TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING AMENDED
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, September 10, 2025 at 6:00 pm.

AGENDA

The Commission may discuss and act on the following:

1. **Call to Order.**
2. **Roll Call.**
3. **Discussion and possible action re:** Minutes from August 13, 2025.
4. **Discussion and possible action re**: Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-00910103.
5. **Adjourn.**

It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Posted: September 8, 2025

Posted at: Town of Algoma Hall, www.townofalgoma.org.

DRAFT

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
August 13, 2025
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904

The Planning Commission meeting was called to order by Chairman Martin at 6:00 p.m.

The following members were present: Dan Martin, Bill Van Aacken, Mike Skoglind, Linda Kollmann, Scott Fischer, Kyle Kehoe, and Sherri Maruska.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken, passed on a unanimous 7-0 voice vote, the minutes from the June 11, 2025 meeting were approved.

Chairman Martin stated he has a personal relationship with the property owners for the next agenda item and recused himself. Vice Chair Kehoe introduced agenda Item 4, Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of James and Colleen Longworth to split parcel 0023753 into one lot and an outlot. Neither the petitioner nor the property owners were in attendance. Administrator Mahoney gave an analysis of the CSM request and explained that an agreement dated 8/6/25 between the HOA and Longworths was provided after the packets had been distributed. She recommended approval with the revised condition that an access agreement be recorded. Commissioner Skoglind explained that the 8/6/25 agreement was helpful and clearly explained the conveyance of ownership of the outlot to the HOA, and that an access agreement would not be needed or helpful as there would be an issue with property taxes. Commissioner Van Aacken discussed the timing of the proposed sale and stated there is a need to have a condition to sell the property to the HOA within 12 months. Administrator Mahoney said that the county property lister and zoning administrator had been consulted and were satisfied with the 8/6/25 agreement. She said the county may have their own requirements, but intentions do not always come to fruition and the conditions presented are meant to ensure the outlot does not become inaccessible. There was discussion amongst the commission. A motion was made by Commissioner Kehoe and seconded by Commissioner Skoglind for the Planning Commission to recommend approval to the Town Board of Certified Survey Map by petitioner Darryl Lehman, Martenson & Eisele, on behalf of James and Colleen Longworth to split parcel 0023753 into one lot and an outlot with the following condition: The outlot is sold to the Leonard Point Lane Homeowners Association/entity that owns Leonard Point Lane and the agreement dated August 6, 2025 is executed and recorded with the Winnebago County Register of Deeds within 12 months of approval of the Certified Survey Map by Winnebago County. A voice vote was taken and approved the motion 6-0. Chairman Martin abstained.

On a motion by Commissioner Van Aacken, and seconded by Commissioner Maruska passed on a unanimous voice vote, the Planning Commission adjourned at 6:20 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator

TOWN OF ALGOMA
A community connected

AMENDED AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: September 10, 2025

RE: **ITEM 4: Discussion and Possible Action re**: Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-00910103.

GENERAL INFORMATION:

Petitioner: Corbin Terlip
MilBrew Holdings LLC
27 Central Ave
Cortland, NY 13045

Owner: STKJR Express LLC
Steve Kilian
1722 Clarence Ct
West Bend, WI 53095

Past Planning Discussion(s):
On October 9, 2024 the Planning Commission considered the CSM to create this parcel and the site plan for the Tommy's carwash for the parcel to the west. At that time the future tenant for this parcel was unknown.

Action Requested: Consider Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-00910103.

Property Location and Type:
The subject property is zoned B-3 General Business. The proposed project is a 7 Brew drive thru coffee shop with associated parking.

The property abuts residential properties to the north, and B-3 business properties to the east and west, as well as to the south along the STH 21 corridor. *See attached aerial of parcels.*

Proposed Project:

7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. There are stores across the nation east of Utah, with 9 stores already in Wisconsin—the closest opened recently in Appleton on County Highway KK (Calumet) in the Town of Buchanan. More information can be found on their website https://7brew.com/

The proposed project is a 554 sq. ft coffee shop with an outdoor patio, a 250 sq ft. stand-along storage/cooler building, 2 drive-thru lanes and 1 pass-thru lane. It will have 14 parking stalls.

Staff will take orders from each car individually in two lanes, using iPads to take orders. They do not use a speaker system menu board for ordering. Orders will be hand delivered by staff at both lanes. This method of order is more efficient than a traditional drive thru and allows customers to spend on average a little over five minutes on the site.

> A typical location has peak traffic arriving between 7:00 am and 9:00am, with the peak onsite between 7:15 am and 7:30am. During this 15 minute period 22 vehicles enter the site. The maximum number of vehicles in the queue during this peak time is 14 with an average time on site of 5 minutes and 31 seconds.

The store hours are 5:30am to 10:00pm daily, and open until 11:00pm on Friday and Saturday.

Site access to the property will be from the enter-only driveway on Brooks Lane and the two-way driveway on East Way Drive.

Demolition should be underway/completed by September 6 with the store opening by the end of 2025.

ANALYSIS:

A preliminary review was conducted on 8/19/25 with the 7 Brews project team, Peter Schwabe (representing property owner), Kevin Mraz (Algoma Sanitary District #1), and the Town (Maggie Mahoney, Jason Loduha and Phil Kleman).

The site will keep the existing well. ASD will work with them to relocate the sewer lateral.

The current property owner will execute a cross-access agreement, shared storm management plan agreement, and an easement for the well to convey access and ownership to the new property owner. **Staff have included these items as recommended conditions for approval.**

The Town Engineer thought the drainage is acceptable if as long as they honor the original approved review that was conducted by the county for the site.

A site plan was submitted and reviewed by the Town Administrator. The Fire Chief was also consulted.

The total project site area is ~1 acre (43,377 sq. ft.), of which 34,022 sq ft. will be impervious surface (78% of the site) and 22% of green space. This is a 12% decrease to impervious surface and increase to greenspace of the existing site.

The proposed site plan was reviewed under Town Municipal Code Chapter 225, Land Development, Article VII, Site Plan Review for the following:

225-69 Development Standards

A. Driveways
B. Parking
C. Outside Storage of equipment, products or materials
D. Landscaping: draft plan, additional edits are anticipated
E. Outside storage of waste and trash
F. Drainage
G. Outdoor Lighting
H. Signs

225-70 Administration

A. General Requirements
B. Town staff review
C. Application
D. Site plan

Detailed notes of the code requirement review of the above are attached.

The proposed site plan meets the Town requirements.

RECOMMENDED ACTION:

Staff recommends approval of the site plan with conditions as noted above. Should the Planning Commission agree, the following motion may be made:

*"Motion to recommend approval to the Town Board of the Site Plan by petitioner Corbin Terlip, MilBrew Holdings LLC, for a 7 Brew on parcel 002-0091010**3** with the condition that a cross-access agreement, a shared storm management plan agreement, and an easement for the well for this property are executed and recorded with the Winnebago County Register of Deeds within 12 months of approval of the zoning permit from Winnebago County Planning and Zoning."*

ATTACHMENTS:

1. Town Application and project description
2. Aerial of lot
3. Site Plan
4. Town Staff Review Details

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: MilBrew Holdings LLC Date: 8/25/25

Petitioner's Address: 27 Central Ave City: Cortland State: NY Zip: 13045

Telephone #: (620) 249-9079 Fax: ( ) _____ Other Contact # or Email: cterlip@7brewmke.com

Status of Petitioner (Please Check): ☐ Owner ☐ Representative ☐ Tenant ☒ Prospective Buyer

Petitioner's Signature (required): _____ Date: _____

OWNER INFORMATION

Owner(s): STKJR Express LLC - Steven Kilian Date: 8/25/25

Owner(s) Information: 1722 Clarence Ct City: West Bend State: WI Zip: 53095

Telephone #: (262) 338-6111 Fax: ( ) _____ Other Contact # or Email: skilian@teamtommys.com

Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: Steven Kilian Date: 8/25/2025

SITE INFORMATION

Address/Location of Proposed Project: 2100 Omro Rd, Oshkosh, WI 54904 (Parcel 00200910103)

Current Use of Property: Tenant Office Zoning: B-3 General Business

Land Uses Surrounding Your Site:

North: Residential

South: Omro Rd / Commercial

East: 360U indoor softball/baseball facility

West: Commercial

Projected Timeline: 9/15/25 construction start

Project Description:

7 Brew drive-thru coffee shop with associated parking. the 554 square feet coffee shop with outdoor patio, 250 square foot stand-alone cooler building, (2) drive-thru lanes and (1) pass-thru lane. 7 Brew will offer a full menu of coffee drinks, energy drinks, Italian sodas, smoothies, shakes, teas and more. 7 Brew staff will take orders from each car individually, using iPads to take orders. They do not utilize a speaker system menu board. Orders will be hand delivered by staff at both lanes.

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: 0.996 acres / 43,377 SF

Development Area and Percentage: 90%

# of Employees/#of Residential Units: 60 total employees / 10 per shift

# of Proposed Parking Space: 14

Traffic Count Projections (attach documentation): See attached letter

Percent Impervious (attach documentation): 78%

Description of Required Landscaping (attach landscape plan): Landscaping has been added along building and to screen waste enclosure along with neighbors to the north with evergreens.

Additional Information: _____

OFFICE USE ONLY

Received By: _____ Date: _____ Fee: _____ Paid: Yes No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

March 3, 2025

Eric Drazkowski, P.E.
Excel Engineering
100 Camelot Drive
Fond du Lac, WI 54935

RE: 7 Brew – Drive Thru Queuing

Mr. Drazkowski,

Please accept the following 7Brew field survey data and data derived from the ITE Trip Generation Manual as it relates to the subject sites you are working to develop in Wisconsin. A drive-thru coffee/drink stand is a convenience use and by the nature of the business has a high percentage of customers pass-by traffic captured from area trip generators. Utilizing the ITE Trip Generation Manual Table 3.2, it depicts trips generated for the proposed land use (938) with a high percentage of customers being pass-by traffic. One study depicts pass-by traffic accounting for in excess of 90% of all customers.

7Brew locations operate a double drive-thru with Texters taking orders directly from customers as they enter the drive-thru. This method of order, in place of a traditional drive-thru order point, is a much more efficient process allowing 7Brew customers to spend on average a little over five minutes on site and under three minutes once the order has been placed. A typical 7Brew location has peak traffic arriving to the site between 7:00 AM and 9:00 AM, and in the case of an onsite study the peak 15-minute increment between 7:15 AM and 7:30 AM. During this 15-minute increment a total of 22 vehicles entered the site. The maximum number of vehicles in queue during the peak time was 14 with an average time on site of five minutes and thirty-one seconds.

Should you have any questions related to the data provided please do not hesitate to contact me.

Respectfully,

Wade Harden
Director of Franchise Svcs.
C: (972)832-2048
E: Wade.Harden@7Brew.com

Aerial view of Parcel 002-00910103 (the center lot)

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
OSHKOSH, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: 43,377 S.F. (0.996 ACRES).

EXISTING ZONING: B-3 GENERAL BUSINESS

PROPOSED ZONING: B-3 GENERAL BUSINESS

EXISTING USE: TENANT OFFICE

PROPOSED USE: DRIVE-THRU COFFEE

AREA OF SITE DISTURBANCE: 36,750

SETBACKS:
BUILDING: FRONT(SOUTH) = 30'
SIDE(WEST) = 7'
SIDE(EAST) = 10'
REAR(NORTH) = 25'

PROPOSED BUILDING HEIGHT: 20' (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 1 SPACE PER 300 S.F. PLUS 1 FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT S.F. (13 SPACES REQ.)

PARKING PROVIDED: 14 SPACE (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.17	7,422	17.1%
PAVEMENT (ASP. & CONC.)	0.73	31,801	73.3%
TOTAL IMPERVIOUS	0.90	39,223	90.4%
LANDSCAPE/ OPEN SPACE	0.10	4,154	9.6%
PROJECT SITE	1.00	43,377	100.0%

PROPOSED SITE DATA

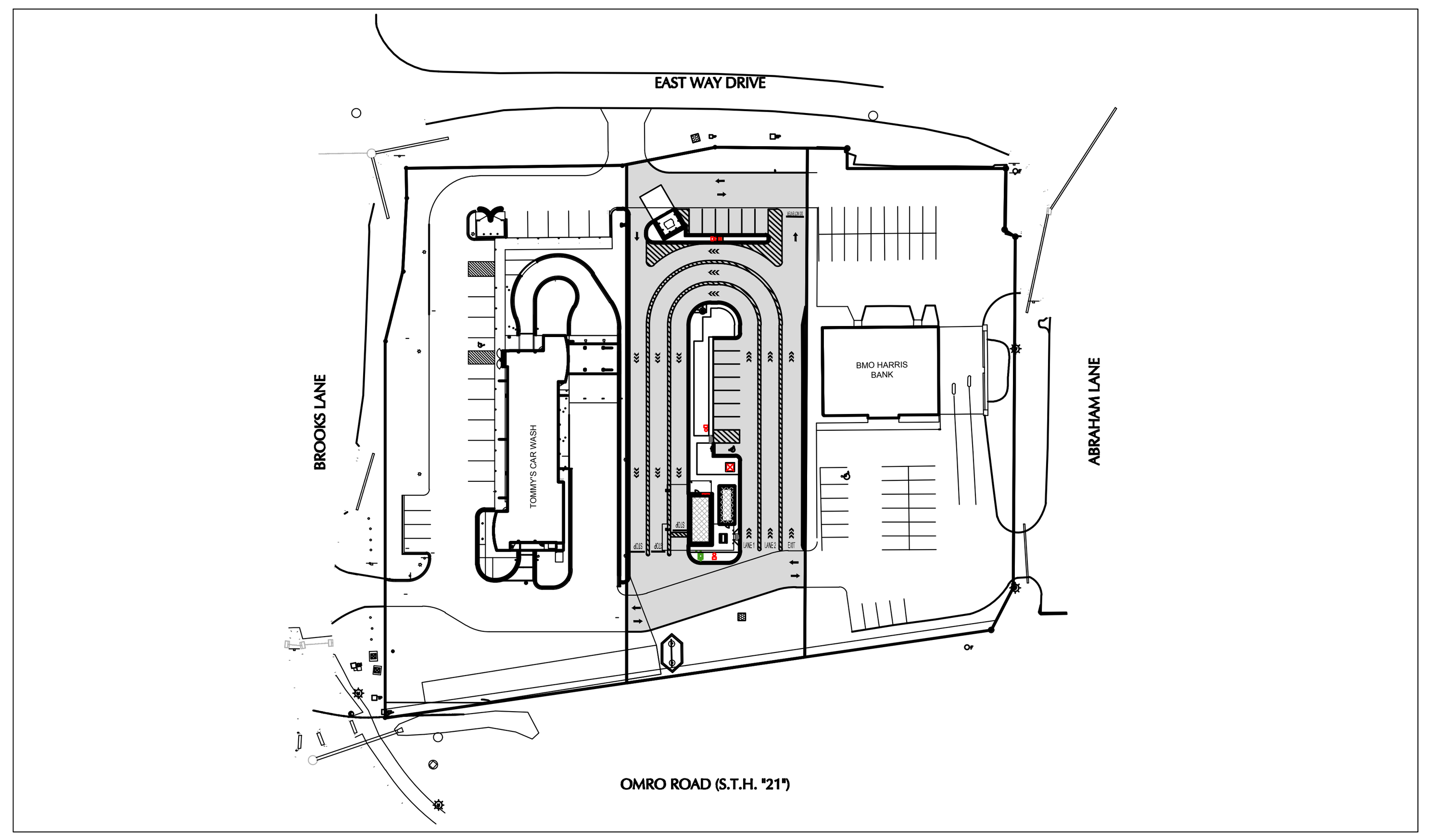
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	822	1.9%
PAVEMENT (ASP. & CONC.)	0.76	33,200	76.5%
TOTAL IMPERVIOUS	0.78	34,022	78.4%
LANDSCAPE/ OPEN SPACE	0.21	9,355	21.6%
PROJECT SITE	1.00	43,377	100.0%

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

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW

SCALE: 1"= 100'

NORTH

PROJECT CONTACTS

OWNER INFORMATION:
Milbrew Holdings, LLC
Corbin Terlip
27 Cortland Ave
Cortland, NY 13045
Phone: (620) 249-9079
Email: cterlip@7brewmke.com

CIVIL:
Eric Drazkowski
Phone: (920)926-9800
E-mail: eric.drazkowski@excelengineer.com

CITY PLANNER:
Cary Rowe
Phone: (920)232-3340
E-mail: crowe@winnebagocountywi.gov

CITY ENGINEER:
Justin Gierach
Phone: (920)236-5065
E-mail: jgierach@oshkoshwi.gov

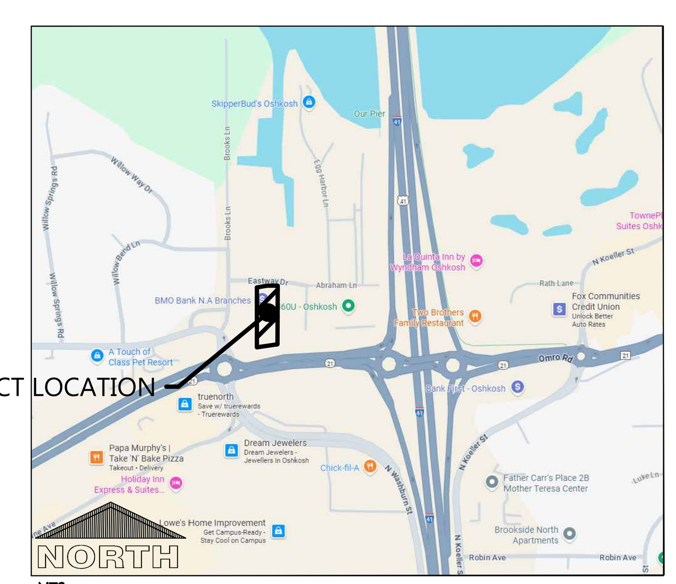
TOWN FIRE CHIEF:
Kevin Sawicki
Phone: (920)233-5905
E-mail: ksawicki@townofalgoma.org

CITY BUILDING INSPECTOR:
Jerry Fabisch
Phone: (920)236-5050
E-mail: jfabisch@oshkoshwi.gov

TOWN DIRECTOR OF PUBLIC WORKS:
Jason Loduha
Phone: (920)235-3789
E-mail: publicworks@townofalgoma.org

LOCATION MAP

PROJECT LOCATION



NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC / 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG / 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE	T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE	E	EXISTING ELECTRIC PEDESTAL
W	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET	T	EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN	C	EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
W	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
W	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
W	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

CIVIL COVER SHEET

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
2100 OMRO RD • OSHKOSH, WI 54904

PROFESSIONAL SEAL

08/25/25

PRELIMINARY DATES

AUG. 13, 2025
AUG. 21, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

250251800

SHEET NUMBER

C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.

C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY (NAME OF GEOTECHNICAL FIRM).

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.

B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE D-M PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.

C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

   ASPHALT PAVING SECTION
   1-1/2" SURFACE COURSE (5LT 58-28S)
   WISDOT 455.2.5 TACK COAT (STAGED PAVING)
   2-1/2" BINDER COURSE (4 LT 58-28S)
   12" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE 4" WIDE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. (YELLOW OR WHITE) PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. KOELLER STREET PAVEMENT SECTION- 8 EIGHT (8") DOWELED PAVEMENT ON 12" OF CABC. THE CONTRACTOR WILL BE REQUIRED TO INSTALL 1-1/4" DOWEL BARS AND #6 TIE BARS FOR ALL PAVEMENT PATCHING RESTORATION. THE CONTRACTOR WILL BE REQUIRED TO INSTALL DOWEL BASKETS WHERE NECESSARY FOR ALL INTERMEDIATE PAVEMENT JOINTS WITHIN THE DISTURBED PAVEMENT PATCH.

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.

G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.

L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

N. CONTRACTOR TO PROVIDE 4" WIDE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.

C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

H. RIVER ROCK: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM RIVER ROCK STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.

I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING

C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.

D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.

E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.

F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.

G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.

H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.

I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.

J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. 31.10.00 - TELEVISING REPORTS OF EXISTING LATERALS
   - SANITARY
2. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
   - HOT MIX ASPHALT SPECIFICATIONS
   - AGGREGATE BASE
   - PAVEMENT MARKINGS
4. 32.20.00-CONCRETE AND AGGREGATE BASE
   - DESIGN MIX
   - AGGREGATE BASE
6. 33.10.00 - SITE UTILITIES
   - SANITARY & STORM MANHOLES
   - SANITARY PIPING MATERIALS
   - GREASE INTERCEPTOR SHOP DRAWINGS
   - WATER PIPING MATERIALS
   - WATER FITTINGS & APPURTENANCES
   - STORM PIPING MATERIALS
7. MISCELLANEOUS ITEMS
   - SITE LIGHTING
   - BOLLARDS

CIVIL SPECIFICATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
2100 OMRO RD • OSHKOSH, WI 54904

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 13, 2025
AUG. 21, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250251800

SHEET NUMBER
C0.2

GENERAL NOTES:

- CONTRACTOR TO VERIFY EXISTING CONDITIONS MATCH PREVIOUSLY PROPOSED PLAN PRIOR TO CONSTRUCTION.

LEGEND:

- REMOVE PAVEMENT, PROTECT BASE
- REMOVE FEATURES

KEYNOTES

A	REMOVE
B	PROTECT
C	PROTECT EXISTING WELL
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE
H	REMOVE TREE
J	REMOVE ELECTRIC, GAS STRUCTURE
K	REMOVE SANITARY PORTION OF LATERAL
N	SELLER TO REMOVE BUILDING - VERIFY PRIOR TO CONSTRUCTION
R	REMOVE 2' OF ASPHALT

CONTRACTOR TO REMOVE ALL ITEMS WITHIN HATCHED AREA AS NECESSARY FOR PROPOSED IMPROVEMENTS.

BMO HARRIS BANK

TOMMY'S CAR WASH

EAST WAY DRIVE (PUBLIC RIGHT OF WAY-VARIES)

BROOKS LANE (PUBLIC RIGHT OF WAY VARIES)

TOWN OF ALGOMA

THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-8-16 THE CITY OF OSHKOSH

N 89°49'52" W 1229.06'

SCALE: 1" = 20'

NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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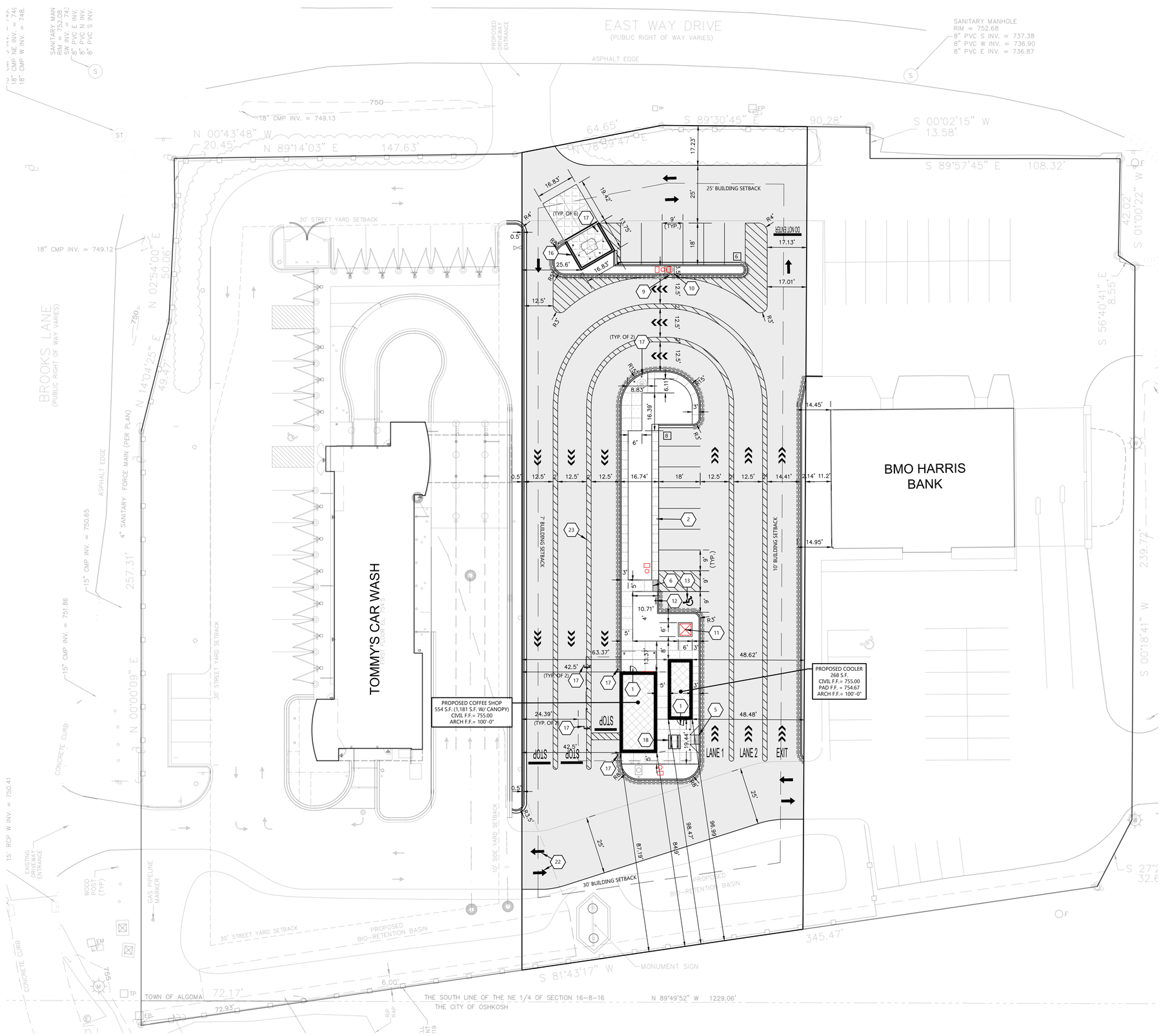

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS MATCH PREVIOUSLY PROPOSED PLANS.
- CONTRACTOR TO COORDINATE WITH OWNER SHARED AND PARKING ACCESS AGREEMENT

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	PROPOSED ASPHALT		DUMPSTER PAD / APRON CONCRETE
	SIDEWALK CONCRETE		18" CURB & GUTTER (SEE DETAIL)
	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)		

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
5	CURB RAMP (SEE DETAIL)
6	ADA CURB RAMP (SEE DETAIL)
9	CURB CUT (SEE DETAIL)
10	CONCRETE FLUME (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
18	PICNIC TABLE (DETAILS BY SUPPLIER)
22	TRAFFIC FLOW ARROWS (TYP). COLOR TO MATCH PARKING STALL STRIPING
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING

SITE INFORMATION:

PROPERTY AREA: 43,377 S.F. (0.996 ACRES).

EXISTING ZONING: B-3 GENERAL BUSINESS

PROPOSED ZONING: B-3 GENERAL BUSINESS

EXISTING USE: TENANT OFFICE

PROPOSED USE: DRIVE-THRU COFFEE

AREA OF SITE DISTURBANCE: 36,750

SETBACKS:
BUILDING: FRONT(SOUTH) = 30'
SIDE(WEST) = 7'
SIDE(EAST) = 10'
REAR(NORTH) = 25'

PROPOSED BUILDING HEIGHT: 20' (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 1 SPACE PER 300 S.F. PLUS 1 FOR EACH EMPLOYEE ON THE LARGEST WORK SHIFT S.F. (13 SPACES REQ.)

PARKING PROVIDED: 14 SPACE (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.17	7,422	17.1%
PAVEMENT (ASP. & CONC.)	0.73	31,801	73.3%
TOTAL IMPERVIOUS	0.90	39,223	90.4%
LANDSCAPE/ OPEN SPACE	0.10	4,154	9.6%
PROJECT SITE	1.00	43,377	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	822	1.9%
PAVEMENT (ASP. & CONC.)	0.76	33,200	76.5%
TOTAL IMPERVIOUS	0.78	34,022	78.4%
LANDSCAPE/ OPEN SPACE	0.21	9,355	21.6%
PROJECT SITE	1.00	43,377	100.0%

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL SITE PLAN

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

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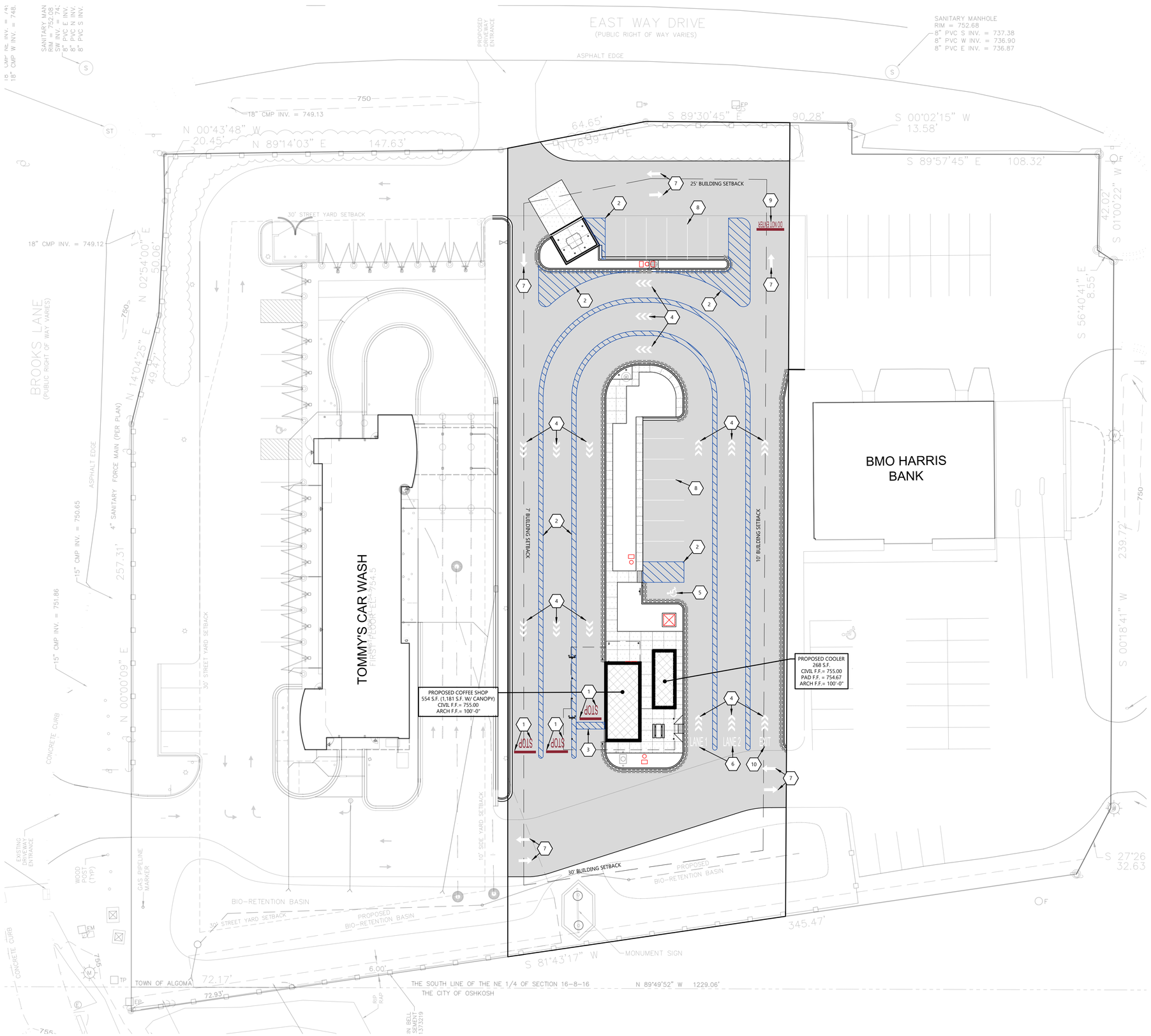
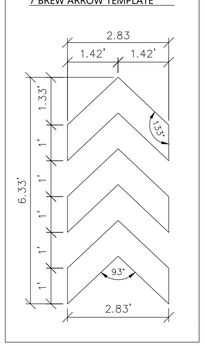


7 BREW ARROW TEMPLATE



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

WHITE

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: FFFFFF

BLUE

PMS 293
C: 100%
M: 63%
Y: 0%
K: 35%

R: 0
G: 61
B: 165

HEX: 003DA5

RED

PMS 202
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%

R: 138
G: 36
B: 50

HEX: 8A2432

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24" O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING (MATCH EXISTING)
8	4" SOLID WHITE PAVEMENT MARKER (TO MATCH EXISTING), TYPICAL
9	12" TALL "DO NOT ENTER" TEXT PAINTED IN RED
10	48-INCH TALL "EXIT" PAINTED IN WHITE

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL STRIPING PLAN

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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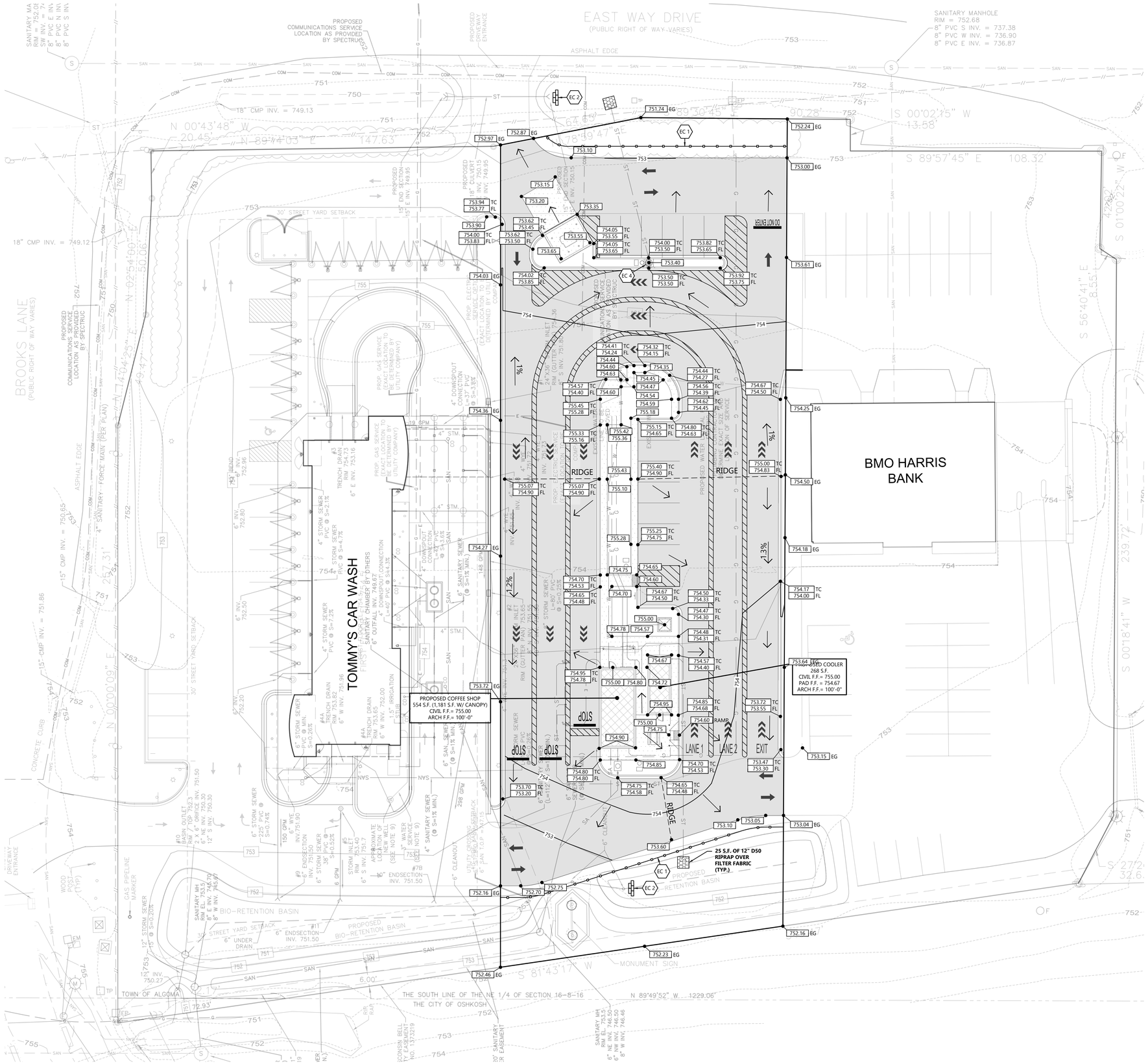
EAST WAY DRIVE
(PUBLIC RIGHT OF WAY-VARIES)
ASPHALT EDGE
BROOKS LANE
(PUBLIC RIGHT OF WAY VARIES)
PROPOSED COMMUNICATIONS SERVICE LOCATION AS PROVIDED BY SPECTRUC
PROPOSED DRIVEWAY ENTRANCE
SANITARY MANHOLE
RIM = 752.68
8" PVC S INV. = 737.38
8" PVC W INV. = 736.90
8" PVC E INV. = 736.87
18" CMP INV. = 749.13
18" CMP INV. = 749.12
15" CMP INV. = 750.65
15" CMP INV. = 751.86
N 00°43'48" W 20.45'
N 89°40'03" E 147.63'
N 02°54'00" E 50.06'
N 14°04'36" E 9.47'
S 78°39'47" E 64.60'
S 00°30'45" E 90.28'
S 89°57'45" E 108.32'
S 00°02'15" W 13.58'
S 01°00'22" W 42.32'
S 56°40'41" E 8.55'
S 00°18'41" W 239.72'
S 27°26'32" E 32.63'
N 00°00'09" E 257.31'
30' STREET YARD SETBACK
PROPOSED 18" CULVERT INV. 750.15 INV. 749.95
PROPOSED 15" END SECTION INV. 749.95
PROPOSED END SECTION INV. 750.15
PROPOSED COFFEE SHOP
554 S.F. (1,181 S.F. W/ CANOPY)
CIVIL F.F.= 755.00
ARCH F.F.= 100'-0"
BMO HARRIS BANK
TOMMY'S CAR WASH
DO NOT ENTER
RIDGE
STOP
LANE 1
LANE 2
EXIT
RAMP
1%
1.2%
1.3%
PROPOSED COOLER
268 S.F.
CIVIL F.F.= 755.00
PAD F.F.= 754.67
ARCH F.F.= 100'-0"
25 S.F. OF 12" D50 RIPRAP OVER FILTER FABRIC (TYP.)
PROPOSED BIO-RETENTION BASIN
EC 1
EC 2
EC 4
753.72 EG
752.16 EG
752.70
752.75
752.46 EG
752.23 EG
753.04 EG
753.05
753.10
753.60
753.61 EG
753.64 EG
753.15 EG
754.03 EG
754.36 EG
754.27 EG
754.25 EG
754.50 EG
754.18 EG
753.00 EG
752.24 EG
751.74 EG
752.87 EG
752.97 EG
753.10
753.00 EG
753.15
753.20
753.35
753.94 TC
753.77 FL
753.90
754.00 TC
753.83 FL
753.62 TC
753.45 FL
753.62 TC
753.50 FL
753.55
753.65
754.05 TC
753.55 FL
754.05 TC
753.65 FL
753.40
754.00 TC
753.50 FL
753.82 TC
753.65 FL
754.02 TC
753.85 FL
753.50 TC
753.50 FL
753.92 TC
753.75 FL
754.41 TC
754.24 FL
754.44
754.60
754.63
754.32 TC
754.15 FL
754.35
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754.59
755.18
754.44 TC
754.27 FL
754.56 TC
754.39 FL
754.62 TC
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754.57 TC
754.40 FL
754.60
755.45 TC
755.28 FL
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755.15 TC
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754.80 TC
754.63 FL
755.00 TC
754.83 FL
755.07 TC
754.90 FL
755.43
755.40 TC
754.90 FL
755.10
755.25 TC
754.75 FL
755.28
754.75
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754.70 TC
754.53 FL
754.65 TC
754.48 FL
754.70
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754.50 TC
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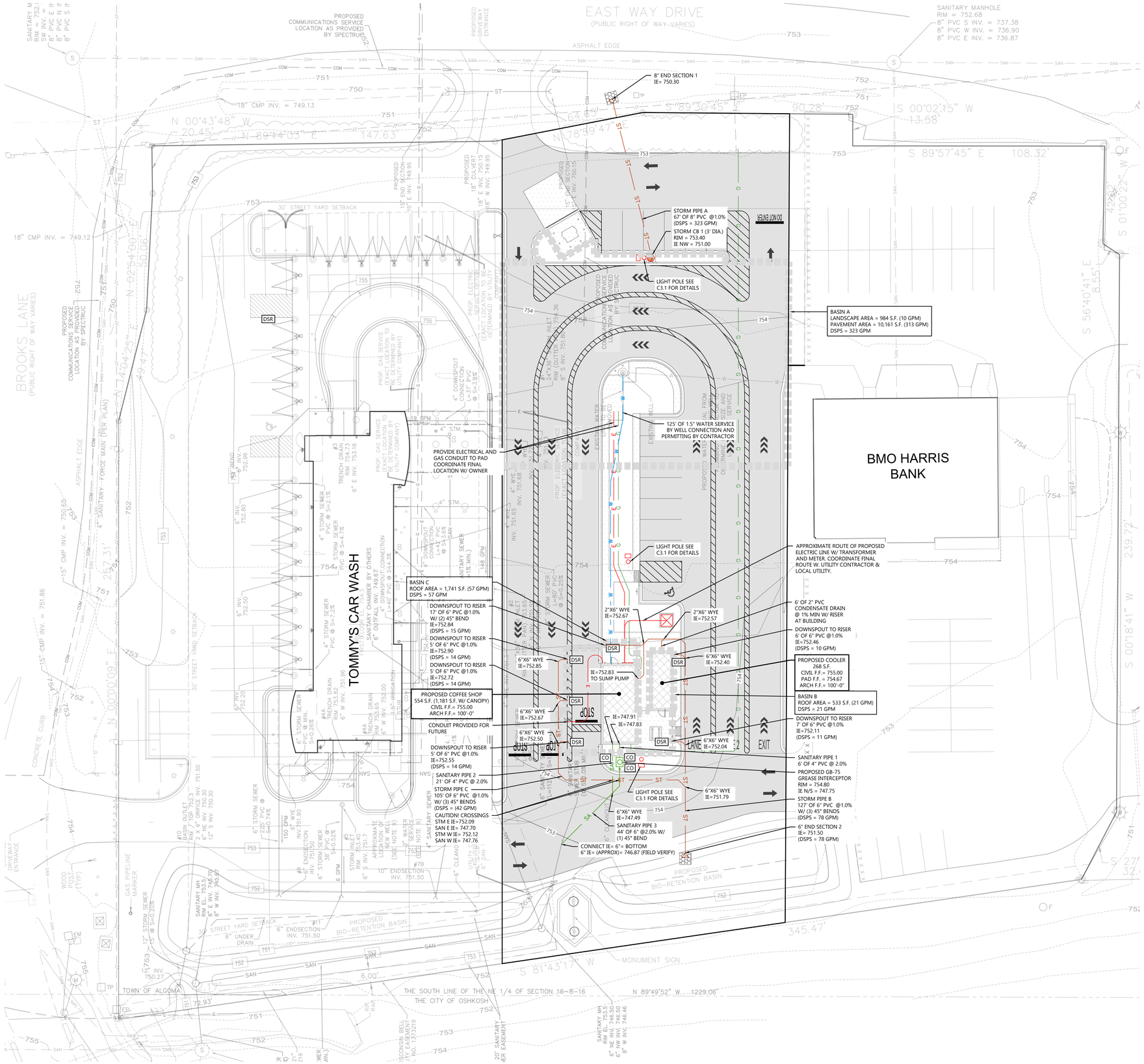
754.47 TC
754.30 FL
755.00
754.78
754.57
754.48 TC
754.31 FL
754.67
754.57 TC
754.40 FL
754.95 TC
754.78 FL
755.00
754.80
754.72
754.95
754.85 TC
754.68 FL
755.00
754.75
754.90
754.85
754.70 TC
754.53 FL
754.80 TC
754.80 FL
754.75 TC
754.58 FL
754.65 TC
754.48 FL
753.70 TC
753.20 FL
753.72 TC
753.55 FL
753.47 TC
753.30 FL
754.17 TC
754.00 FL
754.67 TC
754.50 FL
755.00 TC
754.83 FL
754.50 EG
754.25 EG
754.18 EG
753.64 EG
753.15 EG
753.04 EG
753.05
753.10
753.60
753.61 EG
753.00 EG
752.24 EG
752.16 EG
752.23 EG
752.46 EG
752.70
752.75
753.72 EG
754.03 EG
754.36 EG
754.27 EG
752.87 EG
752.97 EG
751.74 EG
PROPOSED COMMUNICATIONS SERVICE LOCATION AS PROVIDED BY SPECTRUC
PROPOSED GAS SERVICE EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY)
PROP. ELECTRIC SERVICE EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY
PROPOSED ELECTRIC SERVICE LOCATION AS PROVIDED BY ELECTRIC COMPANY
PROPOSED WATER SERVICE EXACT LOCATION & SIZE TO BE DETERMINED BY UTILITY COMPANY
EXISTING GAS SERVICE LOCATION TO BE DETERMINED BY UTILITY COMPANY
4" DOWNSPOUT CONNECTION (L=37' PVC @ S=4.38%
4" DOWNSPOUT CONNECTION (L=40' PVC @ S=4.3%
4" DOWNSPOUT CONNECTION (L=42' PVC @ S=4.3%
19 GPM
298 GPM
148 GPM
150 GPM
6 GPM
#10 TRENCH DRAIN RIM = 752.3 2 X 6" ORIFICE INV. 751.50 6" NE INV. 750.30 12" SW INV. 750.00
#9 6" ENDSECTION INV. 751.50
6" STORM SEWER PVC @ S=0.52% 38'
#5 STORM INLET RIM = 753.40 6" S INV. 751.77
#7B 10" ENDSECTION INV. 751.50
#7A 6" WATER SERVICE (SEE NOTE 9)
APPROXIMATE LOCATION OF NEW WELL (SEE NOTE 9)
4" SANITARY SEWER (@ S=1% MIN.)
6" CLEANOUT
UTILITY CROSSING (SEE DETAIL SHEET C5.0)
#6 TRENCH DRAIN RIM = 753.15 6" E INV. 753.16
#4 TRENCH DRAIN RIM = 753.65 6" W INV. 752.00
#4A TRENCH DRAIN RIM = 753.65 6" W INV. 752.00
#4B TRENCH DRAIN RIM = 753.82 6" W INV. 751.96
#3 TRENCH DRAIN RIM = 754.35 6" E INV. 753.16
#2 INLET RIM (GUTTER PAN) 753.65 4" INV. 752.80
#1 INLET RIM (GUTTER PAN) 753.65 4" INV. 752.80
#8 INLET RIM = 753.45 24" X 36" CURB INLET 8" S INV. 751.36
6" STORM SEWER PVC @ S=7.2%
6" STORM SEWER PVC @ S=4.7%
4" STORM SEWER PVC @ S=4.3%
8" STORM SEWER PVC @ S=0.20%
12" STORM SEWER PVC @ S=0.20%
6" STORM SEWER PVC @ S=0.74%
6" STORM SEWER PVC @ S=21.8%
6" STORM SEWER PVC @ S=4.7%
6" STORM SEWER PVC @ S=4.3%
6" STORM SEWER (L=80' PVC @ S=0.25%
6" SANITARY SEWER (@ S=1% MIN.)
6" SAN. SEWER (@ S=1% MIN.)
4" STM.
4" SANITARY - FORCE MAIN (PER PLAN)
6" SANITARY SEWER (@ S=1% MIN.)
SANITARY CHAMBER BY OTHERS
6" OUTFALL INV. 748.67
6" W INV. 752.00
6" IRRIGATION STUB
6" SAN. SEWER (@ S=1% MIN.)
SANITARY MH RIM EL. 753.50 6" E INV. 746.67 8" W INV. 746.77
SANITARY MH RIM EL. 753.5 6" NE INV. 746.50 6" NW INV. 746.50 8" W INV. 746.46
#1 6" ENDSECTION INV. 751.50
6" UNDER DRAIN
#11 6" ENDSECTION INV. 751.50
#12 6" ENDSECTION INV. 751.50
#13 6" ENDSECTION INV. 751.50
#14 6" ENDSECTION INV. 751.50
#15 6" ENDSECTION INV. 751.50
#16 6" ENDSECTION INV. 751.50
#17 6" ENDSECTION INV. 751.50
#18 6" ENDSECTION INV. 751.50



GENERAL NOTES:

- XXXXXXXX

CIVIL UTILITY PLAN

EXCEL
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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
2100 OMRO RD • OSHKOSH, WI 54904

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 13, 2025
AUG. 21, 2025

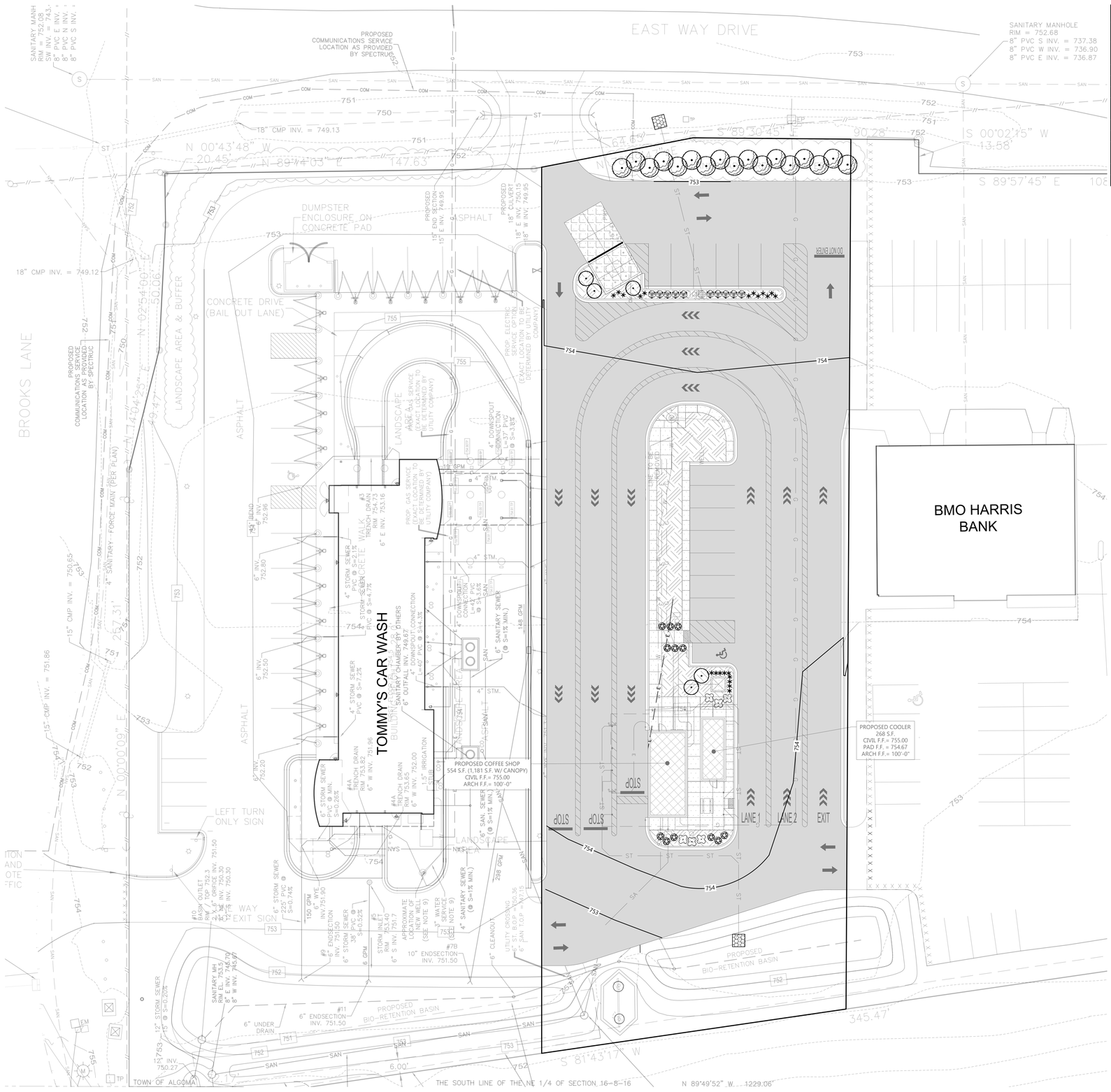
NOT FOR CONSTRUCTION

JOB NUMBER

250251800

SHEET NUMBER

C1.3



PLANT SCHEDULE

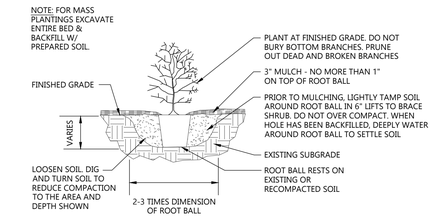
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
DECIDUOUS SHRUBS					
	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	10	18" HT.	CONT.
	Kodiak Orange Bush Honeysuckle	Diervilla x 'G2X88544'	6	18" HT.	CONT.
	Little Princess Spirea	Spiraea japonica 'Little Princess'	12	18" HT.	CONT.
EVERGREEN SHRUBS					
	Sea Green Juniper	Juniperus Chinensis 'Sea Green'	17	36" HT.	CONT.
	Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	5	18" HT.	CONT.
ORNAMENTAL GRASSES					
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	21	1 GAL	CONT.

GENERAL NOTES:

- SEED ALL BARE DISTURBED SOIL OUTSIDE OF RIVER ROCK AREAS.
- SEE SHEET C.02 FOR LANDSCAPE SPECIFICATIONS.
- RIVER ROCK VARIETY TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

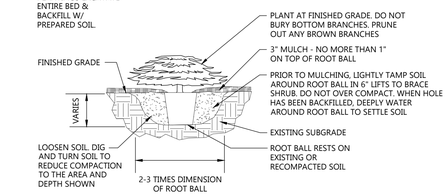
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	RIVER ROCK



DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

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PROJECT INFORMATION

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7 BREW ALGOMA

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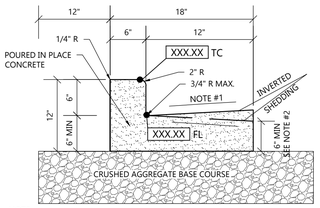
SHEET NUMBER

C1.4

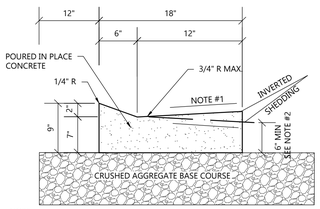


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE

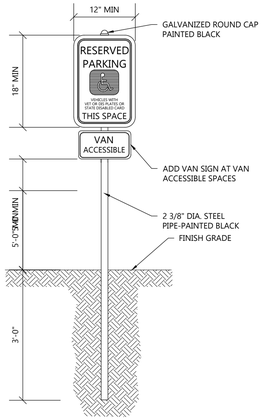


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

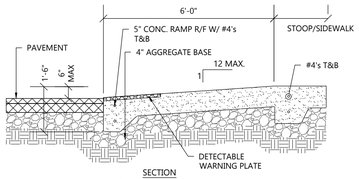
18" MOUNTABLE CURB & GUTTER DETAIL

NOT TO SCALE

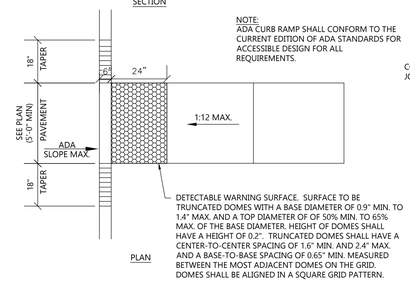


HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



SECTION

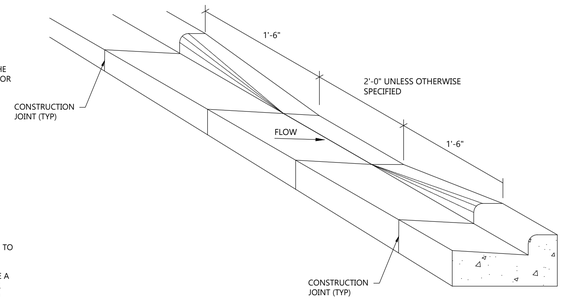


PLAN

NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

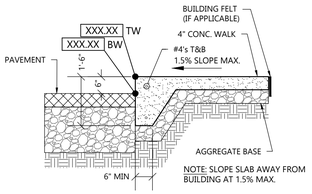
ADA CURB RAMP DETAIL

NOT TO SCALE



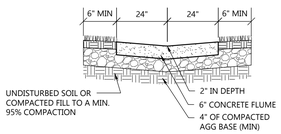
CURB CUT DETAIL

NOT TO SCALE



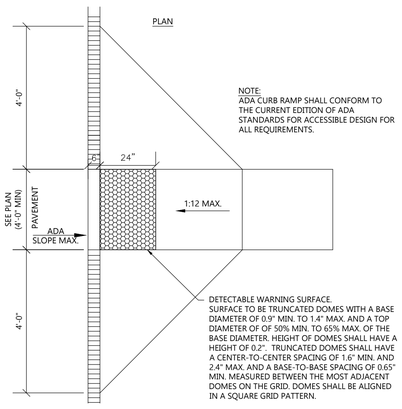
RAISED WALK DETAIL

NOT TO SCALE



CONCRETE FLUME DETAIL

NOT TO SCALE



PLAN

CURB RAMP DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

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PROFESSIONAL SEAL

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JOB NUMBER
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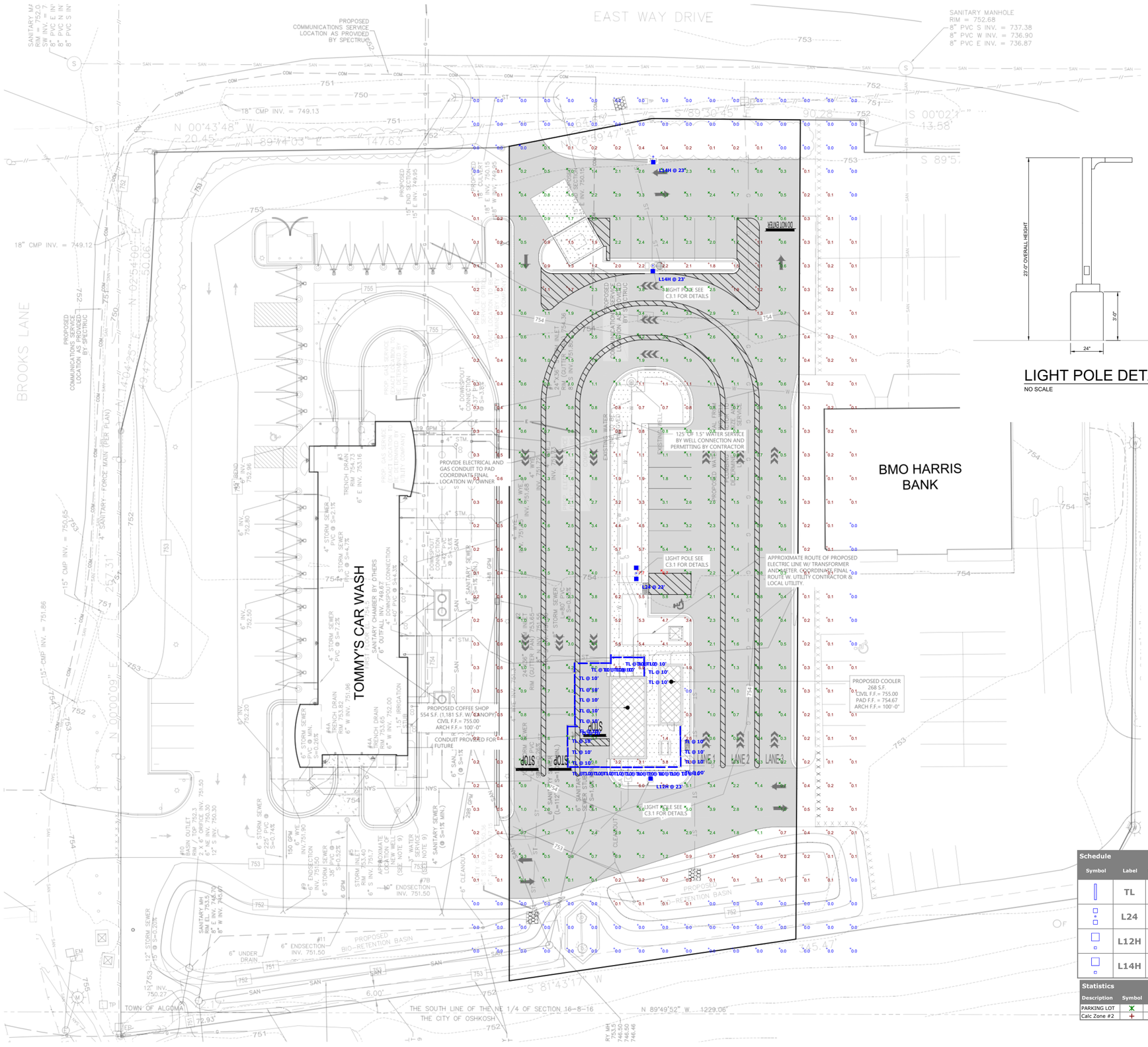
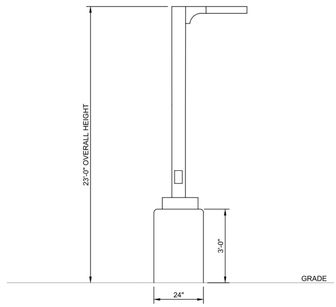
SHEET NUMBER
C2.0





LIGHT POLE DETAIL

NO SCALE

ORDER GUIDE - PRO SERIES STATIC WHITE

NFPS SWH 1.5W | NF-PRO-60

NOVA FLEX

PART NUMBER BUILDER:

Series	Family	Environment	LEDs/M	Voltage	Temperature	Length
NF	PRO	IP65 IP68	60	24V	2500K* 2700K 3000K 3225K 4100K 5000K*	RL50MT RL50MT2

10 Meter Reel (IP65 only)
50 Meter Reel (IP68 only)

Notes:
1. *Temperatures available with a lead time of 7 - 10 weeks
2. All Wet LED products are NOT field trimmable.

ENVIRONMENT AND DIMENSIONS

IN INCHES UNLESS NOTED

Section	IP65	IP68
A	0.40" (10.16 mm)	0.53" (13.5 mm)
B - B	3.93" (998 cm)	3.93" (998 cm)
C	0.65" (16.4 mm)	0.65" (16.4 mm)
D	0.94" (23.8 mm)	1.02" (2.59 mm)

PHYSICAL

Environment	IP65 (Dust/Splash Proof) IP68 (Water/ Chemical Resistant)
Ambient Temp	-15° to 140°F (-25° to 60° C)
Cut Length	3.93" Inches (998 cm)
Max Run	48.8' Feet (14.87 m)

ELECTRICAL

Voltage	24V
Wire Size	20 AWG, 2 Wire
Lead Wire	Default: 120" Inch IP65: 2" Inch (50.8 mm) Minimum IP68: 3" Inch (76.2 mm) Minimum Quick Connect: 3" - 120" Inch
Jumper	3" Inch (76.2 mm) Minimum
Dimming	MLV	0-10V	S3i Series Controller OTHERs

ILLUMINATION DETAILS

CCT	Lumens/ft	CRI Ra	Efficacy	Max Run
3500K	89	92	57	48.8' ft (14.87 m)
2700K	94	91	63	
3000K	115	91	77	
3225K	103	93	67	
4100K	101	94	67	
5000K	99	92	67	

QUALITY ASSURANCE

Lumen Maintenance	50,000 Hrs
Warranty	5 years
CCT Binning	3-step MacAdam
Certifications	UL	Closet Rated

Nova Flex retains the right to modify the design of our products at any time as part of the company's continual product improvement program.

PROJECT | FIXTURE | PHASE | DATE

Rev: Jul 26 24 02:16

800.595.6302 | novaflexled.com

Catalog #: _____ Project: _____ Type: _____

Prepared By: _____ Date: _____

Mirada Medium (MRM)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 600nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: > 90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com

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Page 1/11 Rev: 04/08/25
SPEC-1020.R-M22

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	TL	34			1	400	0.8	2.97786
	L24	1	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-FT-30-70CRI	1	19332	0.9	270
	L12H	1	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-2-30--70CRI-IL	1	11746	0.9	135
	L14H	2	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-FT-30-70CRI-IL	1	12407	0.9	135

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.8 fc	6.7 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	1.2 fc	7.7 fc	0.0 fc	N/A	N/A

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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PROJECT INFORMATION

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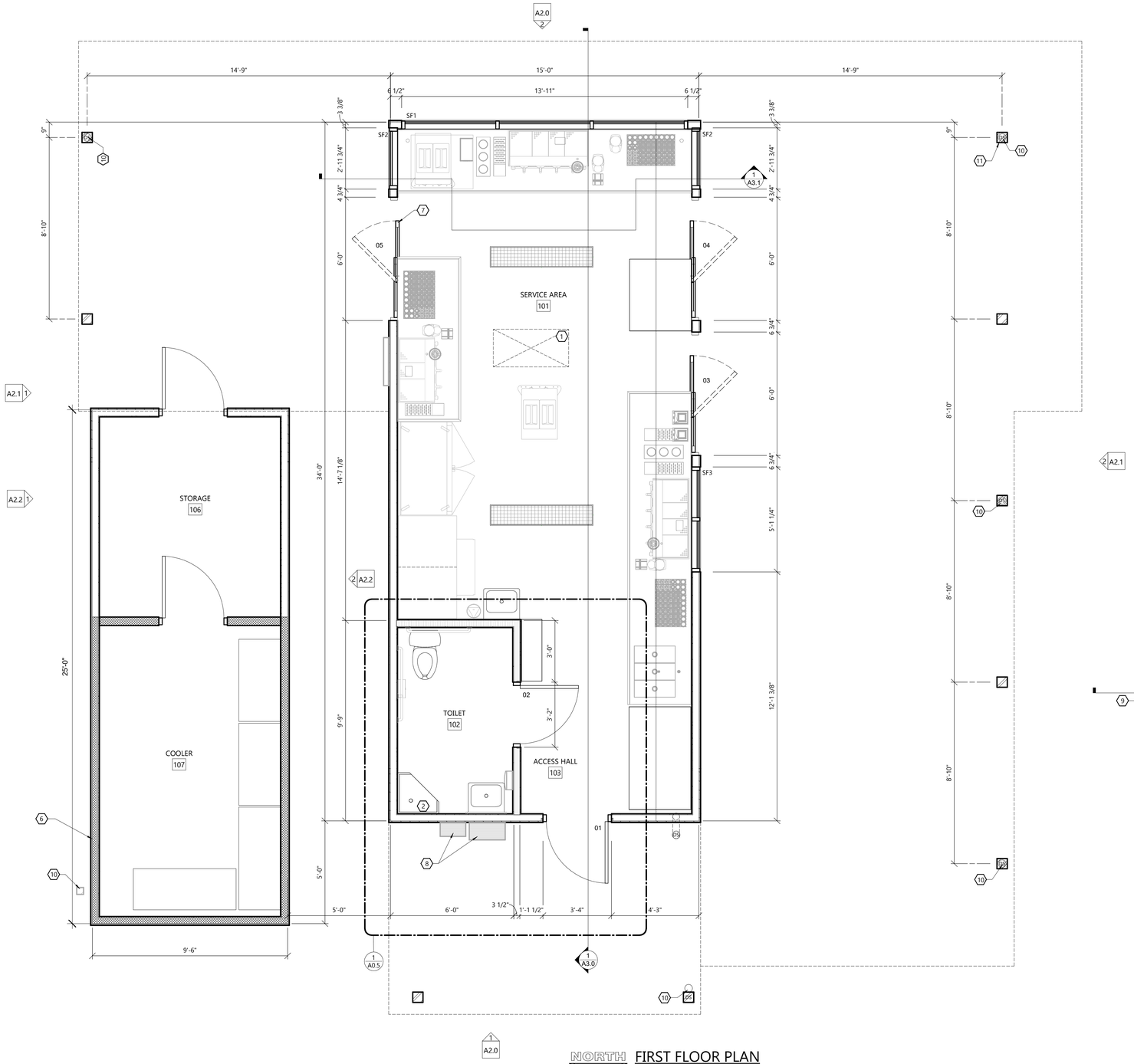
SHEET NUMBER

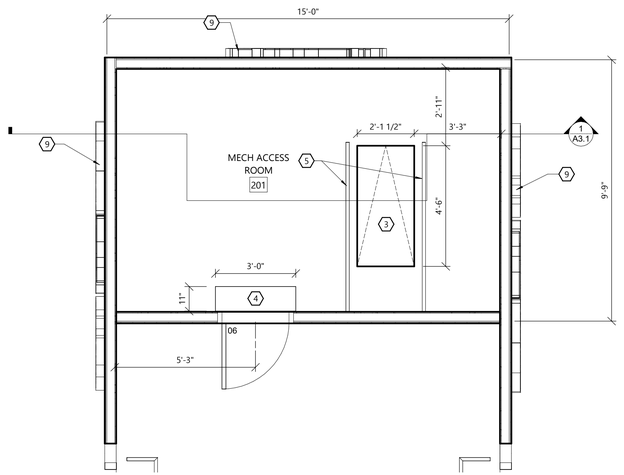
C3.1



NORTH **FIRST FLOOR PLAN**

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

0' 2' 4'



NORTH **MECH. ACCESS ROOM**

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

0' 2' 4'

FLOOR PLAN KEYNOTES

1. ACCESS DOOR FOR CRAWLSPACE ACCESS.
2. MOP SINK - RE: PLUMBING DRAWINGS.
3. MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER.
4. STEP, CENTER ON DOOR.
5. PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE.
6. PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD. LOCATION & SPECS WITH CIVIL & STRUCT.
7. ADA AUTO/MANUAL EGRESS CAPABLE.
8. ELECTRICAL EQUIPMENT - RE: ELECTRICAL DRAWINGS. PAINT TO MATCH BUILDING.
9. STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
10. DOWNSPOUT CONNECTION TO STORMWATER SYSTEM PER CIVIL DRAWINGS.
11. SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE, TYP.

CANOPY COLUMN FOOTING NOTES:

- DO NOT POUR TOP OF CANOPY COLUMN FOOTINGS MORE THAN 6" BELOW TOP OF BUILDING FOUNDATION WALL.
- TOP OF FOOTINGS SHOULD BE A MINIMUM OF 6" BELOW ADJACENT PAVING ELEVATION.

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Fond du Lac, WI 54935
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JOB NUMBER
250251800

SHEET NUMBER
A1.2

ARCHITECTURAL FLOOR PLANS

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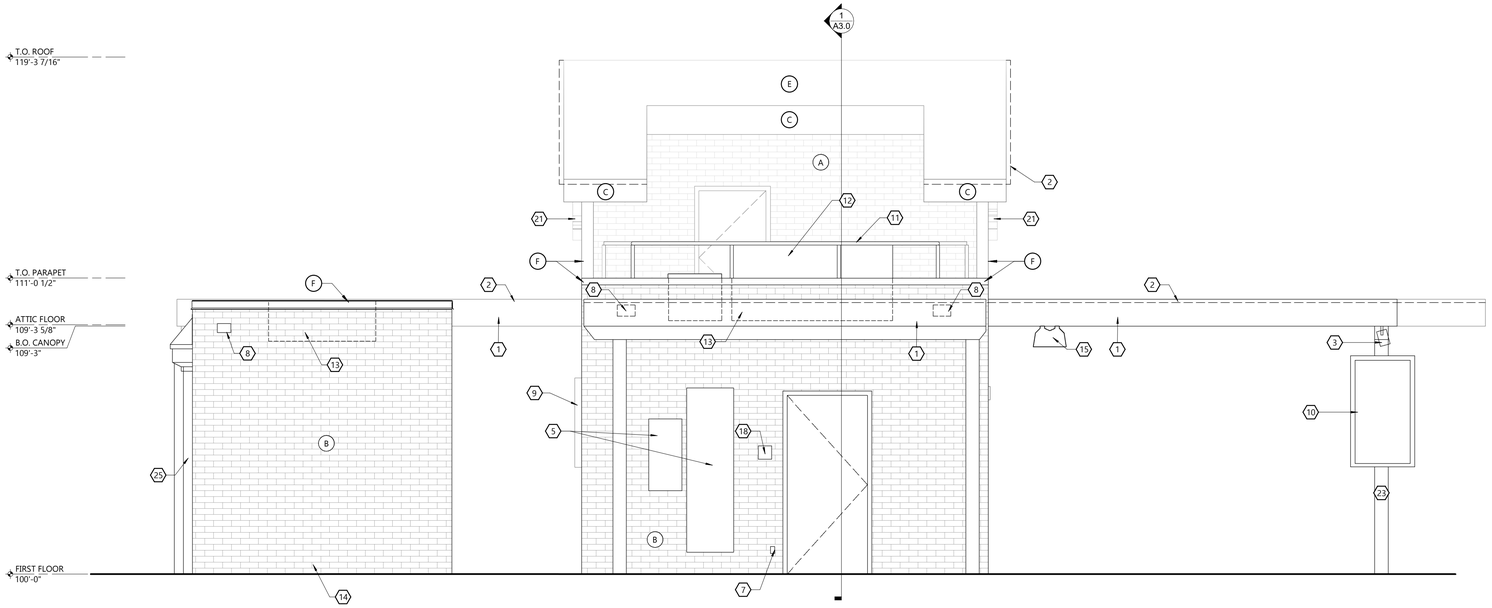
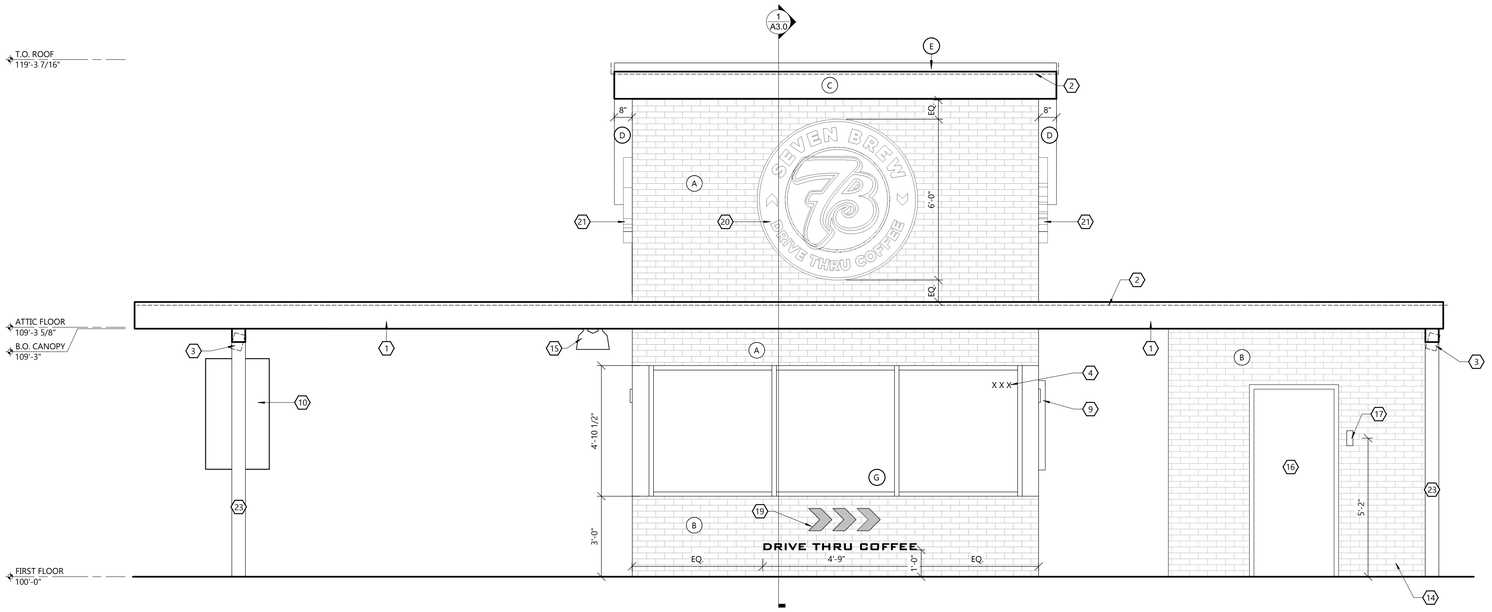


1 A3.0

1 A2.0 NORTH ELEVATION

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



1 A3.0

2 A2.0 SOUTH ELEVATION

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

EXTERIOR ELEVATION KEYNOTES

1. PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL.
2. SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP.; REF ELECTRICAL.
3. MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN.
4. ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE.
5. ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL.
6. FROST PROOF FLUSH HOSE BIB.
7. EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL.
8. THROUGH WALL SCUPPER ROOF DRAIN.
9. SURFACE-MOUNTED LIGHTED SIGN BOX.
10. SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY.
11. GUARDRAIL; 3' - 6' ABOVE ATTIC FLOOR.
12. HVAC EQUIPMENT.
13. OUTLINE OF MECHANICAL UNIT BEYOND.
14. PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD. LOCATION AND SPECS WITH CIVIL AND STRUCTURAL.
15. CANOPY HEATER.
16. 36" COOLER DOOR.
17. COOLER LOCK AND CONTROLS.
18. KNOX BOX.
19. 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE.
20. ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
21. ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR.
22. EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL.
23. PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL.
24. PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL.

EXTERIOR ELEVATION MATERIALS

A. BRICK VENEER (BRK-2).

B. BRICK VENEER (BRK-1).

C. BRAKE METAL FASCIA (MP-2)

D. SOFFIT PANELS (MP-2).

E. STANDING SEAM ROOF PANELS (MP-2).

F. METAL BRAKE CAP (MP-3).

G. CLEAR ANODIZED ALUMINUM (MP-4)

FINISH MATERIALS SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
BRK-1	FIBER CEMENT PANEL SIDING	BRAND: NICHIHA COLOR: MIDNIGHT STYLE: MODERN BRICK	EXTERIOR WAINSCOT AND REAR WALL NOTES: a, d
BRK-2	FIBER CEMENT PANEL SIDING	BRAND: NICHIHA COLOR: SHALE BROWN STYLE: CANYON BRICK	EXTERIOR WALLS ABOVE WAINSCOT AND ATTIC REAR NOTES: b
FRP-1	FRP WALL COVERING	BRAND: NUDO FIBERLITE COLOR: WHITE STYLE: 4' x FULL HEIGHT x .090"	SERVICE AREA AND TOILET NOTES: a
MP-2	BRAKE METAL	BRAND: BERRIDGE COLOR: ROYAL BLUE STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .26 METAL ROOF AND CANOPIES NOTES: a
MP-3	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GREY STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .39 METAL COPING AT REAR WALL NOTES: a
MP-4	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GREY STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .39 METAL COPING AT SIDE WALLS NOTES: a
PT-1	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "INDIGO" SW 6531 STYLE: EGGSHELL	CEILING TRIMS AND MISC TRIMS NOTES: a, c
PT-2	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "FIRST STAR" SW 7646 STYLE: SEMI-GLOSS	CEILING, INTERIOR TOILET ROOM WALLS, DOORS AND FRAMES NOTES: a, c
VB-1	RESILIENT VINYL BASE	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL BASE	SERVICE AREA AND TOILET NOTES: a
VT-1	RESILIENT VINYL FLOORING	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL FLOORING	SERVICE AREA AND TOILET NOTES: a

FINISH MATERIALS SCHEDULE NOTES:

a. SITE CONTRACTOR TO COORDINATE WITH PREFABRICATOR DIRECTLY TO DETERMINE SCOPE SPLIT OF ITEMS PROVIDED/INSTALLED/FINISHED WITHIN FABRICATION FACILITY VERSUS ON-SITE.
b. PROVIDE COMPLETE ARCHITECTURAL SIDING SYSTEM AND ACCESSORIES, INCLUDING MATCHING MANUF FABRICATED CORNERS, FLASHINGS, AND TRIMS. SIDING INSTALLATION PER MANUF INSTALLATION INSTRUCTIONS.
c. PROVIDE A MINIMUM OF TWO (2) COATS PAINT OVER ONE (1) COAT PRIMER ON ALL EXPOSED GYP BD IN SERVICE AREA AND TOILET.

ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
2100 OMRO RD. • OSHKOSH, WI 54904

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 25, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250251800

SHEET NUMBER
A2.0

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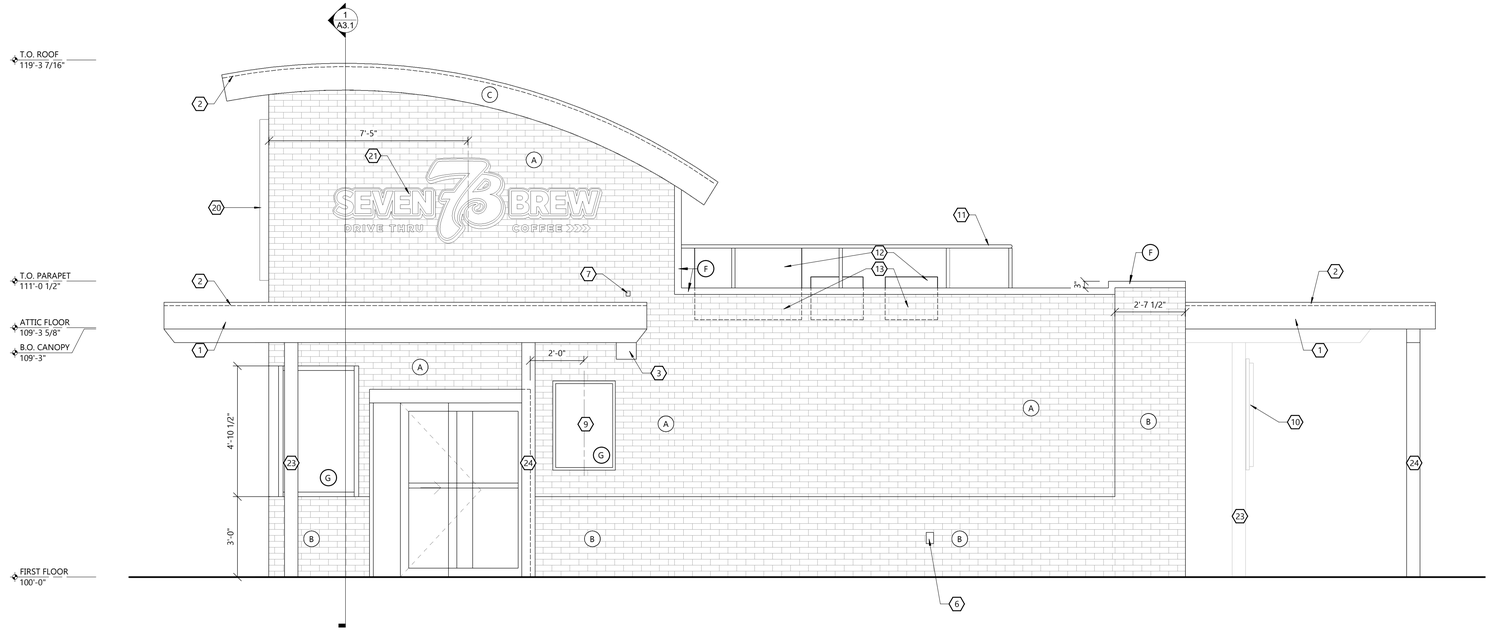
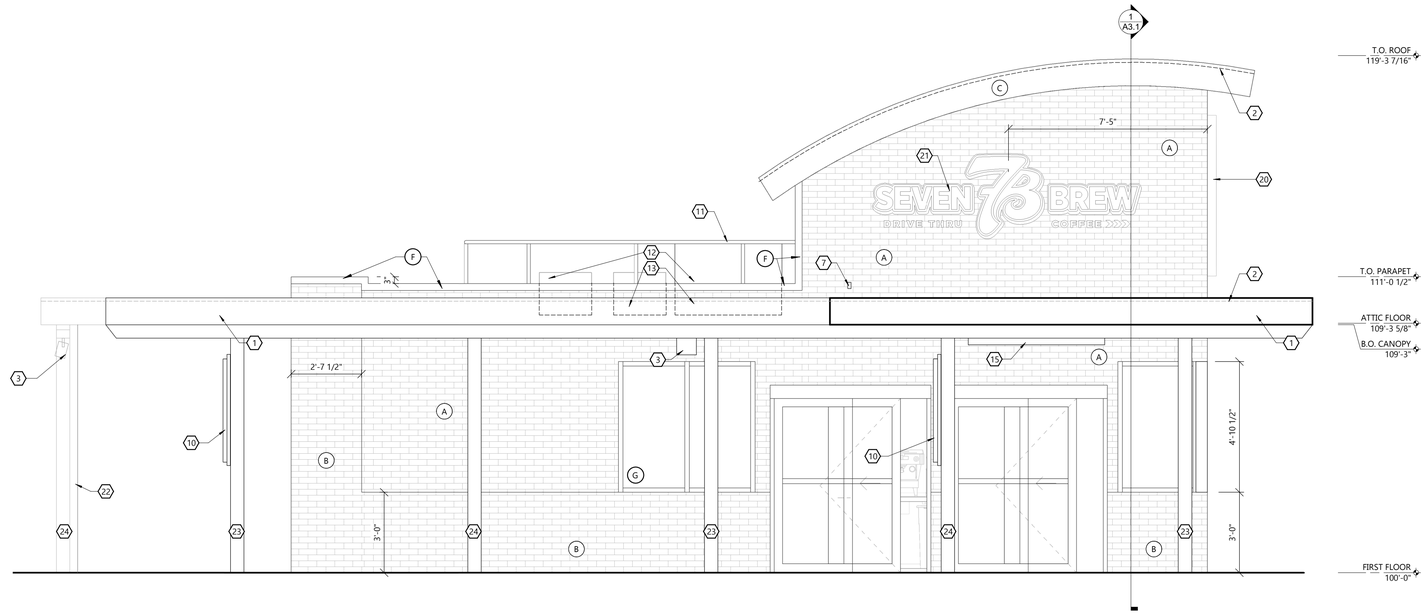


1 A3.1

EAST ELEVATION

1 A2.1 SCALE: 3/8" = 1'-0"



1 A3.1

WEST ELEVATION

2 A2.1 SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL.
2. SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP.; REF ELECTRICAL.
3. MOUNTED SPEAKER SYSTEM; REF SYSTEMS PLAN.
4. ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE.
5. ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL.
6. FROST PROOF FLUSH HOSE BIB.
7. EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL.
8. THROUGH WALL SCUPPER ROOF DRAIN.
9. SURFACE-MOUNTED LIGHTED SIGN BOX.
10. SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY.
11. GUARDRAIL; 3' - 6' ABOVE ATTIC FLOOR.
12. HVAC EQUIPMENT.
13. OUTLINE OF MECHANICAL UNIT BEYOND.
14. PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD. LOCATION AND SPECS WITH CIVIL AND STRUCTURAL.
15. CANOPY HEATER.
16. 36" COOLER DOOR.
17. COOLER LOCK AND CONTROLS.
18. KNOX BOX.
19. 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE.
20. ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
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B. BRICK VENEER (BRK-1).

C. BRAKE METAL FASCIA (MP-2)

D. SOFFIT PANELS (MP-2).

E. STANDING SEAM ROOF PANELS (MP-2).

F. METAL BRAKE CAP (MP-3).

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FRP-1	FRP WALL COVERING	BRAND: NUDO FIBERLITE COLOR: WHITE STYLE: 4' x FULL HEIGHT x .090"	SERVICE AREA AND TOILET NOTES: a
MP-2	BRAKE METAL	BRAND: BERRIDGE COLOR: ROYAL BLUE STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .26 METAL ROOF AND CANOPIES NOTES: a
MP-3	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GREY STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .39 METAL COPING AT REAR WALL NOTES: a
MP-4	BRAKE METAL	BRAND: BERRIDGE COLOR: ZINC GREY STYLE: LOW SHEEN SMOOTH	REFLECTIVITY - .39 METAL COPING AT SIDE WALLS NOTES: a
PT-1	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "INDIGO" SW 6531 STYLE: EGGSHELL	CEILING TRIMS AND MISC TRIMS NOTES: a, c
PT-2	PAINT	BRAND: SHERWIN WILLIAMS COLOR: "FIRST STAR" SW 7646 STYLE: SEMI-GLOSS	CEILING, INTERIOR TOILET ROOM WALLS, DOORS AND FRAMES NOTES: a, c
VB-1	RESILIENT VINYL BASE	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL BASE	SERVICE AREA AND TOILET NOTES: a
VT-1	RESILIENT VINYL FLOORING	BRAND: AMARCO COLOR: LIGHT GRAY STYLE: PROTECT-ALL FLOORING	SERVICE AREA AND TOILET NOTES: a

FINISH MATERIALS SCHEDULE NOTES:

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ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

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PROFESSIONAL SEAL

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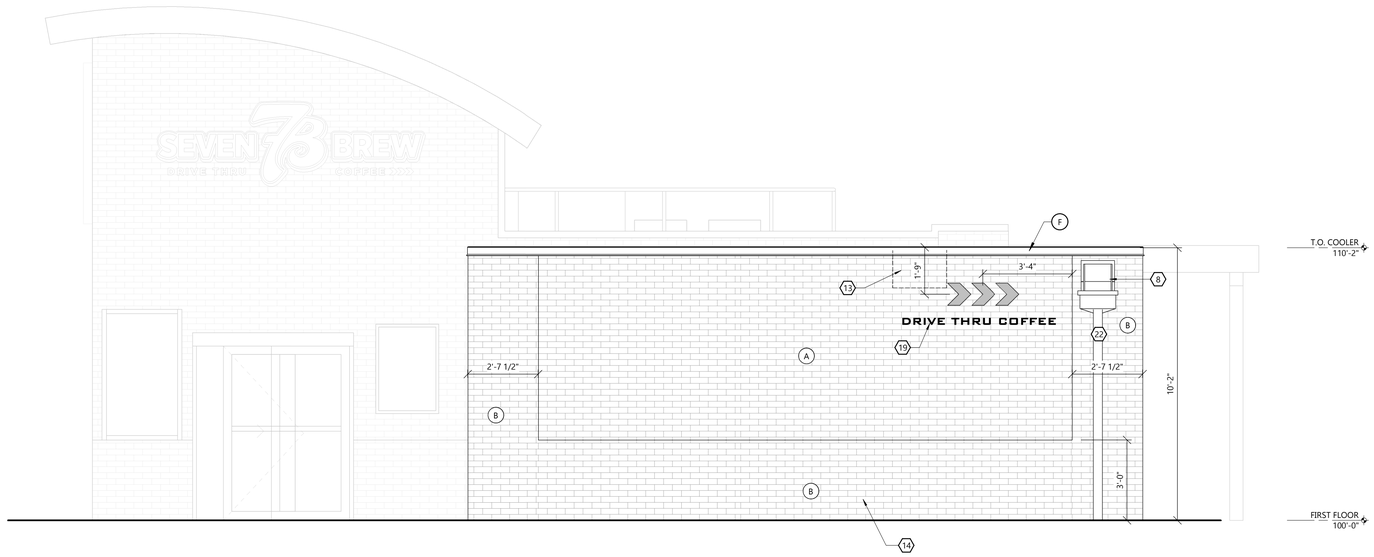
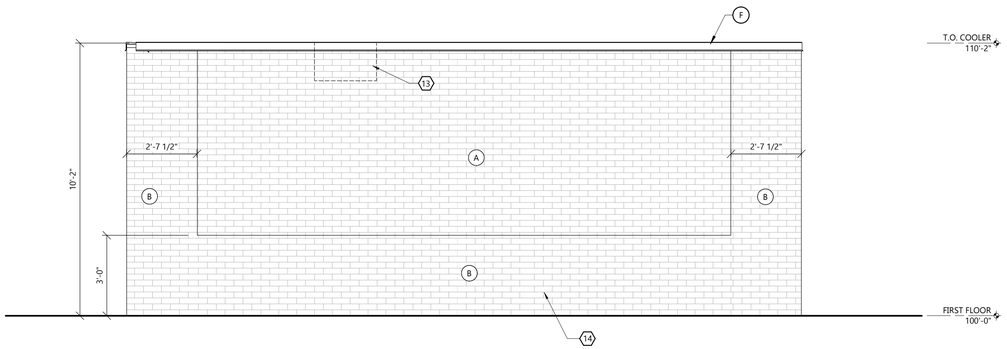


1 / A2.2 EAST COOLER ELEVATION

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



2 / A2.2 WEST COOLER ELEVATION

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ARCHITECTURAL EXTERIOR ELEVATIONS

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW ALGOMA
2100 OMRO RD. • OSHKOSH, WI 54904

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 25, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
250251800

SHEET NUMBER
A2.2

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TRASH ENCLOSURE KEYNOTES

1. NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK BRK-1.
2. PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10-SHERWIN WILLIAMS SW-9177 "SALTY DOG".
3. PAINT HINGES AND TERMINATION COPINGS PT-11-SHERWIN WILLIAMS SW-6258 "TRICORN BLACK".
4. BERRIDGE ZINC GREY COPING.
5. 1x6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING.

TRASH ENCLOSURE NOTES:

- SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
- COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNER, FLASHING AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
- STRUCTURE DASHED BEYOND FOR REFERENCE.

EXCEL

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100 Camelot Drive
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920-926-9800
excelengineer.com

PROJECT INFORMATION

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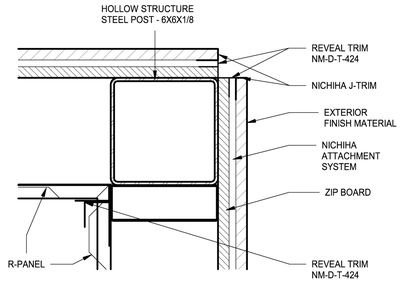

7 / A5.0 CORNER DETAIL
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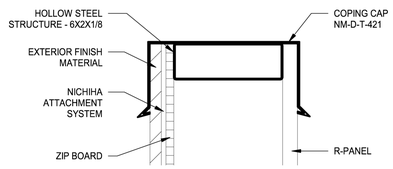

6 / A5.0 TOP COPING DETAIL
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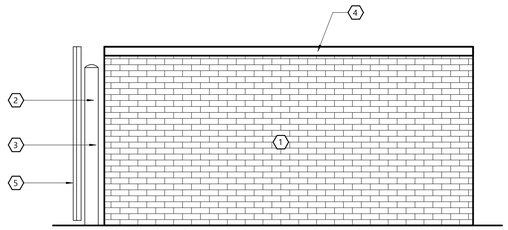
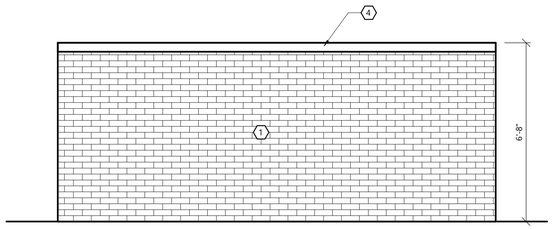
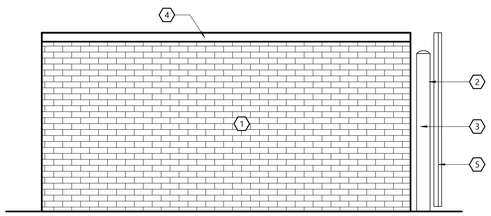


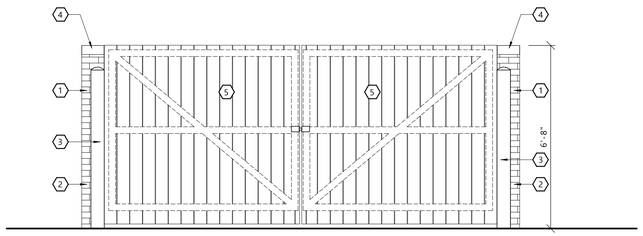
3 / A5.0 ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



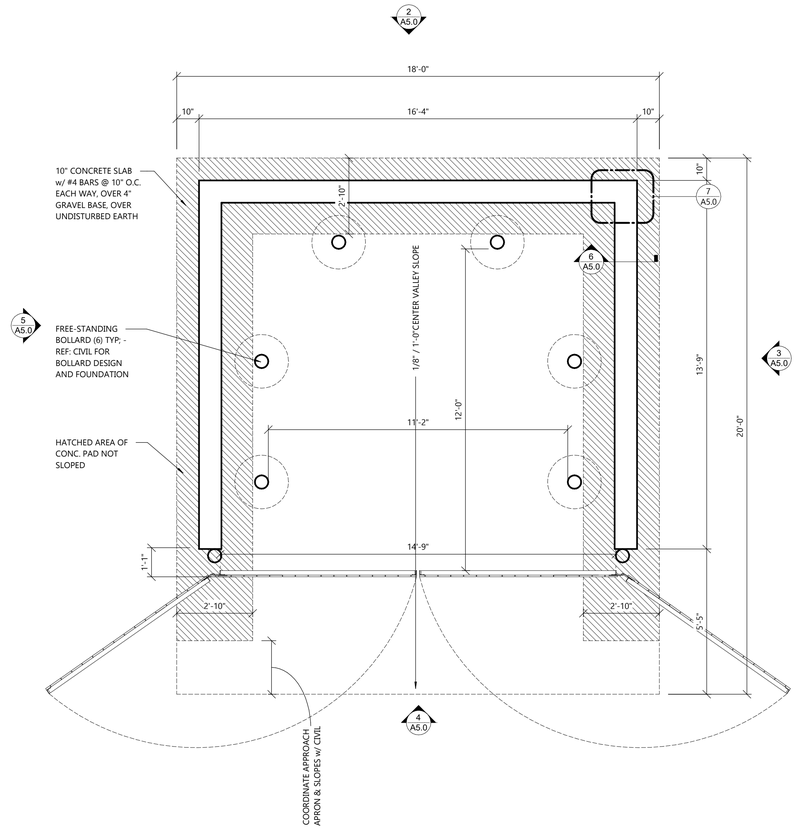
2 / A5.0 ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



5 / A5.0 ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



4 / A5.0 ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



1 / A5.0 TRASH ENCLOSURE FLOOR PLAN
SCALE: 3/8" = 1'-0"

ARCHITECTURAL TRASH ENCLOSURE DETAILS

PROFESSIONAL SEAL

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7 Brew Site Plan

Preliminary review conducted on 8/19/25 with 7 Brews project team, Peter Schwabe (representing property owner), Kevin Mraz (Algoma Sanitary District #1), and Town (Maggie Mahoney, Jason Loduha and Phil Kleman).

Demolition should be underway/completed by September 6

Keeping existing well. ASD will work with them to relocate the sewer lateral.

Peter Schwabe will provide a cross access agreement, shared storm management plan agreement, and an easement for the well.

Phil thought the drainage is acceptable if they are honoring the original approved review that was conducted by the county for the site.

225-69 Development Standards. Refer to Chapter 23 of the Winnebago County General Code for standards for each category with exceptions for additional Town requirements as noted below:

Ingress/Egress:
225-69 A. Driveways.

(3) Exceptions; additional Town requirements.

a. Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles; provided, however, that for high-intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection may be required. For high-intensity uses, acceleration and deceleration lanes may also be required. **MET**

b. Multiple frontage. Where a parcel abuts two streets, access may be limited to the street with the lowest functional classification (i.e., arterial, collector) as defined in the Algoma Comprehensive Plan: Transportation Element. **NA**

c. Number and spacing. No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street. No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street; provided, however, that the center line of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the center line separation of 50 feet for local or collector streets and 75 feet for arterial streets. **MET**

d. Corner and lot line clearance. No driveway shall be constructed with its center line closer than 75 feet to a local street intersection; closer than 100 feet to a collector street intersection; or closer than 150 feet to an arterial street intersection (as measured from the right-of-way line). No driveway shall be constructed with its center line closer than 25 feet to a property line except when the driveway is jointly used by the adjoining property. **MET**

e. Width. Minimum driveway widths of 12 feet are required for one-way driveways and minimum driveway widths of 24 feet are required for two-way driveways. Driveways shall

not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the property boundary line. **MET,** *25 feet driveway on East Way Drive*

f. Coordination with opposite side driveways and buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings and driveways located on the opposite side of the street. **MET**

Parking and on-site circulation:

225-69 B. Parking.

(4) Exceptions; additional Town requirements.

a. Marking. Any off-street parking in excess of 5,000 square feet of 10 or more parking spaces shall have individual spaces marked (lined). **MET**

Outdoor Storage: NA

225-69 C. Outside storage of equipment, products or materials.

(4) Exceptions; additional Town requirements.

a. Separation. Outside storage shall be clearly separated from any off-street parking areas, driveways, buildings and structures by a distance of not less than 10 feet. No outside storage shall be in the front or side yard of a parcel. **NA**

b. Visibility. No outside storage shall be permitted unless such storage is visually screened from view of any private property owner or roadway, with a suitable solid masonry or wood fence at least six feet in height. Screening shall be well maintained. **NA**

c. Safety. Such storage area shall be located and arranged so as to not impair the convenience and safety of vehicular or pedestrian travel. No equipment, products or materials shall be piled or stacked to a height exceeding the principal building. **NA**

d. Surface. In commercial, industrial or multifamily zoned land all outside storage areas shall be surfaced with a hard surface and in industrial areas (as an option) gravel material would be allowed. The surface of outdoor storage areas should be maintained in a smooth, well-graded condition. **NA**

225-69 E. Outside storage of waste and trash.

a. General requirement. Storage of waste or trash shall be kept in an enclosure as described in this section. **MET**

b. Construction standards. An enclosure shall consist of a masonry or solid wooden fence at least six feet in height, with a door having a one-foot vertical clearance at the bottom and a feature that allows doors to be latched in the open position. The floor of a screened enclosure should be at the same level as the lot and be hard surfaced. **MET**

c. Location. An enclosure should be located at the rear of the building and easily accessible for refuse pickup. **MET**

Have confirmed that the dumpster enclosure is not within a 30' street yard setback in case the county deems that the listed 25' building setback to the north is not accurate.

Landscaping:
225-69 D. Landscaping.(3) Exceptions; additional Town requirements.

a. Not less than 15% of the total parcel or lot area shall be devoted to landscaped areas. **MET**

b. Additional landscaping requirements as determined necessary by the Town Administrator and approved by the Planning Commission and Town Board, including but not limited to the following: **MET**

    1. Perimeter landscaping.
    2. Screening and buffering.
    3. Sides of buildings.
    4. Parking lots.
    5. Heavy equipment and machinery areas.
    6. Plant type and size.
    7. Materials.

Surface and subsurface drainage (consistent with Ch 23, Art. 15 of Winnebago County General Code):
225-69 F. Drainage.

1. Drainage requirements. Any parcel developed or redeveloped shall require submittal of drainage impact calculations and appropriate drainage improvements according to the requirements set forth in this Code and Chapter 23, Article 15, of the Winnebago County General Code. **MET**

2. Existing drainage. Existing watercourses and drainage patterns shall be maintained. No obstructions, such as plantings, structures, fences, riprap and the like shall be allowed within any existing watercourses or developed drainageways. **MET**

Architectural features and the specific location and orientation of buildings and structures:
225-69 G. Outdoor lighting.

No exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the site plan and shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. There will be zero light dispersion at the lot line. **MET**

Signage:
225-69 H. Signs.

(3) Exceptions; additional Town requirements.

a. Setbacks. No sign shall be located within 10 feet of any side or rear lot line. All signs shall comply with zero light dispersion at the lot line as documented by a photometric plan. **MET**

225-70 Application:

1. Name, address and telephone number of petitioner and property owner (if not the same); **MET**
2. Name of project, if any, and the address and legal description of the proposed development or redevelopment; **MET**
3. A statement describing the proposed development or redevelopment; **MET**
4. The zoning classification of the parcel; **MET**, *note correction that parcel to the east is zoned B-3 General Business, Skipper Buds (not indoor softball/baseball facility)*
5. Tabulations of total gross acreage and square feet of the parcel; **MET**
6. Tabulations of total gross floor area and the percentage thereof proposed to be devoted to various uses; **MET,** *details are included on the cover page of the site plan*
7. Tabulation of the number of employees, as applicable or the number of dwelling units as applicable; **MET,** *60 total employees, 10 per shift*
8. Tabulation of the number of parking and loading spaces; **MET**
9. Tabulation of the impervious surface area and drainage calculations where applicable; **MET,** *details are included on cover page of the site plan; total impervious surface area decreased 12% (90.4% to 78.4%) and landscape area increased that amount*.
10. Tabulation of required landscaping area; and. **MET**
11. Traffic count projections to and from the site. **MET,** *per Institute of Transportation Engineers weekly traffic daily (358); typical location has peak traffic arriving between 7:00 am and 9:00am, with the peak onsite between 7:15 am and 7:30am. During this 15 minute period 22 vehicles enter the site. The maximum number of vehicles in the queue during this peak time is 14 with an average time on site of 5 minutes and 31 seconds.*