PLANNING COMMISSION
MEETING AGENDA

DATE: Monday March 25, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**

2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**

3. **PUBLIC COMMENT FORUM**
   Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.

4. **CONSENT AGENDA**
   (Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)
   a. Approve Comprehensive Plan Meeting Minutes from February 25, 2019
   b. Approve Regular Planning Commission Meeting Minutes from February 25, 2019.
   c. Subdivision/CSM Status Report
   d. All World Ford Landscape Plan with Existing Trees

5. **ITEMS REMOVED FROM CONSENT AGENDA*(as necessary)***

6. **OLD BUSINESS**

   a. Consider/Discuss/Act on Spring Road Conservation Design Subdivision Concept Plan, parcels 110066900 and 110067000

7. **NEW BUSINESS**
   a. Public Hearing and Consider/Discuss/Act on Resolution 31-19 CSM on Hickory Meadows parcel 110116805

   b. Public Hearing and Consider/Discuss/Act on Greenville Auto & RV parcels 110014207, 110014208, 110014210, 110014211

      i. Resolution 18-19 Site Plan

Agenda posted at Greenville Town Hall, Greenville Post Office and Town Website (www.townofgreenville.com). This is a public meeting. As such, a quorum of the Town Board, Park Commission, Board of Appeals, or Greenville Facility Committee may be in attendance. However, the only business to be conducted is for the Planning Commission.

ii. Resolution 19-19 Special Exception for Car Sales and Auto Use

c. Public Hearing and Consider/Discuss/Act on St. Mary's Church parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400

i. Resolution 20-19 Rezoning from General Agriculture to R-1 Single Family Residential District

ii. Resolution 21-19 CSM

iii. Resolution 22-19 Site Plan

iv. Resolution 23-19 Special Exception for a Church, Cemetery and PUD

d. Public Hearing and Consider/Discuss/Act on Resolution 30-19 to Rezone Parcel 110035300 from General Commercial District to R-3 Multifamily Residential District

e. Public Hearing and Consider/Discuss/Act on Ordinance 02-19 regarding Article VIII Landscaping Requirements of Chapter 320 of the Zoning Ordinance

f. Discuss Fox Highlands Trail Relocation

8. OPEN CASES

a. 2018_Mayflower Rd Conservation Subdivision
b. 2018_Greenwood Road Concept

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

a. Next Meeting Date: April 22, 2019 5:30pm

10. **ADJOURNMENT**

Dated/Posted: March 19, 2019
Wendy Helgeson, Town Clerk

Agenda posted at Greenville Town Hall, Greenville Post Office and Town Website (www.townofgreenville.com). This is a public meeting. As such, a quorum of the Town Board, Park Commission, Board of Appeals, or Greenville Facility Committee may be in attendance. However, the only business to be conducted is for the Planning Commission.

COMPREHENSIVE PLAN
MEETING MINUTES

DATE: Monday February 25, 2019
TIME: 4:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**
   The meeting was called to order at 4:33 p.m.
2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**
   PRESENT: Jack Anderson, Jim Ecker, Ken Zilisch, Greg Kippenhan, Jim Cotter, Leanne Meidam-Wincentsen
   EXCUSED: Mark Strobel
   Motion by Leanne Meidam-Wincentsen, second by Greg Kippenhan to approve the agenda. Motion carried 6-0.
3. **PUBLIC COMMENT**
4. **NEW BUSINESS**
   a. Strategic Foresight Workshop Results – 20 Min.
   b. Goals and Framing Concepts – 20 Min.
   c. Update on Bicycle/Pedestrian Plan Activities - 5 Min.
   d. Next Meeting: June 24, 2019 – remaining schedule to be discussed at meeting
5. **ADJOURNMENT**
   Motion by Jim Cotter, second by Jim Ecker to adjourn. Motion carried 6-0. Meeting adjourned at 5:20 p.m.

Wendy Helgeson, Town Clerk

ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

PLANNING COMMISSION
MEETING MINUTES

DATE: Monday February 25, 2019
TIME: 5:30 PM
LOCATION: Greenville Town Hall, W6860 Parkview Drive, Greenville, WI 54942

Agenda

1. **CALL TO ORDER**
   The meeting was called to order at 5:30 p.m.

2. **ROLL CALL, VERIFY PUBLIC NOTICE & APPROVAL OF AGENDA**
   PRESENT: Jack Anderson, Leanne Meidam-Wincentsen, Greg Kippenhan, Jim Ecker, Jim Cotter, Ken Zilisch, Mark Strobel
   Motion by Leanne Meidam-Wincentsen, second by Jack Anderson to approve the agenda. Motion carried 7-0.

3. **PUBLIC COMMENT FORUM**
   Members of the public are welcome to address the Planning Commission. Individuals wishing to speak on an item (whether on the agenda or not) must sign in prior to the start of the meeting and may speak during the Public Comment Forum segment of the meeting. This segment is placed early in the agenda so the public may make their comments prior to any discussion or action by the Planning Commission. Individual comments are limited to no more than three minutes each. The Public Input section is limited to a total of 15 minutes. The Planning Commission may suspend this rule if deemed necessary. Once the public input segment ends there will be no additional discussion from the audience. Note regarding non-agenda Town related matters: Pursuant to WI Statutes 19.83(2) and 19.84(2), the public may present matters; however, they cannot be discussed or acted upon until specific notice of the subject matter of the proposed action can be given.
   Motion by Jack Anderson, second by Jim Cotter to close the public comment forum. Motion carried 7-0.

4. **CONSENT AGENDA**
   (Items on the Consent Agenda are routine in nature and require one motion to approve all items listed. Prior to voting on the Consent Agenda, items on the Consent Agenda may be removed at the request of any Planning Commission Member and addressed immediately following the motion to approve the other items on the Consent Agenda.)
   a. Approve Regular Planning Commission Meeting Minutes from January 28, 2019.
   b. Subdivision/CSM Status Report
   Motion by Jim Ecker, second by Leanne Meidam-Wincentsen to approve the consent agenda. Motion carried 7-0.

5. **ITEMS REMOVED FROM CONSENT AGENDA*(as necessary)***

6. **OLD BUSINESS**
   a. Consider/Discuss/Act on Special Exception for a Planned Unit Development (PUD) for All World Ford Landscaping, parcel 110019701
   Stu Winarski, N2484 Greenville Drive; is asking the commission for relief from the required number of plantings at his car dealership. The primary reason for the relief is due to the nature of his business by displaying his inventory outdoors. In addition to the proposed

ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

landscaping plan, there are a number of established trees that exist along the property line that he would like the Town to consider as part of the total number required. Leanne Meidam-Wincentsen would like the placement of the existing trees shown on the proposed landscaping plan should they need to be replaced in the future.

Motion by Jim Cotter, second by Jack Anderson to approve the Special Exception with the contingency that the landscaping plan include the number and placement of existing trees be shown. Motion carried 7-0.

7. NEW BUSINESS

a. Public Hearing and Consider/Discuss/Act on Greenville Auto parcels 110014207, 110014208, 110014210, 110014211

Public Hearing was called to order at 5:48 p.m. Motion by Jack Anderson, second by Greg Kippenhan to close the public hearing. Motion carried 7-0 at 5:49 p.m.

i. Resolution 11-19 Rezoning from Two Family to General Commercial
Motion by Jack Anderson, second by Mark Strobel to approve Resolution 11-19. Motion carried 7-0.

ii. Resolution 12-19 CSM
Motion by Mark Strobel, second by Jack Anderson to approve Resolution 12-19. Motion carried 7-0.

b. Public Hearing and Consider/Discuss/Act on Resolution 24-19 CSM on Manley Rd parcel 110021400

The public hearing was called to order at 5:55 p.m. Gary Beard, N2249 Manley Road, feels the proposed 100 ft. x 5 acre lot does not make sense. Director Michael Brown explained the request meets technical specs and the current ordinance.

Motion by Jack Anderson, second by Jim Cotter to close the public hearing at 6:00 p.m. Motion carried 7-0.

Motion by Jim Ecker, second by Ken Zilisch to approve Resolution 24-19. Motion carried 5-1/Meidam-Wincentsen, 1-Abstain/Strobel.

c. Public Hearing and Consider/Discuss/Act on Resolution 25-19, Special Exception and Site Plan for Spaulding Trailer/Shed Sales and Contractor's yard parcels 110029204 & 110029205

The public hearing was called to order at 6:08 p.m. Motion by Jack Anderson, second by Mark Strobel to close the public hearing at 6:11 p.m. Motion carried 7-0.

Motion by Jack Anderson, second by Greg Kippenhan to approve Resolution 24-19. Motion carried 7-0.

d. Consider/Discuss/Act on Greenville Fire Station
   i. Resolution 16-19 Site Plan

Motion by Jack Anderson, second by Mark Strobel to approve Resolution 16-19. Motion carried 7-0.

ii. Resolution 17-19 Special Exception for a Fire Station and Planned Unit Development (PUD)
Motion by Mark Strobel, second by Ken Zilisch to approve Resolution 17-19. Motion carried 7-0.

e. Landscape Ordinance Discussion
Basic concepts were presented to the Town Board at the previous meeting. Staff is continuing to review the ordinance and will bring additional information to the March meeting.

8. OPEN CASES

a. 2018_Variance_Spring Rd
b. 2018_Spring Rd Conservation Subdivision
c. 2018_Mayflower Rd Conservation Subdivision
d. 2018_Greenwood Road Concept

9. TOWN CHAIRMAN / COMMUNITY and ECONOMIC DEVELOPMENT DIRECTOR UPDATE

a. Next Meeting Date: March 25, 2019 5:30pm
The Town will be hosting a training for all Planning Commission, Board of Appeals and Town Board members on May 15th beginning at 10:30 a.m.

10. **ADJOURNMENT**

Motion by Jim Cotter, second by Mark Strobel to adjourn. Motion carried 7-0. Meeting adjourned at 6:21 p.m.

Wendy Helgeson, Town Clerk
Approved:

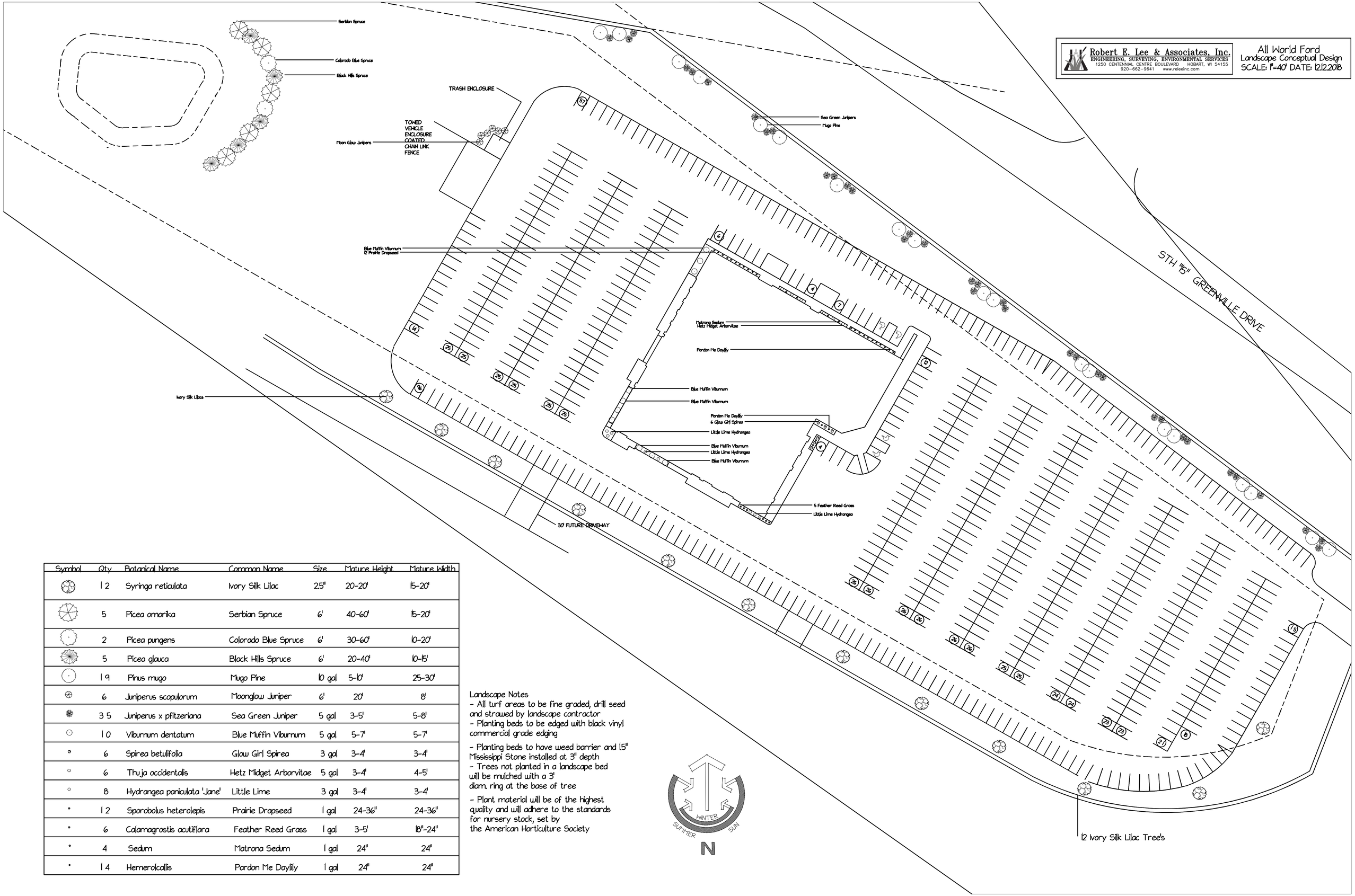
ALL MINUTES ARE CONSIDERED DRAFT UNTIL APPROVED AT THE NEXT MEETING.

Subdivision Status Report - February 2019					
Subdivision Name and Phase/Unit	**# Lots Approved**	**# Building Permits Issued**	**# of Lots Remaining**	**In Sanitary District (Yes/No)**	**Notes**
Fox Highlands / Green Ridge Estates	79	10	69	Yes	
Savannah Heights Phase 3 - Prelim Plat	59	0	59	yes	Final Plat not recorded
Savannah Heights Phase 2 - Prelim Plat	11	0	11	yes	Final Plat not recorded
Savannah Heights Phase 1	48	12	36	Yes	
Sunset Hill Estates Condos - PUD	42	10	32	Yes	
Fox Highlands Lot 27 Condos	32	0	32	Yes	
Crestview South	24	0	24	Yes	
Waterlefe Estates 2nd Addition	33	12	21	Yes	
Jennerjohn Field of Dreams - Prelim Plat	56	0	56	yes	Final Plat not recorded
Summerbreeze Estates	60	53	7	Yes	
Towering Pines West	19	16	3	Yes	
Beacon Hills	119	112	7	Yes	
Greenville Crossing	7	2	5	Yes	
Hawks Landing	12	8	4	Yes	
The Farms at South Creek North	27	24	3	No	
Brook Farms	102	99	3	Yes	
Greenwood Meadows	20	17	3	Yes	
Amber Fields	138	136	2	Yes	
Green Ridge Terrace	100	98	2	Yes	
Total	**2087**	**1694**	**393**		

CSM Status Report - February 2019	
Maximum of 10 lots can be created by CSM outside of the Sanitary District Area in a Calender Year per Section 270-76A	**# of Lots Created 2019**
110064703, N1549 Julius Dr.	1
Total	**1**

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

All World Ford
Landscape Conceptual Design
SCALE: 1"=40' DATE: 12.12.2018



Symbol	Qty	Botanical Name	Common Name	Size	Mature Height	Mature Width
	12	Syringa reticulata	Ivory Silk Lilac	2.5"	20-20'	15-20'
	5	Picea omorika	Serbian Spruce	6'	40-60'	15-20'
	2	Picea pungens	Colorado Blue Spruce	6'	30-60'	10-20'
	5	Picea glauca	Black Hills Spruce	6'	20-40'	10-15'
	19	Pinus mugo	Mugo Pine	10 gal	5-10'	25-30'
	6	Juniperus scopulorum	Moonglow Juniper	6'	20'	8'
	35	Juniperus x pfitzeriana	Sea Green Juniper	5 gal	3-5'	5-8'
	10	Viburnum dentatum	Blue Muffin Viburnum	5 gal	5-7'	5-7'
	6	Spirea betulifolia	Glow Girl Spirea	3 gal	3-4'	3-4'
	6	Thuja occidentalis	Hetz Midget Arborvitae	5 gal	3-4'	4-5'
	8	Hydrangea paniculata 'Jane'	Little Lime	3 gal	3-4'	3-4'
	12	Sporobolus heterolepis	Prairie Dropseed	1 gal	24-36"	24-36"
	6	Calamagrostis acutiflora	Feather Reed Grass	1 gal	3-5'	18"-24"
	4	Sedum	Matrona Sedum	1 gal	24"	24"
	14	Hemerolcallis	Pardon Me Daylily	1 gal	24"	24"

Landscape Notes
- All turf areas to be fine graded, drill seed and strawed by landscape contractor
- Planting beds to be edged with black vinyl commercial grade edging
- Planting beds to have weed barrier and 1.5" Mississippi Stone installed at 3" depth
- Trees not planted in a landscape bed will be mulched with a 3' diam. ring at the base of tree
- Plant material will be of the highest quality and will adhere to the standards for nursery stock, set by the American Horticulture Society

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All World Ford
Landscape Conceptual Design
SCALE: 1"=40' DATE: 12.12.2018

Serbian Spruce
Colorado Blue Spruce
Black Hills Spruce
TRASH ENCLOSURE
TOWED VEHICLE ENCLOSURE COATED CHAIN LINK FENCE
Moon Glow Junipers
Sea Green Junipers
Mugo Pine
Blue Muffin Viburnum
12 Prairie Dropseed
Matrona Sedum
Hetz Midget Arborvitae
Pardon Me Daylily
Blue Muffin Viburnum
Blue Muffin Viburnum
Pardon Me Daylily
6 Glow Girl Spirea
Little Lime Hydrangea
Blue Muffin Viburnum
Little Lime Hydrangea
Blue Muffin Viburnum
5 Feather Reed Grass
Little Lime Hydrangea
Ivory Silk Lilacs
30' FUTURE DRIVEWAY
STH "15" GREENVILLE DRIVE
12 Ivory Silk Lilac Tree's

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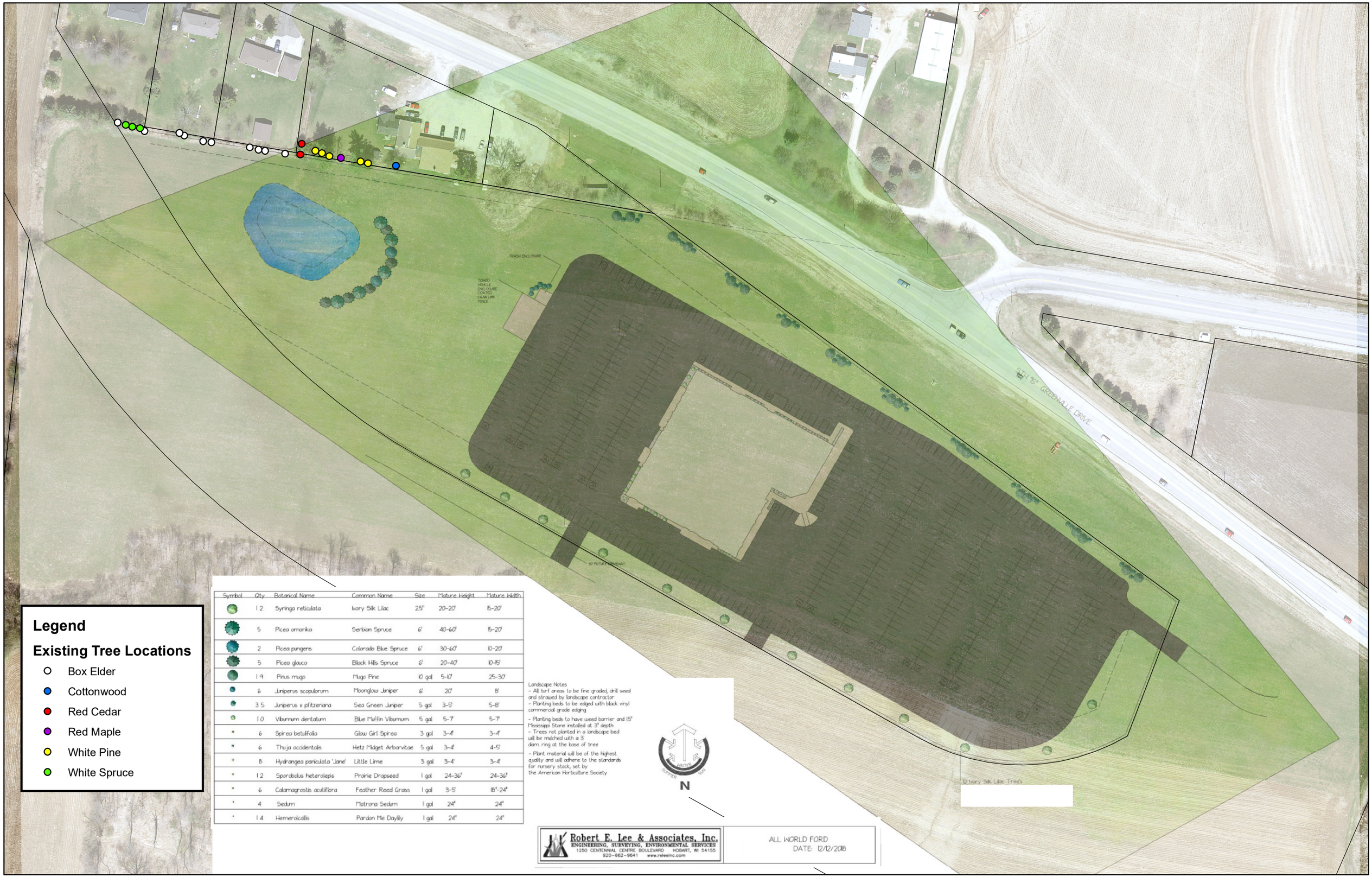
WINTER SUN
SUMMER SUN
N



Legend

Existing Tree Locations

- Box Elder
- Cottonwood
- Red Cedar
- Red Maple
- White Pine
- White Spruce

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N

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ALL WORLD FORD
DATE: 12/12/2018

MEETING:	**Planning Commission**	**AGENDA ITEM #:**	**6a**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Spring Road Conservation Subdivision Concept Plan**

ACTION TYPE: This item is for possible Planning Commission/Town Board approval/denial.

BACKGROUND & SUMMARY: On May 21, 2018 the Planning Commission reviewed a concept plan for a residential development on Spring Road, parcels 110066900 and 110067000 submitted by Ben LaFrombois, applicant. During the review of the concept plan it was identified that the project was required to be processed as a conservation subdivision per Section 270-76 of the Subdivision Ordinance. It was also identified that the proposed road exceeded the 600 cul-de-sac maximum length (Section 270-39(R)(1)).

On June 25, 2018 a variance was requested to waive the requirements of processing the project under the conservation subdivision requirements as well as to exceed the cul-de-sac length. The Planning Commission denied the conservation subdivision waiver request and tabled the cul-de-sac length request and the Town Board denied the conservation subdivision waiver request.

On August 27, 2018 the Planning Commission reviewed the required Existing Features Map. There was additional information required on the Existing Features Map and the applicant has since submitted a revised map along with a Preliminary Concept Plan for discussion.

On September 24, 2018 the Planning Commission reviewed a revised Preliminary Concept Plan and updated Existing Features Map; additional information was required regarding the wetland and bedrock locations at that time.

The applicant has since submitted a Final Concept Plan and has modified the development layout to reduce the cul-de-sac to 600 feet.

ITEMS FOR DISCUSSION:

A. Conservation Subdivision Definition: As discussed in September 2018, Chapter 270 Subdivision Control has three contradicting definitions of Conservation Subdivision. The applicant is requesting the use of the 35% Open Space requirement. Staff is comfortable with the request. The following sections are where the definitions can be found:

1. 270-10 – with 50% open space required

2. 270-19(4) – with 40% open space required
3. 270-75 – with either 35% of 40% open space based on the definition criteria stated in this section. The Town needs additional information based on the definition requirements to determine which percentage would be used.

B. Open Space/Buildable Land Calculation: Staff reviewed the proposed Existing Features Map and Final Concept Plan and has determined the following calculation of open space and buildable land. As discussed in September 2018, due to contradictions between Section 270-19 and Section 270-20 staff recommends following the calculation below as a compromise.

1.	Gross acreage of site:	1. **__23.95_ acres**
2.	Total unbuildable lands:	2. **__4.78___ acres**

Unbuildable lands include lands with a slope greater than 12%, land having a depth to bedrock less than 5 feet and lands located: within existing street, utility or railroad rights-of-way; within 75 of the ordinary high water mark (OHWM) of navigable watercourses; within one-hundred-year floodplains; within wetlands and 50 feet of the perimeter of wetlands; within natural (greater than 10 years of age) surface waters and 75 feet of the (OHWM) of these waters.

3.	Net acreage deemed buildable before set aside:	
	Subtract line 2 from line 1	3. **__19.17__ acres**
4.	Minimum open space to be set aside on site:	4. **__6.72____ acres**
	Multiply line 3 by 35%	
5.	Maximum buildable acreage after set aside:	5. **12.45____ acres**
	Subtract line 4 from line 3	

C. The applicant has indicated some of the wetlands on site are under further review and may not be considered wetlands; a wetland delineation has been submitted. Proper permits will be required by the DNR to exempt the wetlands in order to remove them prior to construction permits being issued by Town.

D. Staff recommends the applicant consider a mini-storm system due to high ground water.

RECOMMENDATION: Staff recommends approval of the final concept plan and to allow the applicant to prepare preliminary plat and engineering plans in accordance with ordinance requirements. The

applicant should also consult with and submit the necessary preliminary plat to Outagamie County for review and approval. If the Commission is in agreement the following motion can be made:

Motion to approve the Final Concept Plan for the Spring Road Conservation Subdivision

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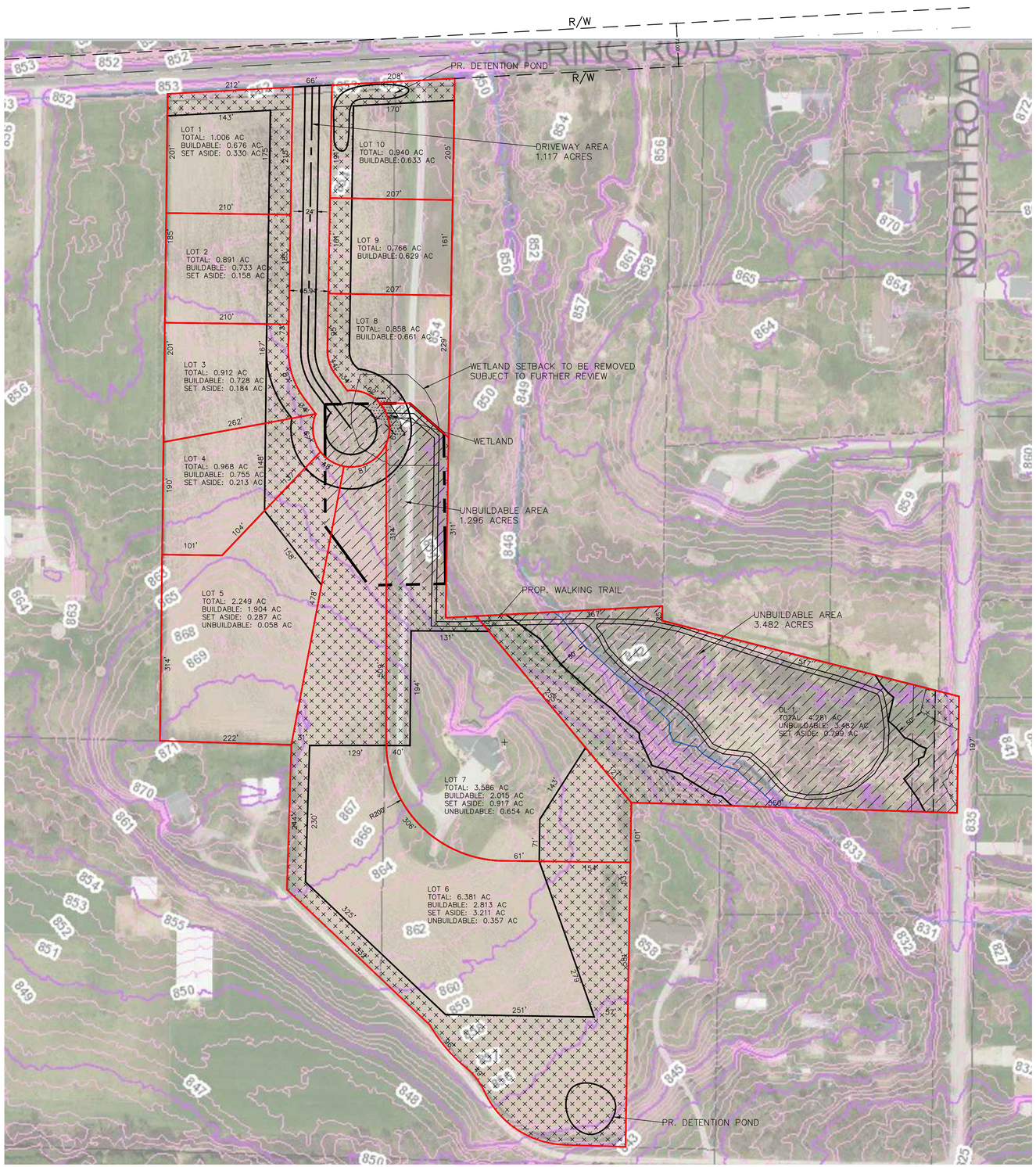
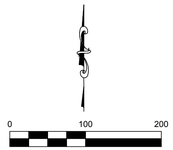
Attachments:

1. Final Concept Plan
2. Existing Features Map





UNBUILDABLE AREA: 4.78 ACRES

SET ASIDE AREA: 6.742 ACRES

SUPPLEMENTARY DATA

1. Total Area = 23.95 AC
2. Driveway R/W Area = 1.117 AC
3. Net Area = 22.83 AC
4. Number of Lots = 10
5. Average lot size = 1.55 AC
6. Typical lot dimension = 170'x 210'
7. Lineal feet of street = 600 LF
8. Zoning
   Existing zoning = General Agriculture

NOTES:

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

SET ASIDE AREA:
REQUIRED SET ASIDE = 11.50 AC
PROVIDED SET ASIDE = 11.52 AC

	Existing	Proposed		
Gross acreage of site	**23.95 AC**	**23.95 AC**		
Total unbuildable lands	**4.78 AC**	**4.78 AC**		
Net acreage deemed buildable before set aside	**19.19 AC**	**19.19 AC**		
Open space to be set aside	**11.50 AC Min**	**11.52AC**	**Unbuildable**	**4.78 AC**
			Set Aside	**6.742 AC**
Buildable acreage after set aside	**7.69 AC Max**	**7.67 AC**		
Total number of lots	**9.60 round up to 10 (allowed)**	**10**		

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

IBI GROUP
8101 North High Street
Suite 100
Columbus, OH 43235
tel 614 818 4900
fax 614 818 4901
Contact: Ext:
ibigroup.com

REVISION:

SUBMISSION:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

STAMP:
NOT FOR CONSTRUCTION

TOWN OF GREENVILLE

SPRING RD
SUBDIVISION

OUTAGAMIE COUNTY

DESIGN	DRAFT	CHECK
ML	ML	JCD

IBI NO.: ##-###

DATE: Month, Year

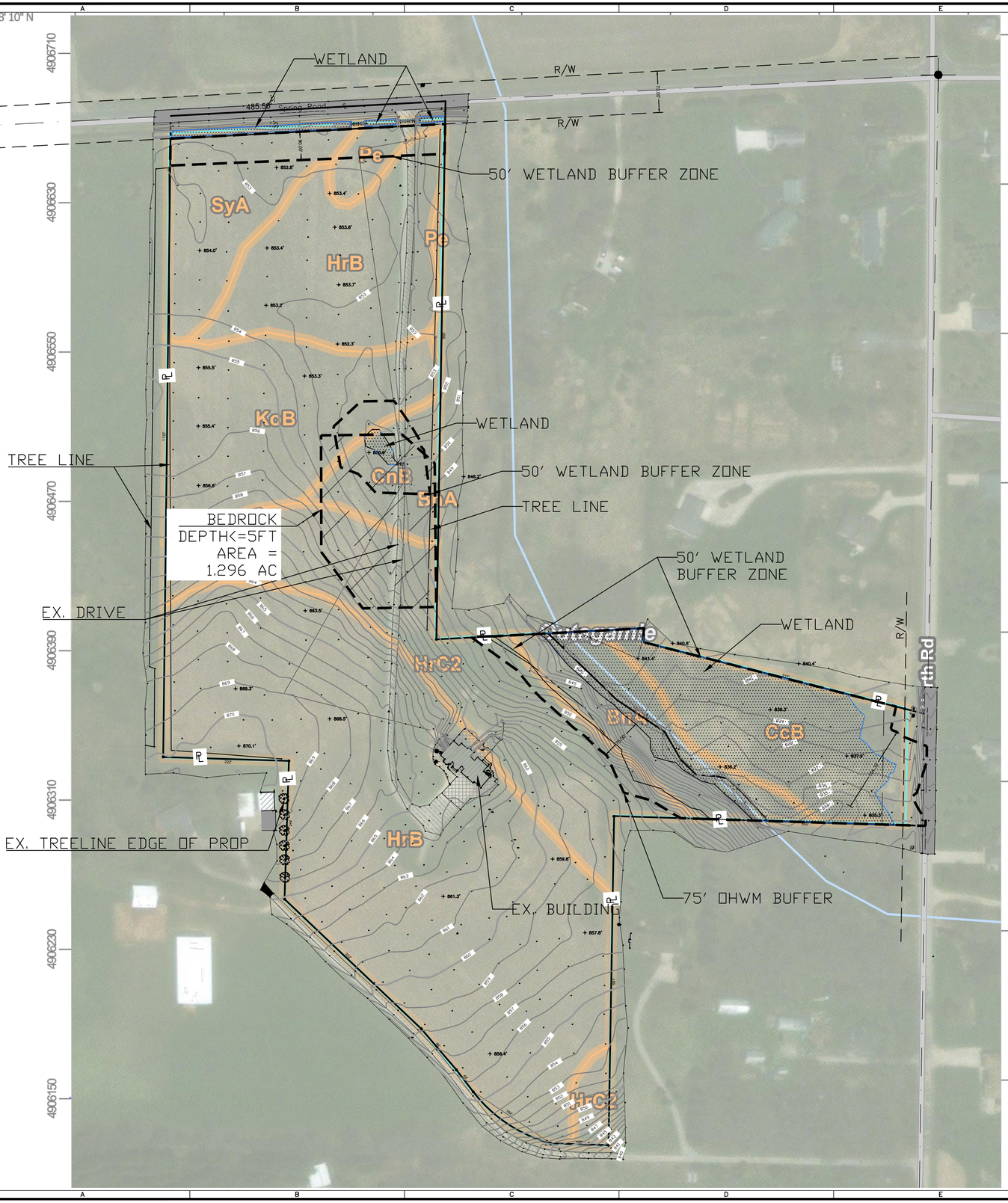
SCALE:

SHEET TITLE:

SITE PLAN

SHEET NO.:

J:\9999\Proposals\2018\LaFrombois Subdivisions\Spring\dwg\Civil 3D\concept1 2019.03.11.dwg Plotted By:Monica Liang Date: 03/14/2019 Time: 5:19:29 PM Plotter: AutoCAD PDF (General Documentation).pc3 Pentable: M-E2406.ctb Scale: 1:1 ~ © IBI Group, Inc.



LEGEND

- GRAVEL
- EXISTING BUILDING
- CONCRETE
- WETLAND
- BEDROCK
- UNBUILDABLE AREA

270–20

NO. OF LOTS 24 AC/2 = 12 LOTS

SET ASIDE 35% X 24 = 8.4 AC

LOT SIZES (24–8.4)/12 = 1.3 AC LOTS

EXISTING MAP FEATURES

* NO LAND SLOPES OF 12% OR GREATER EXIST
* BEDROCK SHOWN ON MAP FROM COUNTY GIS = 1.296 ACRES
* EXISTING RIGHTS–OF–WAY SHOWN
* LAND IS NOT LOCATED WITHIN 100 YEAR FLOOD–PLAIN
* WETLANDS AND BUFFER SHOWN ON MAP AREA = 1.296 ACRES
* AREA WITH 75' OF SURFACE WATERS SHOWN ON MAP AREA = .9 ACRES
* NO WOODLANDS, SCENIC VIEWS, WATERSHED DIVIDES, FENCES OR STONEWALLS, ROCK OUTCROPS, TRACKS, OR TRAILS EXIST WITHIN THE PROPERTY. ALL OTHER FEATURES ARE SHOWN

SOIL MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Political Features
- Counties

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

EXISTING SITE DATA:

1. Gross acreage of site: 23.955 ac
2. Total unbuildable lands: 5.752 ac
3. Net acreage deemed buildable before set aside: 18.203 ac
4. Minimum open space to be set aside on site: 6.371 ac
5. Maximum buildable acreage after set aside: 11.832 ac
6. Total number of lots allowed: 9.10

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

IBI GROUP
8101 North High Street
Suite 100
Columbus, OH 43235
tel 614 818 4900
fax 614 818 4901
Contact: Ext:
ibigroup.com

REVISION:

SUBMISSION:

- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

STAMP:

NOT FOR CONSTRUCTION

OUTAGAMIE COUNTY

SPRING RD SUBDIVISION

TOWN OF GREENVILLE

DESIGN	DRAFT	CHECK
ML	ML	JCD

IBI NO.:

DATE: FEBRUARY, 2019

SCALE:

SHEET TITLE:

EXISTING FEATURE MAP

SHEET NO.:

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J:\99999\Proposals\2018\LaPromboss Subdivision\Spring\dwg\Existing Feature Map.dwg Plotted By:Monica Liang Date: 02/06/2019 Time: 3:23:49 PM Plotter: DWG To PDF.pc3 Pentable: M-E2006.ctb Scale: 1:1

MEETING:	**Planning Commission**	**AGENDA ITEM #:**	**7a**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson, Commission Members and Town Board Supervisors
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 4, 2019
RE:	**Hickory Meadows Lane CSM**

ACTION TYPE: This item is for possible Planning Commission Approval/Denial on the Certified Survey Map.

BACKGROUND & SUMMARY: The 10' strip of land abutting the rear of N188 Hickory Meadows Lane was given/sold to the property owner, James Leiby, by Tesch Revocable Trust, previous owner, through Document 2152217. James Leiby is applying for the CSM to combine that 10' of land to his property as noted in the above listed document.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Residential	Residential
South	Residential	Residential
East	Residential	Residential
West	Residential	Residential

STAFF RECOMMENDATION: Staff recommends approval.

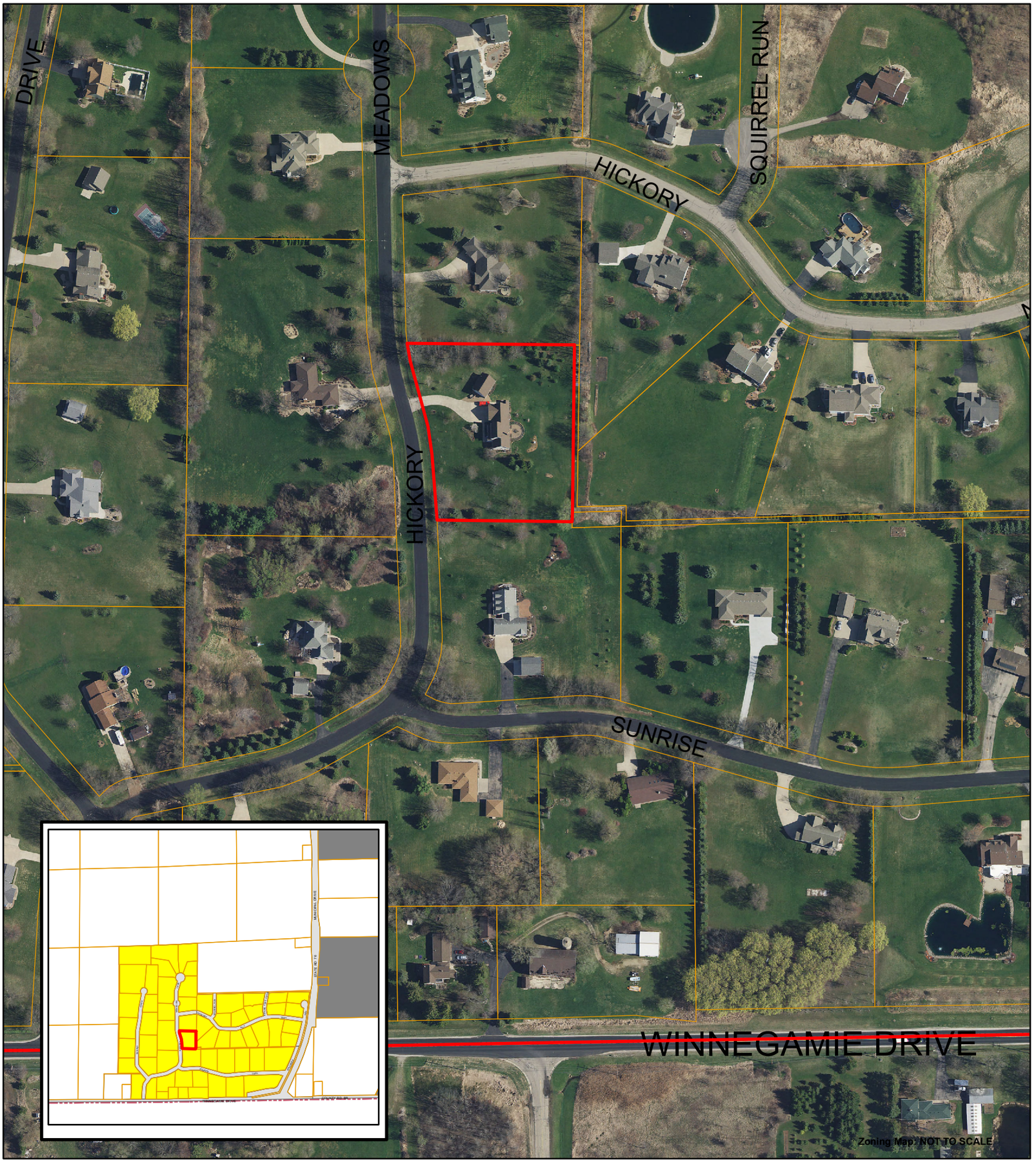
If the Planning Commission is in agreement, the following motion can be made:

"Motion to approve Resolution 31-19"

###

Attachments:

1. Aerial Map
2. Resolution 31-19



Town of Greenville

2019_CSM Hickory Meadows 110116805

Project Location

N
W E
S

0 100 200 400 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

Zoning

- GENERAL AGRICULTURE
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GENERAL COMMERCIAL DISTRICT
- PLANNED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- AIRPORT DISTRICT
- Parcel Boundary

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #31-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP LOCATED AT N188 HICKORY MEADOWS LANE, PARCEL 110116805

WHEREAS, a CSM request has been applied for a land combination located at N188 Hickory Meadows Lane, Parcel 110116805 as shown on Exhibit A; and

WHEREAS, the approval shall be conditioned on the following:

1. The CSM shall be in compliance with all town ordinances prior to town signature.

WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of March 2019:

PLANNING COMMISSION OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Planning Commission Chair

ATTEST:

_____
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #31-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:

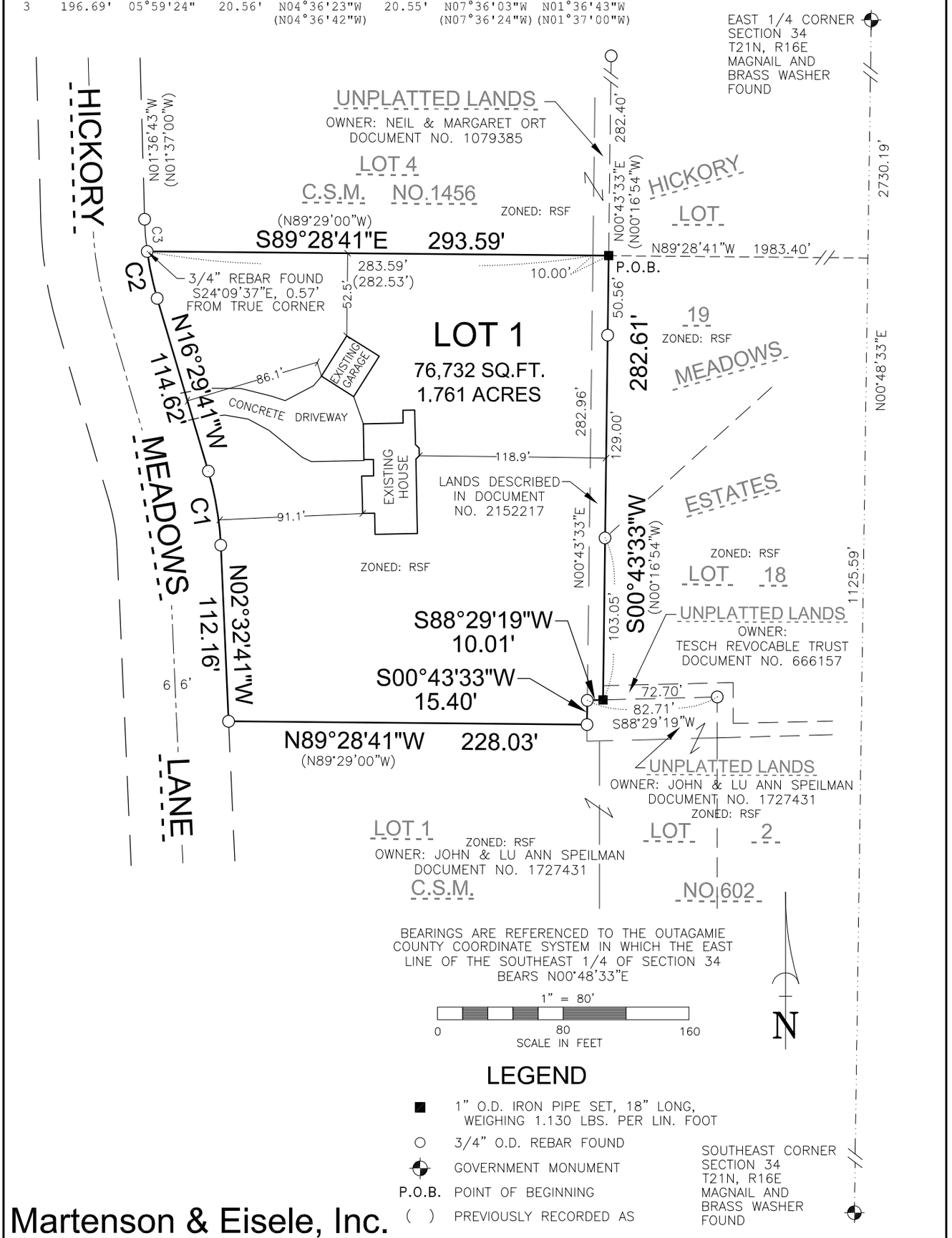
EXHIBIT A

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
1	196.48'	13°57'00"	47.84'	N09°31'11"W	47.72'	N02°32'41"W	N16°29'41"W
2	196.69'	08°53'36"	30.53'	N12°02'51"W	30.50'	N16°29'41"W	N07°36'03"W
3	196.69'	05°59'24"	20.56'	N04°36'23"W (N04°36'42"W)	20.55'	N07°36'03"W (N07°36'24"W)	N01°36'43"W (N01°37'00"W)



LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- ○ 3/4" O.D. REBAR FOUND
- ⊕ GOVERNMENT MONUMENT
- P.O.B. POINT OF BEGINNING
- ( ) PREVIOUSLY RECORDED AS

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
JAMES LEIBY
N188 HICKORY MEADOWS LN
APPLETON, WI 54914

PROJECT NO. 1-1160-001
FILE 1-1160-001csm SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

EXHIBIT A

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE
I, GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, COMBINED AND MAPPED AT THE DIRECTION OF JAMES LEIBY, PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 1125.59 FEET, THENCE NORTH 89 DEGREES 28 MINUTES 41 SECONDS WEST, A DISTANCE OF 1983.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF HICKORY MEADOWS ESTATES AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 282.61 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 19 SECONDS WEST, ALONG A NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 1727431, A DISTANCE OF 10.01 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG A WEST LINE OF LANDS DESCRIBED IN SAID DOCUMENT NO. 1727431, A DISTANCE OF 15.40 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 602, A DISTANCE OF 228.03 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 41 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF HICKORY MEADOWS LANE, A DISTANCE OF 112.16 FEET, THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF HICKORY MEADOWS LANE, A DISTANCE OF 47.84 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 196.48 FEET AND A CHORD WHICH BEARS NORTH 09 DEGREES 31 MINUTES 11 SECONDS WEST, 47.72 FEET; THENCE NORTH 16 DEGREES 29 MINUTES 41 SECONDS WEST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF HICKORY MEADOWS LANE, A DISTANCE OF 114.62 FEET; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF HICKORY MEADOWS LANE, A DISTANCE OF 30.53 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 196.69 FEET AND A CHORD WHICH BEARS NORTH 12 DEGREES 02 MINUTES 51 SECONDS WEST, 30.50 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF CERTIFIED SURVEY MAP NO. 1456 AND ITS EASTERLY EXTENSION, A DISTANCE OF 293.59 FEET TO THE POINT OF BEGINNING. CONTAINING 76,732 SQUARE FEET [1.761 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY SUBDIVISION ORDINANCE IN SURVEYING, COMBINING AND MAPPING THE SAME.
THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF JANUARY, 2019.

_____
GARY A. ZAHRINGER, PROFESSIONAL LAND SURVEYOR S-2098

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
JAMES D. AND KATHLEEN A. LEIBY	JACKET 8936 IMAGE 20 AND DOCUMENT NO. 2152217	11-0-1168-05

TOWN APPROVAL:
THIS CERTIFIED SURVEY MAP IN THE TOWN OF GREENVILLE, IS HEREBY APPROVED AS SURVEYED AND MAPPED BY THE TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

DATED THIS THE _____ DAY OF _____, 2019.

_____ _____
TOWN CHAIRPERSON TOWN CLERK

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____ _____ _____ _____
TOWN TREASURER DATE COUNTY TREASURER DATE

CERTIFICATE OF DEVELOPMENT AND LAND SERVICES DEPARTMENT:
THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED BY THE OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES.

ON THE _____DAY OF _____, 2019.

_____
DEVELOPMENT & LAND SERVICES DEPT. REPRESENTATIVE

PROJECT NO. 1-1160-001
SHEET 2 OF 3

EXHIBIT A

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 34, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:
AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, COMBINED AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

WE ALSO FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: OUTAGAMIE COUNTY AND TOWN OF GREENVILLE.

DATED THIS _____DAY OF _____, 2019.

_____ _____
JAMES D. LEIBY KATHLEEN A. LEIBY

STATE OF WISCONSIN)
)SS
OUTAGAMIE COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2019,
THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT)
(EXPIRES:_____)

PROJECT NO. 1-1160-001
SHEET 3 OF 3

MEETING:	**Planning Commission/Town Board**	**AGENDA ITEM #:**	**7bi&ii**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Commission and Board Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Site Plan and Special Exception for Automotive Use for Greenville Auto**

ACTION TYPE: This item is for possible Planning Commission and Town Board Approval/Denial.

BACKGROUND & SUMMARY: John Korth, property owner and applicant, has submitted an application for a site plan and special exception to develop a used car sales facility and automotive shop. The property is located on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211, is approximately 11.3 acres is zoned General Commercial and is currently being used for agricultural purposes and lies within the Gateway District. A CSM was approved in February 2019 to combine all four parcels as well as rezone a portion from Two Family Residential to General Commercial.

In addition to the proposed car sales and automotive shop, shown as Phase I, the applicant is showing storage facilities as future Phases II & III. At this time the applicant is not seeking approval but is showing it for conceptual purposes to show the intent for future development. The applicant will be required to receive site plan approval for any future development.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Agriculture	Residential
South	Agriculture	Residential
East	General Commercial	Commercial
West	Two Family and Ag	Residential

ITEMS FOR DISCUSSION:

1. Special Exception: A Special Exception for a car dealership and automotive shop has been requested:

    a. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:

i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.
ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

2. The applicant is requesting to defer installation of landscaping in future phases as the current automotive use is in the middle of the site and is not adjacent to the perimeter of the site. Section 320-65 of the Landscape Ordinance does allow the Planning Commission to set a schedule. The Planning Commission did defer installation of landscaping for a portion of the Wolf River Machine project in 2018 until the future phases develop or within 5 years. Staff recommends the same schedule and will be included as a condition in the adopting resolution.

3. Gateway District: The property lies within the Gateway District. The applicant has proposed a ground sign that does not comply with the regulations and has submitted an application for a variance for a 25 foot tall sign. Staff believes the proposed architecture meets the intent of the design requirements of the Gateway District as it is similar in nature to recently approved buildings, such as the Thrivent building in 2018 on Parkview Drive. The Gateway District only requires building facades that face Hwy 15 to meet the design requirements. While the proposed automotive shop building is all metal, the front building which will house the office and car sales area has been designed with masonry and vinyl siding on all three sides.

4. Gravel drives and storage areas are proposed to the rear of the site. Section 320-39 allows the Planning Commission to approve the use of gravel; however, staff recommends all areas used for drives, parking and storage be paved. All parking of vehicles should also take place on paved surfaces.

5. The applicant will be required to obtain necessary permits from the WI Department of Transportation for access off of Hwy 15; however, there is an existing permitted access off of Hillview Road.

6. The applicant will be required to obtain necessary permits from the WI Department of Natural Resources prior to the Town issuing construction permits.

7. The plans have been reviewed by staff and its engineering consultant and find them to be in general compliance with ordinance requirements other than the items mentioned above.

STAFF RECOMMENDATION: Staff recommends the Commission approve the site plan and special exception.

If the Commission is in agreement, the following motions may be made*:*

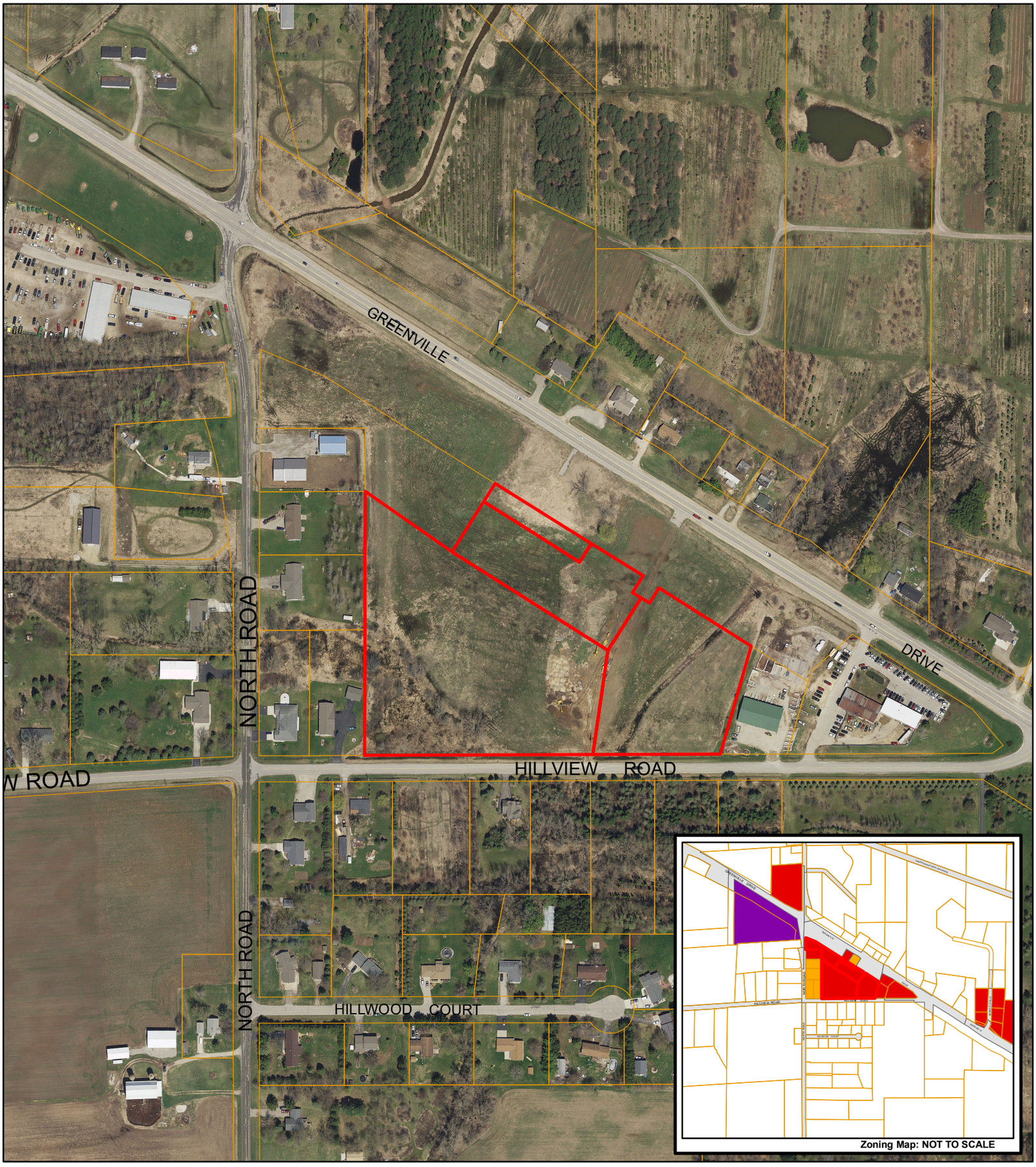
1. ***Site Plan "Motion to recommend approval of Resolution 18-19."***

2. ***Special Exception "Motion to recommend approval of Resolution 19-19 to the Town Board."***

###

Attachments:

1. Aerial
2. Resolution 18-19
3. Resolution 19-19
4. Email re: SW Concerns



Town of Greenville

2019_Greenville Auto Site Plan and Special Exception

Project Location

N
W E
S

Zoning

- GENERAL AGRICULTURE
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GENERAL COMMERCIAL DISTRICT
- PLANNED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- AIRPORT DISTRICT
- Parcel Boundary

0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

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Resolution #18-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A SITE PLAN FOR GREENVILLE AUTO LOCATED ON HWY 15 AT PARCELS 110014207, 110014208, 110014210, 110014211

WHEREAS, a site plan request has been applied for Greenville Auto located at Parcels 110014207, 110014208, 110014210, 110014211 as shown on Exhibit A; and

WHEREAS, the following conditions shall apply:

1. Installation of landscaping identified in Phases II & III on the attached landscape plan shall be deferred until those phases receive development approvals or within 5 years from approval of this resolution; and
2. All drive, storage and parking areas shall be paved, gravel shall be prohibited; and
3. No permits shall be issued until all local, county, state and federal regulations are met.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the site plan for Greenville Auto.

This resolution was adopted by the Town of Greenville Planning Commission on the 25th day of March, 2019:

_____
Jack Anderson, Planning Commission Chairperson

ATTEST:

_____
Wendy Helgeson, Town Clerk

Motion to Approve Resolution No. #18-19 made by

Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:

NEW BUILDING FOR:

GREENVILLE AUTO

GREENVILLE DRIVE
TOWN OF GREENVILLE, WISCONSIN

SPECIFICATION NOTES

A. GENERAL:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE STATE OF WISCONSIN AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER.
2. PROVIDE ADEQUATE CLEARANCES FROM POWER LINES AND OTHER HAZARDS. NOTIFY ALL AFFECTED UTILITY COMPANIES TO LOCATE EXISTING LINES. PROVIDE AT LEAST THREE WORKING DAYS NOTICE IF ANY REMARKING OF UTILITY LOCATIONS IS REQUIRED.
3. PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK AS SPECIFIED OR SHOWN ON THESE DRAWINGS.

B. SITE WORK:

1. THE FOLLOWING ITEMS SHALL BE INCLUDED WITH THE EARTHWORK CONTRACTOR'S WORK: ALL EXCAVATING AND BACKFILLING INCLUDING FOUNDATION WALLS AND FOOTINGS, SHAPING DITCHES, GRADING, AND GRANULAR BASE COURSE.
   ALL BACKFILL MATERIAL INSIDE BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND COMPACTED BY MEANS OF VIBRATORY EQUIPMENT TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D1557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
2. THE FOLLOWING ITEMS SHALL BE COVERED UNDER SEPARATE CONTRACTS: BITUMINOUS PAVEMENT, CONCRETE CURBS AND DRIVEWAY APRONS, SEWER & WATER WORK, AND LANDSCAPING.
3. EARTHWORK CONTRACTOR'S BID SHALL INCLUDE EXCAVATING, TRENCHING, AND BACK-FILLING FOR ALL WALLS AND FOOTINGS. ALL BACKFILL MATERIAL WITHIN BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND MACHINE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM CONTENT, IN ACCORDANCE WITH ASTM D1557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
4. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

   DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

   ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

C. PRE-ENGINEERED METAL BUILDING

2. BUILDING SHALL BE DESIGNED, MANUFACTURED, AND ERECTED IN CONFORMANCE WITH MBMA STANDARDS.
4. PRE-ENGINEERED METAL BUILDING PERMIT DRAWINGS SHALL BE DESIGNED, AND SEALED BY A WISCONSIN-REGISTERED PROFESSIONAL ENGINEER.
5. PRE-ENGINEERED METAL BUILDING DESIGNER SHALL SUPPLY UTSCHIG INC. FOUR (4) COPIES OF STAMPED DRAWINGS AND (2) SETS OF CALCULATIONS FOR SUBMITTAL TO DEPT. OF COMMERCE.
6. METAL BUILDING DESIGNER SHALL INCLUDE ADEQUATE PROVISIONS TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION OF ROOF SYSTEM. PROVISIONS MAY INCLUDE LONGITUDINAL AND/OR TRANSVERSE ROOF STEPS (JOINTS), SPECIAL RIDGE AND EAVES CONNECTION DETAILS; AT THE DESIGNER'S DISCRETION.

D. FINISH ITEMS:

1. INSULATION SHALL BE AS NOTED ON DRAWINGS.
2. EXTERIOR SERVICE DOORS SHALL BE HOLLOW CORE METAL DOORS, WITH POLYSYTRENE FOAM CORES, IN METAL FRAMES. FRAMES TO BE INSULATED WITH 4" INSULATION.
   ALL REQUIRED EXIT DOORS SHALL HAVE ILLUMINATED EXIT LIGHTS AND EXIT HARDWARE IN CONFORMANCE WITH WISCONSIN ENROLLED COMMERCIAL BUILDING CODE CHAPTER 10, SECTION 1003.2.10.
3. EXTERIOR OVERHEAD DOORS, FRAMES, AND HARDWARE SHALL BE SIMILAR TO BAY-THERM II INSULATING DOOR.

E. HVAC WORK: COVERED UNDER SEPARATE CONTRACT.

F. ELECTRICAL WORK: COVERED UNDER SEPARATE CONTRACT.

G. PLUMBING WORK: COVERED UNDER SEPARATE CONTRACT.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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VICINITY MAP
N.T.S.
NORTH

PROJECT INFORMATION

OCCUPANCY: BUSINESS B (OFFICE) & S1 (STORAGE)
TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED)
NON-SPRINKLERED

S1 - 5,760 S.F. = 17 OCC.
B - 1,472 S.F. = 7 OCC.
OCCUPANT LOAD 24

EGRESS WIDTH REQUIRED
.2"/ OCCUPANT

24 X .2 = 4.8" REQUIRED

EXIT ACCESS TRAVEL DISTANCE
250' PER TABLE 1016.1

TOILET FACILITIES PER TABLE 2902.1
MENS 12 OCC.

12/25 = .48 W.C.	12/40 = .35 LAV.
1 W.C. REQUIRED	1 LAV. REQUIRED

1 W.C., 1 LAV. PROVIDED

WOMENS 12 OCC.

12/25 = .48 W.C.	12/40 = .35 LAV.
1 W.C. REQUIRED	1 LAV. REQUIRED

1 W.C., 1 LAV. PROVIDED

1 SERVICE SINK PROVIDED IN EACH MECH. ROOM

ACTUAL AREA PER FLOOR

BUILDING AREA / PROJECT AREA
GRADE LEVEL 7,232 S.F.

ALLOWABLE AREA PER FLOOR

BUSINESS USE B / S1 STORAGE
9,000 PER TABLE 503

GRADE PLAN DETERMINATION

THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 22'-0"
ALLOWABLE HEGHT PER TABLE 503 IS 40'

NUMBER OF STORIES (1)

THIS BUILDING HAS ONE FLOOR LEVEL

WASTE STORAGE

NO OUTSIDE STORAGE OF WASTE/ ANTI-FREEZE OR OIL STORAGE

OWNER: JOHN KORTH
N2121 GREENVILLE DRIVE
HORTONVILLE, WI. 54944

CONTACT: JOHN KORTH
PHONE - (920) -470-9907

DESIGNERS OF RECORD:

ARCHITECT: UTSCHIG, INC.
N1040 CRAFTSMEN DR.
GREENVILLE, WI 54942
P.(920) 757-0999
CONTACT: MARK C. ROHLOFF

CONTRACTOR:
UTSCHIG, INC. - 920-757-0999
N1040 CRAFTSMEN DRIVE
GREENVILLE, WISCONSIN 54942

STATE REVIEW INFORMATION:

SITE I.D.:	-
SITE NAME:	-
SITE ADDRESS:	GREENVILLE DRIVE
SITE MUNICIPALITY & COUNTY:	TOWN OF GREENVILLE OUTAGAMIE CO., WISCONSIN
TRANSACTION I.D.:	-
APPOINTMENT DATE:	-
ASSIGNED REVIEWER:	-
ASSIGNED OFFICE:	-

INDEX OF DRAWINGS

T100	TITLE SHEET
PAGE 1.0	SITE PLAN
PAGE 1.1	TOPOGRAPHIC SURVEY
PAGE 1.2	DRAINAGE AND GRADING PLAN
PAGE 1.3	EROSION AND SEDIMENT CONTROL
PAGE 1.4	UTILITY PLAN
PAGE 2.1	CONSTRUCTION DETAILS
PAGE 2.2	STORMWATER POND DETAILS
L100	LANDSCAPE & LIGHTING PLAN
L101	ENLARGED LANDSCAPE & LIGHTING PLAN
L102	PHASE II LANDSCAPE PLAN
L103	PHASE III LANDSCAPE PLAN
1 OF 1	PHOTOMETRIC SITE PLAN
A101	FLOOR PLAN
A201	BUILDING ELEVATIONS

FOR SITE PLAN SUBMITTAL	3/01/19
FOR SITE PLAN SUBMITTAL	2/04/19

UTSCHIG
DESIGN - CONSTRUCTION - DEVELOPMENT
Your Construction Solution!
N1040 CRAFTSMEN DRIVE
GREENVILLE, WI 54942
PHONE: 920.757.0999
FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO

TITLE SHEET

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

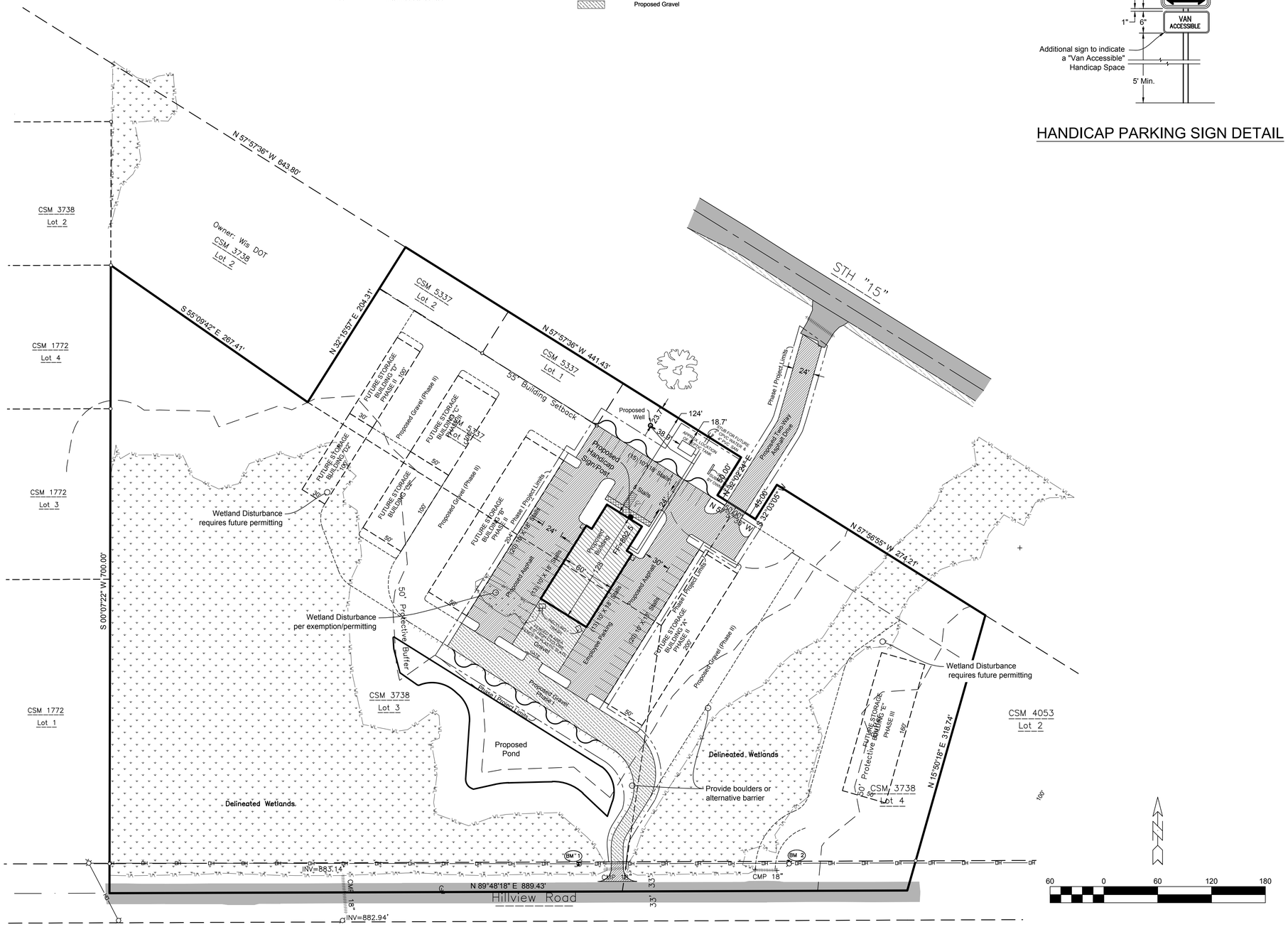
Sheet No.

T100

3/01/19

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour (800)
- Intermediate Contour (799)
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel



HANDICAP PARKING SIGN DETAIL

Project Information

Owner:
Greenville Auto & RV
N2121 Greenville Drive
Hortonville, WI 54944
Phone (920) 470-9907

Site:
Parcel ID # 110014207, 110014208, 110014210, 110014211

Zoning: GC General Commercial District
Site is not within airport zoning or buffers

Phase 1 Areas:

Pavement:	34,578 square feet
Gravel:	13,475 square feet
Building:	7,232 square feet
Green Space:	467,070 square feet
Total:	522,355 square feet

Total Impervious: 55,285 square feet (10.6%)

Setbacks:
Front: Town Road=37'
County or State Road=55'
Rear: 25'
Side: 20'

Notes:
- Total Parking Stalls: 85 + 1 Handicap
- Storage of hazardous materials (oil, antifreeze, etc) shall be located within proposed building.

SHEET INDEX:

Sheet	Page
Site Plan	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Utility Plan	1.4
Construction Details	2.1
Stormwater Pond Details	2.2

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1868 Fax: 920-830-9595
www.davel.pro

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SITE PLAN

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 1.0

BENCHMARKS (NAVD88)

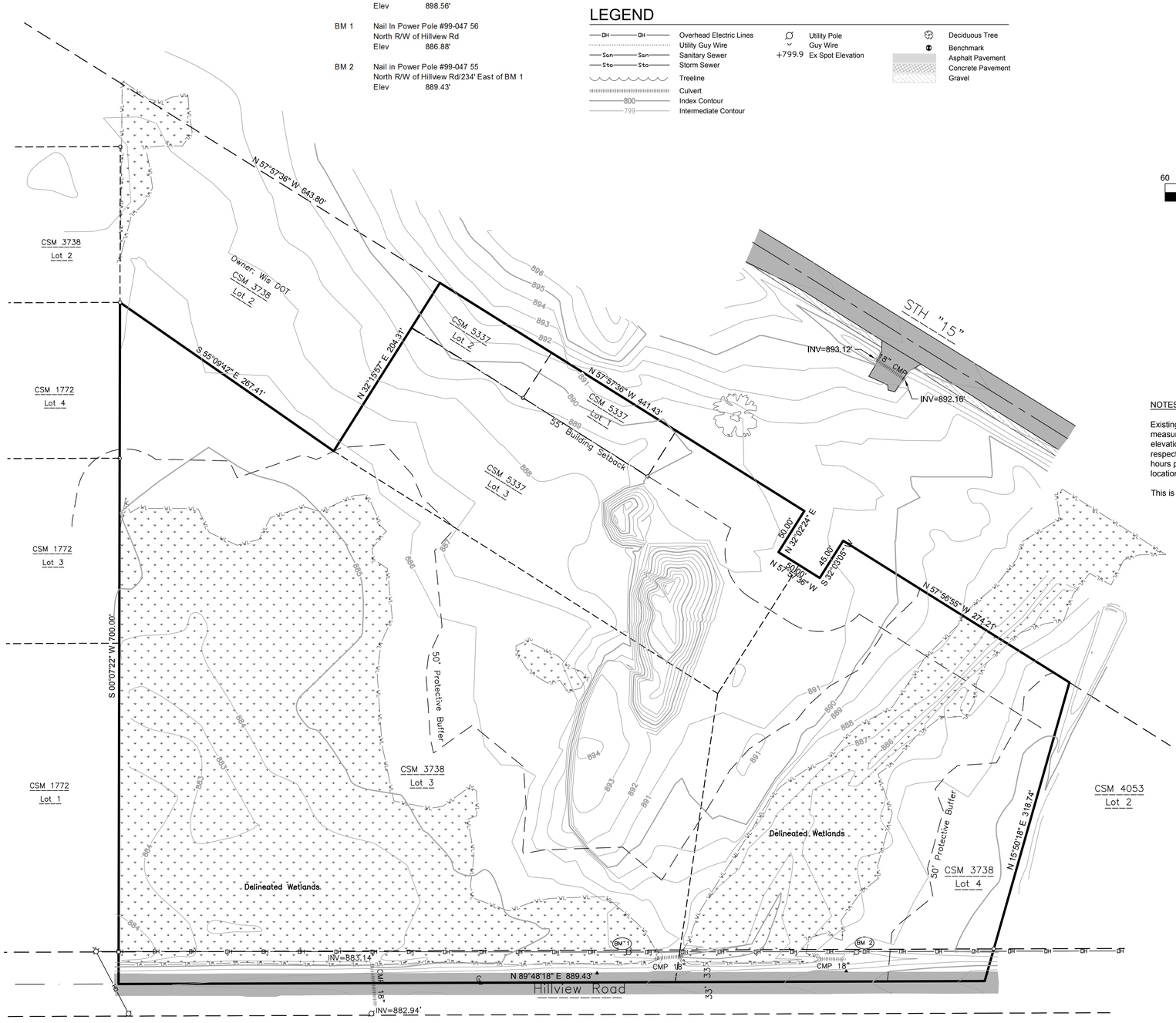
BM 0 NGS Monument(PID DF6093)
North R/W CTH "JJ"
Elev 898.56'

BM 1 Nail In Power Pole #99-047 56
North R/W of Hillview Rd
Elev 886.88'

BM 2 Nail in Power Pole #99-047 55
North R/W of Hillview Rd/234' East of BM 1
Elev 889.43'

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour
- Intermediate Contour
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel



60 0 60 120 180

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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TOPOGRAPHIC SURVEY

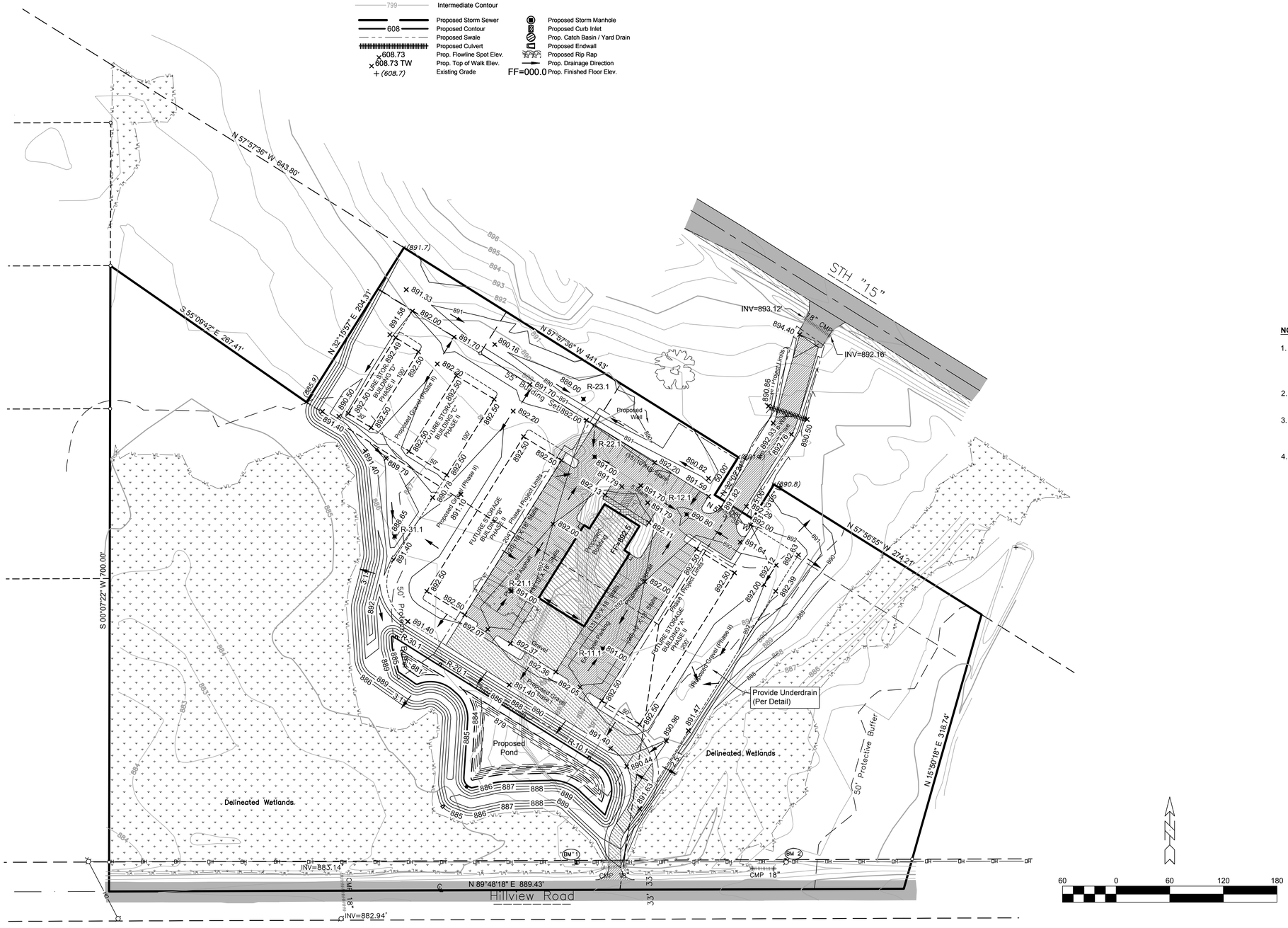
GREENVILLE AUTO

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/25/2019
Filename: 5392Topo.dwg
Author: AMP
Last Saved by: tim
Page 1.1

LEGEND

DH — DH	Overhead Electric Lines	Utility Pole	Deciduous Tree
	Utility Guy Wire	Guy Wire	Benchmark
San — San	Sanitary Sewer	+799.9 Ex Spot Elevation	Asphalt Pavement
Stm — Stm	Storm Sewer		Concrete Pavement
	Treeline		Gravel
	Culvert		
800	Index Contour		
799	Intermediate Contour		
	Proposed Storm Sewer	Proposed Storm Manhole	
608	Proposed Contour	Proposed Curb Inlet	
	Proposed Swale	Prop. Catch Basin / Yard Drain	
	Proposed Culvert	Proposed Endwall	
608.73	Prop. Flowline Spot Elev.	Proposed Rip Rap	
608.73 TW	Prop. Top of Walk Elev.	Prop. Drainage Direction	
+ (608.7)	Existing Grade	FF=000.0 Prop. Finished Floor Elev.	



BENCHMARKS (NAVD88)

BM 0	NGS Monument(PID DF6093)	
	North R/W CTH "JJ"	
	Elev	898.56'
BM 1	Nail In Power Pole #99-047 56	
	North R/W of Hillview Rd	
	Elev	886.88'
BM 2	Nail in Power Pole #99-047 55	
	North R/W of Hillview Rd/234' East of BM 1	
	Elev	889.43'

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.

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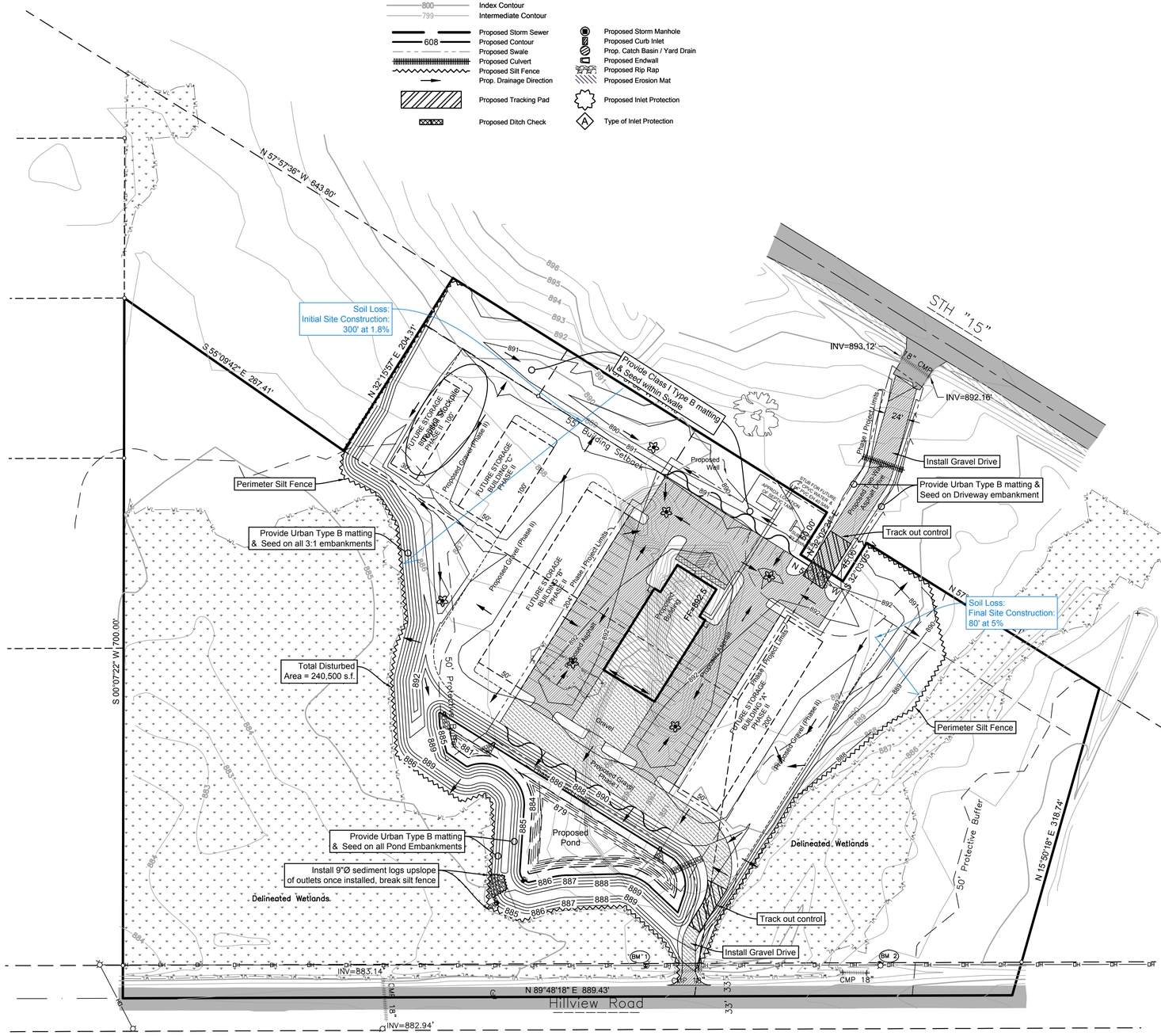
DRAINAGE & GRADING PLAN

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 1.2



Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm water pond.

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site.
      ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

   b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058.** In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

   c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

3) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream storm discharges will be stabilized using riprap per plan.

   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;

4) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060.** As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. All storm sewer inlet protection shall be Type A. Upon installation of aggregate sub-base the storm catch basins shall be modified to Type B.

5) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** A stone tracking pad will be constructed at the site entrance as indicated on the plan.

6) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

7) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.

8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits
2) Install & maintain all sediment control measures: April 2019
3) Strip topsoil in the area of the stormwater pond and stockpile required reuse onsite. Construct stormwater pond: April 2019
4) Site Work Construction (grade and gravel) including phase 2 areas for stabilization: April - May 2019
5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of June with vegetation established prior to the end of 2019 growing season. Install temporary stabilization in areas receiving additional landscaping after building construction.
6) Construct Phase 1 Building: June - August 2019
7) Paving: September 2019

Maintenance Plan

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

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

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Town of Greenville.

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EROSION & SEDIMENT CONTROL PLAN

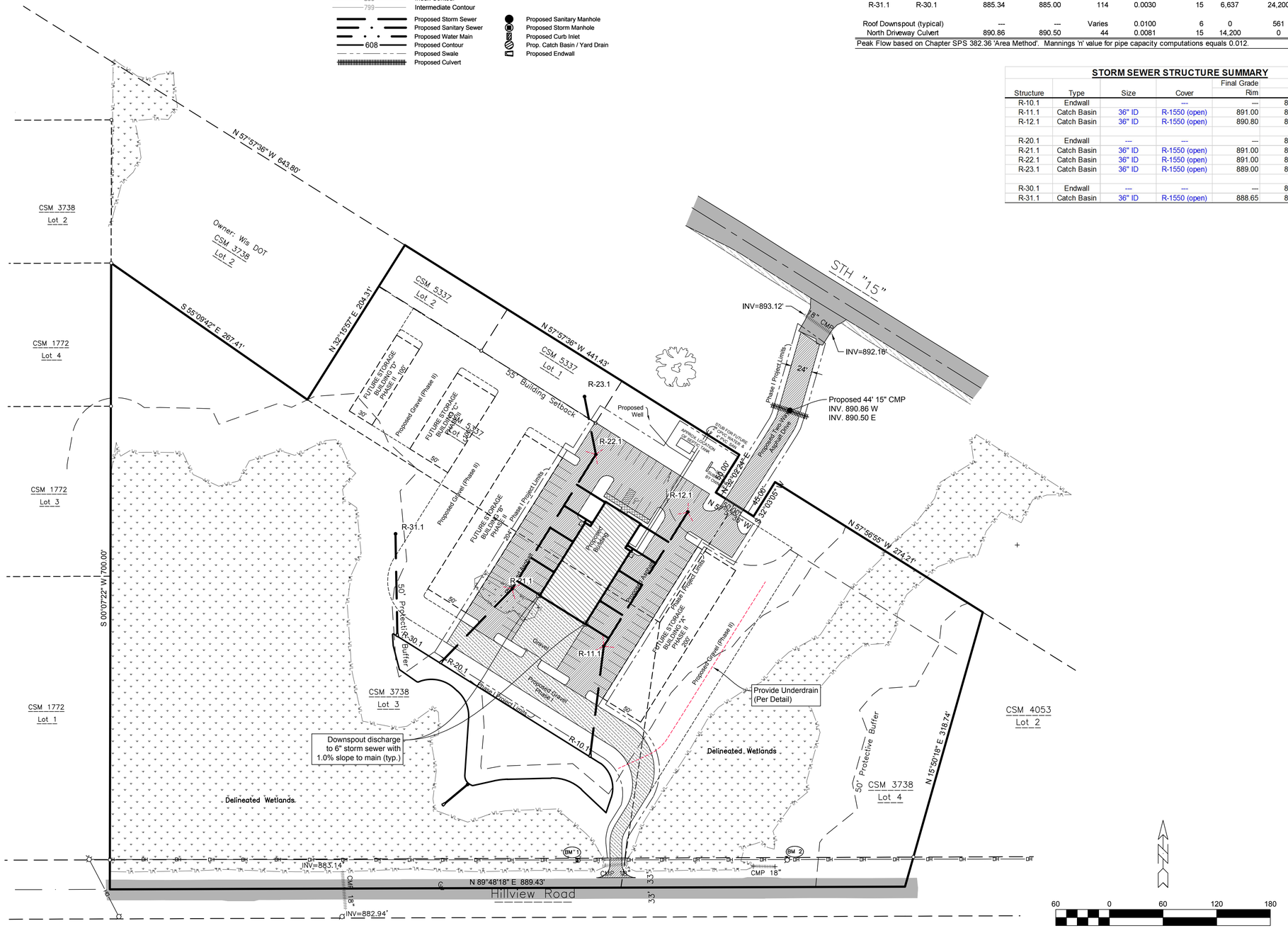
Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date:	02/22/2019
Filename:	5392engr.dwg
Author:	JRD
Last Saved by:	tim
Page	1.3

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- 800 Index Contour
- 793 Intermediate Contour
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel



STORM SEWER PIPE SUMMARY

Reach US	Reach DS	US Inv	DS Inv	Length	Slope	Size (in)	GRASS AREA (SF)	ROOF AREA (SF)	PAVEMENT AREA (SF)	PEAK FLOW GPM	Flow* (cfs)	Capacity (cfs)	Velocity (ft/s)
R-11.1	R-10.1	885.37	885.00	124	0.0030	15	0	5,650	11,770	1,123	2.50	3.83	3.1
R-12.1	R-11.1	886.00	885.47	177	0.0030	12	500	3,330	13,346	544	1.21	2.11	2.7
R-21.1	R-20.1	885.35	885.00	115	0.0030	18	0	5,650	11,770	2,124	4.73	6.23	3.5
R-22.1	R-21.1	886.43	885.90	177	0.0030	15	0	3,366	9,839	1,545	3.44	3.83	3.1
R-23.1	R-22.1	885.80	885.47	66	0.0050	12	81,810	0	10,600	1,113	2.48	2.73	3.5
R-31.1	R-30.1	885.34	885.00	114	0.0030	15	6,637	24,200	7,063	1,212	2.70	3.83	3.1
Roof Downspout (typical)		---	---	Varies	0.0100	6	0	561	0	22	0.05	0.61	3.1
North Driveway Culvert		890.86	890.50	44	0.0081	15	14,200	0	0	137	0.30	6.30	5.1

Peak Flow based on Chapter SPS 382.36 'Area Method'. Mannings 'n' value for pipe capacity computations equals 0.012.

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Final Grade Rim	Pipe Invert	Pipe Depth	Town Required Total Depth
R-10.1	Endwall		---	---	885.00	---	---
R-11.1	Catch Basin	36" ID	R-1550 (open)	891.00	885.37	5.63	6.00
R-12.1	Catch Basin	36" ID	R-1550 (open)	890.80	886.00	4.80	6.00
R-20.1	Endwall	---	---	---	885.00	---	---
R-21.1	Catch Basin	36" ID	R-1550 (open)	891.00	885.35	5.65	6.00
R-22.1	Catch Basin	36" ID	R-1550 (open)	891.00	886.43	4.57	6.00
R-23.1	Catch Basin	36" ID	R-1550 (open)	889.00	885.80	3.20	6.00
R-30.1	Endwall	---	---	---	885.00	---	---
R-31.1	Catch Basin	36" ID	R-1550 (open)	888.65	885.34	3.31	6.00

Sewer shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction.

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

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

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

The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

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

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

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

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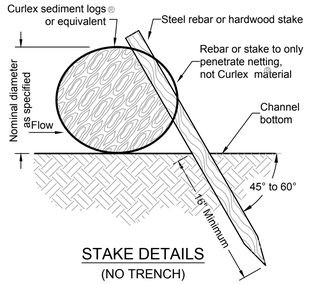
UTILITY PLAN

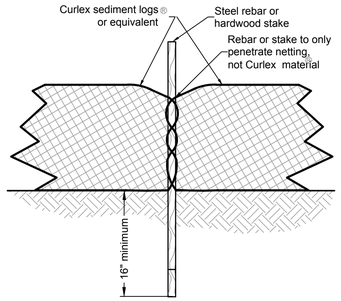
Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

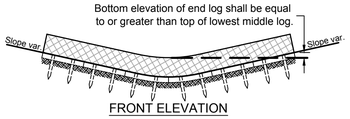
Date:	02/22/2019
Filename:	5392engr.dwg
Author:	JRD
Last Saved by:	tim
Page	1.4



STAKE DETAILS
(NO TRENCH)



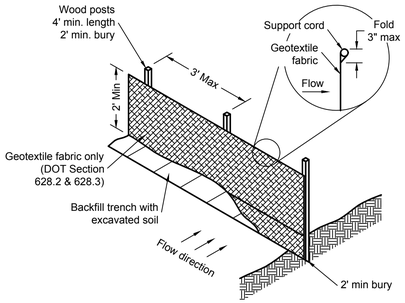
STAKE DETAIL
(FRONT VIEW)

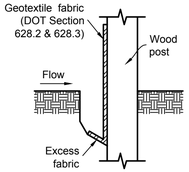


FRONT ELEVATION

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

SEDIMENT LOG DETAIL



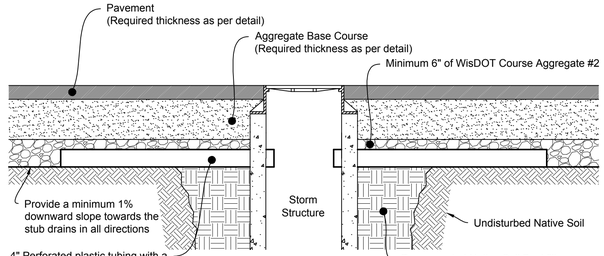


TRENCH DETAIL

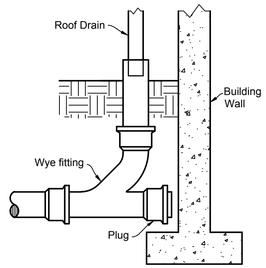
Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

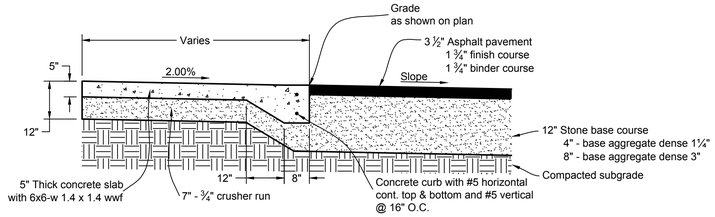
SILT FENCE INSTALLATION



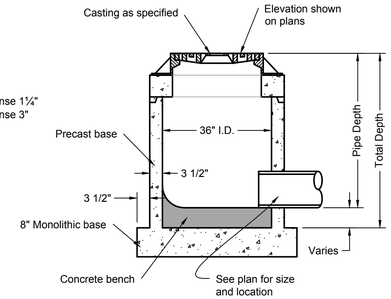
STORM SEWER UNDERDRAIN



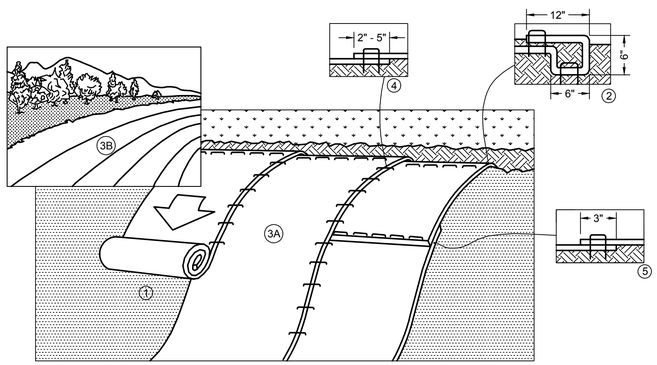
ROOF DRAIN CONNECTION
TO STORM SEWER



SIDEWALK / PAVEMENT SECTION



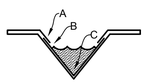
Storm Catch Basin



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

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION

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

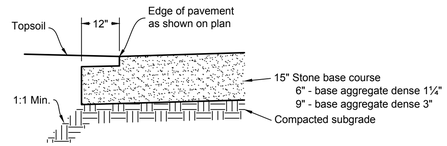


Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

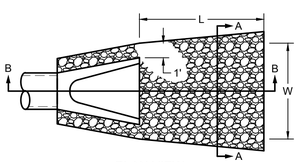
Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

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

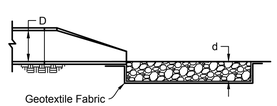
EROSION MAT CHANNEL INSTALLATION



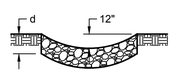
GRAVEL DRIVE SECTION



PLAN VIEW



SECTION B-B



SECTION A-A

D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

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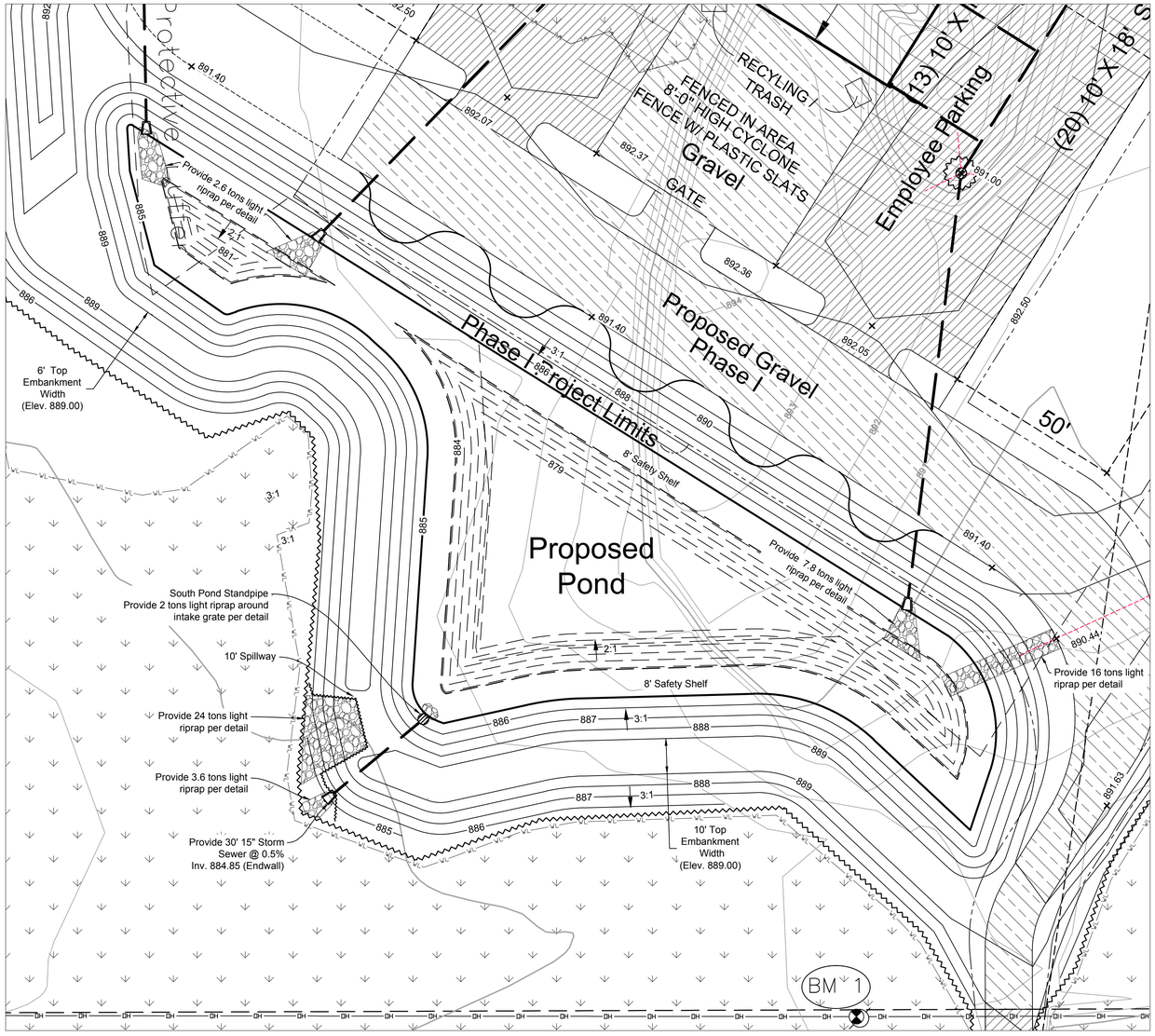
CONSTRUCTION DETAILS

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

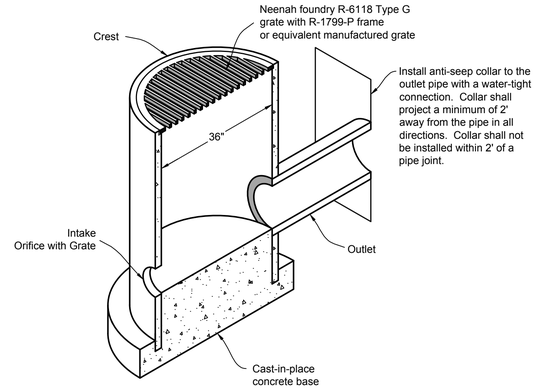
Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 2.1



LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour (800)
- Intermediate Contour (799)
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Storm Sewer
- Proposed Contour (608)
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev. (608.73)
- Prop. Top of Walk Elev. (608.73 TW)
- Existing Grade (+ (608.7))
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- FF=000.0 Prop. Finished Floor Elev.

20 0 20 40 60



SOUTH POND STAND PIPE DETAIL

Outlet	
Size, in	15
Invert	885.00
Slope (%)	0.50
Intake orifice	
Size, in	4
Invert	885.00
Crest	
Elevation	886.50
Base	
Elevation	882.00

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:

- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

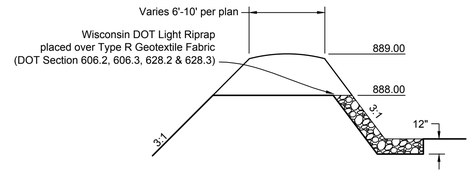
HDPE liner specifications are as follows:

- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

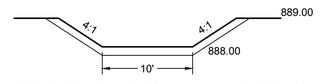
PPL liner Specifications are as follows:

- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

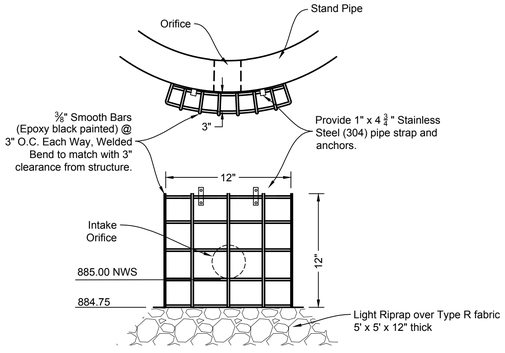
9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.



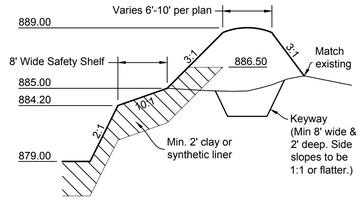
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY DETAIL



INTAKE GRATE DETAIL



TYPICAL EMBANKMENT SECTION

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STORMWATER POND DETAIL

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date:	02/22/2019
Filename:	5392engr.dwg
Author:	JRD
Last Saved by:	tim
Page	2.2

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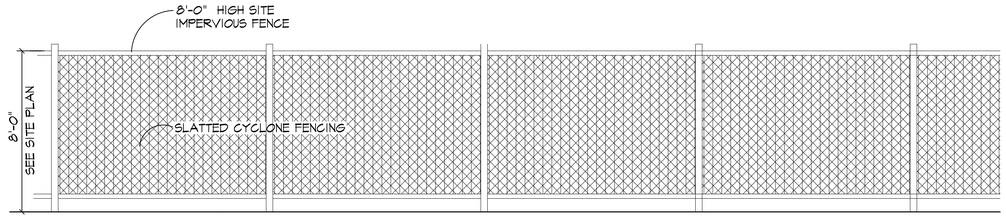
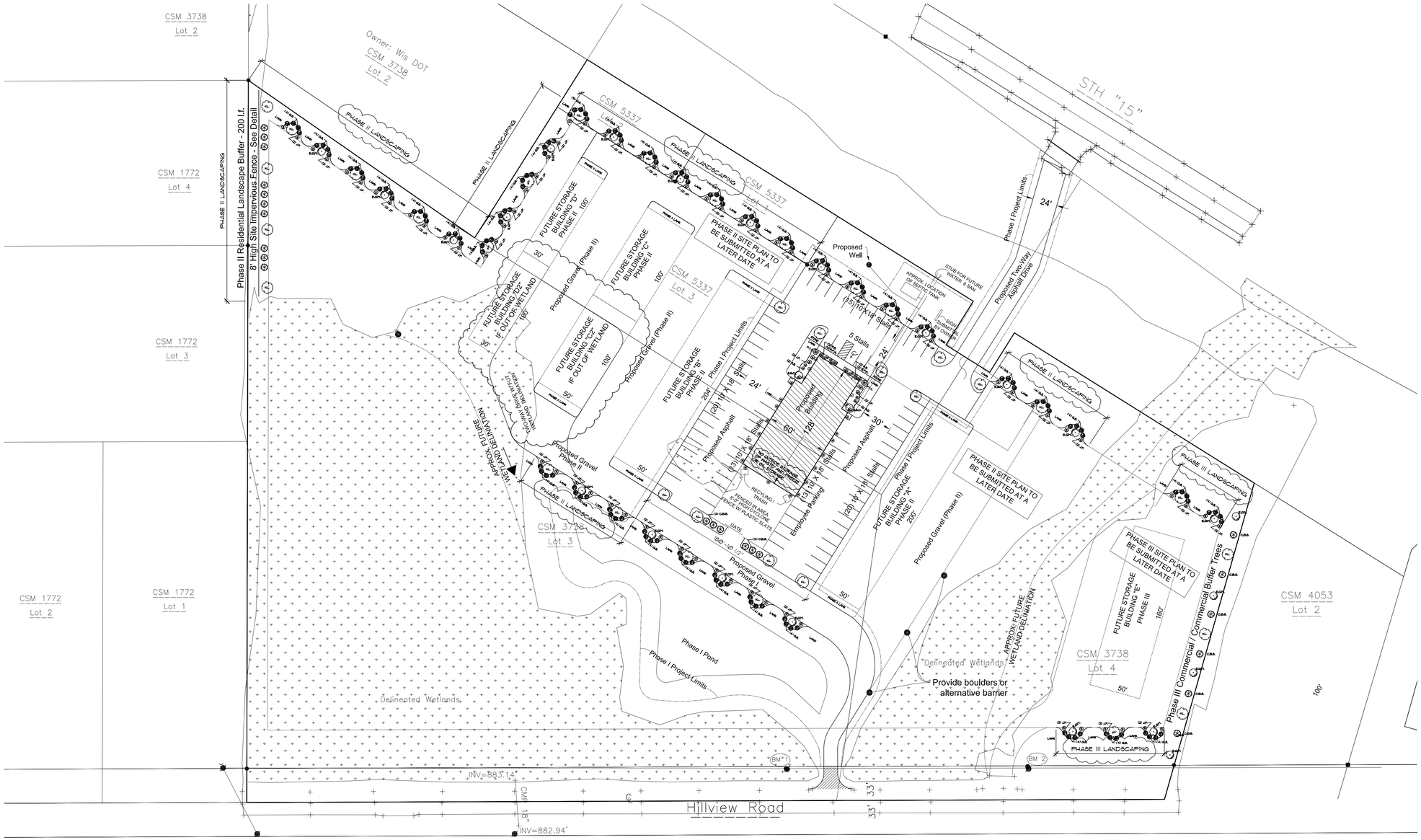


SITE IMPERVIOUS FENCE
AT FENCED IN STORAGE AREA NOT TO SCALE



LANDSCAPE & LIGHTING PLAN
1" = 50'-0"

NORTH

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NEW BUILDING FOR:
GREENVILLE AUTO
-
LANDSCAPE & LIGHTING PLAN

No.	Date	Description
1	2/28/19	Phase II & Phase III Landscape Defined

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EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.

L100

3/01/19



PHASE I LIGHTING SCHEDULE

MARK	DESCRIPTION	REMARKS
⑥	WALL PACK	SIDES & TOP SHIELDED
②	SOFFIT LIGHT	-
	SEE ATTACHED PHOTOMETRIC PLAN & LIGHTING SPECIFICATIONS	

PHASE I SHRUB SCHEDULE

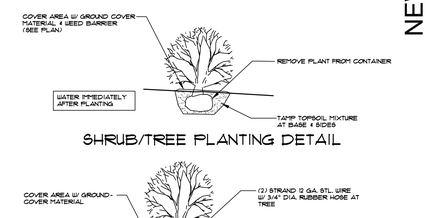
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTD.	REMARKS
④	ROSEGLOW BARBERRY	R.B.	8	18" MIN.		
⑧	GOLDFLAME SPIREA	G.S.	36	18" MIN.		
⑤	JACKMAN POTENTILLA	J.P.	22	18" MIN.		
⑥	RED PRINCE WEIGELA	R.P.W.	4	24" MIN.		
⑦	PYRAMIDAL THUJA ARBORVITAE	P.T.A.	2	5' MIN.		
⑨	SPRING SNOW CRABAPPLE	S.S.C.	2	2" DIA.		AT 6' HIGH MIN.

PHASE I TREE SCHEDULE

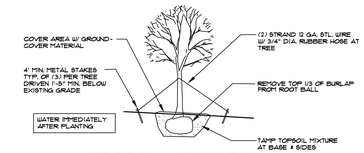
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTD.	REMARKS
①	EMERALD QUEEN MAPLE	E.Q.M.	5	2 1/2" DIA.		
②	HONEY LOCUST	H.L.	14	2 1/2" DIA.		
③	COLORADO BLUE SPRUCE	C.B.S.	6	MIN. 5' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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



SHRUB/TREE PLANTING DETAIL



TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS
IN LIEU OF R.O.W. PLANTINGS AT SOUTH R.O.W. LINE
(AND CAN NOT PLANT IN THE WETLAND AREAS.)

INTERNAL ISLANDS
REQUIRE 1 TREE PER MIN. 180 S.F. ISLAND
(CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING
(2) DECIDUOUS TREES & 5 EVERGREENS
EVERY 100 L.F. PLUS 8' HIGH SITE IMPERVIOUS FENCE

FUTURE PHASE II & PHASE III
PROPERTY LINE PLANTINGS

R.O.W. PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE

COMMERCIAL / COMMERCIAL ZONING
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE OR (1) EVERGREEN
MAY BE SUBSITUTED FOR (5) BUSHES

COMMERCIAL / RESIDENTIAL BUFFER (W/ FENCE)
(2) DECIDUOUS TREES & 5 EVERGREENS
EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS
IN LIEU OF SHORTAGE OF BUSHES AT EAST PROPERT LINE

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NEW BUILDING FOR:
GREENVILLE AUTO

PHASE I ENLARGED LANDSCAPE & LIGHTING PLAN

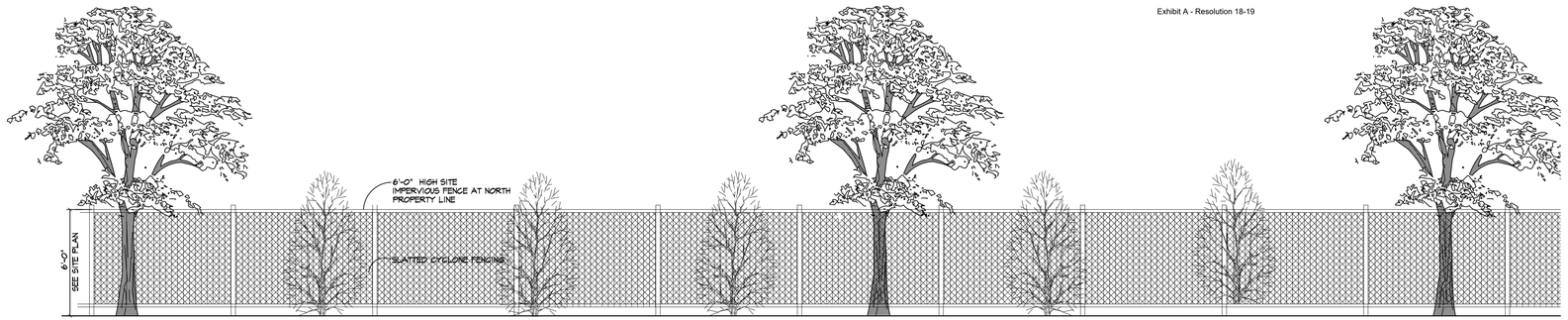
No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L101

3/01/19



COMMERCIAL / RESIDENTIAL BUFFER
(FENCE SIM. AT VEHICLE STORAGE SCREENING) NOT TO SCALE
(2) DECIDUOUS TREES & 5 EVERGREENS
EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE

PHASE II SHRUB SCHEDULE

	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
⊕	GOLDFLAME SPIREA	G.S.	93	18" MIN.		
⊖	JACKMAN POTENTILLA	J.P.	49	18" MIN.		

PHASE II TREE SCHEDULE

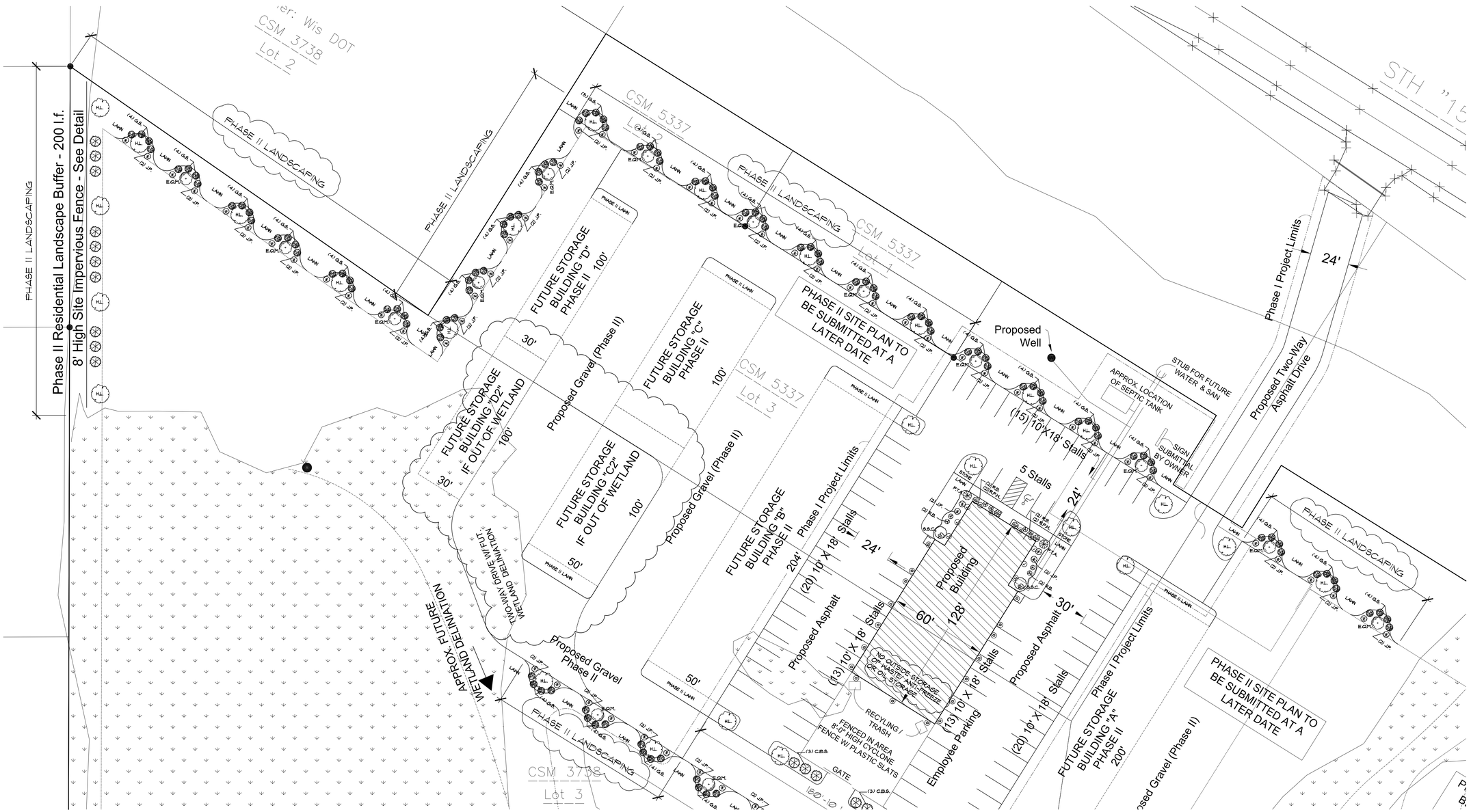
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
⊙	EMERALD QUEEN MAPLE	E.Q.M.	11	2 1/2" DIA.		
○	HONEY LOCUST	H.L.	16	2 1/2" DIA.		
⊗	COLORADO BLUE SPRUCE	C.B.S.	10	MIN. 8' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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

FUTURE PHASE II & PHASE III
PROPERTY LINE PLANTINGS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
COMMERCIAL / RESIDENTIAL BUFFER (W/ FENCE)
(2) DECIDUOUS TREES & 5 EVERGREENS
EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS
IN LIEU OF SHORTAGE OF BUSHES AT EAST PROPERT LINE



PHASE II LANDSCAPE PLAN
1" = 30'-0"

NORTH

NEW BUILDING FOR:
GREENVILLE AUTO
-
PHASE II LANDSCAPE PLAN

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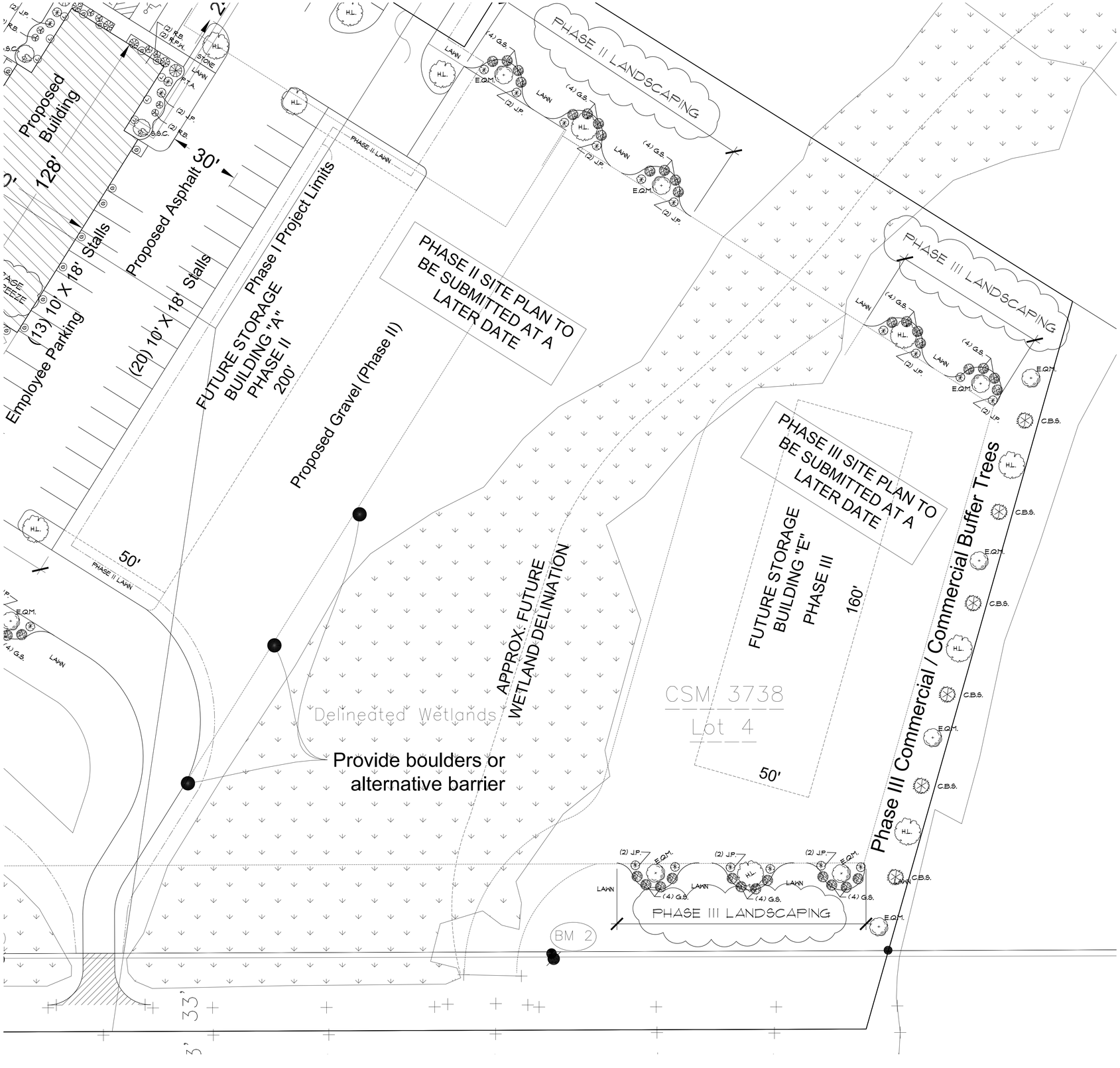
No.	Date	Description
1	2/28/19	Phase II Sheet Added

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L102

3/01/19



PHASE III SHRUB SCHEDULE

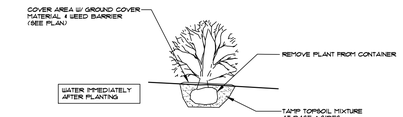
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
G	GOLDFLAME SPIREA	G.S.	28	18" MIN.		
J	JACKMAN POTENTILLA	J.P.	18	18" MIN.		

PHASE III TREE SCHEDULE

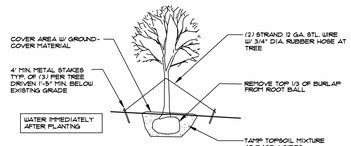
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
	EMERALD QUEEN MAPLE	E.Q.M.	4	2 1/2" DIA.		
	HONEY LOCUST	H.L.	5	2 1/2" DIA.		
	COLORADO BLUE SPRUCE	C.B.S.	6	MIN. 8' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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



SHRUB/TREE PLANTING DETAIL



TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS IN LIEU OF R.O.W. PLANTINGS AT SOUTH R.O.W. LINE (AND CAN NOT PLANT IN THE WETLAND AREAS.)

INTERNAL ISLANDS
REQUIRE 1 TREE PER MIN. 180 S.F. ISLAND (CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING
(2) DECIDUOUS TREES & 5 EVERGREENS EVERY 100 L.F. PLUS 8' HIGH SITE IMPERVIOUS FENCE

FUTURE PHASE II & PHASE III PROPERTY LINE PLANTINGS
R.O.W. PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING W/ (6) SHRUBS PER TREE

COMMERCIAL / COMMERCIAL ZONING
(1) DECIDUOUS TREE MIN. 40' SPACING W/ (6) SHRUBS PER TREE OR (1) EVERGREEN MAY BE SUBSITUTED FOR (5) BUSHES

COMMERCIAL / RESIDENTIAL BUFFER (W/ FENCE)
(2) DECIDUOUS TREES & 5 EVERGREENS EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS IN LIEU OF SHORTAGE OF BUSHES AT EAST PROPERT LINE

PHASE III LANDSCAPE PLAN
1" = 20'-0"

NORTH

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NEW BUILDING FOR:
GREENVILLE AUTO

PHASE III LANDSCAPE PLAN

No.	Date	Description
1	2/28/19	Phase III Sheet Added

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L103

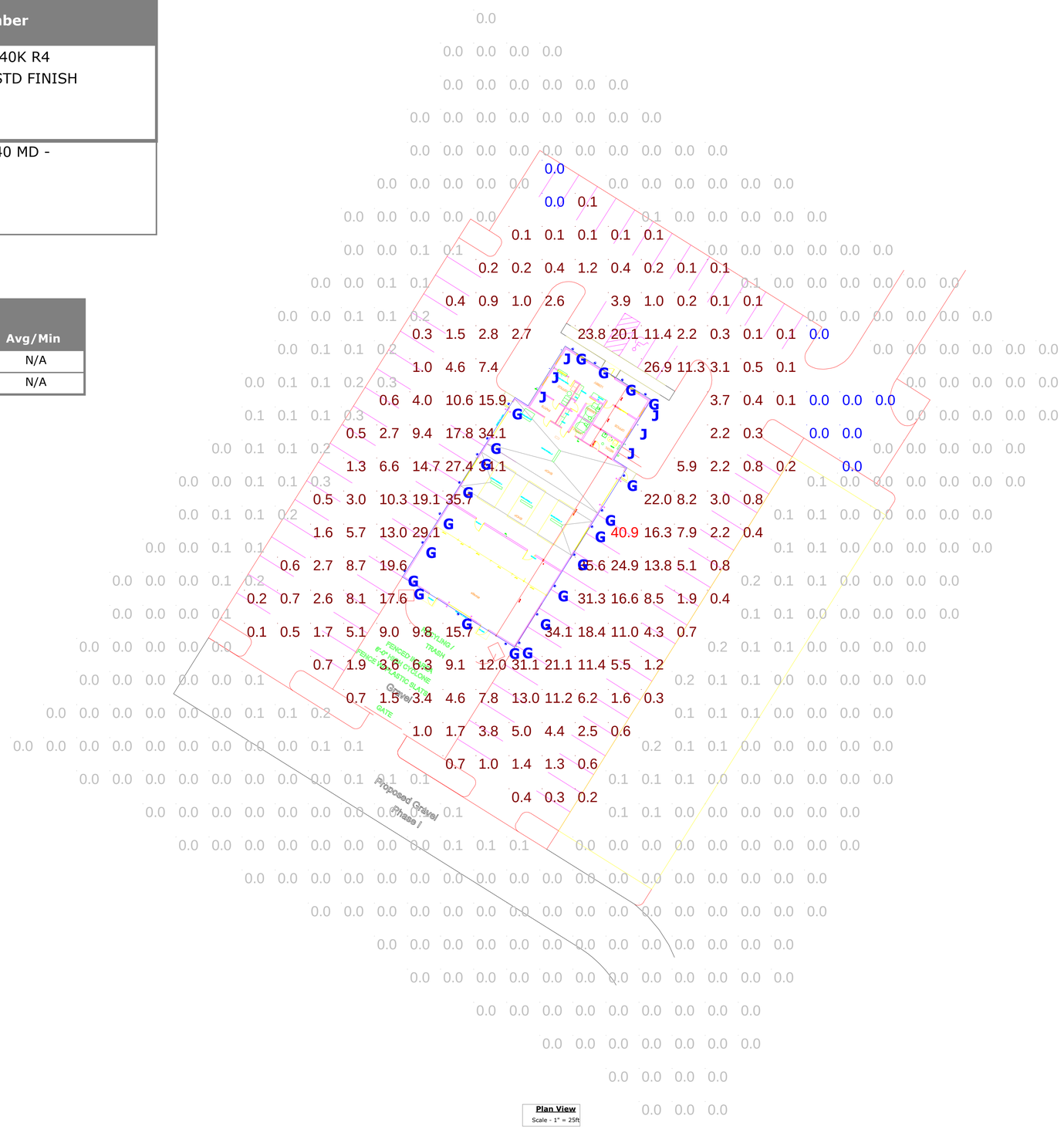
3/01/19

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number
	G	21	Lithonia Lighting	RSX1 LED P4 40K R4 MVOLT WBA STD FINISH
	J	6	GE LIGHTING SOLUTIONS	LRXR 6 10 8 40 MD - FRAME6R

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA OUTSIDE OF PARKING LOT	◇	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING LOT	+	6.5 fc	40.9 fc	0.0 fc	N/A	N/A

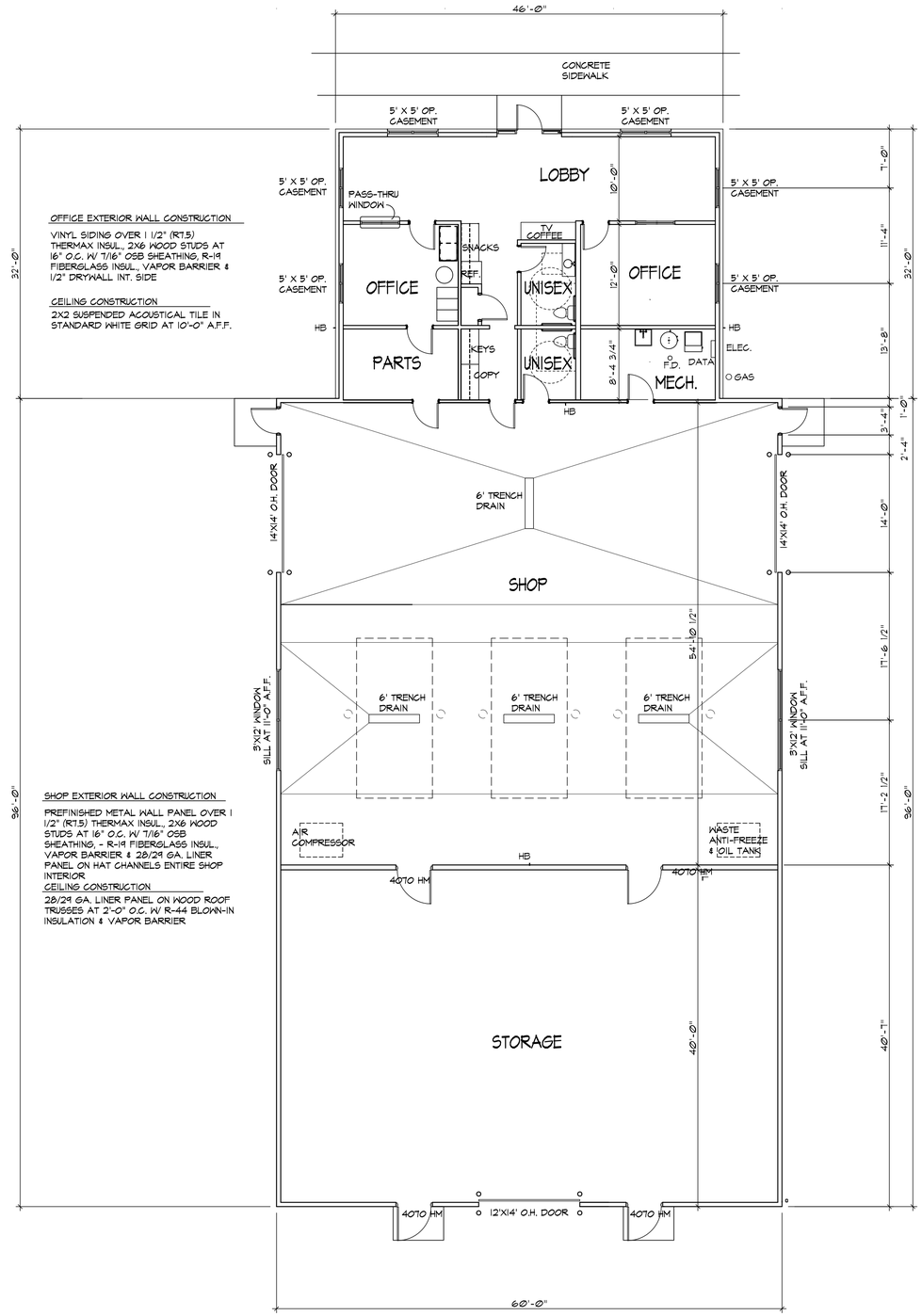


Plan View
Scale - 1" = 25ft

CRESCENT ELECTRIC SUPPLY COMPANY

GREENVILLE AUTO
LITHONIA WALL MOUNT

Designer	
Date	1 29 19
Scale	Not to Scale
Drawing No.	
Summary	



OFFICE EXTERIOR WALL CONSTRUCTION

VINYL SIDING OVER 1 1/2" (R7.5) THERMAX INSUL., 2X6 WOOD STUDS AT 16" O.C. W/ 7/16" OSB SHEATHING, R-19 FIBERGLASS INSUL., VAPOR BARRIER & 1/2" DRYWALL INT. SIDE

CEILING CONSTRUCTION

2X2 SUSPENDED ACOUSTICAL TILE IN STANDARD WHITE GRID AT 10'-0" A.F.F.

SHOP EXTERIOR WALL CONSTRUCTION

PREFINISHED METAL WALL PANEL OVER 1 1/2" (R7.5) THERMAX INSUL., 2X6 WOOD STUDS AT 16" O.C. W/ 7/16" OSB SHEATHING, - R-19 FIBERGLASS INSUL., VAPOR BARRIER & 28/29 GA. LINER PANEL ON HAT CHANNELS ENTIRE SHOP INTERIOR

CEILING CONSTRUCTION

28/29 GA. LINER PANEL ON WOOD ROOF TRUSSES AT 2'-0" O.C. W/ R-44 BLOWN-IN INSULATION & VAPOR BARRIER

FLOOR PLAN
1/8" = 1'-0"

NORTH

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NEW BUILDING FOR:
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-
FLOOR PLAN

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

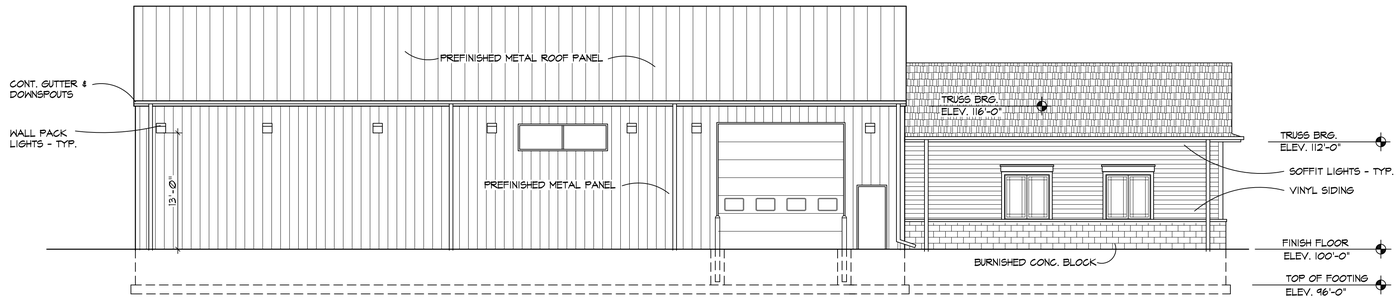
Sheet No.

A101

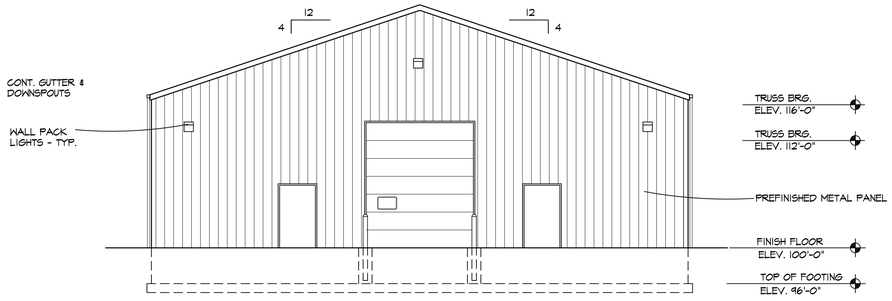
3/01/19



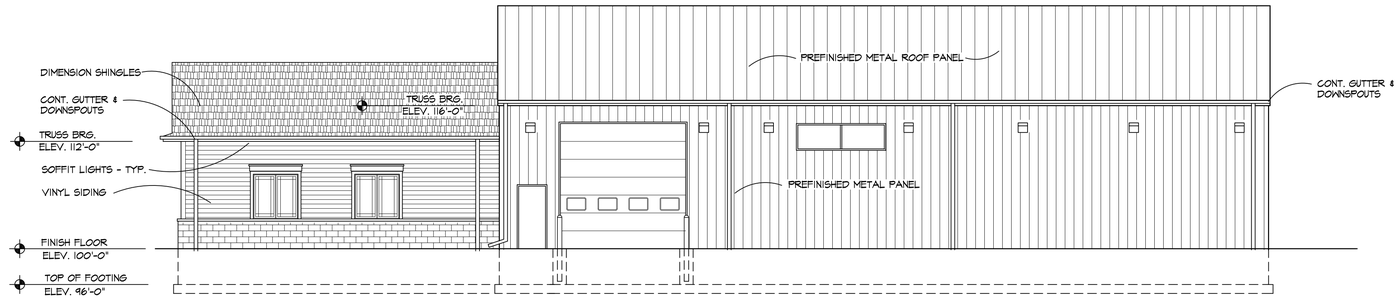
NORTH ELEVATION
1/8" = 1'-0"



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



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



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

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NEW BUILDING FOR:
GREENVILLE AUTO

BUILDING ELEVATIONS

No.	Date	Description

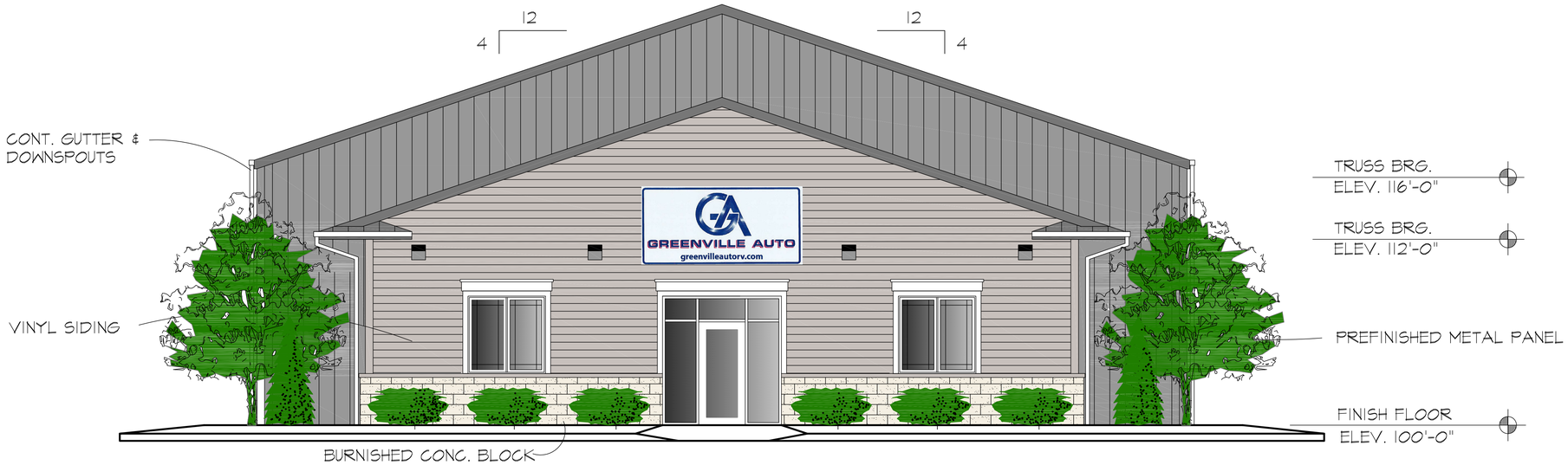
Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

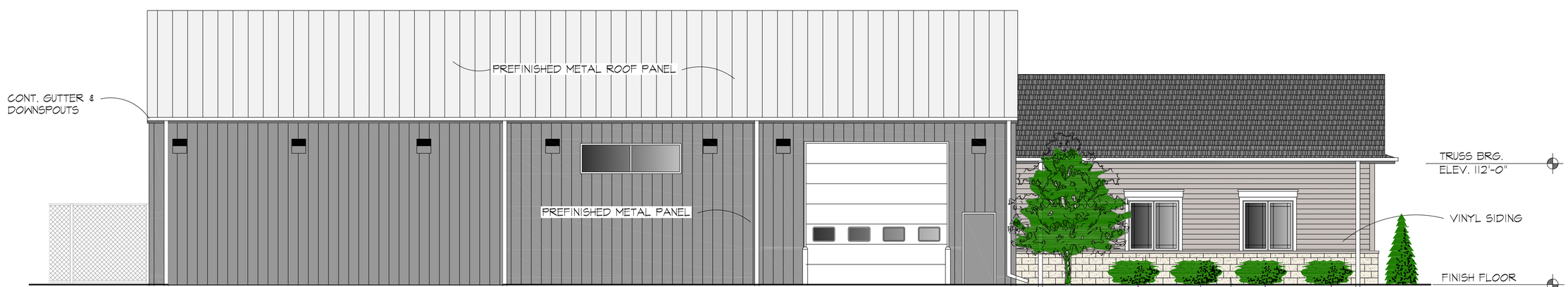
Sheet No.

A201

3/01/19



NORTH ELEVATION
NOT TO SCALE



EAST ELEVATION
NOT TO SCALE
WEST ELEVATION IS MIRROR IMAGE

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NEW BUILDING FOR:
GREENVILLE AUTO & RV
-
COLORED ELEVATIONS

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	2/04/19

Sheet No.

A201

2/04/19

Resolution #19-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR GREENVILLE AUTO FOR AUTOMTIVE SALE AND REPAIR AND USE LOCATED ON HWY 15 AT PARCELS 110014207, 110014208, 110014210, 110014211

WHEREAS, an Automotive Sale and Repair Shop has been applied for as a special exception for Greenville Auto located at on Hwy 15 on parcels 110014207, 110014208, 110014210, 110014211 as shown on the attached Exhibit A; and

WHEREAS, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

WHEREAS, the approval and continued use of the special exception shall be conditioned on the following

1. Installation of landscaping identified in Phases II & III on the attached landscape plan shall be deferred until those phases receive development approvals or within 5 years from approval of this resolution; and
2. All vehicles shall be parked on paved surfaces; parking on gravel or grass is prohibited;

WHEREAS, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

WHEREAS, this resolution shall act as the special exception permit and be enforceable by the Town;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of March, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

_____
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #19-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

NEW BUILDING FOR:

GREENVILLE AUTO

GREENVILLE DRIVE
TOWN OF GREENVILLE, WISCONSIN

SPECIFICATION NOTES

A. GENERAL:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING CODE AS ADOPTED BY THE STATE OF WISCONSIN AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE PERFORMED IN A COMPLETE AND WORKMANLIKE MANNER.
2. PROVIDE ADEQUATE CLEARANCES FROM POWER LINES AND OTHER HAZARDS. NOTIFY ALL AFFECTED UTILITY COMPANIES TO LOCATE EXISTING LINES. PROVIDE AT LEAST THREE WORKING DAYS NOTICE IF ANY REMARKING OF UTILITY LOCATIONS IS REQUIRED.
3. PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, AND SERVICES REQUIRED TO COMPLETE ALL WORK AS SPECIFIED OR SHOWN ON THESE DRAWINGS.

B. SITE WORK:

1. THE FOLLOWING ITEMS SHALL BE INCLUDED WITH THE EARTHWORK CONTRACTOR'S WORK: ALL EXCAVATING AND BACKFILLING INCLUDING FOUNDATION WALLS AND FOOTINGS, SHAPING DITCHES, GRADING, AND GRANULAR BASE COURSE.
   ALL BACKFILL MATERIAL INSIDE BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND COMPACTED BY MEANS OF VIBRATORY EQUIPMENT TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM D1557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
2. THE FOLLOWING ITEMS SHALL BE COVERED UNDER SEPARATE CONTRACTS: BITUMINOUS PAVEMENT, CONCRETE CURBS AND DRIVEWAY APRONS, SEWER & WATER WORK, AND LANDSCAPING.
3. EARTHWORK CONTRACTOR'S BID SHALL INCLUDE EXCAVATING, TRENCHING, AND BACK-FILLING FOR ALL WALLS AND FOOTINGS. ALL BACKFILL MATERIAL WITHIN BUILDING LINES SHALL BE GRANULAR IN NATURE, PLACED IN LAYERS NOT TO EXCEED 9 INCHES THICKNESS, AND MACHINE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY, AT OPTIMUM CONTENT, IN ACCORDANCE WITH ASTM D1557-91. TOP 3" SHALL BE CRUSHER RUN GRAVEL.
4. PREVENT SURFACE WATER AND SUBSURFACE OR GROUND WATER FROM FLOWING INTO EXCAVATIONS AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

   DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, WELL POINTS, SUMPS, SUCTION AND DISCHARGE LINES, AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.

   ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS TO CONVEY RAIN WATER AND WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

C. PRE-ENGINEERED METAL BUILDING

2. BUILDING SHALL BE DESIGNED, MANUFACTURED, AND ERECTED IN CONFORMANCE WITH MBMA STANDARDS.
4. PRE-ENGINEERED METAL BUILDING PERMIT DRAWINGS SHALL BE DESIGNED, AND SEALED BY A WISCONSIN-REGISTERED PROFESSIONAL ENGINEER.
5. PRE-ENGINEERED METAL BUILDING DESIGNER SHALL SUPPLY UTSCHIG INC. FOUR (4) COPIES OF STAMPED DRAWINGS AND (2) SETS OF CALCULATIONS FOR SUBMITTAL TO DEPT. OF COMMERCE.
6. METAL BUILDING DESIGNER SHALL INCLUDE ADEQUATE PROVISIONS TO ACCOMMODATE THERMAL EXPANSION AND CONTRACTION OF ROOF SYSTEM. PROVISIONS MAY INCLUDE LONGITUDINAL AND/OR TRANSVERSE ROOF STEPS (JOINTS), SPECIAL RIDGE AND EAVES CONNECTION DETAILS; AT THE DESIGNER'S DISCRETION.

D. FINISH ITEMS:

1. INSULATION SHALL BE AS NOTED ON DRAWINGS.
2. EXTERIOR SERVICE DOORS SHALL BE HOLLOW CORE METAL DOORS, WITH POLYSYTRENE FOAM CORES, IN METAL FRAMES. FRAMES TO BE INSULATED WITH 4" INSULATION.
   ALL REQUIRED EXIT DOORS SHALL HAVE ILLUMINATED EXIT LIGHTS AND EXIT HARDWARE IN CONFORMANCE WITH WISCONSIN ENROLLED COMMERCIAL BUILDING CODE CHAPTER 10, SECTION 1003.2.10.
3. EXTERIOR OVERHEAD DOORS, FRAMES, AND HARDWARE SHALL BE SIMILAR TO BAY-THERM II INSULATING DOOR.

E. HVAC WORK: COVERED UNDER SEPARATE CONTRACT.

F. ELECTRICAL WORK: COVERED UNDER SEPARATE CONTRACT.

G. PLUMBING WORK: COVERED UNDER SEPARATE CONTRACT.

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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VICINITY MAP
N.T.S.
NORTH

PROJECT INFORMATION

OCCUPANCY: BUSINESS B (OFFICE) & S1 (STORAGE)
TYPE OF CONSTRUCTION: VB (WOOD FRAMED UNPROTECTED)
NON-SPRINKLERED

S1 - 5,760 S.F. = 17 OCC.
B - 1,472 S.F. = 7 OCC.
OCCUPANT LOAD 24

EGRESS WIDTH REQUIRED
.2"/ OCCUPANT

24 X .2 = 4.8" REQUIRED

EXIT ACCESS TRAVEL DISTANCE
250' PER TABLE 1016.1

TOILET FACILITIES PER TABLE 2902.1
MENS 12 OCC.

12/25 = .48 W.C.	12/40 = .35 LAV.
1 W.C. REQUIRED	1 LAV. REQUIRED
1 W.C., 1 LAV. PROVIDED	

WOMENS 12 OCC.

12/25 = .48 W.C.	12/40 = .35 LAV.
1 W.C. REQUIRED	1 LAV. REQUIRED
1 W.C., 1 LAV. PROVIDED	

1 SERVICE SINK PROVIDED IN EACH MECH. ROOM

ACTUAL AREA PER FLOOR

BUILDING AREA / PROJECT AREA	
GRADE LEVEL	7,232 S.F.

ALLOWABLE AREA PER FLOOR
BUSINESS USE B / S1 STORAGE
9,000 PER TABLE 503

GRADE PLAN DETERMINATION
THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 22'-0"
ALLOWABLE HEGHT PER TABLE 503 IS 40'

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

WASTE STORAGE
NO OUTSIDE STORAGE OF WASTE/ ANTI-FREEZE OR OIL STORAGE

OWNER: JOHN KORTH
N2121 GREENVILLE DRIVE
HORTONVILLE, WI. 54944

CONTACT: JOHN KORTH
PHONE - (920) -470-9907

DESIGNERS OF RECORD:
ARCHITECT: UTSCHIG, INC.
N1040 CRAFTSMEN DR.
GREENVILLE, WI 54942
P.(920) 757-0999
CONTACT: MARK C. ROHLOFF

CONTRACTOR:
UTSCHIG, INC. - 920-757-0999
N1040 CRAFTSMEN DRIVE
GREENVILLE, WISCONSIN 54942

STATE REVIEW INFORMATION:

SITE I.D.:	-
SITE NAME:	-
SITE ADDRESS:	GREENVILLE DRIVE
SITE MUNICIPALITY & COUNTY:	TOWN OF GREENVILLE OUTAGAMIE CO., WISCONSIN
TRANSACTION I.D.:	-
APPOINTMENT DATE:	-
ASSIGNED REVIEWER:	-
ASSIGNED OFFICE:	-

INDEX OF DRAWINGS

T100	TITLE SHEET
PAGE 1.0	SITE PLAN
PAGE 1.1	TOPOGRAPHIC SURVEY
PAGE 1.2	DRAINAGE AND GRADING PLAN
PAGE 1.3	EROSION AND SEDIMENT CONTROL
PAGE 1.4	UTILITY PLAN
PAGE 2.1	CONSTRUCTION DETAILS
PAGE 2.2	STORMWATER POND DETAILS
L100	LANDSCAPE & LIGHTING PLAN
L101	ENLARGED LANDSCAPE & LIGHTING PLAN
L102	PHASE II LANDSCAPE PLAN
L103	PHASE III LANDSCAPE PLAN
1 OF 1	PHOTOMETRIC SITE PLAN
A101	FLOOR PLAN
A201	BUILDING ELEVATIONS

FOR SITE PLAN SUBMITTAL	3/01/19
FOR SITE PLAN SUBMITTAL	2/04/19

UTSCHIG
DESIGN - CONSTRUCTION - DEVELOPMENT
Your Construction Solution!
N1040 CRAFTSMEN DRIVE
GREENVILLE, WI 54942
PHONE: 920.757.0999
FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO

TITLE SHEET

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

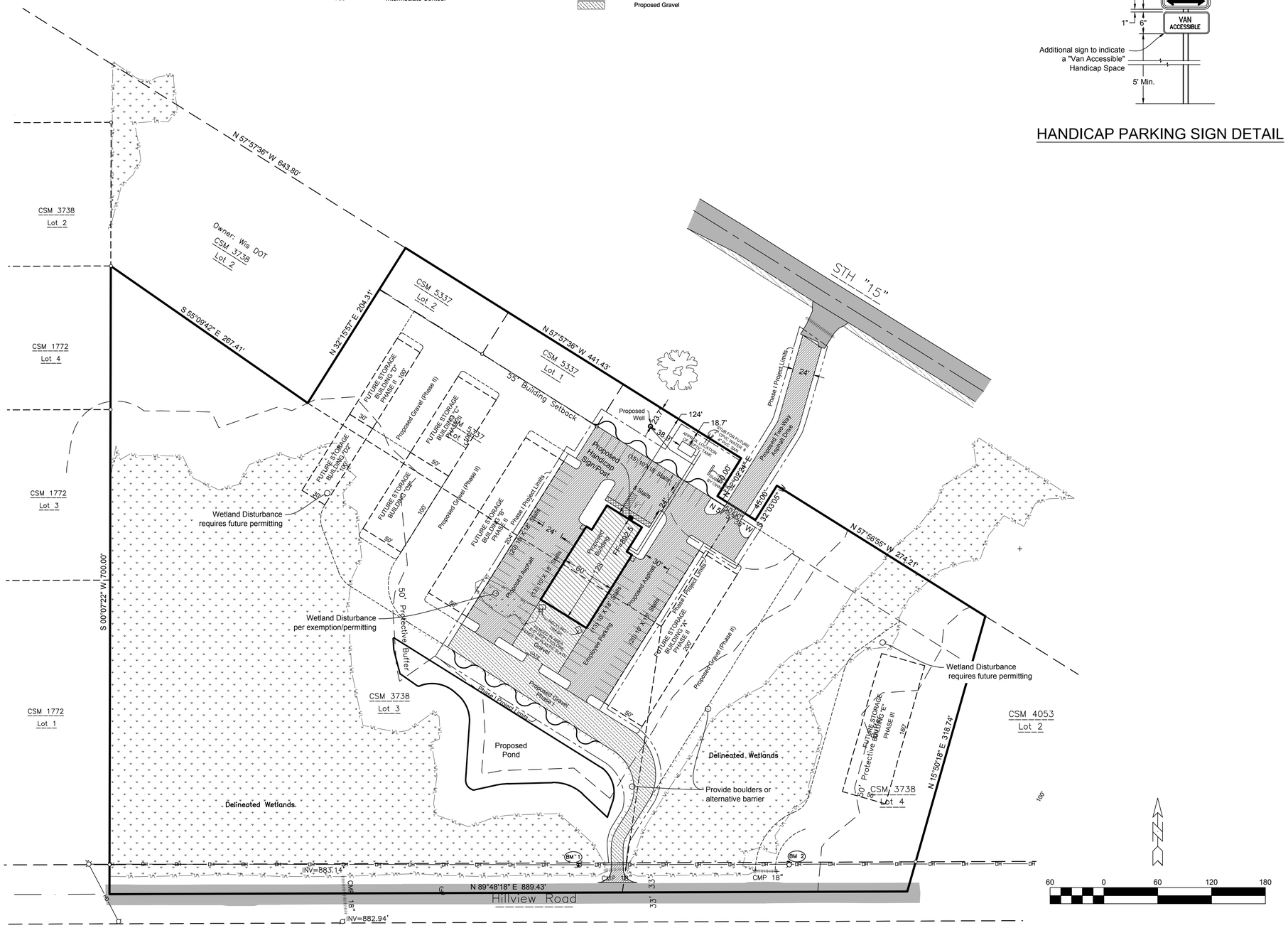
Sheet No.

T100

3/01/19

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour (800)
- Intermediate Contour (799)
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Gravel



HANDICAP PARKING SIGN DETAIL

Project Information

Owner:
Greenville Auto & RV
N2121 Greenville Drive
Hortonville, WI 54944
Phone (920) 470-9907

Site:
Parcel ID # 110014207, 110014208, 110014210, 110014211

Zoning: GC General Commercial District
Site is not within airport zoning or buffers

Phase 1 Areas:

Pavement:	34,578 square feet
Gravel:	13,475 square feet
Building:	7,232 square feet
Green Space:	467,070 square feet
Total:	522,355 square feet

Total Impervious: 55,285 square feet (10.6%)

Setbacks:
Front: Town Road=37'
County or State Road=55'
Rear: 25'
Side: 20'

Notes:
- Total Parking Stalls: 85 + 1 Handicap
- Storage of hazardous materials (oil, antifreeze, etc) shall be located within proposed building.

SHEET INDEX:

Sheet	Page
Site Plan	1.0
Topographic Survey	1.1
Drainage and Grading Plan	1.2
Erosion & Sediment Control Plan	1.3
Utility Plan	1.4
Construction Details	2.1
Stormwater Pond Details	2.2

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CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1668 Fax: 920-830-9595
www.davel.pro

SITE PLAN

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 1.0

BENCHMARKS (NAVD88)

BM 0 NGS Monument(PID DF6093)
North R/W CTH "JJ"
Elev 898.56'

BM 1 Nail In Power Pole #99-047 56
North R/W of Hillview Rd
Elev 886.88'

BM 2 Nail in Power Pole #99-047 55
North R/W of Hillview Rd/234' East of BM 1
Elev 889.43'

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
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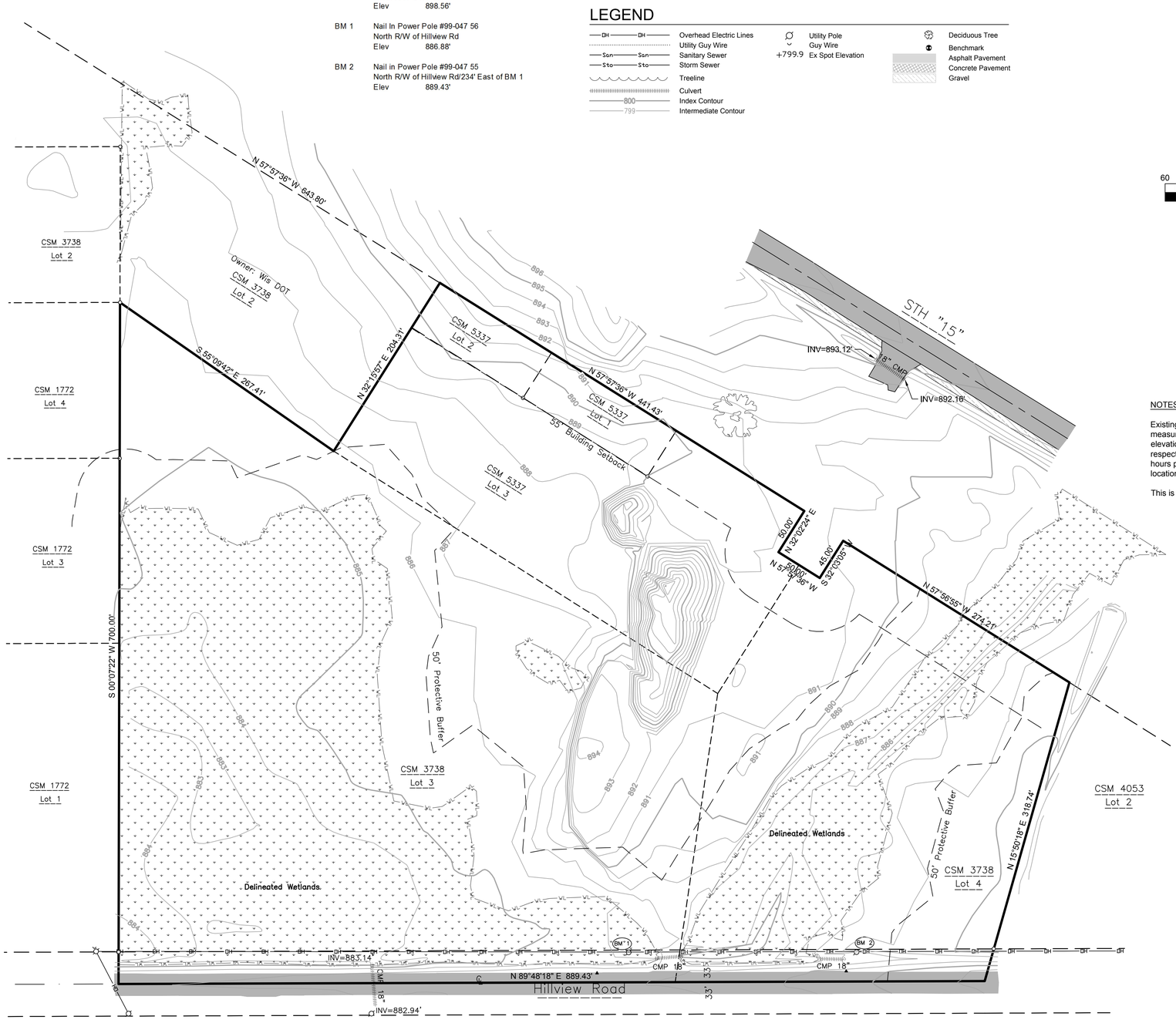

60 0 60 120 180

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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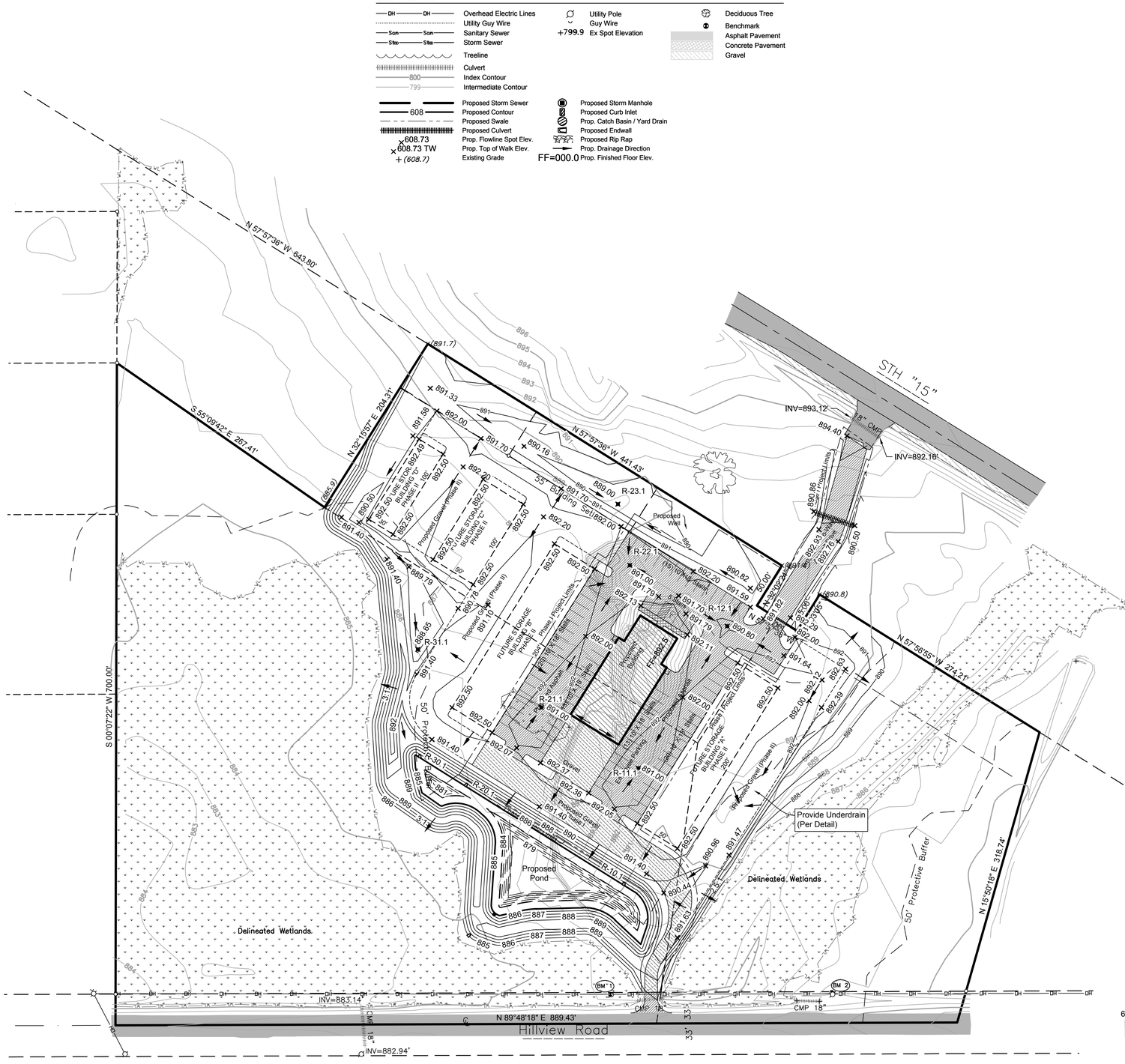
TOPOGRAPHIC SURVEY

GREENVILLE AUTO

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/25/2019
Filename: 5392Topo.dwg
Author: AMP
Last Saved by: tim
Page 1.1



BENCHMARKS (NAVD88)

BM 0 NGS Monument(PID DF6093)
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NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.

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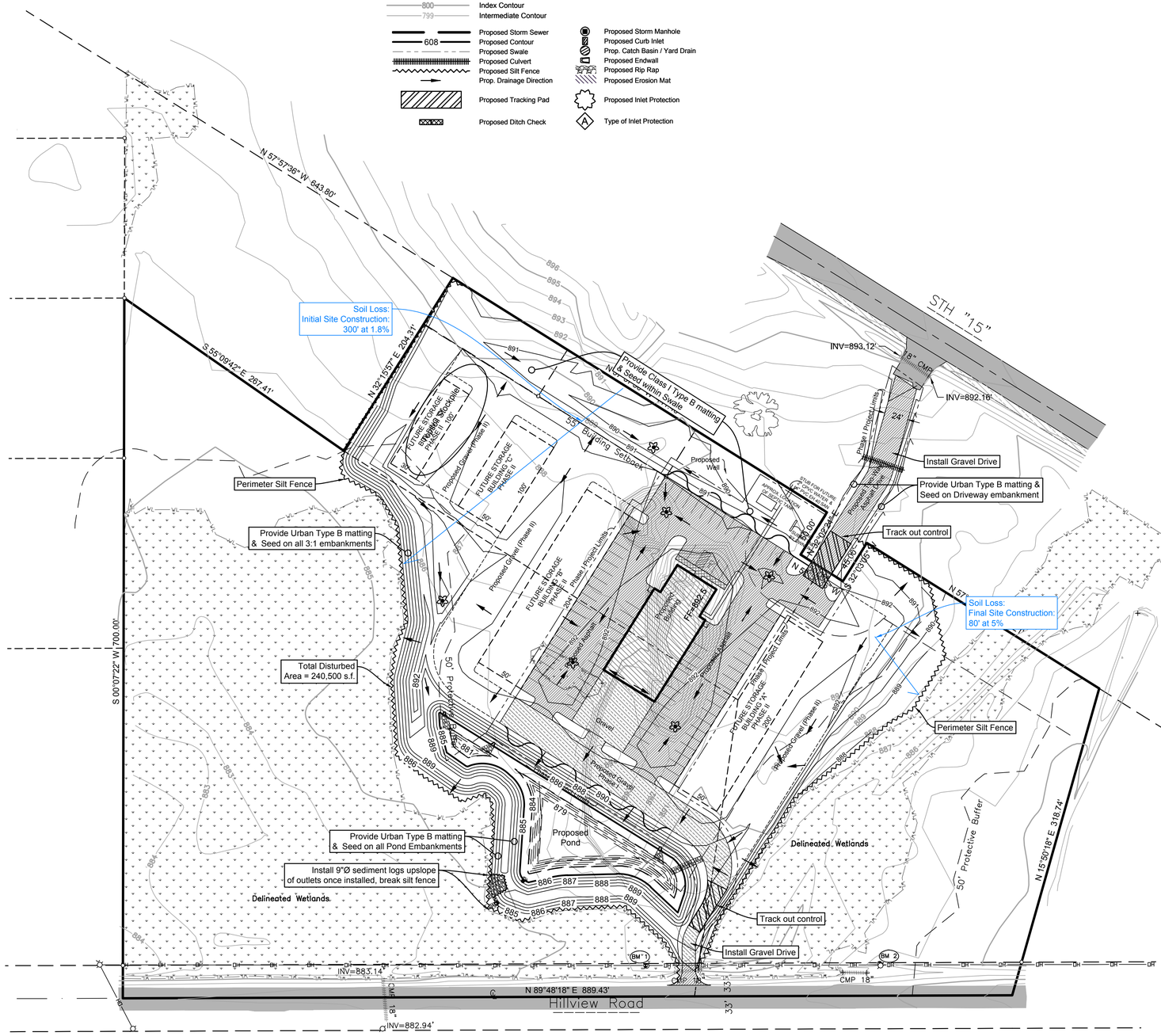
DRAINAGE & GRADING PLAN

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 1.2



Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm water pond.

2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site.
      ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

   b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058.** In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.

   c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at any time sod is available and the sod and soil are not frozen.

3) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream storm discharges will be stabilized using riprap per plan.

   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans;

4) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060.** As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans. All storm sewer inlet protection shall be Type A. Upon installation of aggregate sub-base the storm catch basins shall be modified to Type B.

5) Tracking Out Control - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** A stone tracking pad will be constructed at the site entrance as indicated on the plan.

6) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.

7) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stabile discharge to the storm water pond or upland area (if pumping is required for stormwater pond construction). The bags shall meet the requirements of Technical Standard 1061. Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.

8) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits
2) Install & maintain all sediment control measures: April 2019
3) Strip topsoil in the area of the stormwater pond and stockpile required reuse onsite. Construct stormwater pond: April 2019
4) Site Work Construction (grade and gravel) including phase 2 areas for stabilization: April - May 2019
5) Stabilize lawn and ditch areas no later than one week after final grade is established, the entire site shall be stabilized by the end of June with vegetation established prior to the end of 2019 growing season. Install temporary stabilization in areas receiving additional landscaping after building construction.
6) Construct Phase 1 Building: June - August 2019
7) Paving: September 2019

Maintenance Plan

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

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

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to the DNR website for a template; http://dnr.wi.gov/runoff/stormwater/constrforms.htm#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Town of Greenville.

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EROSION & SEDIMENT CONTROL PLAN

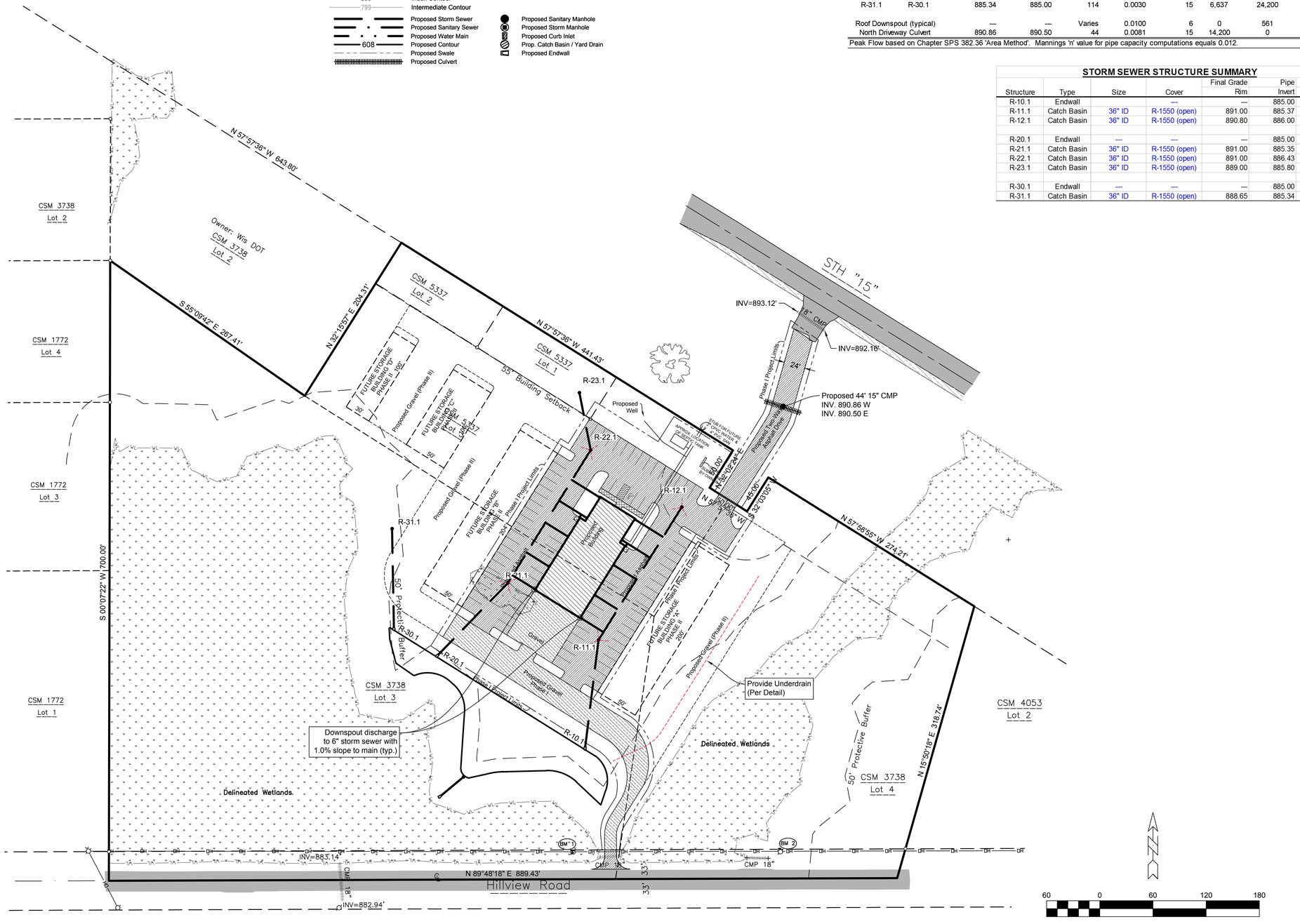
Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date:	02/22/2019
Filename:	5392engr.dwg
Author:	JRD
Last Saved by:	tim
Page	1.3

LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour
- Intermediate Contour
- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Proposed Sanitary Manhole
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel



STORM SEWER PIPE SUMMARY

Reach US	Reach DS	US Inv	DS Inv	Length	Slope	Size (in)	GRASS AREA (SF)	ROOF AREA (SF)	PAVEMENT AREA (SF)	PEAK FLOW GPM	Flow* (cfs)	Capacity (cfs)	Velocity (ft/s)
R-11.1	R-10.1	885.37	885.00	124	0.0030	15	0	5,650	11,770	1,123	2.50	3.83	3.1
R-12.1	R-11.1	886.00	885.47	177	0.0030	12	500	3,330	13,346	544	1.21	2.11	2.7
R-21.1	R-20.1	885.35	885.00	115	0.0030	18	0	5,650	11,770	2,124	4.73	6.23	3.5
R-22.1	R-21.1	886.43	885.90	177	0.0030	15	0	3,366	9,839	1,545	3.44	3.83	3.1
R-23.1	R-22.1	885.80	885.47	66	0.0050	12	81,810	0	10,600	1,113	2.48	2.73	3.5
R-31.1	R-30.1	885.34	885.00	114	0.0030	15	6,637	24,200	7,063	1,212	2.70	3.83	3.1
Roof Downspout (typical)		---	---	Varies	0.0100	6	0	561	0	22	0.05	0.61	3.1
North Driveway Culvert		890.86	890.50	44	0.0081	15	14,200	0	0	137	0.30	6.30	5.1

Peak Flow based on Chapter SPS 382.36 'Area Method'. Mannings 'n' value for pipe capacity computations equals 0.012.

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Final Grade Rim	Pipe Invert	Pipe Depth	Town Required Total Depth
R-10.1	Endwall		---	---	885.00	---	---
R-11.1	Catch Basin	36" ID	R-1550 (open)	891.00	885.37	5.63	6.00
R-12.1	Catch Basin	36" ID	R-1550 (open)	890.80	886.00	4.80	6.00
R-20.1	Endwall	---	---	---	885.00	---	---
R-21.1	Catch Basin	36" ID	R-1550 (open)	891.00	885.35	5.65	6.00
R-22.1	Catch Basin	36" ID	R-1550 (open)	891.00	886.43	4.57	6.00
R-23.1	Catch Basin	36" ID	R-1550 (open)	889.00	885.80	3.20	6.00
R-30.1	Endwall	---	---	---	885.00	---	---
R-31.1	Catch Basin	36" ID	R-1550 (open)	888.65	885.34	3.31	6.00

Sewer shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction.

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

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

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

The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

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

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

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Storm Sewer Pipe shall be PVC SDR(35), Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

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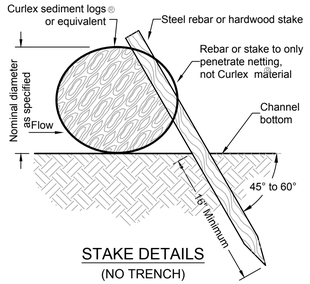
2/25/2019 10:41:43 AM J:\Projects\5392ker\dwg\Civil 3D\5392engr.dwg Printed by: tim

UTILITY PLAN

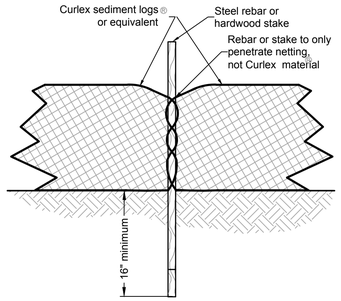
Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

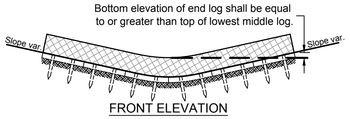
Date:	02/22/2019
Filename:	5392engr.dwg
Author:	JRD
Last Saved by:	tim
Page	1.4



STAKE DETAILS
(NO TRENCH)



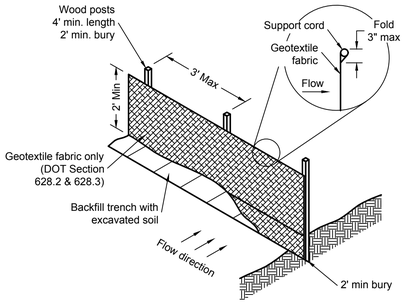
STAKE DETAIL
(FRONT VIEW)

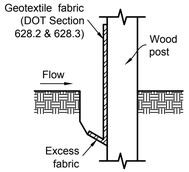


FRONT ELEVATION

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

SEDIMENT LOG DETAIL



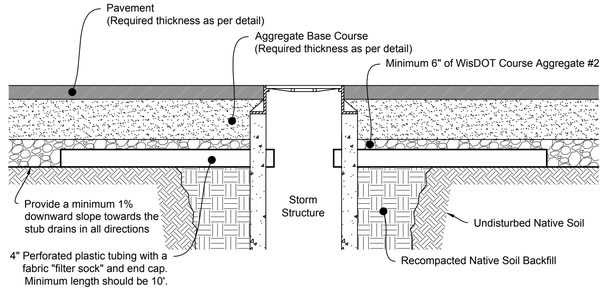


TRENCH DETAIL

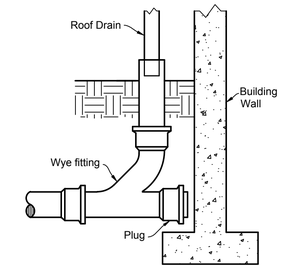
Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

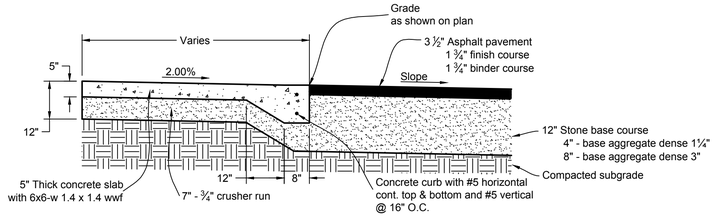
SILT FENCE INSTALLATION



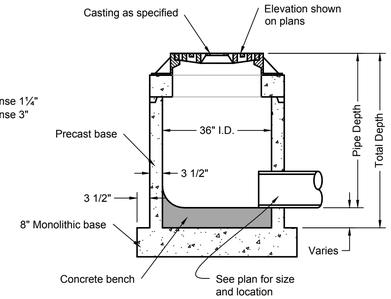
STORM SEWER UNDERDRAIN



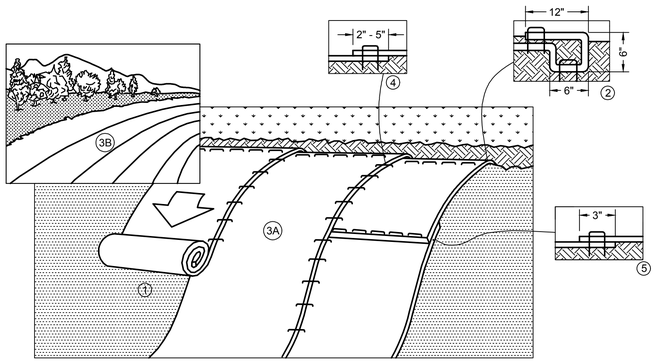
ROOF DRAIN CONNECTION
TO STORM SEWER



SIDEWALK / PAVEMENT SECTION

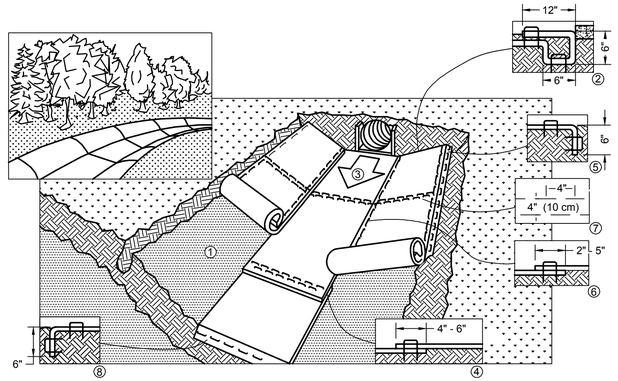


Storm Catch Basin

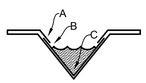


1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the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

EROSION/TURF REINFORCEMENT MAT SLOPE INSTALLATION



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

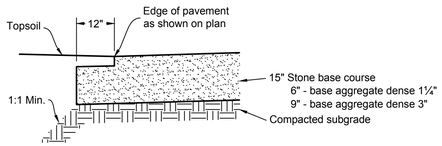


Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

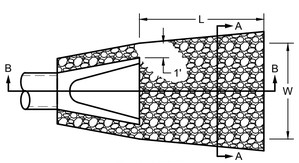
Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

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

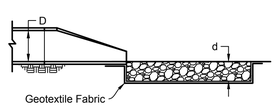
EROSION MAT CHANNEL INSTALLATION



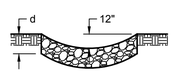
GRAVEL DRIVE SECTION



PLAN VIEW



SECTION B-B



SECTION A-A

D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

OUTLET PROTECTION

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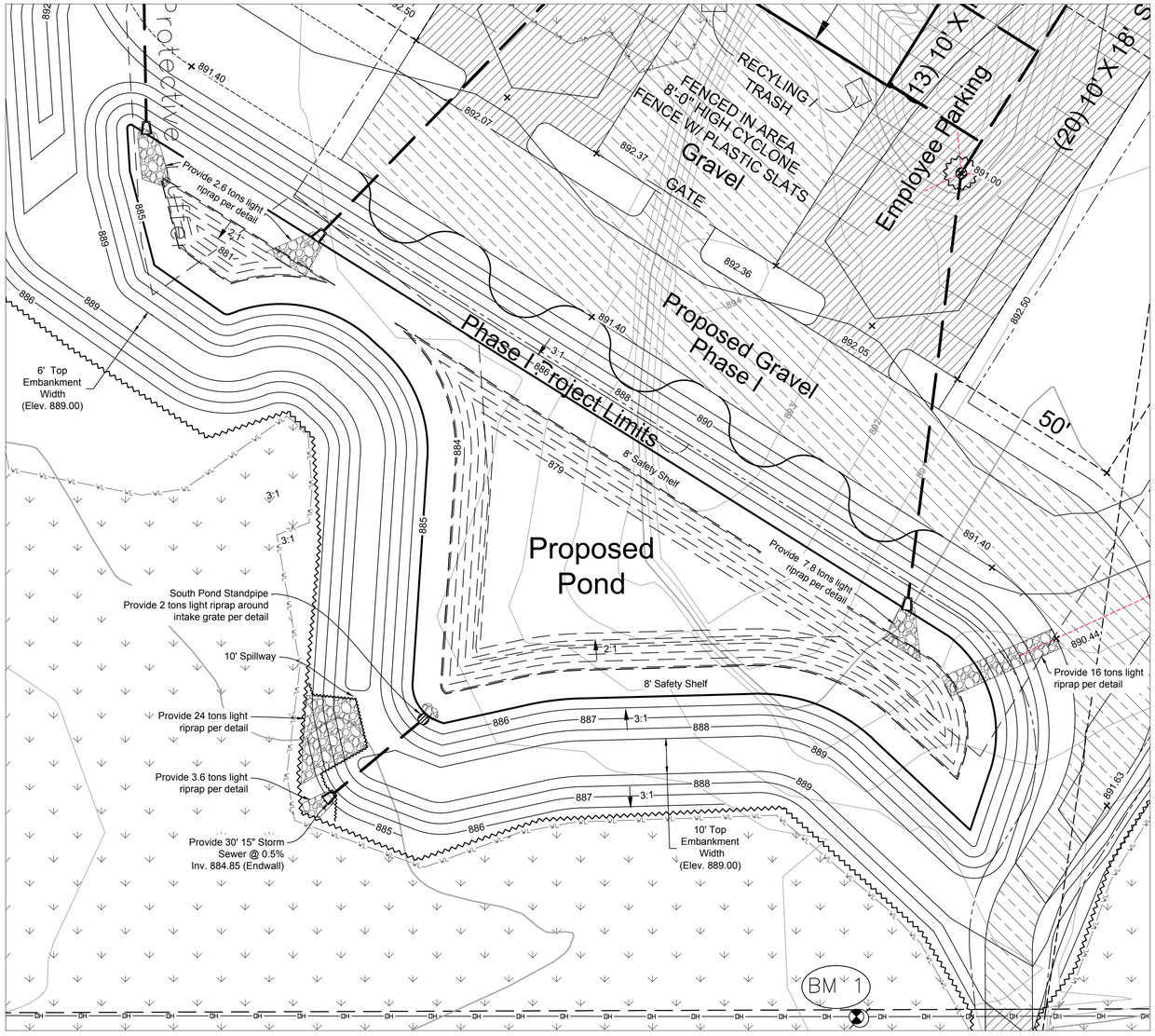
CONSTRUCTION DETAILS

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

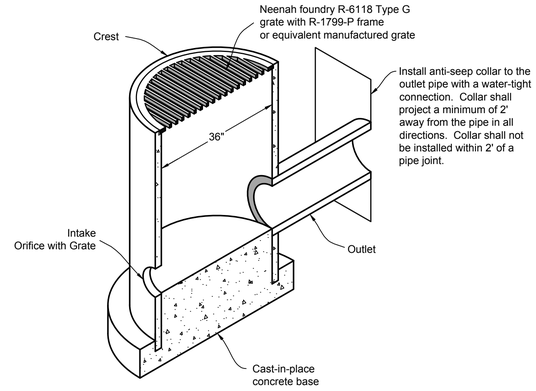
Date: 02/22/2019
Filename: 5392engr.dwg
Author: JRD
Last Saved by: tim
Page 2.1



LEGEND

- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Treeline
- Culvert
- Index Contour
- Intermediate Contour
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Culvert
- Prop. Flowline Spot Elev.
- Prop. Top of Walk Elev.
- Existing Grade
- Utility Pole
- Guy Wire
- +799.9 Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Prop. Drainage Direction
- FF=000.0 Prop. Finished Floor Elev.
- Deciduous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

20 0 20 40 60



SOUTH POND STAND PIPE DETAIL

Outlet	
Size, in	15
Invert	885.00
Slope (%)	0.50
Intake orifice	
Size, in	4
Invert	885.00
Crest	
Elevation	886.50
Base	
Elevation	882.00

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:

- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

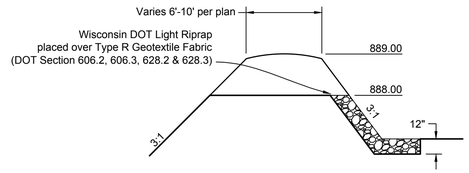
HDPE liner specifications are as follows:

- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

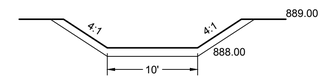
PPL liner Specifications are as follows:

- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

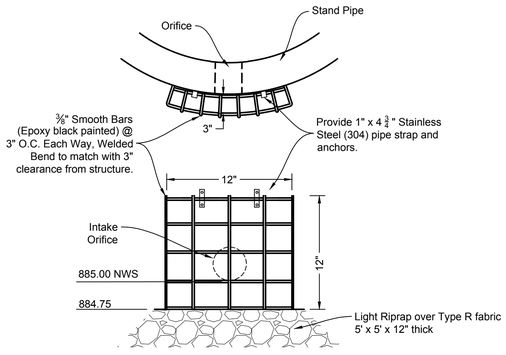
9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.



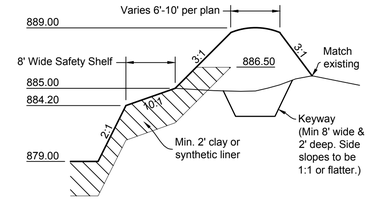
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY DETAIL



INTAKE GRATE DETAIL



TYPICAL EMBANKMENT SECTION

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STORMWATER POND DETAIL

Greenville Auto

Town of Greenville, Outagamie County, WI
For: John Korth

Date:	02/22/2019
Filename:	5392engr.dwg
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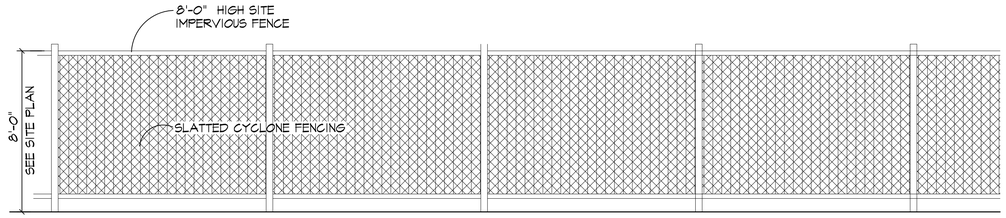
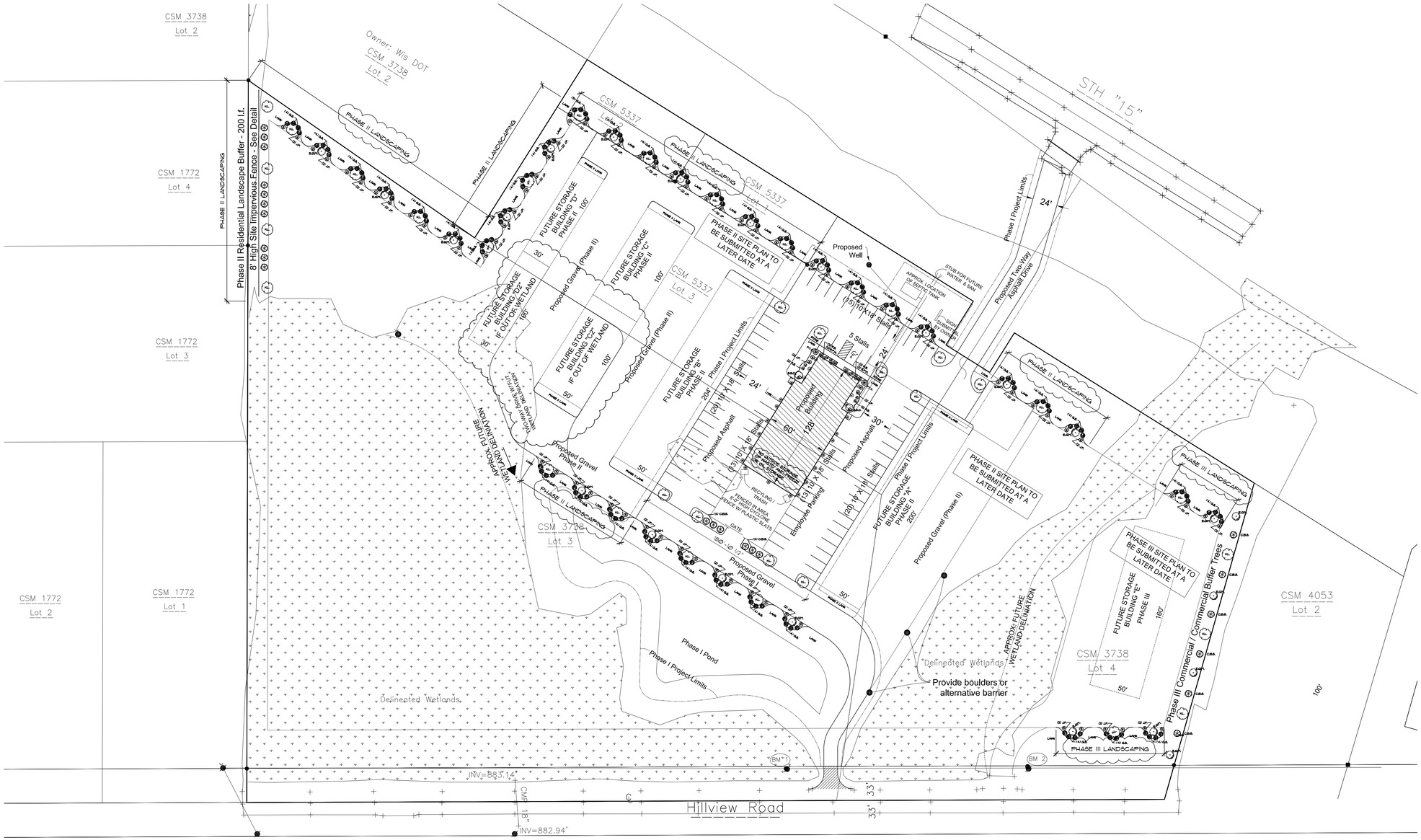
Page	2.2



SITE IMPERVIOUS FENCE
AT FENCED IN STORAGE AREA NOT TO SCALE



LANDSCAPE & LIGHTING PLAN
1" = 50'-0"

NORTH

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GREENVILLE, WI 54942
PHONE: 920.757.0999
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NEW BUILDING FOR:
GREENVILLE AUTO
-
LANDSCAPE & LIGHTING PLAN

No.	Date	Description
1	2/28/19	Phase II & Phase III Landscape Defined

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L100

3/01/19



PHASE I LIGHTING SCHEDULE

MARK	DESCRIPTION	REMARKS
⑥	WALL PACK	SIDES & TOP SHIELDED
②	SOFFIT LIGHT	-
SEE ATTACHED PHOTOMETRIC PLAN & LIGHTING SPECIFICATIONS		

PHASE I SHRUB SCHEDULE

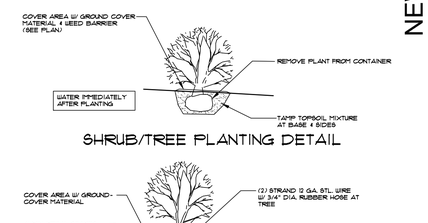
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTD.	REMARKS
④	ROSEGLOW BARBERRY	R.B.	8	18" MIN.		
⑧	GOLDFLAME SPIREA	G.S.	36	18" MIN.		
⑤	JACKMAN POTENTILLA	J.P.	22	18" MIN.		
⑦	RED PRINCE WEIGELA	R.P.W.	4	24" MIN.		
⑨	PYRAMIDAL THUJA ARBORVITAE	P.T.A.	2	5' MIN.		
⑩	SPRING SNOW CRABAPPLE	S.S.C.	2	2" DIA.		AT 6' HIGH MIN.

PHASE I TREE SCHEDULE

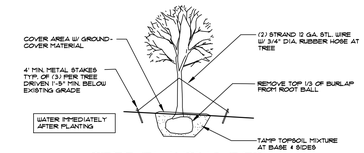
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTD.	REMARKS
①	EMERALD QUEEN MAPLE	E.Q.M.	5	2 1/2" DIA.		
③	HONEY LOCUST	H.L.	14	2 1/2" DIA.		
⑪	COLORADO BLUE SPRUCE	C.B.S.	6	MIN. 5' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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



SHRUB/TREE PLANTING DETAIL



TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS IN LIEU OF R.O.W. PLANTINGS AT SOUTH R.O.W. LINE (AND CAN NOT PLANT IN THE WETLAND AREAS.)

INTERNAL ISLANDS
REQUIRE 1 TREE PER MIN. 180 S.F. ISLAND (CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING
(2) DECIDUOUS TREES & 5 EVERGREENS EVERY 100 L.F. PLUS 8' HIGH SITE IMPERVIOUS FENCE

FUTURE PHASE II & PHASE III PROPERTY LINE PLANTINGS

R.O.W. PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING W/ (6) SHRUBS PER TREE

COMMERCIAL / COMMERCIAL ZONING
(1) DECIDUOUS TREE MIN. 40' SPACING W/ (6) SHRUBS PER TREE OR (1) EVERGREEN MAY BE SUBSITUTED FOR (5) BUSHES

COMMERCIAL / RESIDENTIAL BUFFER (W/ FENCE)
(2) DECIDUOUS TREES & 5 EVERGREENS EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE
WE ARE PROPOSING BUILDING PERIMETER PLANTINGS IN LIEU OF SHORTAGE OF BUSHES AT EAST PROPERT LINE

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PHONE: 920.757.0999
FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO

PHASE I ENLARGED LANDSCAPE & LIGHTING PLAN

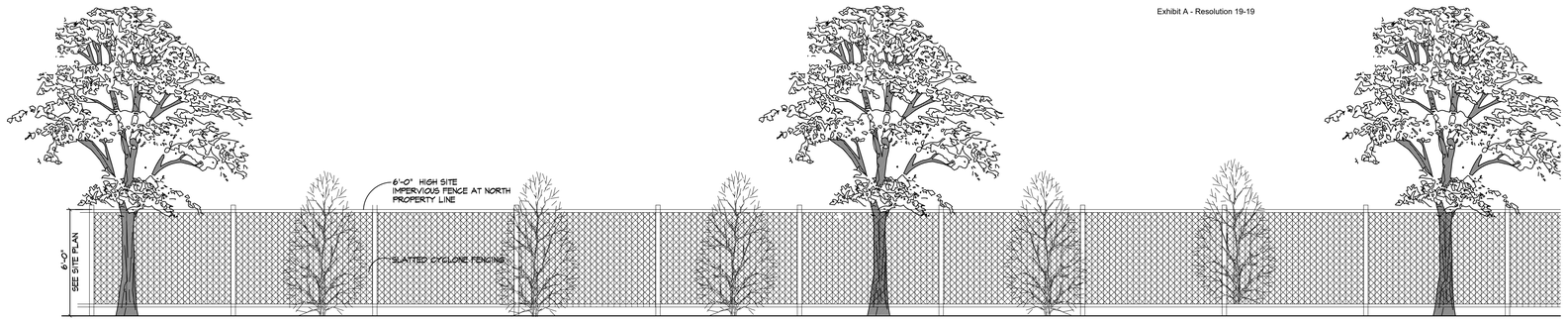
No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L101

3/01/19



COMMERCIAL / RESIDENTIAL BUFFER
(FENCE SIM. AT VEHICLE STORAGE SCREENING) NOT TO SCALE
(2) DECIDUOUS TREES & 5 EVERGREENS
EVERY 100 L.F. PLUS 6' HIGH SITE IMPERVIOUS FENCE

PHASE II SHRUB SCHEDULE

	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
	GOLDFLAME SPIREA	G.S.	93	18" MIN.		
	JACKMAN POTENTILLA	J.P.	49	18" MIN.		

PHASE II TREE SCHEDULE

	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
	EMERALD QUEEN MAPLE	E.Q.M.	11	2 1/2" DIA.		
	HONEY LOCUST	H.L.	16	2 1/2" DIA.		
	COLORADO BLUE SPRUCE	C.B.S.	10	MIN. 8' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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

FUTURE PHASE II & PHASE III
PROPERTY LINE PLANTINGS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
COMMERCIAL / RESIDENTIAL BUFFER (W/ FENCE)
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WE ARE PROPOSING BUILDING PERIMETER PLANTINGS
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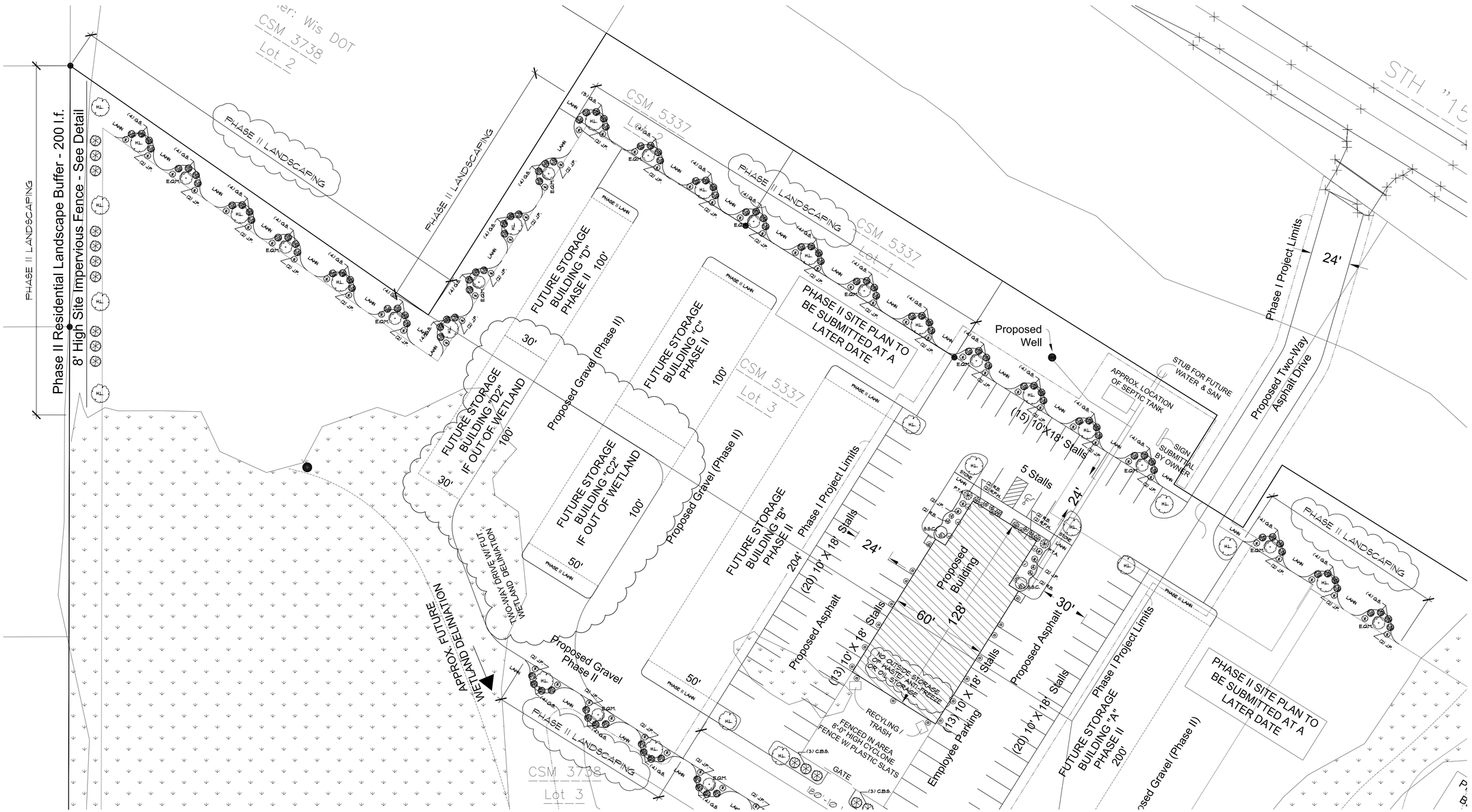

PHASE II LANDSCAPE PLAN
1" = 30'-0"
NORTH

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FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO
-
PHASE II LANDSCAPE PLAN

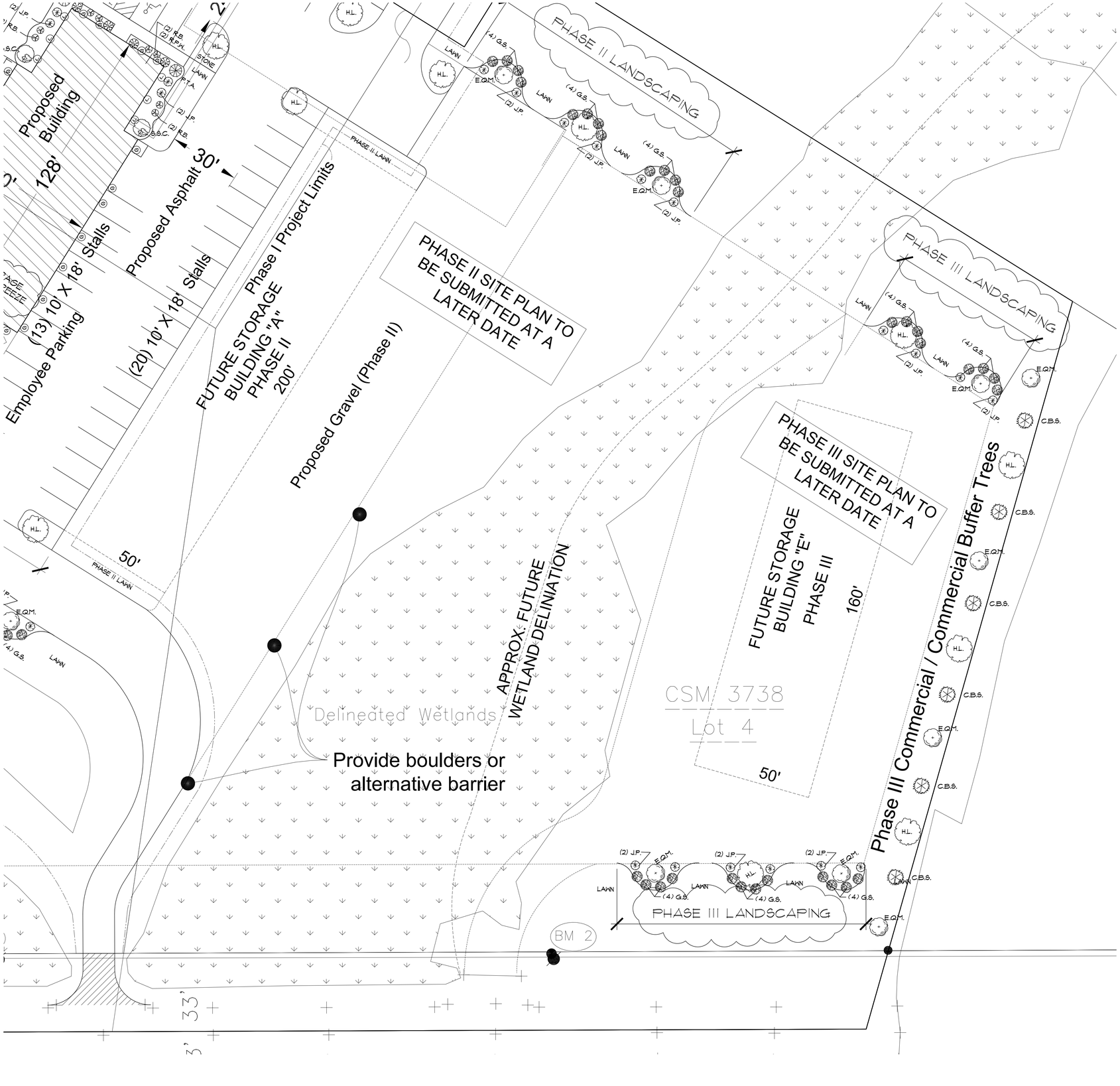
No.	Date	Description
1	2/28/19	Phase II Sheet Added

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L102

3/01/19



PHASE III SHRUB SCHEDULE

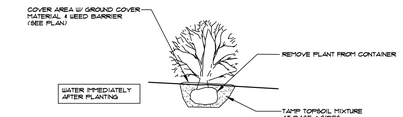
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
G	GOLDFLAME SPIREA	G.S.	28	18" MIN.		
J	JACKMAN POTENTILLA	J.P.	18	18" MIN.		

PHASE III TREE SCHEDULE

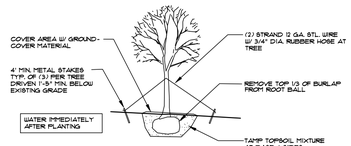
	DESCRIPTION	ABBREVIATION	QTY.	SIZE	PTS.	REMARKS
	EMERALD QUEEN MAPLE	E.Q.M.	4	2 1/2" DIA.		
	HONEY LOCUST	H.L.	5	2 1/2" DIA.		
	COLORADO BLUE SPRUCE	C.B.S.	6	MIN. 8' HIGH PLANTING HT.		

ALL PLANTING AREAS TO HAVE PLASTIC EDGING WHERE NEEDED AND COVERED WITH LANDSCAPE STONE OVER FILTER FABRIC

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



SHRUB/TREE PLANTING DETAIL



TREE PLANTING DETAIL

GENERAL COMMERCIAL DISTRICT PLANTING REQUIREMENTS

LOT LINE PLANTINGS
(1) DECIDUOUS TREE MIN. 40' SPACING
W/ (6) SHRUBS PER TREE
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REQUIRE 1 TREE PER MIN. 180 S.F. ISLAND (CAN BE WITHIN 10' OF PAVEMENT PERIMETER)

EQUIPMENT / VEHICLE STORAGE SCREENING
(2) DECIDUOUS TREES & 5 EVERGREENS EVERY 100 L.F. PLUS 8' HIGH SITE IMPERVIOUS FENCE

FUTURE PHASE II & PHASE III PROPERTY LINE PLANTINGS

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WE ARE PROPOSING BUILDING PERIMETER PLANTINGS IN LIEU OF SHORTAGE OF BUSHES AT EAST PROPERT LINE

PHASE III LANDSCAPE PLAN
1" = 20'-0"

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FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO

PHASE III LANDSCAPE PLAN

No.	Date	Description
1	2/28/19	Phase III Sheet Added

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.
L103

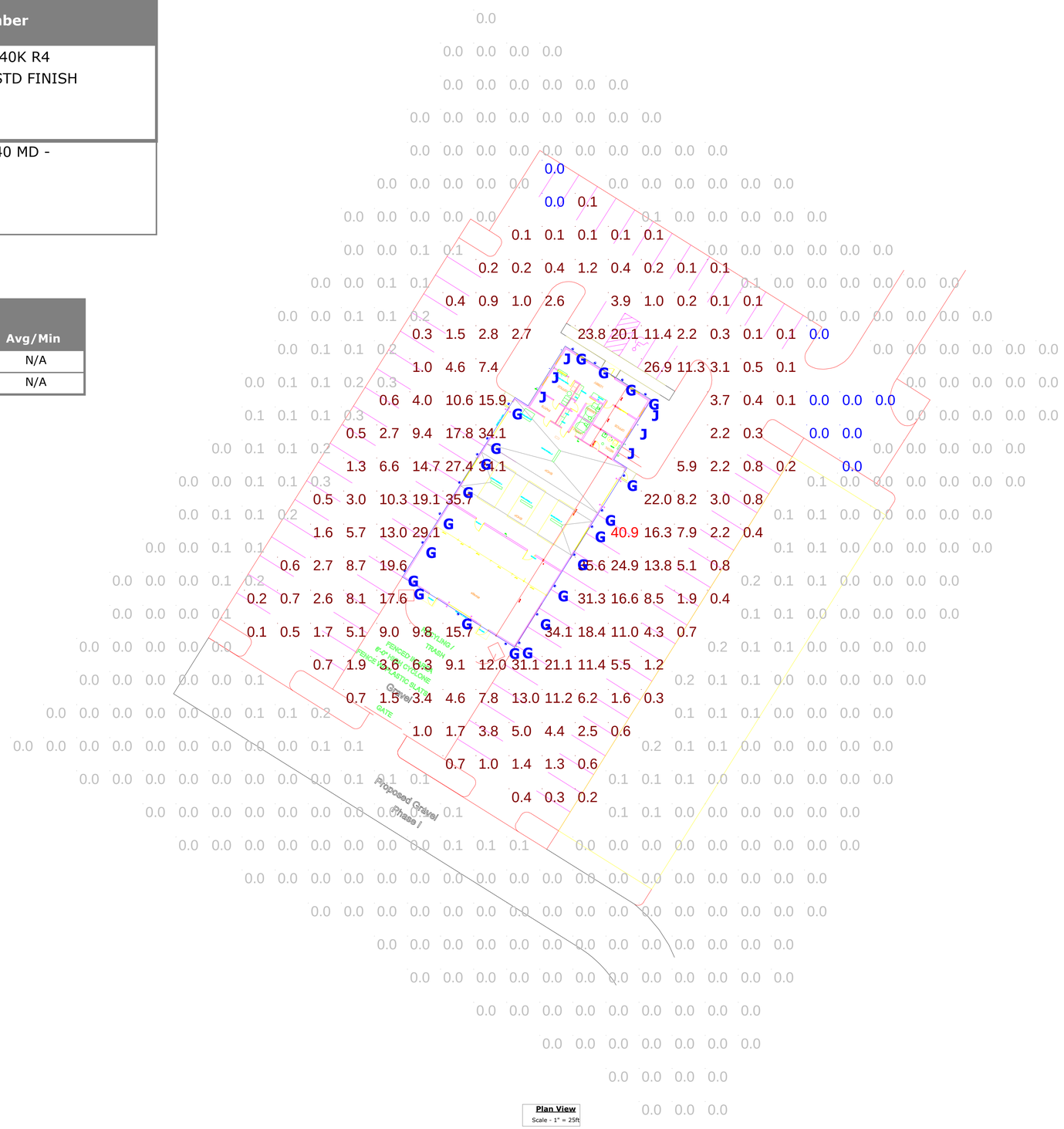
3/01/19

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number
	G	21	Lithonia Lighting	RSX1 LED P4 40K R4 MVOLT WBA STD FINISH
	J	6	GE LIGHTING SOLUTIONS	LRXR 6 10 8 40 MD - FRAME6R

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA OUTSIDE OF PARKING LOT	◇	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
PARKING LOT	+	6.5 fc	40.9 fc	0.0 fc	N/A	N/A

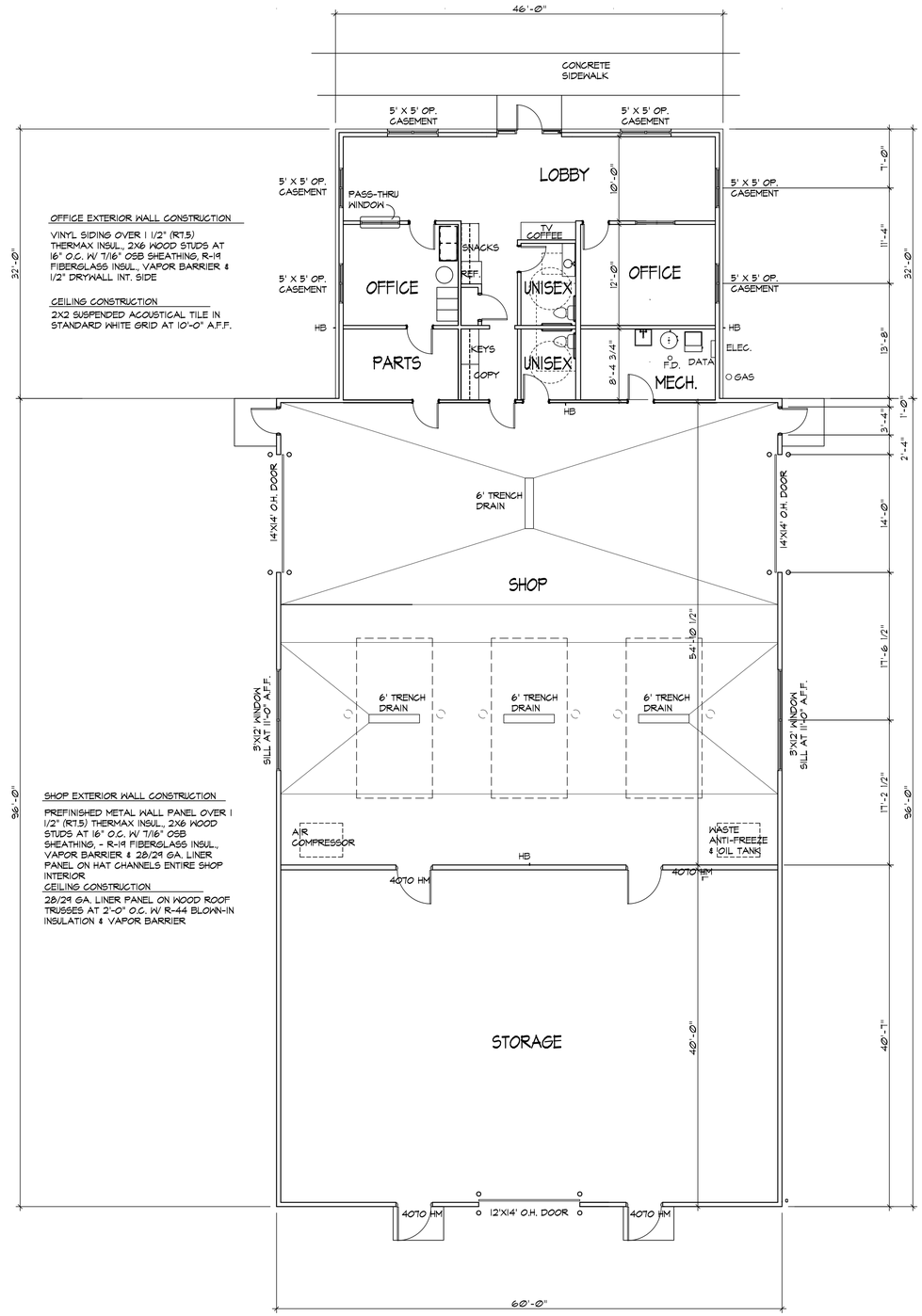


Plan View
Scale - 1" = 25ft

CRESCENT ELECTRIC SUPPLY COMPANY

GREENVILLE AUTO
LITHONIA WALL MOUNT

Designer	
Date	1 29 19
Scale	Not to Scale
Drawing No.	
Summary	



OFFICE EXTERIOR WALL CONSTRUCTION

VINYL SIDING OVER 1 1/2" (R7.5) THERMAX INSUL., 2X6 WOOD STUDS AT 16" O.C. W/ 7/16" OSB SHEATHING, R-19 FIBERGLASS INSUL., VAPOR BARRIER & 1/2" DRYWALL INT. SIDE

CEILING CONSTRUCTION

2X2 SUSPENDED ACOUSTICAL TILE IN STANDARD WHITE GRID AT 10'-0" A.F.F.

SHOP EXTERIOR WALL CONSTRUCTION

PREFINISHED METAL WALL PANEL OVER 1 1/2" (R7.5) THERMAX INSUL., 2X6 WOOD STUDS AT 16" O.C. W/ 7/16" OSB SHEATHING, - R-19 FIBERGLASS INSUL., VAPOR BARRIER & 28/29 GA. LINER PANEL ON HAT CHANNELS ENTIRE SHOP INTERIOR

CEILING CONSTRUCTION

28/29 GA. LINER PANEL ON WOOD ROOF TRUSSES AT 2'-0" O.C. W/ R-44 BLOWN-IN INSULATION & VAPOR BARRIER

FLOOR PLAN
1/8" = 1'-0"

NORTH

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FAX: 920.757.1015

NEW BUILDING FOR:
GREENVILLE AUTO
-
FLOOR PLAN

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

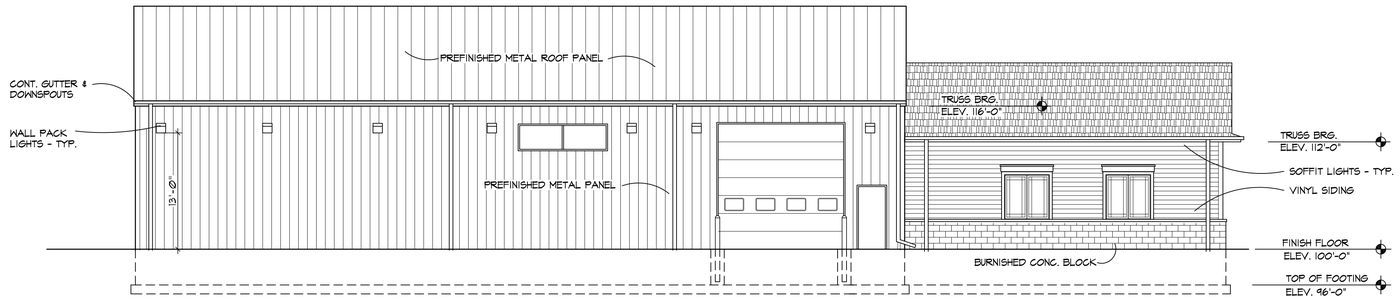
Sheet No.

A101

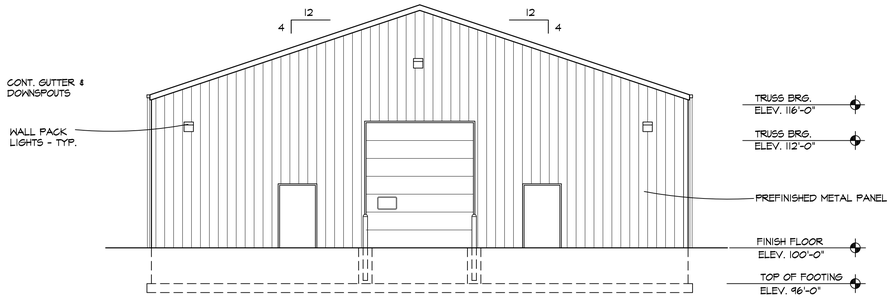
3/01/19



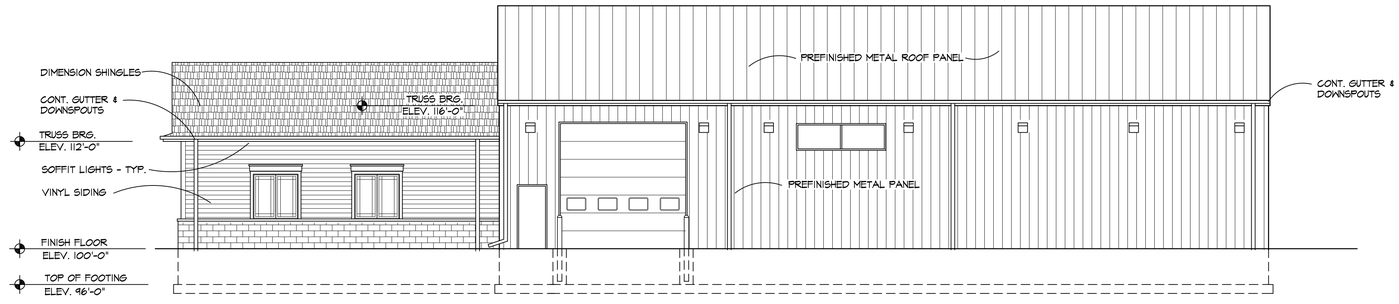
NORTH ELEVATION
1/8" = 1'-0"



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



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



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

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NEW BUILDING FOR:
GREENVILLE AUTO
-
BUILDING ELEVATIONS

No.	Date	Description

Page Information

Drawn By	Approved By
EAF	CMR
Project No.	Date
18-2060	3/01/19

Sheet No.

A201

3/01/19

From: Michael Brown
To: ds2560@aol.com
Cc: Kelly Mischler; Chris Pagels; Brian Rickert; "TJ Utschig"; "Tim Wittmann"; Greenville Auto
Subject: RE: Planning Commission Meeting 3/25/19 for Sue and John Korth
Date: Monday, March 4, 2019 8:21:00 AM
Attachments: Participation Letter Site Plan.pdf

Ron

Thank you for your email and your concerns. To start, I encourage you to attend the meeting on March 25th if you are able so you can address the Planning Commission with your concerns as well as the informational meeting being held tonight (see attached letter). I will also forward this information onto them as part of their agenda packet.

Staff is currently reviewing the proposal to ensure the project meets ordinance requirements. The project will only receive approval and permits to construct if it meets ordinance requirements. If the project doesn't meet ordinance requirements staff will present that information to the Planning Commission for their consideration.

In addition, I understand that you contacted Chris Pagels, Stormwater Superintendent, who provided a response to you as well which is also below.

I have also copied the applicant/owner and their consultants on this email so that everyone is aware of your concerns.

If you have any further questions please let me know.

Thank you.

Chris Pagels, Stormwater Superintendent, Response:
Mr. Pope

As far as limiting development, I do not have that type of authority, nor does the ordinance chapter 255 (Post Construction Stormwater Ordinance) that is enforced on all new development in the Town of Greenville. I have cc'd Town of Greenville's Community Development Director Michael Brown to look into the development parcel questions you have.

As far as if the new development goes forward. The project is required to treat for flood flow and water quality. The project has submitted a plan (still under review) that includes wet ponds to treat the water for flooding and water quality concerns downstream to Town, County and State standards.

I have looked into your site as to what may be happening in regards to the yard flooding and basement issues. Usually the basement issues stem from a lack of power during a power outage or the sump pump overheats and burns out from normal wear and tear causing water to flood out a basement. In specific instances I have seen water come up in a basement even though the sump

pump was running. The sump pump was just not able to keep up. If the water came into a window well or exposed basement, please let me know.

Once the ice/snow has melted, I'll look at the waterway from Hillwood Court to Hillview Road for any blockages. It does appear that in addition to the Korth property an area directly north of STH 15 discharges water through the 18" that you mentioned. It also seems there is another larger waterway that contributes to the water issue in your back yard. It comes from the east and north of STH 15 from around Bennett Circle. This waterway appears to flow through a large private pond at W7557 Hillview Road.

Thank you for providing this information. I have been here since 2012 and was not aware of any major flooding issues in this area.
As I mentioned, I will look into this come spring.

Let me know if you have any other issues or concerns.

Thank you,

Chris Pagels
Stormwater Superintendent
Town of Greenville
920-841-2244

From: ds2560@aol.com <ds2560@aol.com>
Sent: Friday, March 1, 2019 3:11 PM
To: Chris Pagels <CPagels@TownofGreenville.com>
Subject: Project below

This is regarding a Town Planning Commission Meeting 3/25/19.

March 1, 2019

Via e-mail to Chris Pagels

Town of Greenville
Town Planning Commission
P.O. Box 60
Greenville , WI 54942-0060

Re: Town Planning Commission 3/25/19
Parcels 110014 207, 208, 210 and 211 owned by Sue and John Korth

Dear Mr. Pagels:

Today we received notice from Utschig, Inc regarding potential projects on land owned by Sue and John Korth directly across from where we live on Hillview Rd. It appears that 11 acres will now be built including buildings, 81 parking stalls, as well as 4 separate potential mini storage facilities. A large portion of these acres is wetlands.

We have some very serious concerns about this much development on this land. We have lived here 16 years and every time it rains more than a few inches, much of the runoff from these parcels comes back onto our yard through the culvert underneath Hillview Rd. The direction of the water after a rain is obvious that it is moving southward from this land onto ours. Usually, the back yard is completely under water. At times it has been as deep at 18 inches of water. On July 15, 2010, the entire yard was under water and 6 feet of water filled the entire basement. This cost of $12,000 to replace the furnace, water heater, refrigerator and other items in the basement.

We are very concerned that with the property across the road being paved over with 1,472 square feet of office space, 5,760 square feet of shop space, 81 parking stalls and paved roads in and out from Hillview and Hwy 15, in addition to 4 separate mini-storage facilities, there will be no place for this rain water to go but to come back on our already- underwater property. We are wondering if there is anything we can do or does the Town have some ordinance to prevent this stormwater runoff onto our property or is there something the builder can do prior to construction?

We are also very concerned about the drop in value of our property if these projects are allowed to go ahead as is. Thanks for your help.

Sincerely.

Ron Pope
W7655 Hillview Rd
Hortonville , WI 54944
ds2560@aol.com
920-779-9582

Michael J. D. Brown, Community and Economic Development Director
Town of Greenville, Wisconsin

Address: W6860 Parkview Drive | Greenville, WI 54942
Ph (920) 757-5151 ext. 2000 | **FAX** (920) 757-0543 | **Web:** www.TownofGreenville.com
Office Hours: Monday-Thursday 7:00am to 4:30pm and Fridays 8:00am to 12:00pm

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From: Joel Gregozeski
Sent: Sunday, March 3, 2019 8:20 AM
To: ds2560@aol.com; Wendy Helgeson <whelgeson@TownofGreenville.com>
Cc: Michael Brown <mbrown@townofgreenville.com>; Kelly Mischler <KMischler@TownofGreenville.com>
Subject: RE: Planning Commission Meeting 3/25/19 for Sue and John Korth

Ron,

Thank you for your email. I will forward this message to our Community & Economic Development Director, Michael Brown and ensure that your message has been forwarded to our Planning Commission and Town Board.

Michael, and his staff can forward to you the meeting schedule for upcoming dates on when these items will be considered by either/both the Planning Commission and Town Board.

Thank you again for your comments and feedback. Please do not hesitate to contact us if you have any further questions or concerns.

Joel Gregozeski, ICMA-CM
Administrator - Town of Greenville, Wisconsin

Address: W6860 Parkview Drive | Greenville, WI 54942
Ph (920) 757-5151 | **FAX** (920) 757-0543 | **Web:** www.TownofGreenville.com
Office Hours: Monday-Thursday 7:00am to 4:30pm & Friday 8:00am to 12:00pm

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What does a Town Administrator do? https://www.youtube.com/watch?v=7CkgvlAaNR4

From: ds2560@aol.com <ds2560@aol.com>
Sent: Friday, March 1, 2019 2:17 PM
To: Wendy Helgeson <whelgeson@TownofGreenville.com>
Cc: Joel Gregozeski <joelg@townofgreenville.com>
Subject: Planning Commission Meeting 3/25/19 for Sue and John Korth

This is regarding a Town Planning Commission Meeting 3/25/19. If you are not the people who should get this, please forward it on the correct person(s).
Thank you.

March 1, 2019

Via e-mail to Wendy Helgeson and Joel Gregozeski

Town of Greenville
Town Planning Commission
P.O. Box 60
Greenville, WI 54942-0060

Re: Town Planning Commission 3/25/19
Parcels 110014 207, 208, 210 and 211 owned by Sue and John Korth

Dear Ms Helgeson and Mr. Gregoseski:

Today we received notice from Utschig, Inc regarding potential projects on land owned by Sue and John Korth directly across from where we live on Hillview Rd. It appears that 11 acres will now be built including buildings, 81 parking stalls, as well as 4 potential mini storage units. A large portion of these acres is wetlands.

We have some very serious concerns about this much development on this land. We have lived here 16 years and every time it rains more than a few inches, much of the runoff from these parcels comes back onto our yard through the culvert underneath Hillview Rd. The direction of the water after a rain is obvious that it is moving southward from this land onto ours. Usually, the back yard is completely under water. At times it has been as deep at 18 inches of water. On July 15, 2010, the entire yard was under water and 6 feet of water filled the entire basement. This cost of $12,000 to replace the furnace, water heater, refrigerator and other items in the basement.

We are very concerned that with the property across the road being paved over with 1,472 square feet of office space, 5,760 square feet of shop space, 81 parking stalls and paved roads in and out from Hillview and Hwy 15, in addition to 4 separate mini-storage units, there will be no place for this rain water to go but to come back on our already- underwater property.

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Sincerely.

Ron Pope
W7655 Hillview Rd
Hortonville, WI 54944
ds2560@aol.com
920-779-9582

MEETING:	**Planning Commission/Town Board**	**AGENDA ITEM #:**	**7ci-iv**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Commission and Board Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Rezoning, CSM, Site Plan and Special Exception for St. Mary's Church**

ACTION TYPE: This item is for possible Planning Commission and Town Board Approval/Denial.

BACKGROUND & SUMMARY: Mach IV Engineering and Surveying LLC, applicant, and St. Mary's Congregation of Greenville, owner, has submitted an application for a CSM, rezoning, site plan and special exception. The property is located at N2385 Municipal Drive on parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400 is approximately 25.47 acres is zoned General Agriculture and is currently being used for church, cemetery and agricultural purposes.

The CSM will combine all six parcels in order to provide more flexibility in expansion of the church in the future. Currently the parcels would prohibit the church from expansion based on how they are platted due to setbacks. Parcels 110008500, 110008700, 110009300, 110009503 will be rezoned from General Agriculture to Single Family Residential in order to be consistent with the Town's comprehensive plan. A site plan has been submitted identifying the location and improvements for the expansion of the cemetery and a garage. A Special Exception will be granted for the existing church and associated uses as staff could not find record one had ever been granted. The Special Exception will also be for the new expanded cemetery and a PUD to allow for multiple buildings on site as this is an institutional type use as opposed to a residential use per sections 320-23F and 320-24 of the Zoning Code.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Residential	Residential
South	Agriculture	Agriculture
East	Residential	Residential
West	Residential	Residential

ITEMS FOR DISCUSSION:

1. Consistency with the Comprehensive Plan: The comprehensive plan identifies this area for residential and mixed use and is within Neighborhood G and therefore is consistent with the plan to rezone from general agriculture to single family residential.
2. CSM: Staff has reviewed the CSM and has found it to be in general compliance.
3. Special Exception: A Special Exception for church and cemetery and PUD has been requested:

a. Section 320-209A(1-10) Standards for granting a special exception. Special Exceptions may be granted by the Planning Commission, and approved by the Town Board, when all of the following conditions prevail:

i. The establishment, maintenance, or operation of the special exception will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare of the community.
ii. The special exception will not be injurious to the uses of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.
iii. The proposed use will not create a look of clutter, garishness, glare or creates an obnoxious noise level, or would generate any other incompatibility with surrounding neighborhood.
iv. The impact of the use is furthering the purposes of this chapter or the purposes of the zoning district in which the use is proposed or the adopted Comprehensive Plan of the Town.
v. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property.
vi. Adequate facilities, access roads, drainage and/or necessary services will be provided.
vii. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
viii. If the special exception involves a public use or a use providing public utility service, that such use or service shall meet a demonstrable public need and provide a public benefit.
ix. Lot area, lot width and setbacks meet or exceed minimum requirements and are adequate for the proposed use. When there is an existing nonconforming structure, this provision may be waived by the Town Board.
x. Generally, a buffer shall exist as determined by the Planning Commission between the structure or land use to be occupied by the special exception and any adjoining property line.

4. Site Plan: Staff has reviewed the site plan and find it is in general compliance with Town ordinances.

STAFF RECOMMENDATION: Staff recommends the Commission approve all requests. If the Commission is in agreement, the following motions may be made*:*

1. ***Rezoning "Motion to recommend approval of Resolution 20-19 to the Town Board."***

2. ***CSM Site Plan "Motion to recommend approval of Resolution 21-19."***

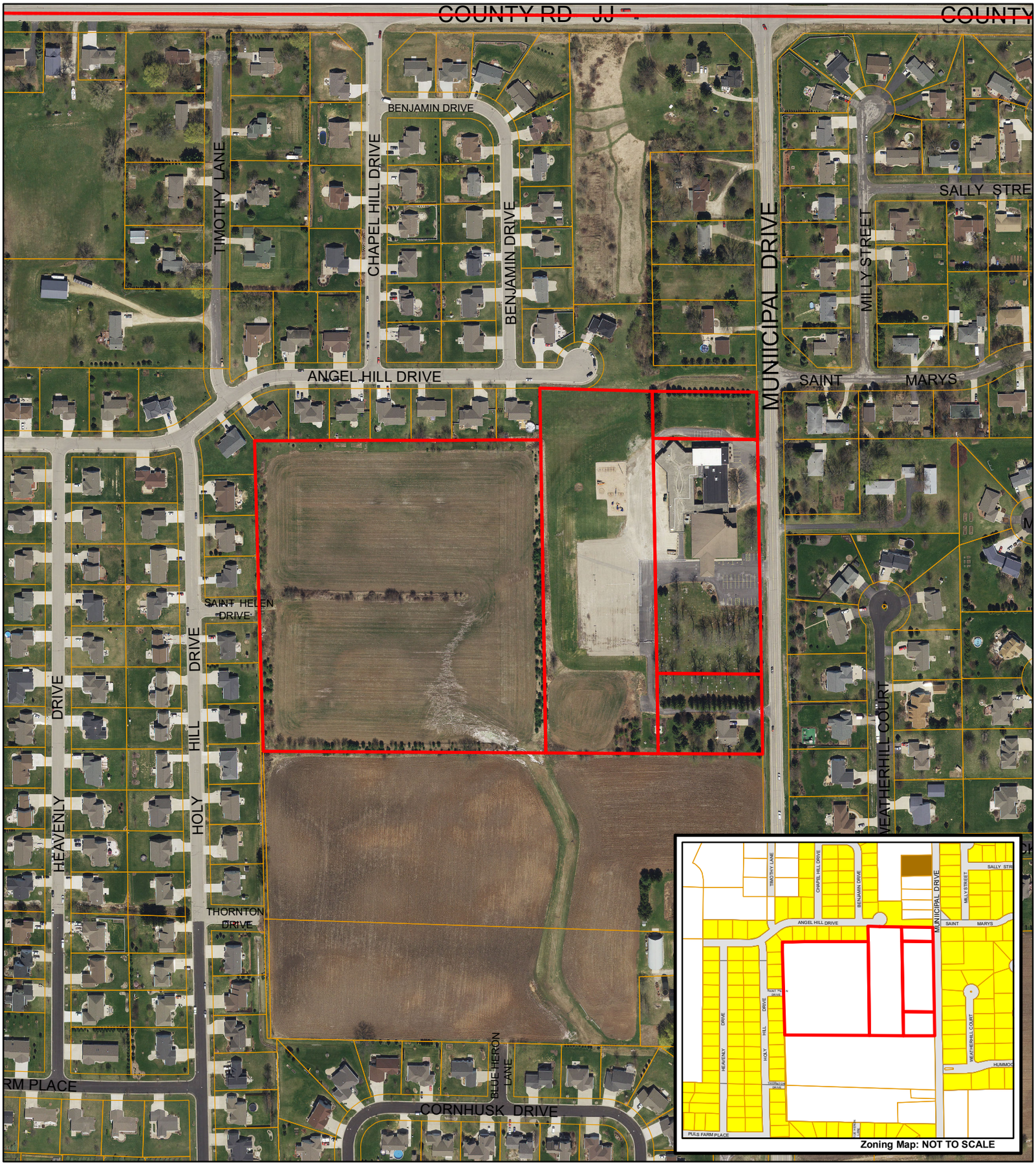
3. ***Site Plan "Motion to recommend approval of Resolution 22-19."***

4. ***Special Exception "Motion to recommend approval of Resolution 23-19 to the Town Board."***

###

Attachments:

1. Aerial
2. Resolution 20-19
3. Resolution 21-19
4. Resolution 22-19
5. Resolution 23-19



Town of Greenville

2019_RZ_CSM_SP_SUP_St. Mary's Church

Project Location

N
W E
S

Zoning

- GENERAL AGRICULTURE
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GENERAL COMMERCIAL DISTRICT
- PLANNED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- AIRPORT DISTRICT
- Parcel Boundary

0 150 300 600 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

1063-02-2019
ST MARY
CITZEN INFO MEETING SUMMARY

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

1. APPLIED FOR
    a. CSM TO COMBINE PARCELS 0085, 0083, 0087 & 009503 INTO ONE
    b. REZONE
        i. EAST PORTION REZONE TO SINGLE FAMILY TO ALLOW FOR CHURCH
        ii. BACK PORTION OF LOT (W OF STORM EASEMENT) WILL REMAIN AG
    c. SPECIAL EXEMPTION PERMIT/PUD TO ALLOW
        i. CHURCH IN SINGLE FAMILY ZONING
        ii. SITE PLAN REVIEW
        iii. RELIEF FOR MULTIPLE BUILDING ON RESIDENTIAL ZONED PROPERTY
        iv. CEMETERY PLAT (CHURCH EXEMPT FROM STATE AND CO PLAT REQUIREMENTS – WILL SUBMIT TO CO FOR INFO AND COURTESY)
    d. NEW MONUMENT SIGN
2. ON 3/20/2019 HELD CITIZEN PARTICIPATION MEETING (CPO) (4 PEOPLE ATTENDED IN ADDITION TO 2 REPS FROM THE CHURCH)
    a. ITEMS THAT WERE BROUGHT UP AT THE CPO
        i. LIGHTED SIGN THE PROPOSED MONUMENT SIGN WILL HAVE LIGHTING. THE SIGN IS PERPENDICULAR TO STH 76 TO MINIMIZE IMPACT TO RESIDENCES ACROSS STH 76 AND IS LOCATED UNDER AN EXISTING STREET LIGHT.
    b. PROXIMITY TO CEMETERY TO PROPERTY TO SOUTH
        i. NEIGHBOR WORRIED ABOUT PROPERTY VALUE ***(SCALE ON DRAWING WAS WRONG, INCORRECT SETBACK INFO GIVEN TO NEIGHBOR AT MEETING)***
        ii. IN ATTEMPT TO REMEDY
            1. DELETE CEMETERY BLOCKS 9 AND 18 TO INCREASE DISTANCE FROM PROPERTY LINE. (FIRST PLAT IS ' FROM PROPERTY LINE) KEEPING IN MIND MAJORITY OF CEMETARY IS GRASS
            2. ADDED ADDITIONAL ROW OF FAST GROWING EVERGREEN TREES
            3. FILL THE CEMETARY PLAT IN PHASES STARTING AT NORTH END. ESTIMATE 10 PLATS PER YEAR BASED ON CURRENT USEAGE, THIRD PHASE NOT LIKELY TO START UNTIL 2075.
            4. ***SUBMIT REVISED CEMETARY PLAT AND LANDSCAPE PLAN***
    c. WATER RUNOFF
        i. WATER FROM AG FIELD DISCHARGES INTO NEIGHBOR'S AG FIELD.
        ii. WATER FROM SEVERAL SOURCES INCLUDING RESIDENTIAL DEVELOPMENT TO NORTH
        iii. DISCHARGE IS INTO AN EASEMENT ON THE NEIGHBOR
        iv. TOWN IS AWARE OF ISSUE AS WELL AS PROPOSED AG FIELD MODIFICATIONS ATTEMPTING TO MITIGATE THE ISSUE
        v. CHURCH IS AWARE A DRAIN TILE IN AG FIELD IS PLUGGED. HAS CONTRACTOR UNDER CONTRACT TO FIX BUT RECORD RAINS IN FALL 2018 PREVENTED WORK. CONTRACTOR WILL FIX WHEN WEATHER ALLOWS
        vi. RUN OFF NOT RELATED TO PROPOSED PROJECT BUT CHURCH IS WILLING TO REACH OUT TO NEIGHBOR AND WORK TOGETHOR TOWARDS RESOLUTION
        vii. PROJECT DOES NOT MEET TOWN THRESHOLD FOR ADDITIONAL SW (THEY CURRENTLY HAVE ON-SITE SYSTEM),
        viii. DRAINAGE PATTERN WILL REMAIN SAME

March 20, 2019

St. Mary of the Immaculate Conception
Job No. 1063-02-18

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

Citizen Participation Meeting Sign-in

	Name	Address
1.	Shirley Solem	N2301 Municipal Dr, Greenville
2.	John Cummings	W8048 CTY Road MM
3.	DARIN DRIESSEN	N2371 Weatherhill Ct, Greenville
4.	CRAIG HOERNING	W7646 AUTUMN CT. GREENVILLE
5.		
6.		
7.		
8.		
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20.		

2260 Salscheider Court
Green Bay, WI 54313

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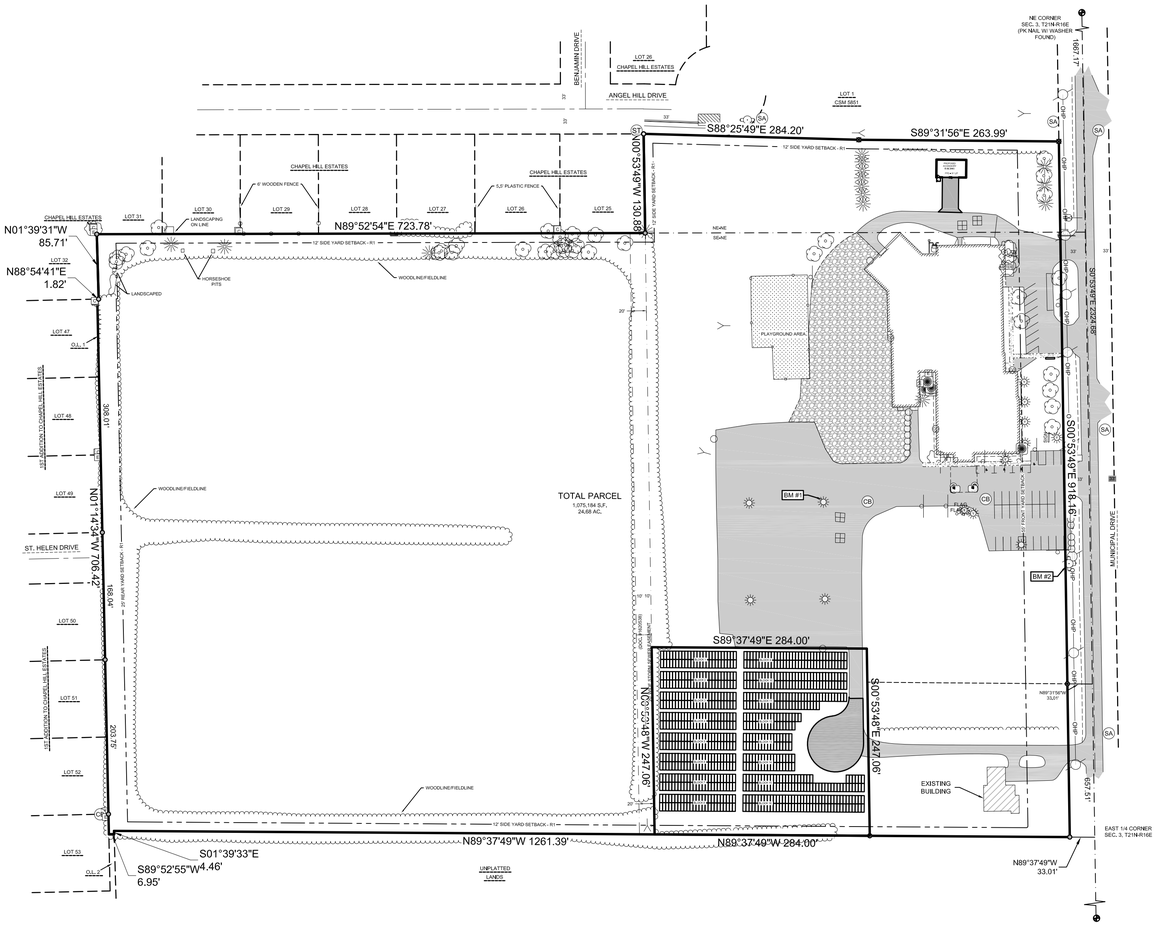
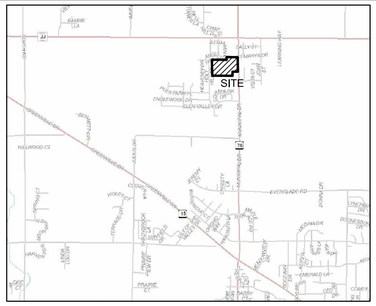
Phone: 920-569-5765
Fax: 920-569-5767
www.mach-iv.com





LOCATION MAP

N2385 MUNICIPAL DRIVE
GREENVILLE, WI

NOT TO SCALE

CIVIL SHEETS INDEX

C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS
C3.0 SITE PLAN
C4.0 CEMETERY PLAT
C5.0 EROSION CONTROL & LANDSCAPE PLAN
C6.0 DETAILS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 3, T21N-16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T21N-R16E; THENCE N00°53'49"W, 455.33 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N89°37'49"W, 33.01 FEET TO THE WEST RIGHT OF WAY OF MUNICIPAL DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N89°37'49"W, 1261.39 FEET TO THE EAST LINE OF OUTLOT 1 OF THE PLAT OF 1ST ADDITION TO CHAPEL HILL ESTATES, RECORDED IN CABINET K, PAGES 17 & 18 (DOC. #1730133), OUTAGAMIE COUNTY RECORDS; THENCE S01°39'33"E, 4.48 FEET ALONG SAID OUTLOT; THENCE S89°52'55"W, 6.95 FEET ALONG THE SOUTH LINE OF SAID OUTLOT; THENCE N01°14'34"W, 706.42 FEET ALONG THE WEST LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE EAST LINE OF LOTS 47, 48, 49, 50, 51, 52 AND 53 OF SAID PLAT; THENCE N88°54'41"E, 1.82 FEET ALONG THE NORTH LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 32 OF THE RECORDED PLAT OF CHAPEL HILL ESTATES, RECORDED IN CABINET I, PAGES 93 & 94 (DOC. #1592209), OUTAGAMIE COUNTY RECORDS; THENCE N01°39'31"W, 85.71 FEET ALONG THE EAST LINE OF SAID LOT; THENCE N89°52'54"E, 723.78 FEET ALONG THE SOUTH LINE OF LOTS 25, 26, 27, 28, 29, 30 AND 31 OF SAID CHAPEL HILL ESTATES; THENCE N00°53'49"W, 130.88 FEET ALONG THE EAST LINE OF SAID LOT 25; THENCE S88°25'49"E, 284.20 FEET ALONG THE SOUTH LINE OF ANGEL HILL DRIVE AND THE SOUTH LINE OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5851 (DOC. #1806889), OUTAGAMIE COUNTY RECORDS; THENCE S89°31'56"E, 263.99 FEET ALONG SAID MAP TO THE WEST RIGHT OF WAY OF SAID MUNICIPAL DRIVE; THENCE S00°53'49"E, 918.16 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,075,185 SQUARE FEET/ 24.68 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RANDALL J. OETTINGER PLS-2349
FEBRUARY 01, 2019

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC.
2. SURVEY VERTICAL DATUM IS OUTAGAMIE COORDINATE SYSTEM OF RECORD.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL	C	
ELECTRIC METER		
ELECTRIC PEDESTAL	E	
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT		
SANITARY MANHOLE	SA	SA
CATCH BASIN	CB	CB
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		D
STORM MANHOLE	ST	ST
FIBER OPTIC PEDESTAL	FO	
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E E	
GAS	G G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	San	San
CULVERT	Clvrt	Clvrt
STORM SEWER	Strm	Strm
FIBER OPTIC	FO FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	Wat	Wat
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
BUILDING		
ASPHALT		
CONCRETE		
GRAVEL		
LANDSCAPE WOOD MULCH		
LANDSCAPE STONE MULCH		

ABBREVIATIONS

AC	ACRE
AEW	APRON END WALL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BENCHMARK
C	CABLE
CB	CATCH BASIN
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CSM	CERTIFIED SURVEY MAP
C.T.H	COUNTY TRUNK HIGHWAY
DIA	DIAMETER
DOT	DEPARTMENT OF TRANSPORTATION
E	EAST
E	ELECTRIC (BURIED)
EL	ELEVATION
FDM	FACILITIES DEVELOPMENT MANUAL
FFE	FIRST FLOOR ELEVATION
FL	FLOW LINE
FO	FIBER OPTIC
FT	FEET
G	GAS
G.F.E.	GROUND FLOOR ELEVATION
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
INL	INLET
INV	INVERT
M	METER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
mm	MILLIMETER
N	NORTH
NE	NORTHEAST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHP	OVER HEAD POWER
OL	OUTLOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
S	SOUTH
SA	SANITARY
SAN	SANITARY
SCHD	SCHEDULE
S.D.	SUMP DEPTH
SQ	SQUARE
ST	STORM
S.T.H.	STATE TRUNK HIGHWAY
STM	STORM
T	TELEPHONE
T/C	TOP OF CURB
U.S.H.	UNITED STATES HIGHWAY
V	VARIES
W	WEST
WAT	WATER
WI	WISCONSIN
WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

100 50 0 100 200
Graphic Scale

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

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2260 Salscheider Court Green Bay, WI 54313
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www.mach-iv.com

ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

COVER SHEET

REVISION DESCRIPTION

NO.

DATE: MARCH 22, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C1.0
OF 6

Benchmarks		
Label	Elevation (NAVD 88)	Description
BM 1	910.54	CHISELED SQUARE ON NORTH SIDE LP BASE
BM 2	911.48	HYDRANT TOP NUT

SHEET KEY NOTES:

1. SAW CUT PAVEMENT
2. REMOVE PAVEMENT
3. REMOVE VEGETATION AS NECESSARY
4. REMOVE TREE

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

Graphic Scale: 60 30 0 60 120

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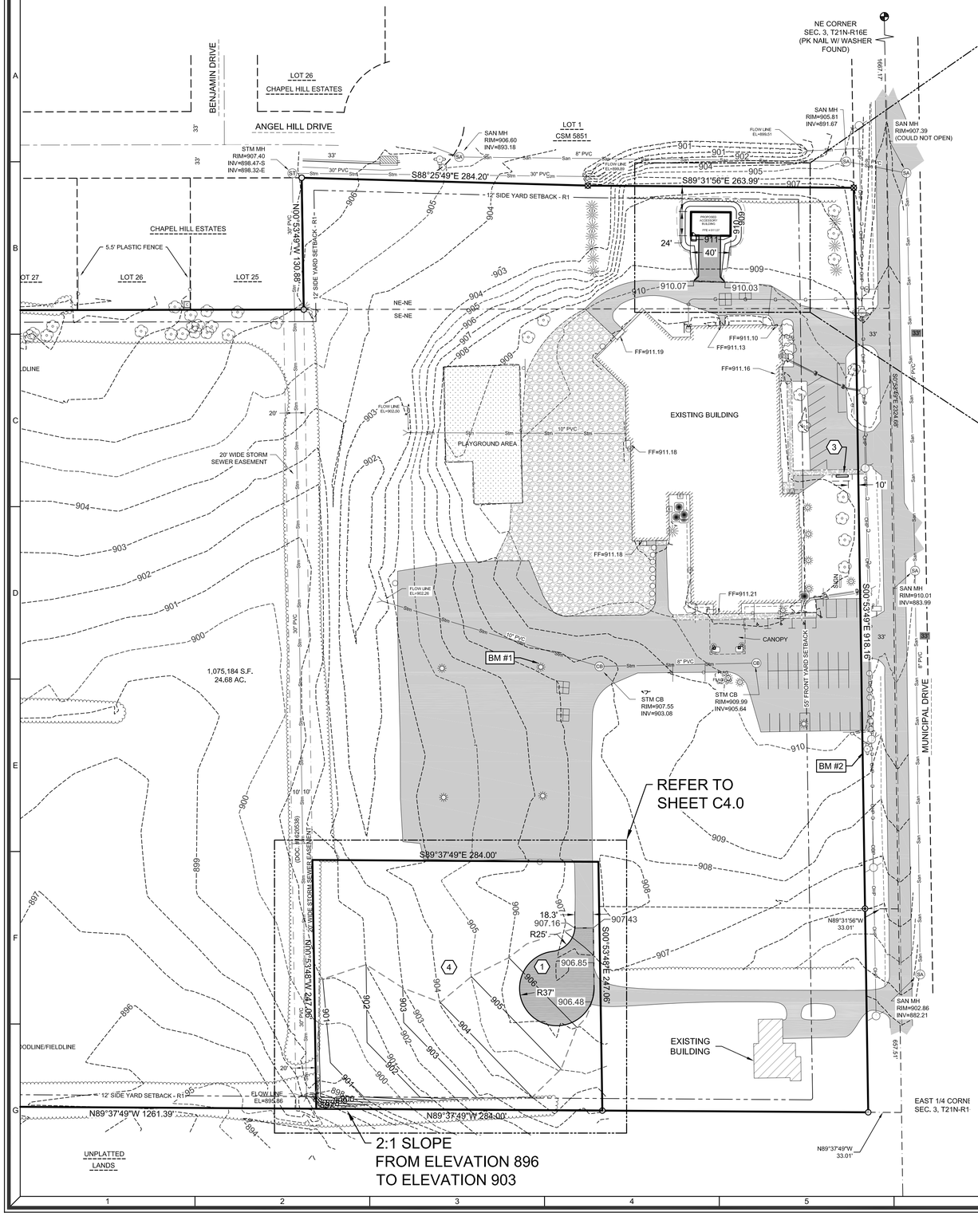
ST. MARY OF THE IMMACULATE CONCEPTION PARISH

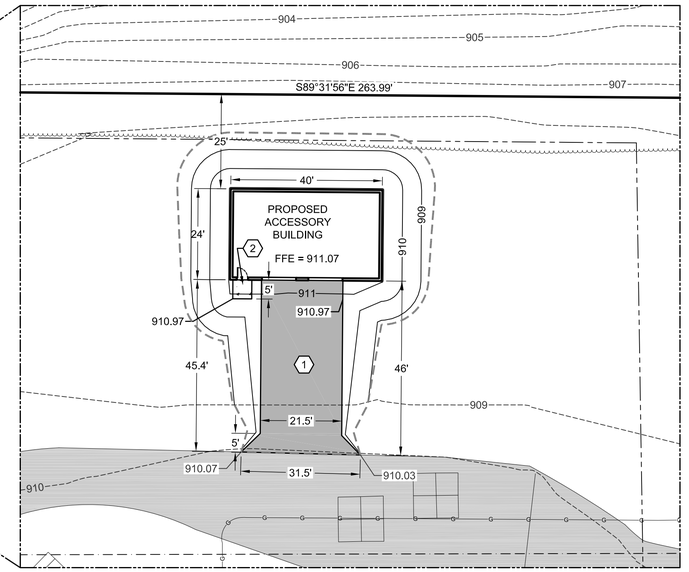
2019 EXTERIOR RENOVATIONS

EXISTING CONDITIONS

NO.	REVISION DESCRIPTION

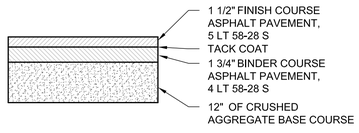
DATE: MARCH 22, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C2.0
OF 6





INSET A

Graphic Scale
INSET SCALE



NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A

STANDARD DUTY ASPHALT PAVEMENT

SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL A THIS SHEET
2. STOOP LOCATION
3. 2' X 12' MONUMENT SIGN
4. CEMETERY ADDITION

SITE STATISTICS

ADDRESS:	N2385 MUNICIPAL DRIVE
PARCEL NO.:	11000850, 110008700, 110009300, 110009400, 110009503, & 110416400 TO BE COMBINED VIA CSM
PARCEL SIZE:	1,075,185 SF (24.68 AC)
ZONING:	EXISTING AG TO BE REZONED R1 / AG

SITE STATS ARE BASED ON INDIVIDUAL CONSTRUCTION / GRADING LIMITS

TOTAL DISTURBANCE = 38,526 SF (0.88 AC)

NEW IMPERVIOUS SURFACE = 4,974 SF

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

Graphic Scale

OWNER

ST. MARY'S CONGREGATION
OF GREENVILLE
N2385 MUNICIPAL DRIVE
GREENVILLE, WI 54942

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

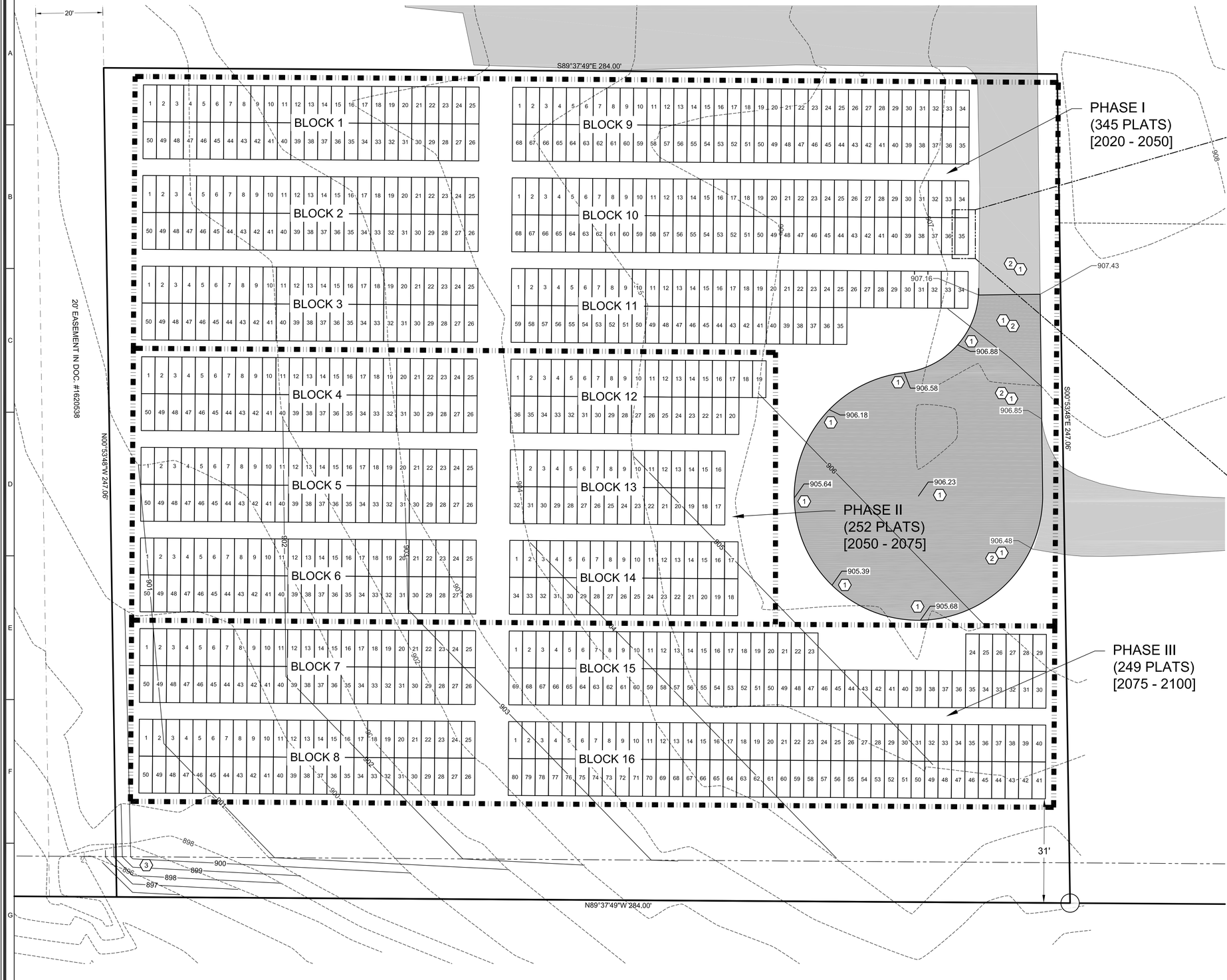
2019 EXTERIOR RENOVATIONS

SITE PLAN

NO.	REVISION DESCRIPTION

DATE: MARCH 22, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C3.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 3/22/2019 8:46:31 AM


BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
S89°37'49"E 284.00'
N89°37'49"W 284.00'
N00°53'48"W 247.06'
S00°53'48"E 247.06'
20' EASEMENT IN DOC. #1620538
20'
31'
PHASE I
(345 PLATS)
[2020 - 2050]
PHASE II
(252 PLATS)
[2050 - 2075]
PHASE III
(249 PLATS)
[2075 - 2100]
906.88
906.58
906.18
906.85
905.64
906.23
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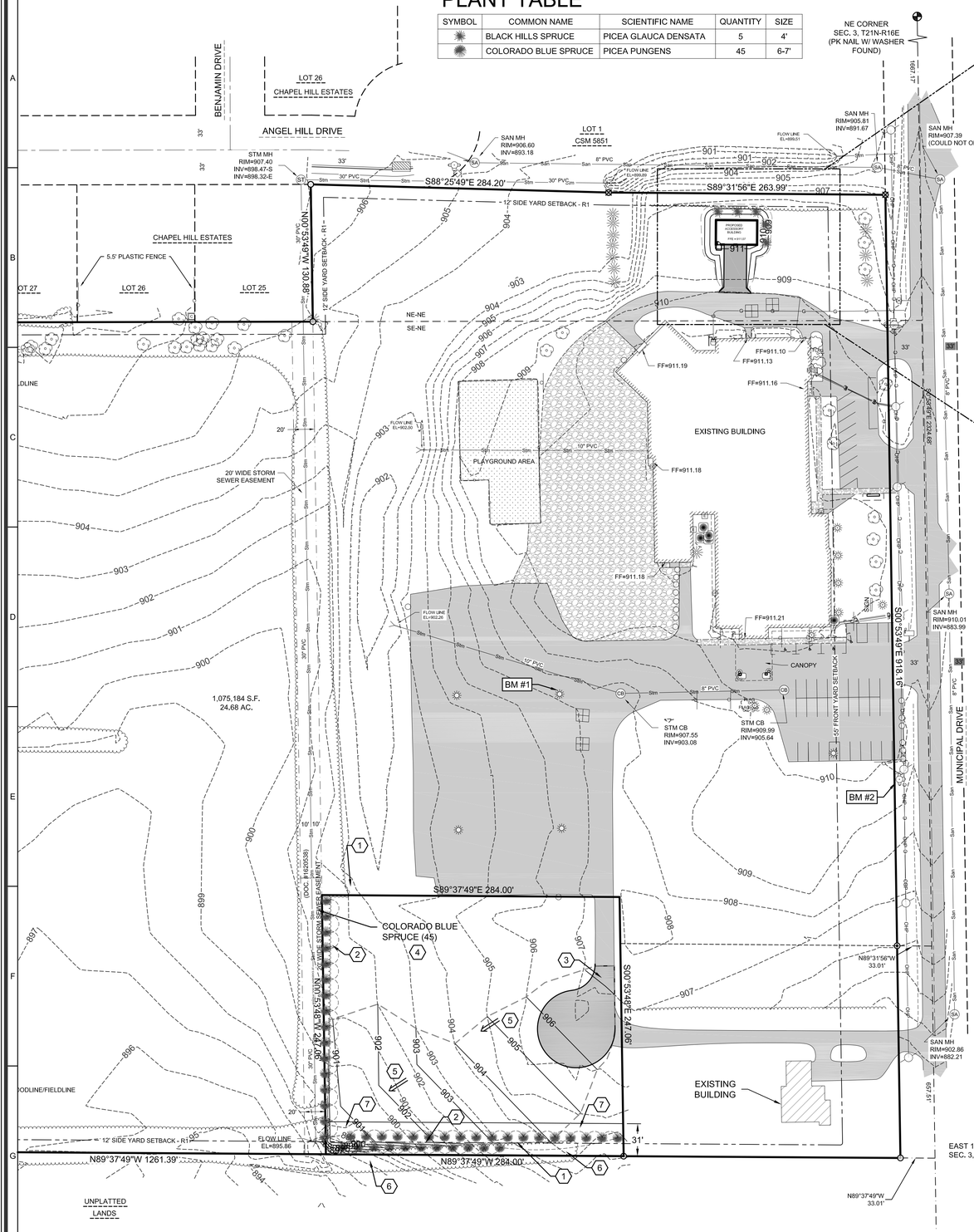
PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5	4'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	45	6-7'



INSET A

SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C6.0
2. CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C6.0
3. STONE TRACKING PAD; SEE DETAIL C SHEET C6.0
4. FOR TREE INSTALLATION REFER TO DETAIL D SHEET C6.0, ALSO SEE LANDSCAPE NOTES ON SHEET C6.0
5. DRAINAGE FLOW ARROW
6. KEEP EXISTING VEGETATION
7. PLANT PRAIRIE GRASS IN DISTURBED AREA ALONG RIGHT-OF-WAY

20 10 0 20 40
Graphic Scale
INSET SCALE

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
   SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. DUST CONTROL (TECH STANDARD 1068)
   DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
3. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
   SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
4. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
   A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
5. EROSION CONTROL MATS (TECH. STANDARD 1053)
   EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
6. DEWATERING (TECH STANDARD 1061)
   SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

SPRING 2019

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT ACCESSORY BUILDING
- INSTALL BASE COURSE
- INSTALL PAVEMENT
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

60 30 0 60 120
Graphic Scale

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

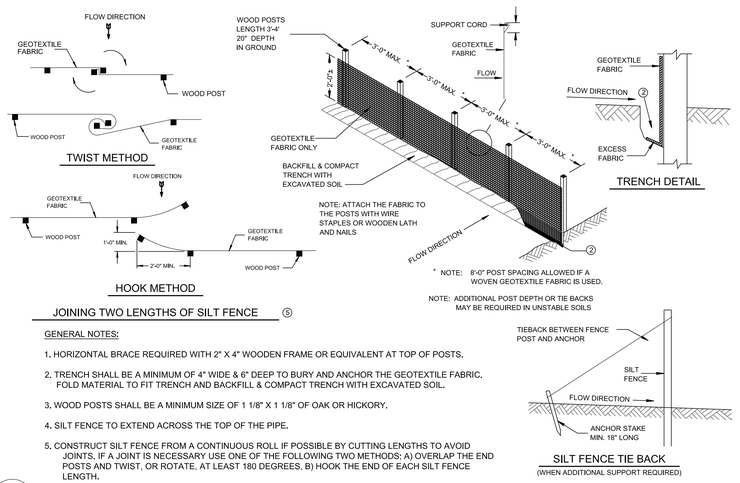
2019 EXTERIOR RENOVATIONS

EROSION CONTROL & LANDSCAPE PLAN

NO.	REVISION DESCRIPTION
1	03/22/2019 CITIZEN PARTICIPATION COMMENTS

DATE: MARCH 22, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
RC5.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 3/22/2019 8:46:45 AM



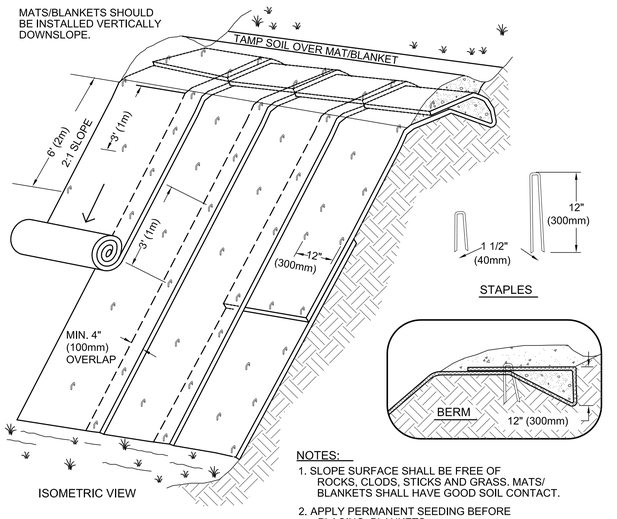
JOINING TWO LENGTHS OF SILT FENCE ⑤

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

A

SILT FENCE



TYPICAL SLOPE SOIL STABLIZATION

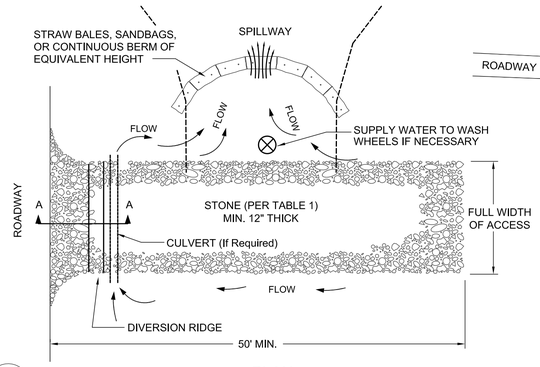
NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

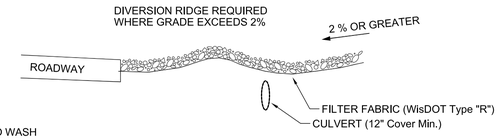
B

EROSION CONTROL MAT FOR SLOPE INSTALLATION

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



PLAN



SECTION A - A

NOTES:

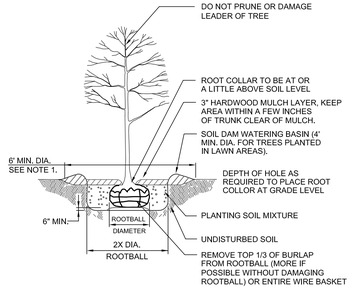
1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGREES LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

C

STONE TRACKING PAD

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.



NOTES:

1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 6' MINIMUM DIAMETER MULCHED CIRCLE.

D

TREE PLANTING DETAIL

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

DETAILS

NO.	REVISION DESCRIPTION

DATE: MARCH 22, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C6.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 3/22/2019 8:46:48 AM

Resolution #20-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A REZONING FROM GENERAL AGRICULTURE TO SINGLE FAMILY RESIDENCE DISTRICT FOR ST. MARY'S CHURCH LOCATED AT PARCELS 110008500, 110008700, 110009300, 110009503

WHEREAS, a rezoning request has been applied for to rezone Parcels 110008500, 110008700, 110009300, 110009503 as shown on Exhibit A from General Agriculture to Single Family Residence District; and

WHEREAS, the Planning Commission has found the request to be consistent with the Town of Greenville's Comprehensive Plan and recommended approval to the Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the request is consistent with the Town of Greenville's Comprehensive Plan and therefore approves the rezoning request.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of March, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chairman

ATTEST:

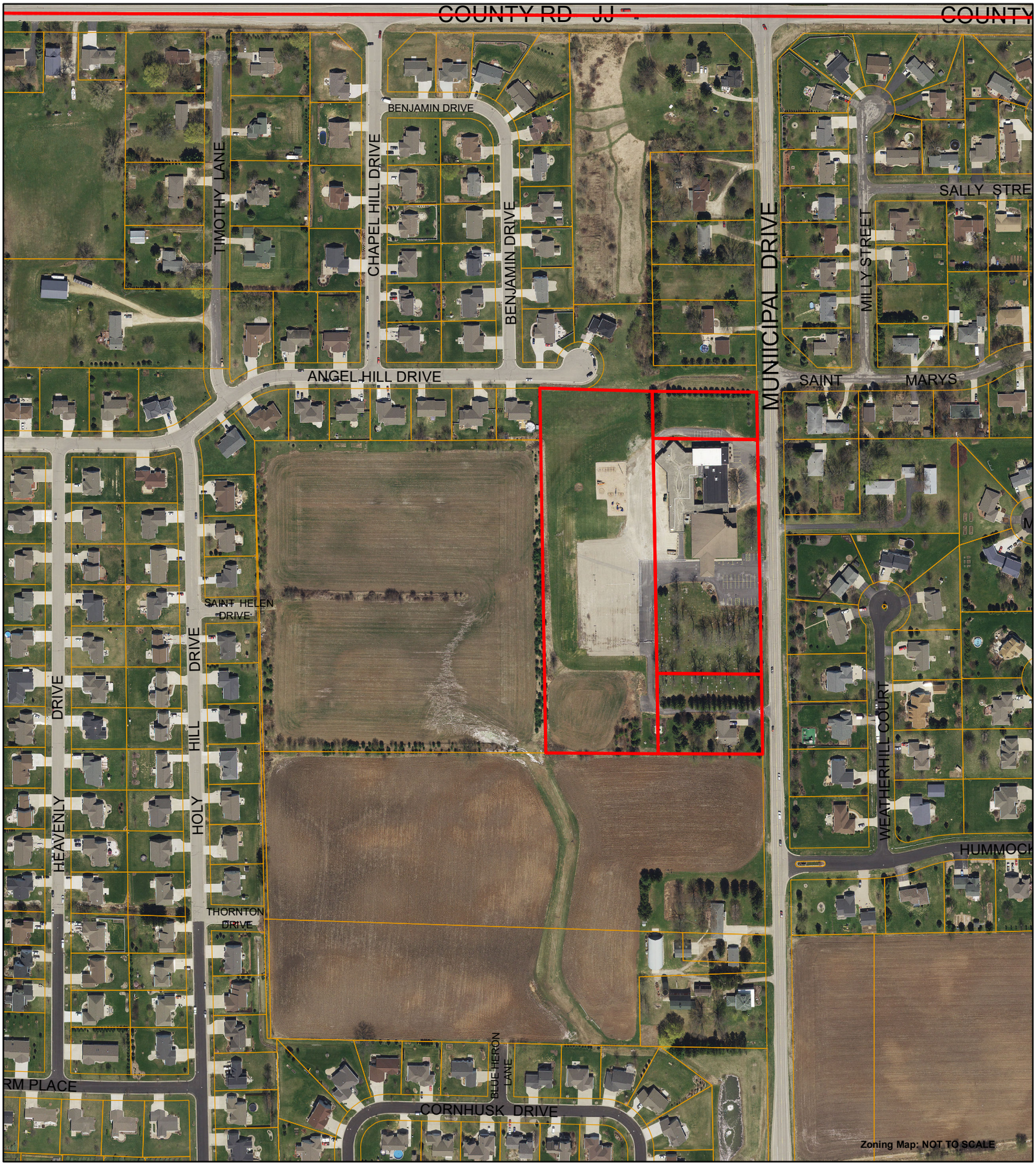
_____
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #20-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:



Town of Greenville

Exhibit A: Rezoning from General Agriculture to Single Family Residence District

Parcels 110008500, 110008700, 110009300, 110009503

N
W E
S

0 150 300 600
Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.

Resolution #21-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A CERTIFIED SURVEY MAP FOR ST. MARYS CHURCH LOCATED AT N2385 MUNICIPAL DRIVE PARCELS 110008500, 110008700, 110009300, 110009400, 110009503 AND 110416400

WHEREAS, a CSM request has been applied for a land division located at N2385 Municipal Drive on parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400 as shown on Exhibit A; and

WHEREAS, the certified survey map shall expire and become null and void within 6 months of final approval if not recorded;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the CSM as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 25th day of March 2019:

PLANNING COMMISSION OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Planning Commission Chair

ATTEST:

_____
Wendy Helgeson, Clerk

Motion to Approve Resolution No. #21-19 made by:

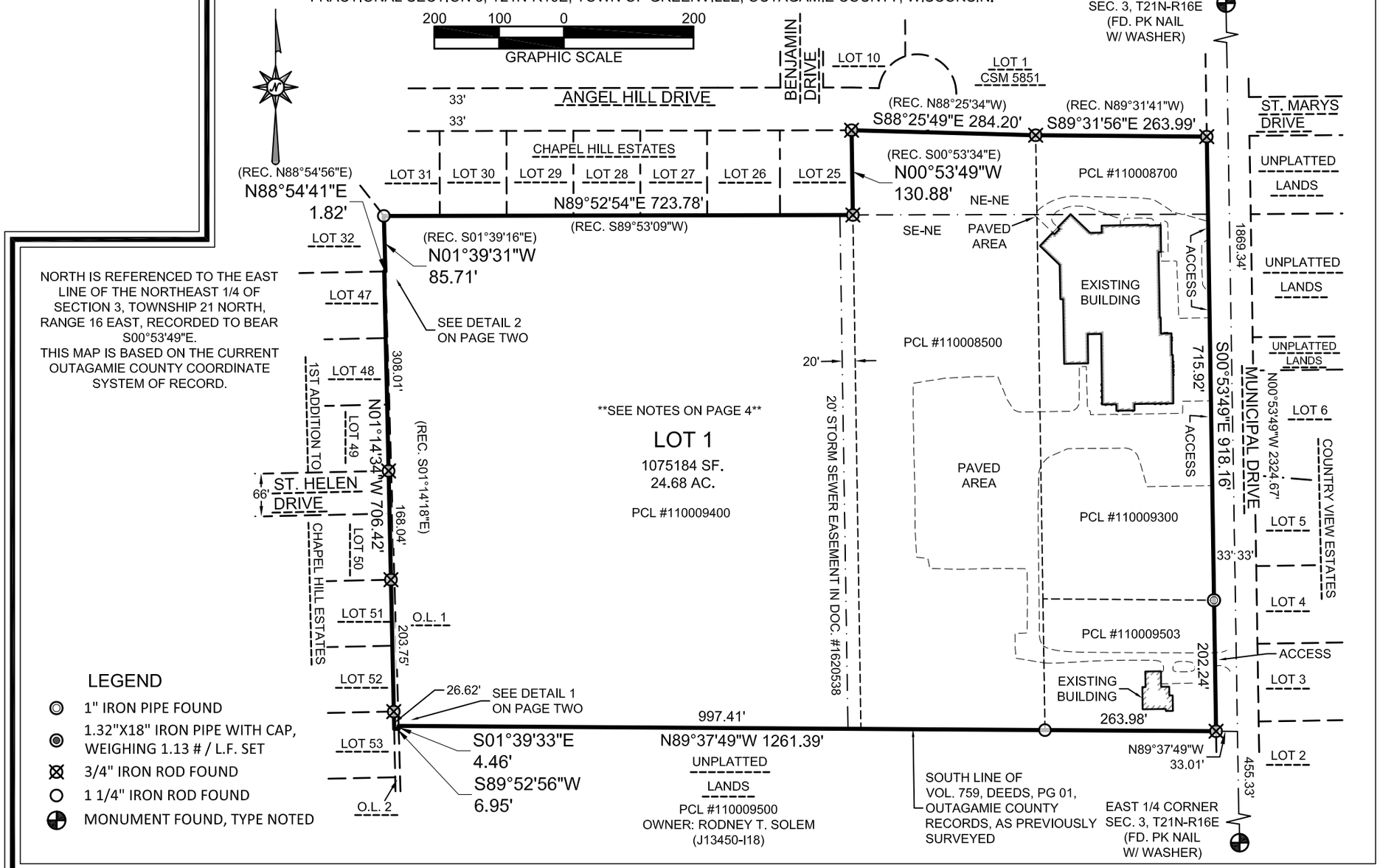
Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:

CERTIFIED SURVEY MAP #_____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 3, T21N-R16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.



LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- 3/4" IRON ROD FOUND
- 1 1/4" IRON ROD FOUND
- MONUMENT FOUND, TYPE NOTED

SHEET: 1 OF 4
PROJECT NO. 1063-02-18
DRAWING NO. 1445

SCALE: 1"=200'

CLIENT: ST. MARY OF THE IMMACULATE CONCEPTION
DRAFTED BY: RJO
TAX PARCEL NO.: 110008500, 110008700, 110009300, 110009503, 110009400, & 110416400

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CERTIFIED SURVEY MAP #_____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 3, T21N-R16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, RANDALL OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 3, T21N-16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T21N-R16E; THENCE N00°53'49"W, 455.33 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N89°37'49"W, 33.01 FEET TO THE WEST RIGHT OF WAY OF MUNICIPAL DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N89°37'49"W, 1261.39 FEET TO THE EAST LINE OF OUTLOT 1 OF THE PLAT OF 1ST ADDITION TO CHAPEL HILL ESTATES, RECORDED IN CABINET K, PAGES 17 & 18 (DOC. #1730133), OUTAGAMIE COUNTY RECORDS; THENCE S01°39'33"E, 4.48 FEET ALONG SAID OUTLOT; THENCE S89°52'56"W, 6.95 FEET ALONG THE SOUTH LINE OF SAID OUTLOT; THENCE N01°14'34"W, 706.42 FEET ALONG THE WEST LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE EAST LINE OF LOTS 47, 48, 49, 50, 51, 52 AND 53 OF SAID PLAT; THENCE N88°54'41"E, 1.82 FEET ALONG THE NORTH LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 32 OF THE RECORDED PLAT OF CHAPEL HILL ESTATES, RECORDED IN CABINET I, PAGES 93 & 94 (DOC. #1592209), OUTAGAMIE COUNTY RECORDS; THENCE N01°39'31"W, 85.71 FEET ALONG THE EAST LINE OF SAID LOT; THENCE N89°52'54"E, 723.78 FEET ALONG THE SOUTH LINE OF LOTS 25, 26, 27, 28, 29, 30 AND 31 OF SAID CHAPEL HILL ESTATES; THENCE N00°53'49"W, 130.88 FEET ALONG THE EAST LINE OF SAID LOT 25; THENCE S88°25'49"E, 284.20 FEET ALONG THE SOUTH LINE OF ANGEL HILL DRIVE AND THE SOUTH LINE OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5851 (DOC. #1806889), OUTAGAMIE COUNTY RECORDS; THENCE S89°31'56"E, 263.99 FEET ALONG SAID MAP TO THE WEST RIGHT OF WAY OF SAID MUNICIPAL DRIVE; THENCE S00°53'49"E, 918.16 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

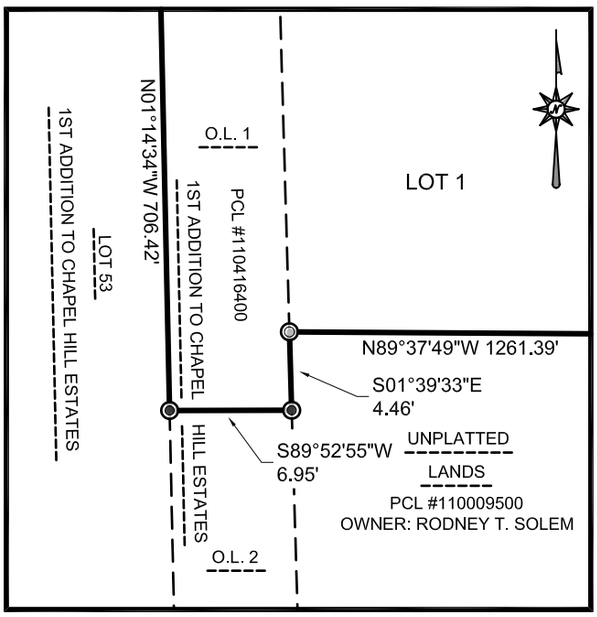
PARCEL CONTAINS 1,075,185 SQUARE FEET/ 24.68 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE COMBINATION THEREOF. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE TOWN OF GREENVILLE AND THE OUTAGAMIE COUNTY PLANNING AND LAND DEVELOPMENT DEPARTMENT IN SURVEYING AND MAPPING THE SAME.

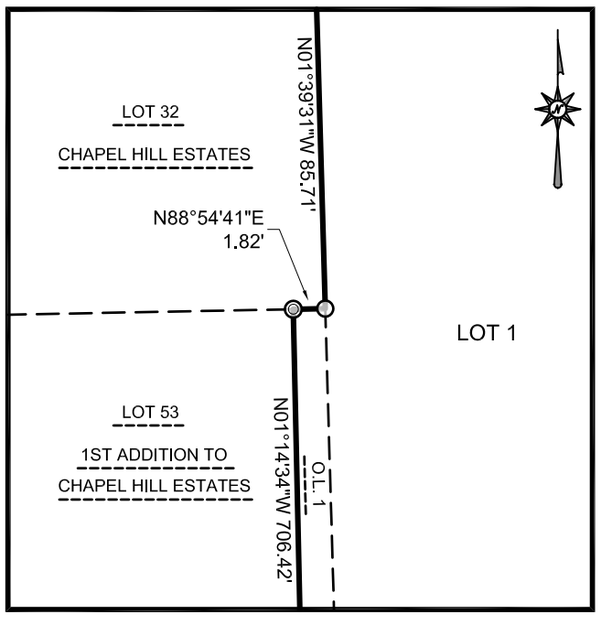
_____
RANDALL OETTINGER PLS-2349
DECEMBER 19, 2018
REVISED: FEBRUARY 28, 2019 (TOWN COMMENTS)

OWNER INFORMATION

- THE CURRENT OWNER OF RECORD IS ST. MARY CONGREGATION OF GREENVILLE.
- THE TAX PARCEL NUMBER IS 110008500, 110008700, 11009300, 11009400, 11009503 & 110416400.
- THE CURRENT DEEDS ON RECORD ARE DOC. #604912, 806503, 847007, 1597412, 142759 & 1873155.



DETAIL 1 (NOT TO SCALE)



DETAIL 2 (NOT TO SCALE)

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CLIENT: ST. MARY OF THE IMMACULATE CONCEPTION
DRAFTED BY: RJO
TAX PARCEL NO.: 110008500, 110008700, 110009300, 110009503, 110009400, & 110416400

SCALE:

SHEET: 2 OF 4
PROJECT NO. 1063-02-18
DRAWING NO. 1445

CERTIFIED SURVEY MAP #_____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 3, T21N-R16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

ST. MARY'S CONGREGATION OF GREENVILLE, (A.K.A. IMMACULATE CONCEPTION CONGREGATION), A WISCONSIN RELIGIOUS CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED AND MAPPED AS REPRESENTED HEREON. ST. MARY'S CONGREGATION OF GREENVILLE ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GREENVILLE
OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT

IN WITNESS WHEREOF, THE SAID ST. MARY'S CONGREGATION OF GREENVILLE HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, IT'S _____ ON THIS _____ DAY OF

_____, 20__.

_____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED OFFICER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

TOWN OF GREENVILLE APPROVAL

THIS CERTIFIED SURVEY MAP WAS REVIEWED AND APPROVED BY THE TOWN OF GREENVILLE.

_____ _____
JACK ANDERSON-TOWN CHAIRPERSON DATE WENDY HELGESON-TOWN CLERK DATE

TREASURER'S CERTIFICATE

WE, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURERS' OF THE TOWN OF GREENVILLE AND OUTAGAMIE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THIS CERTIFIED SURVEY MAP.

_____
TOWN OF GREENVILLE TREASURER DATE

_____
OUTAGAMIE COUNTY TREASURER DATE

COUNTY DEVELOPMENT AND LAND SERVICES APPROVAL CERTIFICATE

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF GREENVILLE, ST. MARY'S CONGREGATION OF GREENVILLE, AS PROPERTY OWNER, IS HEREBY APPROVED BY OUTAGAMIE COUNTY.

_____
DEVELOPMENT & LAND SERVICES DEPARTMENT REPRESENTATIVE DATE

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54313 PH:920-569-5765; Fax: 920-569-5767
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CLIENT: ST. MARY OF THE IMMACULATE CONCEPTION
DRAFTED BY: RJO
TAX PARCEL NO.: 110008500, 110008700, 110009300, 110009503, 110009400, & 110416400

SCALE:

SHEET: 3 OF 4
PROJECT NO. 1063-02-18
DRAWING NO. 1445

CERTIFIED SURVEY MAP #_____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 3, T21N-R16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN.

NOTES:

1) RIGHT TO FARM STATEMENT:

THE LOTS CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

2) DRAIN TILE STATEMENT:

ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED, CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THE CSM OR EXCAVATION FOR CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORN BY THE PARTY DAMAGING THE DRAIN TILE.

3) LAND DIVISION POLICY:

THE TOWN IN THE FUTURE MAY REQUIRE THE ABANDONMENT OF AN ON-SITE WELL OR SEPTIC WHEN PUBLIC UTILITIES BECOME AVAILABLE AND FINANCING OF PUBLIC SEWER/WATER ONCE IT IS DETERMINED TO BE A NEED.

4) WETLAND STATEMENT:

PRIOR TO DEVELOPMENT, A WETLAND DELINEATION MAY BE REQUIRED . OUTAGAMIE COUNTY CODE OF ORDINANCES, CHAPTER 48.07(D-F) REQUIRES A WETLAND SETBACK OF 10' TO 30', 50', OR 75', DEPENDING ON THE SUSCEPTIBILITY OF THE WETLAND.

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CLIENT: ST. MARY OF THE IMMACULATE CONCEPTION
DRAFTED BY: RJO
TAX PARCEL NO.: 110008500, 110008700, 110009300, 110009503, 110009400, & 110416400

SCALE:

SHEET: 4 OF 4
PROJECT NO. 1063-02-18
DRAWING NO. 1445

Resolution #22-19

RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF GREENVILLE APPROVING A SITE PLAN FOR ST. MARYS CHURCH LOCATED AT N2385 MUNICIPAL DRIVE PARCELS 110008500, 110008700, 110009300, 110009400, 110009503 AND 110416400

WHEREAS, a site plan request has been applied for St. Mary's Church located at N2385 Municipal Drive on parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400 as shown on Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Greenville hereby approves the site plan for St. Mary's Church as shown on Exhibit A.

This resolution was adopted by the Town of Greenville Planning Commission on the 25th day of March, 2019:

_____
Jack Anderson, Planning Commission Chairperson

ATTEST:

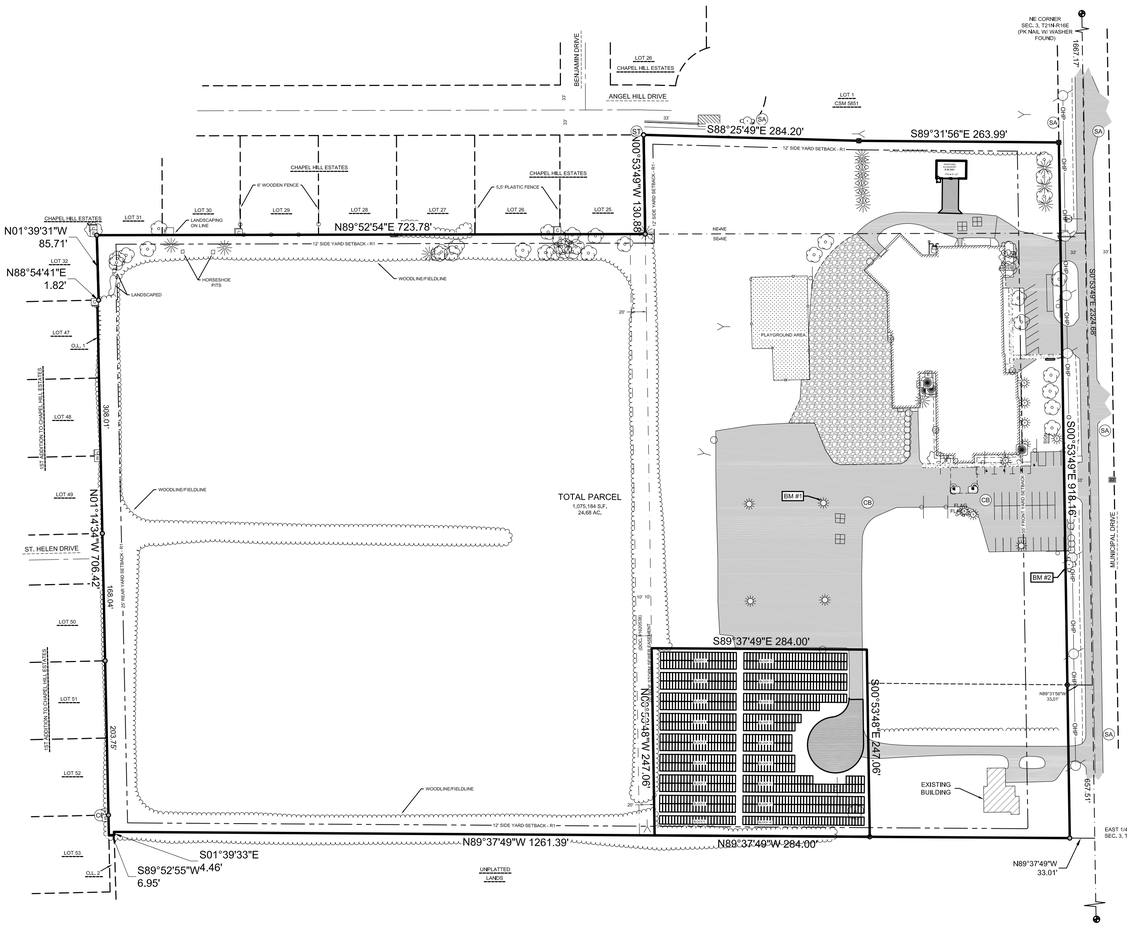
_____
Wendy Helgeson, Town Clerk

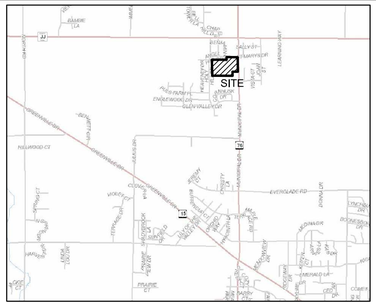
Motion to Approve Resolution No. #22-19 made by

Votes:

Title	Name	Aye	Nay	Other
Chairperson	Anderson			
Commissioner	Cotter			
Commissioner	Ecker			
Commissioner	Kippenhan			
Commissioner	Meidam-Wincentsen			
Commissioner	Strobel			
Commissioner	Zilisch			

Posted:





LOCATION MAP

N2385 MUNICIPAL DRIVE
GREENVILLE, WI

NOT TO SCALE

CIVIL SHEETS INDEX

C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS
C3.0 SITE PLAN
C4.0 CEMETERY PLAT
C5.0 EROSION CONTROL & LANDSCAPE PLAN
C6.0 DETAILS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 3, T21N-16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T21N-R16E; THENCE N00°53'49"W, 455.33 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N89°37'49"W, 33.01 FEET TO THE WEST RIGHT OF WAY OF MUNICIPAL DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N89°37'49"W, 1261.39 FEET TO THE EAST LINE OF OUTLOT 1 OF THE PLAT OF 1ST ADDITION TO CHAPEL HILL ESTATES, RECORDED IN CABINET K, PAGES 17 & 18 (DOC. #1730133), OUTAGAMIE COUNTY RECORDS; THENCE S01°39'33"E, 4.48 FEET ALONG SAID OUTLOT; THENCE S89°52'55"W, 6.95 FEET ALONG THE SOUTH LINE OF SAID OUTLOT; THENCE N01°14'34"W, 706.42 FEET ALONG THE WEST LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE EAST LINE OF LOTS 47, 48, 49, 50, 51, 52 AND 53 OF SAID PLAT; THENCE N88°54'41"E, 1.82 FEET ALONG THE NORTH LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 32 OF THE RECORDED PLAT OF CHAPEL HILL ESTATES, RECORDED IN CABINET I, PAGES 93 & 94 (DOC. #1592209), OUTAGAMIE COUNTY RECORDS; THENCE N01°39'31"W, 85.71 FEET ALONG THE EAST LINE OF SAID LOT; THENCE N89°52'54"E, 723.78 FEET ALONG THE SOUTH LINE OF LOTS 25, 26, 27, 28, 29, 30 AND 31 OF SAID CHAPEL HILL ESTATES; THENCE N00°53'49"W, 130.88 FEET ALONG THE EAST LINE OF SAID LOT 25; THENCE S88°25'49"E, 284.20 FEET ALONG THE SOUTH LINE OF ANGEL HILL DRIVE AND THE SOUTH LINE OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5851 (DOC. #1806889), OUTAGAMIE COUNTY RECORDS; THENCE S89°31'56"E, 263.99 FEET ALONG SAID MAP TO THE WEST RIGHT OF WAY OF SAID MUNICIPAL DRIVE; THENCE S00°53'49"E, 918.16 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,075,185 SQUARE FEET/ 24.68 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RANDALL J. OETTINGER PLS-2349
FEBRUARY 01, 2019

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC.
2. SURVEY VERTICAL DATUM IS OUTAGAMIE COORDINATE SYSTEM OF RECORD.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL	C	
ELECTRIC METER		
ELECTRIC PEDESTAL	E	
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT		
SANITARY MANHOLE	SA	SA
CATCH BASIN	CB	CB
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		D
STORM MANHOLE	ST	ST
FIBER OPTIC PEDESTAL	FO	
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E E	
GAS	G G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	San	San
CULVERT	Clvrt	Clvrt
STORM SEWER	Strm	Strm
FIBER OPTIC	FO FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	Wat	Wat
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
BUILDING		
ASPHALT		
CONCRETE		
GRAVEL		
LANDSCAPE WOOD MULCH		
LANDSCAPE STONE MULCH		

ABBREVIATIONS

AC	ACRE
AEW	APRON END WALL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BENCHMARK
C	CABLE
CB	CATCH BASIN
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CSM	CERTIFIED SURVEY MAP
C.T.H	COUNTY TRUNK HIGHWAY
DIA	DIAMETER
DOT	DEPARTMENT OF TRANSPORTATION
E	EAST
E	ELECTRIC (BURIED)
EL	ELEVATION
FDM	FACILITIES DEVELOPMENT MANUAL
FFE	FIRST FLOOR ELEVATION
FL	FLOW LINE
FO	FIBER OPTIC
FT	FEET
G	GAS
G.F.E.	GROUND FLOOR ELEVATION
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
INL	INLET
INV	INVERT
M	METER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
mm	MILLIMETER
N	NORTH
NE	NORTHEAST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHP	OVER HEAD POWER
OL	OUTLOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
S	SOUTH
SA	SANITARY
SAN	SANITARY
SCHD	SCHEDULE
S.D.	SUMP DEPTH
SQ	SQUARE
ST	STORM
S.T.H.	STATE TRUNK HIGHWAY
STM	STORM
T	TELEPHONE
T/C	TOP OF CURB
U.S.H.	UNITED STATES HIGHWAY
V	VARIES
W	WEST
WAT	WATER
WI	WISCONSIN
WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

100 50 0 100 200
Graphic Scale

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

COVER SHEET

REVISION DESCRIPTION

NO.

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C1.0
OF 6

Benchmarks		
Label	Elevation (NAVD 88)	Description
BM 1	910.54	CHISELED SQUARE ON NORTH SIDE LP BASE
BM 2	911.48	HYDRANT TOP NUT

SHEET KEY NOTES:

1. SAW CUT PAVEMENT
2. REMOVE PAVEMENT
3. REMOVE VEGETATION AS NECESSARY
4. REMOVE TREE

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

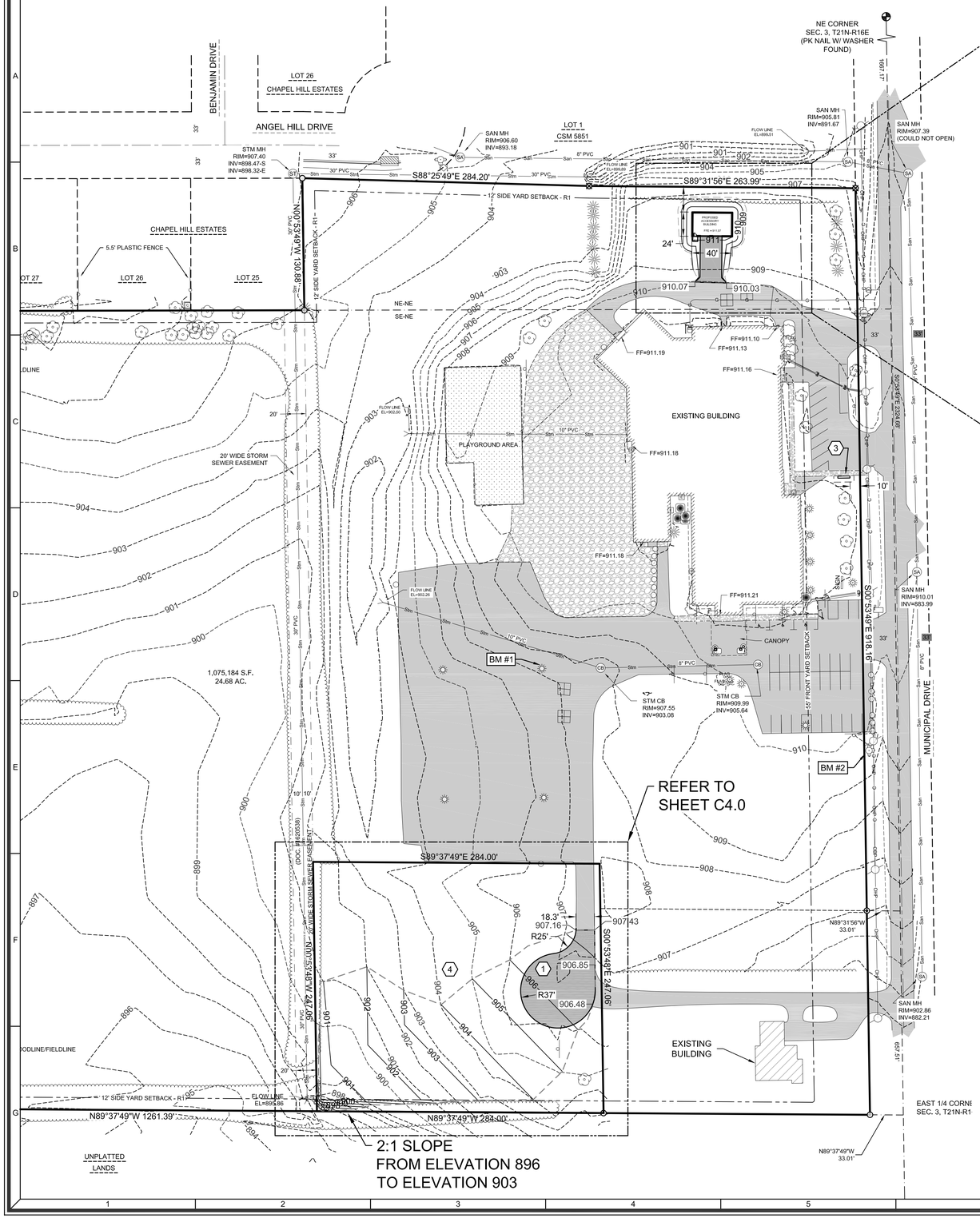
EXISTING CONDITIONS

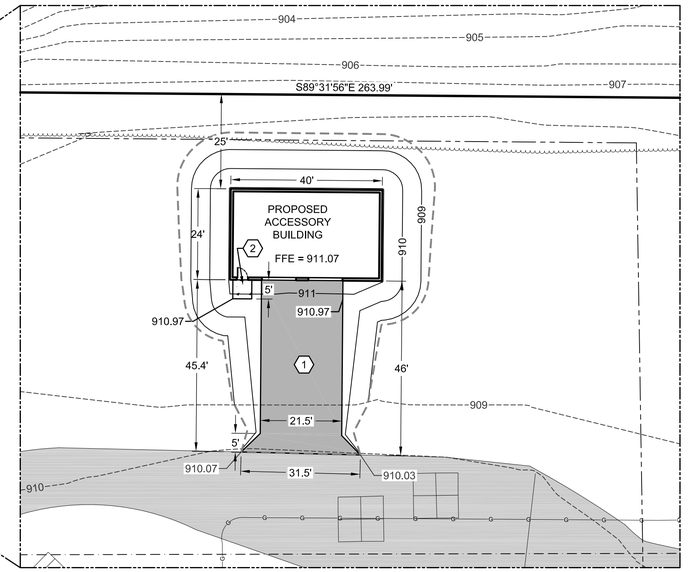
NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C2.0
OF 6

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

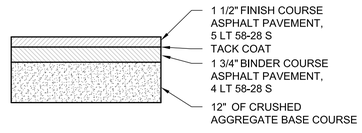
60 30 0 60 120
Graphic Scale





INSET A

20 10 0 20 40
Graphic Scale
INSET SCALE



NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A
STANDARD DUTY ASPHALT PAVEMENT

SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL A THIS SHEET
2. STOOP LOCATION
3. 2' X 12' MONUMENT SIGN
4. CEMETERY ADDITION

SITE STATISTICS

ADDRESS:	N2385 MUNICIPAL DRIVE
PARCEL NO.:	11000850, 110008700, 110009300, 110009400, 110009503, & 110416400 TO BE COMBINED VIA CSM
PARCEL SIZE:	1,075,185 SF (24.68 AC)
ZONING:	EXISTING AG TO BE REZONED R1 / AG

SITE STATS ARE BASED ON INDIVIDUAL CONSTRUCTION / GRADING LIMITS

TOTAL DISTURBANCE = 38,526 SF (0.88 AC)

NEW IMPERVIOUS SURFACE = 4,974 SF

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

60 30 0 60 120
Graphic Scale

OWNER

ST. MARY'S CONGREGATION
OF GREENVILLE
N2385 MUNICIPAL DRIVE
GREENVILLE, WI 54942

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

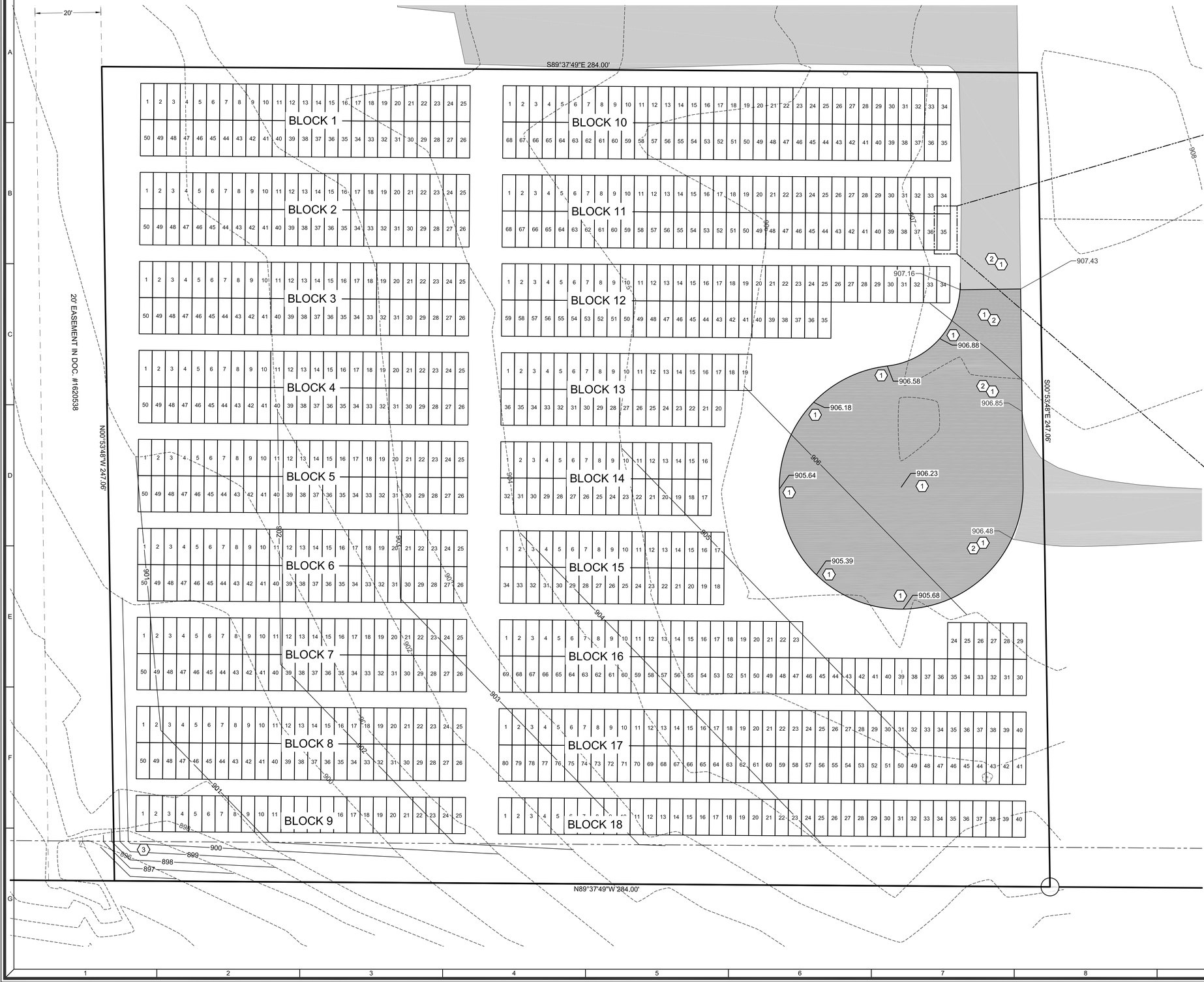
2019 EXTERIOR RENOVATIONS

SITE PLAN

NO.	REVISION DESCRIPTION

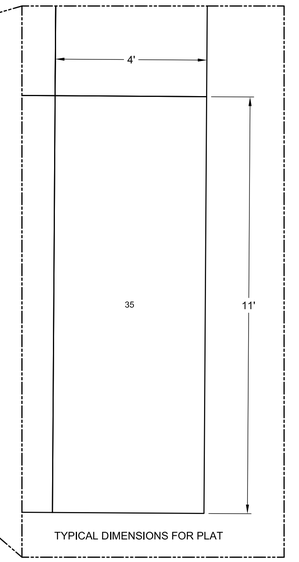
DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C3.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:17 AM



SHEET KEY NOTES:

1. SPOT GRADE; SEE DETAIL A THIS SHEET
2. MATCH EXISTING GRADE
3. 2:1 SLOPE, FROM ELEVATION 896 TO ELEVATION 903



INSET B

906.60 — T.O.C.
906.10 — GUTTER/PVMT
906.76 — FIN. GRADE

A

SPOT GRADE KEY

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

60 30 0 60 120
Graphic Scale

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

CEMETERY PLAT

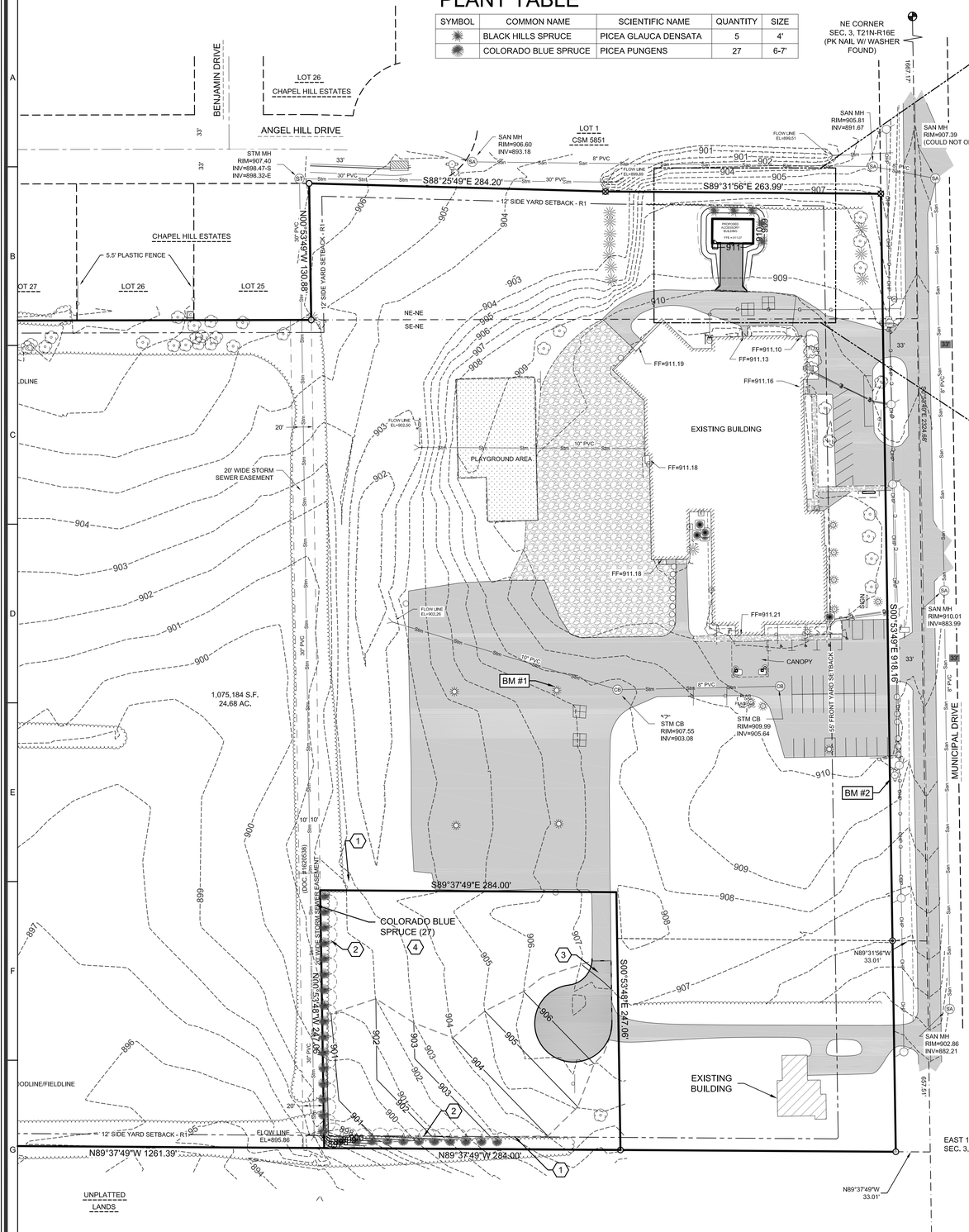
NO.	REVISION DESCRIPTION

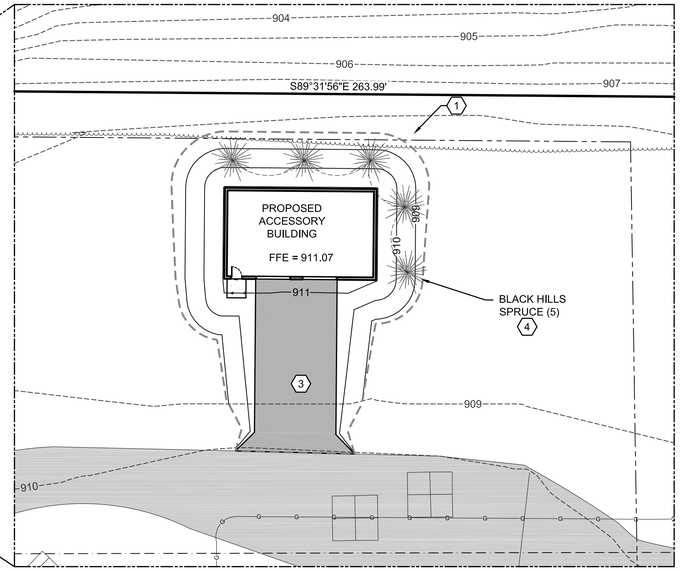
DATE: FEBRUARY 18, 2019
DRAFTED BY: RO / RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C4.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:25 AM

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5	4'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	27	6-7'





INSET A

SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C6.0
2. CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C6.0
3. STONE TRACKING PAD; SEE DETAIL C SHEET C6.0
4. FOR TREE INSTALLATION REFER TO DETAIL D SHEET C6.0, ALSO SEE LANDSCAPE NOTES ON SHEET C6.0

20 10 0 20 40
Graphic Scale
INSET SCALE

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
   SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. DUST CONTROL (TECH STANDARD 1068)
   DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
3. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
   SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
4. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
   A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
5. EROSION CONTROL MATS (TECH. STANDARD 1053)
   EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
6. DEWATERING (TECH STANDARD 1061)
   SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

SPRING 2019

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT ACCESSORY BUILDING
- INSTALL BASE COURSE
- INSTALL PAVEMENT
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

60 30 0 60 120
Graphic Scale

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

ST. MARY OF THE IMMACULATE CONCEPTION PARISH

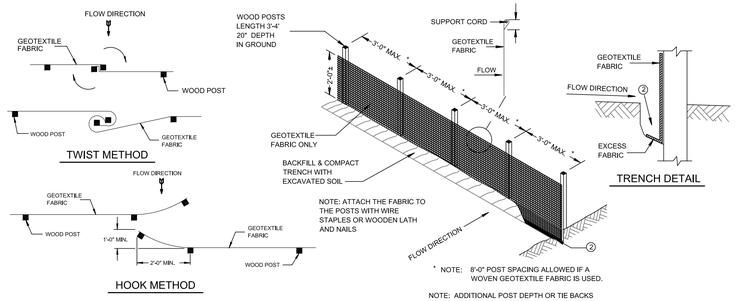
2019 EXTERIOR RENOVATIONS

EROSION CONTROL & LANDSCAPE PLAN

NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C5.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:32 AM



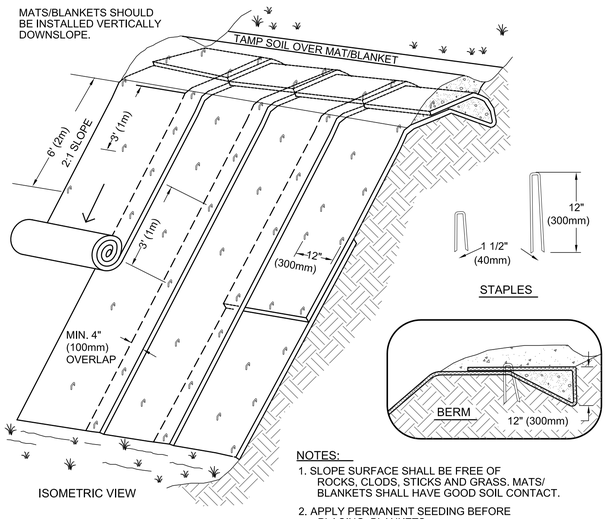
JOINING TWO LENGTHS OF SILT FENCE ⑤

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS, IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

A

SILT FENCE



TYPICAL SLOPE SOIL STABLIZATION

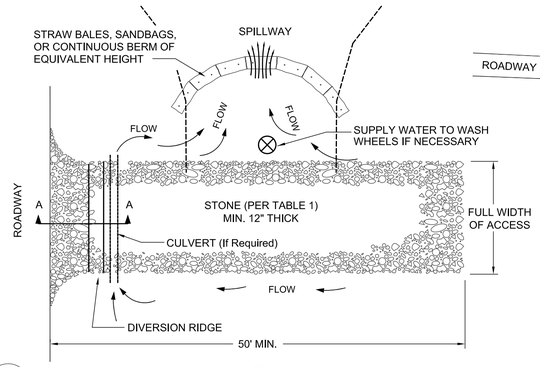
NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

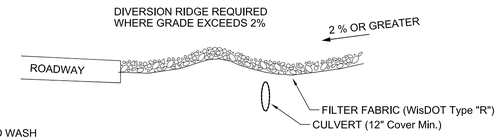
B

EROSION CONTROL MAT FOR SLOPE INSTALLATION

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



PLAN



SECTION A - A

NOTES:

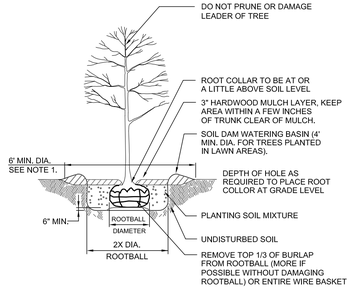
1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGREES LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

C

STONE TRACKING PAD

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.



NOTES:

1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 6' MINIMUM DIAMETER MULCHED CIRCLE.

D

TREE PLANTING DETAIL

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

DETAILS

NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
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SHEET NUMBER
C6.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:35 AM

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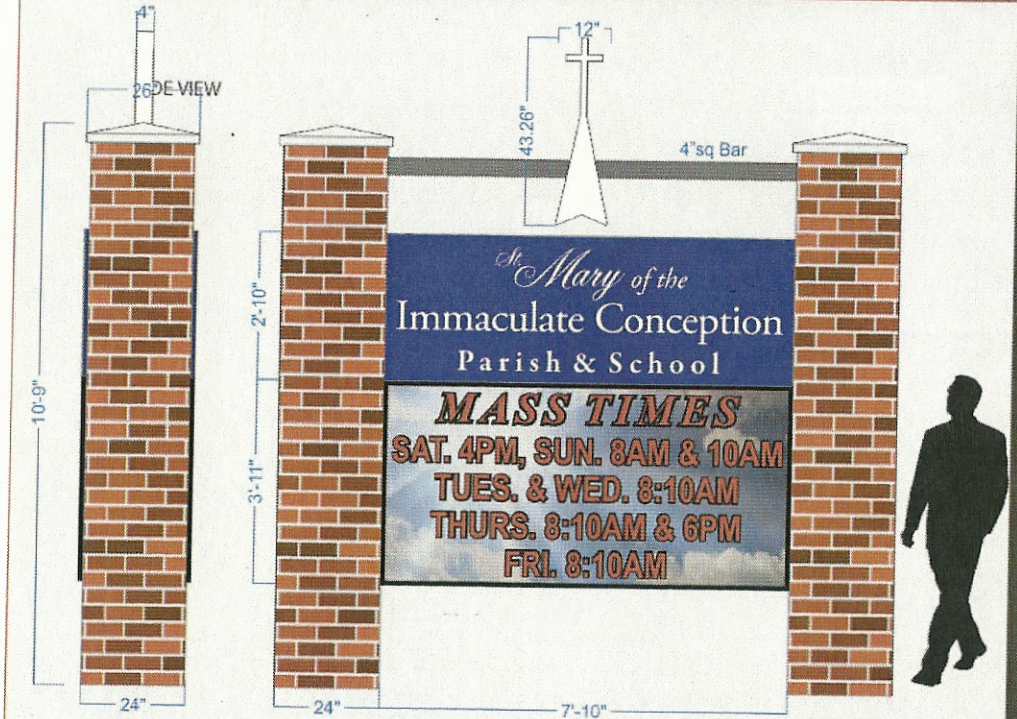
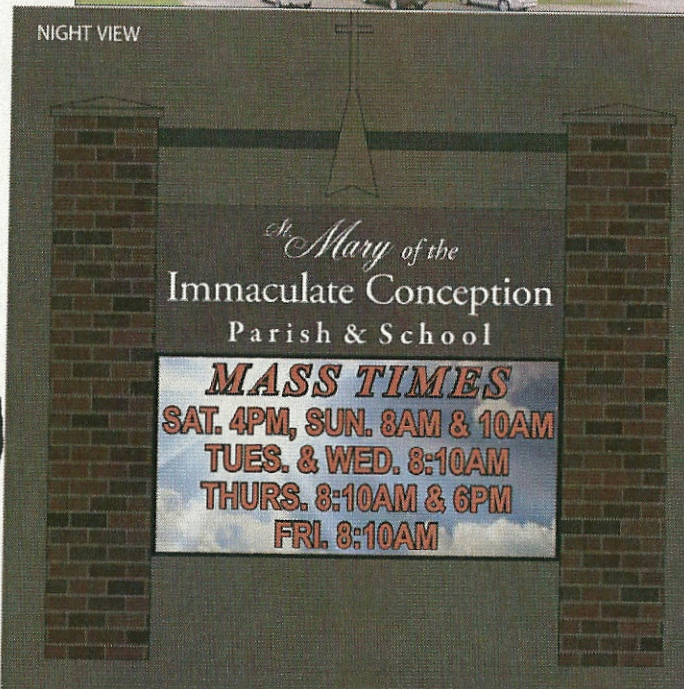
d





NIGHT VIEW



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T:920-37
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Sales@FoxCit

PROJECT NO: 381
Client: St. Mary of
Conception
Job Location: N 2
Drive, Greenville,

Salesperson: Kristi
Date: 1-3-2018
Artist: Dana

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Color /

Client Approval:

Date:

Going

Resolution #23-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A SPECIAL EXCEPTION FOR ST MARYS CHURCH FOR A CHURCH, CEMETERY AND PLANNED UNIT DEVELOPMENT LOCATED AT N2385 MUNICIPAL DRIVE PARCELS 110008500, 110008700, 110009300, 110009400, 110009503 AND 110416400

WHEREAS, a Church, Cemetery and Planned Unit Development (PUD) has been applied for as a special exception for the St. Mary's Church located at N2385 Municipal Drive on parcels 110008500, 110008700, 110009300, 110009400, 110009503 and 110416400 as shown on Exhibit A; and

WHEREAS, the Planning Commission has found that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and have recommended approval to the Town Board; and

WHEREAS, the approval and continued use of the special exception shall be conditioned on the following and granted relief from the zoning code through the PUD

1. To allow multiple buildings on site so as to be used for church and cemetery purposes as relief from Sections 320-23F & 320-24 of the Zoning Code.

WHEREAS, per Section 320-209B(2) of the Zoning Ordinance, the special exception shall expire if the use is discontinued for a period of eight months. If a building permit is required, and has not been obtained within 12 months of the issuance of the special exception permit, the applicant must request in writing and the Planning Commission may approve an extension if it finds there is no significant change to warrant a new special exception permit application. If the special exception does not require a building permit and has not started within 12 months of issuance of the special exception permit the permit is considered null and void and an application for a special exception permit shall be required. If the conditions set forth above are not met within the specified timeframes the special exception permit shall expire and be null and void. The special exception shall run with the land and is transferable with the sale of the property; and

WHEREAS, this resolution shall act as the special exception permit and be enforceable by the Town;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the conditions in which to grant a special exception in Section 320-209A(1-10) of the Zoning Ordinance have been met and approves the special exception permit.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of March, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

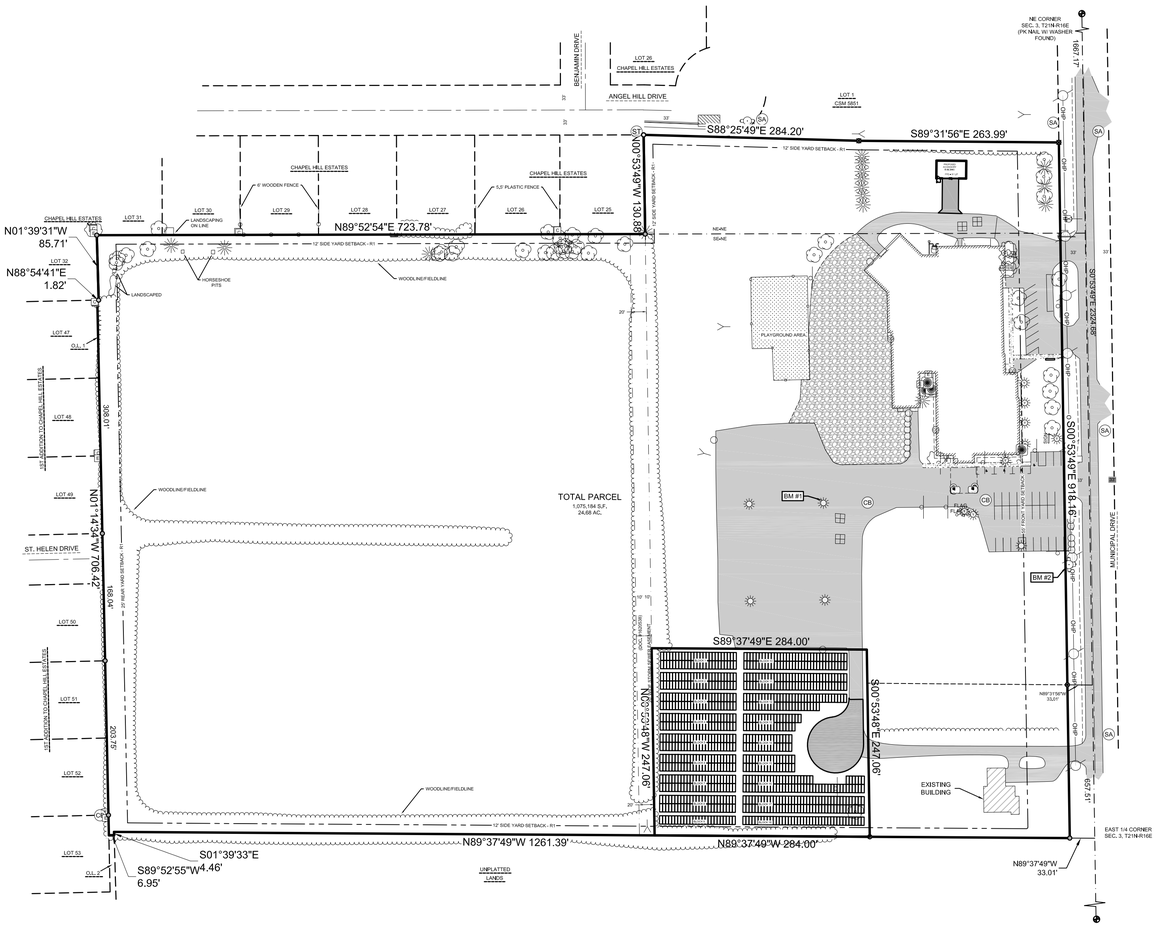
_____
Wendy Helgeson, Clerk

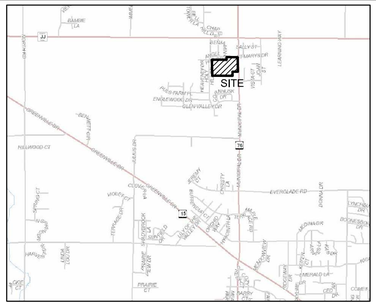
Motion to Approve Resolution No. #23-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:





LOCATION MAP

N2385 MUNICIPAL DRIVE
GREENVILLE, WI

NOT TO SCALE

CIVIL SHEETS INDEX

C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS
C3.0 SITE PLAN
C4.0 CEMETERY PLAT
C5.0 EROSION CONTROL & LANDSCAPE PLAN
C6.0 DETAILS

LEGAL DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE FRACTIONAL SECTION 3, T21N-16E, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 3, T21N-R16E; THENCE N00°53'49"W, 455.33 FEET ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE N89°37'49"W, 33.01 FEET TO THE WEST RIGHT OF WAY OF MUNICIPAL DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N89°37'49"W, 1261.39 FEET TO THE EAST LINE OF OUTLOT 1 OF THE PLAT OF 1ST ADDITION TO CHAPEL HILL ESTATES, RECORDED IN CABINET K, PAGES 17 & 18 (DOC. #1730133), OUTAGAMIE COUNTY RECORDS; THENCE S01°39'33"E, 4.48 FEET ALONG SAID OUTLOT; THENCE S89°52'55"W, 6.95 FEET ALONG THE SOUTH LINE OF SAID OUTLOT; THENCE N01°14'34"W, 706.42 FEET ALONG THE WEST LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE EAST LINE OF LOTS 47, 48, 49, 50, 51, 52 AND 53 OF SAID PLAT; THENCE N88°54'41"E, 1.82 FEET ALONG THE NORTH LINE OF SAID OUTLOT, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 32 OF THE RECORDED PLAT OF CHAPEL HILL ESTATES, RECORDED IN CABINET I, PAGES 93 & 94 (DOC. #1592209), OUTAGAMIE COUNTY RECORDS; THENCE N01°39'31"W, 85.71 FEET ALONG THE EAST LINE OF SAID LOT; THENCE N89°52'54"E, 723.78 FEET ALONG THE SOUTH LINE OF LOTS 25, 26, 27, 28, 29, 30 AND 31 OF SAID CHAPEL HILL ESTATES; THENCE N00°53'49"W, 130.88 FEET ALONG THE EAST LINE OF SAID LOT 25; THENCE S88°25'49"E, 284.20 FEET ALONG THE SOUTH LINE OF ANGEL HILL DRIVE AND THE SOUTH LINE OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5851 (DOC. #1806889), OUTAGAMIE COUNTY RECORDS; THENCE S89°31'56"E, 263.99 FEET ALONG SAID MAP TO THE WEST RIGHT OF WAY OF SAID MUNICIPAL DRIVE; THENCE S00°53'49"E, 918.16 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,075,185 SQUARE FEET/ 24.68 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND MAPPED IN ACCORDANCE WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RANDALL J. OETTINGER PLS-2349
FEBRUARY 01, 2019

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC.
2. SURVEY VERTICAL DATUM IS OUTAGAMIE COORDINATE SYSTEM OF RECORD.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL	C	
ELECTRIC METER		
ELECTRIC PEDESTAL	E	
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT		
SANITARY MANHOLE	SA	SA
CATCH BASIN	CB	CB
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		D
STORM MANHOLE	ST	ST
FIBER OPTIC PEDESTAL	FO	
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E E	
GAS	G G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	San	San
CULVERT	Clvrt	Clvrt
STORM SEWER	Strm	Strm
FIBER OPTIC	FO FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	Wat	Wat
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
BUILDING		
ASPHALT		
CONCRETE		
GRAVEL		
LANDSCAPE WOOD MULCH		
LANDSCAPE STONE MULCH		

ABBREVIATIONS

AC	ACRE
AEW	APRON END WALL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BENCHMARK
C	CABLE
CB	CATCH BASIN
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CSM	CERTIFIED SURVEY MAP
C.T.H	COUNTY TRUNK HIGHWAY
DIA	DIAMETER
DOT	DEPARTMENT OF TRANSPORTATION
E	EAST
E	ELECTRIC (BURIED)
EL	ELEVATION
FDM	FACILITIES DEVELOPMENT MANUAL
FFE	FIRST FLOOR ELEVATION
FL	FLOW LINE
FO	FIBER OPTIC
FT	FEET
G	GAS
G.F.E.	GROUND FLOOR ELEVATION
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
INL	INLET
INV	INVERT
M	METER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
mm	MILLIMETER
N	NORTH
NE	NORTHEAST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHP	OVER HEAD POWER
OL	OUTLOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
S	SOUTH
SA	SANITARY
SAN	SANITARY
SCHD	SCHEDULE
S.D.	SUMP DEPTH
SQ	SQUARE
ST	STORM
S.T.H.	STATE TRUNK HIGHWAY
STM	STORM
T	TELEPHONE
T/C	TOP OF CURB
U.S.H.	UNITED STATES HIGHWAY
V	VARIES
W	WEST
WAT	WATER
WI	WISCONSIN
WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

DIGGERS HOTLINE

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TOLL FREE

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

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

100 50 0 100 200
Graphic Scale

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

COVER SHEET

REVISION DESCRIPTION

NO.

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C1.0
OF 6

Benchmarks		
Label	Elevation (NAVD 88)	Description
BM 1	910.54	CHISELED SQUARE ON NORTH SIDE LP BASE
BM 2	911.48	HYDRANT TOP NUT

SHEET KEY NOTES:

1. SAW CUT PAVEMENT
2. REMOVE PAVEMENT
3. REMOVE VEGETATION AS NECESSARY
4. REMOVE TREE

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

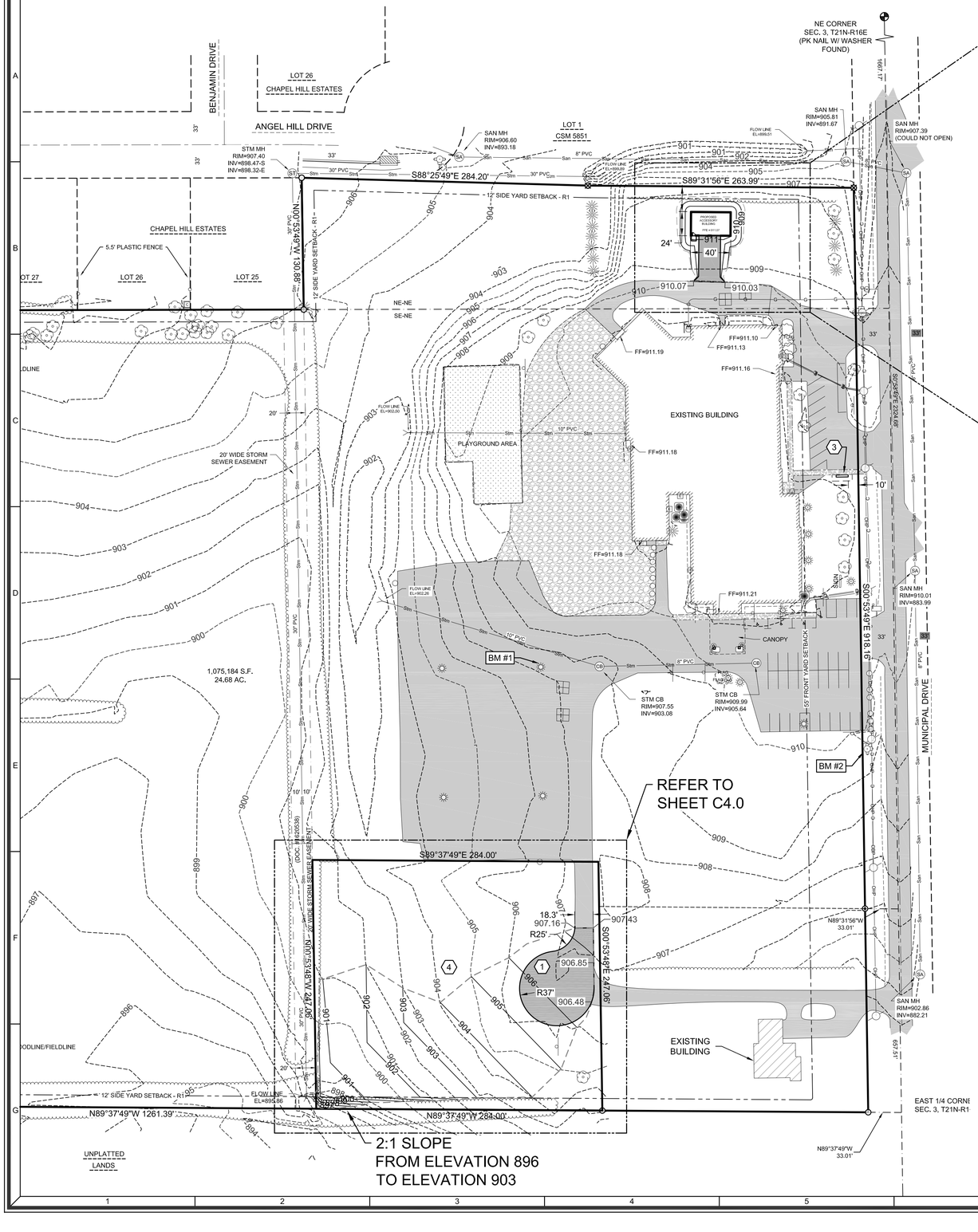
EXISTING CONDITIONS

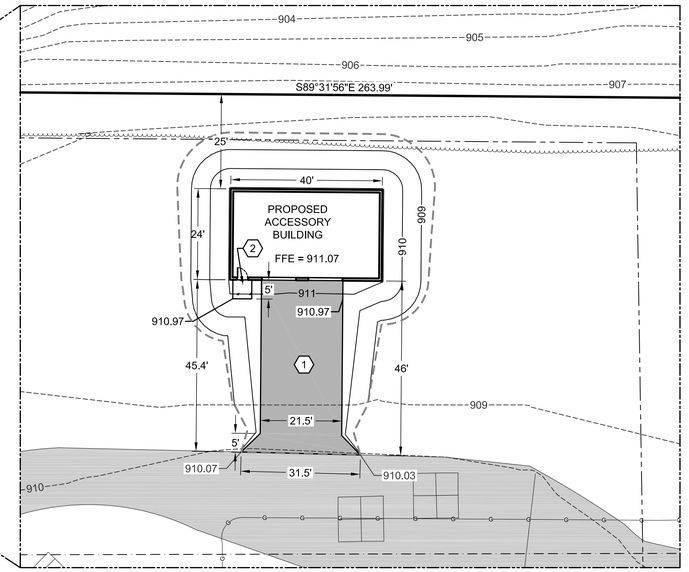
NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C2.0
OF 6

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

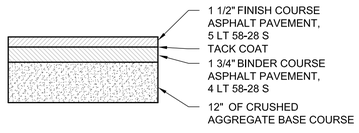
60 30 0 60 120
Graphic Scale





INSET A

20 10 0 20 40
Graphic Scale
INSET SCALE



NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

A

STANDARD DUTY ASPHALT PAVEMENT

SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL A THIS SHEET
2. STOOP LOCATION
3. 2' X 12' MONUMENT SIGN
4. CEMETERY ADDITION

SITE STATISTICS

ADDRESS:	N2385 MUNICIPAL DRIVE
PARCEL NO.:	11000850, 110008700, 110009300, 110009400, 110009503, & 110416400 TO BE COMBINED VIA CSM
PARCEL SIZE:	1,075,185 SF (24.68 AC)
ZONING:	EXISTING AG TO BE REZONED R1 / AG

SITE STATS ARE BASED ON INDIVIDUAL CONSTRUCTION / GRADING LIMITS

TOTAL DISTURBANCE = 38,526 SF (0.88 AC)

NEW IMPERVIOUS SURFACE = 4,974 SF

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N

NORTH IS REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 NORTH, RANGE 16 EAST, RECORDED TO BEAR S00°53'49"E.

60 30 0 60 120
Graphic Scale

OWNER

ST. MARY'S CONGREGATION
OF GREENVILLE
N2385 MUNICIPAL DRIVE
GREENVILLE, WI 54942

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ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

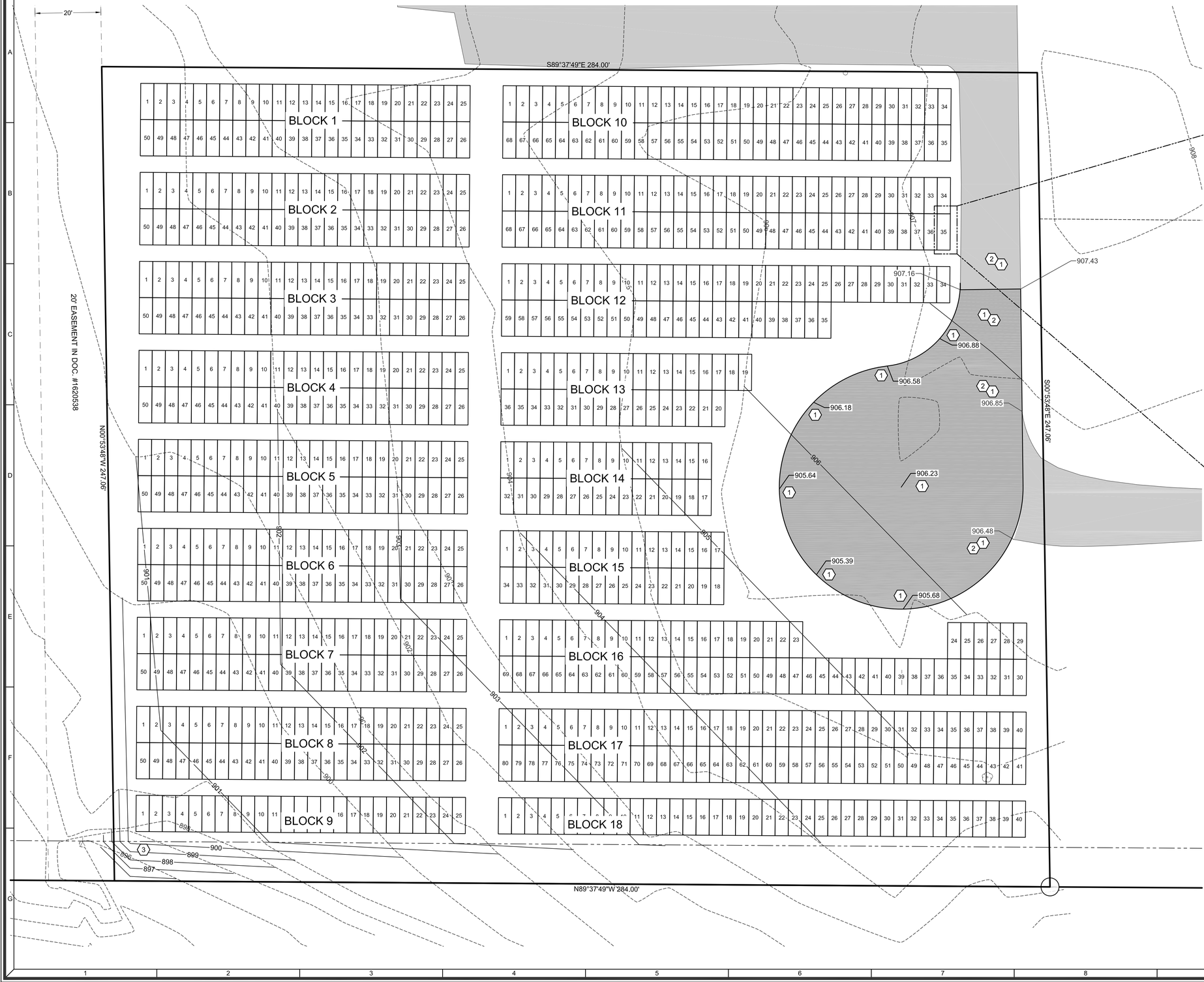
SITE PLAN

NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER

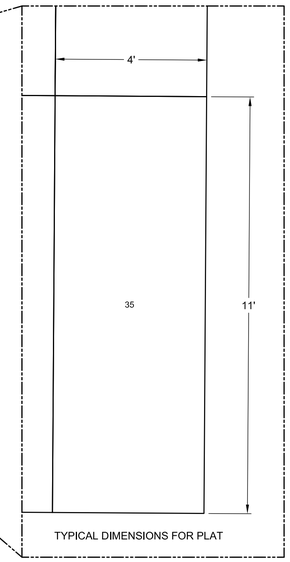
SHEET NUMBER
C3.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:17 AM



SHEET KEY NOTES:

1. SPOT GRADE; SEE DETAIL A THIS SHEET
2. MATCH EXISTING GRADE
3. 2:1 SLOPE, FROM ELEVATION 896 TO ELEVATION 903



INSET B

906.60 — T.O.C.
906.10 — GUTTER/PVMT
906.76 — FIN. GRADE

A

SPOT GRADE KEY

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N

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60 30 0 60 120
Graphic Scale

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2019 EXTERIOR RENOVATIONS

CEMETERY PLAT

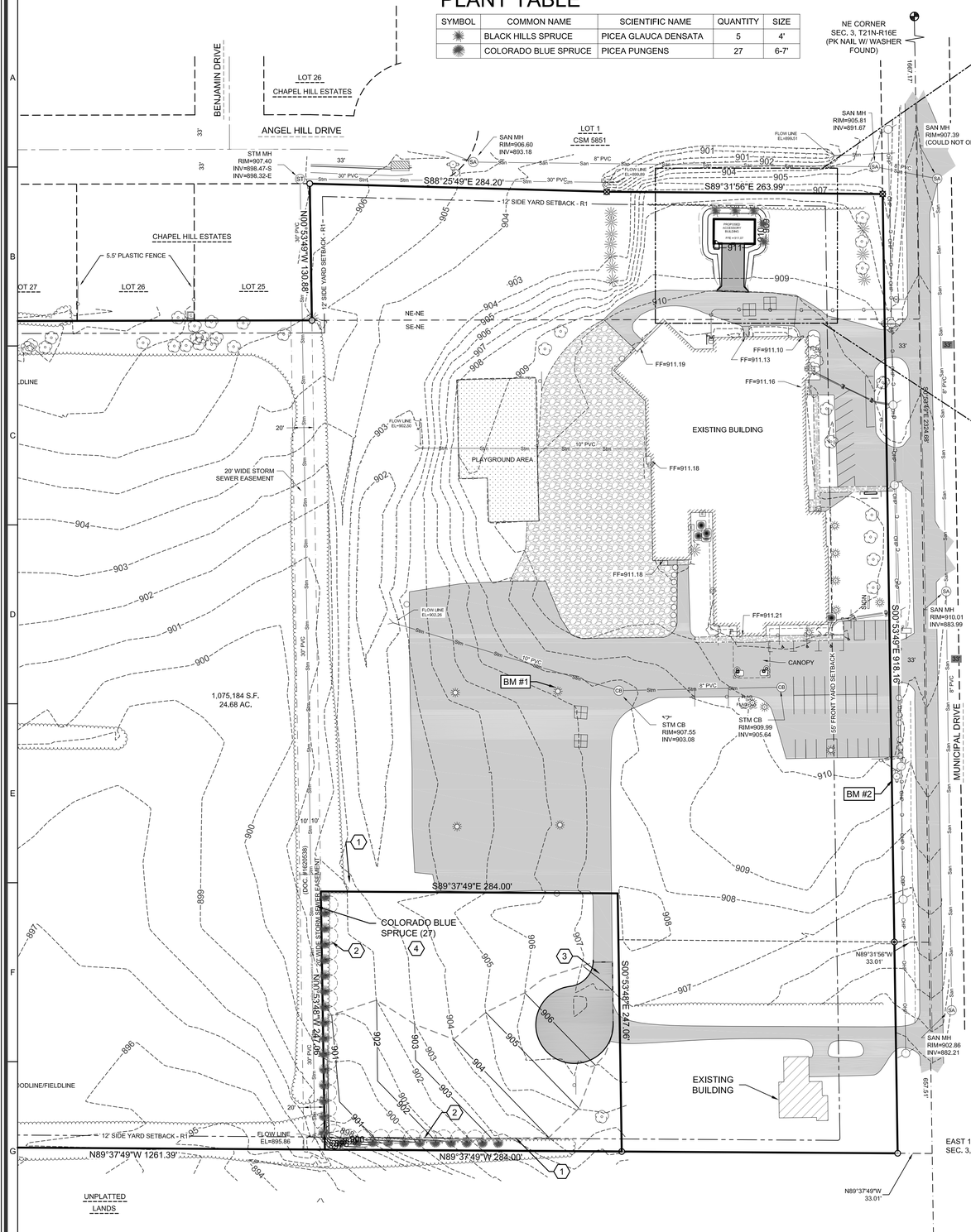
NO.	REVISION DESCRIPTION

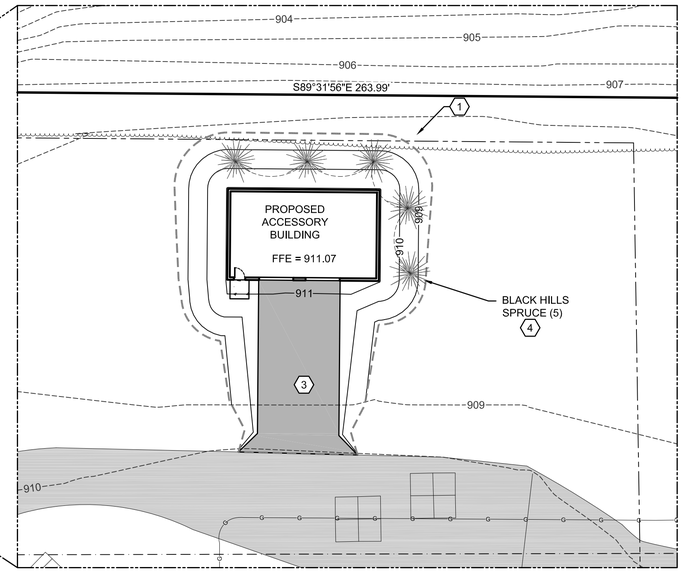
DATE: FEBRUARY 18, 2019
DRAFTED BY: RO / RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C4.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:25 AM

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	BLACK HILLS SPRUCE	PICEA GLAUCA DENSATA	5	4'
	COLORADO BLUE SPRUCE	PICEA PUNGENS	27	6-7'





INSET A

SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C6.0
2. CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C6.0
3. STONE TRACKING PAD; SEE DETAIL C SHEET C6.0
4. FOR TREE INSTALLATION REFER TO DETAIL D SHEET C6.0, ALSO SEE LANDSCAPE NOTES ON SHEET C6.0

20 10 0 20 40
Graphic Scale
INSET SCALE

PLANNED EROSION CONTROL PRACTICES:

1. SILT FENCE (TECH. STANDARD 1056)
   SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. DUST CONTROL (TECH STANDARD 1068)
   DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
3. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
   SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
4. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
   A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
5. EROSION CONTROL MATS (TECH. STANDARD 1053)
   EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
6. DEWATERING (TECH STANDARD 1061)
   SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

CONSTRUCTION SEQUENCE:

SPRING 2019

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- CONSTRUCT ACCESSORY BUILDING
- INSTALL BASE COURSE
- INSTALL PAVEMENT
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

THIS MAP IS BASED ON THE CURRENT OUTAGAMIE COUNTY COORDINATE SYSTEM OF RECORD.

N

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60 30 0 60 120
Graphic Scale

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2019 EXTERIOR RENOVATIONS

EROSION CONTROL & LANDSCAPE PLAN

NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C5.0
OF 6

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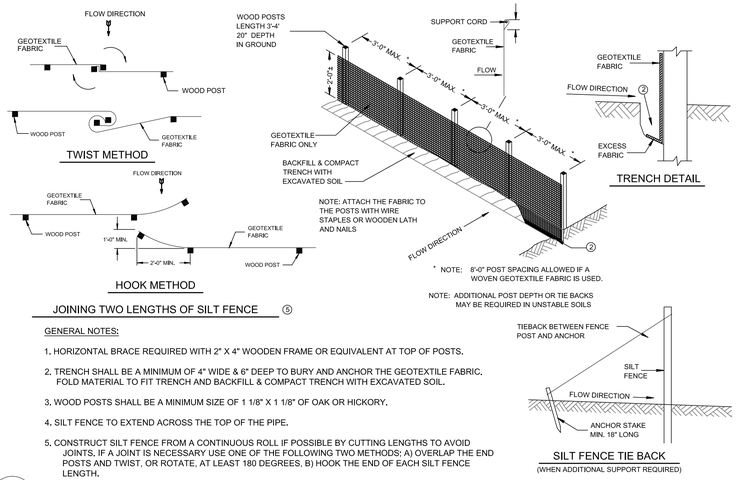
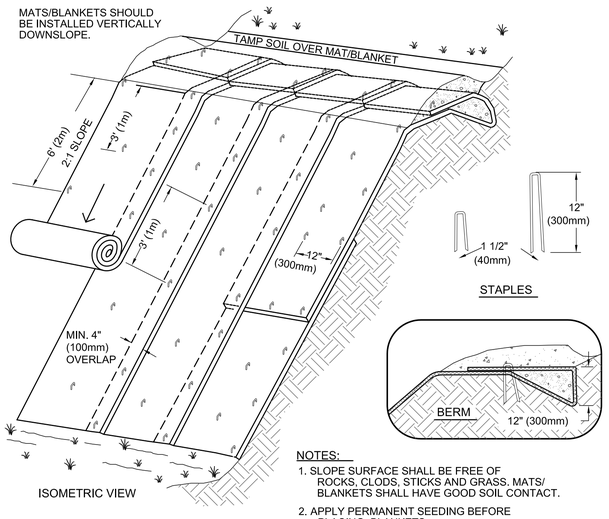


GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

A

SILT FENCE



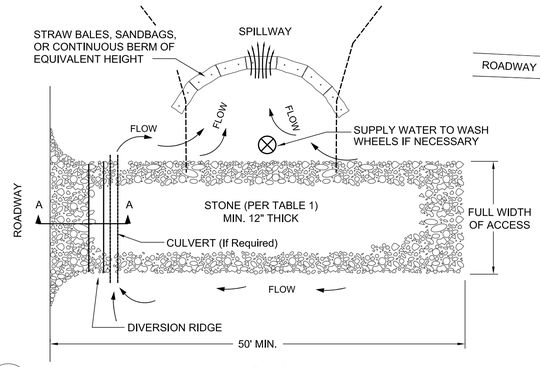
NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

B

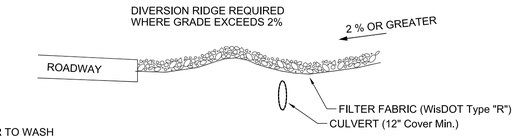
EROSION CONTROL MAT FOR SLOPE INSTALLATION

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



C

STONE TRACKING PAD

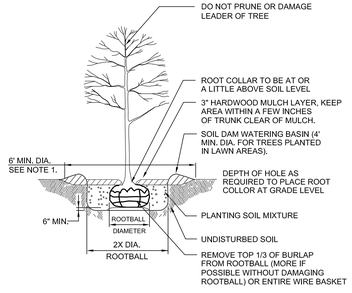


NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGREES LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

LANDSCAPE NOTES

1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
4. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUNDCOVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
5. A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
6. MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
7. PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
8. THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
9. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
10. SEED ALL DISTURBED AREAS WITH WDot No. 40 GRASS MIX.



NOTES:

1. INDIVIDUAL TREES IN LAWN AREAS SHALL RECEIVE A 6' MINIMUM DIAMETER MULCHED CIRCLE.

D

TREE PLANTING DETAIL

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

ST. MARY OF THE IMMACULATE CONCEPTION PARISH

2019 EXTERIOR RENOVATIONS

DETAILS

NO.	REVISION DESCRIPTION

DATE: FEBRUARY 18, 2019
DRAFTED BY: RPH
CHECKED BY: JE
PROJECT NO.: 1063-02-18
DRAWING NUMBER
SHEET NUMBER
C6.0
OF 6

R:\Jobs\1063-02-18 St. Marys Cemetery Addition\DRAWINGS\1063-02-18 ENG.dwg 2/18/2019 11:32:35 AM

FICATIONS

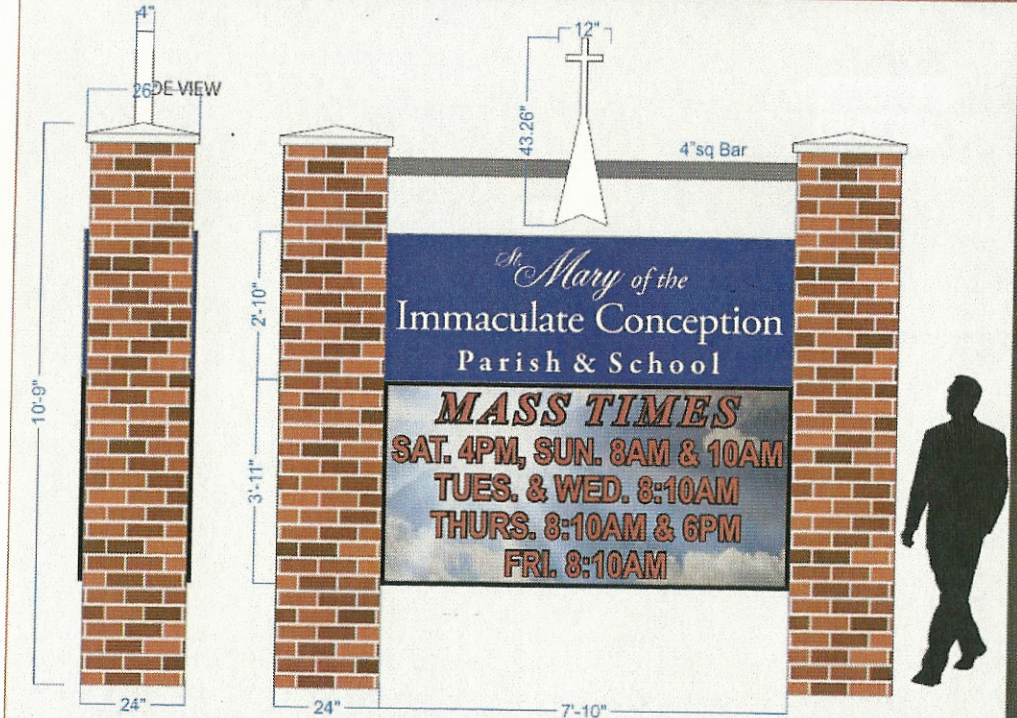
IENT
HITE)
) ALUMINUM BACKED
HITE ACRYLIC
F FLAT METAL LETTER
VI2
iB)
7' 10"
O MATCH BUILDING

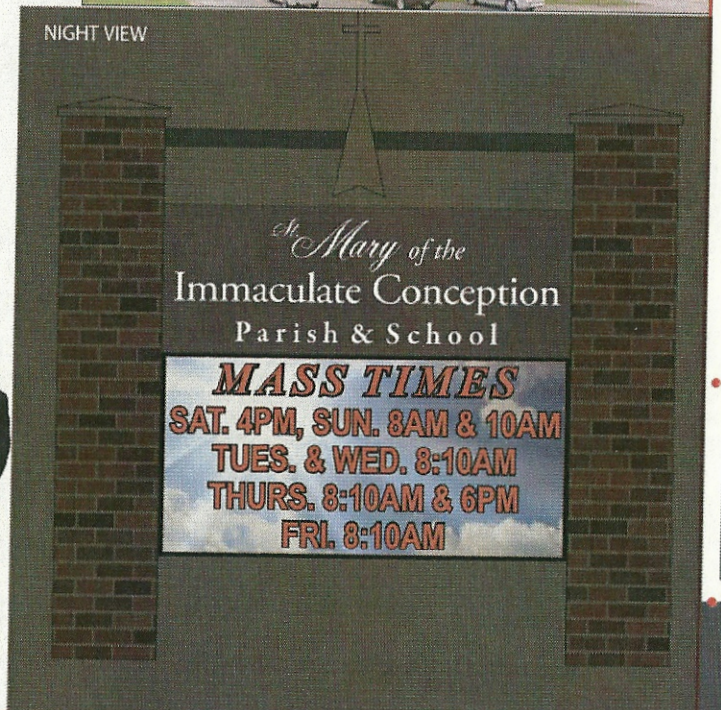
CE & INSTALL

T 22.2 SQFT
.68 SQFT

d







FO
CIT
SI
& LIGH

1125D W. Tu
Menasha,
T:920-37
F:920-22
FoxCitiesS
Sales@FoxCit

PROJECT NO: 381
Client: St. Mary of
Conception
Job Location: N 2
Drive, Greenville,

Salesperson: Kristi
Date: 1-3-2018
Artist: Dana

© 2018 Fox Cities Sign &
This drawing is a proper
Lighting Services, LLC. The
not be produced, copied,
or indirectly, nor used fo
permission. Failure to
compensation to Fox C
Services, LLC for desi

Color /

Client Approval:

Date:

Going

MEETING:	**Planning Commission & Town Board**	**AGENDA ITEM #:**	**7d**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Commission and Board Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Rezoning From General Commercial to Multi Family on Municipal Dr.**

ACTION TYPE: This item is for possible Planning Commission and Town Board Approval/Denial.

BACKGROUND & SUMMARY: This parcel of land is immediately North of the future Fire Station parcel on Municipal Dr. The proposed zoning meets the Comprehensive plan as it lies within a "Mixed Use" Residential and Potential Commercial Corridor. In January 2018, the applicant submitted for rezoning from General commercial to multifamily for 2 8-unit apartment buildings. At that time, staff recommended approval as it met ordinance and comprehensive plan criteria, the application was denied by Planning Commission and Town Board. Also at that time, a citizen participation meeting was held and the neighbors suggested they might like smaller buildings. In response to that request, the applicant is reapplying for rezoning with a new site plan for 1 8-unit and 2 4-unit buildings. A concept plan has been provided to show a potential layout of the site as well as architectural renderings of the proposed buildings.

SURROUNDING ZONING AND LAND USES:

	Existing Zoning	Existing Land Use
North	Gen Commercial	Residential
South	Gen Commercial	Fire Station
East	1 & 2 Fam. Res.	Residential
West	1 Fam. Res.	Residential

ITEMS FOR DISCUSSION:

1. Consistency with the Comprehensive Plan: Recommendation 6.1.2 & 6.1.3 of the comprehensive plan identifies this area for residential and mixed use and is within Neighborhood F and therefore is consistent with the plan to rezone from general commercial to multifamily residential.

STAFF RECOMMENDATION: Staff recommends the Commission approve the request. If the Commission is in agreement, the following motion may be made:

1. ***Rezoning "Motion to recommend approval of Resolution 30-19 to the Town Board."***

###

Attachments:

1. Resolution 30-19
2. Draft Site Plan

From: James Fletcher
To: Michael Brown
Cc: Kelly Mischler
Subject: FW: Message from "REMAX247COPIER"
Date: Friday, March 15, 2019 9:03:36 AM
Attachments: 20190315084645103.pdf

Good Morning Attached is the Sign in sheet for the neighborhood meeting for the multifamily 4 neighbors attended 3 of the 4 liked the new design and thought it would be a good fit They did suggest however that on the final site plan the Town require a privacy fence on the west and north property line Which the owner is fine with. The only part that gave a different opinion lives at N1778 Municipal Dr They suggested a Berm across the front on 76 but they really want the town to buy the property and not develop it. This will serve as my minutes from the meeting.
Also Mike did you get what you needed from Frank to have a meeting with us on what the staff would recommend to the Town Board for the Diamond water project We are under the gun with our contract to release contingencies by 3/21/19 Thanks

Jim Fletcher
RE/MAX 247 Commercial
2835 W. College Ave.
Appleton, WI 54914
(920) 428-9024

-----Original Message-----
From: support@247realestate.biz [mailto:support@247realestate.biz]
Sent: Friday, March 15, 2019 7:47 AM
To: Jim fletcher <jfletcher@pcfcom.com>
Subject: Message from "REMAX247COPIER"

This E-mail was sent from "REMAX247COPIER" (Aficio MP C4501).

Scan Date: 03.15.2019 08:46:44 (-0400)
Queries to: support@247realestate.biz

Dennis and Susan Ashauer N1778 Municipal Dr.
Paul & Jeanne Mintzloff N1795 Municipal DR
Robert & Lori Hauson N1770 Hyacinth Lane
Karen Kaddatz N1785 Municpal DR

Resolution #30-19

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF GREENVILLE APPROVING A REZONING OF PARCEL 110035300 FROM GENERAL COMMERCIAL TO R-3 MULTI FAMILY RESIDENTIAL LOCATED ON MUNICIPAL DR.

WHEREAS, a rezoning request has been applied for to rezone parcel 110035300 from General Commercial to Multi Family Residential as shown on Exhibit A; and

WHEREAS, the Planning Commission has found the request to be consistent with the Town of Greenville's Comprehensive Plan and recommended approval to the Town Board; and

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Greenville hereby finds that the request is consistent with the Town of Greenville's Comprehensive Plan and therefore approves the rezoning request.

This resolution was adopted by the Town of Greenville Town Board on the 25th day of March, 2019:

TOWN BOARD OF THE
TOWN OF GREENVILLE, WISCONSIN

By: _____
Jack Anderson, Town Chair

ATTEST:

_____
Wendy Helgeson, Clerk

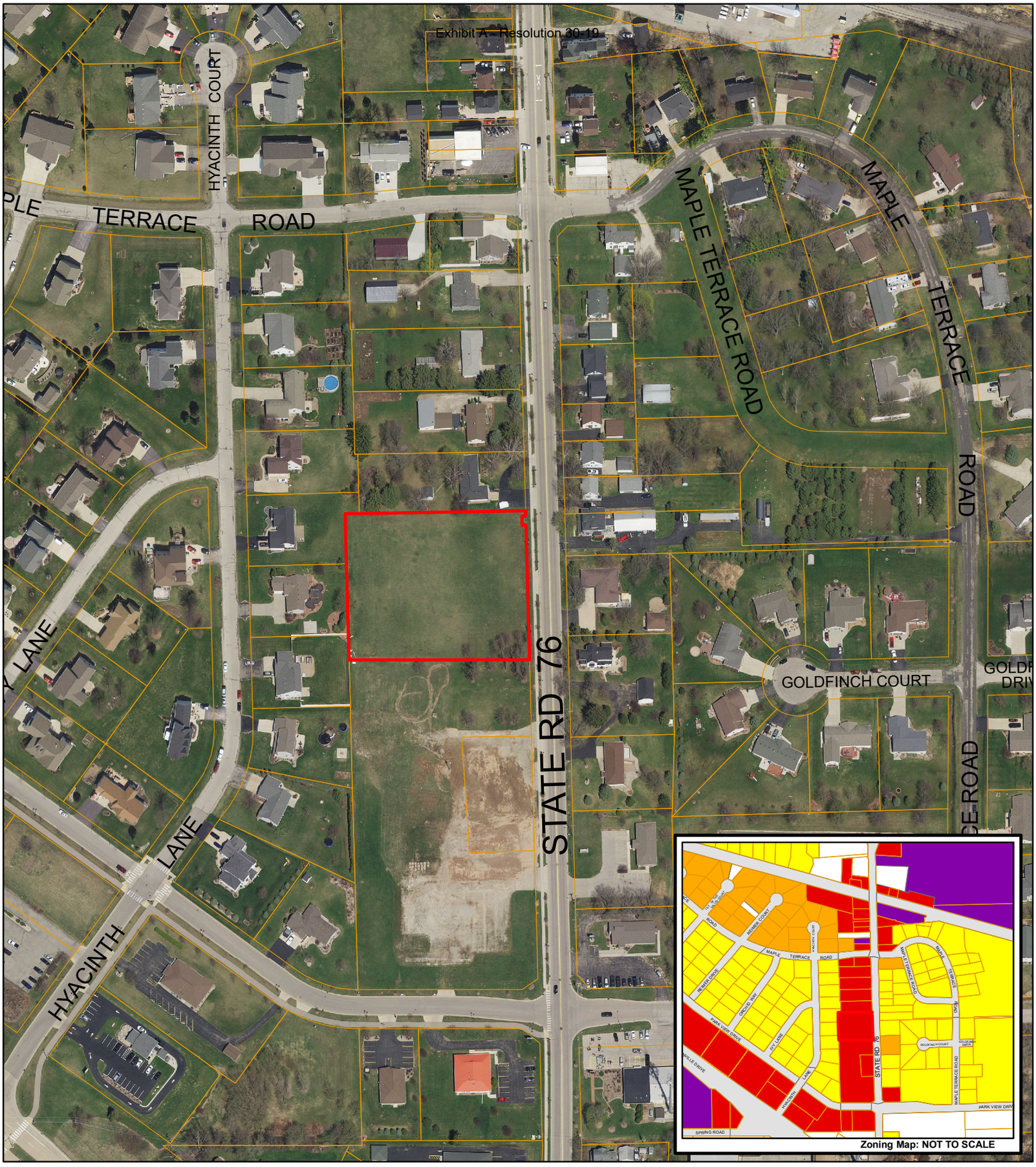
Motion to Approve Resolution No. #30-19 made by:

Votes:

Title	Name	Aye	Nay	Other
Supervisor	Culbertson			
Supervisor	Peters			
Supervisor	Strobel			
Supervisor	Woods			
Chairperson	Anderson			

Posted:

Exhibit A—Resolution 30-19



Town of Greenville

2019_RZ Rezone Parcel 110035300 from General Commercial to R-3 Mulitfamily Residential District

Project Location

N
W E
S

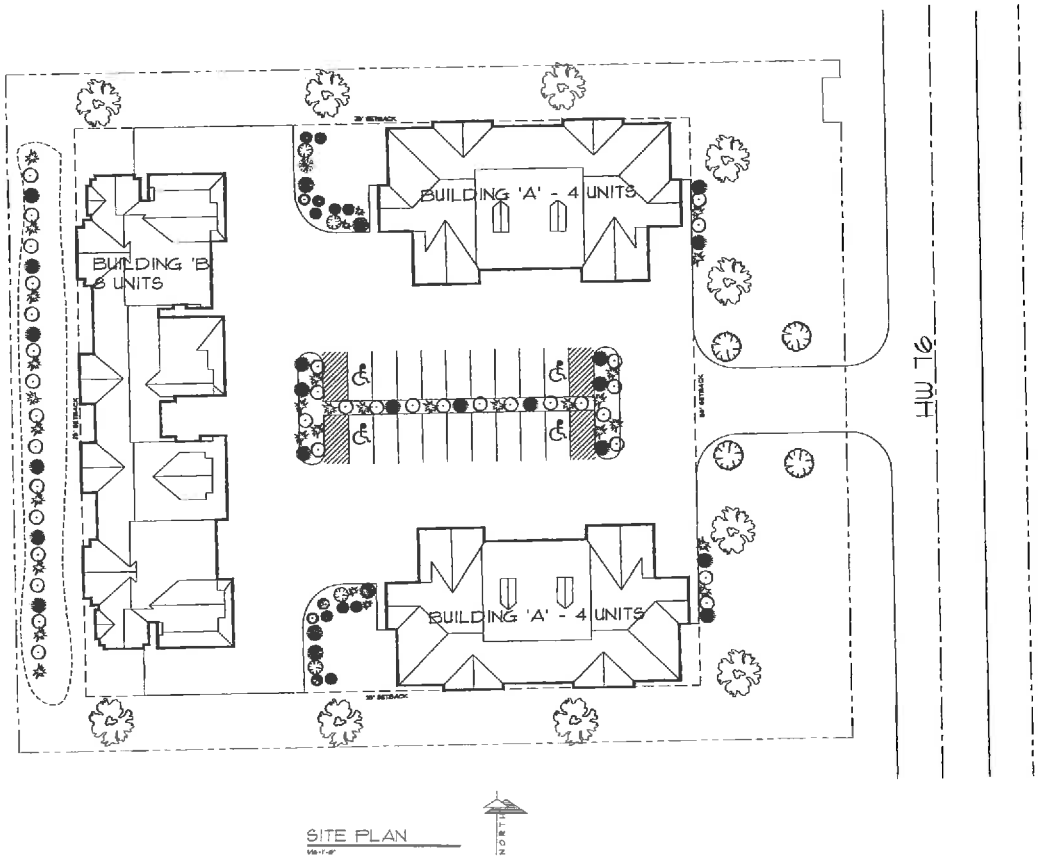
Zoning

- GENERAL AGRICULTURE
- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- GENERAL COMMERCIAL DISTRICT
- PLANNED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- AIRPORT DISTRICT
- Parcel Boundary

0 100 200 400 Feet

Scale is approximate and is not based upon legally recorded or surveyed data.

This map provides data containing geographic information about the Town of Greenville. The data was obtained from multiple sources and agencies. The Town of Greenville provides this information with the understanding that it is not guaranteed to be current, correct or complete and assumes no responsibility for the accuracy of this map or its use or misuse. The map is intended for use as a general reference only.



SITE PLAN

GREENVILLE
APARTMENT
COMPLEX
GREENVILLE, WI

SITE PLAN



BUILDING 'A' - FRONT ELEVATION

1/4"=1'-0" 4 UNITS BUILDING



BUILDING 'B' - FRONT ELEVATION

1/4"=1'-0" . 8 UNITS BUILDING

MEETING:	**Planning Commission & Town Board**	**AGENDA ITEM #:**	**7e**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Approval/Denial**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Board and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Landscape Ordinance Update**

ACTION TYPE: This item is for possible Planning Commission and Town Board Approval/Denial.

BACKGROUND & SUMMARY: At the February 11, 2019 Town Board meeting staff was directed to prepare an amendment to the Landscape Ordinance. At the February 25, 2019 Planning Commission meeting staff informed the Commission about the Town Board's direction to modify the ordinance. Attached is ordinance 02-19 that updates the Landscape Ordinance. The following areas of the ordinance were modified:

1. Section 320-59 Applicability:
    a. Additional zoning districts were added that were not included previously as well as language regarding the FAA and airport zoning district.
    b. The Commission has the flexibility to provide relief for existing developments.
2. Section 320-62 Landscape Standards:
    a. Street trees have been added as a requirement.
    b. Foundation plantings have been added as a requirement.
    c. Tree spacing and the amount of landscaping has been reduced to increase landscaping survivability.
    d. Alternatives to curbed planting islands have been added and clarification on those requirements.
3. Section 320-64 Substitutions and Modification:
    a. The Commission has the flexibility to provide relief from the landscape requirements.
4. Section 320-65 Installation, certification:
    a. Installation/completion timelines have been included.

STAFF RECOMMENDATION: Staff recommends approval of the attached ordinance. If the Commission agrees it can make the following motion.

Motion to recommend approval of Ordinance 02-19 to the Town Board

###

Attachments:

1. Ordinance 02-19

TOWN OF GREENVILLE
ORDINANCE NO. 02-19
LANDSCAPE STANDARDS

The Town Board of the Town of Greenville, Outagamie County does hereby ordain as follows:

Sections §320-58 through §320-67 of the Town of Greenville Code is hereby repealed and recreated as follows:

§ 320-58 **Purpose.**
The purpose of this article is to enhance the appearance of the Town by improving the quality of landscaping, buffering and screening at commercial and industrial properties. Criteria and standards are provided to ensure that building sites and off-street parking areas are sufficiently landscaped to protect and preserve the appearance, character and value of surrounding properties and public right-of-way, thereby promoting the general welfare, safety and aesthetic quality of the Town of Greenville.

§320-59 **Applicability.**

A. The provisions of this article shall apply to developments allowed as a permitted use, requiring site plan approval or a special use in the NC, GC, CP, BP, IND, AD (where permitted by the Federal Aviation Administration), R3 and any developments allowed as a special exception that are considered a commercial/industrial/business use in the AED, AGD, R1, and R2 districts.

B. Any development occurring on vacant land shall be in full compliance with the provisions of this article.

C. Existing occupied developments that do not conform to the provisions of this article may be continued until such time that any of the following occur. Flexibility on relief shall be allowed on a case by case basis, as approved by the Planning Commission, as the standards set in this article may not be able to be applied due to existing conditions. It is the intent to meet the standards in this article where practical. Landscaping shall be required whenever a site plan is required by Chapter 320.

§ 320-61 **Landscape plan requirements.**
Landscape plans submitted for review shall be drawn to an appropriate scale and shall include at a minimum the following information:

A. The name and address of owner/developer, and name of the landscape architect/designer.

B. Date of plan preparation, date and description of all plan revisions, name of project or development, scale of plan, and north marker.

C. The location of all lot lines, locations of all existing and proposed easements and rights-of-way, and elevation, topography, and cross-section details as determined necessary by the Planning Commission.

D. The location of all existing and proposed structures, parking and loading areas, parking spaces (numbered), driveways, sidewalks, ground signs, refuse disposal areas, fences, freestanding electrical and other utility equipment, and other site improvement features as determined necessary by the Planning Commission.

E. The location and contours at one-foot intervals, of all proposed berms.

F. The location, caliper size, and species (common and botanical name) of all existing plant material on

the site and designation of intended treatment.

G. The location, caliper size at planting and species (common and botanical name) of all proposed plant materials, and location and description of all ground cover and turf grasses.

H. A schedule of all new plants proposed for planting, and those existing plants that will be saved, including size (caliper, height, container size, etc.), condition (bare-root, balled-and-burlapped, container-grown, or preexisting), planned installation date, and common and botanical names (genus, species, and variety).

I. A schedule itemizing the total square foot area of all greenspace proposed on the lot, the total square foot area of off-street parking, the number of off-street parking spaces, the number and square foot area of each interior island and peninsula.

§ 320-62 **Landscape standards.**
Landscaping required under this article shall be of the following types as specified below: Lot line & street tree landscaping, foundation plantings, curbed planting islands or peninsulas, buffer yard landscaping, and screening requirements:

A. Lot line & street tree landscaping. A minimum twenty-foot front strip extending along the lot adjacent to all road right-of-way plus a minimum ten-foot strip along all other lot lines shall be landscaped as described below.

(1) Lot line landscape strips shall be planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater), excluding driveway openings and vision triangles.

(a) Street Trees. In addition to lot line landscaping street trees shall be planted within the right-of-way along curbed public and private streets, including parking lot connections, circulation drives and loading areas and shall be located six to seven feet behind the curb (except as determined unfeasible by the Planning Commission or if prohibited by County or State Departments of Transportation).

(2) Where it is deemed appropriate or desirable to construct a berm in the lot line landscape strip in order to restrict view and/or to absorb noise, the Planning Commission may require this option for a landscape plan. The slope of the berm shall be minimally planted with variety of conifer species spaced 20 feet on center.

B. Foundation Plantings. Landscaping is required for all building foundations in order to provide visual breaks in the mass of the building.

(1) Such foundation landscaping shall be placed along 30% of the buildings total perimeter, predominately near and along customer facades and entrances facing public streets.

(2) One ornamental tree (ornamental shall be defined as any tree having a mature height less than 30 feet) and a variety of five shrubs/annuals/perennials/ground cover or a combination of shall be planted for every 25 linear feet of building foundation planter area.

C. Curbed planting islands or peninsulas shall be provided in off-street parking areas as described below.

(1) Parking spaces must be separated by a planting island or peninsula at the rate of one island/peninsula for each row of 12 consecutive parking spaces for single row configurations, or for each 24 consecutive parking spaces in double-row configurations.

(2) Each island or peninsula shall be at least 180 square feet in area for single-row configurations, and 360 square feet in area for double-row configurations.

(3) One shade tree shall be planted in each island or peninsula.

(4) Islands and peninsulas shall be placed at the ends of parking rows or along designated pedestrian circulation areas.

(5) Alternatives.

(a) Planted boulevards within interior off-street parking areas may be considered as an alternative to islands and peninsulas.

(b) Parking spaces along the perimeter of the off-street parking areas may plant the required tree on the backside of the parking space every 12 spaces instead of installing an island or peninsula.

D. Buffer yard landscaping. Any commercial or industrial use that is adjacent to a residential use or zoning district shall provide a landscaped buffer yard along the full length of the affected side to afford protection to the residential uses from the glare of lights, from visual encroachment, and from the transmission of noise. Required buffer yards shall be landscaped as described below. Combinations of trees, shrubs, berms and fences shall create screening which is at least 50% impervious at planting to sight.

(1) Buffer yards required for commercial shall be a minimum 10 feet wide and shall be planted with a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(2) Buffer yards required for industrial developments shall be a minimum 25 feet wide and shall be planted with a double row of a variety of conifer species spaced 20 feet on center and a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(3) As an alternative to these buffer yard landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, with the remainder of the required buffer yard planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater).

(4) The required buffer yard shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

E. Screening requirements. The intent of these requirements is to provide a visual screen around service, equipment, storage, and trash collections areas contained within commercial and industrial properties. At the time of installation or planting, screening materials of a variety of conifer plantings must be at least 50% impervious at planting to sight, and be sufficiently high and long to accomplish the desired blockage of view year round. These plantings shall be located adjacent to the area being screened.

(1) As an alternative to the landscaping requirements, a six-foot-high sight-tight fence may be constructed near the lot line, with the remainder of the required strip planted with a minimum of one shade tree at fifty-foot centers (shade trees shall be defined as any tree with a mature height of 30 feet or greater). The required strip shall be a greenspace where no portion of a building, parking, driving, loading, or storage area may be located.

(2) Trash collection areas. All exterior storage in refuse disposal areas, trash collection dumpsters, and trash pads on commercial and industrial properties shall be located and oriented to be as inconspicuous as possible. They shall be screened from view to all adjacent properties, all adjacent road right-of-way, and if located within commercial developments, from view to on-site entrance drives and parking areas. Screening materials may consist of the following:

(a) A six-foot high sight-tight fence or wall; or

(b) An evergreen screen (height, spacing, and variety to be determined and approved by the Planning Commission).

§ 320-63 **Planting specifications.**
Plant materials provided in conformance with the requirements of this article shall be equal to or better in quality than the standards of the American Association of Nurserymen. The minimum sizes of plant materials that shall satisfy the requirements of this article are as follows:

A. Shade tree: 2 1/2-inch caliper.

B. Ornamental tree: 1 1/2-inch caliper.

C. Evergreen tree: five feet height.

D. Shrub: 18 inches to 24 inches height or spread.

§ 320-64 **Substitutions and modifications.**
A. To meet unique site design conditions or to overcome obstructions, conflicts, or other factors, the Planning Commission may approve planting substitutions as described below.

(1) Two ornamental trees may be substituted in place of one shade tree.

(2) Two evergreen trees may be substituted in place of one shade tree.

(3) One evergreen tree may be substituted in place of five shrubs.

(4) One shade tree may be substituted in place of 10 shrubs.

B. While plant materials should generally be distributed proportionately on the lot in accordance with the standards of this article, the Planning Commission can require alterations and variations in the planting pattern, on a case-by-case basis, to maximize the effectiveness of the installed landscaping.

C. Flexibility on relief may be provided in meeting the landscape standards as approved by the Planning Commission in cases where quantity and location of planting material would be difficult to install due to site/environmental or life/safety reasons or unique land uses being proposed for development. In these cases required plant material should be relocated elsewhere on the site if possible.

§ 320-65 Installation; certification.

All improvements required under this article shall be completed/installed prior to occupancy of the building or completion of the project if no building is constructed, unless occupancy/completion occurs during a non-planting season such as winter in which case improvements shall be completed during the next planting season but no later than July 1st. Completion/installation of required improvements may be deferred based on a schedule approved by the Planning Commission. Within 30 days of the installation of plant materials, the owner/developer shall request an inspection of the improvements to verify compliance with the approved plan.

§ 320-66 **Maintenance.**
The owner of the lot on which landscaping has been provided shall be responsible for protecting and maintaining all plant materials and landscape areas in a healthy and growing condition and shall be responsible for keeping them free from refuse, debris, and weeds. Failure to maintain or replace dead or diseased plant materials during the next appropriate planting period shall constitute a violation of the provisions of the Zoning Code.

§ 320-67 **Airport height limitation zones.**
Owners of lots within an Airport Overlay Zone should be aware of height restrictions set by Outagamie

County.

If this conflicts with any section within the Town of Greenville Municipal Code, this ordinance shall prevail.

This Ordinance shall take effect upon passage and publication.

Adopted this 25th day of March, 2019.

TOWN OF GREENVILLE:

_____

Jack Anderson

Town Chairperson

Attest:

_____

Wendy Helgeson

Town Clerk

MEETING:	**Planning Commission**	**AGENDA ITEM #:**	**7f**
DATE:	**March 25, 2019**	**ACTION TYPE:**	**Consensus**

"Town of Greenville"

AGENDA MEMORANDUM

To:	Honorable Chairperson and Commission Members
From:	Michael J. D. Brown, Community & Economic Development Director
Date:	March 18, 2019
RE:	**Fox Highlands Trail Relocation**

ACTION TYPE: This item is for possible Planning Commission Consensus.

BACKGROUND & SUMMARY: School Road at 76, LLC has submitted a revised trail alignment within the Fox Highlands subdivision. They have proposed to shift the trail north to travel between existing platted lots 45 & 46 and reconfigure existing lots 37 & 46 as shown in the attached diagram. They have done this in order to make lots 37 & 46 more square and marketable. They are asking the Planning Commission if this would be acceptable. If the Commission is ok with this proposal the developer would prepare and submit a CSM in order to reconfigure lots 37, 46, Outlot 2 and the trail location.

STAFF RECOMMENDATION: Staff recommends approval of the concept.

###

Attachments:

1. Trail Relocation Diagram

PROPOSED

FOX HIGHLANDS

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN

CENTER
SECTION 15, T21N, R16E
FOUND ALUM MON

NORTHWEST CORNER OF THE
SOUTH 1/2 OF THE SOUTHEAST 1/4
SECTION 15, T21N, R16E.
FOUND 3/4" REBAR 0.16' NORTH
AND 0.09' EAST

NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, T21N, R16E, 2651.04'
(N89°12'07"E) N89°11'56"E 2167.94'

ROCKDALE LANE
66' RIGHT-OF-WAY

RIDGELINE TRAIL
66' RIGHT-OF-WAY
DEDICATED TO THE PUBLIC

HIGH POINT LANE
66' RIGHT-OF-WAY
DEDICATED TO THE PUBLIC

CRESTFIELD WAY
66' RIGHT-OF-WAY
DEDICATED TO THE PUBLIC

OUTLOT 1
STORMWATER BASIN

OUTLOT 2
"OPEN SPACE, TRAIL"

"CONSERVANCY (TO PRESERVE WOODLANDS), OPEN SPACE, STORM WATER MANAGEMENT"

CONSERVANCY

UNPLATTED LANDS
PARCEL ID 110063600

OWNER:
GERALD EBBEN (LE),
ETHEL EBBEN (LE),
EBBENS ACRES LLC ET AL

WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, T21N, R16E, N01°07'47"E 2685.60'

WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, T21N, R16E, N01°07'47"E 979.52'

1342.80'

913.48'

339.00'

182.00'

LOT 51 PARCEL ID 110347200
LOT 54 PARCEL ID 110347500
LOT 73 PARCEL ID 110349400
LOT 74 PARCEL ID 110349500
LOT 72 PARCEL ID 110349300
LOT 71 PARCEL ID 110349200
LOT 70 PARCEL ID 110349100
LOT 69 PARCEL ID 110349000
LOT 68 PARCEL ID 110348900
LOT 67 PARCEL ID 110348800
LOT 89 PARCEL ID 110351000
LOT 88 PARCEL ID 110350900
LOT 90 PARCEL ID 110351100
LOT 91 PARCEL ID 110351200
LOT 92 PARCEL ID 110351300
LOT 93 PARCEL ID 110351400
LOT 94 PARCEL ID 110351500
GREEN RIDGE TERRACE

8	22,343 S.F.	0.513 ACRE	
9	24,153 S.F.	0.554 ACRE	
10	21,850 S.F.	0.502 ACRE	
11	19,471 S.F.	0.447 ACRE	
12	17,369 S.F.	0.399 ACRE	
13	19,448 S.F.	0.446 ACRE	
14	22,310 S.F.	0.512 ACRE	
15	20,904 S.F.	0.480 ACRE	
16	22,202 S.F.	0.510 ACRE	
17	18,757 S.F.	0.431 ACRE	
18	18,757 S.F.	0.431 ACRE	
19	20,214 S.F.	0.464 ACRE	
20	18,702 S.F.	0.429 ACRE	
21	18,999 S.F.	0.436 ACRE	
22	18,999 S.F.	0.436 ACRE	
37	18,709 S.F.	0.429 ACRE	
38	18,516 S.F.	0.425 ACRE	
39	18,115 S.F.	0.416 ACRE	
40	18,013 S.F.	0.414 ACRE	
41	20,398 S.F.	0.468 ACRE	
42	19,597 S.F.	0.450 ACRE	
43	19,626 S.F.	0.451 ACRE	
44	20,000 S.F.	0.459 ACRE	
45	20,000 S.F.	0.459 ACRE	
46	19,745 S.F.	0.453 ACRE	
47	23,880 S.F.	0.548 ACRE	
58	17,910 S.F.	0.411 ACRE	
59	21,236 S.F.	0.488 ACRE	

APPROXIMATE 10,000 FT BUFFER FROM AGRICULTURAL OPERATIONS AREA (AOA)

TYPICAL SINGLE FAMILY RESIDENTIAL BUILDING SETBACKS UNLESS NOTED OTHERWISE

SIDE 10' / REAR 25' / 30' FRONT / SIDE 10'

SHEET INDEX
NOT TO SCALE

LOCATION SKETCH
SECTION 15, T21N, R16E
OUTAGAMIE COUNTY
SCALE: 1" = 2000'

LEGEND

- GOVERNMENT CORNER
- 1¼" x 30" REBAR SET (4.30 LBS/LIN FT MINIMUM)
- P.K. NAIL SET
- 1" IRON PIPE FOUND
- 1¼" REBAR FOUND
- ¾" REBAR FOUND
- ALL OTHER LOT AND OUTLOT CORNERS NOT MONUMENTED AS ABOVE ARE 3/4" X 24" IRON REBAR SET (1.50 LBS/LIN FT MINIMUM)
- PLAT BOUNDARY
- PLAT RIGHT-OF-WAY LINE
- PLAT PROPERTY LINE
- ROAD CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- ACCESS RESTRICTION
- OBSTRUCTION CLEAR ZONE
- SANITARY MANHOLE
- SQUARE CASTED INLET
- TELEPHONE PEDESTAL
- POWER POLE W/GUY
- UTILITY EASEMENTS (UNLESS OTHERWISE NOTED) –SEE UTILITY EASEMENT PROVISIONS (A–E) ON SHEET 6.
- ARROWS INDICATE THE DIRECTION OF DRAINAGE. DRAINAGE PATTERNS SHALL BE MAINTAINED BY THE LOT OWNER UNLESS WRITTEN APPROVAL FOR MODIFICATION IS OBTAINED FROM THE VILLAGE.

NOTE: SEE SHEET 6 FOR LINE AND CURVE TABLES

PREPARED BY:
JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
3215 WEST LAWRENCE STREET, SUITE 6
APPLETON, WISCONSIN 54914
(920) 733-2800

OWNER:
SCHOOL ROAD AT 76, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593
(608) 848-9050

PREPARED FOR:
FORWARD DEVELOPMENT GROUP, LLC
161 HORIZON DRIVE, SUITE 101A
VERONA, WI 53593
(608) 848-9050

north

BEARINGS FOR THIS SURVEY MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM(WCCS), OUTAGAMIE COUNTY. THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15–21–16 BEARS S88°53'23"W.

0' 30' 60' 120'
SCALE: 1"=60'

REVISED: MARCH 14, 2019

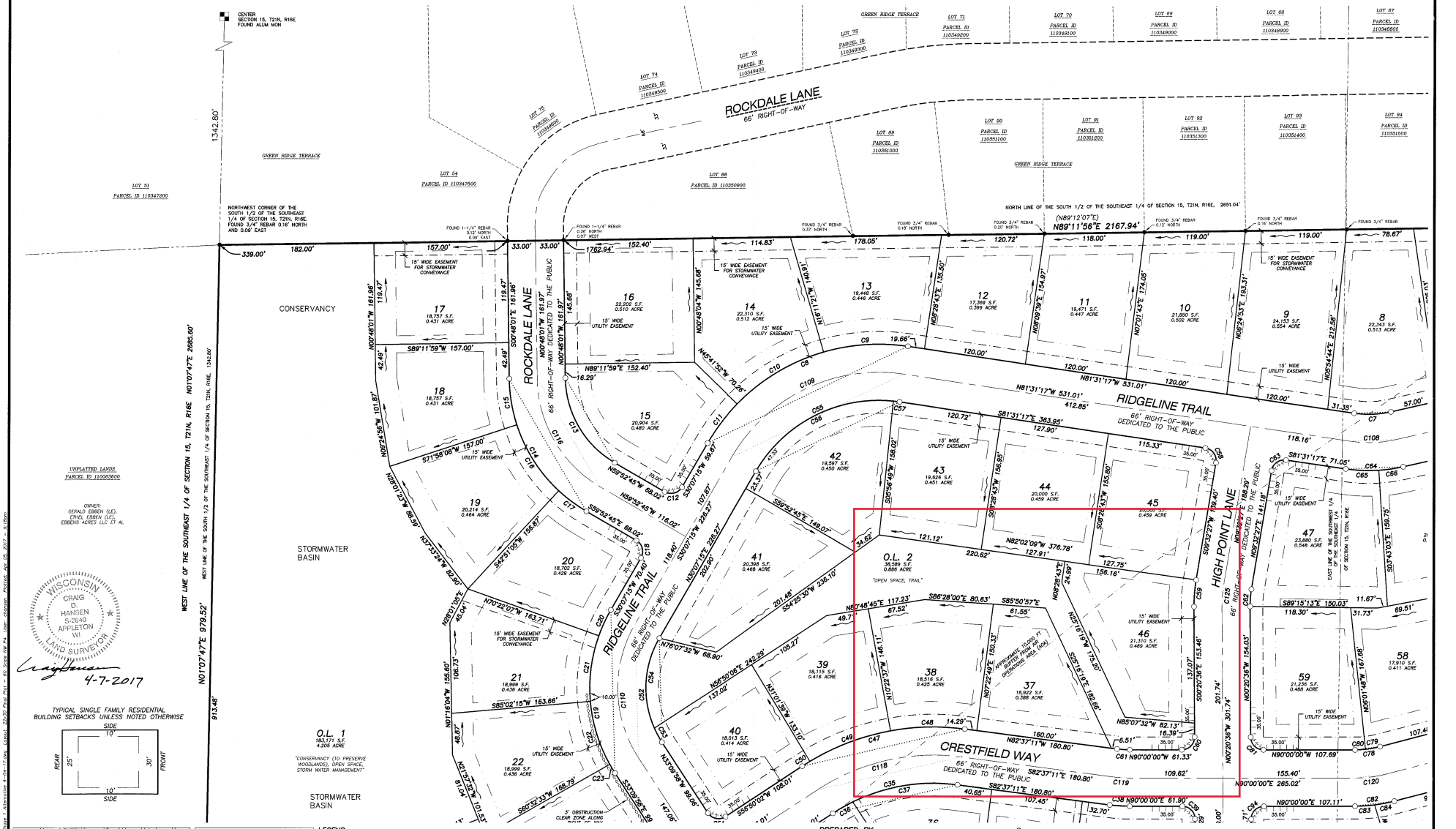
PROJECT NO:	16-7171	SURVEYED BY:	JCK
FILE NO:	–	DRAWN BY:	CDH
FIELDBOOK/PG:	–	CHECKED BY:	JJK
SHEET 4 OF 6		APPROVED BY:	

File: X:\PROJECTS\2016\16-7171\DWG\Phase 2 Construction Plans\16-7171 F-Plat PH2A Exhibit.dwg Layout: 22x30 Final Plat – 60 Scale NW P4 User: sdrakes Plotted: Mar 15, 2019 – 9:17am

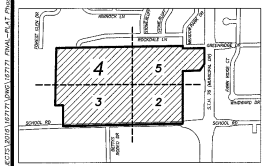
EXISTING

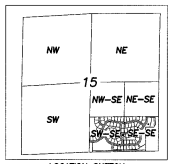
FOX HIGHLANDS

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 15, TOWNSHIP 21 NORTH, RANGE 16 EAST, TOWN OF GREENVILLE, OUTAGAMIE COUNTY, WISCONSIN



TYPICAL SINGLE FAMILY RESIDENTIAL BUILDING SETBACKS UNLESS NOTED OTHERWISE





LEGEND

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0' 30' 60' 120'
SCALE: 1"=60'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified April 5th, 2017

Department of Administration

REVISED: APRIL 4, 2017
REVISED: MARCH 22, 2017
REVISED: MARCH 9, 2017
DATED: FEBRUARY 24, 2017

PROJECT NO:	16-7171	SURVEYED BY:	JCK
FILE NO:	–	DRAWN BY:	CDH
FIELDBOOK/PG:	–	CHECKED BY:	JK
		APPROVED BY:	

SHEET 4 OF 6