subsidized housing in the area, to which staff stated they were not involved in any way. The resident also indicated that they had not received any prior communications regarding the planning process.

Fran Makarov (2949 Lindbergh Ave) noted that they had not received any prior communications on the planning process. After a bit of back and forth, it was found that the resident was not within the Goerke-Washington Neighborhood, and additional neighborhoods would be forthcoming.

Richard Packard (1017 Ridge Rd) provided testimony mirroring similar concerns about keeping the neighborhood single-family in nature, lack of planning communications, and bicycle lanes. While they liked the plan, it seemed to encompass more ideas rather than actionable items. He asked how much the City was paying to maintain ESRI mapping, to which staff noted those numbers would be provided to Mr. Packard.

Craig Tesch (1100 Frontenac Ave) noted that they had not received any prior communications on the planning process and didn't quite understand the purpose in total of the planning document. He noted concerns for maintaining a separation between residences and businesses, and a lack of proper lighting in the area.

Greg Knight (424 Dearborn Ave) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts, and having the plan chapter focus on the character and community of the area. They also supported a TIF district for Stanley Street to assist in redevelopment.

LaRue Davison (816 Lindbergh Ave) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts, stating that they had attended almost every session. She added that a lot of the concerns being heard had been discussed at those neighborhood meetings and asked folks keep an open mind and respectful outlook.

Eric Watson (700 Mary Ann Ave) stated concerns with the swales at the intersection of Mary Ann Avenue and Jordan Lane. Mr. Watson was looking for a plan for that area due to the flooding and noted the DNR also held concerns for the area.

Dean Shuda (District 8) provided testimony in favor of the Goerke-Washington Neighborhood chapter contents, however he mirrored concerns with what seemed like a good number of people that had not been notified properly about the planning sessions and general happenings, and therefore felt that their concerns or wants had not been heard.

Jim Feigleson (2925 Lindbergh Ave), as a member and representative of Community Church, asked whether land that the church had previously purchased would stay church land, and not be used for multi-housing units.

Andrea Olson (410 Franklin St), non Goerke-Washington Neighborhood resident, provided prepared testimony in having the City establish a planning outreach policy so people are properly notified of new changes. Ms. Olson had additional concerns for creating additional TIF districts and providing incentives for larger developers. She noted a need for more affordable housing.

Meredith Hess (316 Saint Paul St) noted concerns with the types of communications received for the planning process and asked that staff explain what a Comprehensive Plan is. She also noted that the planning document had not been available online at the time of when she looked. She thanked staff for their efforts.

Mayor Wiza declared the public hearing closed.

Mayor Wiza asked staff how many meetings had been held and how they had been advertised, to which Planner Klesmith noted (6) public meeting sessions. Residents had been notified via email from an initial intake, but also (2) major sessions were notified via mailers. Mayor Wiza made brief statements on the importance of public involvement as the goals of the neighborhood were dependent on the residents themselves, and that the planning document was more so for guiding them towards those goals. He further asked Director Kernosky to address several questions posed during the public hearing.

Director Kernosky provided the following:

- RE: Comprehensive Planning definition, history of last City updates, state mandates, and how zoning is implemented.
- RE: Additional traffic – Comprehensive plans try to address traffic concerns prior to implementation.
- RE: Swales – DNR does not allow dry wells anymore. They are being replaced by swales, and Public Works Director Lemke could discuss those with concerned residents.
- RE: Community Church - Future land use is noted as low density residential, mostly single family. The plan would not mandate a specific use of build. The plan would not change the zoning of the property.
- RE: CAP Services – The organization was not involved in any way, but staff encouraged neighborhoods to be diverse as possible.
- RE: Costs – Staff would get numbers to Mr. Packard for ESRI mapping software, and road reconstruction along his property.

Mayor Wiza reiterated that no action would occur at the meeting for the item, with possible action next month. Plan details would be updated and posted to the City's website.

No action was taken.

5. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.

Associate Planner/Zoning Administrator Kuhn summarized the request for a sign variance to install one wall sign exceeding maximum size restrictions located at the noted property, for a new commercial tenant. The new tenant would be housed in a multi-tenant building. After review, staff recommended denial of the request as presented as they felt there was no practical difficulty or unnecessary hardship to the subject property which is required for a variance.

Commissioners had the following comments:

- There was a back-and-forth discussion on previous variances provided to the same development area.
- General comments that the property in question was set quite a way back from the highway.
- Back-and-forth discussion on what number (sq.ft) would be more acceptable, to which staff explained that they would continue to see variance requests for the development. While the route of pursuing a sign package was available to the developer, that had not been pursued.
- Inquiry as to the sign package process, to which it was explained by staff.
- Noted that deciding on one tenant space without knowing the specifications or sizing for the remaining tenants was difficult. They did not want it to look mix matched.

Kelsy Hayes, applicant, noted that reducing the sign would reduce readability for the tenant, and what had been proposed had already been scaled down to the building fascia.

Mayor Wiza asked for comments from the audience.

Pam Packard (1017 Ridge Rd) provided testimony in support of the request.

Dean Shuda (District 8) provided testimony in support of the request.

Andrea Olson (410 Franklin St) provided testimony opposing the request.

Sam Lang (District 9) provided testimony in support of the request.

Motion by Commissioner Rice to approve the request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14; seconded by Commissioner Cooper.

Motion failed 0-5.

No further action was taken. Staff was directed to bring back the request for the following meeting after further discussions with the applicant.

6. Community Development Department Annual Report for 2022.

Director Kernosky noted the report was available to them and staff was available for questioning, otherwise staff recommended approval for the report to be placed on file.

Motion by Commissioner Cooper to approve the Community Development Department Annual Report for 2022 and place it on file; seconded by Commissioner Arntsen.

7. Discussion only: Home occupation ordinance.

Associate Planner/Zoning Administrator Kuhn explained that the City's Zoning Code provided a differentiation between home-based business and professional offices. Over the last several years, there had been an increase in professional offices occupying space within a home, so staff was now looking to update the ordinance to better define home-based businesses, but also to remove subjective language from the existing ordinance and apply more objective standards as well as reviewing regulation standards. Staff reiterated that the item was for discussion only, and no action would be taken. Changes had been made as a result of previous discussions and were now available for further comment.

Commissioners had the following comments:

- Inquiry on how the ordinance would affect ADU's, to which staff noted the clarification would need to be made.
- Noted that items such as limiting welding was a bit concerning, as someone could already do that passively in their garage.
- Regarding restricting animal boarding, it was asked that the timeline for what is considered boarding be clarified.
- Comment that subsection 7 could be further clarified.

Mayor Wiza asked for comments from the audience.

Stephen Klein (Stevens Point) provided testimony outlining concerns for the ordinance, specifically surrounding the use of commercial vehicles by employees, restricting milling/welding, and restricting private ammunition sales.

Andrea Olson (410 Franklin St) provided prepared testimony opposing the ordinance as written, with the overarching message that the City should not be overregulating residents who have home occupations, especially when many of the items can occur passively when residents don't have home occupations.

Unnamed Resident (Stevens Point) noted perceived conflict between subsections 4 and 7 within the ordinance. Specifically, item 7 would place the resident out of business and not allow them to operate.

No action was taken.

8. April and May 2023 Monthly Reports.

Director Kernosky reviewed the reports for April and May 2023, citing business as usual.

Motion by Alderperson Kneebone to approve the April and May 2023 Monthly Reports and place them on file; seconded by Commissioner Arntsen.

Motion carried 5-0.

9. Director's Report. A verbal report will be provided during the meeting.

Director Kernosky provided brief verbal updates, if available, on:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

Closing Section:

10. Adjourn.

Meeting adjourned at 8:15 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

Construct a Detached Garage Using Traditional Neighborhood Setbacks

1919 Division Street

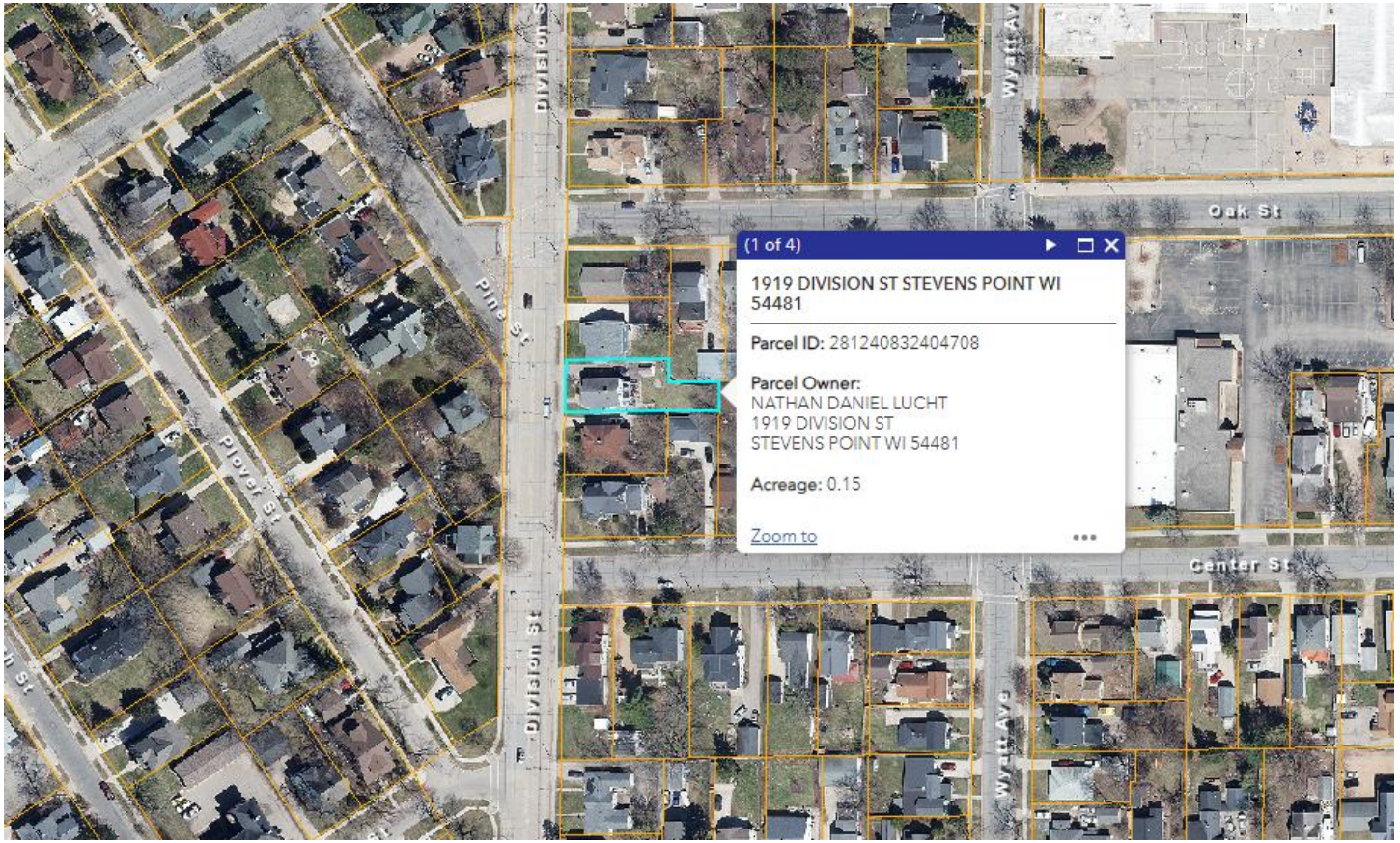
August 7, 2023



Department of Community
Development

Applicant(s): - Nathan Lucht Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832404708 Zone(s): "R-3" Single- and Two-Family Residential Master Plan: - Residential Council District: - District 5 Ald. Birr Lot Information: - Frontage: 50 ft. - Depth: 150 ft. - Lot Size: 6,400 sq. ft. (0.147 ac.) Current Use: - Two-unit residence Applicable Regulations: 23.02(1)(h)(3)	Request - Public Hearing and action on a request from Nathan Lucht for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), consistent with Ch. 23.02(1)(h)(3). Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to construct a 480 square foot detached garage in the rear yard of the subject property. - Detached garages are required to have a minimum three-foot side yard and rear yard setback provided that the garage is set back at least ten feet from the principal structure on the subject property and does not exceed 15 feet in height. - A one-foot setback from the north lot line (side yard lot line) is requested. - The subject property is located within the "R-TND" Traditional Neighborhood Overlay District. The "R-TND" District allows, via a conditional use permit, lesser setback requirements to construct detached garages. - The Plan Commission and Common Council may attach additional conditions onto this request as necessary. Staff Recommendation Approve the request for a conditional use permit to construct a detached garage using setback requirements of the "R-TND" Traditional Neighborhood Overlay District for the property located at 1919 Division Street (Parcel ID 281240832404708), subject to the following conditions: - A building permit shall be obtained prior to the start of construct. - Staff shall have the ability to approve minor amendments to the proposed project plan.
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Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to construct a 480 square foot detached garage in the rear yard of the subject property. Unless otherwise noted, the construction of accessory structures is required to meet the principal structure setback requirements for the zoning designation of the property for which the structure is proposed to be located. With that said, the City's Zoning Code provides, for all zoning designations, modified setback requirements for accessory structures. Section 23.01(10) of the City's Zoning Code permits a minimum three-foot side and rear setback for an accessory building provided that 1.) the structure is separated at least ten feet from the principal structure that is located on the property and 2.) that the height of the structure does not exceed 15 feet.

The subject property is located within the "R-TND" Traditional Neighborhood Overlay District. The "R-TND" Overlay District, created in the early-2000s as a result of then-newly adopted comprehensive planning and smart growth legislation in Wisconsin, is intended to allow for the development and redevelopment of land consistent with design principles found within a specific traditional neighborhood. For properties within the "R-TND" District, lesser setbacks are available, via a conditional use permit, to construct a detached garage. Said conditional use setback requirements are found below.

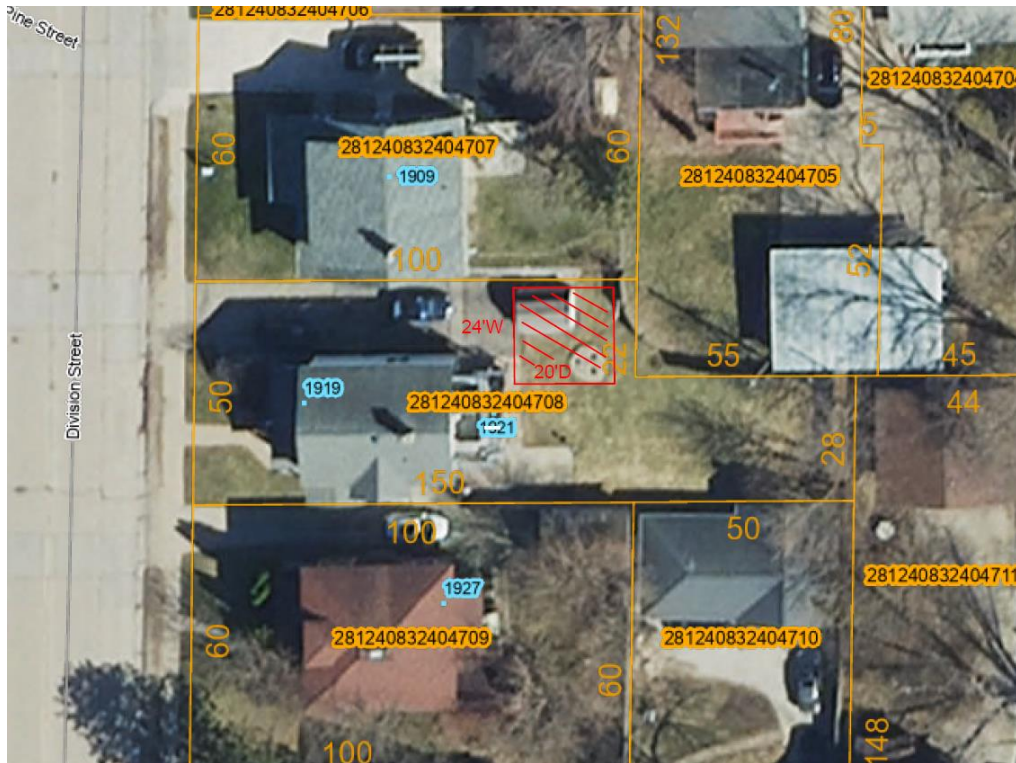
Ch. 23.02(1)(h)(3) Conditional Use Setback Requirements

Detached Garage

- Street front setback – 20 feet

- Corner side yard – 12 feet, with no access to a public street
- Interior side yard – 1 foot
- Rear yard – 1 foot

The applicant is requesting a one-foot setback from the north lot line (i.e., interior side lot line). As the subject property is located within the “R-TND” District, a conditional use permit is required to allow for the requested setback. An analysis of this request relative to the City’s fourteen standards for reviewing a conditional use request are outlined below.



Location of Proposed Detached Garage

Standards of Review – Conditional Use Permit

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

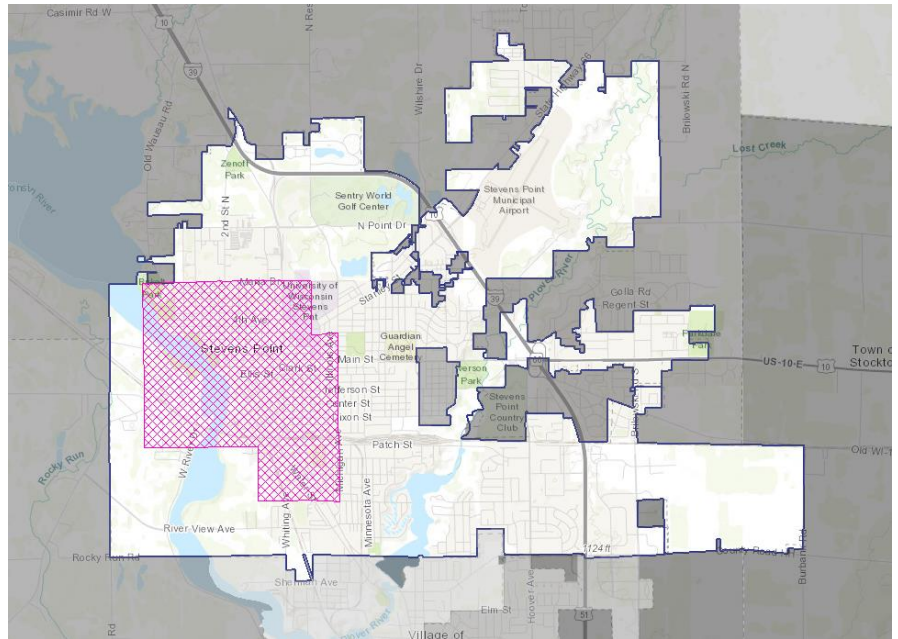
Analysis: The proposed use is consistent with the City’s Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by this request. The proposed detached garage is customary for residential uses in the city, and its location in the rear yard of the subject property will better shield its visibility from Division Street. Although the proposed garage would be one foot from the north lot lines, building codes will apply for the construction of this garage to provide additional safeguards to the property owner of 1709 Oak Street.

Findings: The subject property, zoned “R-3” Single- and Two-Family Residential, permits the construction of accessory structures so long as the cumulative size of all structures on the property do not exceed 900 square feet. Staff does not believe the proposed conditional use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.

Analysis: The construction of a detached garage is permitted on the subject property so long as the size and location standards found within the Zoning Code are met.

Findings: Single- and two-family residential uses surround the subject property, most with their own detached garage. Staff believes that the construction of this detached garage would not be contrary to uses allowed within the “R-3” District.

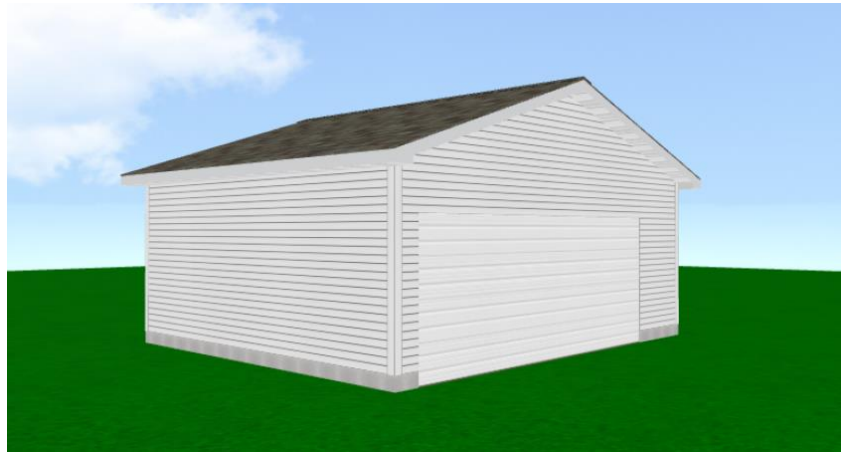


“R-TND” Traditional Neighborhood Overlay District

3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

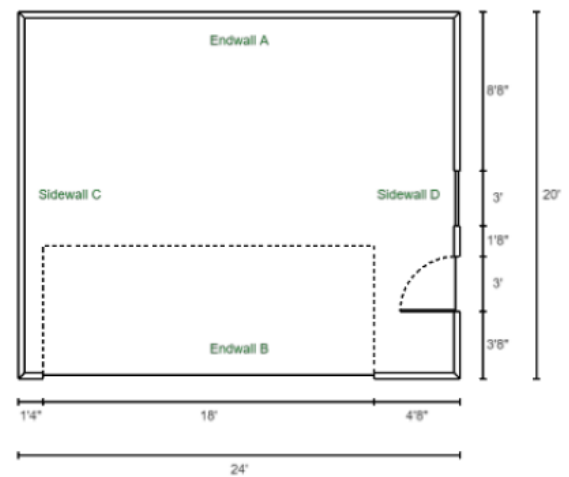
Analysis: The respective area is in an established and developed area of the city. The City’s Comprehensive Plan identifies this area for residential uses (i.e., single-family and two-family residential uses).

Findings: See standards one and two above. The applicant’s proposal will not impede on the normal and orderly development and improvement of the surrounding area.



4. The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: The proposed garage will have an 18' overhead door on its' west-facing wall (facing Division Street) and one service door and window on the south-facing wall. White vinyl siding is proposed on all four sides of the garage, along with a grey shingled roof.



Findings: Staff believes that this standard is met. The purpose of the "R-TND" District, in part, is to ensure that street elevations on primary and accessory buildings does not consist of a blank wall, but rather architectural elements such as doors and windows. By having an overhead door on the west-facing wall of the proposed garage, staff believe that the appearance of this garage will be similar to garages constructed on other residential lots in the city.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: Utility connections are not planned as part of this development. If needed in the future, appropriate connections exist off of Division Street. Access to the proposed garage will be via an existing driveway located off of Division Street. Given the size of the proposed garage (480 square feet), drainage issues are not anticipated that warrants additional stormwater controls on the subject property.

Findings: Staff believes that this standard is met.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The proposed use will be serviced by an existing driveway off of Division Street.

Findings: Staff believes that access is appropriate and is not anticipated to incur additional traffic congestion on Division Street.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject property for residential (i.e., single- and two-family) uses. The subject property is zoned "R-3" Single- and Two-Family Residential. According to the City's Zoning Code, the intent of the "R-3" District is to "provide for both single-family residences and

two-family residences intended particularly to act as a transition district between lower intensity uses such as permitted in "C", "R-1" and "R-2" districts and higher intensity districts, consistent with the City's Comprehensive Plan. This district is intended to be provided for all lands where sewer and water is or will be required."

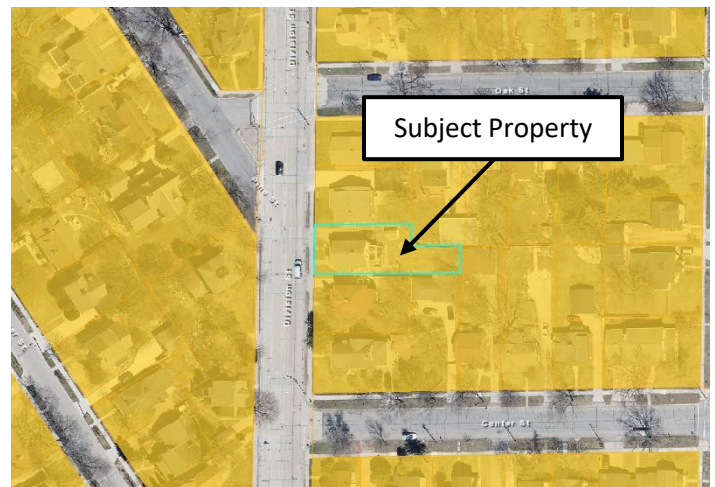
Findings: Staff believes that this request meets the intent of the "R-3" District as garages are intended to support single- and two-family residential living.

8. The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

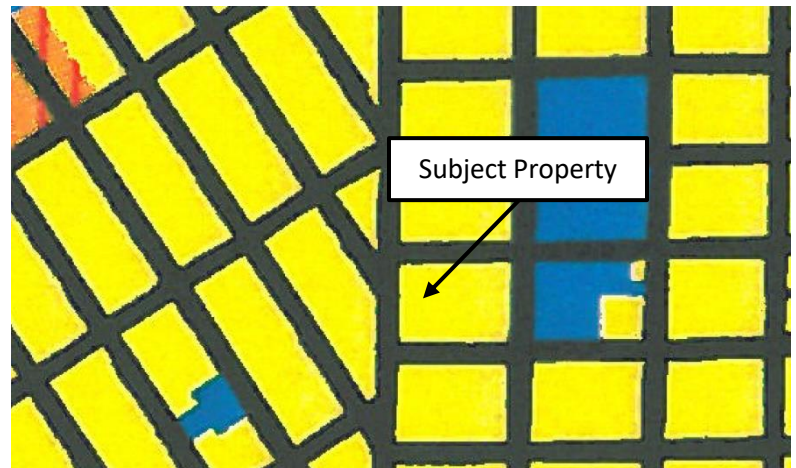
Analysis: This conditional use request is seeking to construct a detached garage with a one-foot setback off of the north lot line.

Findings: The regulations of the district are met provided that the above permit conditions are fulfilled.

9. The proposal will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.



Future Land Use



Analysis: N/A

Findings: N/A

10. Access to the site shall be safe.

Analysis: Vehicular and pedestrian access to the site is off of Division Street.

Findings: As additional traffic is not anticipated as part of construct a detached garage, staff believes that access to the property is appropriate.

12. There shall be adequate utilities to serve the site.

- a. **The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: While utility connections for the subject property exists off of Division Street, access to utility infrastructure is not proposed as part of the proposed development.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Mechanical equipment is not proposed as part of this proposed use.

Findings: This standard is met.

- b. **Lighting shall be located to minimize intrusion onto neighboring properties.**

Analysis: No exterior light fixtures are proposed on the exterior of the detached garage.

Findings: Lighting would be provided within the building.

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided, or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Site Photos





APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Nathan Lucht	Contact Name	
Address	1919 Division Street	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-432-2861	Telephone	
Fax		Fax	
Email	luchtnathan@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-24-0832404708; 1919 Division Street		
Legal Description of Subject Property		
1919 Division Street, Stevens Point, WI 54481; Residential, single-dwelling, owner occupied house.		
Designated Future Land Use Category		Current Use of Property
Residential, single-dwelling, owner occupied house		Residential, single-dwelling, owner occupied house
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The land is being used as a single-family, residential, owner occupied home. The current desire is to build a detached, 24' W x 20' D garage with a one foot setback from the property to the north. The timeline is as follows: - August 21st - 25th, 2023, driveway replacement, detached garage foundation poured and completed with one row of concrete block for curb on the foundation of the garage. - RK Masonary Services LLC from Weston, WI will be performing the excavating, and concrete work. - RK Masonary: rkmasonryconcrete@gmail.com; (715) 254-5793 - Please see attached document Exhibit A for final draft of said garage plans with size and estimated cost for garage build (price does not refelct cost for concrete) - September 1st - October 31st, Garage Framed, Shingled, Siding to be completed		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

The proposed development of the garage build will continue to reinforce the character of the neighborhood by updating the property rather than allowing it to continue to age and get run down. Updating properties not only keeps people wanting to live in the neighborhood, but will also continue to draw the interest of those looking for housing within the city of Stevens Point. In addition, a garage has become a necessity in this day and age. A home without a garage will be less attractive to most looking for housing in the area, which will result in decreased property values, and will draw unwanted residents, which will hurt both the physical and socio-economic character of the neighborhood.

The garage will be an addition to a home located directly on Division St, where there is a lot of traffic. Increasing the curb appeal of any home on Division St can only help retain its current residents and draw the interest of other up-standing residents. When such residents are drawn to a community, not only will the physical character of the community continue to improve, but the socio-economic character of the community will also grow. Adding this garage will increase the chances of continuing to draw residents with the right kind of character, because it will meet a common housing need. Currently, there is no garage on this property, so it is greatly lacking a common housing need. The only way a two car garage can fit in the space is if the one foot set-back request is granted. A single family home typically has 2 cars that need shelter. A family is more likely to be interested in living in this neighborhood if they have the amenity of a 2 car garage over a one car garage, or no garage at all. So, it is our belief that updating our property, by adding a garage, will add to the character of the neighborhood not only by improving the appearance of the area, but also by increasing the chances of keeping wanted residents in the neighborhood, including ourselves.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

We have a great relationship with all of our neighbors. We openly communicate with them on a regular basis. The neighbors whose property line this garage will be closest to (the Sponholz's) are in full support of us adding the garage to our property. We care about maintaining the relationships we have with our neighbors, so we will be committed to checking in with them during various stages of the project and will peaceably address their concerns, if they were to arise. We believe communication and creative problem-solving go a long way in maintaining relationships. Neighbors are like family to us, and we are committed to keeping the peace and value maintaining our good-standing relationship with all of them.

Current Zoning Surrounding Subject Property

North:	1909 Division Street, Stevens Point, WI 54481 - Zoned Residential	South:	1927 Division Street, Stevens Point, WI 54481 - Zoned Residential
East:	1709 Oak Street, Stevens Point, WI 54481 - Zoned Residential	West:	1918 Division Street, Stevens Point, WI 54481 - Zoned Residential

Current Land Use Surrounding Subject Property

North:	Single Family Residential	South:	Single Family Residential
East:	Single Family Residential	West:	Single Family Residential

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any: Exhibit A - Picture of Land Where Garage Will Be Exhibit B - Site Plan and Layout Exhibit C - Map of Land
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	07/06/2023		07/06/2023

July 6, 2023

Re: Conditional Use Permit; One Foot Setback Request
1919 Division St
Stevens Point, WI 54481

Dear Alder Ms. Allison Birr,

We are applying for a one foot setback for a two car garage we'd like to add to our property at 1919 Division St. There is currently no garage on this property that holds a single family home. In order to fit a two car garage on our lot, we need to build one foot from the property line of our neighbor's, the Sponholzs, at 1909 Division St. The main reason is that our house is only 14 feet away from the face of the garage and having a one foot setback would allow us to have just enough space for both vehicles to drive into the garage. The garage will not be within three feet of other neighboring property lines. Additionally, we have a very good relationship with the Sponholz's and they are in full support of us building one foot from their property line.

We believe adding a two car garage to our property will enhance the appearance of not only our property, but also the neighborhood by making it more attractive to those interested in single family homes. A two car garage is considered a necessity these days and will help to draw the interest of families, who typically own two vehicles, to this neighborhood. Not adding a 2 car garage to our property could potentially negatively impact the socio-economic character of the neighborhood because good standing residents will look elsewhere for housing that meets their needs, instead of staying within the City of Stevens Point, and in this neighborhood, including ourselves.

We hope you seriously consider granting us the one foot setback because of our limited lot space and the great need we have for a two car garage. Building three feet from the Sponholz's property line would only allow us to build a one car garage, which does not meet our needs or the needs of a future family that may move into this residence.

Additionally, we understand projects like this can cause division between neighbors. But even though we live on 'division' street, we consider the Sponholz's like family and greatly value their friendship. We are thankful for their support of us building one foot from their property line. We will continue to openly communicate our plans and stages of the build with them, while being open to hearing their questions and concerns during the process. Maintaining a healthy and positive relationship with ALL of our neighbors is a high priority to us.

Thank you for your time and consideration of this request for a one foot setback in order to add a two car garage to our property. We are happy to answer any questions that may remain unanswered or provide more information if needed. Please feel free to reach out to us using our contact information below. We look forward to hearing your decision regarding this request for a one foot setback.

Sincerely,



Nathan Lucht
715-432-2861
luchtnathan@gmail.com



Jessica Lucht
608-216-6421
jessicalucht21@gmail.com

Date: 7/06/2023 - 9:19 PM

Design ID: 310758066947

Estimated Price: \$8,848.28

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS®

Design & Buy™

GARAGE

How to recall and purchase your design at home:

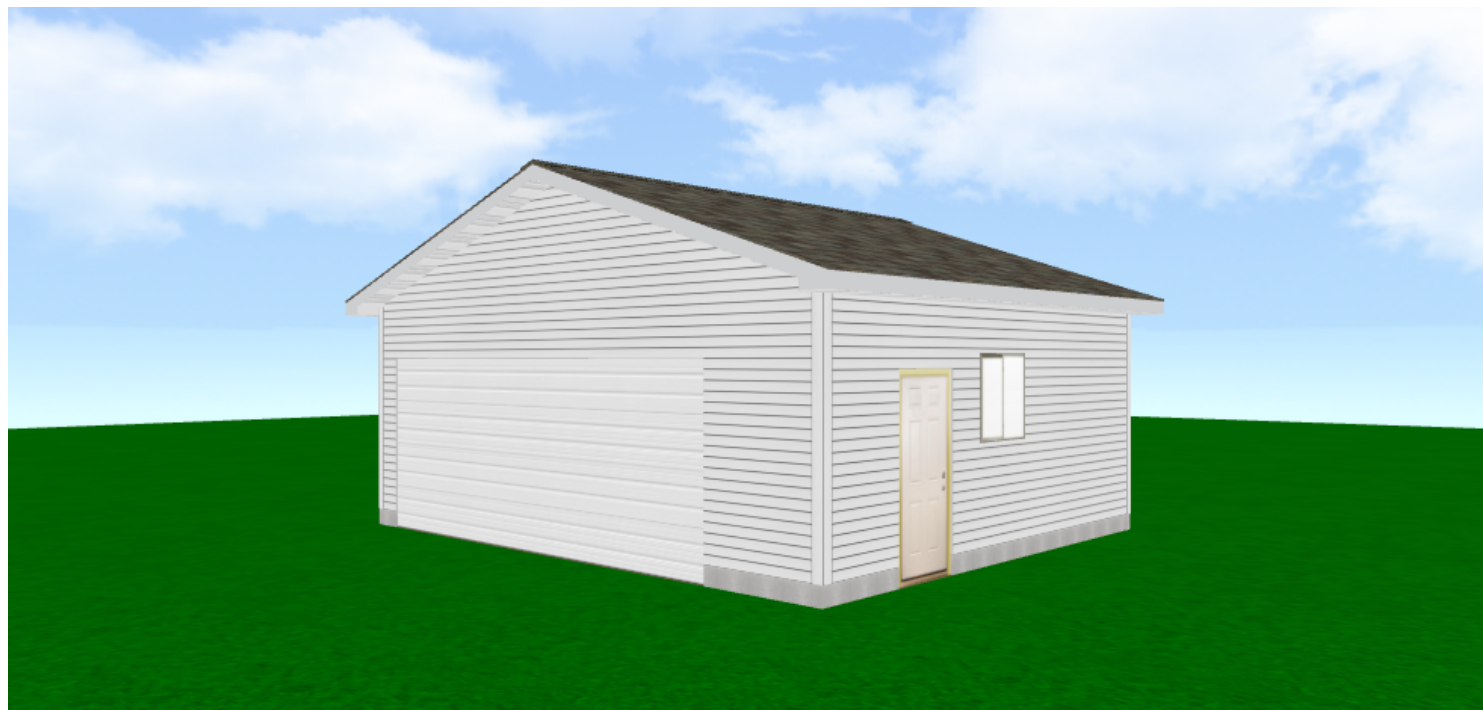


OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 310758066947
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 310758066947 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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Date: 7/06/2023 - 9:19 PM

Design ID: 310758066947

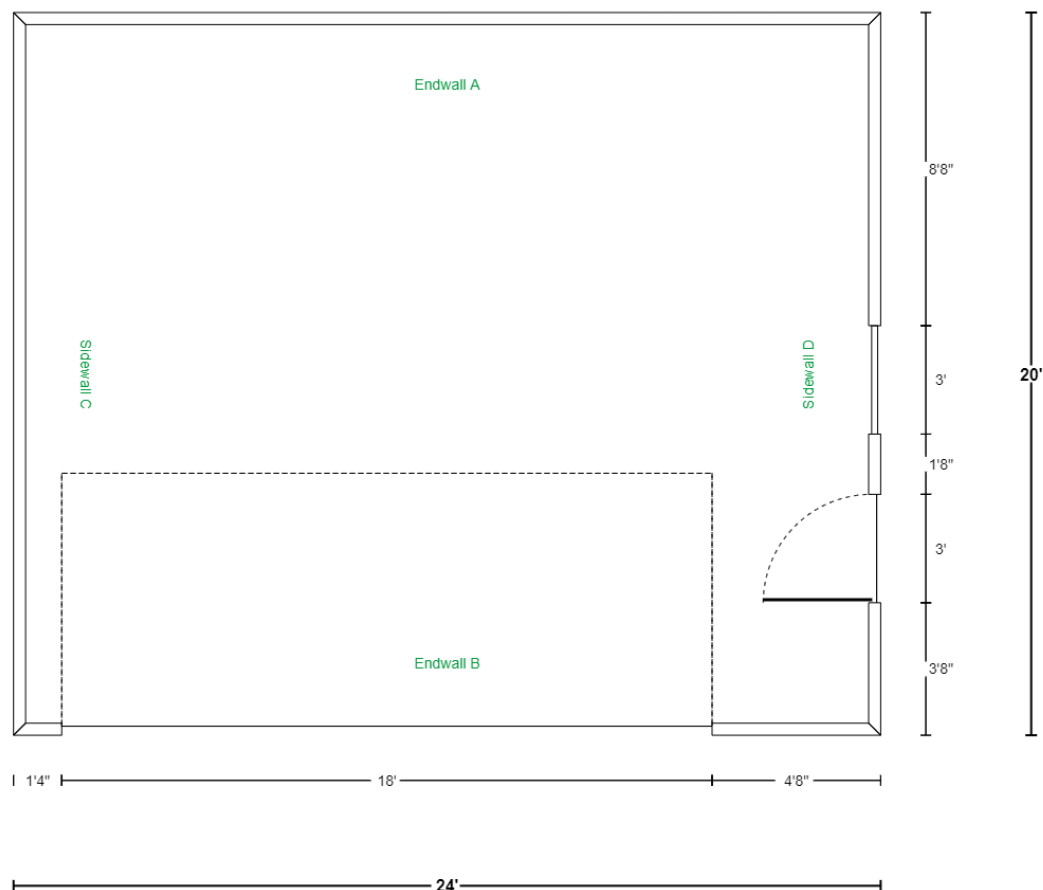
Estimated Price: \$8,848.28

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GARAGE



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Design ID: 310758066947

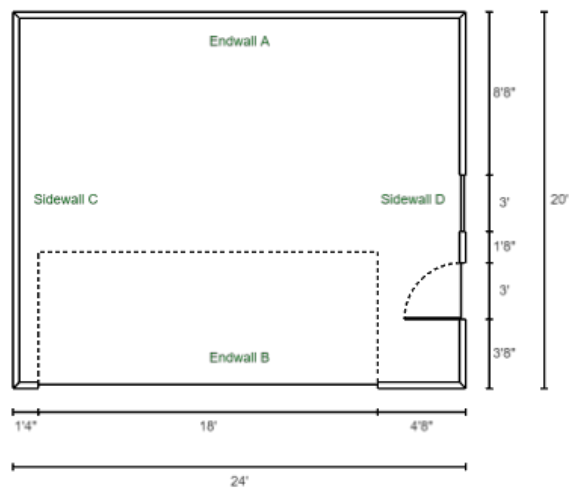
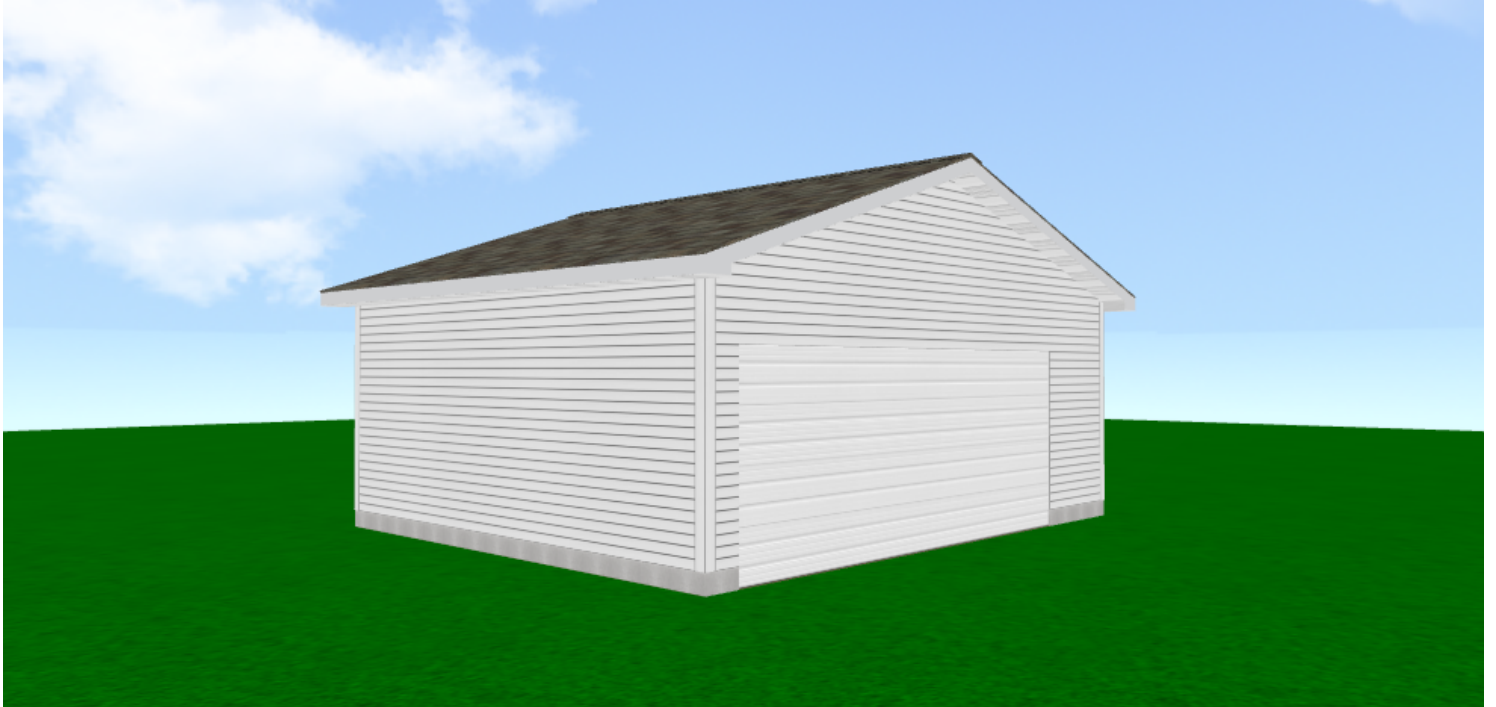
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**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

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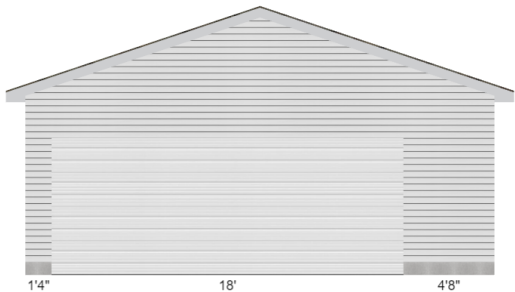
GARAGE



Dimensions

Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Ideal Door®; Commercial 18' x 7' White Non-Insulated Garage Door

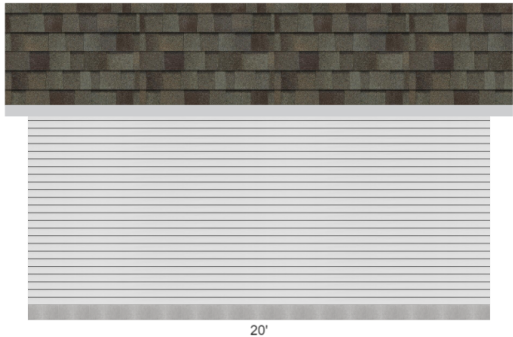


SIDEWALL D

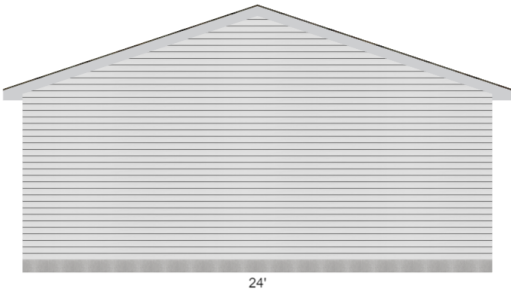
Mastercraft®; 36W x 80H Primed Steel 6-Panel
36"W x 36"H JELD-WEN®; Vinyl Slider

Date: 7/06/2023 - 9:19 PM
Design ID: 310758066947
Estimated Price: \$8,848.28

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



SIDEWALL C



ENDWALL A

Administrative Staff Report

Construct a Car Wash

Unaddressed Parcel off of U.S. Highway 10 East

August 7, 2023



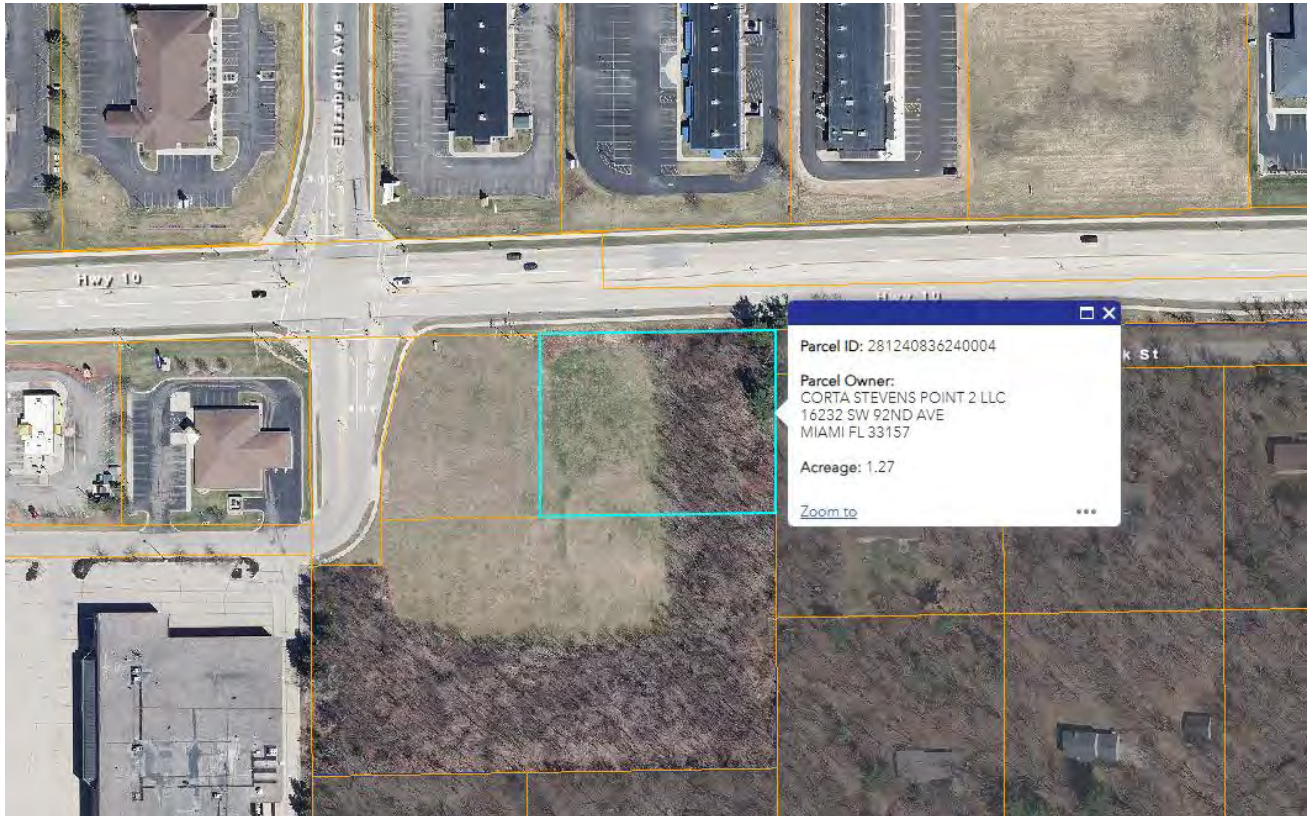
Department of Community
Development

Applicant(s): - Priority Engineering LLC, representing CORTA Stevens Point 2 LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240836240004 Zone(s): "B-5" Highway Commercial Master Plan: - Commercial / Office / Multi-Family Council District: - District 7 Ald. Kneebone Lot Information: - Frontage: 317.58 ft. - Depth: 206.38 ft. - Lot Size: 55,218 sq. ft. (1.268 ac.) Current Use: - Undeveloped Applicable Regulations: 23.02(2)(e)(3)(e) 23.02(2)(e)(5)	Request - Public Hearing and action on a request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(3)(e). - A request from Priority Engineering LLC, representing CORTA Stevens Point 2 LLC, for a Site Plan Review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), consistent with Ch. 23.02(2)(e)(5). Attachment(s) - Application - Plans Findings of Fact - The applicant is requesting to construct a 4,355 square foot car wash facility on the subject property. - Site amenities will also include 18 vacuum bays, pay kiosk stations at the entrance of the car wash facility and associated parking areas. - The proposed car wash will be home to Champion Xpress Car Wash, a franchise with other car wash facilities within the Midwest and Southwest United States. - The subject property is zoned "B-5" Highway Commercial. Within the "B-5" District, car washes are a conditional use. - Additionally, a site plan review is required for the construction of new buildings and for building additions due to its proximity to U.S. Highway 10 East. - The Plan Commission and Common Council may attach additional conditions onto this request as necessary. Staff Recommendation Approve the conditional use permit to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), subject to the following conditions: - The car wash shall not be in operation during the hours of 9:00pm to 6:00am daily. - Staff shall have the ability to approve minor amendments to the approved site plan.
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Approve the site plan review to construct a car wash on an unaddressed parcel off of U.S. Highway 10 East (Parcel ID 281240836240004), subject to the following conditions:

1. An erosion control permit shall be obtained prior to the start of any land disturbance.
2. Silt fencing shall be installed along the north lot lines during the duration of construction.
3. An exterior Knox box shall be installed by the main entry door, subject to the review and approval of the City Fire Marshal.
4. A sign package shall be subject to the Zoning Administrator for review and approval.
5. A minimum 16-foot parking lot aisle width shall be provided between the pay stations and the off-street parking area.
6. Additional landscaping shall be provided around the vacuum equipment enclosures, subject to the review and approval of the Zoning Administrator.
7. The applicant shall provide updated architectural plans to the Zoning Administrator for review and approval. The update plan shall provide additional façade materials and architectural elements for the north-facing wall of the building.
8. A turnaround shall be constructed at the end of the proposed private driveway, subject to the review and approval of the City Fire Marshal.
9. The existing wood area along the east lot line, located between the proposed infiltration basin and the east lot line, shall not be clear-cut.
10. A building permit shall be obtained prior to the start of construction.
11. Staff shall have the ability to approve minor amendments to the approved plan.

Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to construct a 4,355 square foot car wash facility on the subject property. The proposed car wash will operate within a tunnel structure where a vehicle moves on a conveyor belt through the washing equipment. Site amenities will also include 18 vacuum bays, pay kiosk stations at the entrance of the car wash facility and associated parking areas. The proposed use will be operated by Champion Xpress, a car wash franchise with other facilities within the Midwest and Southwest United States. If approved, the anticipated opening date of this car wash is Summer of 2024.

According to the City's Zoning Code, the construction of a car wash is a conditional use within the "B-5" Highway Commercial District – the zoning designation of the subject property.

Ch. 23.02(2)(e) "B-5" Highway Commercial District

(3) Conditional Uses

(e) Car Washes

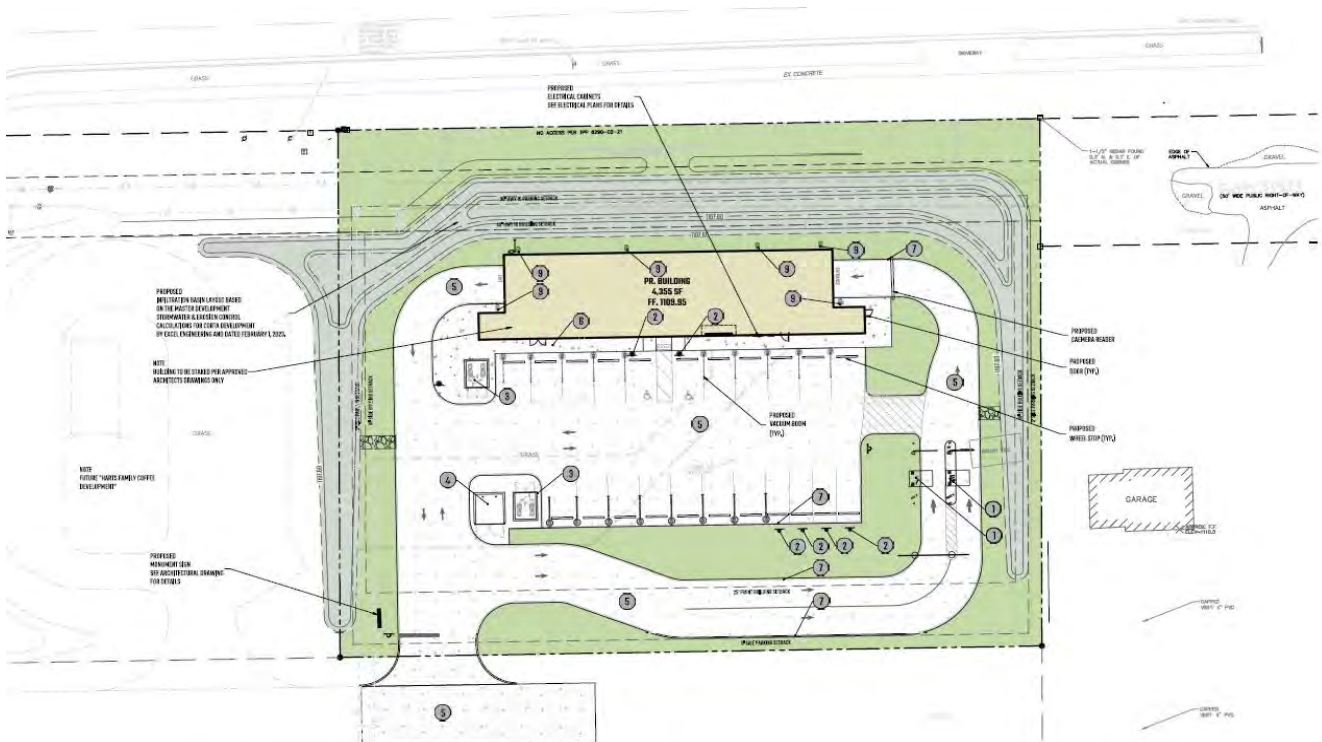
Due to the subject property's zoning classification of "B-5" Highway Commercial, a site plan review is also required for this new building. The purpose of this Site Plan Review weighs heavily towards access into the site, internal traffic flow and parking lot improvements. Said requirement is outlined below in its entirety.

Ch. 23.02(2)(e) "B-5" Highway Commercial District

5) *Site Plan Review*

In addition to the standards contained in this and other City ordinances, no building or zoning permit shall be issued for a new use or renovation of any part of an existing use in this Highway Commercial District until the Common Council has approved the site plan for the proposed use. This requirement is adopted to protect the health, safety, and welfare of the citizens of the City and the property owners, to protect the safety of the users of the adjacent highway and the users of the commercial sites of this district, to protect pedestrians, and to protect property values. Site plan review shall include but not be limited to review of compliance with highway access safety considerations, reduction of access points along the highway, alignment of access points directly or almost directly across from each other consistent with the adopted Highway Access Plan, the sharing of drive access points between adjacent properties, provisions for access easements necessary to implement the access plan, parking lot layout, joint parking provisions, building setback and entrance/service drive positioning, internal traffic circulation, and compliance with all standards contained in City ordinances.

The site plan shall first be reviewed by the Plan Commission. The Common Council may affirm, affirm with modification, or reject the recommendation of the Plan Commission. If the Plan Commission fails to act upon the request of any applicant within 45 days of the submission of the application, the request may be taken directly to the Common Council without benefit of recommendation by the Plan Commission. The Plan Commission may modify the provision contained in this ordinance if, in their opinion, the policies contained in this ordinance are met.



Proposed Site Plan

Standards of Review – Conditional Use Permit

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The proposed car wash is consistent with the City's Comprehensive Plan as the proposed use satisfies the 'service establishment' component of an intended commercial corridor along U.S. Highway 10 East. The uses surrounding the subject property provide a range of auto centric land uses, including car wash facilities, to the north and west that complements the proposed land use. Existing single-family homes exist to the east of the subject property.

Findings: The "B-5" District allows for car washes by way of a conditional use permit. Staff does not believe the proposed conditional use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: A 4,355 square foot car wash facility is proposed on the subject property.

Findings: Staff believes that the proposed car wash complements adjacent commercial uses along the U.S. Highway 10 East corridor.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Analysis: The respective area is in an established and developed area of the city. The City's Comprehensive Plan identifies this area for commercial, office and multi-family residential development. As 'service establishments' are identified in the Comprehensive Plan within this future land use category, staff believes that the proposed car wash meets this type of commercial use.

Findings: See standards one and two above. The applicant's proposal will not impede on the normal and orderly development and improvement of the surrounding area.

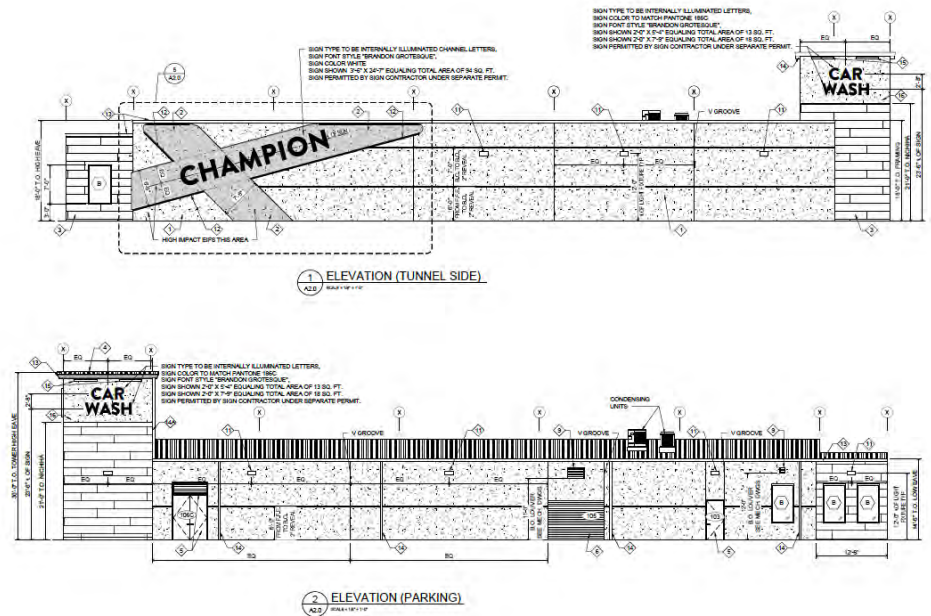
4. **The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The car wash is proposed to utilize a grey EIFS wall system and a charcoal fiber cement siding. White masonry block is proposed along the south elevation of the building to shield visibility of the vacuum stations from eastbound traffic on U.S. Highway 10 East. Other architectural features include downlit light fixtures along the north elevation of the building, glass windows and doors on the east side of the proposed building (where a reception area is proposed) and a tower along the west elevation of the building to provide variation in building height and roof trim.

Findings: As shown within the attached elevation plan, the north facing wall of the building (parallel with U.S. Highway 10 East) consists of a blank wall with two types of façade material proposed and no other architectural

elements provided other than light fixtures. As this wall is visible from a public street, and as this structure would be one of the first views of Stevens Point for westbound traffic on U.S. Highway 10 East, modifications to the submitted elevation plan are requested to provide more architectural appeal to the building. This request, included as a condition above, seeks to provide more variation in the types of exterior building materials that is used and provide additional

architectural elements (e.g., additional windows, cornices, corbelling, quoins, etc.) to add more appeal to this north facing wall. Provided that the applicant provides updated elevation plans that are approved by City staff, staff believes that this standard is met.



Submitted Architectural Plan

Disclaimer: Please see the above condition regarding required modifications to this plan.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: Utilities exist within the adjacent street right-of-way to support the proposed development. Infiltration basins are proposed along the north, east and west lot lines. City Public Utilities staff have reviewed the proposed improvements and do not see any issues. One vehicular access point is proposed off of an existing private driveway that services the adjacent property to the west (i.e., Scooters Coffee). This private driveway comes off of Elizabeth Avenue. As access into the subject property is roughly 180 feet away from the Elizabeth Avenue Right-of-Way, sufficient private driveway length is provided for this proposed use.

Findings: As noted above, an existing driveway will be extended farther east to support this proposed development. The private driveway will terminate into a turnaround to support emergency vehicle mobility within the subject area. Consistent with previous developments, this turnaround will need to be constructed consistent with Fire Department standards.

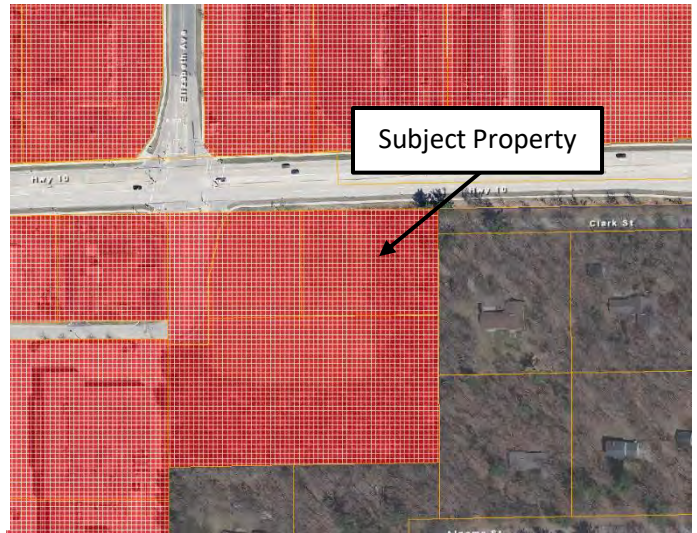
6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: Please see the discussion above regarding access into the property. Staff believes that the length of private driveway from Elizabeth Avenue to the subject property is sufficient to handle high-traffic periods for this proposed land use.

Findings: This standard is met.

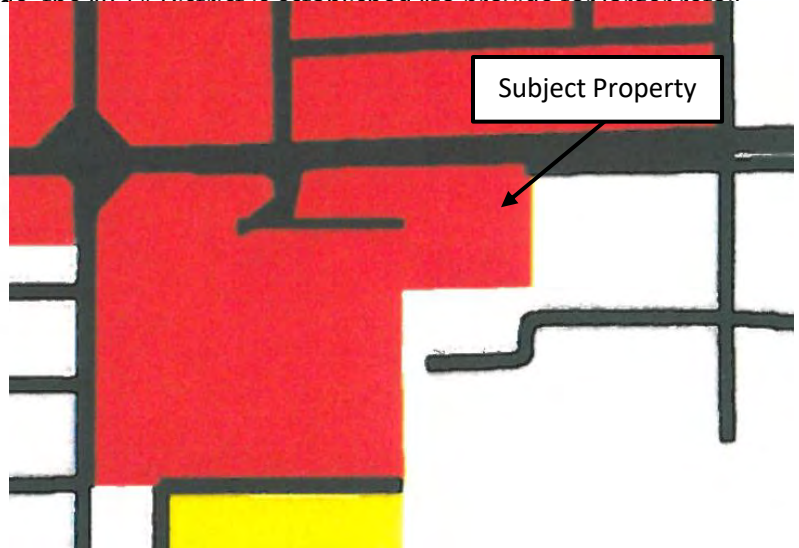
7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified this property for commercial, office and multi-family residential land uses. The subject property is zoned "B-5" Highway



Commercial. According to the City's 2005 Comprehensive Plan Future Land Use Map, the "B-5" District is established to provide for commercial, office, and multi-family residential uses. The subject property is intended to accommodate commercial, office, and multi-family residential uses. The subject property is intended to provide for open space, users of the adjacent highway, and to create a convenient and safe environment for the community.

Future Land Use



Findings: The proposed conditional use permit application is seeking to construct a car wash on the subject property. The regulations of the district are met for this proposal provided that the conditions tied to this request are fulfilled.

- The use shall, in all other respects, conform to the regulations of the Commission.

Analysis: The conditional use permit application is seeking to construct a car wash on the subject property.

Findings: The regulations of the district are met for this proposal provided that the conditions tied to this request are fulfilled.

- The proposal will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.

Analysis: N/A

Findings: N/A

- Principal – Applications for exclusive multi-family residential uses: The view from the street should maintain a residential character. The view should not be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.

Analysis: N/A

Findings: N/A

11. Access to the site shall be safe.

Analysis: Please see the comments addressed earlier regarding the proposed private driveway extension. As addressed in more detail, the proposed use exceeds the minimum stacking requirements for car washes as identified in the Zoning Code (four stacking spaces required from site entrance to the wash bay, 23 stacking spaces provided).

Findings: Staff believes that access is adequate.

12. There shall be adequate utilities to serve the site.

- a. **The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: The property has water and sewer connections within the adjacent street right-of-ways to accommodate the proposed development. Public Utilities staff have reviewed the proposed utility connections and do not have any concerns. Access into the property for emergency personnel was reviewed as well, and no issues exist provided that the above conditions are fulfilled.

Findings: This standard is met.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Refuse storage is proposed near the southwest corner of the subject property.

Findings: Landscaping is proposed around the trash enclosure to screen its view from neighboring properties.

- b. **Lighting shall be located to minimize intrusion onto neighboring properties.**

Analysis: Lighting is proposed to come off of the building and the parking lot.

Findings: A photometric plan has been submitted. Based on this plan, no light intensity is planned to spill onto U.S. Highway 10 East, while up to 0.2 footcandles are planned along the east lot line (abutting single-family residences).

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Standards of Review – Site Plan Review

1. Setbacks.

Analysis: The following are the building setback requirements of the “B-5” Highway Commercial District for properties not abutting Highway 10 East – 25’ street setback, 10’ side yard setback and a 20’ rear yard setback. Note that more stringent street setbacks exist for properties abutting Highway 10 East in accordance with Wisconsin Department of Transportation requirements.

Findings: The setbacks that are provided meet or exceed minimum requirements for the “B-5” District.

<i>Lot Line</i>	B-5 Setback Requirements	Proposed Setbacks
<i>Street</i>	40 feet off of USH 10; 25 feet off of other streets	50.08’ off of U.S. Highway 10 East
<i>Side</i>	10 feet	53.58’ off of the west lot line; 66.99’ off of the east lot line
<i>Rear</i>	20 feet	116.62’ off of the south lot line

2. Density.

Analysis: Within the “B-5” District, permitted land uses are required to be located on a lot of at least 35,000 square feet in size.

Findings: As the subject property is 55,218 square feet in size, the proposed use meets minimum density restrictions.

3. Building Height.

Analysis: The proposed car wash structure will be 30 feet tall.

Findings: Buildings within the “B-5” District are restricted to a max height of 35 feet. Structures may surpass 35 feet in height, at a height not to exceed 125 feet, if a fire prevention system exists that is approved by the Fire Department.

4. Parking and Traffic Flow.

Analysis: The City’s Zoning Code requires a minimum of three parking stalls for the proposed use. Four parking stalls are proposed. Please note that while 18 parking stalls are situated on the north end of the subject property, these stalls are intended for vacuum stations and are not counted towards minimum parking requirements.

One vehicular access point is proposed off of an existing private driveway that services the adjacent property to the west (i.e., Scooters Coffee). This private driveway comes off of Elizabeth Avenue. As access into the subject property is roughly 180 feet away from the Elizabeth Avenue Right-of-Way, sufficient private driveway length is provided for this proposed use.

Findings: This standard is met.

5. Utilities.

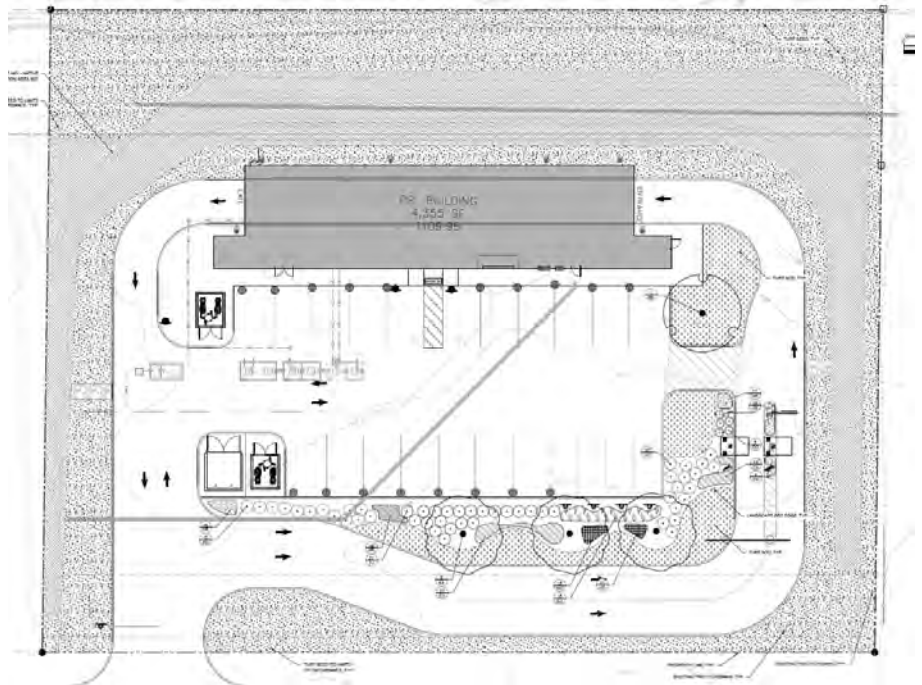
Analysis: Utility infrastructure exists within the adjacent street right-of-way to accommodate the proposed development. Infiltration basins are proposed along the north, east and west lot lines. Public Utilities staff have reviewed the proposed stormwater facilities and believes that it can handle anticipated stormwater flow as a result of the proposed development.

Findings: This standard is met.

6. Landscaping.

Analysis: A landscaping plan has been submitted that proposes four trees surrounding the parking lot. A variety of shrubs and ornamental grasses are proposed adjacent to the vacuum stations and pay station.

Findings: Based on the landscaping plan submitted, City staff believes that it meets minimum landscaping requirements as outlined within the Zoning Code provided that the above condition is met.



Proposed Landscaping Plan

7. Fire Hydrants.

Analysis: One fire hydrant exists at the southwest corner of the intersection of U.S. Highway 10 East and Elizabeth Avenue.

Findings: This fire hydrant is of sufficient distance to the subject property to service the proposed development.

Site Photos





APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name	Priority Engineering LLC	Contact Name	Bon Fitzgerald
Address	23208 Emerson Way	Address	
City, State, Zip	Land O' Lakes FL 34639	City, State, Zip	
Telephone	813-406-4234	Telephone	
Fax		Fax	
Email	fitzgerald@priority-eng.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	VIA Real Estate, LLC	Owner's Name	Corta Stevens Point 2 LLC
Address	13105 Dover Avenue	Address	
City, State, Zip	Lubbock TX 79424	City, State, Zip	
Telephone	806-368-7843	Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
5707 US HWY 10, 281240836240004		
Legal Description of Subject Property		
LANDS DESCRIBED IN COMMITMENT NO. 23000220098, PREPARED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF MARCH 15, 2023; LOT 2 OF CERTIFIED SURVEY MAP NO. 011705, RECORDED OCTOBER 21, 2022, AS DOCUMENT NO. 892548, LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 10738 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PORTAGE COUNTY, WISCONSIN, ON NOVEMBER 4, 2015, IN VOLUME 49 OF CERTIFIED SURVEY MAPS ON PAGE 18, AS DOCUMENT NO. 812124; BEING A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF HULL NOW CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.		
Designated Future Land Use Category		Current Use of Property
B-5, COMMERCIAL, CAR WASH		B-5, COMMERCIAL, VACANT
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
Project Scope To Include Construction A New Champion Xpress Car Wash And Associated Infrastructure Such As Concrete Pavement, Concrete Curb And Gutter, Parking Facilities, Utilities, Stormwater Management System, Landscaping, Site Signage And Other Improvements To Service The Site Including Extensions Of The City Of Stevens Point 12" Water Main And 8" Sanitary Sewer. See "Plan of Operations.pdf" appended for further site details.		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

Appropriate Landscaping and enclosures to house vacuum equipment.

Current Zoning Surrounding Subject Property

North:	B-5, commercial	South:	B-5, commercial
East:	Residential (zoning designation unknown)	West:	B-5, commercial

Current Land Use Surrounding Subject Property

North:	commercial building	South:	vacant
East:	Residential	West:	vacant

EXHIBITS

Owner Information Sheet	☒	Additional Exhibits If Any: Lighting Specifications (separate Attachment)
Letter to District Alderperson	☒	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☒	
Site Plan (designating primary, side, and service street frontages)	☒	
Building Elevations	☒	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☒	
Street Plan with Cross-sections	☒	
Utility Plan	☒	
Landscape Plan (including any equivalent alternative landscaping requests)	☒	
Stormwater Plan	☒	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	7/10/23		

CHAMPION XPRESS – PLAN OF OPERATION

1. The facility will be operated by 3-4 employees for each shift. There will be two shifts per day.
2. Hours of operation: 7 days a week from the hours of 8:00 a.m. to 7:00 p.m.
3. Deliveries: One delivery a week via a box truck
4. Anticipated maximum number of facility users at one time are 14 (parking spaces) & 19 queuing spaces for a total of 33 visitors.
5. The car wash entrance will be secured by pay station. Site ingress and egress will be unsecured. The dumpster and Vacuum enclosures will consist of 6'H x 12'W x 12'L. 8" split face C.M.U. wall with matching C.M.U. wall cap. Enclosures will be secured by swing gates, 7.2 metal panel vertical siding (24 GA) w / trim on top, bottom and sides painted to match buildings EIFS color.
6. The proposed building will not be sprinkled. Smoke detectors will be provided as well as emergency exits and lights.
7. The schedule for completion of construction and anticipated opening date is the summer of 2024.



Bret Hart <hart@priority-eng.com>

Online Form Submittal: Contact Alderperson - District 7

2 messages

noreply@civicplus.com <noreply@civicplus.com>

Thu, Jul 6, 2023 at 2:29 PM

Reply-To: hart@priority-eng.com

To: hart@priority-eng.com

Contact Alderperson - District 7

First and Last Name:	Bret Hart
Street Address:	49494 Galino Court
City	Macomb
State:	MI
Zip:	48042
Phone Number:	586-242-5341
Email Address:	hart@priority-eng.com
Please enter your questions or comments below:	Good afternoon, I wanted to inform you of my intention to submit plans for Conditional Use & Site Plan Review on Monday July 10th to get on the Planning Commission docket for the first Monday of August, the 7th. The property is located at 5707 US HWY 10, Stevens Point, WI 53024. We had a pre-application meeting with the City representatives on March 23, 2023. Our proposed development will be a car wash. Please feel free to contact me should you have any questions or concerns. Thank you, Bret Hart Priority Engineering, LLC

Bret Hart <hart@priority-eng.com>

Thu, Jul 6, 2023 at 2:49 PM

To: Bon Fitzgerald <fitzgerald@priority-eng.com>, Kirt Andersen <andersen@priority-eng.com>

FYI

Champion Xpress Car Wash

Conditional Use & Site Plan Package

5707 US HWY 10

Stevens Point, Portage County, WI 53024

LEGAL DESCRIPTION:

LANDS DESCRIBED IN COMMITMENT NO. 2300022009B, PREPARED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF MARCH 15, 2023;

LOT 2 OF CERTIFIED SURVEY MAP NO. 01705, RECORDED OCTOBER 21, 2022, AS DOCUMENT NO. 892548, LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 10738 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR PORTAGE COUNTY, WISCONSIN, ON NOVEMBER 4, 2015, IN VOLUME 48 OF CERTIFIED SURVEY MAPS ON PAGE 18, AS DOCUMENT NO. 812124; BEING A PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY-SIX (36), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE EIGHT (8) EAST, IN THE TOWN OF HULL NOW CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

FLOODPLAIN NOTE:

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 55097C02200 WITH AN EFFECTIVE DATE OF JULY 20, 2009, THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED--AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD).



OVERALL SITE PLAN

NOT TO SCALE



COUNTY MAP

NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE



UTILITY/MUNICIPAL CONTACTS

COMMUNICATIONS
MCI
PH: 800.289.3427

GAS & ELECTRIC
WPS
PH: 800.450.7280

TELEPHONE
AT&T or SPECTRUM
PH: 262.446.9821

CABLE
TIME WARNER CABLE
PH: 262.446.9821

STEVENS POINT
COMMUNITY DEVELOPMENT

CONTACT: DJ SCHNEIDER
PH: 715.346.1567

STEVENS POINT
STORM SEWER

CONTACT: JOEL LEMKE
PH: 715.345.5260

STEVENS POINT
WATER & WASTEWATER

CONTACT: TERENCE SINNERT
PH: 715.345.5260



Dial 811 or (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 524-2289
www.DiggersHotline.com



Know what's below.
Call before you dig.

UTILITY WARNING!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification

(1) This item has been electronically signed and sealed by Bon S. Fitzgerald, PE, using a Digital Signature.
(2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bon S. Fitzgerald, State of Wisconsin, Professional Engineer, License No. E-48701.

North

SCALE

Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

COVER SHEET

PRELIMINARY - NOT
FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

ENG/CADD: BH

Checked By: BF

PE Project No. 22-0027.007

Sheet No. **C-0.0**

ON-SITE SOILS:

(PER THE NATIONAL COOPERATIVE SOIL SURVEY)

FRA = FRIENDSHIP SOIL SERIES CONSISTS OF VERY DEEP, MODERATELY WELL DRAINED SOILS FORMED IN SANDY GLACIOFLUVIAL DEPOSITS ON OUTWASH PLAINS, OUTWASH TERRACES, LAKE TERRACES, AND LAKE PLAINS. PERMEABILITY IS RAPID OR VERY RAPID. SLOPES RANGE FROM 0 TO 4 PERCENT.

GEOTECHNICAL NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN AND REVIEW A COPY OF THE GEOTECHNICAL ENGINEERING REPORT. CONTRACTOR SHALL REFER TO THE REPORT FOR SITE PREPARATION, COMPACTION, UTILITY TRENCH BACKFILLING, PAVEMENT, FOUNDATIONS AND SLABS, CONSTRUCTION AND DESIGN CRITERIA.

DEVELOPER



7B BUILDING AND DEVELOPMENT
13105 DOVER AVE
LUBBOCK, TEXAS 79424

CONTACT: ALAN KIRCHOFF
PH: 806.368.7843
EMAIL: alan@7bdev.com
EMAIL: www.7bdev.com

ARCHITECT/STRUCTURAL



HELT DESIGN
6405 W. WILKINSON BLVD, SUIT 100
BELMONT, NORTH CAROLINA 28012

CONTACT: DIANA MYERS
PH: 704.342.1686
EMAIL: dianom@chelt.com
www.heltdesign.com

ENGINEER



PRIORITY ENGINEERING, LLC
23208 EMERSON WAY
LAND O LAKES, FLORIDA 34639

CONTACT: BON S. FITZGERALD, PE (EOR)
PH: 920.322.1738
www.priority-eng.com

PROJECT NO. 22-0027.001

SURVEYOR



EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935

CONTACT: RYAN WILGREEN, PLS
PH: 920.322.1738
EMAIL: ryan.wilgreen@excelengineer.com
www.excelengineer.com

PROJECT DESCRIPTION & SITE DATA:

PROJECT SCOPE TO INCLUDE CONSTRUCTION A NEW CHAMPION XPRESS CAR WASH AND ASSOCIATED INFRASTRUCTURE SUCH AS CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, PARKING FACILITIES, UTILITIES, STORMWATER MANAGEMENT SYSTEM, LANDSCAPING, SITE SIGNAGE AND OTHER IMPROVEMENTS TO SERVICE THE SITE INCLUDING EXTENSIONS OF THE CITY OF STEVENS POINT 12" WATER MAIN AND 8" SANITARY SEWER.

APPLICANT 7B BUILDING & DEVELOPMENT

SITE ADDRESS 14300 W. NATIONAL AVENUE
STEVENS POINT, WISCONSIN

MUNICIPALITY STEVENS POINT

PARCEL I.D. 281240836240004

PARCEL AREA 1.27 AC.

CURRENT ZONING B-5 - COMMERCIAL
PROPOSED ZONING B-5 - COMMERCIAL
NORTH ADJACENT ZONING B-5 - COMMERCIAL
EAST ADJACENT ZONING RESIDENCE - UNABLE TO CONFIRM ZONING
SOUTH ADJACENT ZONING B-5 - COMMERCIAL
WEST ADJACENT ZONING B-5 - COMMERCIAL

MAXIMUM BUILDING HEIGHT 35 FEET

MINIMUM LOT SETBACKS
FRONT 25 FEET
SIDE 10 FEET
REAR 40 FEET
ROW 40 FEET

PARKING REQUIREMENTS
1 SPACE PER 250 SF OF GFA
1 ADA SPACE PER 25 STANDARDS STALLS
2 ADA SPACES PER 26 - 50 STANDARD STALLS

LANDSCAPE BUFFER 5 FEET MIN.

GENERAL NOTES

- MATERIAL AND CONSTRUCTION METHODS SHALL FOLLOW THE PRACTICE DEFINED BY THE LATEST EDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND APPLICABLE SPECIAL PROVISIONS UNLESS OTHERWISE MODIFIED HEREWITHIN OR IN THE PROJECT SPECIFICATIONS.
- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM AVAILABLE DATA. OWNER WILL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATIONS FROM THE LOCATIONS SHOWN. PURSUANT TO ACT 174 OF THE PA OF 2010 AS A CONDITION OF THIS CONTRACT NOTICE SHALL BE GIVEN TO MISS DIG PRIOR TO UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT, CALL BIT.
- FOR PRIVATE UTILITIES, CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE ALL PRIVATE UTILITIES OWNED BY OWNER.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES OR DISRUPTION OF ANY UTILITY.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION. SPRINKLER SYSTEMS SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER TO COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES FOR NOISE LEVELS, VIBRATIONS, OR ANY OTHER RESTRICTIONS WHILE REMOVING PAVEMENT OR FOR ANY OTHER CONSTRUCTION OPERATIONS WITHIN THIS CONTRACT TO BE INCLUDED IN THE RESPECTIVE ITEM OF WORK.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. ALL TRAFFIC CONTROL ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST VERSION OF THE WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND SHALL SUBMIT ALL REQUESTS TO OWNER'S REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE AREAS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS AND CONFORMING TO ALL APPLICABLE PERMIT REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT ALL MATERIAL SUBMITTALS REQUIRED BY THE PROJECT SPECIFICATIONS INCLUDING ASPHALT CONCRETE AND PORTLAND CEMENT CONCRETE MIX DESIGNS TO ENGINEER A MINIMUM OF 14 DAYS PRIOR TO BEGINNING FIELD WORK.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT AND FIELD VERIFICATION, ADJUST CATCHBASINS AS REQUIRED. CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE. DRAINAGE ISSUES SHALL BE BROUGHT TO THE ATTENTION OF PRIORITY ENGINEERING, LLC PRIOR TO PLACEMENT OF ANY PAVEMENT STRUCTURE LAYERS. AREAS OF PONDING WATER SHALL BE REPAIRED BY FULL DEPTH PATCHING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL PERFORM WALKTHROUGH WITH OWNER AND PRIORITY ENGINEERING, LLC BEFORE PLACEMENT OF ASPHALT CONCRETE LEVELING COURSE TO REVIEW PROPOSED GRADES.
- OBJECTS DESIGNATED TO REMAIN INCLUDING SIDEWALKS, PAVEMENT, CURB, LIGHT POLES, TRAFFIC SIGNS, LANDSCAPE AREAS, ETC. SHALL BE PROTECTED. IF DAMAGED BY THE CONTRACTOR, IT SHALL BE REPAIRED TO OWNER SATISFACTION AT NO ADDITIONAL COST TO THE OWNER.
- UPON COMPLETION OF EACH DAY OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE WORK AREA FREE OF HAZARDS AND SHALL PROVIDE ALL NECESSARY TEMPORARY SIGNS, WARNING DEVICES, AND BARRICADES.
- THE CONTRACTOR SHALL HAVE AN APPROVED SET OF FINAL PLANS MARKED "ISSUED FOR CONSTRUCTION" ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL KEEP ACCURATE AND LEGIBLE RECORDS OF ALL CHANGES OF WORK THAT OCCUR DURING CONSTRUCTION AND INFORMATION ON "AS-BUILT" CONDITIONS. DOCUMENTATION OF CHANGES AND AS-BUILT INFORMATION SHALL BE RECORDED ON AN APPROVED SET OF FINAL PROJECT PLANS AND DELIVERED TO PRIORITY ENGINEERING, LLC AFTER COMPLETION OF WORK.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTING THAT RESULT FROM THE CONSTRUCTION BY APPROPRIATE MEANS UNTIL SUCH TIME THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY OWNER.

SURVEY NOTE

- THE SITE PLANS WERE DEVELOPED BASED ON DRAWINGS PROVIDED BY THE OWNER AND A TOPOGRAPHICAL SURVEY BY EXCEL ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING STRUCTURES AND VERIFYING QUANTITIES. THE CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT AND PROVIDING POSITIVE DRAINAGE.

EARTHWORK NOTES

- ALL NATURAL SOIL LEFT IN PLACE, IN CUT SECTIONS, SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY THE MODIFIED PROCTOR TO A MINIMUM DEPTH OF 12 INCHES.
- THE LIMIT OF EARTH DISTURBANCE SHALL BE THE SLOPE STAKE LINE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- ALL SLOPES SHALL BE CLASS A SLOPES.
- AREAS DISTURBED BY THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESTORED AS SPECIFIED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN, RESTORATION PLAN OR DIRECTED BY THE ENGINEER. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE ALLOWED FOR AREAS DISTURBED OUTSIDE THE SLOPE STAKE LINE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE GRADING LIMITS, INCLUDING EXISTING FENCING, LAWN, TREES, SHRUBBERY, AND SIDEWALKS.

EARTH EXCAVATION NOTES

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE TEMPORARY STORAGE AREAS FOR EXCAVATED MATERIAL WHICH MAY BE USED AS EMBANKMENT MATERIAL IN OTHER AREAS IF IT IS SUITABLE MATERIAL AS DETERMINED BY THE ENGINEER, ANY EXTRA HANDLING OF EXCAVATED MATERIAL IS CONSIDERED INCLUDED IN THESE PAY ITEMS.
- EXCAVATION DROP-OFFS GREATER THAN 8 INCHES SHALL BE PROTECTED BY 4 FT TALL ORANGE PLASTIC SAFETY FENCE (SNOW FENCE) SECURELY ATTACHED TO GROUND DRIVEN STAKES WHEN LEFT OVERNIGHT. SAFETY FENCING SHALL BE MAINTAINED UNTIL AREA IS WITHIN 8 INCHES OF ADJACENT GRADE. PAYMENT FOR THIS WORK IS INCLUDED IN TRAFFIC CONTROL LUMP SUM UNIT PRICE.

SOIL BORING NOTES

- THE SOIL BORINGS LOGS DEPICT POINT LOCATIONS AND DO NOT INFER THAT THE SURFACE CONDITIONS ARE THE SAME IN OTHER AREAS. BORING LOCATIONS ARE SHOWN ON THE PLANS. SOIL BORING LOGS ARE AVAILABLE UPON REQUESTOR INCLUDING WITH THE SPECIFICATIONS.

EXISTING/RECORD UTILITIES NOTES

- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS, FIELD OBSERVATIONS AND OWNER PROVIDED DRAWINGS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN, REFERENCED OR MARKED IN THE FIELD. CONTRACTOR TO REPORT ANY CONFLICTS IN THE FIELD TO THE ENGINEER. CONTRACTOR METHODS FOR UTILITY LOCATING SHALL AT A MINIMUM INCLUDE UTILIZING A UTILITY LOCATING COMPANY, HYDRO EXCAVATION, SOFT DIG AND POT HOLING.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING WISCONSIN ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- VERTICAL DATUM USED IN DRAWINGS- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) HORIZONTAL DATUM USED IN DRAWINGS- NORTH AMERICAN DATUM OF 1983, WISCONSIN STATE PLANES, SOUTH ZONE, U.S. FEET (NAD83)

SITE GRADING NOTES

- PROPOSED ELEVATIONS ARE SHOWN WHERE SIGNIFICANT GRADE CHANGES ARE ANTICIPATED. IF PROPOSED GRADES ARE NOT SHOWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE WITH MIN. SLOPE OF 1.5%. LONGITUDINAL SLOPE ALONG GUTTER LINES SHALL BE 0.5% MIN.
- PRIOR TO INSTALLING ANY PAVEMENT LAYERS, THE CONTRACTOR SHALL REVIEW THE PROPOSED SITE GRADES WITH THE ENGINEER TO IDENTIFY AND RECTIFY ANY COMPLICATIONS.
- PROPOSED SIDEWALKS SHALL HAVE MIN. 1.0% AND MAX. 2.0% CROSS SLOPE.
- CONTRACTOR SHALL ADJUST ALL UTILITY RIMS LOCATED WITHIN THE WORK LIMITS AS NECESSARY TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE. THIS INCLUDES ALL STORM MANHOLES, CATCH BASINS, CLEANDOUTS, SANITARY MANHOLES AND CLEANDOUTS, WATER MAIN MANHOLES, GATE VALVES, AND BOXES OR ANY OTHER UTILITY RIMS OR BOXES.
- WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT DESIGNATED TO REMAIN, MATCH ELEVATIONS UNLESS INDICATED OTHERWISE ON THE PLANS.
- ADJUST GUTTER PAN FROM SPILL IN TO SPILL OUT AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- ADJUST ELEVATION OF CURB REPAIRS AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- TAPER CURB HEIGHT TO 0" IN 10" WHEN ABUTTING TO EX. PAVEMENT WITHOUT CURB.

GENERAL PAVING NOTES

- NEW PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS-SECTION INDICATED ON THE PLANS.
- MATCH EXISTING ELEVATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENTS OR OTHER FIXED OBJECTS.
- CONTRACTOR SHALL MATCH EXISTING STRAPPING PATTERNS UNLESS OTHERWISE SHOWN ON THE PLANS. CONTRACTOR SHALL DOCUMENT EXISTING STRIPPING PATTERN PRIOR TO REMOVAL OF ANY PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT TO PROVIDE POSITIVE SITE DRAINAGE. WATER PONDING AND BIRD BATHS SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- NEW AGGREGATE BASE REQUIRED SHALL BE WIDTH 21AA CRUSHED LIMESTONE MATERIAL.
- SUBGRADE SOIL FOUND TO BE UNSUITABLE SHALL BE RECONDITIONED OR REPLACED AS DIRECTED BY THE ENGINEER, INCLUDING THE NECESSARY FINE GRADING TO ENSURE THAT MINIMUM SPECIFIED PAVEMENT THICKNESS IS ACHIEVED.

TRAFFIC CONTROL NOTES

- OBTAIN WRITTEN PERMISSION FROM OWNER'S REPRESENTATIVE WHEN ROADS, SIDEWALKS AND PARKING LOTS NEED TO BE CLOSED PRIOR TO CLOSING ANY PAVED AREA.
- SUBMIT ALL REQUESTS TO OWNER'S REPRESENTATIVE AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE ANTICIPATED NEED TO CLOSE ANY PAVED AREA.
- PROVIDE ALTERNATE TRAFFIC ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC ROUTES AS NECESSARY OR REQUIRED BY OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, PLACING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "WISCONSIN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

DEMOLITION/REMOVAL NOTES

- SAWCUT FULL DEPTH THE PAVEMENT, SIDEWALK AND CURB DESIGNATED TO BE REMOVED AT THE LIMITS OF WORK SHOWN ON THE PLANS OR MARKED IN THE FIELD.
- REMOVE ONLY THE STRUCTURES AND PAVEMENTS WITHIN THE LIMITS OF WORK AS DETAILED ON THE PLANS AND CROSS SECTIONS. ALL OTHER STRUCTURES AND PAVEMENT SHALL BE PROTECTED AS REQUIRED.
- ALL EXISTING UNDERGROUND UTILITIES WITHIN THE AREA OF WORK SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION, UNLESS, OTHERWISE DESIGNATED TO BE REMOVED. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS.
- CONTRACTOR SHALL DISPOSE OF ALL CONCRETE, ASPHALT, AGGREGATE BASE AND SUBGRADE SPOILS AT LEGAL DISPOSAL SITE. CONTRACTOR SHALL PAY FOR ALL TRUCKING AND DISPOSAL COSTS.
- MATERIAL AND SITE FEATURES HAVING SALVAGE VALUE SHALL BECOME THE PROPERTY OF THE OWNER UNLESS SPECIFIED OTHERWISE. ALL OTHER MATERIAL AND DEBRIS ACCUMULATED AS A RESULT OF DEMOLITION/REMOVAL/REPAIR ACTIVITIES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF IN A LEGAL MANNER.
- EXISTING WIRING AND ELECTRICAL OUTLETS SHALL BE CONSIDERED INCIDENTAL TO ELECTRICAL FEATURE DEMOLITION/REMOVAL.

CURB REPAIR NOTES

- SAWCUT THE CURB AREAS DESIGNATED FOR REPAIR AT THE LIMITS MARKED IN THE FIELD BY OWNER'S REPRESENTATIVE.
- REMOVE EXISTING CONCRETE WITHOUT CAUSING DAMAGE OR SPALLING TO ADJACENT SIDEWALK OR CURBS WHICH ARE DESIGNATED TO REMAIN. DAMAGED AREAS SHALL BE REMOVED AND REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- DRILL AND EPOXY GROUT TWO (2) #5 (18 INCH LONG EPOXY COATER) DEFORMED BARS A MINIMUM OF 8 INCHES INTO EXISTING CONCRETE CURBS (TWO FACES) WHICH ARE DESIGNATED TO REMAIN.
- MATCH EXISTING CURB GEOMETRY.
- PLACE AND CONSOLIDATE CONCRETE IN THE REPAIR AREA TO MATCH THE ELEVATION OF ADJACENT CURB AND SIDEWALK AREAS TO MAINTAIN POSITIVE DRAINAGE. FINISH CURBS TO MATCH FINISH OF ADJACENT AREAS WHICH ARE DESIGNATED TO REMAIN.
- VOIDS/HOLES (HONEYCOMB AREAS) ON THE CURB BACK/FACE SHALL BE REPAIRED WITH CEMENT MORTAR PASTE TO THE SATISFACTION OF THE OWNER.

CLEANUP AND RESTORATION NOTES

- PROTECT ADJACENT AREAS OUTSIDE OF PROJECT LIMITS DURING CONSTRUCTION. RESTORE ALL DISTURBED AREAS TO MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED ON THE PROJECT PLANS. RESTORE GRASS AREAS WITH MINIMUM 4" OF TOPSOIL AND SOO UNLESS OTHERWISE NOTED ON THE PLANS. HYDRO SEED MAY BE USED WITH ENGINEERS APPROVAL. INSTALL SLOPE RESTORATION TYPE AS INDICATED ON PLAN.
- UPON COMPLETION OF WORK, THE ENTIRE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH AND ANY DISTURBED AREAS RESTORED TO THE SATISFACTION OF THE OWNER.
- FINAL PAYMENT WILL NOT BE MADE UNTIL THE SITE IS CLEARED, RESTORED AND CLEANED PER THE PROJECT SPECIFICATIONS.

ABBREVIATIONS USED IN DRAWINGS

THE FOLLOWING ABBREVIATIONS ARE USED ON THESE PLANS:

@	AT (DATE OF)
"	AND
'	INCH
#	NUMBER
AC	ASPHALT CONCRETE = ASPHALT PAVEMENT/HOT MIX ASPHALT PAVEMENT
ADA	AMERICANS WITH DISABILITIES ACT (BARRIER FREE ACCESS)
AGG	AGGREGATE BASE
ALT	ALTERNATE
APPROX.	APPROXIMATE/APPROXIMATELY
ARCH.	ARCHITECT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
B	BORING
BOY	BOUNDARY
BT	BITUMINOUS
BF	BARRIER FREE
BFF	BANK FULL FLOOD
BLOG	BUILDING
BM	BENCHMARK
BOL	BOLLARD
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BOW	BOTTOM OF WALL
C	CORE
CAP	CAPACITY
CB	CATCH BASIN
CENTL	CENTERLINE
CF	CUBIC FEET
CHANL	CHANNEL
CJ	CONTROL JOINT
CLS	CRUSHED LIMESTONE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CMO	CLEAN OUT
COEF	COEFFICIENT
COL	COLUMN
COMM/COMM.	COMMUNICATIONS
CONC.	CONCRETE
CONN.	CONNECTION
COV.	COVER
CULV.	CULVERT
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DIA/DIA.	DIAMETER
DI	DUCTILE IRON
DIM/DIM.	DIMENSION
DIP	DUCTILE IRON PIPE
DEG./DEG.	DEGREE
DEMO/DEMO.	DEMOLITION
DEPT.	DEPARTMENT
DMH	DROP MANHOLE
DS	DOWNSPOUT
EA	EACH
EE	EAST
ES	EACH END
ELEV.	EDGE OF GRAVEL
EHH	ELECTRICAL HAND HOLE
EM	ELEVATION
ENG/ENG.	EDGE OF METAL
ENT.	ENGINEER
EQUIP.	ENTRANCE
ES	EQUIPMENT
EXCAV/EXCAV.	END SECTION
EX/EX.	EXCAVATE
EXPN	EXISTING
FD	EXPANSION
FDC	FLOOR DRAIN
WIDOT	FIRE DEPARTMENT CONNECTION
FDN	WISCONSIN DEPARTMENT OF TRANSPORTATION
FDR	FOUNDATION
FF	FULL DEPTH RECLAIMATION
FG	FINISH FLOOR
FURN.	FINISH GRADE
FP	FURNISH
FT	FLOOD PLAIN
FTS	FEET/FOOT
ELEV.	FODDING
EQUIP.	ELEVATION
GAL/GAL.	EQUIPMENT
GEN.	GALLON
GIS	GENERAL
GU	GEOGRAPHIC INFORMATION SYSTEM
GV/GVA	GUTTER
GVL	GATE VALVE
HDL	GRAVEL
HMA	HEAVY DUTY
HDRZ/HDRZ.	HIGH DENSITY POLYETHYLENE
HYD	HANDHOLE
INT	HIGH POINT
LD	HYDRAULIC GRADE LINE
LF	HOT MIX ASPHALT PAVEMENT
LP	HORIZONTAL
MAX/MAX.	HYDRANT
ME	INSTALL
MH	LIGHT DUTY
MIN/MIN.	LINEAR FEET
N	LOW POINT
NIC	MAXIMUM
NO	MATCH EXISTING
NFV	MANHOLE
NTS	MINIMUM
OC	NORTH
OD	NOT IN CONTRACT
PCC	NUMBER
PVC	NOT FIELD VERIFIED
PR	NOT TO SCALE
RY	ON CENTER
S	OUTSIDE DIAMETER
SAN	PORTLAND CEMENT CONCRETE = CONCRETE
SBC	POLYVINYL CHLORIDE
SESC	PROPOSED
SF	REINFORCED CONCRETE PIPE
SG	REAR YARD
STM	SOUTH
SY	SANITARY SEWER
TA	STABILIZED BASE COURSE
TC	SOIL EROSION AND SEDIMENT CONTROL
TERS	SQUARE FEET
TOP	SUBGRADE
TOW	STORM SEWER
TP	SQUARE YARD
TP/TPP.	TEMPORARY EARTH RETENTION SYSTEM
TM	TOP OF HMA PAVEMENT ELEVATION
TV	TOP OF PROPOSED CURB
VCP	TEMPORARY EARTH RETENTION SYSTEM
VERT/VERT.	TOP OF PAD (CONCRETE)
VF	TOP OF WALL
VLT	TEST PIT
VOL	TYPICAL
W	CITY
WM	TOP OF SIDEWALK
WTR	VAPOR BARRIER
WNF	WATER MAIN
	WATER
	WELDED WIRE FABRIC

DEFINITIONS USED IN DRAWINGS

THE FOLLOWING DEFINITIONS ARE USED ON THESE PLANS:

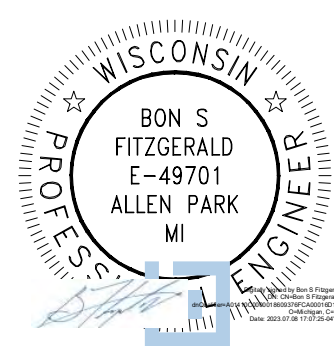
ENGINEER	PRIORITY ENGINEERING, LLC
CITY	STEVENS POINT
COUNTY	PORTAGE
CLIENT	78 BUILDINGS AND DEVELOPMENT



PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification

(1) This item has been electronically signed and sealed by Bon S. Fitzgerald, PE, using a Digital Signature.
(2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bon S. Fitzgerald, State of Wisconsin, Professional Engineer, License No. E-48701.

North

SCALE

Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

GENERAL PROJECT NOTES

**PRELIMINARY - NOT
FOR CONSTRUCTION**

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

ENG/CADD: BH

Checked By: BF

PE Project No. 22-0027.007

Sheet No.

C-1.0

DRAWING NOTE: SCALE SHOWN IS MEANT FOR 24" X 36" AND WILL SCALE INVERSELY IF PRINTED 18" OR SMALLER AND SHALL BE ADJUSTED TO 1" = 10'
NO REPRODUCTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF PRIORITY ENGINEERING, LLC.
© 2023

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

- To:
- Stewart Title Guaranty Company
 - Stewart Title Company
 - VIA Real Estate, LLC
 - CORTA Stevens Point 2, LLC, a Florida limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 14, 16, 17, 18, 19 & 20(a) of Table A thereof. The field work was completed on April 24, 2023.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 230133800

Date of Plat or Map: _____

LANDS DESCRIBED IN COMMITMENT NO. 23000220098, PREPARED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF MARCH 15, 2023:

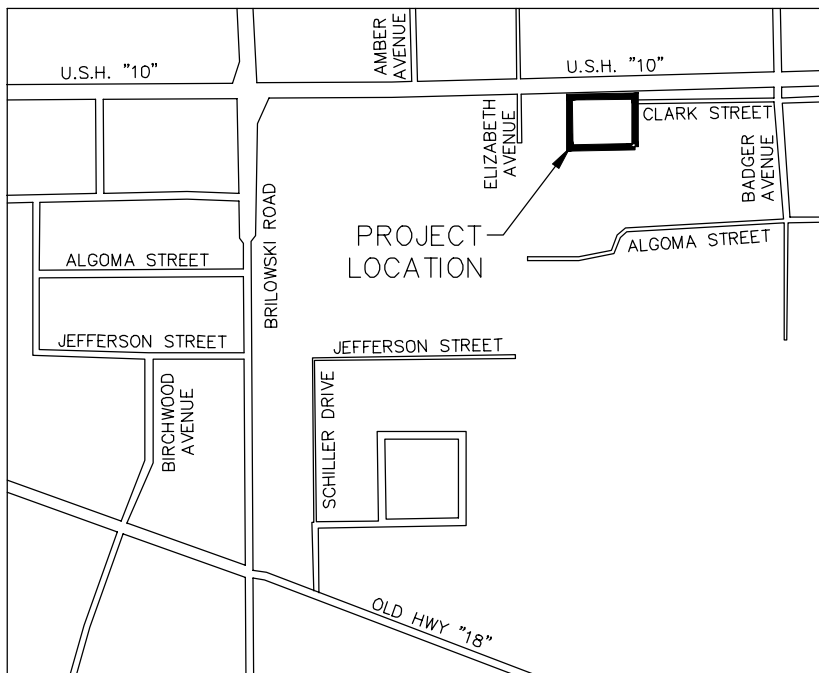
Lot 2 of Certified Survey Map No. 011705, recorded October 21, 2022, as Document No. 892548, located in Lot 1 of Certified Survey Map No. 10738 recorded in the office of the Register of Deeds for Portage County, Wisconsin, on November 4, 2015, in Volume 49 of Certified Survey Maps on page 18, as Document No. 812124, being a part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section Thirty-six (36), Township Twenty-four (24) North, Range Eight (8) East, in the Town of Hull now City of Stevens Point, Portage County, Wisconsin.

TABLE A NOTES:

- Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- Address: Lands along U.S.H. "10" East, Stevens Point, WI 54481
- Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55097C0220D with an effective date of July 20, 2009, the property falls within Zone "X" (Unshaded-areas determined to be outside the 0.2% annual chance flood hazard).
- The property described hereon contains 1.268 acres (55,218 sq. ft.) of land, more or less
- Elevations shown on this survey are based on North American Vertical Datum 1988 (NAVD88). Horizontal coordinates based on the Wisconsin County Coordinate System, Portage County (North American Datum 83).
- (a) Zoning information was not provided by the client as part of this survey.
- (a) No buildings observed on the subject property.
- Substantial features observed during the process of conducting the fieldwork are shown hereon.
- The subject property contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.
- (b) Visible evidence of underground utilities existing on or serving the subject property along with Digger's Hotline markings per Ticket No. 20231616319 have been shown.
- Adjacent owner information was taken from the Portage County GIS Website on the sheet issue date of this survey.
- The intersection of U.S.H. "10" East and Elizabeth Avenue is approximately 225 feet west of the subject property.
- At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
- No proposed changes to the street right-of-way lines have been disclosed by the City of Stevens Point or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
- Offsite Easements or servitudes benefiting the subject property as disclosed in record documents provided to Excel Engineering, Inc. have been depicted on this survey.
- Excel Engineering, Inc. carries a \$2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.
- (a) An existing conditions survey for engineering design has been provided.

TITLE NOTES:

- Stewart Title Guaranty Company, Commitment No. 23000220098, with a commitment date of March 15, 2023 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**
 - #14 Restrictions, covenants, and easements as shown on Certified Survey Map No. 011705, recorded October 21, 2022, as Document No. 892548. **Easements as shown on CSM are depicted on this survey.**
 - #15 Terms and conditions of Right-of-Way Grant dated February 13, 1990, filed April 12, 1990, as Document No. 430410. **Easement is depicted on this survey.**
 - #16 Terms and conditions access restrictions and water main and sewer easement as set forth in Award of Damages, dated October 18, 2005, recorded March 6, 2006, as Document No. 686211.
Amended by Affidavit of Correction, dated October 29, 2015, recorded October 30, 2015, as Document No. 811932. **Easement is depicted on this survey.**
- Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).



PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
U.S.H. "10" EAST • STEVENS POINT, WI 54481

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE MAY 4, 2023

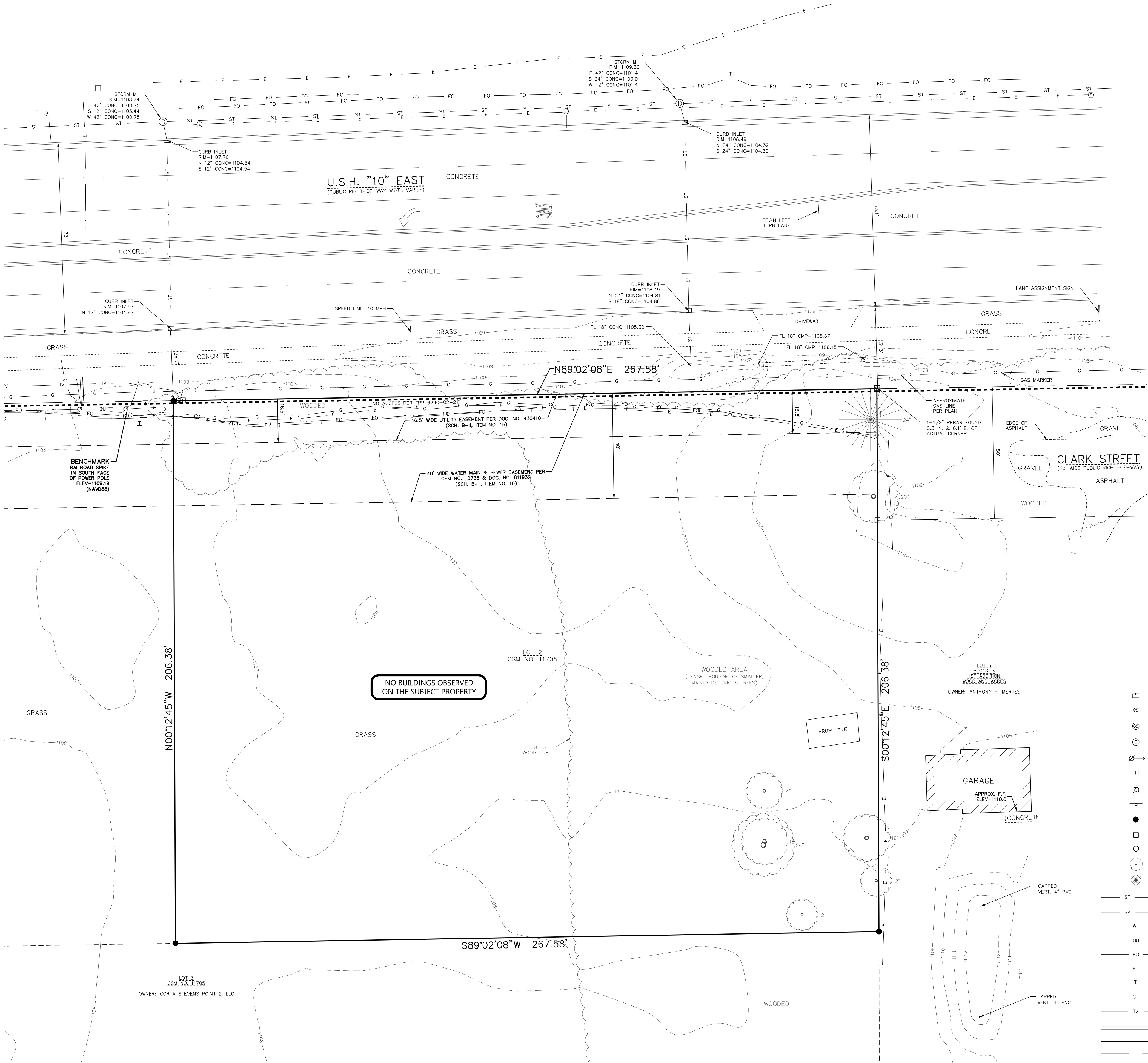
REVISIONS

JOB NUMBER

230133800

SHEET NUMBER

AL



NOTES:

- Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
- Surface indications of utilities along with Digger's Hotline markings per ticket number 20231616319 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
- The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
- The surveyed property is the same property described in Title Commitment No. 23000220098, prepared by Stewart Title Guaranty Company.
- No gaps, strips or gores exist within any portion of the subject property.

CURRENT ZONING: B5 - Highway Commercial

Zoning classification has been listed per the City of Stevens Point Zoning Map obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a).

TOTAL AREA
1.268 ACRES
55,218 SQ. FT.

LEGEND:

- ST STORM SEWER AND MANHOLE
- SA SANITARY SEWER AND MANHOLE
- W WATER LINE AND HYDRANT
- OU OVERHEAD UTILITY LINE
- FO UNDERGROUND FIBER OPTIC LINE
- E UNDERGROUND ELECTRIC CABLE
- T UNDERGROUND TELEPHONE CABLE
- G UNDERGROUND GAS LINE
- TV UNDERGROUND TELEVISION CABLE
- CURB AND GUTTER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- - - NO ACCESS LINE
- - - EXISTING GROUND CONTOUR
- WOODED AREA

1" = 20'
SCALE
20' 0 20' 40'
FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY, THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36-24-8 HAS A BEARING OF NORTH 00°-18'-23" WEST.

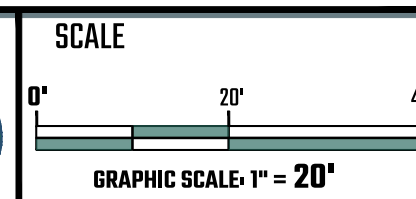


Certification

(1) This item has been electronically signed and sealed by Bon S. Fitzgerald, PE, using a Digital Signature.

(2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Don S. Fitzgerald, State of Wisconsin, Professional Engineer, License No. E - 49701



Project

CHAMPION XPRESS CAR WASH



Project Location
5707 US HWY 10
STEVENS POINT, WI

Sheet Name

EXISTING SITE CONDITIONS

**PRELIMINARY - NOT
FOR CONSTRUCTION**

Date: 07/07/2023

Reviewed By: KMA

ENG/CADD: BH

Checked By: BF

PE Project No. 22-0027.007

Sheet No.

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CONTOUR

INDEX CONTOUR—

Found 1" Iron Pipe	○
Found PK Nail	● PK
Found Chiseled Cross	✕
Set 3/4" Iron Rod	■
Utility Pole	◐
Guy Anchor	⊙
Light Pole	⊗
Water Main Manhole	⊕
Fire Hydrant	⊗
Water Main Valve	⊕
Well	⊗
Storm Inlet - Curb	⊕
Coniferous Tree	⊙
Deciduous Tree	⊗
Utility Manhole	⊕
Sign	⊗
Structure Number	⊕
RETAINING WALL	—

EXISTING UTILITY LEGEND

OH	OH	OH	OH	EXISTING OVERHEAD UTILITY
OT	OT	OT	OT	EXISTING OVERHEAD TELEPHONE
GS	GS	GS	GS	EXISTING GAS MAIN
E	E	E	E	EXISTING UNDERGROUND ELECTRIC
T	T	T	T	EXISTING TELEPHONE LINE
FO	FO	FO	FO	EXISTING FIBER OPTIC LINE
CTV	CTV	CTV	CTV	EXISTING CABLE TELEVISION
STM	STM	STM	STM	EXISTING STORM SEWER
WMT	WMT	WMT	WMT	EXISTING WATER MAIN, 60-INCH
WMT	WMT	WMT	WMT	EXISTING WATER MAIN, 60-INCH
SAW	SAW	SAW	SAW	EXISTING SANITARY SEWER

BENCHMARK DATA:

BENCHMARK 1
TOP NUT ON HYDRANT
(WEST SIDE OF ELIZABETH AVE)
ELEVATION: 1110.76
(NAVD88 DATUM)

BENCHMARK 2
RAILROAD SPIKE IN SOUTH
FACE OF POWER POLE
ELEVATION: 1109.19
(NAVD88 DATUM)

NOTES

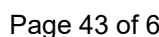
- ALTA/NPS/ LAND TITLE SURVEY & TOPOGRAPHIC SURVEY PERFORMED BY EXCEL DATED MAY 4, 2023.
- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). HORIZONTAL COORDINATES BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY (NORTH AMERICAN DATUM 83).
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITY LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES.

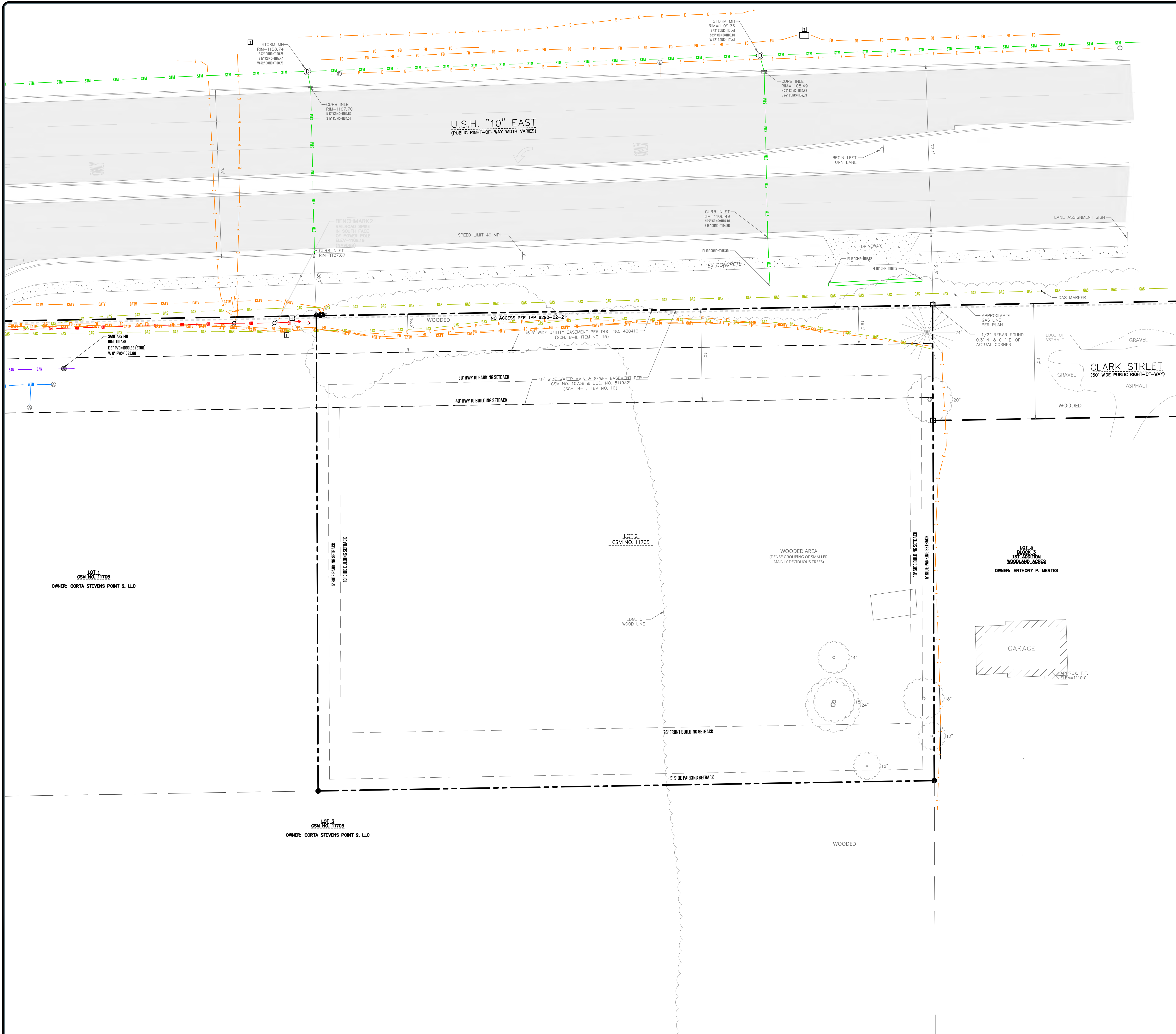
FLOODPLAIN NOTE:

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 55097C02200 WITH AN EFFECTIVE DATE OF JULY 20, 2009, THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD).

UTILITY WARNING!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.





EXISTING UTILITY LEGEND

- EXISTING OVERHEAD UTILITY
- EXISTING OVERHEAD TELEPHONE
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- EXISTING CABLE TELEVISION
- EXISTING STORM SEWER
- EXISTING WATER MAIN, 8-INCH
- EXISTING WATER MAIN, 6-INCH
- EXISTING SANITARY SEWER

UTILITY/MUNICIPAL CONTACTS

- COMMUNICATIONS**
MCI
PH: 800.289.3427
- GAS & ELECTRIC**
WPS
PH: 800.450.7280
- TELEPHONE**
AT&T or SPECTRUM
PH: 262.446.9821
- CABLE**
TIME WARNER CABLE
PH: 262.446.9821
- STEVENS POINT COMMUNITY DEVELOPMENT**
CONTACT: DJ SCHNEIDER
PH: 715.346.1567
- STEVENS POINT STORM SEWER**
CONTACT: JOEL LEMKE
PH: 715.345.5260
- STEVENS POINT WATER & WASTEWATER**
CONTACT: TERENCE SINNERT
PH: 715.345.5260

BENCHMARK DATA:

- BENCHMARK 1
TOP NUT ON HYDRANT
(WEST SIDE OF ELIZABETH AVE)
ELEVATION: 1110.76
(NAVD83 DATUM)
- BENCHMARK 2
RAILROAD SPIKE IN SOUTH
FACE OF POWER POLE
ELEVATION: 1109.19
(NAVD83 DATUM)

NOTES

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- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83). HORIZONTAL COORDINATES BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY (NORTH AMERICAN DATUM 83).
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FLOODPLAIN NOTE:

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 55087C02200 WITH AN EFFECTIVE DATE OF JULY 20, 2009, THE PROPERTY FALLS WITHIN ZONE "X" (UNSHADED-AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD).

UTILITY WARNING!!

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PRIORITY ENGINEERING, LLC



Engineer's Seal



Certification

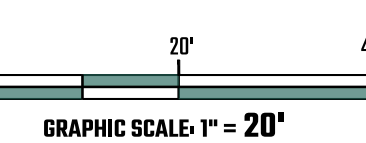
(1) This item has been electronically signed and sealed by Bon S. Fitzgerald, PE, using a Digital Signature.
(2) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Bon S. Fitzgerald, State of Wisconsin, Professional Engineer, License No. E-48701

North



SCALE



Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

EXISTING SITE UTILITIES
PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

ENG/CADD: BH

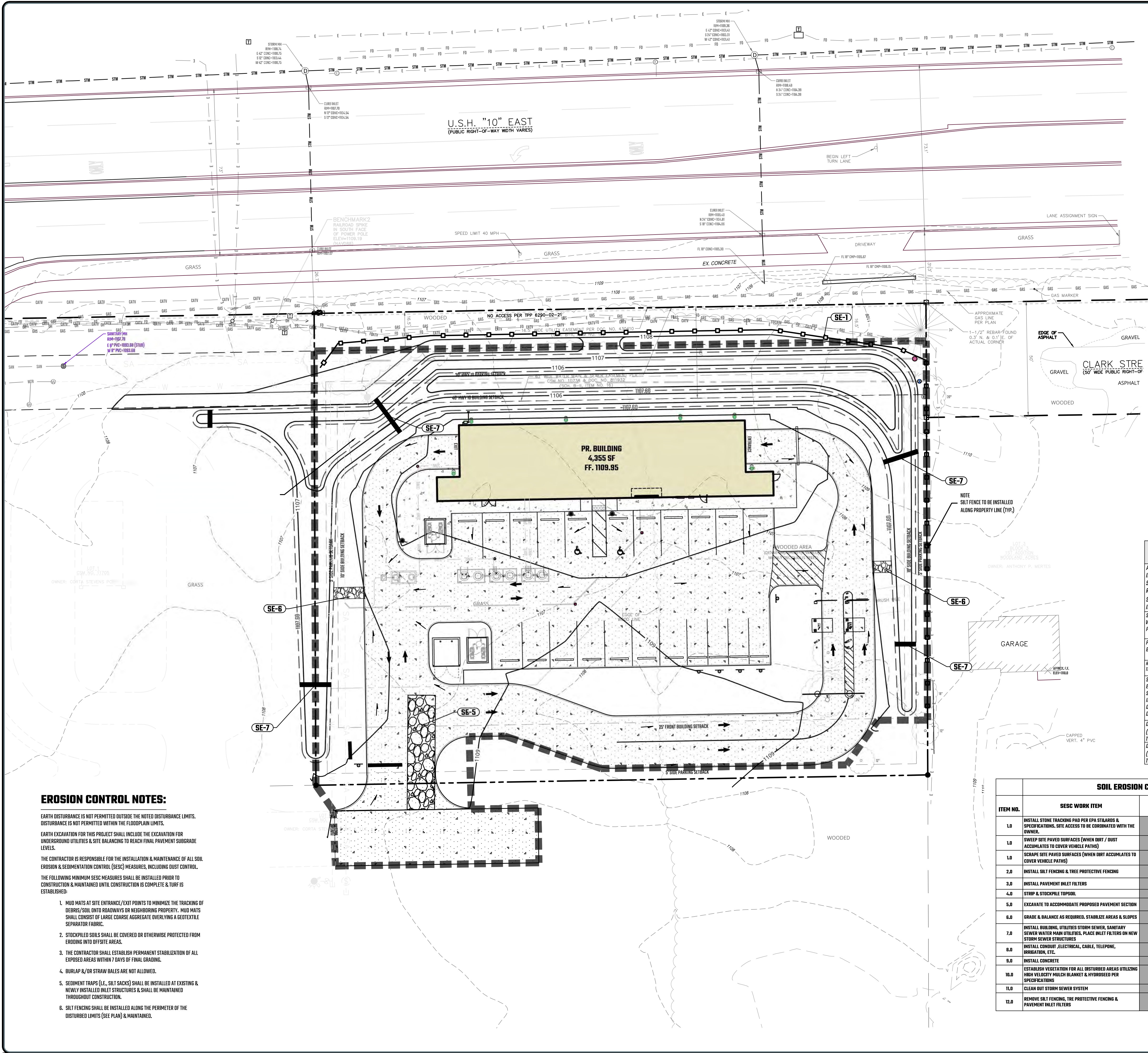
Checked By: BF

PE Project No. 22-0027.007

Sheet No.

C-2.2

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EROSION CONTROL NOTES:

- EARTH DISTURBANCE IS NOT PERMITTED OUTSIDE THE NOTED DISTURBANCE LIMITS. DISTURBANCE IS NOT PERMITTED WITHIN THE FLOODPLAIN LIMITS.
- EARTH EXCAVATION FOR THIS PROJECT SHALL INCLUDE THE EXCAVATION FOR UNDERGROUND UTILITIES & SITE BALANCING TO REACH FINAL PAVEMENT SUBGRADE LEVELS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION & MAINTENANCE OF ALL SOIL EROSION & SEDIMENTATION CONTROL (SESC) MEASURES, INCLUDING DUST CONTROL.
- THE FOLLOWING MINIMUM SESC MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE & TURF IS ESTABLISHED:
- MUD MATS AT SITE ENTRANCE/EXIT POINTS TO MINIMIZE THE TRACKING OF DEBRIS/SOIL ONTO ROADWAYS OR NEIGHBORING PROPERTY. MUD MATS SHALL CONSIST OF LARGE COARSE AGGREGATE OVERLYING A GEOTEXTILE SEPARATOR FABRIC.
 - STOCKPILED SOILS SHALL BE COVERED OR OTHERWISE PROTECTED FROM ERODING INTO OFFSITE AREAS.
 - THE CONTRACTOR SHALL ESTABLISH PERMANENT STABILIZATION OF ALL EXPOSED AREAS WITHIN 7 DAYS OF FINAL GRADING.
 - BURLAP &/OR STRAW BALES ARE NOT ALLOWED.
 - SEDIMENT TRAPS (I.E. SILT SACKS) SHALL BE INSTALLED AT EXISTING & NEWLY INSTALLED INLET STRUCTURES & SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - SILT FENCING SHALL BE INSTALLED ALONG THE PERIMETER OF THE DISTURBED LIMITS (SEE PLAN) & MAINTAINED.



SITE LOCATION MAP

NOT TO SCALE

SOIL EROSION CONTROL LEGEND

I.D.	SYMBOL	DESCRIPTION
SE-1		FURNISH & INSTALL PAVEMENT INLET PROTECTION FILTER PER GOVERNING AGENCIES STANDARDS & SPECIFICATIONS
SE-2		FURNISH & INSTALL INLET PROTECTION FILTER PER GOVERNING AGENCIES STANDARDS & SPECIFICATIONS
SE-3		FURNISH & INSTALL SILT FENCE PER GOVERNING AGENCIES STANDARDS & SPECIFICATIONS
SE-4		FURNISH & INSTALL TREE PROTECTIVE FENCING PER GOVERNING AGENCIES STANDARDS & SPECIFICATIONS
SE-5		FURNISH & INSTALL STABILIZED CONSTRUCTION ENTRANCE PER GOVERNING AGENCIES STANDARDS & SPECIFICATIONS
SE-6		PROPOSED RIP-RAP (2' - 18" DIA.)
SE-7		PROPOSED DITCH CHECK
		AREA OF DISTURBANCE, 118 ACRES

MAINTENANCE NOTES & REQUIREMENTS	EXCAVATION NOTES
ALL TEMPORARY & PERMANENT SOIL EROSION CONTROL MEASURE TO BE INSPECTED & MAINTAINED WEEKLY & AFTER EVERY STORM EVENT BY THE SELECTED CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE REGULAR INSPECTION & MAINTENANCE OF ALL SOIL EROSION & SEDIMENTATION CONTROL (SESC) MEASURES THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH CITY, COUNTY & STATE REQUIREMENTS. SITE OPERATOR SHALL MAINTAIN A RECORD OF PRECIPITATION EVENTS ON A WEEKLY BASIS & INDICATE IN MAINTENANCE SCHEDULE RECORDS WHEN PRECIPITATION EVENT TRIGGERS FURTHER EVALUATION & MAINTENANCE.	1. EXCAVATED SOILS SHALL BE UTILIZED TO BACKFILL & ROUGH GRADE BEHIND CURBS. 2. EXCESS EXCAVATED SOILS SHALL BE TRANSPORTED OFF SITE & DISPOSED IN A LEGAL MANNER.
PRECIPITATION OF 0.25 INCHES OR MORE IN 24 HOUR PERIOD SHALL BE RECORDED BY WEATHERUNDERGROUND OR LOCAL WEATHER STATION DATA.	RESTORATION NOTES
REINSTALL OR OTHERWISE REPLACE SESC MEASURES IF FOUND TO BE DEFICIENT OR DO NOT MEET THE INTENDED FUNCTION.	FOLLOWING FINAL GRADING CONTRACTOR SHALL INSTALL 4 INCHES OF TOPSOIL & SEED OF DISTURBED AREAS.
SEDIMENT & DEBRIS ACCUMULATIONS SHALL BE REGULARLY REMOVED FROM SITE ENTRANCES, CLEARED FROM SILT FENCE, & INLET FILTERS. SEDIMENT & DEBRIS SHALL NOT BE PERMITTED TO MIGRATE OUTSIDE OF THE DISTURBANCE LIMITS INDICATED ON THESE DRAWINGS. ANY SILT OR MUD TRACKED ON PAVED SURFACES OUTSIDE OF THE AREA OF DISTURBANCE SHALL BE REMOVED IN A MANNER THAT DOES NOT GENERATE AIRBORNE DUST.	FURNISH & INSTALL SOIL EROSION BLANKET ON ALL DISTURBED AREAS WITH SLOPES FLATTER THAN 1V:2H.
DUST CONTROL ACTIVITIES SHALL BE PERFORMED ON AN AS-NEEDED BASIS (MINIMUM OF ONCE PER DAY), & SHALL CONSIST OF AT LEAST THE USE OF A WATER TRUCK.	FURNISH & INSTALL HIGH VELOCITY SOIL EROSION BLANKET ON ALL DISTURBED AREAS WITH SLOPE STEEPER THAN 1V:2H.
DUST CONTROL ACTIVITIES SHALL BE PERFORMED ON AN AS-NEEDED BASIS (MINIMUM OF ONCE PER DAY), & SHALL CONSIST OF AT LEAST THE USE OF A WATER TRUCK.	

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION & INSPECTION								
ITEM NO.	SESC WORK ITEM	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1.0	INSTALL STONE TRACKING PAD PER EPA STANDARDS & SPECIFICATIONS. SITE ACCESS TO BE COORDINATED WITH THE OWNER.		X	X	X	X	X	X
1.0	SWEEP SITE PAVED SURFACES (WHEN DIRT / DUST ACCUMULATES TO COVER VEHICLE PATHS)							AS NEEDED
1.0	SCRAPE SITE PAVED SURFACES (WHEN DIRT ACCUMULATES TO COVER VEHICLE PATHS)							AS NEEDED
2.0	INSTALL SILT FENCING & TREE PROTECTIVE FENCING		X	X	X	X	X	X
3.0	INSTALL PAVEMENT INLET FILTERS		X	X	X	X	X	X
4.0	STRIP & STOCKPILE TOPSOIL							AS NEEDED
5.0	EXCAVATE TO ACCOMMODATE PROPOSED PAVEMENT SECTION							AS NEEDED
6.0	GRADE & BALANCE AS REQUIRED. STABILIZE AREAS & SLOPES							AS NEEDED
7.0	INSTALL BUILDING, UTILITIES STORM SEWER, SANITARY SEWER WATER MAIN UTILITIES. PLACE INLET FILTERS ON NEW STORM SEWER STRUCTURES		X	X	X	X	X	AS NEEDED
8.0	INSTALL CONDUIT ELECTRICAL CABLE, TELEPHONE, IRRIGATION, ETC.							AS NEEDED
9.0	INSTALL CONCRETE							AS NEEDED
10.0	ESTABLISH VEGETATION FOR ALL DISTURBED AREAS UTILIZING HIGH VELOCITY MULCH BLANKET & HYDROSEED PER SPECIFICATIONS							AS NEEDED
11.0	CLEAN OUT STORM SEWER SYSTEM							AS NEEDED
12.0	REMOVE SILT FENCING, THE PROTECTIVE FENCING & PAVEMENT INLET FILTERS							FOLLOWING GOVERNING AGENCY APPROVAL

SEE SHEET C-301 FOR SWPPP NOTES & SHEET C-302 FOR SWPPP DETAILS



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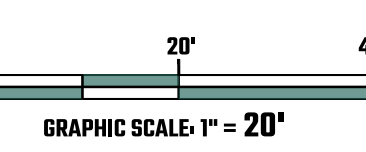
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North



SCALE



Project

CHAMPION XPRESS CAR WASH



Project Location

**5707 US HWY 10
STEVENS POINT, WI**

Sheet Name

**SOIL EROSION & SEDIMENT
CONTROL PLAN**

**PRELIMINARY - NOT
FOR CONSTRUCTION**

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

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C-3.0

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REMOVAL LEGEND

NOTE: REMOVAL SHALL INCLUDE SURFACE ITEMS NOTED BELOW IN ADDITION TO UNDERLYING BASE, SUBBASE, SUBGRADE AND DELETERIOUS MATERIAL TO ACCOMMODATE PROPOSED IMPROVEMENTS.

- SAWCUT & REMOVE EXISTING ASPHALT
- SAWCUT & REMOVE EXISTING CONCRETE SIDEWALK
- SAWCUT & REMOVE EXISTING CONCRETE PAVEMENT
- CLEAR, GRUB & REMOVE EXISTING TRESS/BRUSH
- AREA OF GRADING/EARTHWORK
- DEMOLISH & REMOVE EXISTING BUILDING
- REMOVE CURB & BUTTER
- REMOVE EXISTING FENCE
- REMOVE EXISTING WALL
- REMOVE EXISTING UTILITY AS NOTED
- CAUTION!!!! EXISTING UTILITY IN AREA (SEE EXISTING/RECORD UTILITIES NOTE, THIS SHEET)
- REMOVE/RELOCATE EXISTING MISC. ITEM AS NOTED ON PLANS
- REMOVE EXISTING TREE
- ADJUST RIM AS NOTED ON GRADING PLAN
- ADJUST EXISTING STRUCTURE RIM/VALVE AS NOTED ON THE GRADING PLAN
- CONTRACTOR TO RECONSTRUCT/REPLACE ENTIRE STRUCTURE
- REMOVE AND DISPOSE OF EXISTING CATCH BASIN
- REMOVE AND DISPOSE OF EXISTING MANHOLE
- REMOVE AND DISPOSE OF EXISTING SIGN, POST AND FOUNDATION.
- REMOVE AND DISPOSE OF EXISTING BOLLARD.
- REMOVE AND DISPOSE OF EXISTING LIGHT FIXTURE, POLE AND BASE.
- SOIL BORING LOCATION (SEE GEOTECHNICAL REPORT BY OTHERS)

NOTES:

- ALL CONSTRUCTION AT PROJECT SITE WILL USE BEST MANAGEMENT PRACTICES INCLUDING SOIL EROSION CONTROL MEASURES, AS ALSO REQUIRED BY LOCAL JURISDICTION, AND NOTED ON THE CONSTRUCTION DRAWINGS. PRIOR TO DEMOLITION, ALL SOIL EROSION CONTROL DEVICES SHALL BE INSTALLED.
- CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
- ALL NEW WORK TO BE PERFORMED PER STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF GRAFTON.
- THE CONTRACTOR TO CALL 811 TO MARK EXISTING UTILITIES WITHIN THE WORK AREA. DO NOT EXCAVATE UNTIL EXISTING UTILITIES HAVE BEEN PAINTED IN THE FIELD AND ANY CONCERNS NEED TO BE BROUGHT TO THE ENGINEER'S ATTENTION.
- BORING LOCATIONS SHOWN BASED ON GEOTECHNICAL INVESTIGATION EXECUTIVE SUMMARY DATED MAY 24, 2023 AND PERFORMED BY CONSTRUCTION MATERIALS TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PAIS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES). MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE VILLAGE OF GRAFTON, OZAUKEE COUNTY AND WI/DOT.
- ALL TREE REMOVALS TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT. SEE LANDSCAPE ARCHITECT PLAN FOR TREES DESIGNATED FOR REMOVAL. TREE REMOVAL SYMBOLS/HATCHING ARE SHOWN FOR REFERENCE PURPOSES ONLY.

BENCHMARK DATA:

BENCHMARK 1
TOP NUT ON HYDRANT
(WEST SIDE OF ELIZABETH AVE)
ELEVATION: 110.75
(NAVD88 DATUM)

BENCHMARK 2
RAILROAD SPINE IN SOUTH
FACE OF POWER POLE
ELEVATION: 110.19
(NAVD88 DATUM)

EXISTING/RECORD UTILITIES NOTE

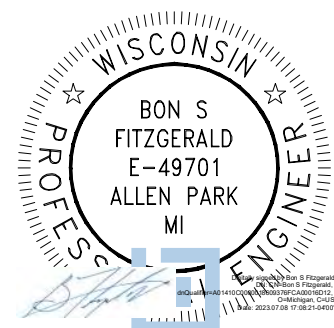
THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS, FIELD OBSERVATIONS AND OWNER PROVIDED DRAWINGS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN, REFERENCED OR MARKED IN THE FIELD. CONTRACTOR TO REPORT ANY CONFLICTS IN THE FIELD TO THE ENGINEER. CONTRACTOR METHODS FOR UTILITY LOCATING SHALL AT A MINIMUM INCLUDE UTILIZING A UTILITY LOCATING COMPANY, HYDRO EXCAVATION, SOFT DIG AND POT HOLING.



PRIORITY ENGINEERING, LLC



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North



SCALE



Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

DEMOLITION &
REMOVAL PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

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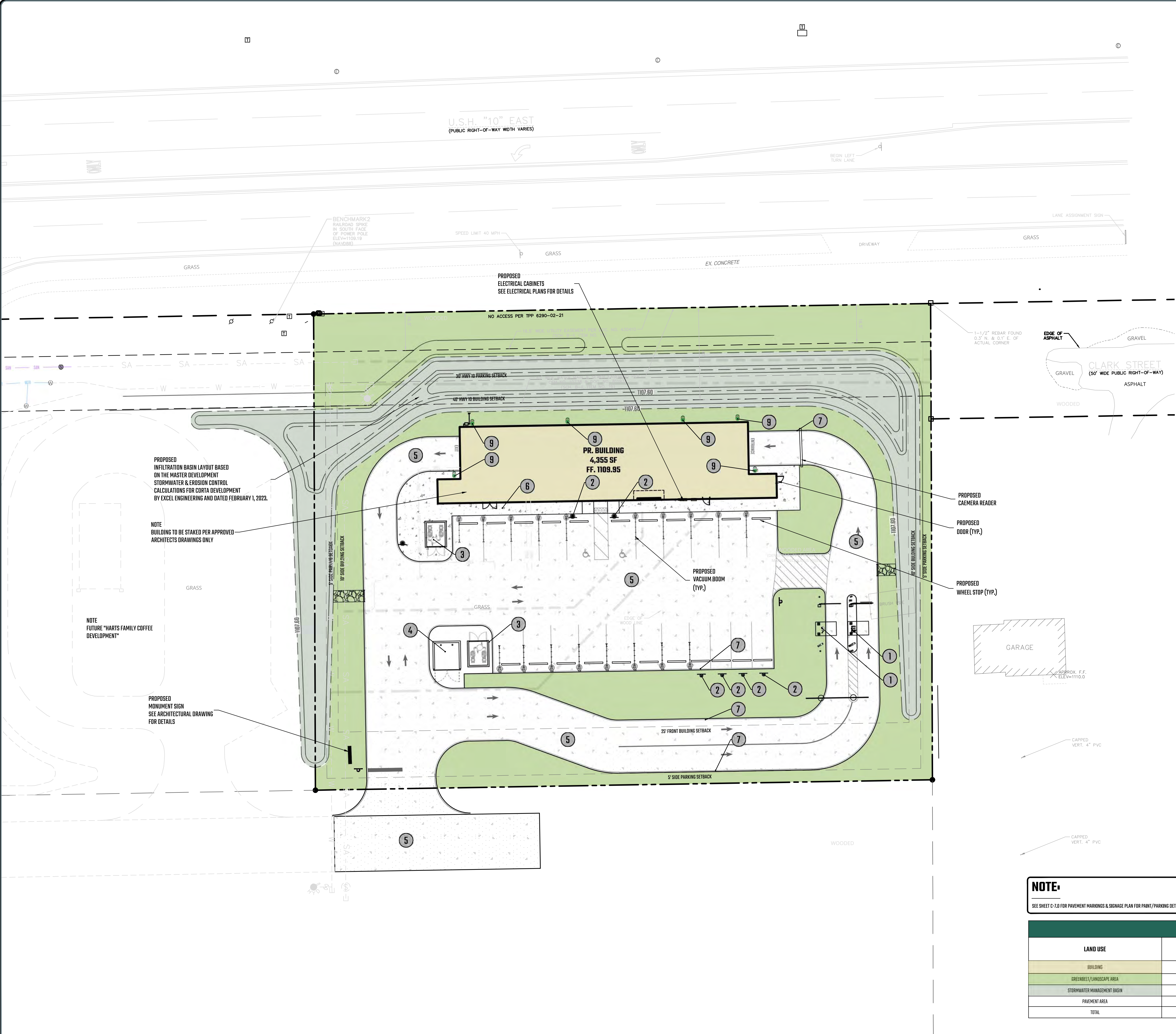
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PE Project No. 22-0027.007

Sheet No. C-4.0

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PROJECT DESCRIPTION & SITE DATA

PROJECT SCOPE TO INCLUDE CONSTRUCTION A NEW CHAMPION XPRESS CAR WASH AND ASSOCIATED INFRASTRUCTURE SUCH AS CONCRETE PAVEMENT, CONCRETE CURB AND GUTTER, PARKING FACILITIES, UTILITIES, STORMWATER MANAGEMENT SYSTEM, LANDSCAPING, SITE SIGNAGE AND OTHER IMPROVEMENTS TO SERVICE THE SITE INCLUDING EXTENSIONS OF THE CITY OF STEVENS POINT 12" WATER MAIN AND 8" SANITARY SEWER.

APPLICANT	78 BUILDING & DEVELOPMENT
SITE ADDRESS	14300 W. NATIONAL AVENUE STEVENS POINT, WISCONSIN
MUNICIPALITY	STEVENS POINT
PARCEL I.D.	281Z40B36240004
PARCEL AREA	1.27 AC.
CURRENT ZONING	B-5 - COMMERCIAL
PROPOSED ZONING	B-5 - COMMERCIAL
NORTH ADJACENT ZONING	B-5 - COMMERCIAL
EAST ADJACENT ZONING	RESIDENCE - UNABLE TO CONFIRM ZONING
SOUTH ADJACENT ZONING	B-5 - COMMERCIAL
WEST ADJACENT ZONING	B-5 - COMMERCIAL
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM LOT SETBACKS	FRONT 25 FEET SIDE 10 FEET REAR 40 FEET ROW 40 FEET
PARKING REQUIREMENTS	1 SPACE PER 250 SF OF GFA 1 ADA SPACE PER 25 STANDARDS STALLS 2 ADA SPACES PER 25 - 50 STANDARD STALLS
LANDSCAPE BUFFER	5 FEET MIN.

SITE LAYOUT LEGEND

I.D.	SYMBOL	DESCRIPTION
1	[Symbol]	PAY STATION CANOPY SEE ARCHITECTURAL PLAN FOR DETAILS
2	[Symbol]	PROPOSED SIGN SEE PAVEMENT MARKING & SIGNAGE PLAN FOR DETAILS
3	[Symbol]	VACUUM EQUIPMENT ENCLOSURE SEE ARCHITECTURAL PLAN FOR DETAILS
4	[Symbol]	20' X 12' CONCRETE DUMPSTER PAD & ENCLOSURE - SEE ARCHITECTURAL PLANS FOR DUMPSTER DETAIL - SEE SHEET D-100 FOR PIPE BOLLARD DETAIL
5	[Symbol]	CONCRETE PAVEMENT SECTION SEE SHEET D-100 FOR PAVEMENT SECTION
6	[Symbol]	CONCRETE SIDEWALK SEE SHEET D-100 FOR PAVEMENT SECTION
7	[Symbol]	INTEGRAL CONCRETE CURB AND GUTTER SEE SHEET D-100 FOR PAVEMENT SECTION
8	[Symbol]	DRAINAGE STRUCTURE SEE UTILITY PLAN FOR DETAILS
9	[Symbol]	DOWNSPOUT SEE UTILITY PLAN FOR DETAILS
	[Symbol]	PROPERTY BOUNDARY LINE
	[Symbol]	PROPOSED EASEMENT (AS NOTED)
	[Symbol]	PROPOSED R.O.W. LINE
	[Symbol]	PROPOSED SETBACK LINE
	[Symbol]	PROPOSED STORM SEWER
	[Symbol]	PROPOSED SANITARY SEWER
	[Symbol]	PROPOSED 6" RECLAMATION LINE
	[Symbol]	PROPOSED WATER MAIN

SITE LAYOUT NOTES

- ALL WORK SHALL COMPLY WITH VILLAGE/COUNTY/STATE/FEDERAL REGULATIONS, CODES & STANDARDS.
- ALL DIMENSIONS & RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE APPROVED ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS & UTILITY ENTRANCE LOCATIONS.
- ALL PROPOSED ADA RAMPS, PARKING AREAS & ACCESSIBLE ROUTES SHALL STRICTLY COMPLY WITH CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE ADA (AMERICANS WITH DISABILITIES ACT) ACCESSIBILITY GUIDELINES (ADAAG).
- ALL ADA ACCESSIBLE ROUTES SHALL HAVE DETECTABLE WARNINGS INSTALLED AS REQUIRED BY THE ADAAG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH, ALL COST SHALL BE INCLUDED IN BASE BID.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING & DETAILS.
- SEE LANDSCAPING PLANS FOR PLANTINGS & DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN DETAILS & MATERIAL.
- SEE ARCHITECTURAL DRAWINGS FOR DUMPSTER/VACUUM PAD/ENCLOSURE.

NOTE
SEE SHEET C-7.0 FOR PAVEMENT MARKINGS & SIGNAGE PLAN FOR PAINT/PARKING DETAILS.

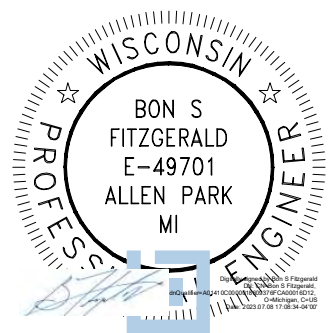
LAND USE TABLE			
LAND USE	AREA (SF)	AREA (ACRES)	DENSITY
BUILDING	4,355	0.1	8%
GREENBELT/LANDSCAPE AREA	18,337	0.42	32%
STORMWATER MANAGEMENT BASIN	8,888	0.20	16%
PAVEMENT AREA	23,638	0.54	43%
TOTAL	55,218	1.27	100%



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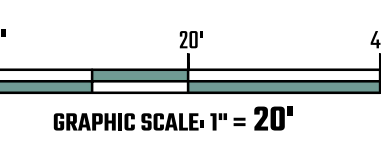
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Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

SITE PLAN

**PRELIMINARY - NOT
FOR CONSTRUCTION**

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

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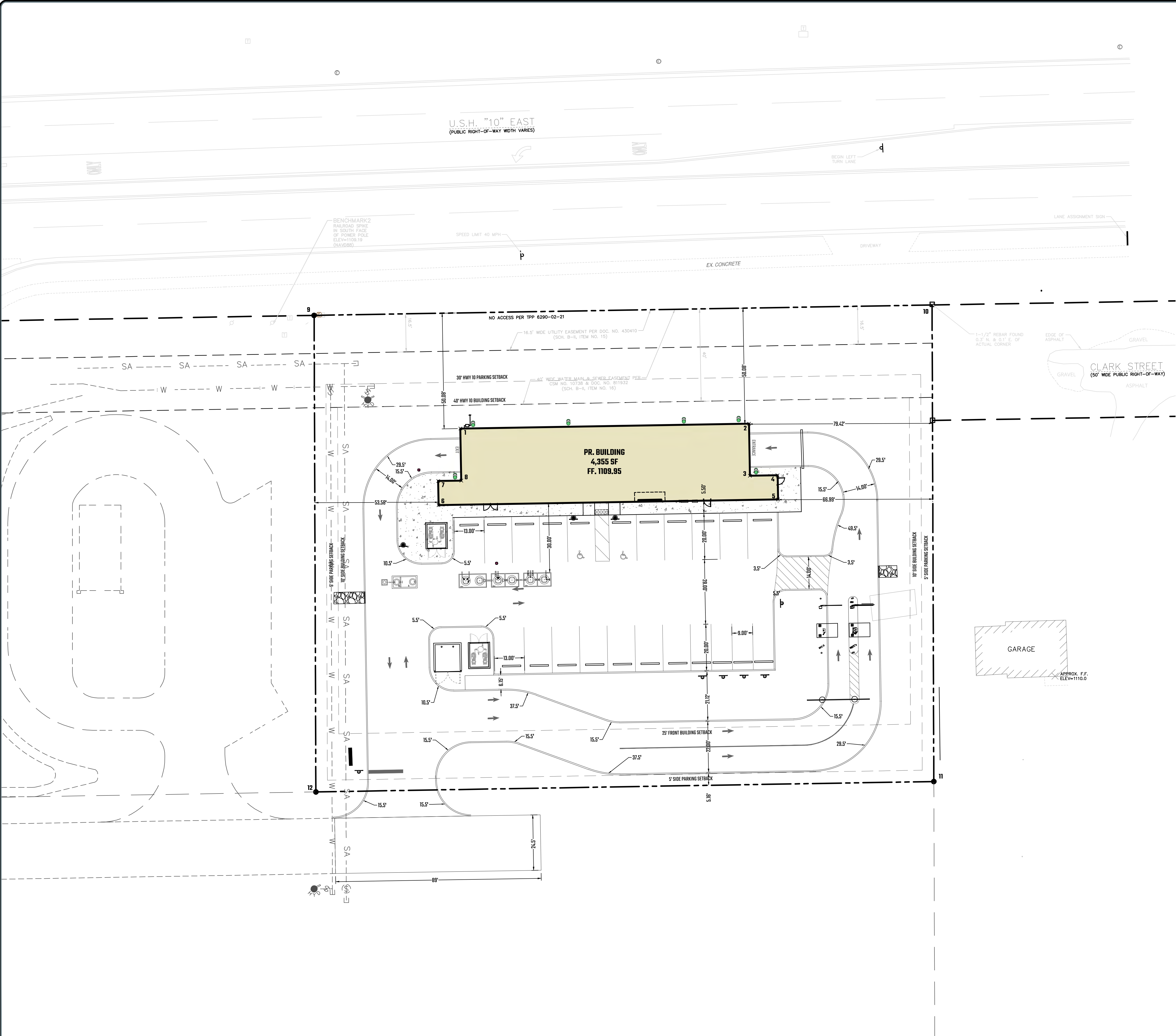
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PE Project No. 22-0027.007

Sheet No.

C-5.0

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SITE LAYOUT LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED EASEMENT (AS NOTED)
- PROPOSED R.O.W. LINE
- PROPOSED SETBACK LINE

LAYOUT NOTES:

- ALL WORK SHALL COMPLY WITH VILLAGE/COUNTY /STATE/FEDERAL REGULATIONS, CODES & STANDARDS.
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- SEE ELECTRICAL PLANS FOR SITE LIGHTING & DETAILS.
- SEE LANDSCAPING PLANS FOR PLANTINGS & DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR MONUMENT SIGN DETAILS & MATERIAL.
- SEE ARCHITECTURAL DRAWINGS FOR DUMPER/VACUUM PAD/ENCLOSURE.

Point Table			
Point #	Raw Description	Northing	Easting
1	BUILDING CORNER	202911.1620	184249.3812
2	BUILDING CORNER	202913.2658	184374.3735
3	BUILDING CORNER	202890.7276	184374.7529
4	BUILDING CORNER	202890.9295	184386.7512
5	BUILDING CORNER	202880.4727	184386.9271
6	BUILDING CORNER	202877.9987	184239.9488
7	BUILDING CORNER	202888.4556	184238.7720
8	BUILDING CORNER	202888.8239	184243.7706
9	PROPERTY CORNER	202960.1788	184186.0640
10	PROPERTY CORNER	202964.6822	184453.6085
11	PROPERTY CORNER	202758.3057	184454.3715
12	PROPERTY CORNER	202753.8024	184186.8289



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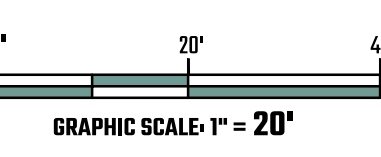
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SCALE



Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

LAYOUT PLAN

PRELIMINARY - NOT
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Revisions

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Reviewed By: KMA

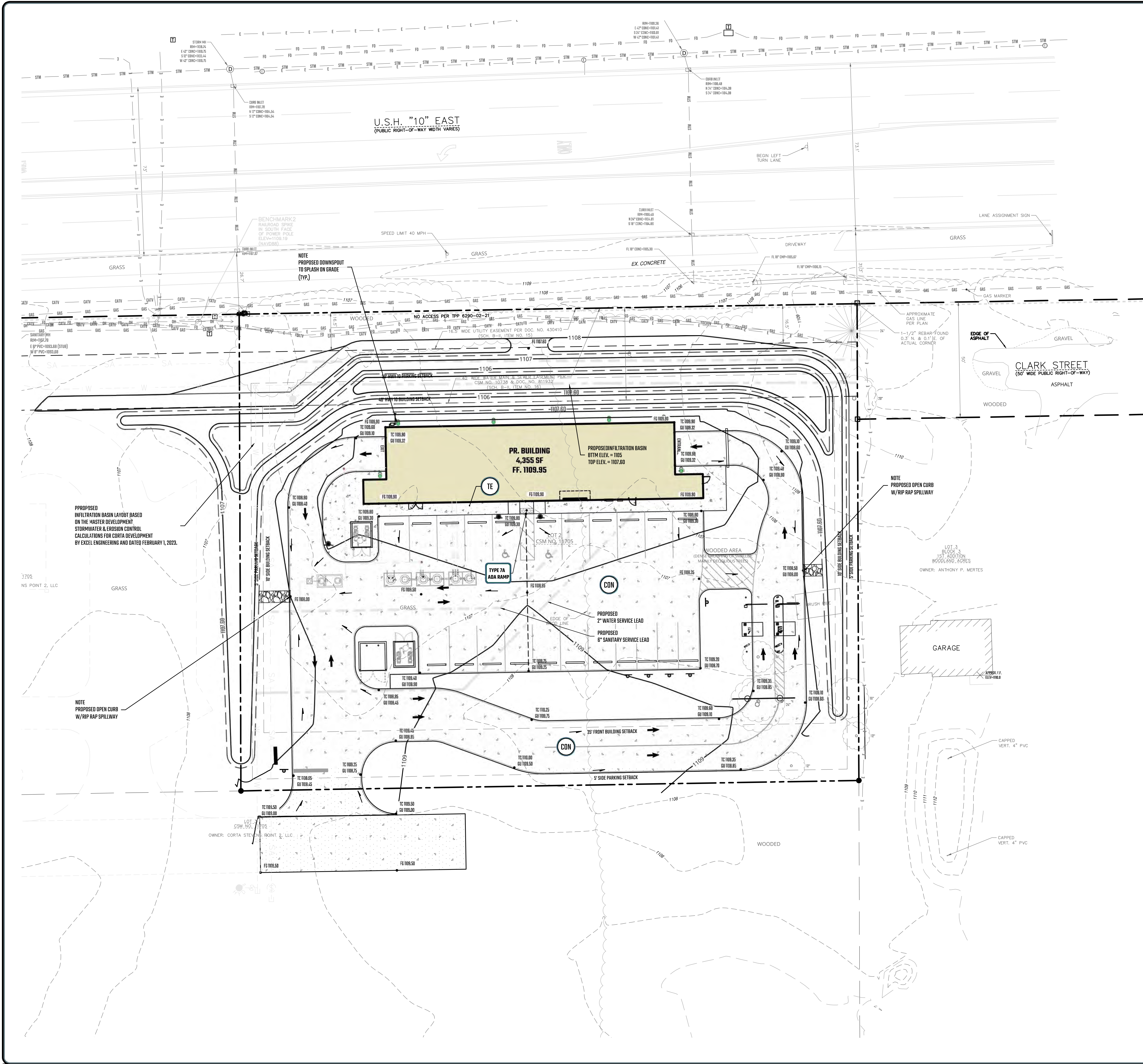
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PE Project No. 22-0027.007

Sheet No. C-6.0

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PAVING, GRADING & DRAINAGE LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT (AS NOTED)
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM SEWER
- PROPOSED HMA PAVEMENT SECTION PER COUNTY STANDARDS
- PROPOSED CONCRETE SIDEWALK SECTION PER COUNTY STANDARDS
- PROPOSED CONCRETE PAVEMENT SECTION PER COUNTY STANDARDS
- PROPOSED INTEGRAL CURB PER CITY OF OAK CREEK STANDARDS
- DRAINAGE RETENTION AREA
- PROPOSED STORM STRUCTURE I.D.
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED DRAINAGE END SECTION (OUTFALL)
- PROPOSED RIP-RAP (12" - 18" DIA.)
- PROPOSED SPOT ELEVATION
- SLOPE DIRECTION (PAVEMENT)
- SLOPE DIRECTION (GREENBELT)

PAVING & GRADING NOTES

- CONTRACTOR TO CALL DIGGERS HOTLINE @ 1-800-242-8501 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- PROPOSED ELEVATIONS ARE SHOWN WHERE SIGNIFICANT GRADE CHANGES ARE ANTICIPATED. IF PROPOSED GRADES ARE NOT SHOWN THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE WITH MIN. SLOPE OF 1.0%, LONGITUDINAL SLOPE ALONG GUTTER LINES SHALL BE 0.5% MIN.
- PRIOR TO INSTALLING ANY PAVEMENT LAYERS, THE CONTRACTOR SHALL REVIEW THE PROPOSED SITE GRADES WITH THE ENGINEER TO IDENTIFY AND RECTIFY ANY COMPLICATIONS.
- PROPOSED SIDEWALKS SHALL HAVE MIN. 1.0% AND MAX. 2.0% CROSS SLOPE AND A MAX. 5.0% RUNNING SLOPE UNLESS PARALLEL TO AN EXISTING DRIVE/ROAD.
- ADA ACCESSIBLE AREAS SHALL NOT EXCEED THE FOLLOWING SLOPES:
 - DRIVEPS - 1/2 (0.5%) MAX.
 - ROUTES - 1/20 (5.0%) MAX.
 - PARKING - 1/50 (2.0%) MAX.
 - CROSS SLOPES - 1/50 (2.0%) MAX.
- CONTRACTOR SHALL ADJUST ALL UTILITY BIMS LOCATED WITHIN THE WORK LIMITS AS NECESSARY TO BE FLUSH WITH THE PROPOSED FINISHED SURFACE. THIS INCLUDES ALL STORM MANHOLES, CATCH BASINS, CLEANOUTS, SANITARY MANHOLES AND CLEANOUTS, WATER MAIN MANHOLES, GATE VALVES, AND BOXES OR ANY OTHER UTILITY RIMS OR BOXES.
- WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT DESIGNATED TO REMAIN, MATCH ELEVATIONS UNLESS INDICATED OTHERWISE ON THE PLANS.
- ADJUST GUTTER PAN FROM SPILL IN TO SPILL OUT AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE AND AS INDICATED ON PLANS.
- ADJUST ELEVATION OF CURB REPAIRS AS REQUIRED TO ACHIEVE POSITIVE DRAINAGE.
- TAPER CURB HEIGHT TO 0" IN 5' WHEN ABUTTING TO EX. PAVEMENT WITHOUT CURB.
- NEW PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS-SECTION INDICATED ON THE PLANS OR REFERRED BY A GEOTECHNICAL ENGINEER.
- MATCH EXISTING ELEVATIONS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENTS OR OTHER FIXED OBJECTS.
- CONTRACTOR SHALL MATCH EXISTING STRIPING PATTERNS UNLESS OTHERWISE SHOWN ON THE PLANS. CONTRACTOR SHALL DOCUMENT EXISTING STRIPING PATTERN PRIOR TO REMOVAL OF ANY PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LAYOUT TO PROVIDE POSITIVE SITE DRAINAGE. WATER PONDING AND BIRD BATHS SHALL BE CORRECTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- NEW AGGREGATE BASE REQUIRED SHALL BE MOOT 21AA CRUSHED LIMESTONE MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT QUANTITIES OF CUT AND/OR FILL FOR ESTIMATING AND CONSTRUCTION AND SHOULD ALERT THE ENGINEER OF ANY EXCESSIVE CUT AND/OR FILL, ESPECIALLY IF ADDITIONAL CUT AND/OR FILL WILL BE REQUIRED DUE TO PRIOR EXISTING SOIL CONDITIONS DISCOVERED DURING EARTHWORK OPERATIONS.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL / SOILS REPORT AND BECOME THOROUGHLY FAMILIAR WITH SITE AND SUBGRADE INFORMATION AND FULLY IMPLEMENT RECOMMENDATIONS GIVEN THEREIN.
- SUBGRADE SOIL FOUND TO BE UNSUITABLE SHALL BE RECONDITIONED OR REPLACED AS DIRECTED BY THE ENGINEER, INCLUDING THE NECESSARY FINE GRADING TO ENSURE THAT MINIMUM SPECIFIED PAVEMENT THICKNESS IS ACHIEVED.



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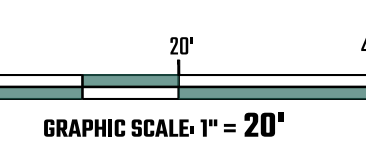
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North



SCALE



Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

PAVING, GRADING
& UTILITY PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

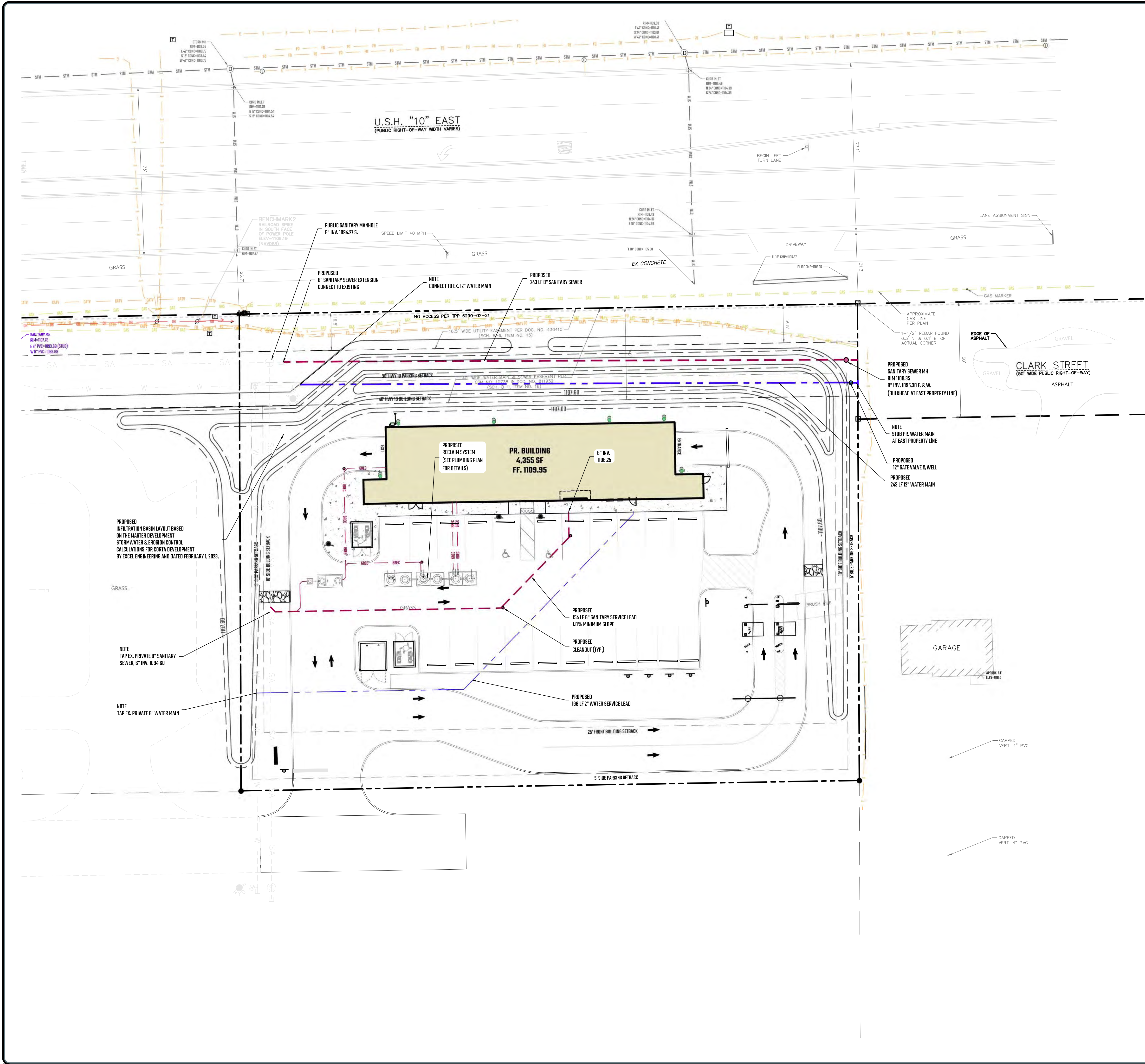
ENG/CADD: BH

Checked By: BF

PE Project No. 22-0027.007

Sheet No. C-7.0

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UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED R.O.W. LINE
- PROPOSED EASEMENT (AS NOTED)
- EXISTING OVERHEAD UTILITY
- EXISTING GAS MAIN
- PROPOSED GAS SERVICE LEAD
- EXISTING CONDENSATION LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING FIRE LINE
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY FORCEMAIN
- PROPOSED SANITARY SEWER
- PROPOSED 6\"/>
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED GATE VALVE & WELL
- PROPOSED WATER SERVICE LEAD, SINGLE
- PROPOSED SANITARY SERVICE LEAD, SINGLE
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DOWNSPOUT

UTILITY NOTES

- CONTRACTOR TO CALL DIGGERS HOTLINE @ 1-800-242-8511 AT LEAST THREE WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS, FIELD OBSERVATIONS AND OWNER PROVIDED DRAWINGS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES SHOWN, REFERENCED OR MARKED IN THE FIELD. CONTRACTOR TO REPORT ANY CONFLICTS IN THE FIELD TO THE ENGINEER. CONTRACTOR METHODS FOR UTILITY LOCATING SHALL AT A MINIMUM INCLUDE UTILIZING A UTILITY LOCATING COMPANY, HYDRO EXCAVATION, SOFT LOG AND POT HOLEING.
- CONTRACTOR TO VERIFY ACTUAL VERTICAL & HORIZONTAL INVERT LOCATIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
- STORM SEWER 12- INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12- INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 200 OR 18 IN PVC CONFORMING TO AWWA C-300. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
- STORM SEWER INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE.
- THE MINIMUM DEPTH OF COVER FOR BUILDING AND CANOPY ROOF DRAIN LEADERS WITHOUT INSULATION IS 5 FEET. INSULATE ROOF DRAIN LEADERS AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARD 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIBBED BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM H-40 PLASTIC FOAM INSULATION.
- INSTALL CLEANOUTS ON ALL ROOF DRAINS IN ACCORDANCE WITH 6.5.5.302.25 (3)(C)(1). THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 10- INCHES AND UNDER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1814-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.
- CONTRACTOR SHALL COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH GOVERNING UTILITY AGENCIES.
- CONTRACTOR SHALL INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER HWY-44-AS-40 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
- FOR ALL WATER MAIN CONNECTIONS, CONTRACTOR TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL THRU WALL FOR RESTRAINT FROM ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY. SEE ARCH / MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- MAINTAIN 7.0 FEET OF COVER OVER THE TOP OF THE WATER LINES TO THE FINISHED GRADE. VERIFY ELEVATION OF PROPOSED AND EXISTING WATER LINES AT ALL UTILITY CROSSINGS. INSTALL THE WATER LINES AT GREATER DEPTHS IN ORDER TO CLEAR STORM SEWERS, SANITARY SEWERS, OR OTHER UTILITIES AS REQUIRED.
- PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN ALL WATER AND SEWER LINES. PROVIDE A MINIMUM SEPARATION OF 18 INCHES AT ALL WATER LINE AND SEWER LINE CROSSINGS.
- WHERE EXISTING GAS, ELECTRIC, CABLE, OR TELEPHONE UTILITIES CONFLICT WITH THE WORK, COORDINATE THE ABANDONMENT, RELOCATION, OFFSET, OR SUPPORT OF THE EXISTING UTILITIES WITH THE APPROPRIATE LOCAL UTILITY COMPANIES. COORDINATE NEW GAS METER AND GAS LINE INSTALLATION, ELECTRIC METER AND ELECTRIC SERVICE INSTALLATION, CABLE SERVICE, AND TELEPHONE SERVICE INSTALLATION WITH THE LOCAL GOVERNING UTILITY COMPANIES.
- ALL SANITARY SEWER MUST BE SOLID-CORE, SDR-35, ASTM D3034 (OR APPROVED EQUAL) POLYVINYL CHLORIDE (PVC) PLASTIC PIPE FOR ALL DESIGNATED PVC SANITARY SEWER SERVICES. JOINTS FOR ALL SANITARY SEWER SHALL HAVE PUSH-ON JOINTS WITH ELASTOMERIC GASKETS. USE OF SOLVENT CEMENT JOINTS IS ALLOWED FOR BUILDING SERVICES. SOLVENT CEMENT JOINTS IN PVC PIPE MUST INCLUDE USE OF A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT. PIPE WITH SOLVENT CEMENT JOINTS SHALL BE JOINED WITH PVC CEMENT CONFORMING TO ASTM D2264. LAY ALL PVC PIPE ON A CONTINUOUS GRANULAR BED. INSTALLATION MUST COMPLY WITH ASTM D2237.
- THE MINIMUM DEPTH OF COVER FOR SANITARY SEWER WITHOUT INSULATION IS 5 FEET. INSULATE SANITARY SEWER SERVICES AT LOCATIONS WHERE THE DEPTH OF COVER IS LESS THAN 5 FEET. PROVIDE A MINIMUM INSULATION THICKNESS OF 2 INCHES. THE INSULATION MUST BE AT LEAST 4 FEET WIDE AND CENTERED ON THE PIPE. INSTALL THE INSULATION BOARD 6 INCHES ABOVE THE TOPS OF THE PIPES ON MECHANICALLY COMPACTED AND LEVELED PIPE BEDDING MATERIAL. USE HIGH DENSITY, CLOSED CELL, RIBBED BOARD MATERIAL EQUIVALENT TO DOW STYROFOAM H-40 PLASTIC FOAM INSULATION.
- TRACER WIRE LOCATING REQUIREMENTS - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS OF THE WISCONSIN STATUTES 182.107(5)(26) AND THE WISCONSIN DEPARTMENT OF COMMERCE COMM 82.300(1)(6).
- CLEANOUTS TO BE INSTALLED ON ALL SANITARY SEWER SERVICES. THE DISTANCE BETWEEN CLEANOUTS IN HORIZONTAL PIPING SHALL NOT EXCEED 100 FEET FOR PIPES 4- INCH AND OVER IN SIZE. CLEANOUTS SHALL BE OF THE SAME NOMINAL SIZE AS THE PIPES THEY SERVE. INCLUDE FROST SLEEVES AND CONCRETE FRAME AND PIPE SUPPORT. INSTALL A METER BOX FRAME AND SOLID LID (NEENAH R-1814-A, OR APPROVED EQUAL) OVER ALL CLEANOUTS.

UTILITY/MUNICIPAL CONTACTS

- COMMUNICATIONS
MCI
PH: 800.288.3427
- GAS & ELECTRIC
WPS
PH: 800.450.7290
- TELEPHONE
ATT&S or SPECTRUM
PH: 262.446.8921
- CABLE
TIME WARNER CABLE
PH: 262.446.8921
- STEVENS POINT
COMMUNITY DEVELOPMENT
CONTACT: BJ SCHNEIDER
PH: 715.345.1557
- STEVENS POINT
STORM SEWER
CONTACT: JOEL LEMKE
PH: 715.345.5268
- STEVENS POINT
WATER & WASTEWATER
CONTACT: TERENCE SINNERT
PH: 715.345.5268

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North

SCALE

0' 20' 40'

GRAPHIC SCALE: 1" = 20'

Project

CHAMPION XPRESS CAR WASH

Project Location

**5707 US HWY 10
STEVENS POINT, WI**

Sheet Name

UTILITY PLAN

**PRELIMINARY - NOT
FOR CONSTRUCTION**

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

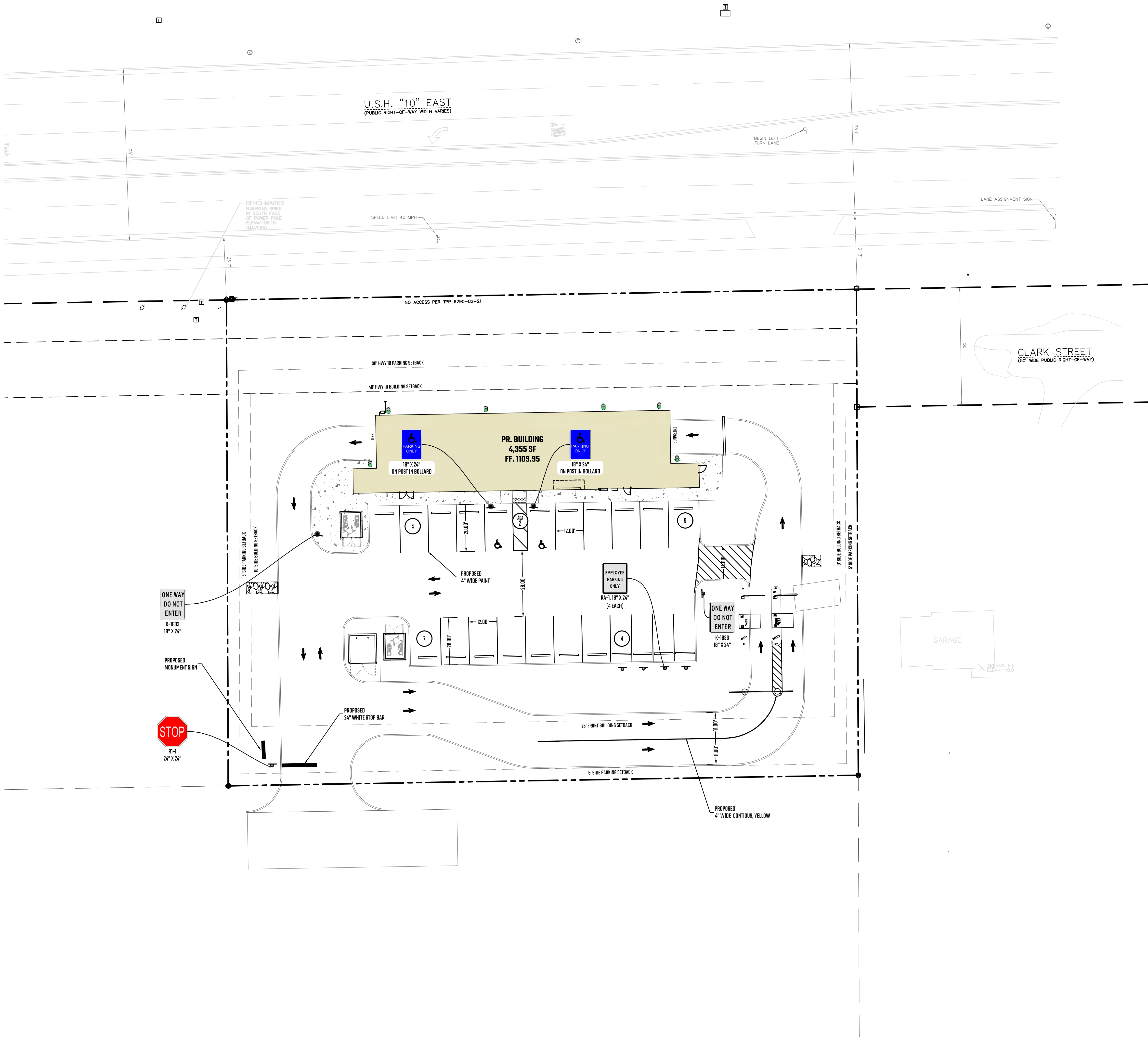
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PE Project No. 22-0027.007

Sheet No. C-8.0

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PAVEMENT MARKINGS & SIGNAGE LEGEND

- PROPOSED 24" WHITE STOP BAR (YELLOW IN CONCRETE AREAS)
- PROPOSED 4" THICK SOLID YELLOW LINE
- PROPOSED 12" WHITE SPECIAL EMPHASIS CROSSWALK MARKINGS PER COUNTY DETAILS V-11 & V-17
- PROPOSED 12" WHITE STANDARD CROSSWALK MARKINGS PER COUNTY DETAILS V-11 & V-17
- PROPOSED HATCH MARKINGS @ 45° & 2" O.C.
- PROPOSED ADA SYMBOL
- PROPOSED PAINTED ARROWS
- PROPOSED SIGN ON POST IN GREENBELT AS INDICATED ON PLANS
- PROPOSED SIGN ON POST IN BOLLARD AS INDICATED ON PLANS

PROPOSED PARKING DATA - CAR WASH-

EMPLOYEE PARKING STALLS	= 4
ADA STALLS (STD) PROVIDED	= 2
VACUUM BAY STALLS	= 16
TOTAL STALLS	= 22



PRIORITY ENGINEERING, LLC



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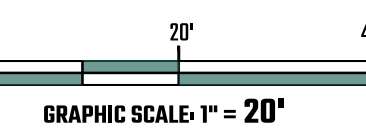
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North



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Project

CHAMPION XPRESS CAR WASH



Project Location

5707 US HWY 10
STEVENS POINT, WI

Sheet Name

PAVEMENT MARKING &
SIGNAGE PLAN

PRELIMINARY - NOT
FOR CONSTRUCTION

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date: 07/07/2023

Reviewed By: KMA

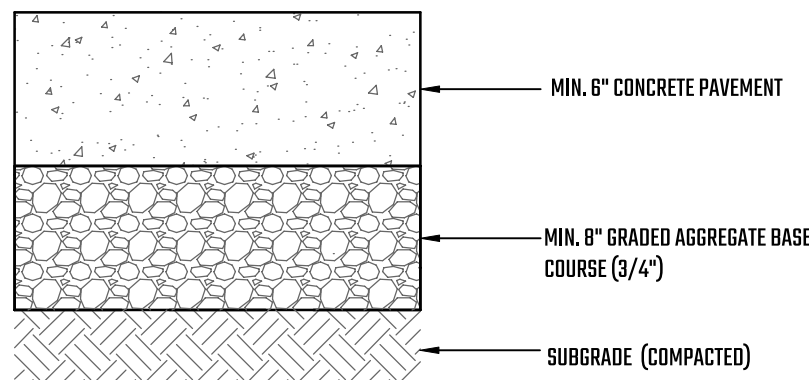
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Checked By: BF

PE Project No. 22-0027.007

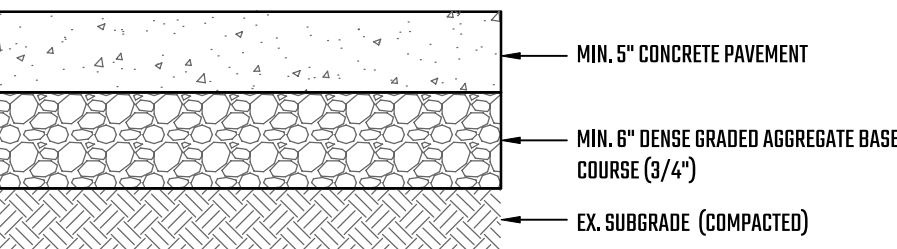
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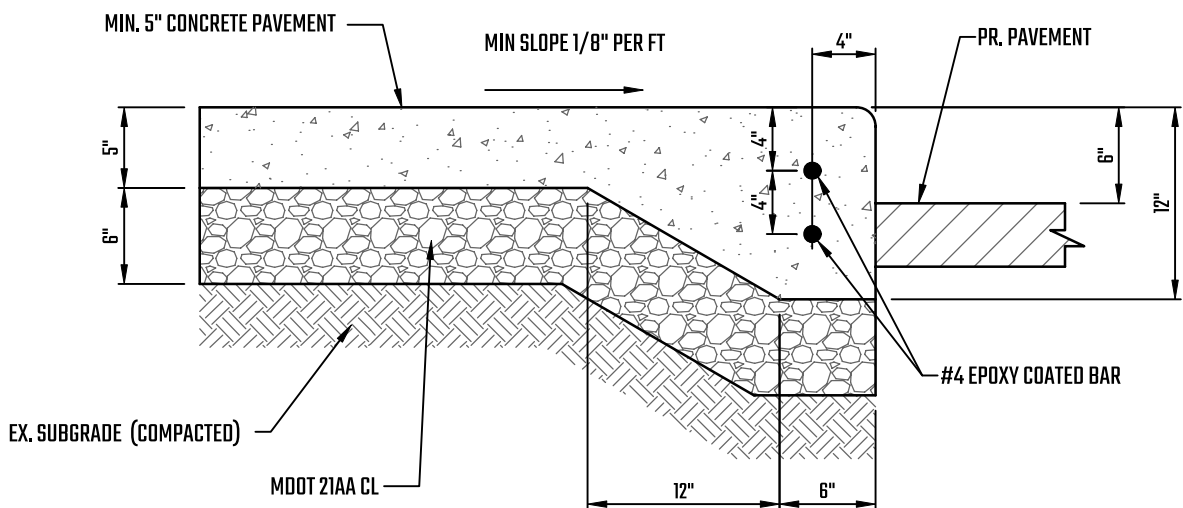
PCC OVER AGGREGATE BASE - DETAIL

NOT TO SCALE
* SEE GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS



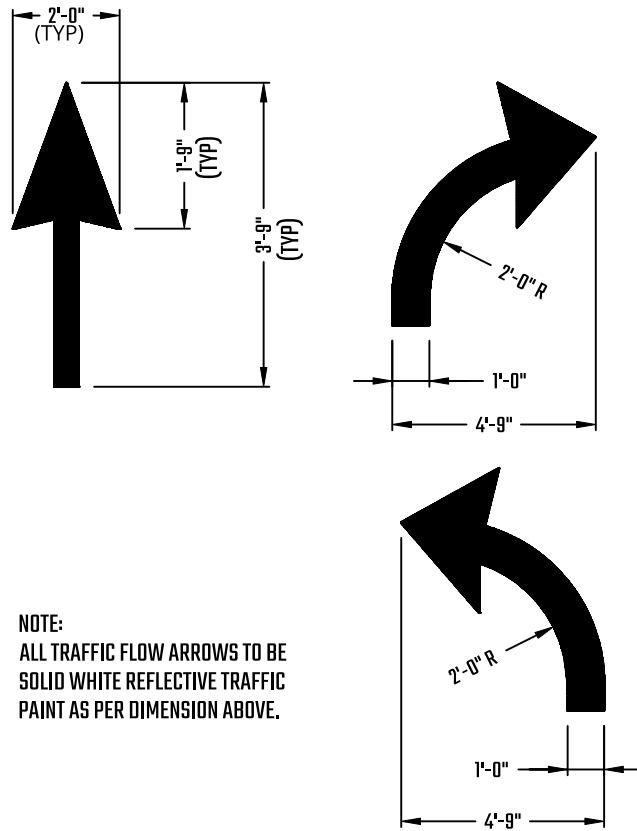
SIDEWALK - DETAIL

NOT TO SCALE



THICKENED EDGE SIDEWALK - DETAIL M110.05

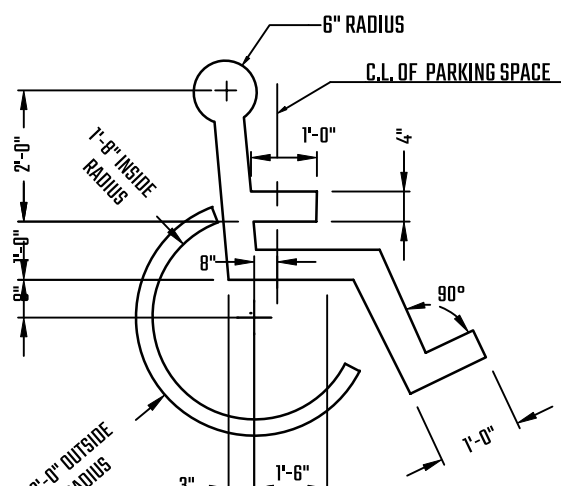
NOT TO SCALE



NOTE:
ALL TRAFFIC FLOW ARROWS TO BE
SOLID WHITE REFLECTIVE TRAFFIC
PAINT AS PER DIMENSION ABOVE.

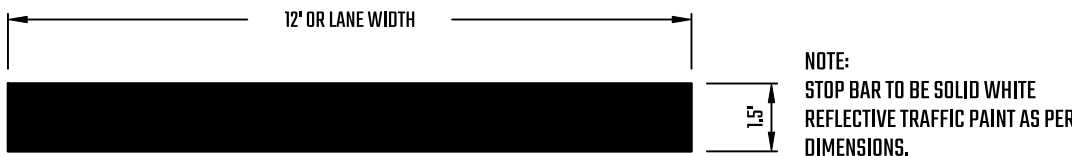
TRAFFIC FLOW ARROWS - DETAIL

NOT TO SCALE



BARRIER FREE - DETAIL M130.02

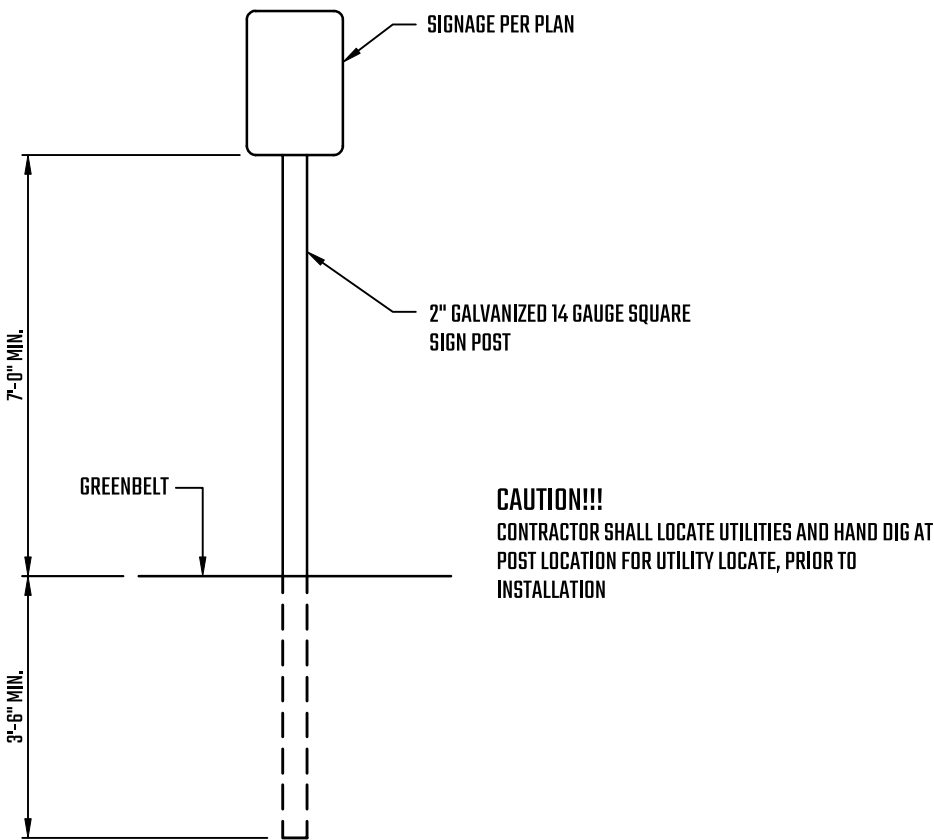
NOT TO SCALE



NOTE:
STOP BAR TO BE SOLID WHITE
REFLECTIVE TRAFFIC PAINT AS PER
DIMENSIONS.

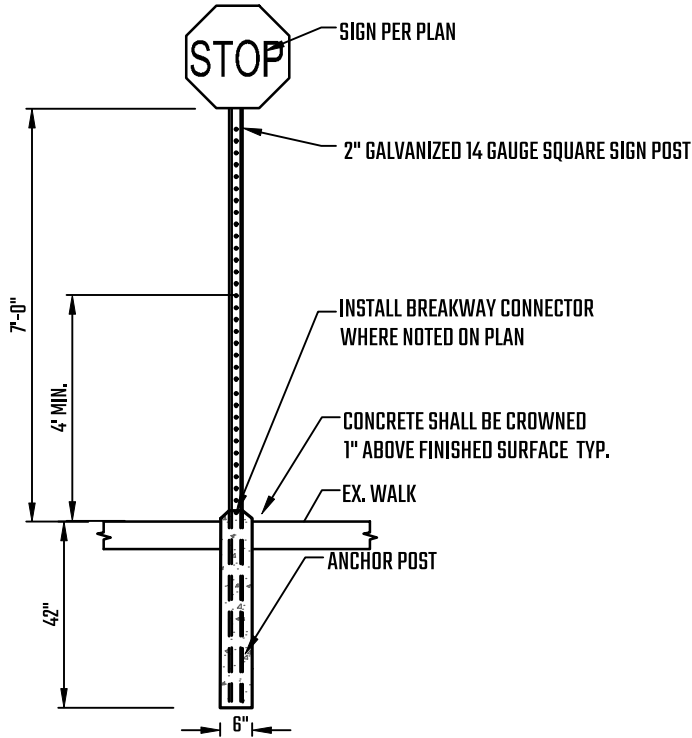
STOP BAR WITH STOP - DETAIL

NOT TO SCALE



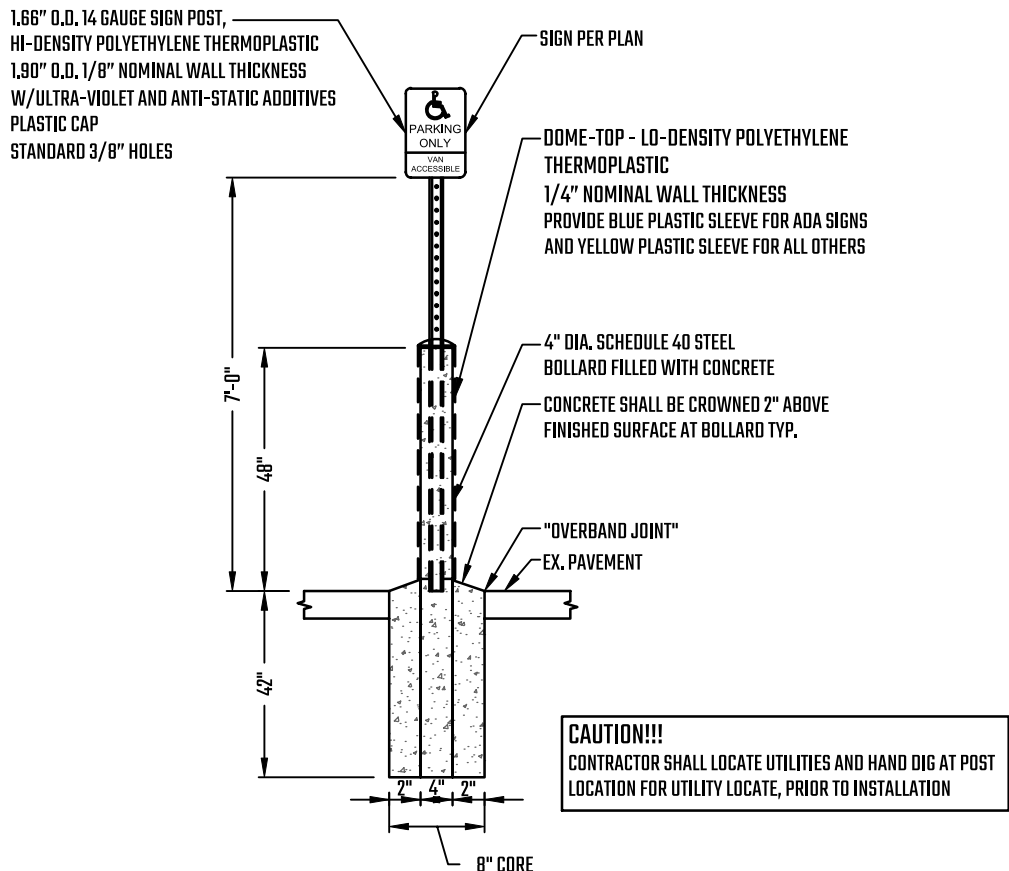
PARKING SIGN WITH POST IN GREENBELT

NOT TO SCALE



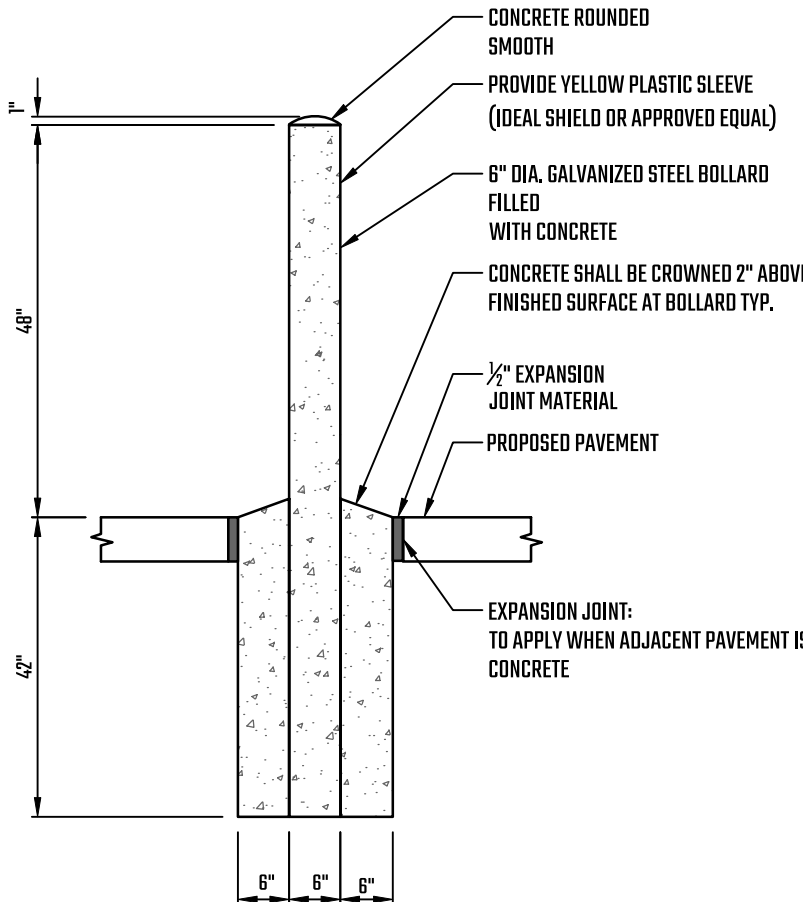
SIGN IN CONCRETE DETAIL

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BOLLARD SIGN SYSTEM DETAIL

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BOLLARD WITH CONCRETE - DETAIL M119.01

NOT TO SCALE



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North

SCALE

Project

PROJECT NAME

Project Location

1743 WISCONSIN AVE
GRAFTON, WI

Sheet Name

DETAILS

ISSUED FOR SITE
PLAN APPROVAL

Revisions

REV	ISSUED FOR	ISSUE DATE	BY

Date:

Reviewed By:

ENG/CADD:

Checked By:

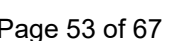
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22-0008

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HELT DESIGN

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INFO@HELTDDESIGN.COM

PROJECT NAME:

CHAMPION XPRESS CAR WASH FOR 7B BUILDING AND DEVELOPMENT

PROJECT NO: 00000

PROJECT ADDRESS:

STREET, LINE 2 STATE, ZIP

SEAL:

GENERAL NOTES

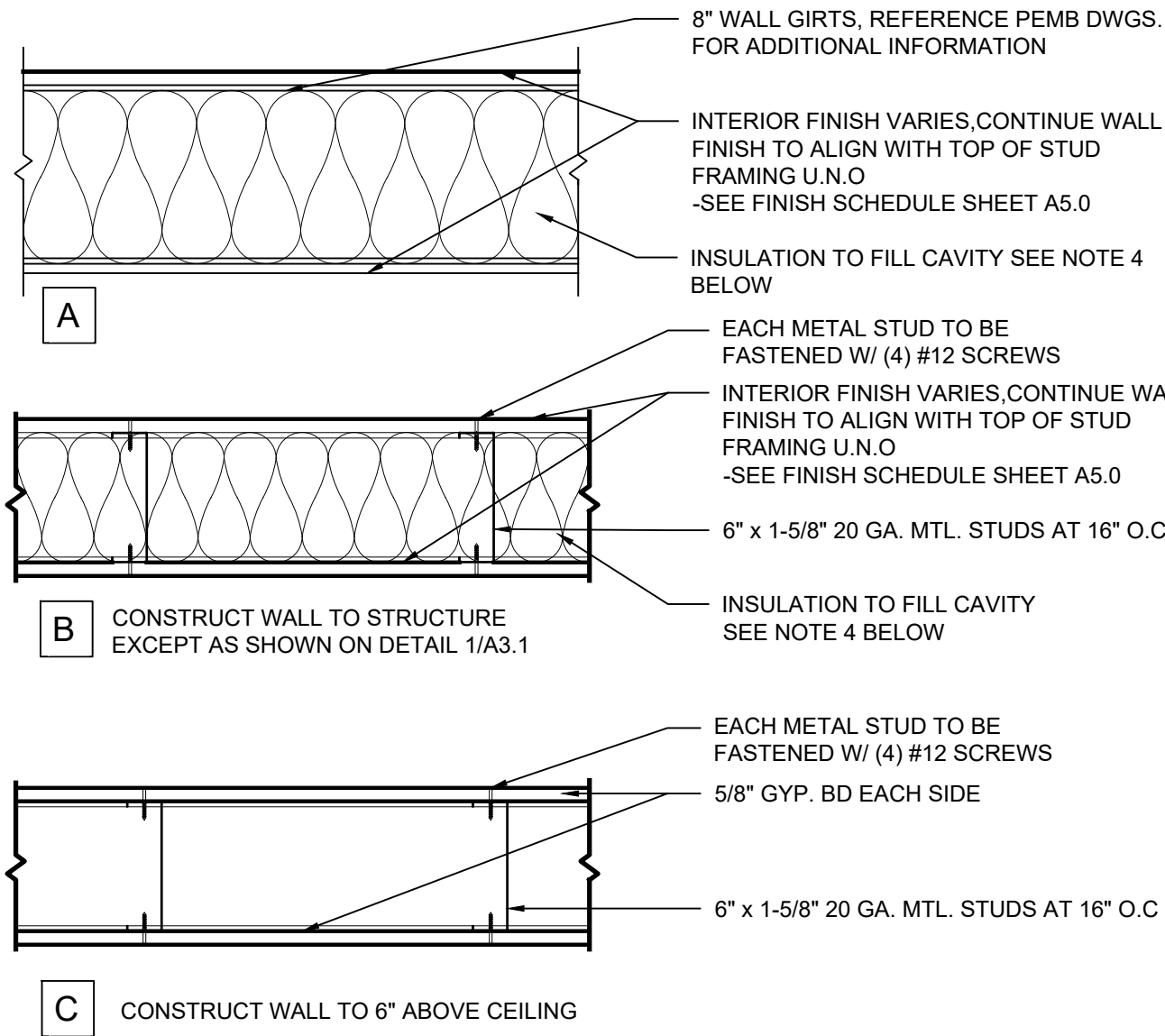
- DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL FIELD VERIFY ALL CONTROL POINTS INCLUDING FLOOR TO FLOOR HEIGHTS AS WELL AS STRUCTURAL GRID LINES PRIOR TO COMMENCING WORK. ARCHITECT SHALL BE NOTIFIED OF ANY MEASUREMENTS THAT VARY FROM THOSE INDICATED.
- ALL INTERIOR DIMENSIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- TYPICAL OFFSET FOR DOORS IS 4" FROM FACE OF FRAMING TO ROUGH OPENING ON HINGE SIDE.
- ALL WALLS THAT EXTEND TO B.O. STRUCTURE. USE SLIP TRACK AT ALL WALLS THAT ENGAGE ROOF DECK
- PROVIDE METAL STRAPPING / WOOD BLOCKING IN WALLS FOR SUPPORT OF ALL WALL MOUNTED ITEMS.
- GC TO COORDINATE WITH OWNER ALL BUILDING SECURITY REQUIREMENTS, DATA, AUDIO, TELECOMMUNICATIONS, CABLE AND OR SATELLITE DOOR KEYING & HARDWARE REQUIREMENTS.
- GC SHALL PROVIDE ALLOWANCES FOR ANY ITEMS NOT SPECIFICALLY SHOWN INCLUDING ALL UTILITY CONNECTIONS.
- GC IS TO PROVIDE ALL CODE REQUIRED SIGNAGE PER ACCESSIBILITY STANDARDS.
- ALL DOORS, DOOR HARDWARE, CLOSERS AND THRESHOLDS AT DOORS TO BE INSTALLED IN ACCORDANCE WITH ACCESSIBILITY STANDARDS.
- FURNITURE TO BE PROVIDED AND INSTALLED BY OWNER.
- ALL INSULATION WHERE EXPOSED SHALL BE UNFACED OR FOIL FACED AND HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450
- ALL UTILITIES STUB UPS TO ALL EQUIPMENT INCLUDING OWNER PROVIDED EQUIPMENT MUST BE COORDINATED IN FIELD PRIOR TO CONC. SLAB POUR.

TREATED LUMBER TO METAL STUDS NOTE

IN LOCATIONS THAT REQUIRE ATTACHMENT OF TREATED LUMBER TO METAL STUDS, INCLUDING BUT NOT LIMITED TO, EXTERIOR GRADE PLYWOOD OR TREATED WOOD BLOCKING, SHALL USE EITHER GALVANIZED METAL STUDS OR A BARRIER PROVIDED TO PREVENT DIRECT CONTACT OF THE TREATED LUMBER TO THE NON GALVANIZED METAL STUDS. METHOD OF BARRIER CAN BE ACHIEVED BY USE OF THERMAL TAPE, A BREATHABLE MEMBRANE, OR OTHER SIMILAR METHOD. METHOD OF SEPARATION SHALL NOT CREATE A DOUBLE VAPOR BARRIER WALL SYSTEM.

ALL SCREWS THROUGH TREATED LUMBER SHALL BE EITHER HOT DIP GALVANIZED OR STAINLESS STEEL SCREWS.

WALL TYPES

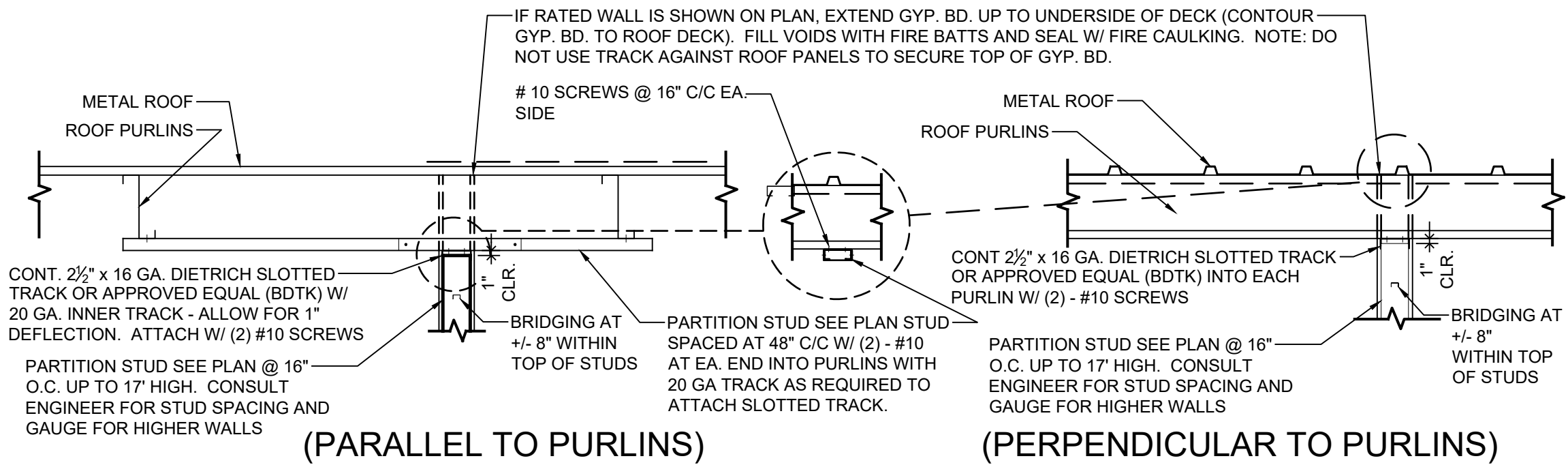


NOTES:

- G.C. TO INSTALL BLOCKING AS REQUIRED FOR NECESSARY FIXTURES / GRAB BARS. COORDINATE LOCATION WITH PLANS.
- (M.R.) MOISTURE RESISTANT GWB TO BE USED AT WET LOCATIONS
- G.C. TO PROVIDE PRICING FOR PVC WALL PANELS FROM THE FOLLOWING MANUFACTURERS: EXTRUTECH PLASTICS, INC & EZ LINER, LLC
- INTERIOR WALL INSULATION SEE COMCHECK SHEET T2.0 FOR LOCATION.

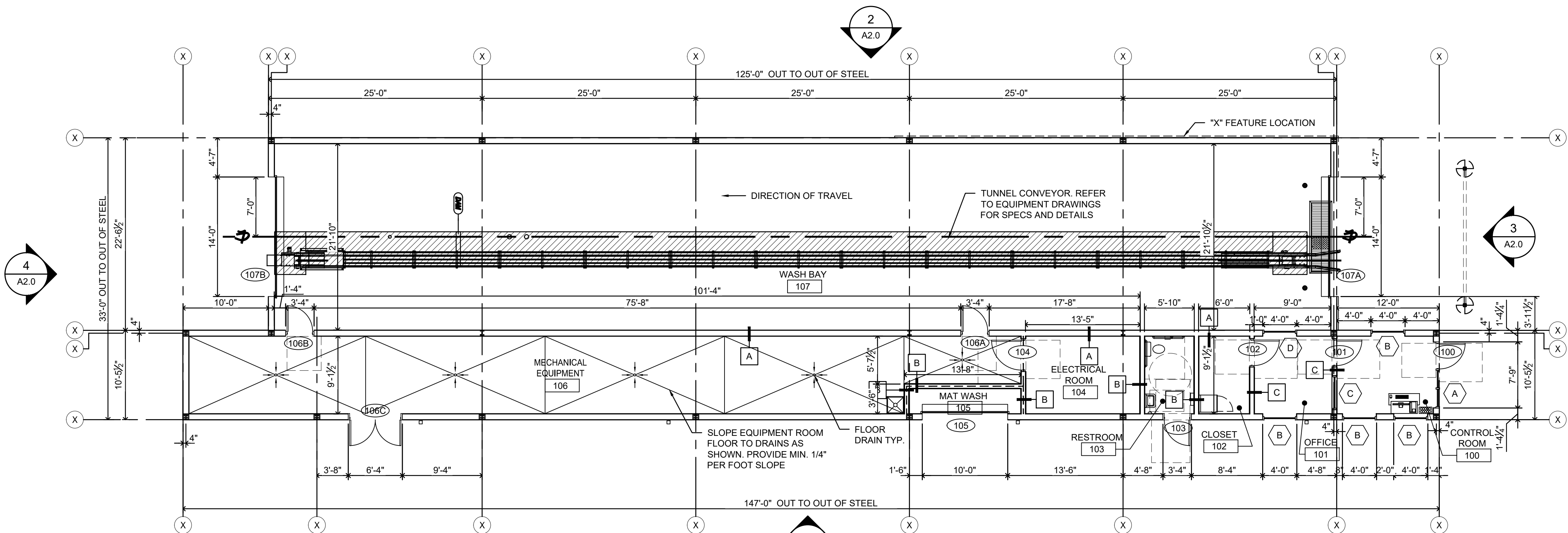
LEGEND

000	WINDOW TYPE. SEE WINDOW GLAZING ELEVATION ON SHEET A5.1
000	DOOR TYPE. SEE DOOR SCHEDULE ON SHEET A5.0
=====	INTERIOR STUD WALL ON 2" CONCRETE CURB AT MECHANICAL ROOM PERIMETER INCLUDING DOOR LOCATIONS



2 SLIP TRACK DETAIL

SCALE = NTS



1 FLOOR PLAN

SCALE = 1/8" = 1'-0"

CORPORATE ENTITY:

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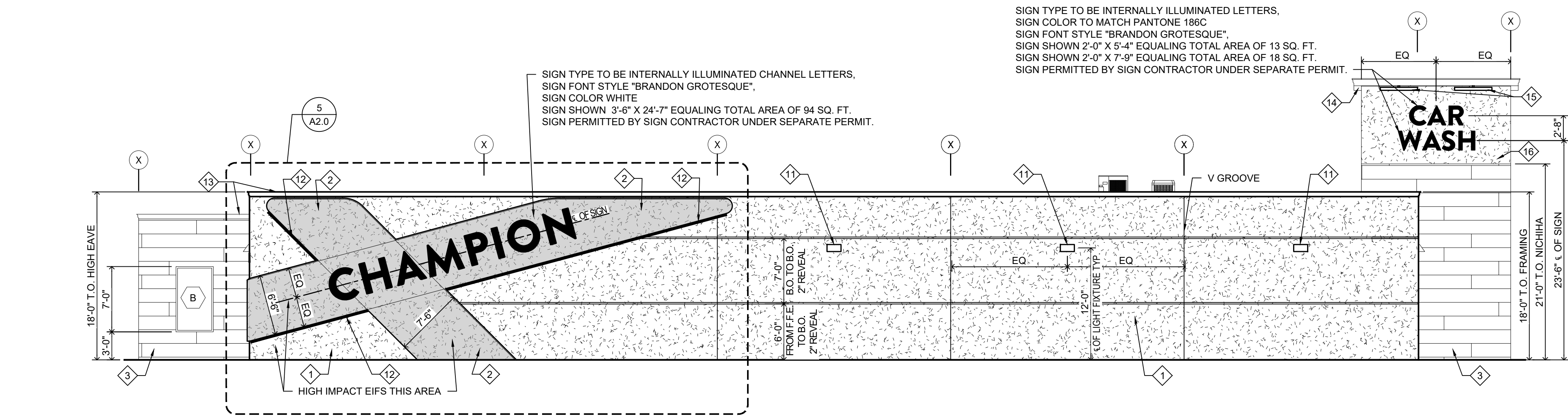
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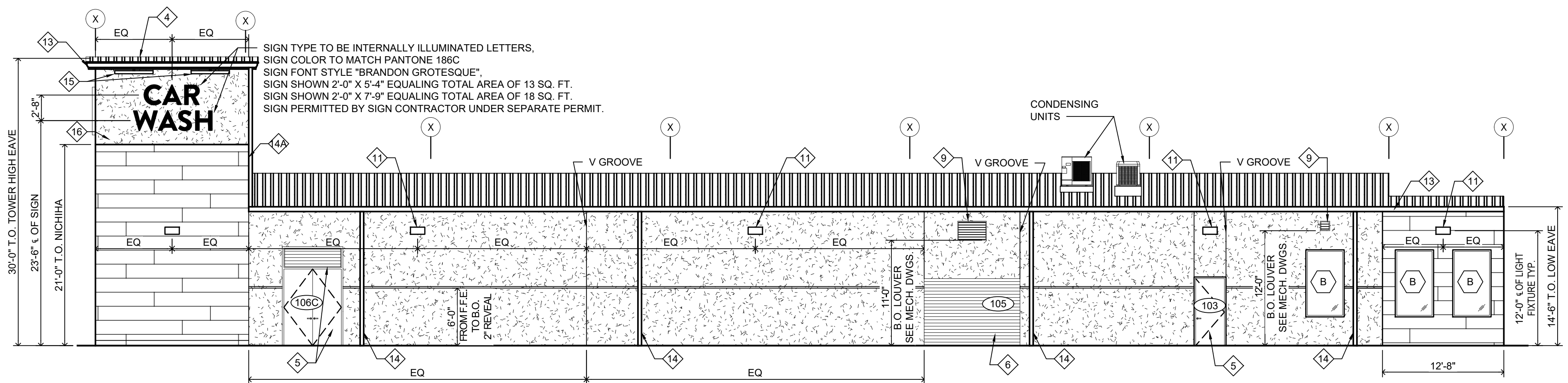
FLOOR PLAN, WALL TYPES & NOTES

SHEET NUMBER:

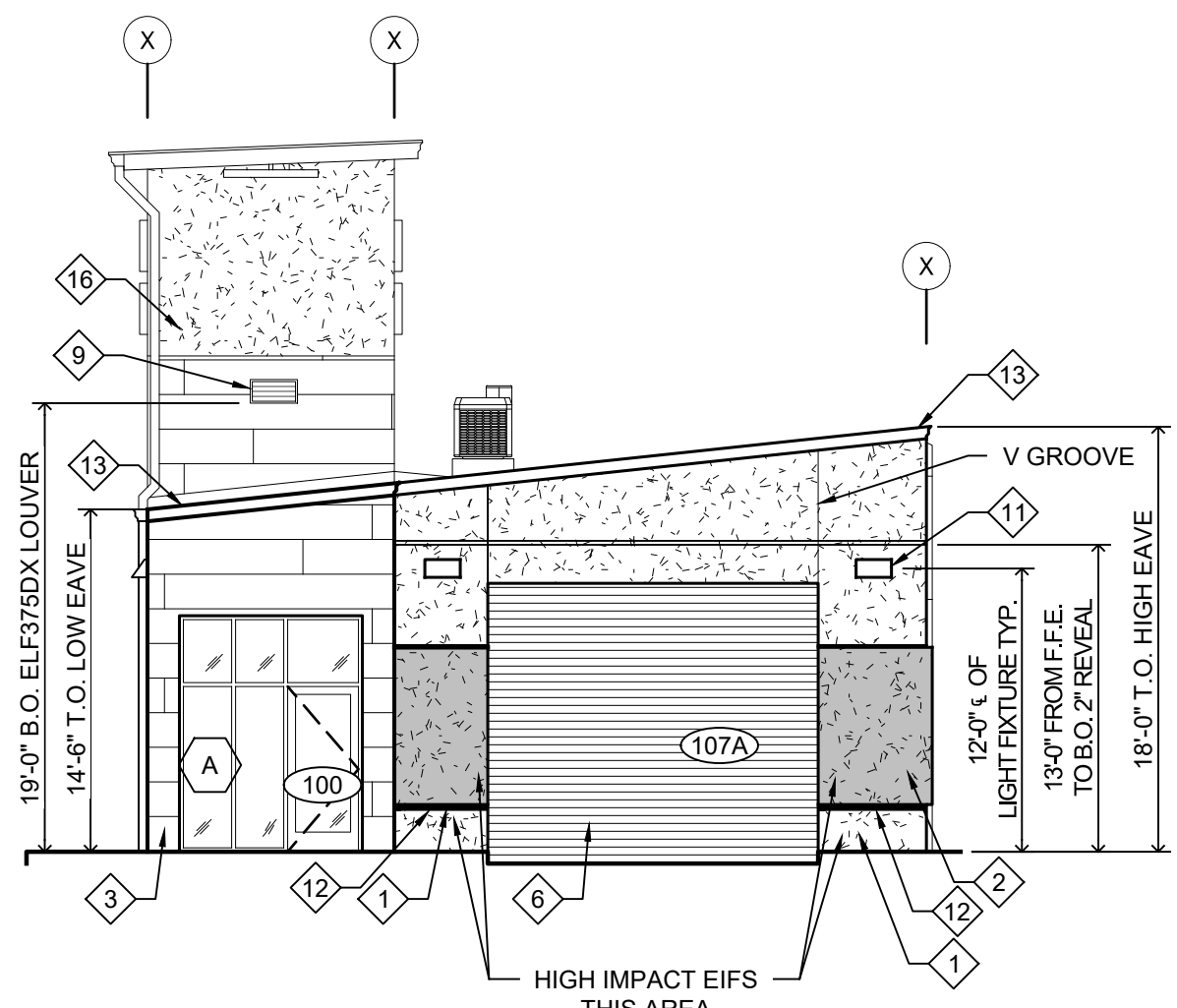
A1.0



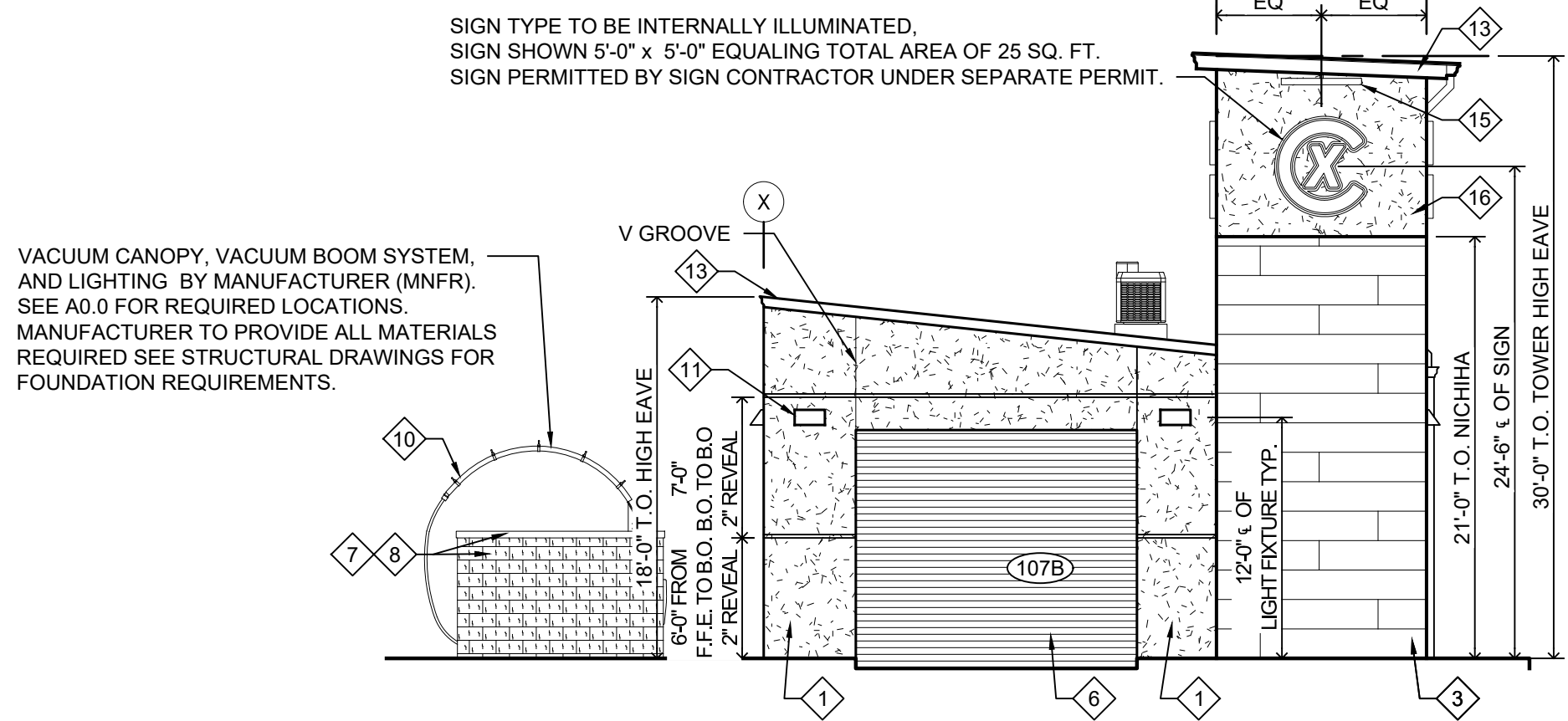
1 ELEVATION (TUNNEL SIDE)
A2.0 SCALE = 1/8" = 1'-0"



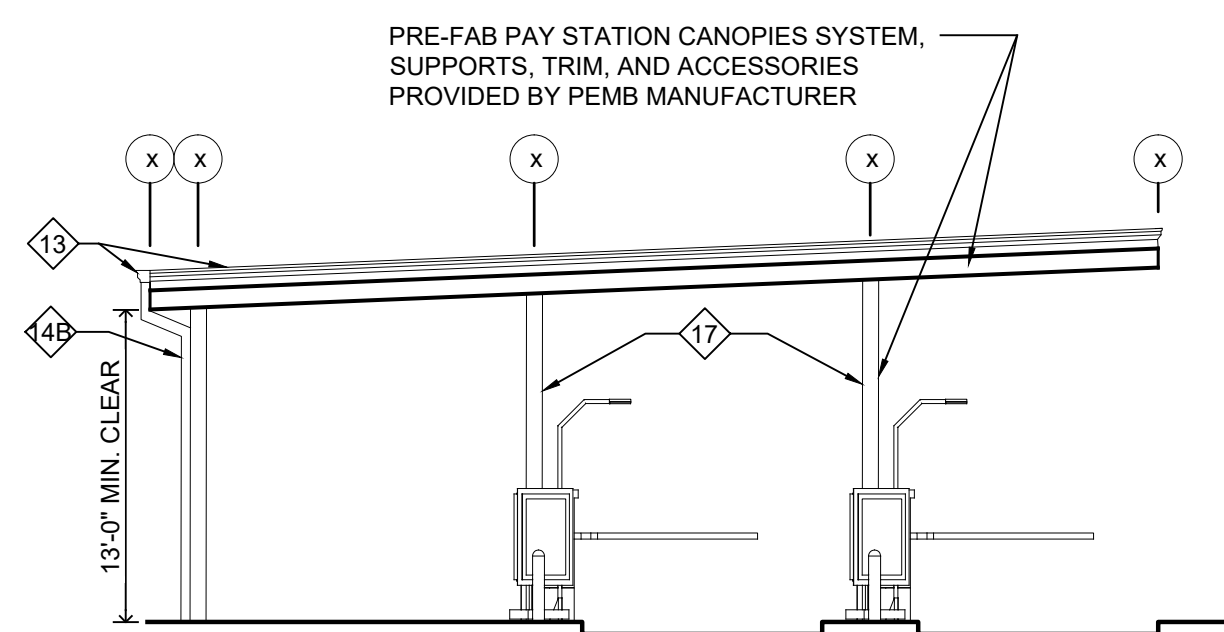
2 ELEVATION (PARKING)
A2.0 SCALE = 1/8" = 1'-0"



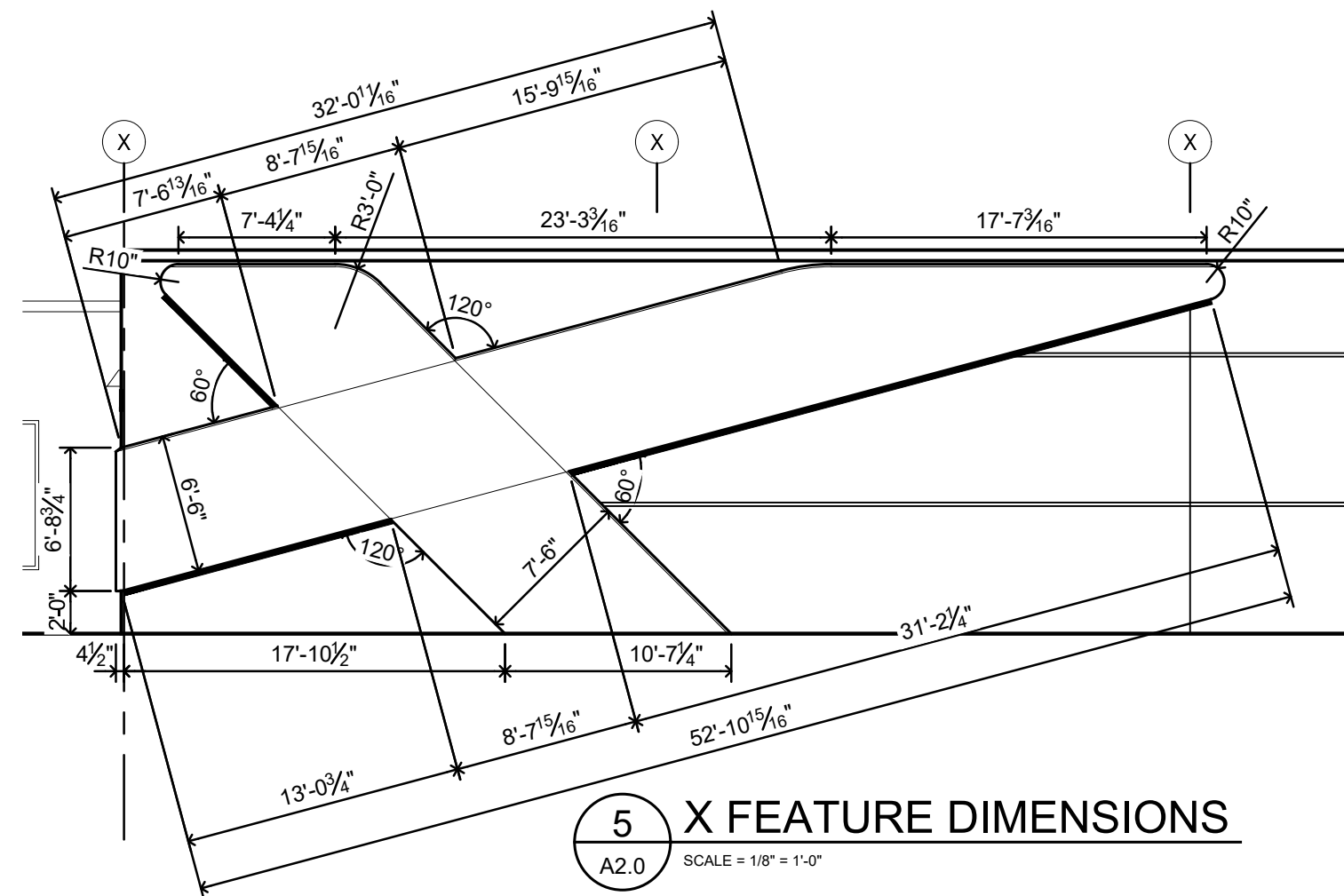
3 ELEVATION (ENTRANCE TUNNEL)
A2.0 SCALE = 1/8" = 1'-0"



4 ELEVATION (EXIT TUNNEL)
A2.0 SCALE = 1/8" = 1'-0"



6 PEMB PAY STATION CANOPY
A2.0 SCALE = 1/8" = 1'-0"



LEGEND	
000	WINDOW TYPE. SEE WINDOW GLAZING ELEVATION ON SHEET A5.0
000	DOOR TYPE. SEE DOOR SCHEDULE ON SHEET A5.0
000	FINISH TYPE. SEE EXTERIOR FINISH SPEC. LEGEND

EXTERIOR FINISH SPEC. LEGEND	
NOTE: SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION	
1	EIFS WALL SYSTEM MANUF: STO OR EQUAL COLOR: STO 37110 TEXTURE: STOLIT 1.5 (MEDIUM)
2	EIFS WALL SYSTEM AT "X" MANUF: STO OR EQUAL COLOR: STO 35140 TEXTURE: 81130 STOLIT 1.0 DARK GLOSSY
3	FIBER CEMENT PANEL SYSTEM MANUF: NICHHA SERIE: CORBOSA CONCRETE SERIES COLOR: SHADOW
4	MAIN BUILDING ROOF PANEL MANUF: WHIRLWINDSTEEL COLOR: GALVALUME PLUS STYLE: SUPER SPAN X
5	PAINT FINISH DOORS, AND LOUVER ON HOLLOW METAL DOOR MANUF: SHERWIN WILLIAMS COLOR: SW 7662 (1 PRIME + 2 COATS COLOR) NAME: EVENING SHADOW
6	PAINT FINISH (1 PRIME + 2 COATS COLOR) MANUF: IFS COATING COLOR: RAL 90333 CRYSTAL WHITE PRODUCT#: PLSF 80037/PAINT FINISH
7	SPLIT FACE CMU COLOR: PAINTED TO MATCH EIFS WALL SYSTEM
8	CMU WALL CAP TO MATCH CMU
9	LOUVERS TO MATCH ADJACENT FINISH COLOR
10	VACUUM BOOM FRAME MANUF: SONNY COLOR: TO MATCH PANTONE 285C
11	WALL PACK - SEE ELECTRICAL CENTER BETWEEN EIFS GROVE TYP. U.N.O.
12	COVE LIGHTING FEATURE - SEE ELECTRICAL
13	GUTTER, RAKE TRIM & ACCESORIES MANUF: WHIRLWINDSTEEL COLOR: BLACK
14	DOWNSPOUTS BY PEMB COLOR: POLAR WHITE - SEE CIVIL FOR CONNECTION TO STORM LINE
14A	DOWNSPOUTS AND SOFFIT AT TOWER BY PEMB COLOR: POLAR WHITE -ROUTE DOWNSPOUT AT TOWER TO DRAIN DIRECTLY INTO MAIN ROOF GUTTER
14B	PEMB PAY STATION CANOPY DOWNSPOUT COLOR: POLAR WHITE -DOWNSPOUTS TO HAVE CONCRETE SPLASH BLOCK
15	LINEAR LIGHT FIXTURE WITH HOUSE SHIELD - SEE ELECTRICAL
16	EIFS WALL SYSTEM AT TOWER MANUF: STO OR EQUAL COLOR: STO 16287 TEXTURE: STOLIT 1.0 (FINE)
17	PAINT FINISH FOR PEMB STRUCTURE MANUF: SHERWIN WILLIAMS COLOR: SW 7662 (1 PRIME + 2 COATS COLOR) NAME: EVENING SHADOW

NOTE: SIGN CONTRACTOR SHALL ENGINEER ATTACHMENT OF SIGN TO BUILDING STRUCTURE
AND DETERMINE NUMBER OF FASTENERS, SIZE OF FASTENERS, AND ATTACHMENT POINTS.
FASTENERS SHALL BE BLIND TO BE INSTALLED FROM EXTERIOR ONLY. PROVIDE PIPE SPACER
TO AVOID CRUSHING WALL FINISH. SEAL ALL PENETRATION WATERTIGHT.

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BELMONT, NC 28012

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INFO@HELTDESIGN.COM
PROJECT NAME:

CHAMPION
XPRESS
CAR WASH FOR
7B BUILDING AND
DEVELOPMENT

PROJECT NO: 00000

PROJECT ADDRESS:
STREET,
LINE 2
STATE, ZIP

SEAL:

CORPORATE ENTITY:

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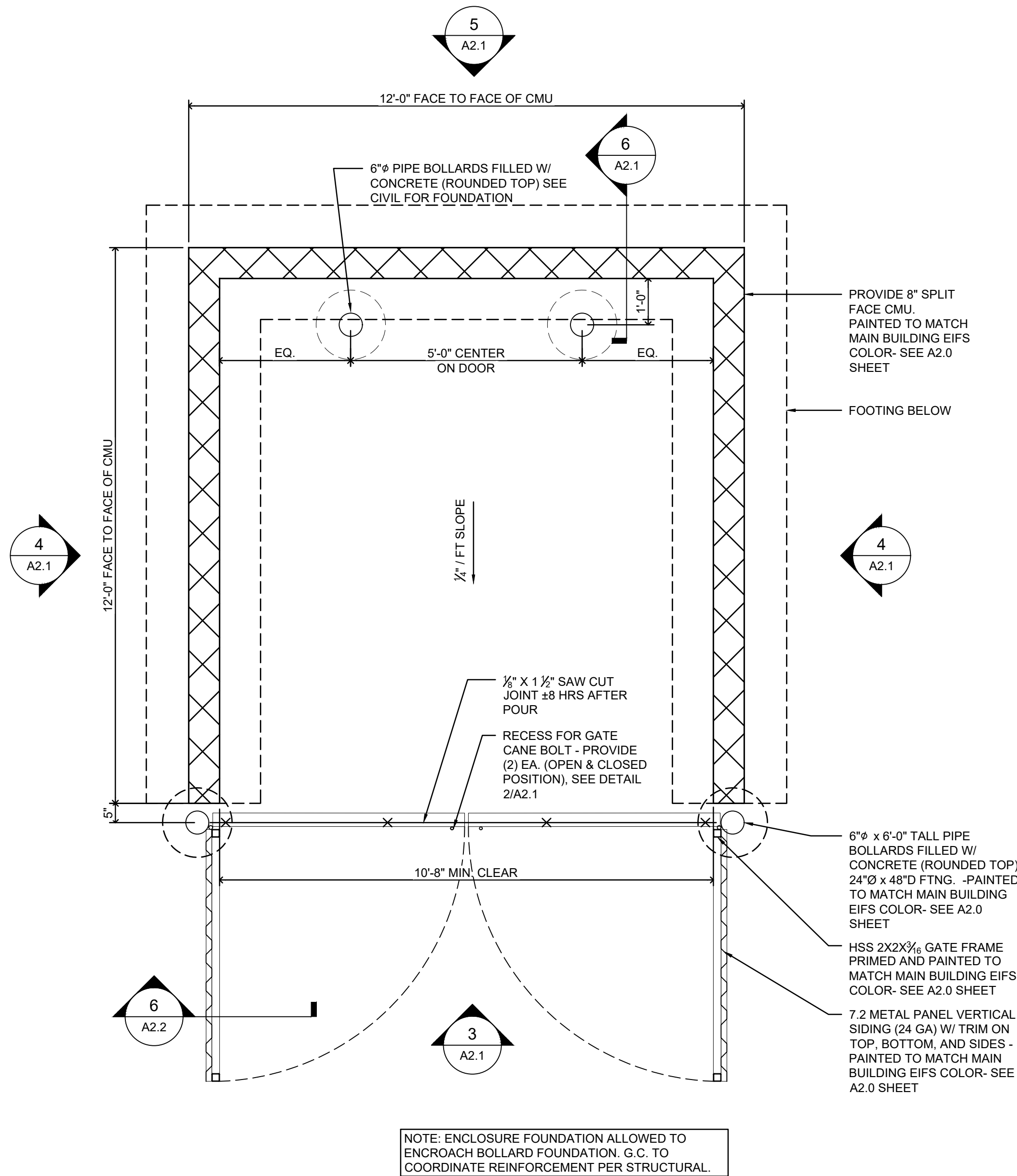
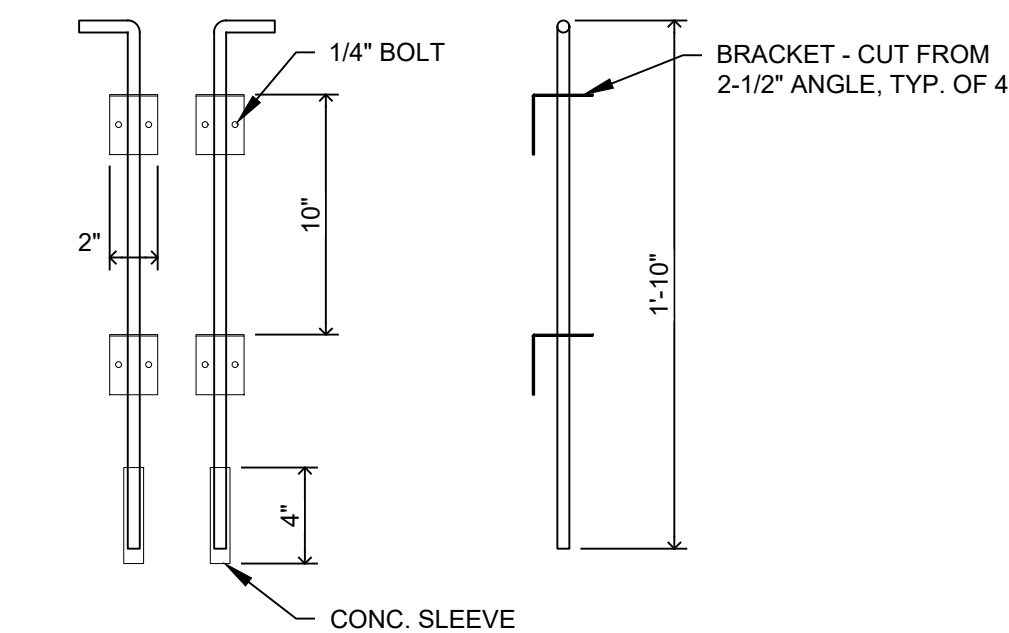
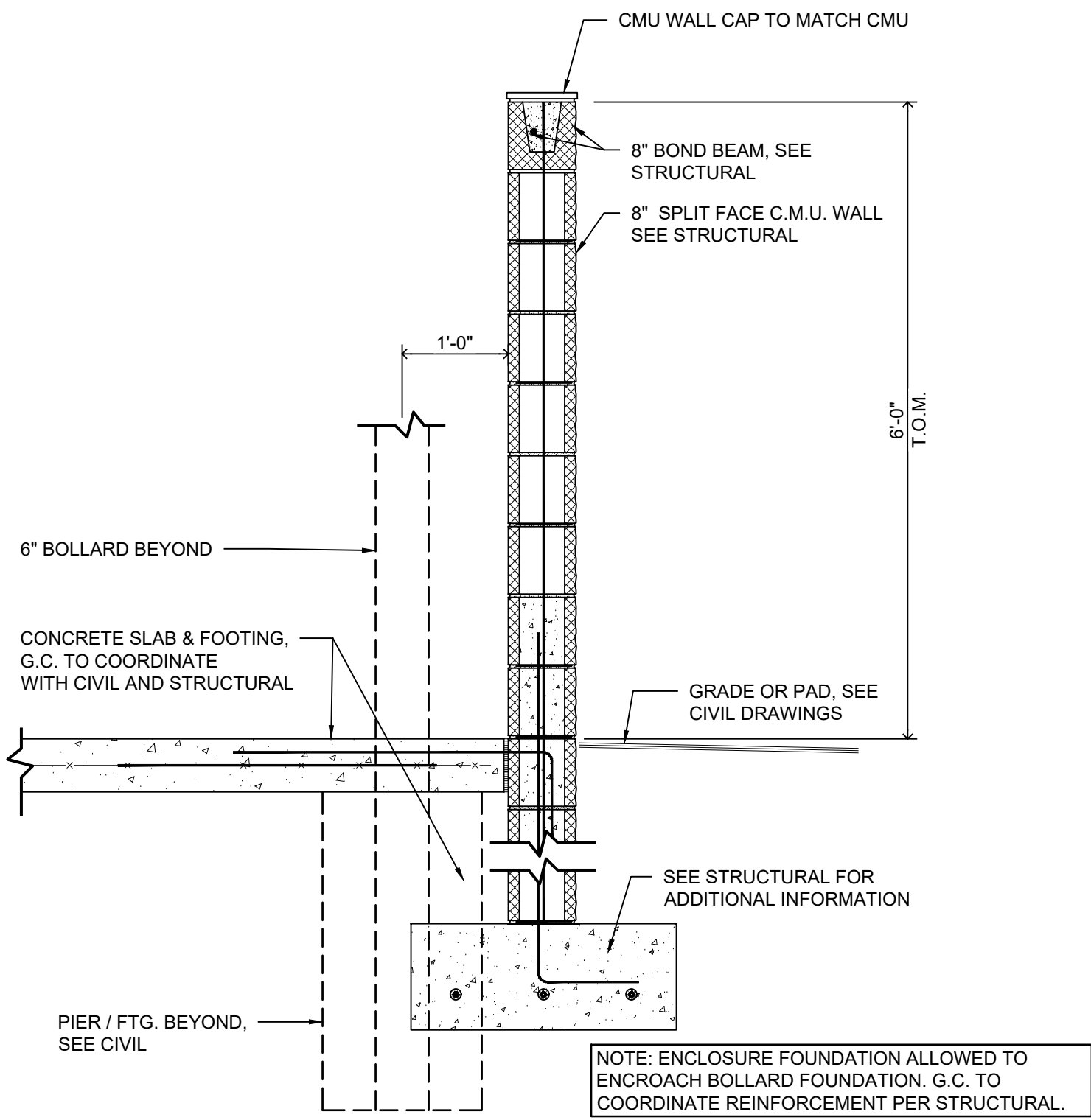
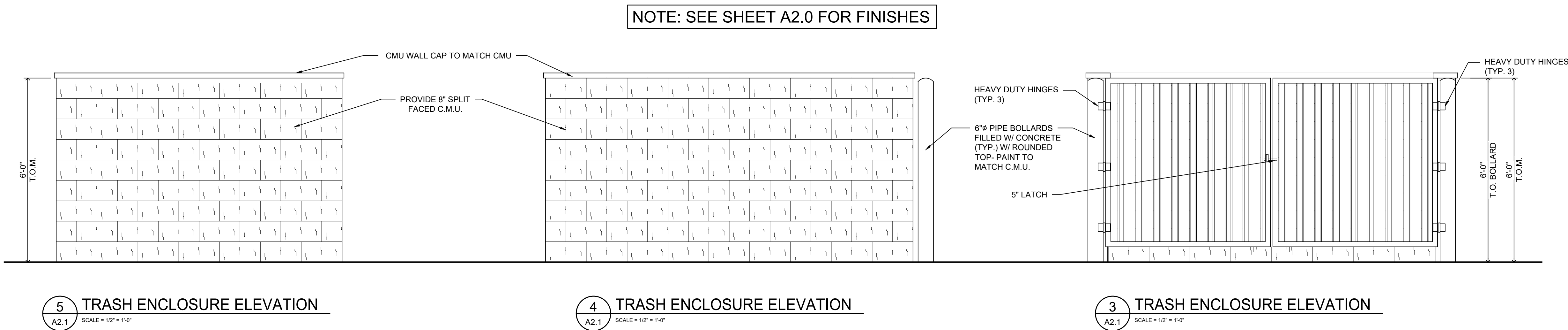
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DATE: XX/XX/XXXX

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:

A2.0



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NO.	DATE	DESCRIPTION

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DATE: XX/XX/XXXX

SHEET TITLE:
**TRASH ENCLOSURE
PLAN & ELEVATIONS**

SHEET NUMBER:

A2.1



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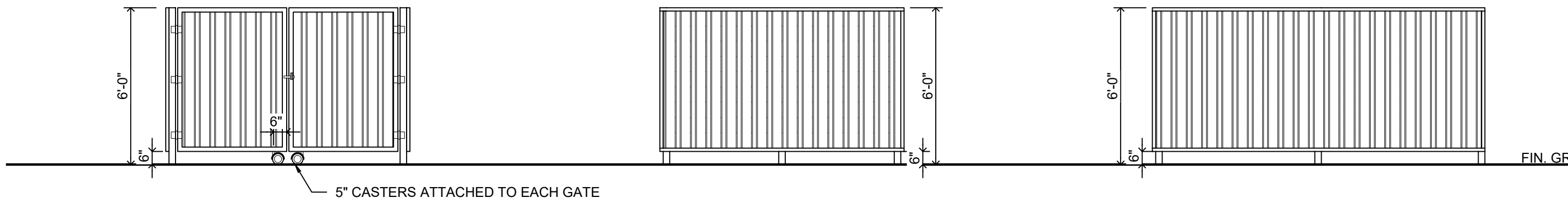
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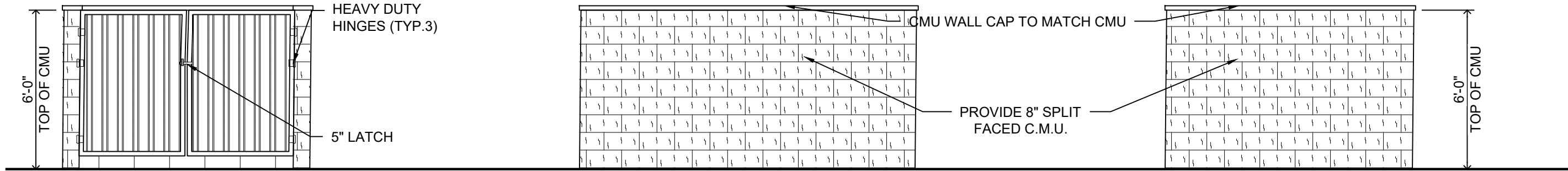
SHEET TITLE:
**VACUUM
ENCLOSURE PLAN
& ELEVATIONS**

SHEET NUMBER:

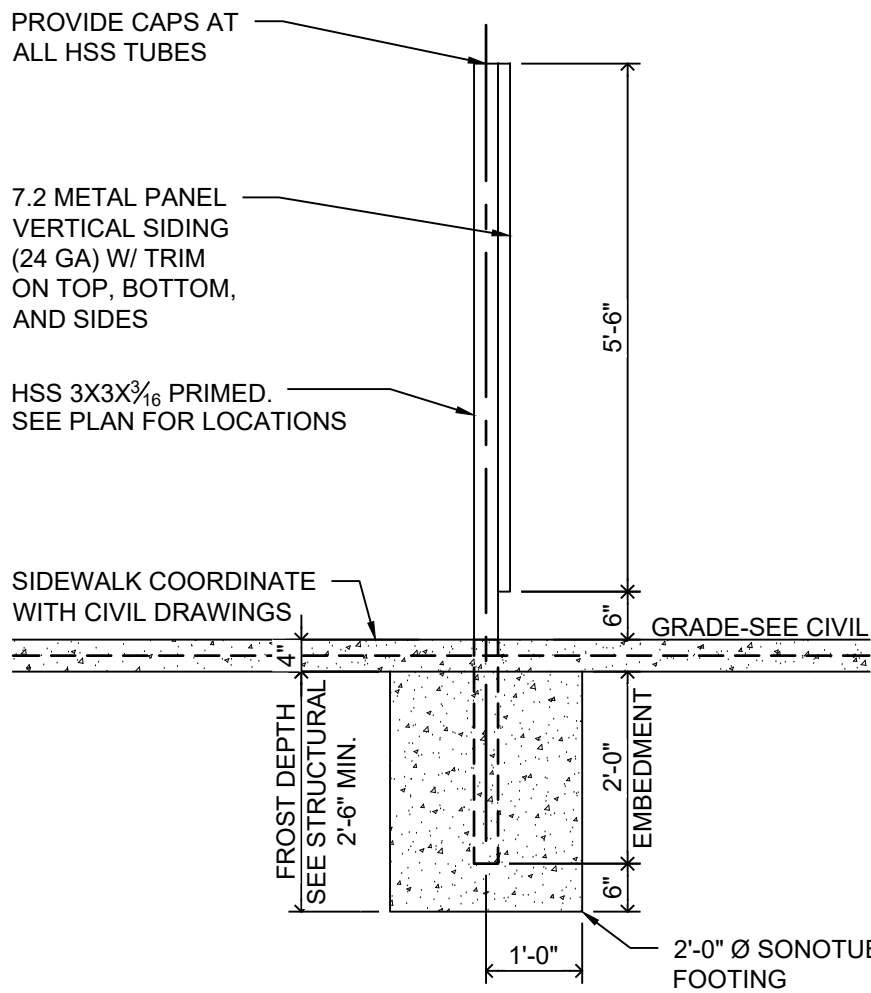
A2.2



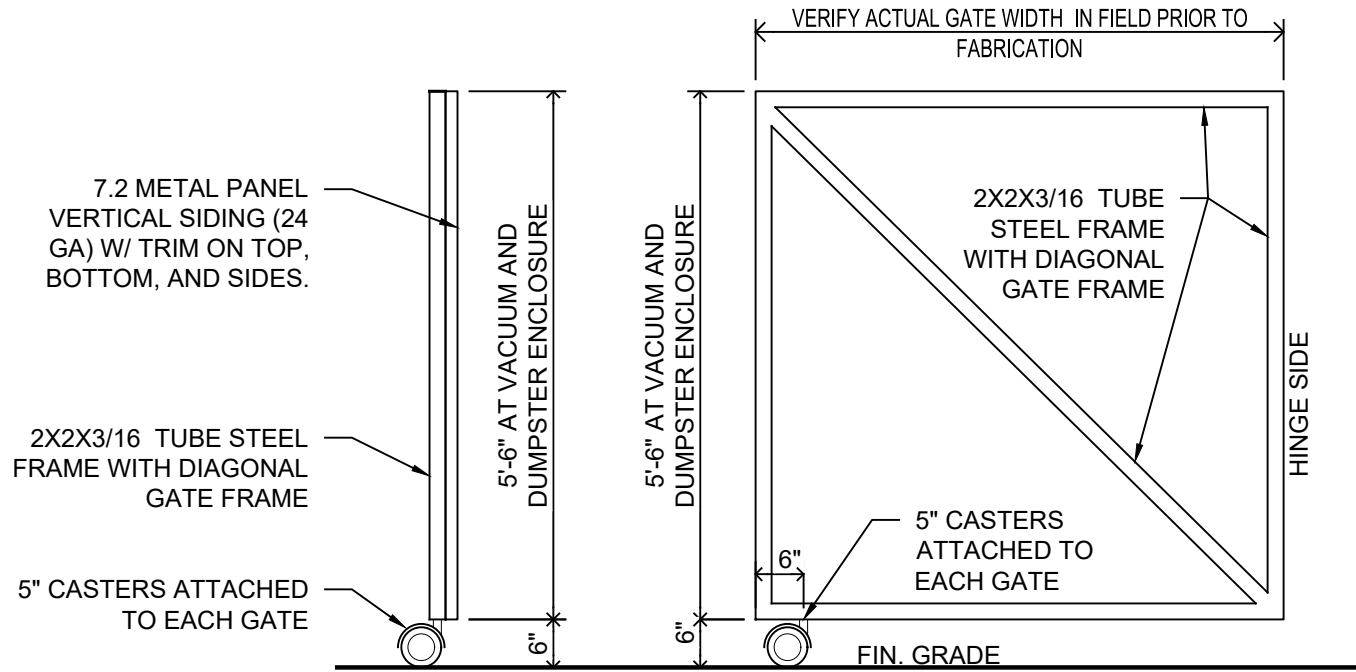
10 VACUUMENCLOSURE ELEVATION 9 VACUUM ENCLOSURE ELEVATION 8 VACUUM ENCLOSURE ELEVATION
A2.2 SCALE = 1/4" = 1'-0" A2.2 SCALE = 1/4" = 1'-0" A2.2 SCALE = 1/4" = 1'-0"



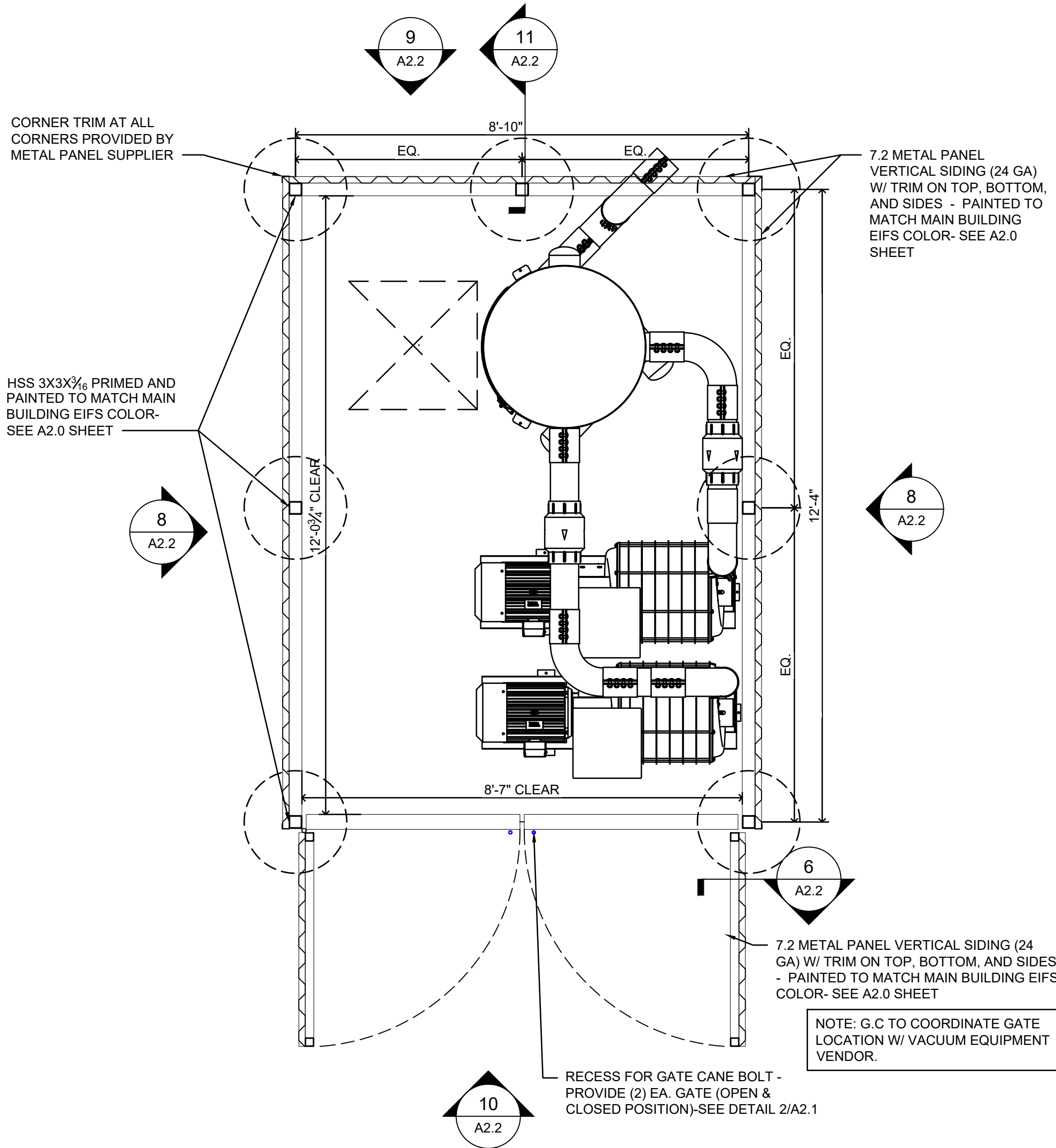
5 VACUUM ENCLOSURE ELEVATION 4 VACUUM ENCLOSURE ELEVATION 3 VACUUMENCLOSURE ELEVATION
A2.2 SCALE = 1/4" = 1'-0" A2.2 SCALE = 1/4" = 1'-0" A2.2 SCALE = 1/4" = 1'-0"



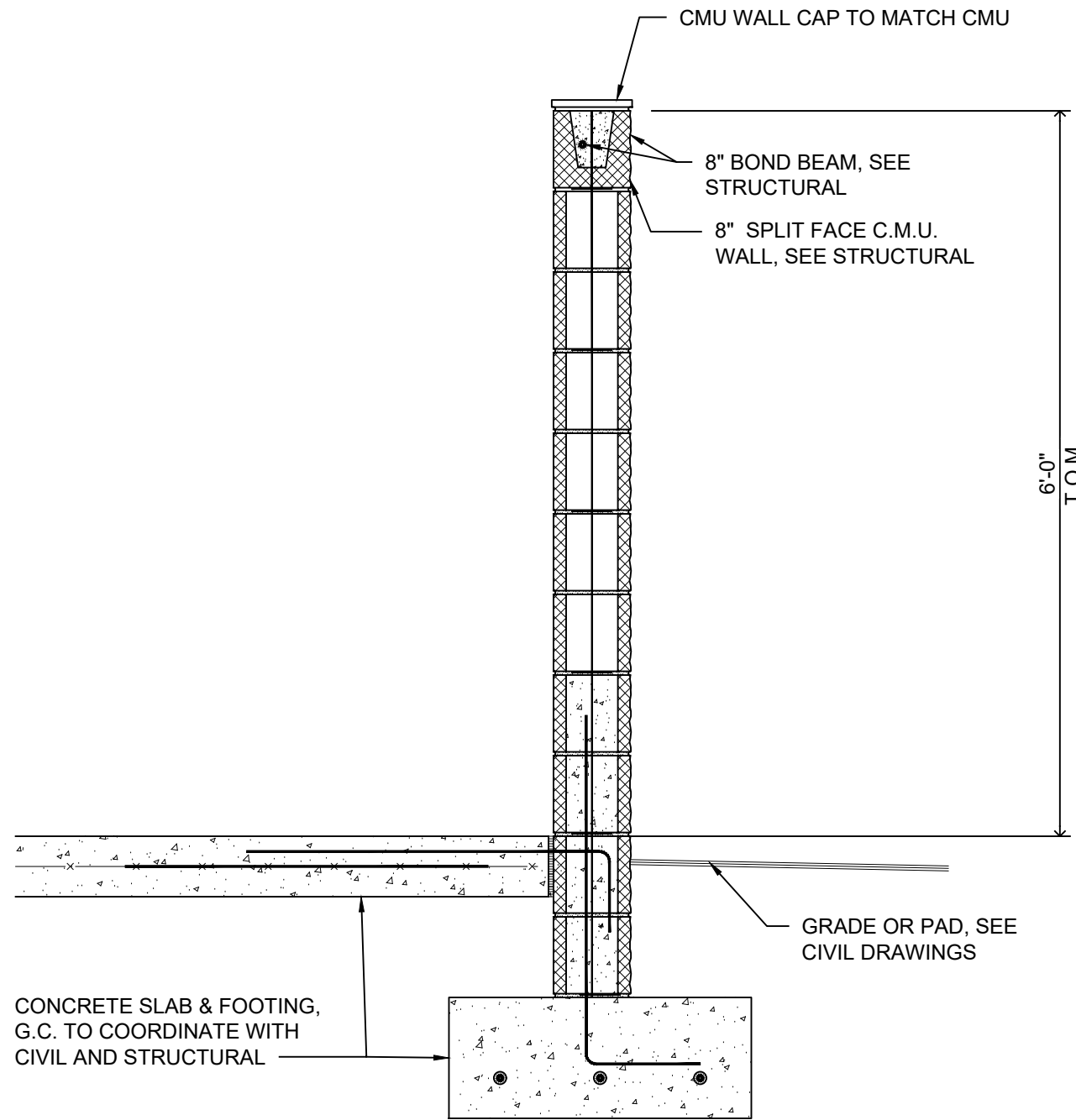
11 TYPICAL POST SECTION
A2.2 SCALE = 1/2" = 1'-0"



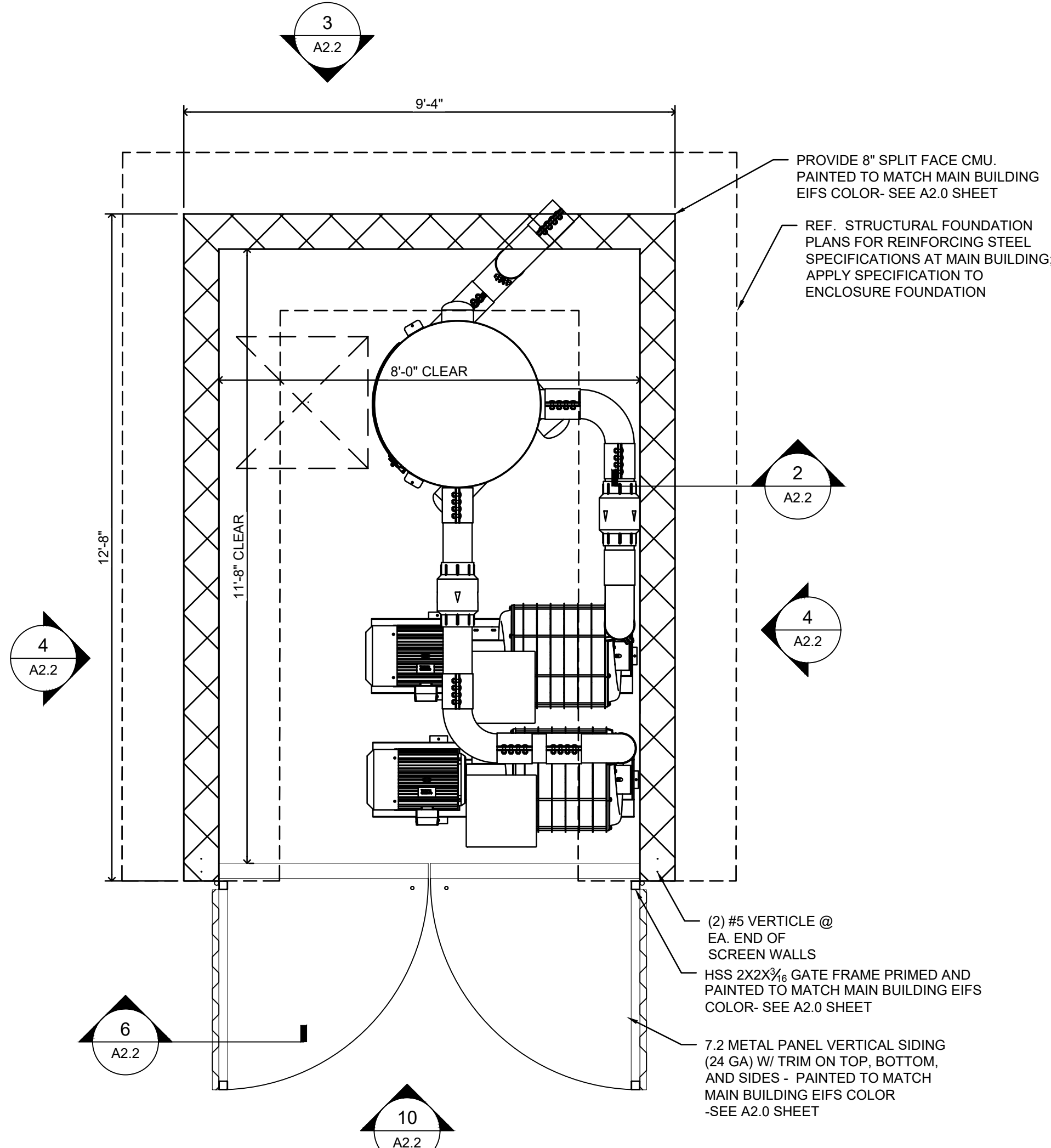
6 TYPICAL GATE SECTION
A2.2 SCALE = 1/2" = 1'-0"



7 FENCE VACUUM ENCLOSURE W/ GATE
A2.2 SCALE = 1/2" = 1'-0" NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION



2 TYPICAL WALL SECTION
A2.2 SCALE = 3/4" = 1'-0"



1 CMU VACUUM ENCLOSURE PLAN
A2.2 SCALE = 1/2" = 1'-0" NOTE: REFERENCE ARCHITECTURAL SITE PLAN FOR SITE ORIENTATION



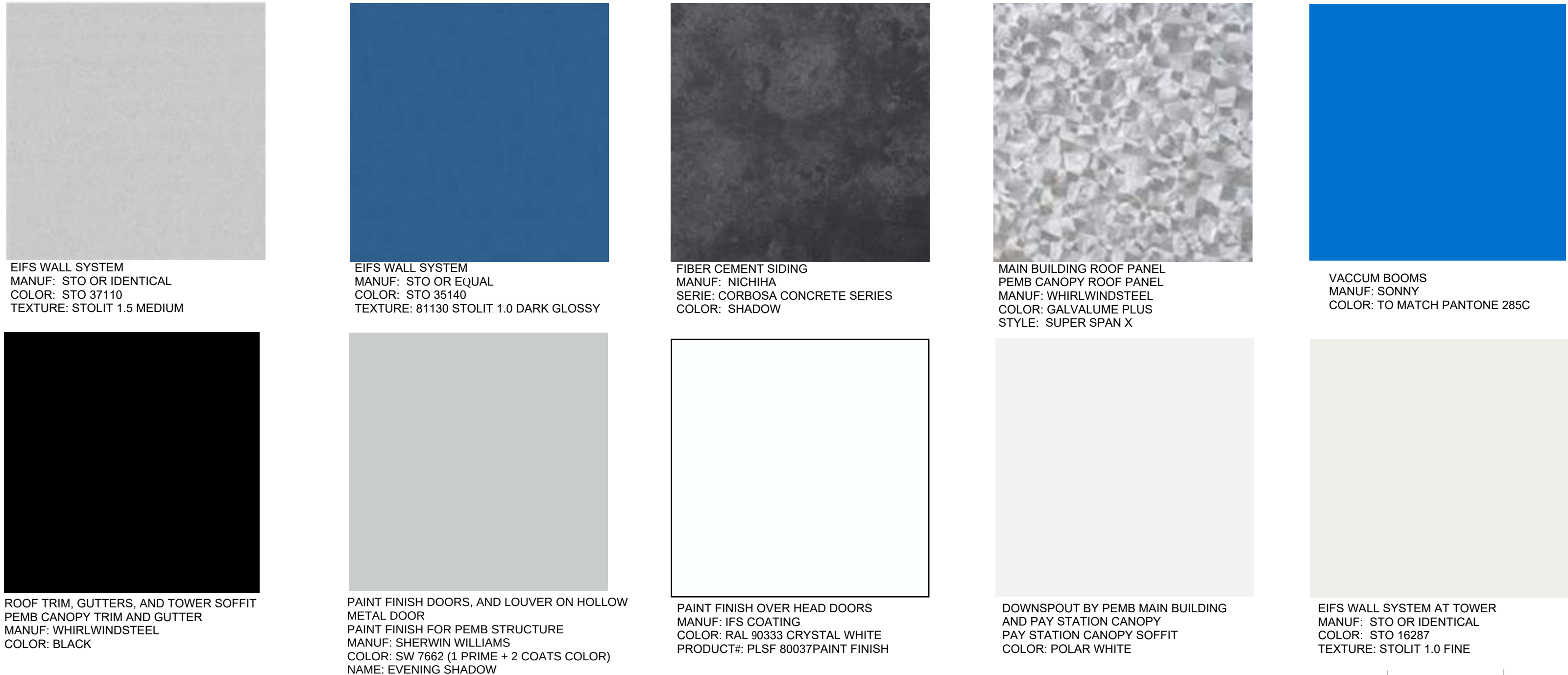
AERIAL VIEW



EXIT VIEW



ENTRANCE VIEW



ELECTRONIC MATERIAL SAMPLE BOARD



EXIT VIEW FROM VACUUM PARKING



ENTRANCE VIEW FROM VACUUM PARKING

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PROJECT NAME:
CHAMPION XPRESS
CAR WASH
FOR 7B BUILDING
AND
DEVELOPMENT

PROJECT NO:
23084

PROJECT ADDRESS:
5707 US HWY 10
STEVENS POINT WI

CX
CHAMPION
XPRESS

CORPORATE ENTITY:
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SHEET TITLE:
RENDERING
ELEVATIONS

SHEET NUMBER:
A-REN

2'-2"

8'-4"

CAR
WASH

CAR WASH
Acrylic face red channel letters with aluminum
retainers on two sides of tower
VINYL
● Red: PMS 186-C / 3M ScotchCal #3630-53 Cardinal Red
● Blue: PMS 285-C / 3M ScotchCal #3630-127 Intense Blue
PAINT
● Grey Retainer Color: PMS 427-C / MP 542

5'-0"

5'-0"

CX

CX
Sign type to be internally illuminated
channel letters

27'-0"

3'-6"

CHAMPION

SIGNAGE AT X FEATURE
Acrylic face white channel letters with aluminum retainers
PAINT
● Grey Retainer Color: PMS 427-C / MP 542

BUILDING SIGNAGE

ENHANCED PYLON SIGN AT 20'
90.0 SQUARE FEET

4'-6"

3'-11 1/4"

4'-10 1/4"

20'-0"

12'-11"

24"

Aluminum Retainer

White Lexan

3" Letters

CX
CHAMPION
XPRESS

CAR
WASH

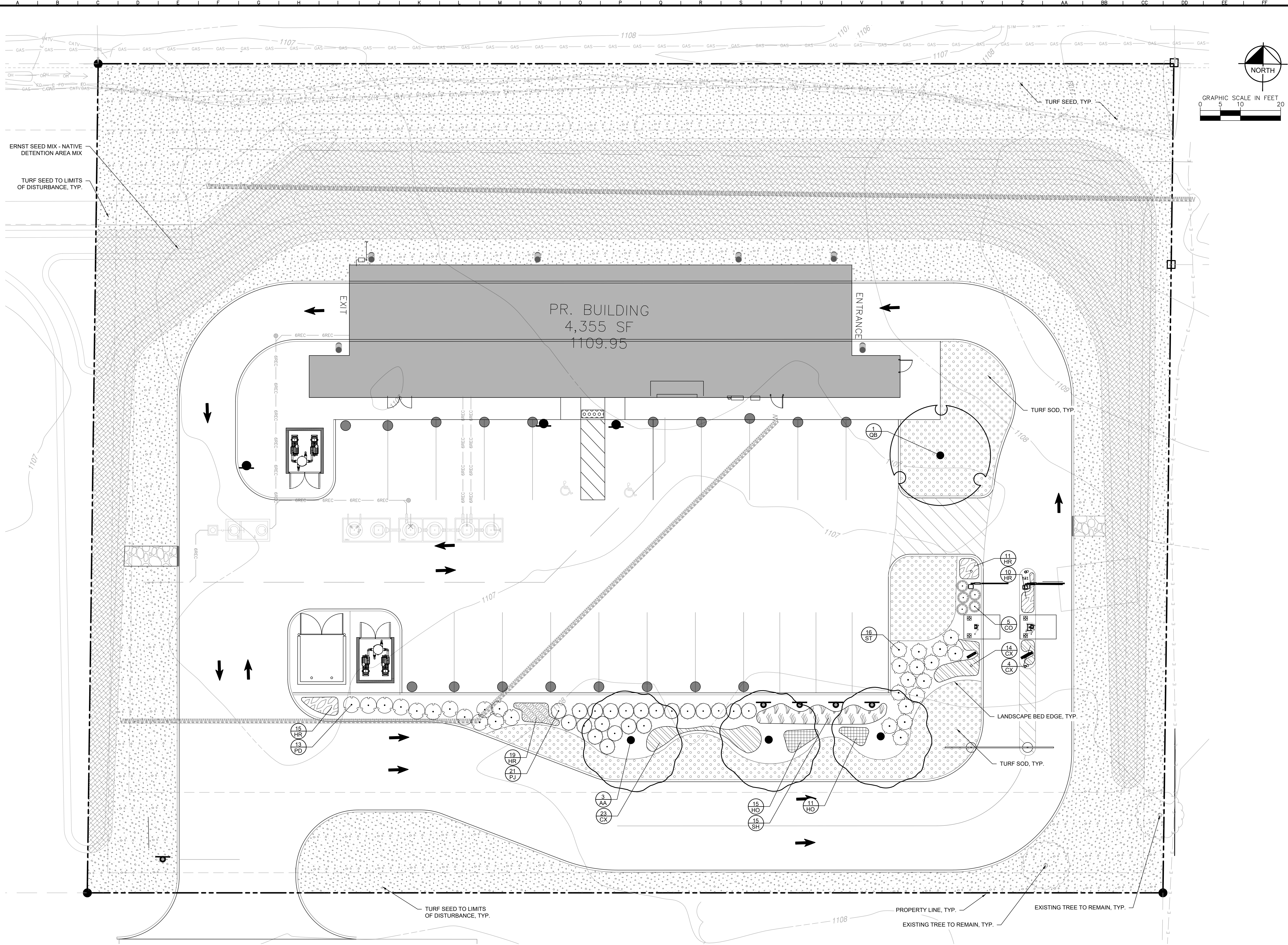
2

FREESTANDING SIGN

SIDE VIEW

Page 58 of 67

Drawing name: I:\GIS\DEV\268423003_78 Stevens Point_WI2 Design\CAO\PlanSheet\L1.0 LANDSCAPE PLAN.dwg Jul 10, 2023 9:54am by: Danielle Pfeiff
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CHAMPION XPRESS CAR WASH		LANDSCAPE PLAN		Kimley»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 570 LAKE COOK RD. STE. 200 ARLINGTON HEIGHTS, IL 60014 PHONE: 847-260-7804 WWW.KIMLEY-HORN.COM		BY	
ORIGINAL ISSUE: 7/10/2023		DESIGNED BY: AM		DRAWN BY: DAP		CHECKED BY: AM		DATE	
KHA PROJECT NO. 268423003		5707 US HWY 10 STEVENS POINT, WI		REVISIONS		No.		BY	
SHEET NUMBER		L1.0							

<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
	AA	3	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	B & B	2.5" CAL. MIN.
	QB	1	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL. MIN.
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	PD	13	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK	-	SEE PLAN
	PJ	21	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL	-	SEE PLAN
	ST	16	SPIRAEA BETULIFOLIA 'TOR GOLD' / GLOW GIRL® BIRCHLEAF SPIREA	-	SEE PLAN
<u>ORNAMENTAL GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	CO	5	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL.	SEE PLAN
<u>SHRUB AREAS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	CX	41	COREOPSIS X 'NOVOCORCAR' / CREME CARAMEL TICKSEED	1 GAL.	24" O.C.
	HR	55	HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY	1 GAL.	18" O.C.
	HO	26	HEUCHERA X 'OBSIDIAN' / OBSIDIAN CORAL BELLS	1 GAL.	18" O.C.
	SH	15	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL.	36" O.C.
<u>GROUND COVERS</u>			<u>BOTANICAL / COMMON NAME</u>		
			ERNST SEED MIX - ERNMX-183 / NATIVE DETENTION AREA MIX		
			TURF SEED		
			TURF SOD		

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

STEVENS POINT, WI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
PARKING LOT LANDSCAPING		
PERIMETER LANDSCAPING SHALL BE A MINIMUM OF 5 FEET WIDE. SHRUBS SHALL BE INSTALLED AT A RATE OF 1 FOR EVERY 15 SQ FT OF LANDSCAPED AREA.	PERIMETER PARKING LANDSCAPE AREA = 742.98 SQ FT 742.98 SQ FT / 15 SQ FT = 49.53 SHRUBS 50 SHRUBS REQUIRED	50 SHRUBS PROVIDED ALONG THE PERIMETER LANDSCAPE AREA
PERIMETER LANDSCAPING SHALL BE A MINIMUM OF 5 FEET WIDE, WITH 1 CANOPY OR EVERGREEN TREE FOR EVER 50 LINEAR FEET.	PERIMETER PARKING LANDSCAPE AREA = 148.64 SQ FT 148.64 / 50 FT = 2.97 CANOPY OR EVERGREEN TREES 3 CANOPY OR EVERGREEN TREES REQUIRED	3 CANOPY TREES PROVIDED ALONG THE PERIMETER PARKING LANDSCAPE AREA
AN INTERIOR LANDSCAPED ISLAND SHALL BE PROVIDED FOR EVERY 25 SPACES PER PARKING ROW. EACH ISLAND SHALL BE A MINIMUM OF 200 SQ FT AND HAVE AT LEAST 1 CANOPY OR EVERGREEN.	NO INTERIOR ISLANDS REQUIRED	NO INTERIOR ISLANDS PROVIDED

L1.1	SHEET NUMBER	KHA PROJECT NO. 268423003	ORIGINAL ISSUE: 7/10/2023	CHAMPION XPRESS CAR WASH	5707 US HWY 10 STEVENS POINT, WI	LANDSCAPE DETAILS AND NOTES	Amanda M. Hulse LA-931-14 EXPIRES 12/31/2024	SCALE: AS NOTED DESIGNED BY: AMM DRAWN BY: DAP CHECKED BY: AMM Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 100 WEST MONROE STREET, SUITE 200 DEERFIELD, IL 60015 TEL: 847.220.0800 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
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1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET SURROUNDING.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING REMAINS.
4. BACKFILL REMINDER EXCAVATED SOIL. TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
5. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. ADD MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

NTS



1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. BACKFILL EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. MULCH 2" DEEP IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

NTS



1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. EXCAVATE FOR SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH UNDER SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LIMITS.

NITC



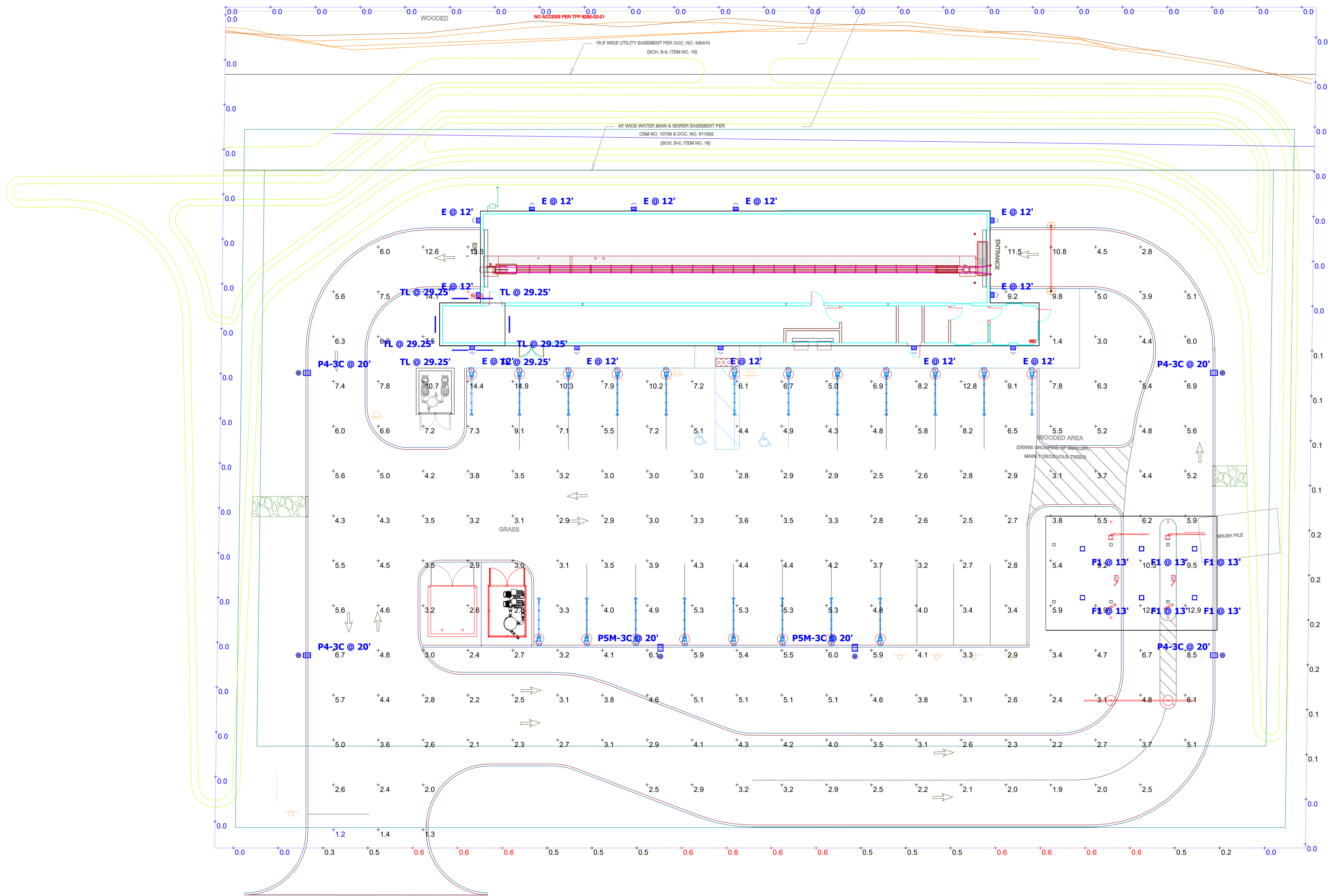
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINERS GROWN IN NETS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS.
7. EOR MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS TO GRASS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BULB/ANNUITS

NITC



1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS, CORRECT GIRDLING ROOTS.
4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
5. PLACE BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR PLANT LAYOUTS.
7. SPRINKLING BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

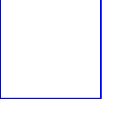
NTS



Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Property Line Light Levels	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Parking Lot Light Levels	+	5.0 fc	16.6 fc	1.2 fc	13.8:1	4.2:1

Schedule

Symbol	Label	Quantity	Catalog Number	Description	Lamp	Wattage
	P4-3C	4	GLEON-SA3C-740-U-SL4-HSS	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type SL4 (Spill Light Control Type 4 Distribution & 17.5ft. Pole Height w/2.5ft. Base) House Side Shielding (Full Cutoff Design)	LED/4000K (FULL CUTOFF DESIGN w/SHIELDING)	166
	P5M-3C	2	GLEON-SA3C-740-U-5MQ	Single Head Eaton McGraw Edison Galleon Series LED Area Unit w/Type 5MQ Distribution (17.5ft. Pole Height w/2.5ft. Base) Full Cutoff Design	LED/4000K (FULL CUTOFF DESIGN)	166
	F1	6	SCP-S-20-LG-VS-4K	Barron Lighting Group SCP-S Series Surface Mounted Performance Low Glare LED Canopt Unit (Surface Mounted at 13ft.)	LED/4000K (FULL CUTOFF DESIGN)	20.49
	E	12	RWL2-160L-50-4K7-4W-UNV	Hubbell Outdoor Lighting Ratio RWL2 Series Wall Mounted LED Sconce Unit w/Type 4W Optics (12ft. Mounting Height)	LED/4000K (FULL CUTOFF DESIGN)	54
	TL	6	SSL-CLWET-4-RGBW-15W-3060	Solid State Luminaires CLWET Colorline Wet Series Series Tower Mounted LED Linear RDBW Unit 4FT	LED/RGBW	60



MEMORANDUM

To: City Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: August 7, 2023

RE: Sign Variance – Ross Dress for Less

Background: Last month, Ross Dress for Less submitted a sign variance request to install a 314 square foot wall sign for their future tenant space located at 5601 U.S. Highway 10 East. According to the City's Sign Code, shopping centers (i.e., a standalone building having more than one tenant space located within) are permitted to have one wall sign at a size not to exceed 100 square feet.

During the July Plan Commission meeting, the Commission took no action on the sign variance request. Concerns during this meeting ranged from a hardship not being present and to the extent that an ordinance deviation is being requested. The request was sent to the Common Council on July 17th, and the Council voted to kick the request back to the Plan Commission for further consideration. During the July Council meeting, staff was instructed to work with the applicant on a wall sign size that would be acceptable to both parties.

After further conversations with the applicant, we have agreed to recommend approval on a sign variance request to install a wall sign at a size not to exceed 220 square feet. As shown within the attached, the applicant is proposing a wall sign of 215.32 square feet. Based on the amended sign package, staff believes that the following review standards would be met for this variance request:

1. A literal application of the Ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.
2. The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

3. Hardship caused the sign user under a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to the City.
4. The granting of the variance would not be contrary to the general objectives of this Ordinance.

Staff Recommendation: Approve the sign variance request to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), subject to the following conditions:

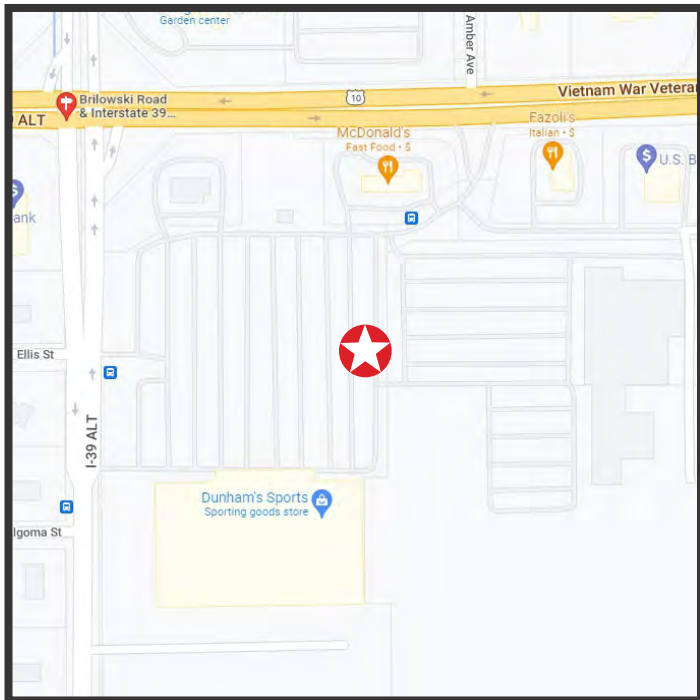
1. A sign permit shall be obtained prior to the wall sign being installed.
2. Staff shall have the ability to approve minor amendments to the submitted sign package.

Previous Proposal:



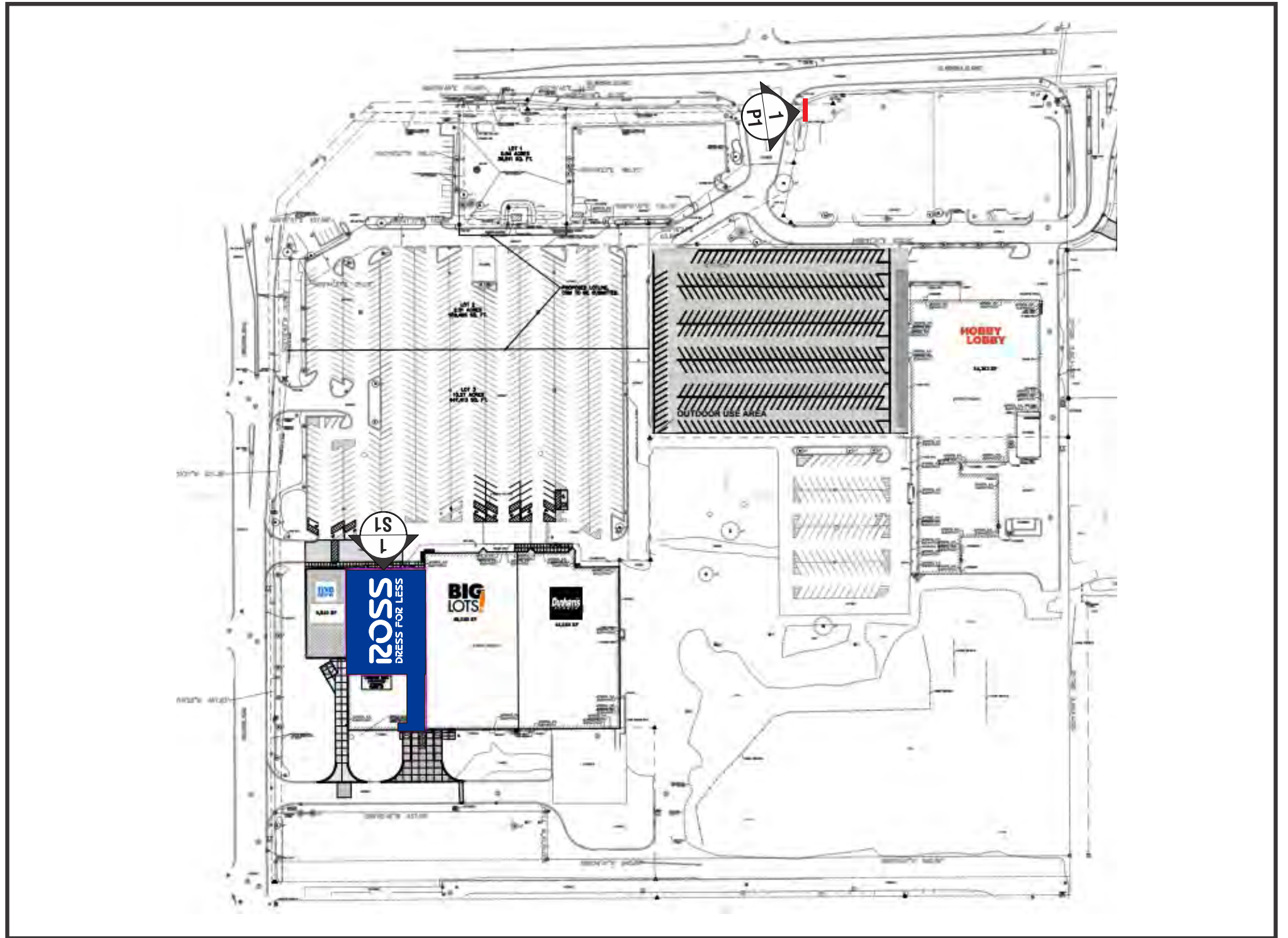
Updated Proposal:





VICINITY MAP

NOT TO SCALE



SITE PLAN

NOT TO SCALE

EXHIBIT _____

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IMAGE ELEMENTS

ROSS
DRESS FOR LESS

#2547 Stevens Point

Commons at East Pointe
SEC US Highway 10 & Brilowski Road
Stevens Point, WI 54482

drawn

DATE
08/03/23

RB-E/H

SHEET

K

- NOTES:**
ROSS CONTRACTOR TO PROVIDE:
- ADEQUATE ACCESS BEHIND LOGO LETTER AND CABINET FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM.
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT.

SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

- (A)** 66"H INDIVIDUAL "ROSS" PAN CHANNEL LETTER-LOK LOGO LETTERS:
FACES: PLASKOLITE OPTIX.LD 2406 WHITE WITH 3M 3730-167L BLUE VINYL FILM OVERLAY.
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDS: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS PEG OFF: 1/2" SPACERS
- (C)** N/A
- (D)** N/A

- (B)** 27"H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

- (1)** SIGN FASCIA BY ROSS CONTRACTOR, SEE NOTES.

(2) CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY ROSS CONTRACTOR.

(3) FROSTED FILM BY ROSS CONTRACTOR.

(4) (2) SETS OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY ROSS CONTRACTOR.

(5) STORE HOURS; INCLUDES STORE HOURS, OPERATIONAL DECAL, EBT, GUARD & RESERVE LTR. 55 & OVER AND EXIT/ENTER DECALS. SEE SHEET SH FOR DETAILS.

(6) ADJACENT PARAPET MAY NOT BE HIGHER THAN ROSS BASE BUILDING.
- (7)** TYPICAL ARCHITECTURAL LIGHTING BY ROSS CONTRACTOR.

(8) TYPICAL ROSS BLUE IDENTITY BANDS BY ROSS CONTRACTOR.

(9) RECESSED ILLUMINATED NICHE BY ROSS CONTRACTOR.

(10) N/A

(11) N/A

(12) N/A



OPTION 5

CODE COMPLIANT

Code:
1.75sf/linear foot= 219.625 (125.5*1.75)

SIGN AREA **ALLOWED** : 219.63 S.F.
SIGN AREA **PROPOSED** : 215.32 S.F.



ROSS DFL:
UNDER CANOPY: 215.32
(2) WALL PLAQUES N/A
TOTAL: 215.32

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ROSS
DRESS FOR LESS

#2547 Stevens Point
Commons at East Pointe
SEC US Highway 10 & Briulowski Road
Stevens Point, WI 54482

drawn _____ DATE 08/03/23

RB-E/H

SHEET

S1

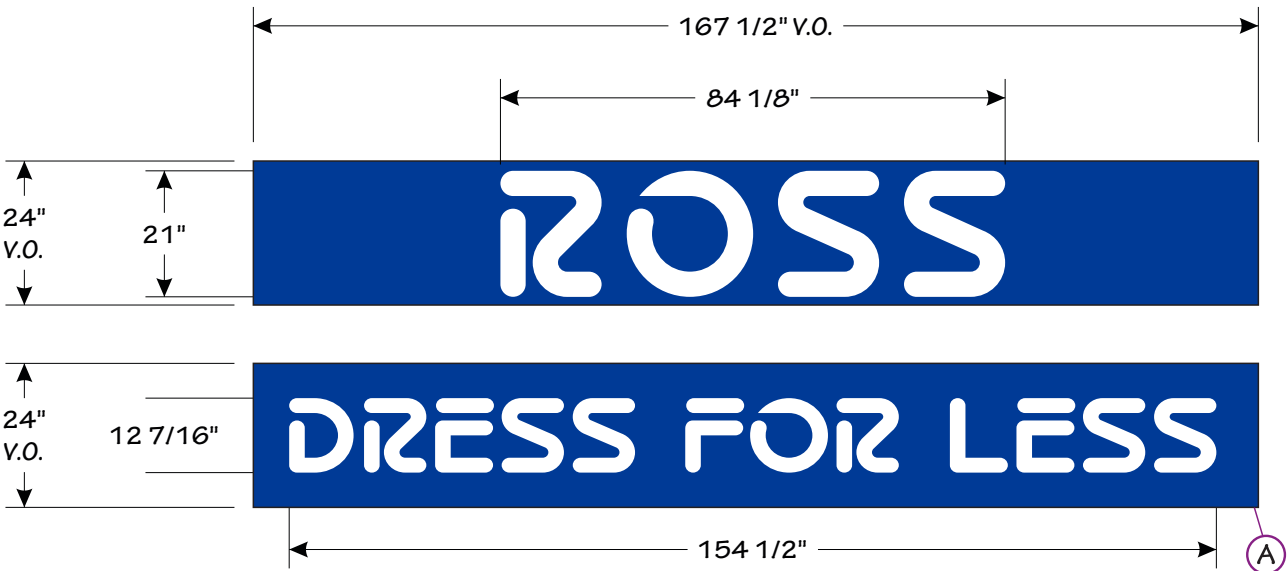
A TENANT FACE DECORATION BY ROSS STORES, INC.
50 1/2"x167 1/2" w/ VINYL GRAPHICS TO MATCH
THE PROPOSED RENDERING.

1 PYLON STRUCTURE, FOOTINGS, CABINETS, FINISHES, LIGHTING, FACES
AND ELECTRICAL SERVICE PROVIDED AND MAINTAINED BY LANDLORD

2 OTHER TENANT FACES SHOWN FOR REFERENCE ONLY

Installation Instructions:

- FIELD VERIFY AND CONFIRM TO BLAIR IMAGE ELEMENTS
EXACT FACE DIMENSIONS, STRUCTURE AND LIGHTING CONDITIONS
- PROVIDE BLAIR IMAGE ELEMENTS WITH LOGO PLOT (PROOF) PRIOR TO
FABRICATION.
- PROVIDE BLAIR IMAGE ELEMENTS WITH PHOTOS OF FINISHED DISPLAY



ALL DIMENSIONS / MATERIALS TO BE VERIFIED PRIOR TO MANUFACTURE.

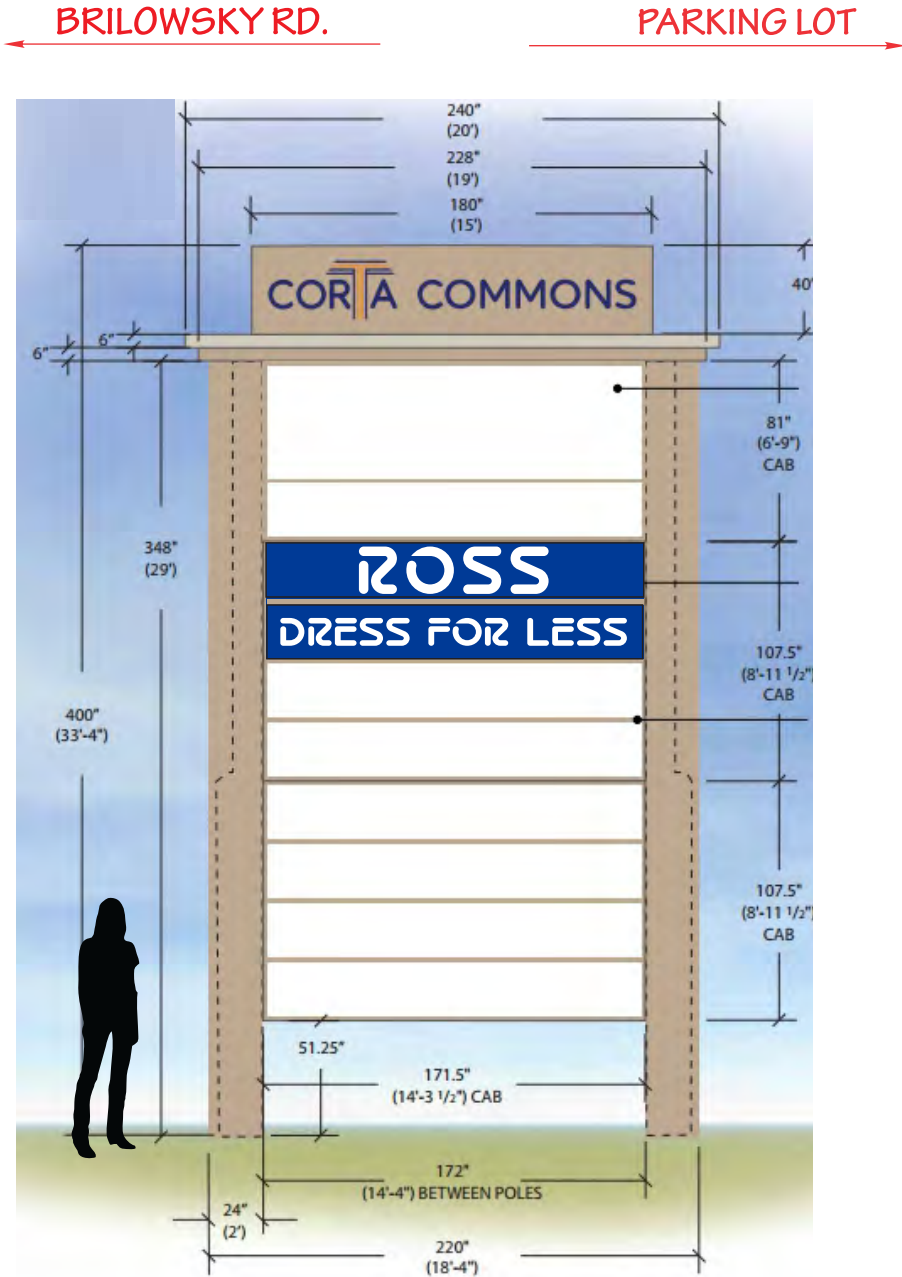
General Description

THIS WORK IS BY TENANT
(2) SETS FIRST SURFACE APPLIED FLAT CUT VINYL GRAPHICS

2 ROSS TENANT FACE DETAIL
(2) REQUIRED

Scale: 3/8"=1'-0"

TWO FACES REQUIRED:
ONE (1) ON EACH SIDE OF DOUBLE-FACE MONUMENT
SIGN IN TENANT POSITION AS SHOWN.



P
SEE SHEET K FOR LOCATION

N.T.S.

EXHIBIT

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P1