

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna



Thursday, June 16, 2022 at 4:00 PM

AGENDA

1. Roll Call.
2. Approval of Minutes.
 - [a.](#) Approve Minutes of June 9, 2022 Meeting
3. New Business.
 - [a.](#) Site Plan Review - U-Haul Storage - Commerce Crossing
 - [b.](#) Site Plan Review - DrainSupply Properties - 2928 Lawe Street
4. Other Business.
5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.





PLAN COMMISSION

City of Kaukauna
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Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, June 9, 2022 at 4:00 PM

MINUTES

1. Roll Call.

The Meeting was called to order by Mayor Penterman at 4:00 PM.

Members Present: Mayor Penterman, Commissioner Feller, Commissioner Schoenike, PCDD Stephenson, DPW Neumeier, and AP Paul.

Members Absent: Ald. Moore, Ald. Thiele, and Commissioner Avanzi.

A motion was made by Mayor Penterman to excuse the absent members. DPW Neumeier seconded the motion. The motion carried.

Others Present: Wanda Rooyakkers owner of parcel 322095601 – U-Haul Site, Heather Skelton representative for U-Haul Storage, Steven Lowney owner of DrainSupply Properties LLC, and Brian Roebke of the Times Villager.

2. Approval of Minutes.

a. Approve Minutes of May 19, 2022 Meeting

A motion was made by DPW Neumeier to approve the minutes of May 19, 2022, meeting. The motion was seconded by Commissioner Feller. The motion carried.

3. New Business.

a. Park Donation Application Review

AP Paul presented two applications for park bench donations to be installed on Konkapot Creek Trail. One bench is in memory of Pat Hurst, and the other in memory of David Fritz. The families have requested these locations. Staff will work with the donors to approve a more precise location.

A motion was made by DPW Neumeier to approve the park bench donations and allow staff to work with the families to install the bench in a more precise location. The motion was seconded by Commissioner Feller. The motion carried.

b. CSM Review – Lot 3 CSM 560 – 2802 Fieldcrest Dr

AP Paul reviewed a CSM for a duplex located on Fieldcrest Drive to obtain zero lot lines. Zero lot lines are permitted by the City of Kaukauna Code of Ordinances. The current property does not have separate utilities to each unit which is a requirement of zero lot lines. The CSM could be approved with the condition that it will not be signed until separate utilities are installed or a condominium declaration is signed.

A motion was made by DPW Neumeier to table the item until a later date. Commissioner Feller seconded the motion. The motion carried.

c. Special Exception Permit – 55+ Townhomes – Commerce Crossing

PCDD Stephenson presented a special exception review for the operation of a Multi-family Residential Townhome Development in the Commercial Highway District of Commerce Crossing. The proposed use is allowed in the current zoning with a special exception permit. The development would include buildings with multiple living units. Recreation facilities like pickle ball courts are proposed. The development would function like a HOA – the roads in the development would be privately owned. The current site plan will have to be resubmitted for approval.

A motion was made by Commissioner Schoenike to approve the Special Exception Permit. The motion was seconded by DPW Neumeier. The motion carried.

d. Site Plan Review – JJ's Bottle Room Deck Expansion

PCDD Stephenson provided information on this item. JJ's Bottle Room currently has a deck on the back of their business, and are hoping to expand the deck. The current site plan meets all outdoor serve requirements.

A motion was made by Mayor Penterman to approve the site plan. The motion was seconded by Commissioner Schoenike. The motion carried.

e. Outdoor Serve Area Discussion

PCDD Stephenson conducted a discussion regarding the City of Kaukauna Ordinance for Outdoor Serve Areas. Staff is looking for feedback on fence requirements surrounding these outdoor areas. Current ordinance requires no less than 6 foot high fence and screen blocking.

No action was taken.

f. Special Exception Permit – U-Haul Storage – Commerce Crossing

AP Paul presented an application for special exception for the construction and operation of a U-Haul Storage Facility. This proposed is considered light manufacturing and is permitted in the Commercial Highway District. The use is compliant with the surrounding uses and will be beneficial to the community.

A motion was made by Commissioner Feller to approve the Special Exception of operation a Storage Facility in the CHD. The motion was seconded by Commissioner Schoenike. The motion carried.

4:40 PM VIRTUAL MEETING OPTION RAN OUT OF TIME AND WAS NO LONGER AN OPEN MEETING. Therefore, no further action was taken.

g. Site Plan Review – U-Haul Storage – Commerce Crossing

No action was taken.

h. Site Plan Review – DrainSupply Properties – 2928 Lawe Street

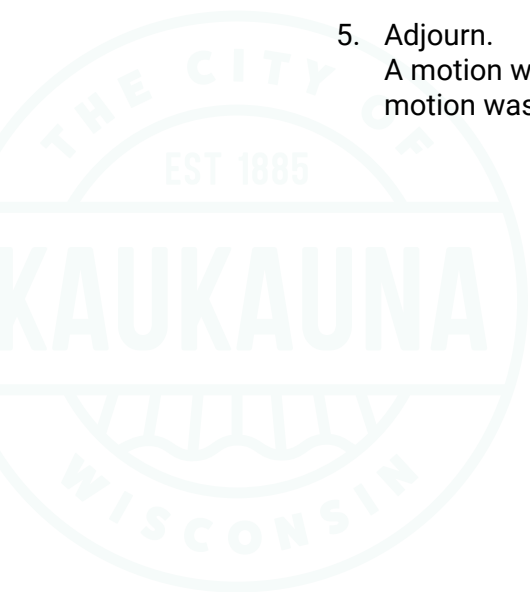
No action was taken.

4. Other Business.

There was no other business.

5. Adjourn.

A motion was made to adjourn the meeting at 4:50 PM by DPW Neumeier. The motion was seconded by Commissioner Schoenike. The motion carried.





MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 2, 2022
Re: Site Plan Review – U-Haul Storage – Commerce Crossing

The applicant is proposing to construct a U-Haul Storage Facility on the vacant lot, parcel 322095601 located at 1550 Arbor Way. The new development will include self-storage, a truck/trailer share and related retail sales. There will be two buildings, 11,277 square feet and 113,632 square feet. The buildings will be 49 feet 2 inches tall (4 stories) and 52 feet 2 inches tall. Storage use is considered light manufacturing, which is allowed with a special exception permit in Commercial Highway District. The applicant has also applied for a special exception permit.

Site Plan Review

Site/Architectural

The buildings meet all required setbacks and height requirements. There is adequate parking according to the code: 1 parking stall per employee in light manufacturing and there are over 50 parking stalls. Façade meets requirements.

Landscape

The site plan does include a landscape plan, which meets all requirements.

Lighting

Photometric lighting plan has been submitted. The highest foot candle on the property line is 3.3, on the west side. Staff has reviewed and see no conflicts as they are proposing landscape on that edge, and a storm water pond is directly next to it on the adjacent property.

Stormwater

Public works has reviewed and have the following comments:

1. Pond design assumed an 85% impervious development, so if we can get that down from 89.5% to 85% or less.

2. Work with City of Kaukauna engineers to obtain Storm Water and Erosion Control permits.

Staff Recommendation:

Approval of the U-Haul Storage Site Plan with the following conditions:

1. Site Plan Resubmitted to Staff to reduce the impervious surface to 85%.
2. Prior to issuance of building permits, must obtain Storm Water and Erosion Control Permits from Department of Public Works.





CITY OF KAUKAUNA PLAN COMMISSION APPLICATION FOR REVIEW

I am requesting a:

Zoning Change

Special Exception Permit

Certified Survey Map Review

Subdivision Plat Review

Petitioner Information:

Name: Ken Heitman, MCP
AMERCO Real Estate Co.

Address: 2727 N Central Avenue Phoenix, AZ 85004

Phone Number: 602-263-6502

Owner's Name (if not the petitioner): Midwest Investments, LLC

Owner's Address: 120 Doty Street, #556 Kaukauna, WI 54130

Address of Parcel in Question: 1550 Arbor Way
Kaukauna, WI 54130

Property Dimensions (in either SF or Acres): 4.65 Acres

Explain your proposed plans and what you are requesting the Plan Commission approve.

Please also note if there are existing structures on this property:

New development on a vacant lot to include self-storage, truck/trailer share and related retail sales

Additional Requirements: For Certified Survey Map and Subdivision Plat Review, professionally drawn maps are required to be submitted. These maps must include all structures, lot lines and streets with distances to each. For Subdivision Plat Review, the proposed street system must be indicated on the face of the preliminary plat to indicate, within a 2,000 foot radius from the exterior border of the plat, how the proposed streets will tie into the existing street system. Maps should be drawn to a scale of not less than 1":1,000'. For Zoning Change requests that would result in split zoning (or two zoning classifications on one parcel), a professionally drawn map meeting the standards above is also required. Additional information may also be requested as may be appropriate per the proposal being made.

Plan Commission Review Fee Schedule:

Lot Division by Certified Survey Map (1-4 lots)	\$10/lot based on total lots
Subdivision Review (5+ lots)	\$200
Special Exception Permit	\$100
Rezoning/Zoning Change	\$100
Variance to Subdivision Ordinance	\$50
Planned Unit Subdivision Ordinance	\$200

Please Note: Changes to zoning ordinances, special exception permits and map/plat reviews often require action by multiple governmental bodies. Between multiple meetings and statutory requirements for public hearings and noticing of meetings, sometimes reviews and authorizations can take more than 30 days. Please let staff know of your request as early as possible if you have a specific deadline that you need Plan Commission authorization by.

Signature of Petitioner:

Signature of Owner (if not Petitioner): *Midwestern Investments, LLC*
Wanda J. Rooyackers
Wanda J. Rooyackers, Glen E. Rooyackers

Date Submitted to City of Kaukauna:

Please submit by email to lpaul@kaukauna-wi.org or by mail to City of Kaukauna, Attn: Plan Commission, P.O. Box 890, Kaukauna, WI 54130



EROSION CONTROL AND STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant Information			
Applicant Name (Indiv., Org. or Entity) AMERCO Real Estate Co.		Authorized Representative Ken Heitman	
Title Marketing Company President			
Mailing Address 2727 N Central Avenue	City Phoenix	State AZ	Postal Code 85004
E-mail Address zulema_longoria@uhaul.com	Telephone (include area code) 602-263-6502	Fax (include area code) 602-277-5824	
Landowner Information (if different than Applicant)			
Name (Organization or Entity) Midwest Investments, LLC		Contact Person J. Fisher	
Title Attorney			
Mailing Address 120 Doty Street, #556	City Kaukauna	State WI	Postal Code 54130
E-mail Address JFischer@McCarty-Law.com	Telephone (include area code) 920-810-2849	Fax (include area code)	
Other Contact Information (check one): <input checked="" type="checkbox"/> Engineer / Consultant <input type="checkbox"/> Contractor / Builder <input type="checkbox"/> Agent / Other			
Name (Organization or Entity) Kimley-Horn		Contact Person Matt Sorenson	
Telephone (include area code) 612-474-4926			
Mailing Address 767 Eustis Street, Suite 100	City St Paul	State MN	Postal Code 55114
Project or Site Location			
Site Name (Project): U-Haul Moving & Storage		Parcel Numbers: 32-2-0956-01	
Address / Location: 1550 Arbor Way		Plat / CSM / Lot No.: CSM 7631/ Lot 2	
Permit Type & Fees (check all that apply)			
<input type="checkbox"/> Erosion Control < 1 acre or 43,560 sq.ft. Disturbed Area (EC1)		<input type="checkbox"/> Stormwater Management < 20,000 sq.ft. Impervious Area (SM1)	
<input checked="" type="checkbox"/> Erosion Control ≥ 1 acre or 43,560 sq.ft. Disturbed Area (EC2)		<input checked="" type="checkbox"/> Stormwater Management ≥ 20,000 sq.ft. Impervious Area (SM2)	
Total Disturbed Area 4.71 Acres	205,171	sq.ft. x \$0.0002 / sq.ft. (EC2) = \$ 41.03	
New Impervious Area 4.16 Acres	180,582	sq.ft. x \$0.0025 / sq.ft. (SM2) = \$ 451.46	
Base Fee: \$200 (EC1), \$250 (EC2), \$200 (SM1), \$500 (SM2) = \$			
Total Application Fee = \$		492.49	
Duration of Land Disturbance		weeks x \$25 / week (EC1, EC2) = \$ To be paid at a later date	
Start Date.....		Base Fee: \$250 (EC2), \$500 (SM2) = \$	
End Date.....		Total Inspection Fee = \$	
TOTAL PERMIT FEE (Application Fee + Inspection Fee) = \$		492.49	
Certification & Permission			
Certification: I hereby certify that I am the landowner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I understand that failure to comply with any or all of the provisions of the ordinances and/or permit may result in notices, fines / forfeitures, stop work orders, permit revocation, and cease & desist orders.			
Permission: As landowner of the property, I hereby give the Director of Public Works or designee, permission to enter and inspect the property to evaluate this permit application, determine compliance with ordinances, and perform corrective actions after issuing proper notice to the landowner.			
Applicant Signature		Date Signed	
Landowner Signature (required) <i>Ken E. Heitman</i> Midwestern Investments LLC		Date Signed 4/29/22	
LEAVE BLANK – FOR MUNICIPAL USE ONLY			
Date Application Received:	Fee Received \$	Receipt No:	
Construction Site ID / Permit No:	Date Issued:	Issued By:	



SITE PLAN REVIEW APPLICATION INDUSTRIAL PARK COMMISSION SUBMISSION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Midwest Investments, LLC	Name: Ken Heitman, MCP AMERCO Real Estate Co.
Mailing Address: 120 Doty Street, #556 Kaukauna, WI 54130	Mailing Address: 2727 N Central Avenue Phoenix AZ 85004
Phone: 920-810-2849	Phone: 602-263-6502
Email: JFischer@McCarty-Law.com	Email: zulema_longoria@uhaul.com

PROPERTY INFORMATION
Described the Proposed Project in Detail: New construction of self-storage, truck/trailer share and related retail sales
Property Parcel # (3-20000): 0956
Site Address/Location: 1550 Arbor Way, Kaukauna, WI 54130
Current Zoning and Use: CHD - Commercial Highway District
Proposed Zoning and Use: CHD - Commercial Highway District
Existing Gross Floor Area of Building: N/A
Proposed Gross Floor Area of Building: 124,909
Existing Building Height: N/A
Proposed Building Height: Building A = 49'-2" Building B = 52'-2"
Existing Number of Off-Street Parking Spaces: 0
Proposed Number of Off-Street Parking Spaces: 38
Existing Impervious Surface Coverage Percentage: 0%
Proposed Impervious Surface Coverage Percentage: 89.5%

I certify that the attached drawings are, to the best of my knowledge, complete and drawn in accordance with all City of Kaukauna codes.

Owner/Agent Signature:

Midwestern Investments, LLC

Owner/Agent Name (Printed):

Wanda J. Rooyakkers, Glen E. Rooyakkers

Midwestern Investments, LLC

Wanda J. Rooyakkers and Glen E. Rooyakkers

SITE PLAN REVIEW PROCEDURES

Site Plan Review is an administrative process that takes at maximum, 10 working business days after a submittal deadline. Plan Review process is **required** for all new buildings, and building expansions / additions or structures.

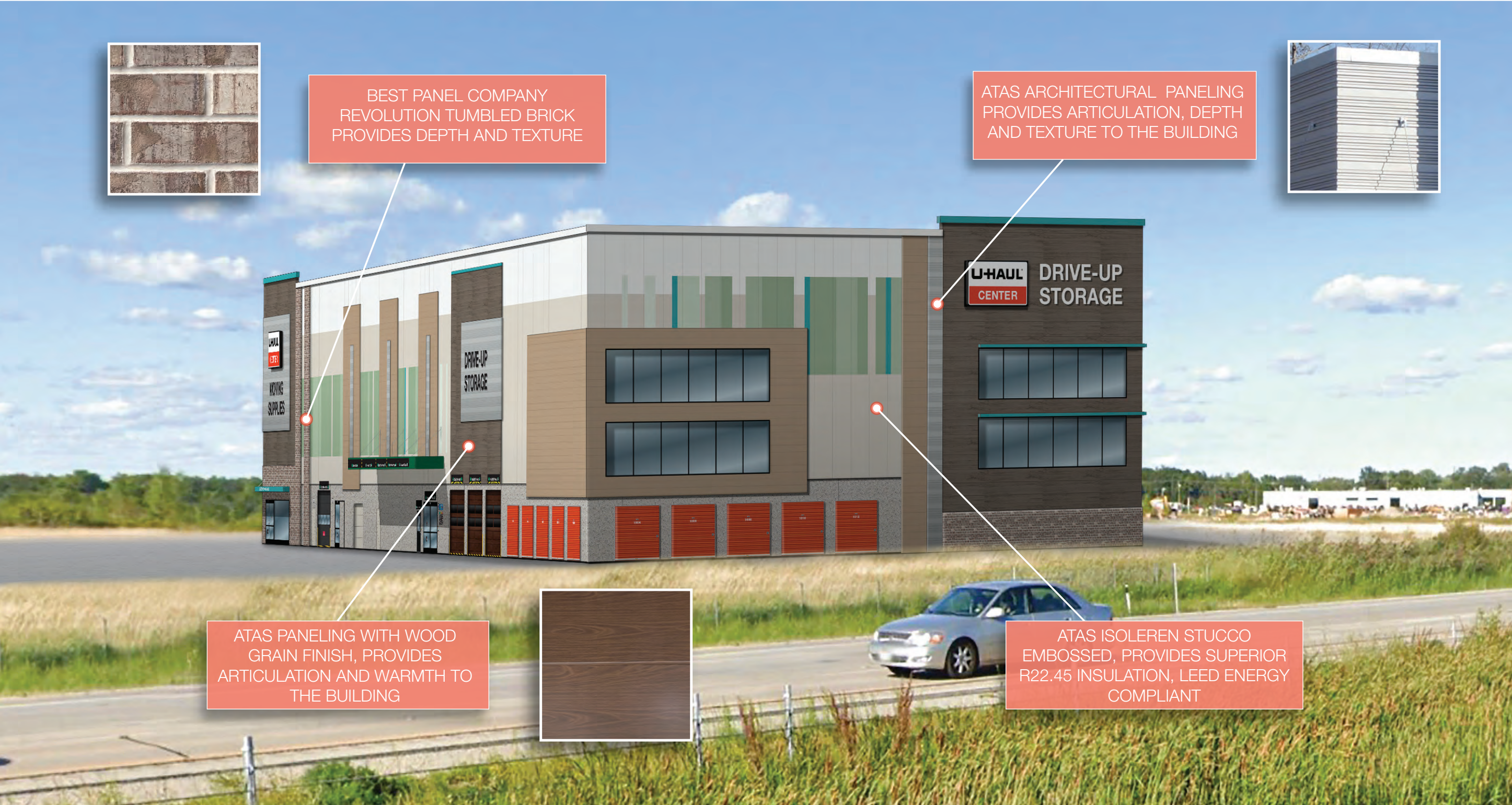
Early in the process, consult the Site Application Checklist (attached) for a complete list of plan requirements and contact staff in the Planning and Community Development Department for initial direction and assistance. In addition, it is your responsibility to notify utility companies regarding your proposed development.

The Planning and Community Development Department and other City Departments will review the Site Plan. The Site Plan Review Committee meets on an ad hoc basis, but complete submittals must be received 10 business days prior to a requested convening of the City's Industrial Park Commission.

Submit a set of plans, a digital copy of the plans in PDF or compatible format, and one of each application: Site Plan, Erosion Control, and Stormwater Utility Service Application. The Site Plan Set shall include Site, Utility, Grading, Drainage, Erosion Control, Landscape, Architectural Elevations, Photometric Information, Road and Driveway widths, Material composition of road and driveways, Parking Plans, Hydrant Locations (public and private), Distances of Buildings (length, width, and distance from sidewalks, roads and driveways. Additionally, please indicate if the property will be utilizing a Knox Box. This application should be submitted to the Application Coordinator listed below. *Please note: each of the City of Kaukauna's Industrial Parks have protective covenants adopted that impact building design. Please review protective covenants for your prospective development site here: <https://cityofkaukauna.com/business/districts/>

After review by City Departments, questions, comments and requested revisions will be returned to the applicant in advance of the Industrial Park Commission meeting. With approval of the Planning and Community Development Department Head and reviewer, the Planning and Community Development Department will refer the site plan to the City Industrial Park Commission. This process aims to reduce the number of public appearances a developer must make before the City Industrial Park Commission and to present more fully formulated site plans to the Industrial Park Commission for their formal approval.





MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130



WEST ELEVATION: BUILDING A

Scale: 1" = 25'



NORTH ELEVATION: BUILDING A

Scale: 1" = 25'



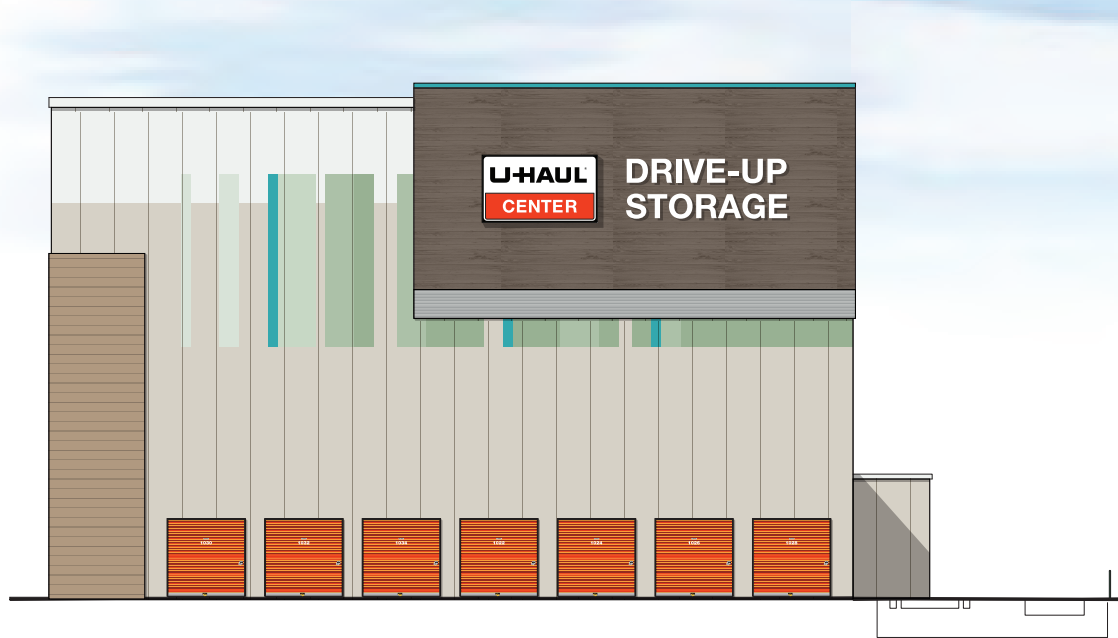
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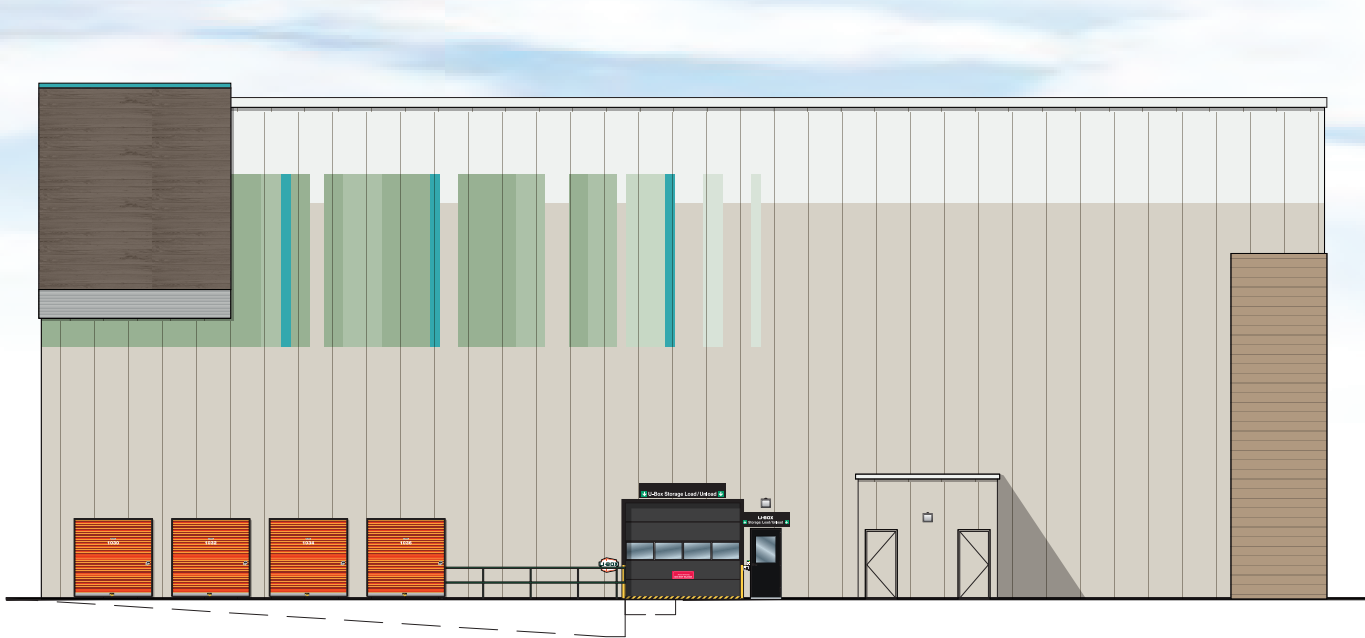


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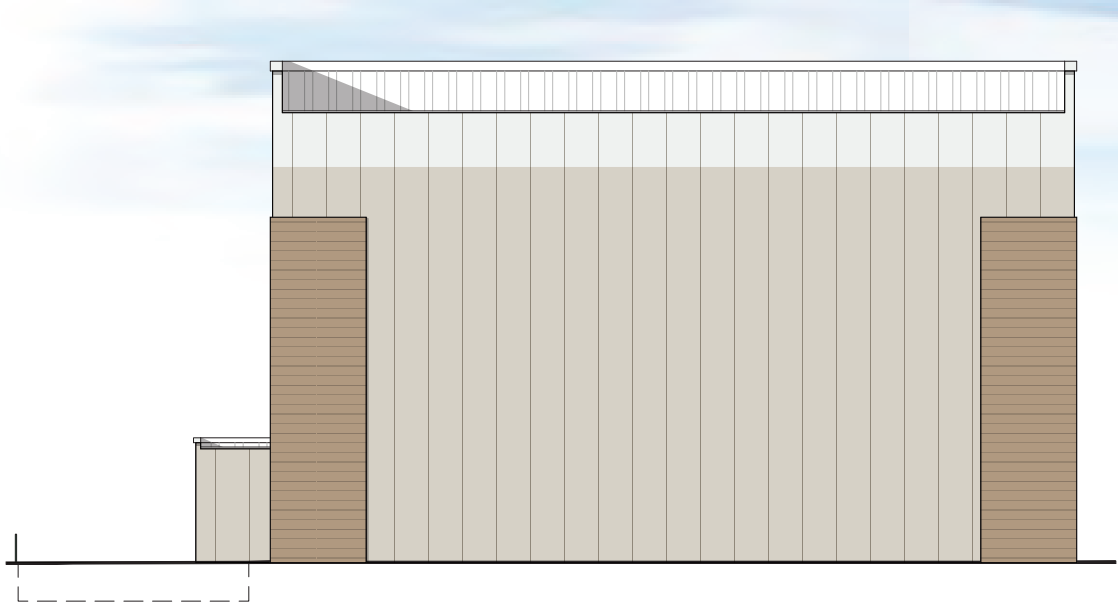
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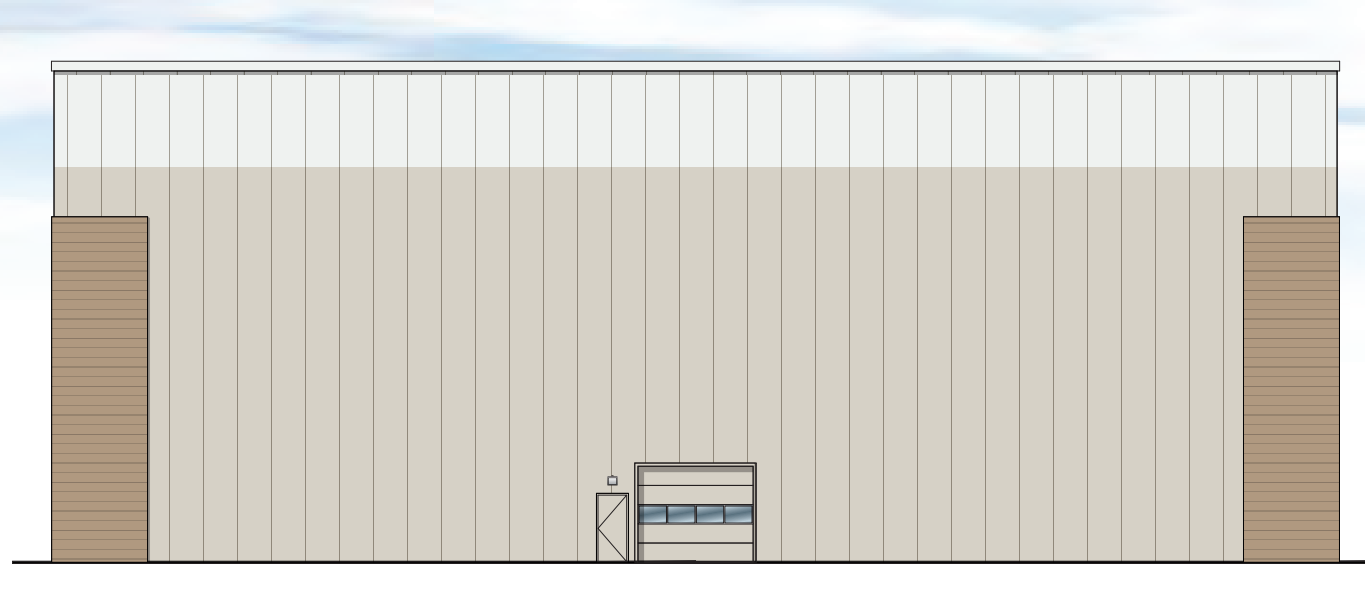
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NORTH ELEVATION: BUILDING B
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WEST ELEVATION: BUILDING B
Scale: 1" = 20'



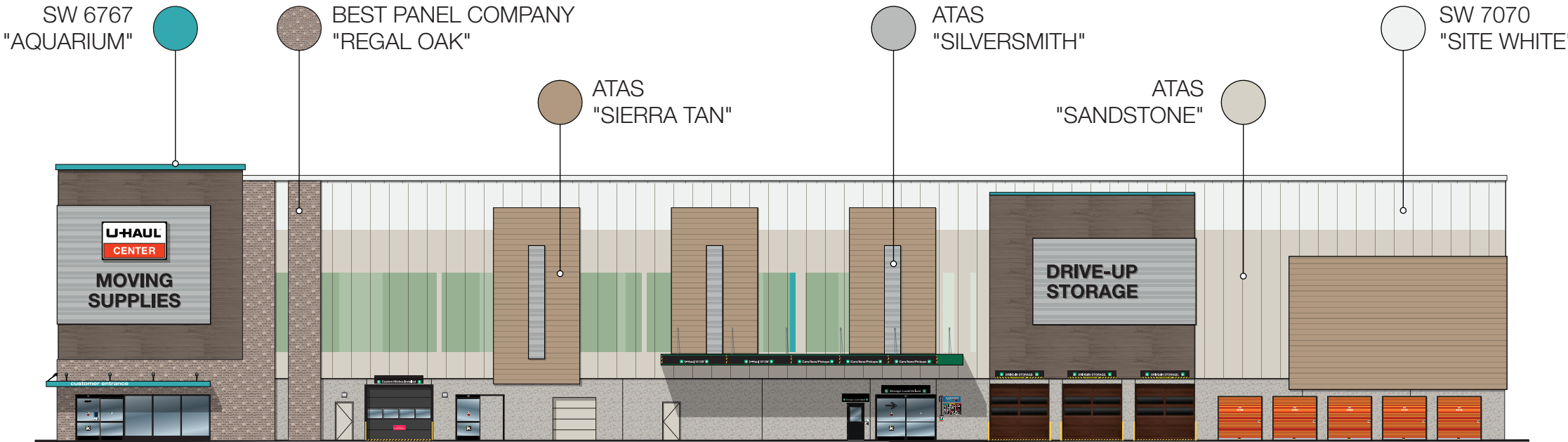
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U-HAUL

MOVING & STORAGE OF FOX CITIES NORTH

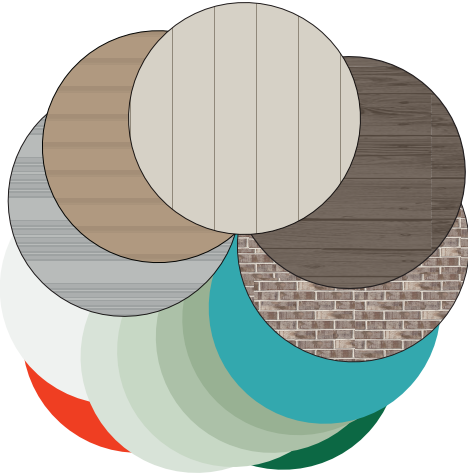
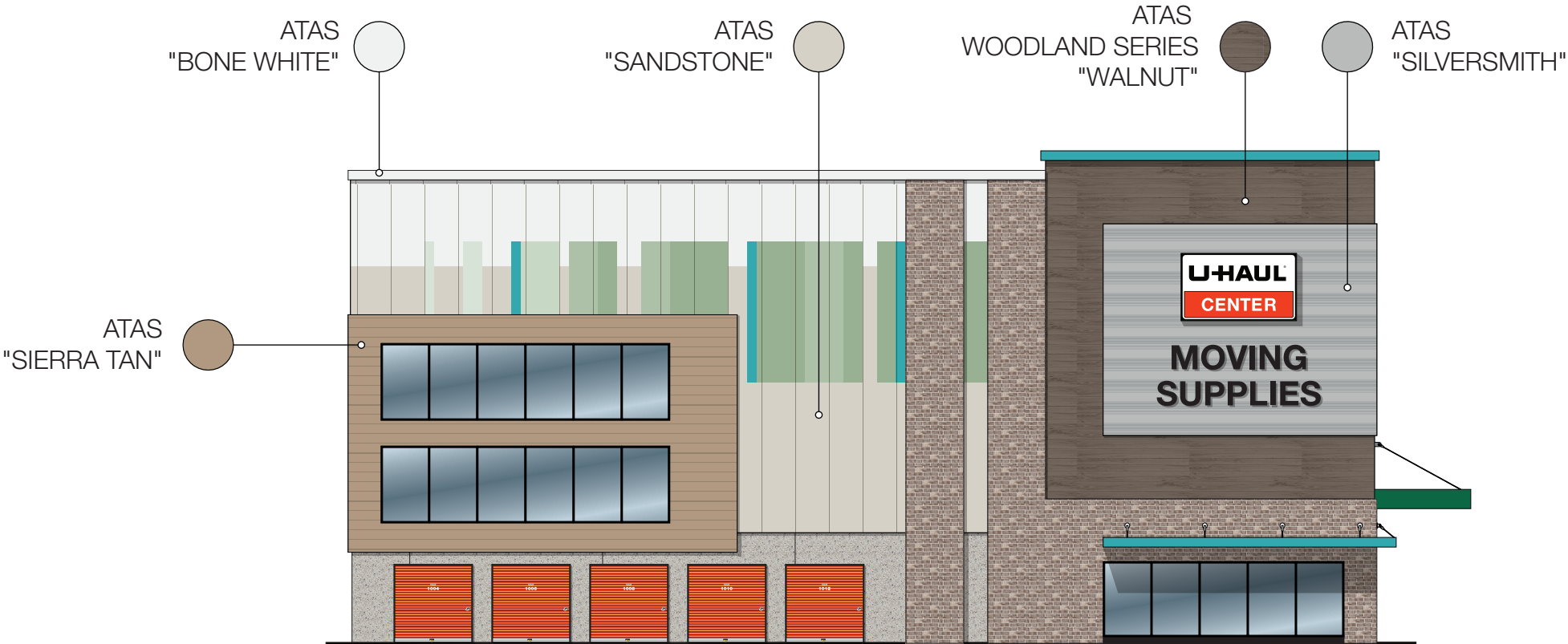
1550 Arbor Way Kaukauna, WI 54130

Item 3.a.



WEST ELEVATION: BUILDING A

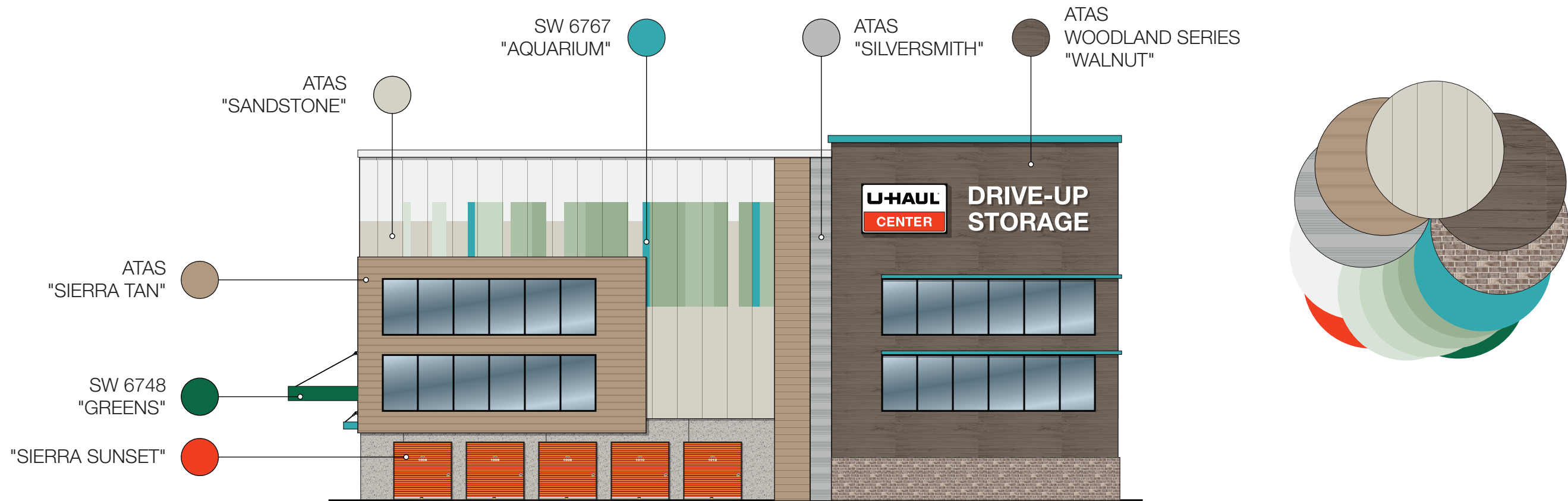
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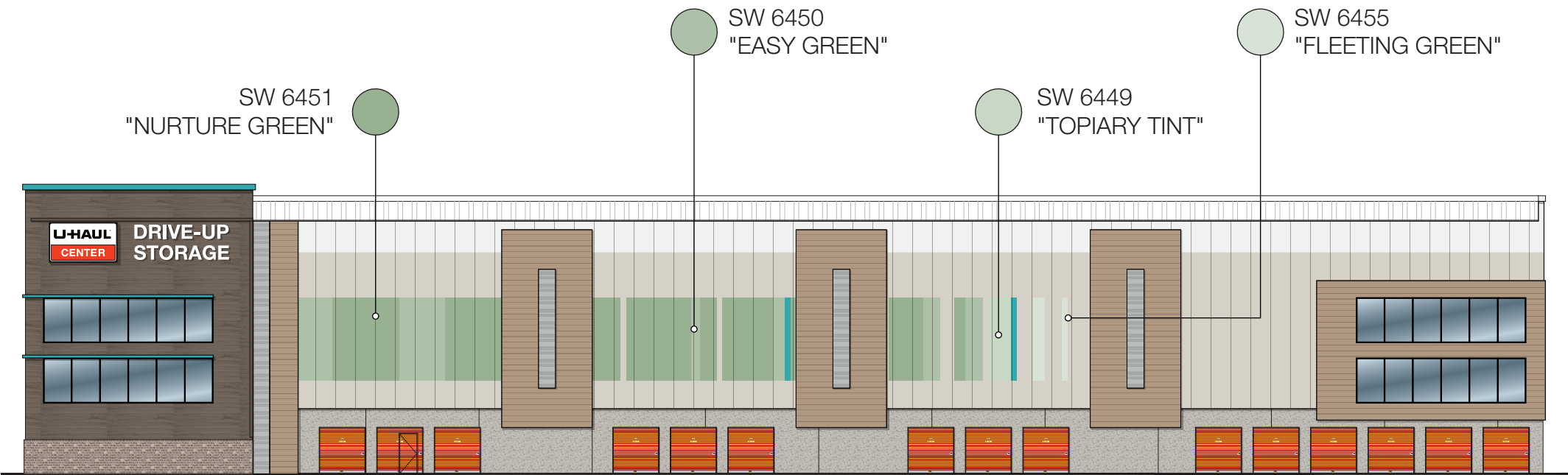
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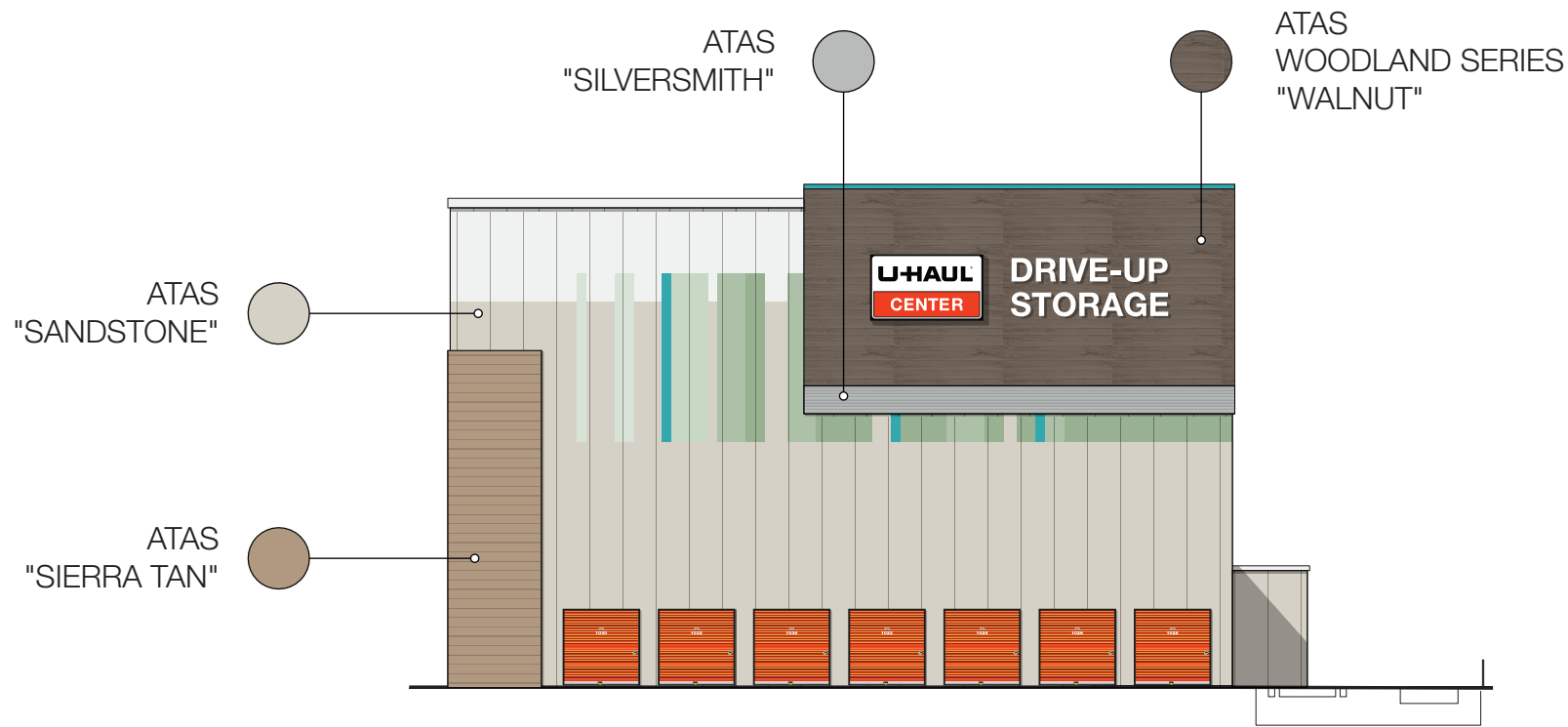
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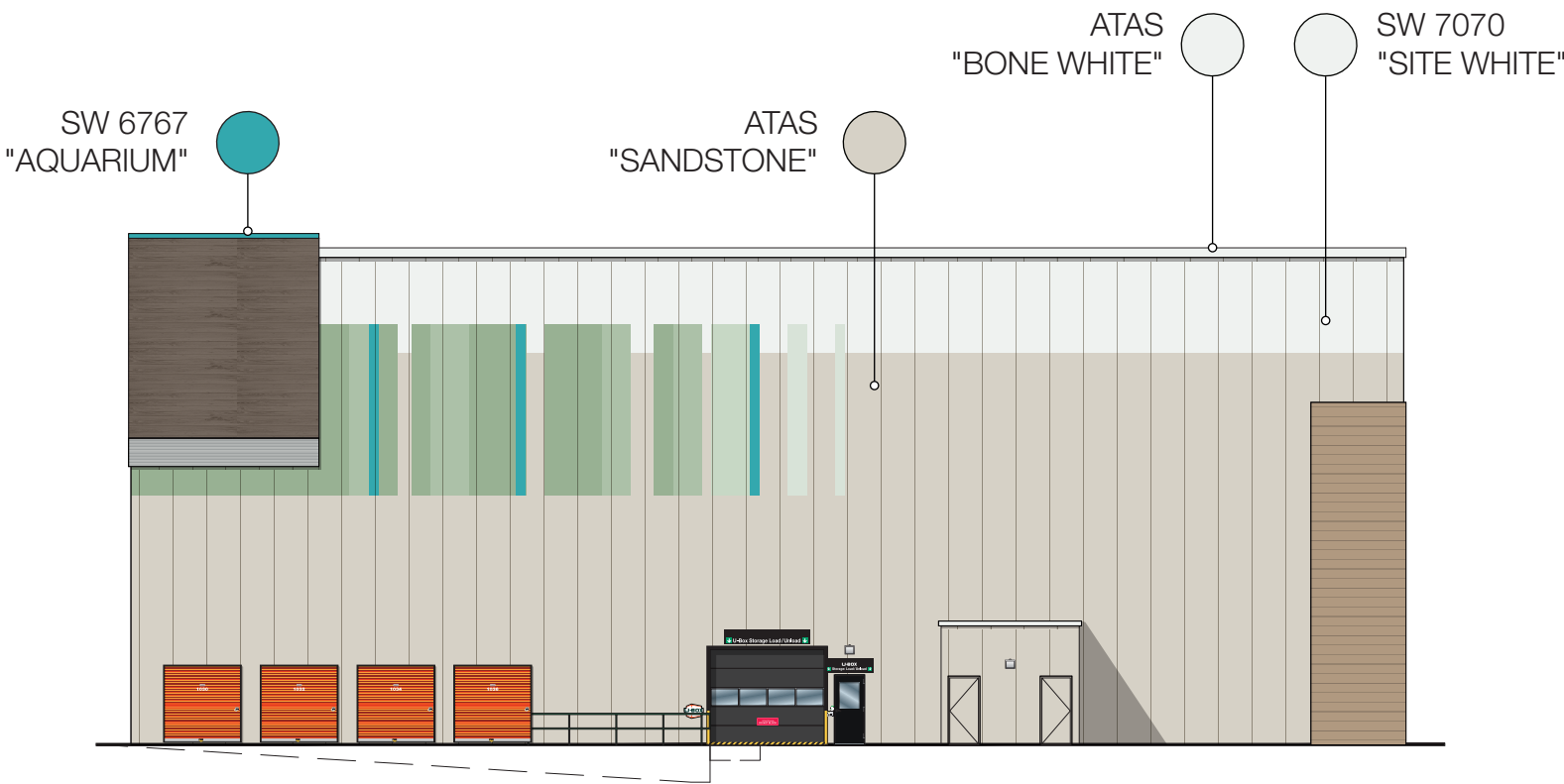
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MOVING & STORAGE OF FOX CITIES NORTH
1550 Arbor Way Kaukauna, WI 54130

Item 3.a.

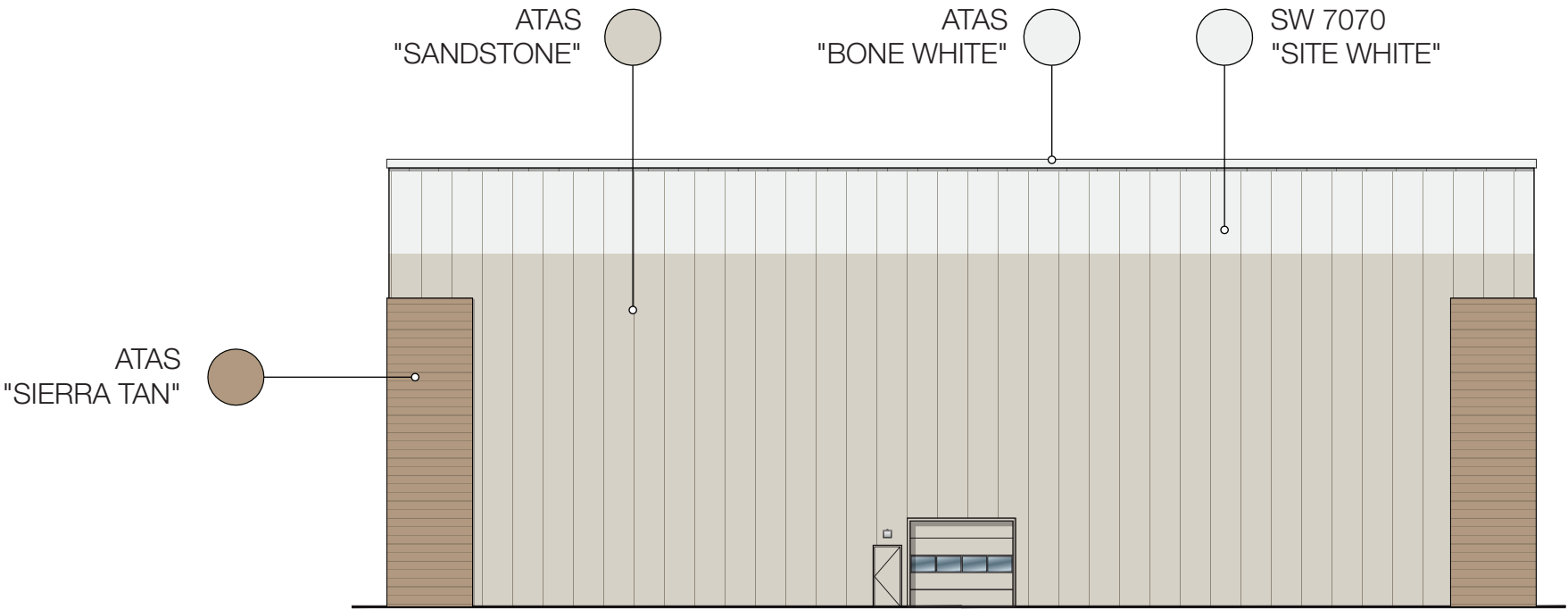


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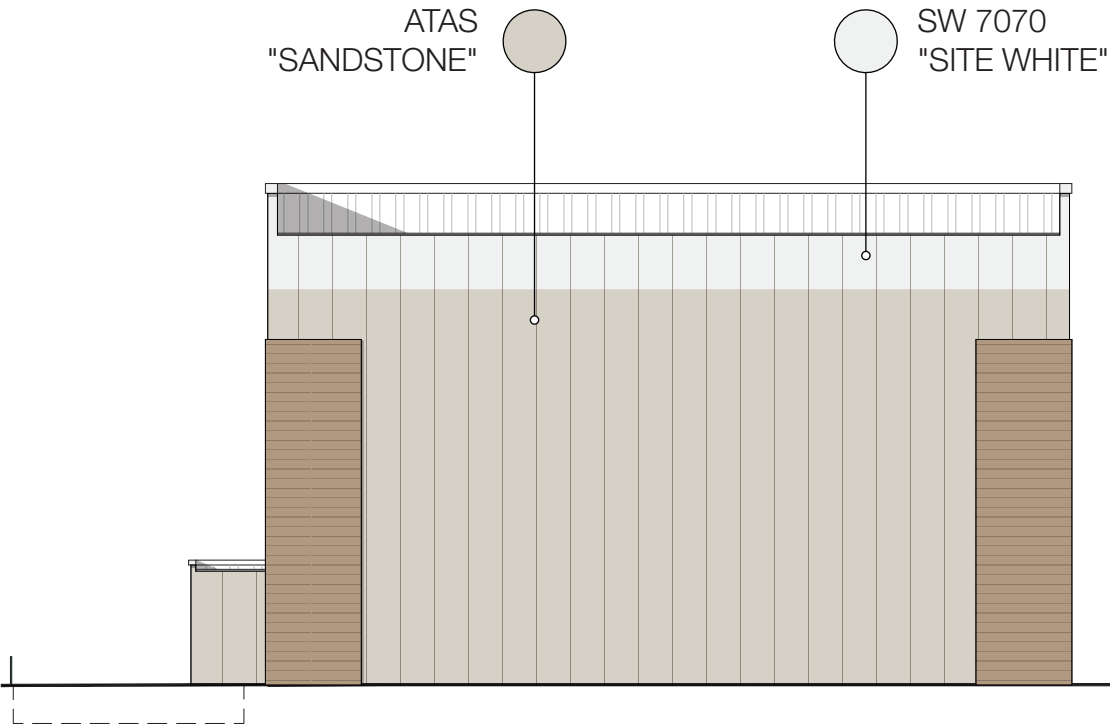


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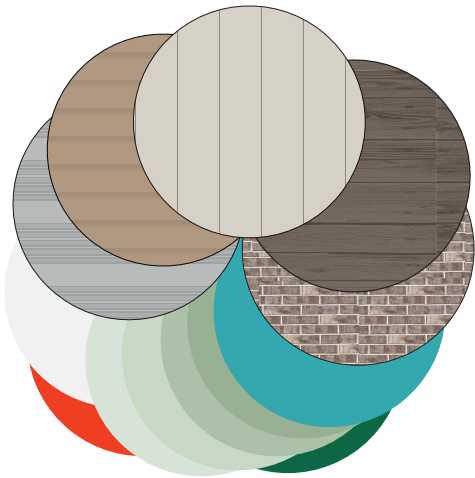




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WEST ELEVATION: BUILDING B
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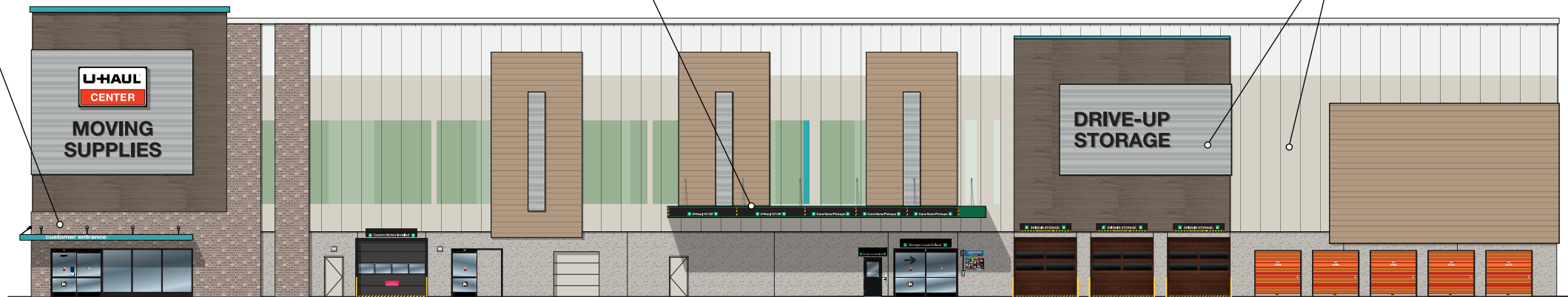
MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130

PROMINENT
ENTRY FEATURE

PROJECTION CREATES ARCHITECTURAL
INTEREST ABOVE CUSTOMER STORAGE AREA
AND PROVIDES PROTECTION FROM THE ELEMENTS

ARCHITECTURAL ARTICULATION CREATES
WALL PROJECTION AND VISUAL INTEREST



WEST ELEVATION: BUILDING A

Scale: 1" = 25'

CHANGE IN MATERIALS TO PROVIDE
ARTICULATION TO THE ELEVATION

VERTICAL AND HORIZONTAL
MODULATION IN THE BUILDING



NORTH ELEVATION: BUILDING A

Scale: 1/16" = 1'

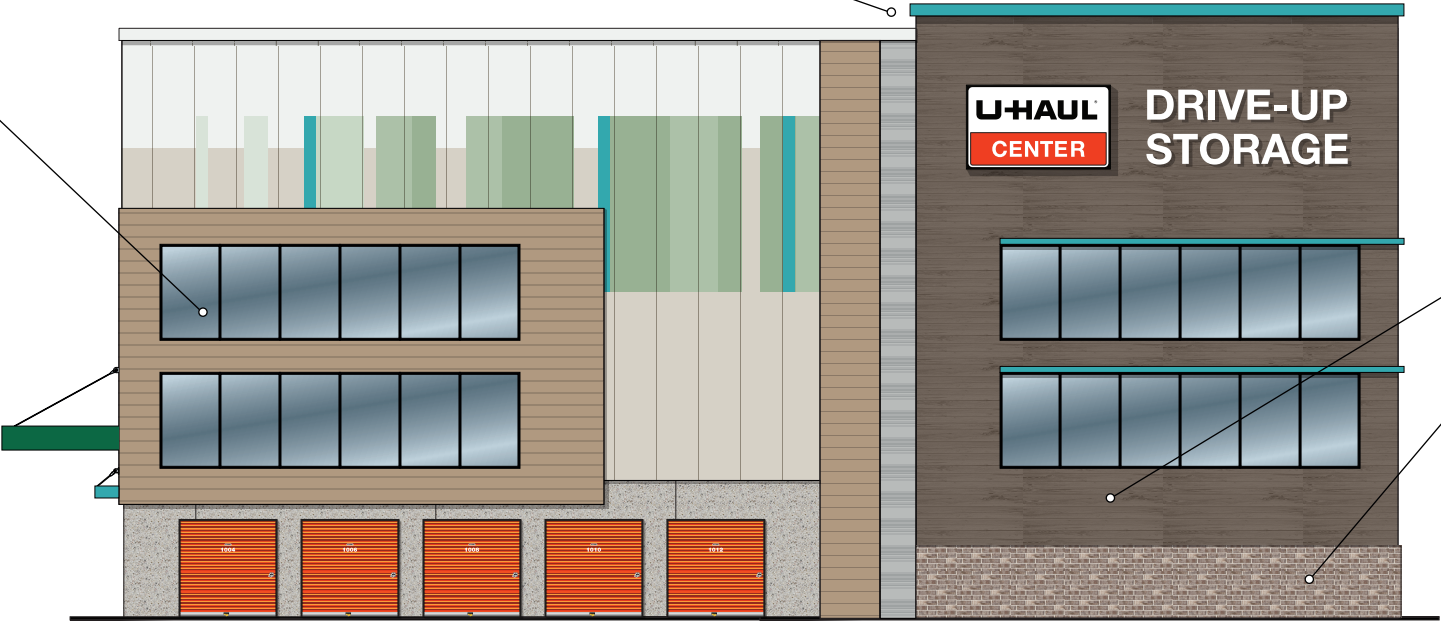
MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130

ARCHITECTURAL FENESTRATION
TO ENHANCE RETAIL UNIFORMITY
IN THE AREA

VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

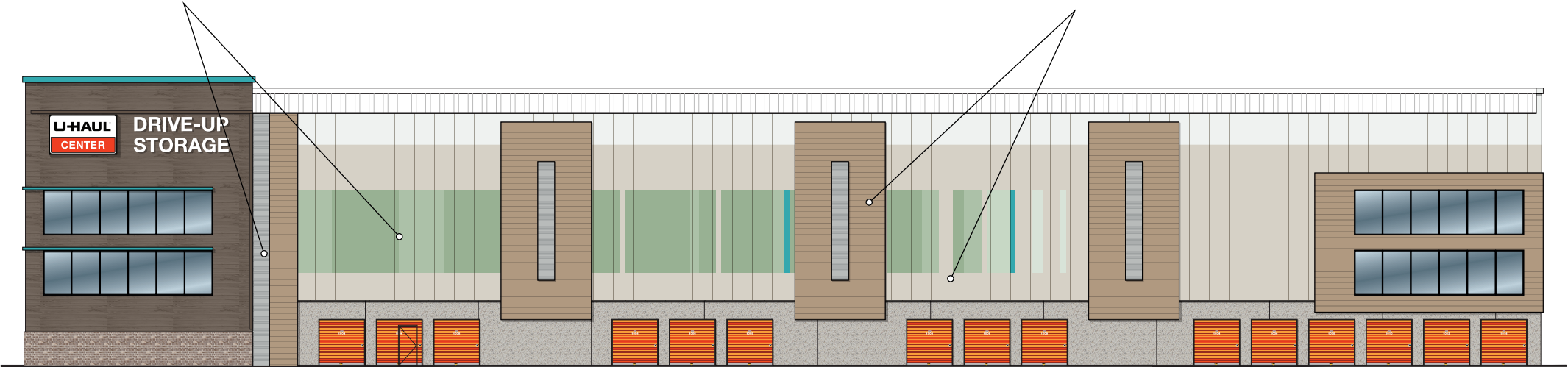
ARCHITECTURAL ARTICULATION CREATES
WALL PROJECTION AND VISUAL INTEREST



SOUTH ELEVATION: BUILDING A
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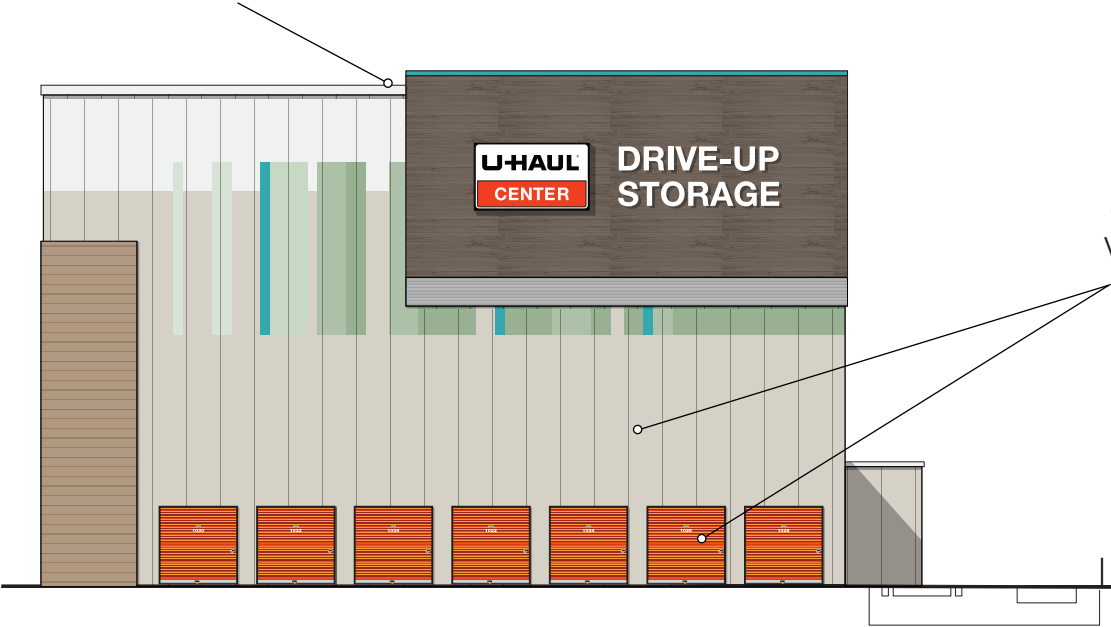
ARTISTIC USE OF MATERIALS

ARCHITECTURAL MODULATION CONVEYING
A MORE RETAIL APPEARANCE



EAST ELEVATION: BUILDING A
Scale: 1" = 25'

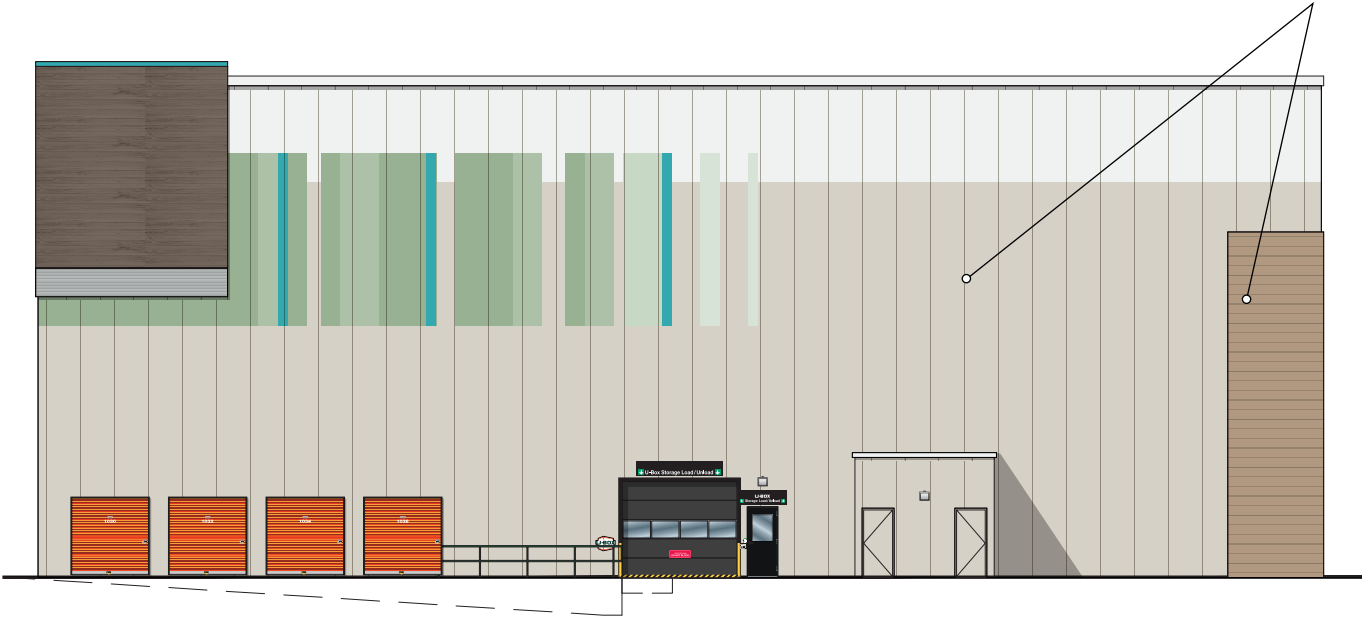
VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE



CHANGE IN MATERIALS TO PROVIDE
VISUAL SEPARATION TO THE FACADE

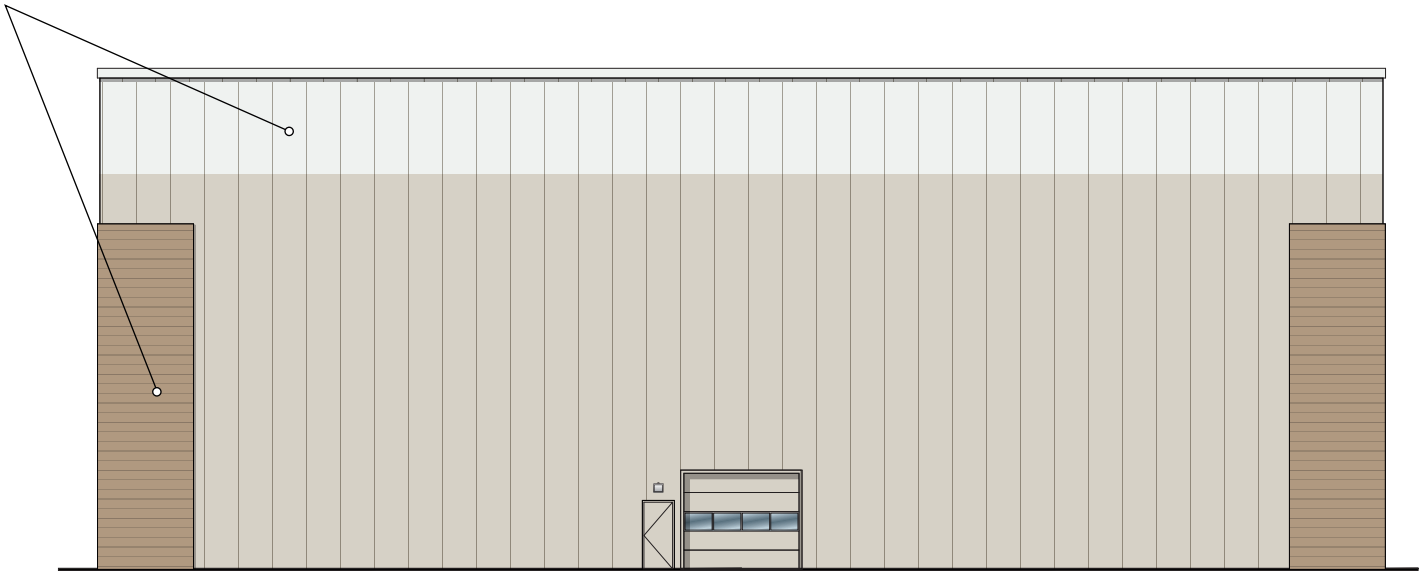
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CHANGE IN MATERIALS TO PROVIDE
ARTICULATION TO THE ELEVATION



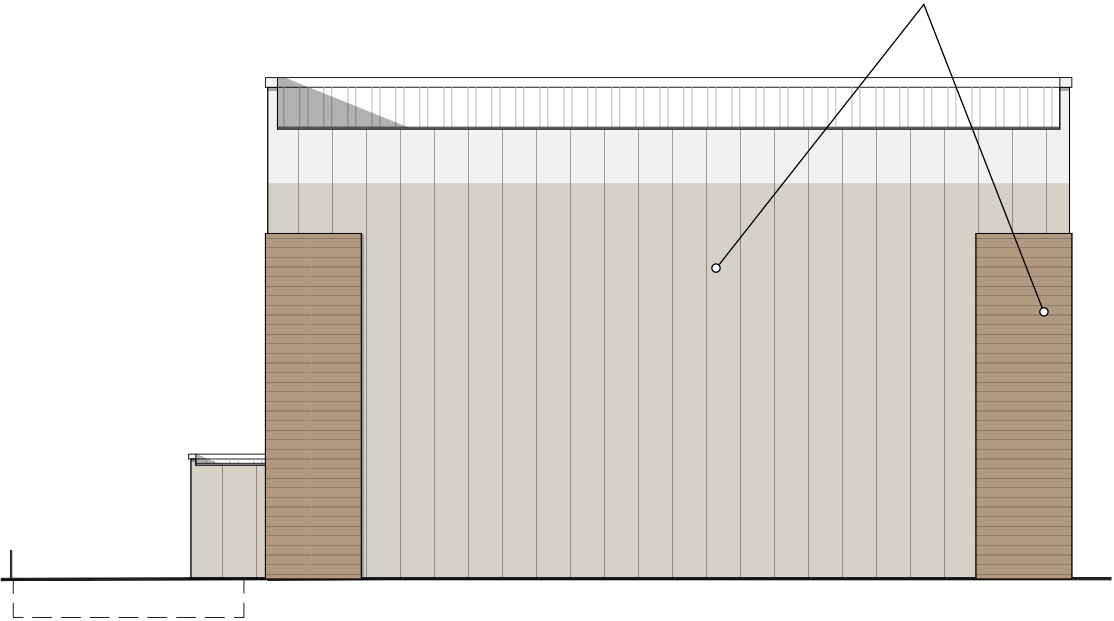
NORTH ELEVATION: BUILDING B
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CHANGE IN MATERIALS TO PROVIDE
VISUAL SEPARATION TO THE FACADE



SOUTH ELEVATION: BUILDING B
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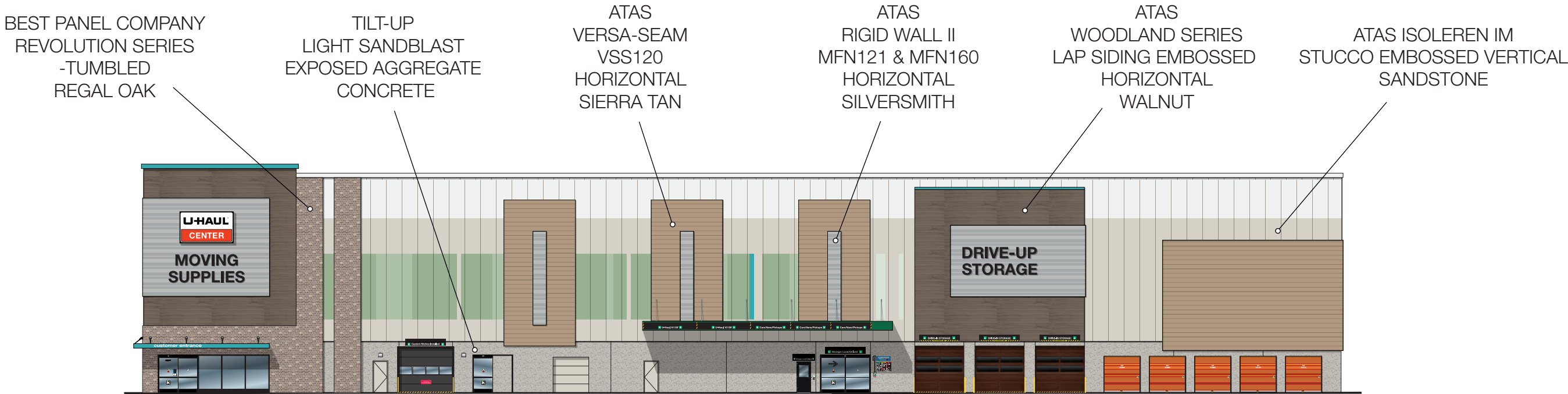
CHANGE IN MATERIALS TO PROVIDE
ARTICULATION TO THE ELEVATION



WEST ELEVATION: BUILDING B
Scale: 1" = 20'

MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130



WEST ELEVATION: BUILDING A

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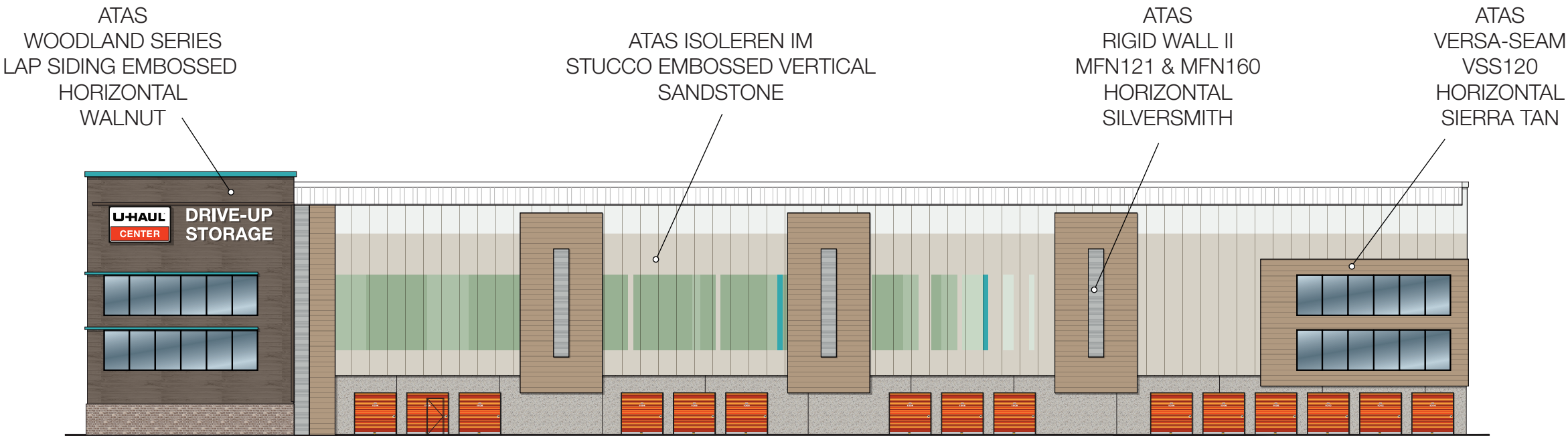


NORTH ELEVATION: BUILDING A

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SOUTH ELEVATION: BUILDING A
Scale: 1/16" = 1'



EAST ELEVATION: BUILDING A
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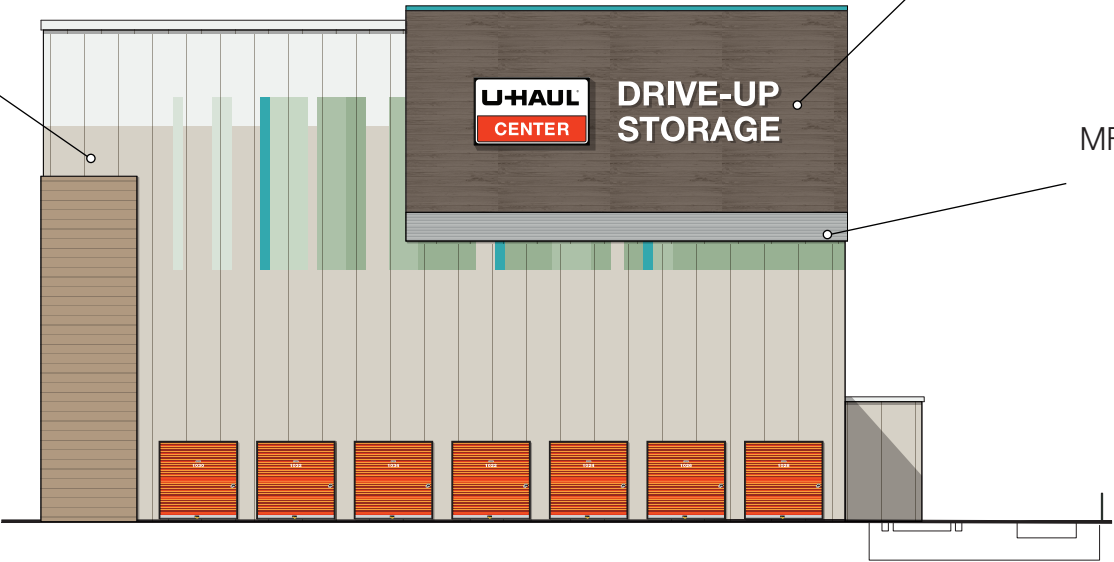
MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130

ATAS ISOLAREN IM
STUCCO EMBOSSED VERTICAL
SANDSTONE

ATAS
WOODLAND SERIES
LAP SIDING EMBOSSED
HORIZONTAL
WALNUT

ATAS
RIGID WALL II
MFN121 & MFN160
HORIZONTAL
SILVERSMITH



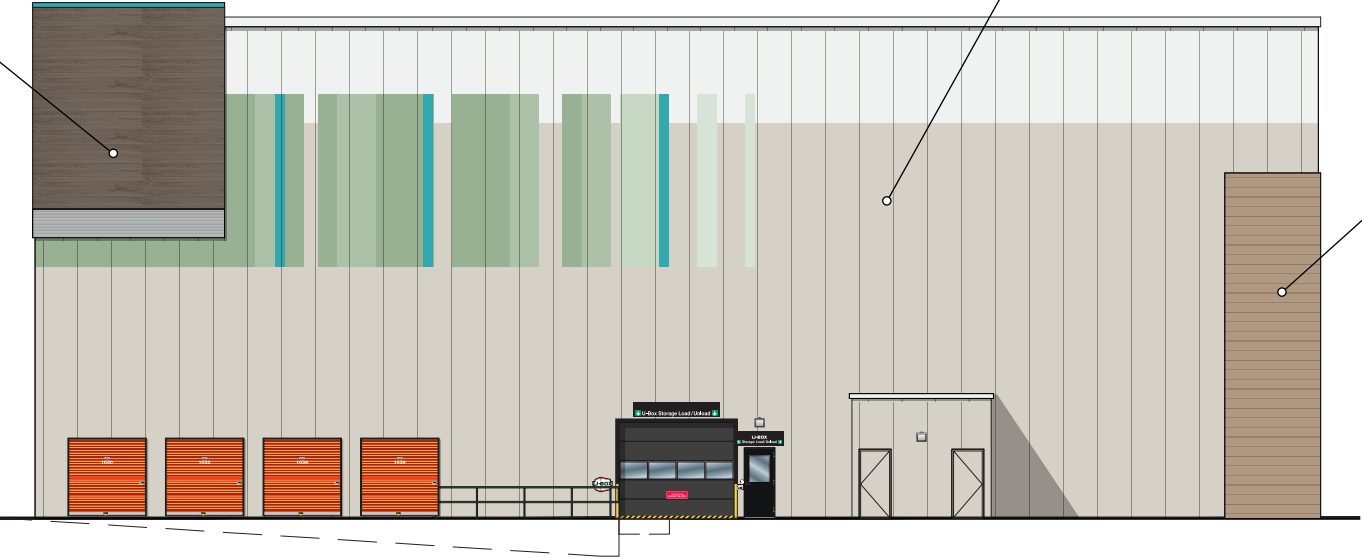
EAST ELEVATION: BUILDING B

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ATAS
WOODLAND SERIES
LAP SIDING EMBOSSED
HORIZONTAL
WALNUT

ATAS ISOLAREN IM
STUCCO EMBOSSED VERTICAL
SANDSTONE

ATAS
VERSA-SEAM
VSS120
HORIZONTAL
SIERRA TAN

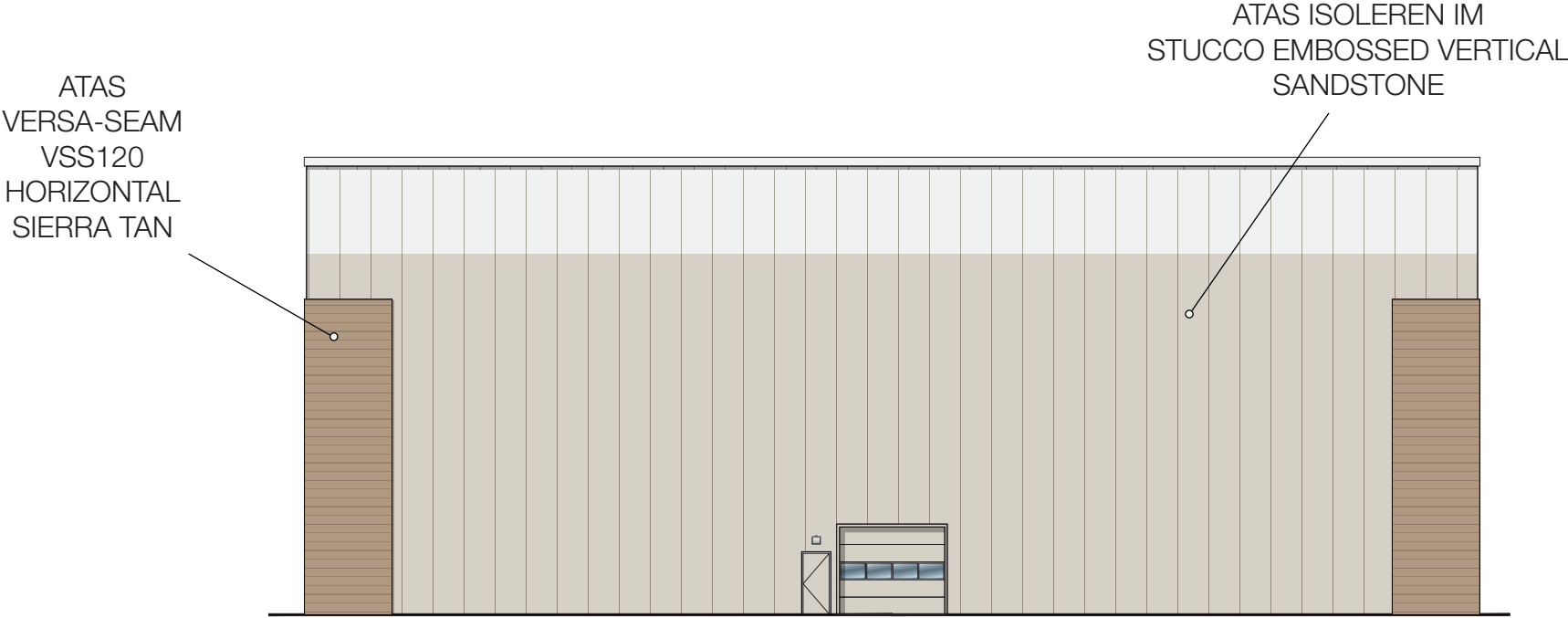


NORTH ELEVATION: BUILDING B

Scale: 1" = 20'

MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130

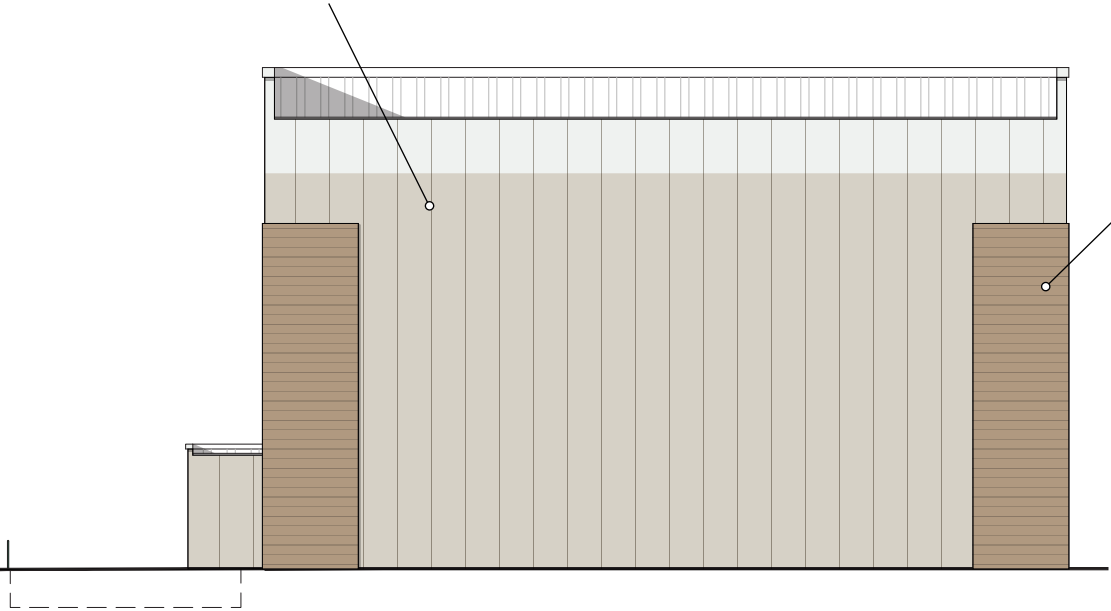


SOUTH ELEVATION: BUILDING B

Scale: 1" = 20'

ATAS ISOLEREN IM
STUCCO EMBOSSED VERTICAL
SANDSTONE

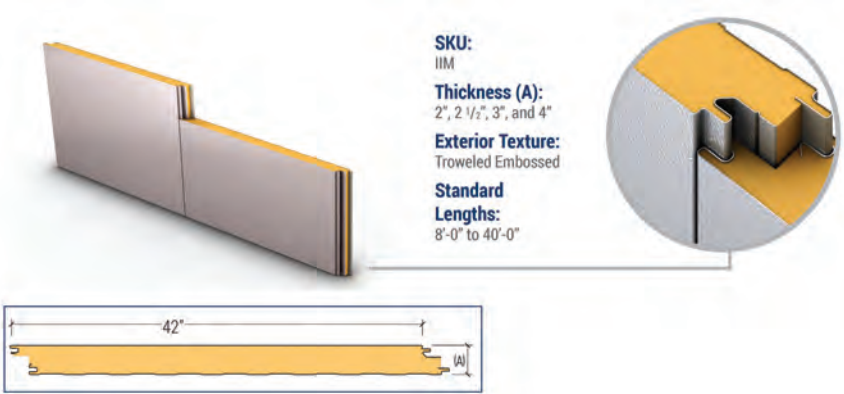
ATAS
VERSA-SEAM
VSS120
HORIZONTAL
SIERRA TAN



WEST ELEVATION: BUILDING B

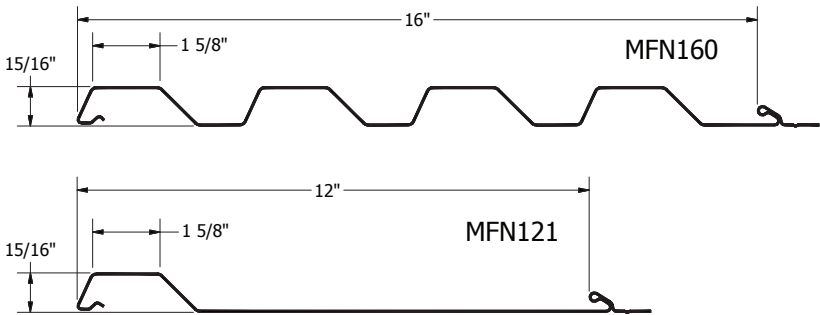
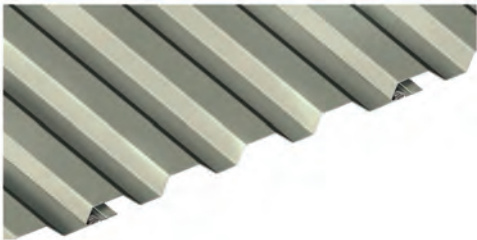
Scale: 1" = 20'

ATAS Isoleren IM



ATAS Rigid Wall II

Rigid Wall II profiles are available in widths of 8", 12", or 16" . The panels are 15/16" deep and provide dramatic shadow lines with their 1 5/8" wide ribs. The panels utilize the Wind-Lok™ concealed fastening system and offer uninterrupted vertical or horizontal sight lines.



ATAS Woodland Series

LAP SIDING EMBOSSED

HORIZONTAL

WALNUT



BEST PANEL COMPANY

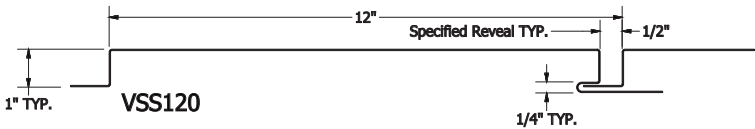
REVOLUTION SERIES

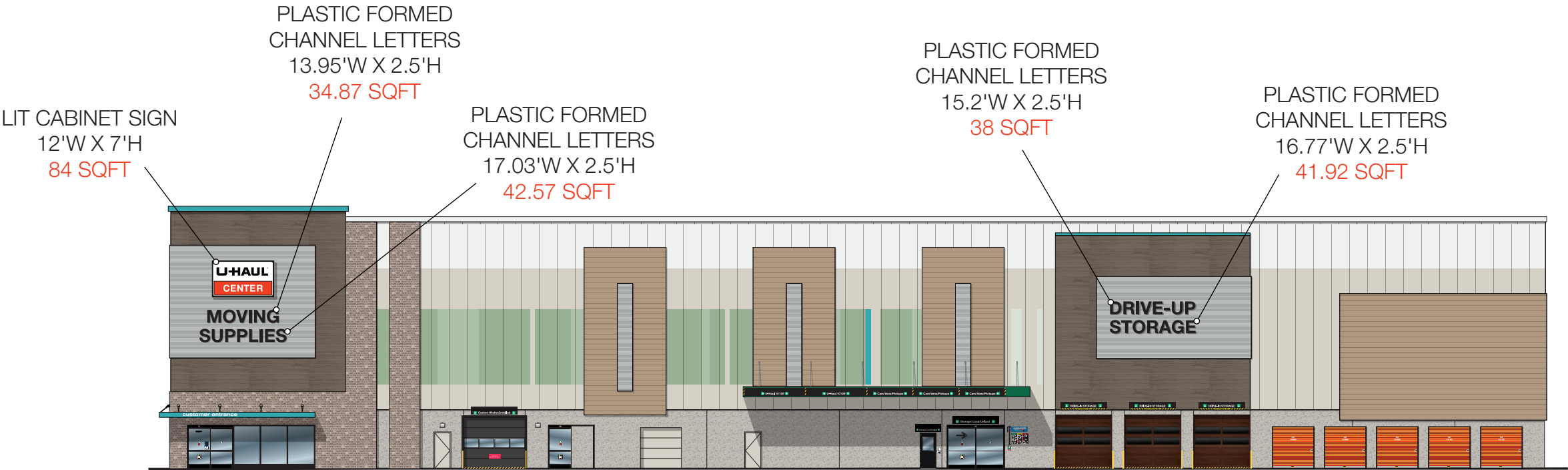
-TUMBLED

REGAL OAK

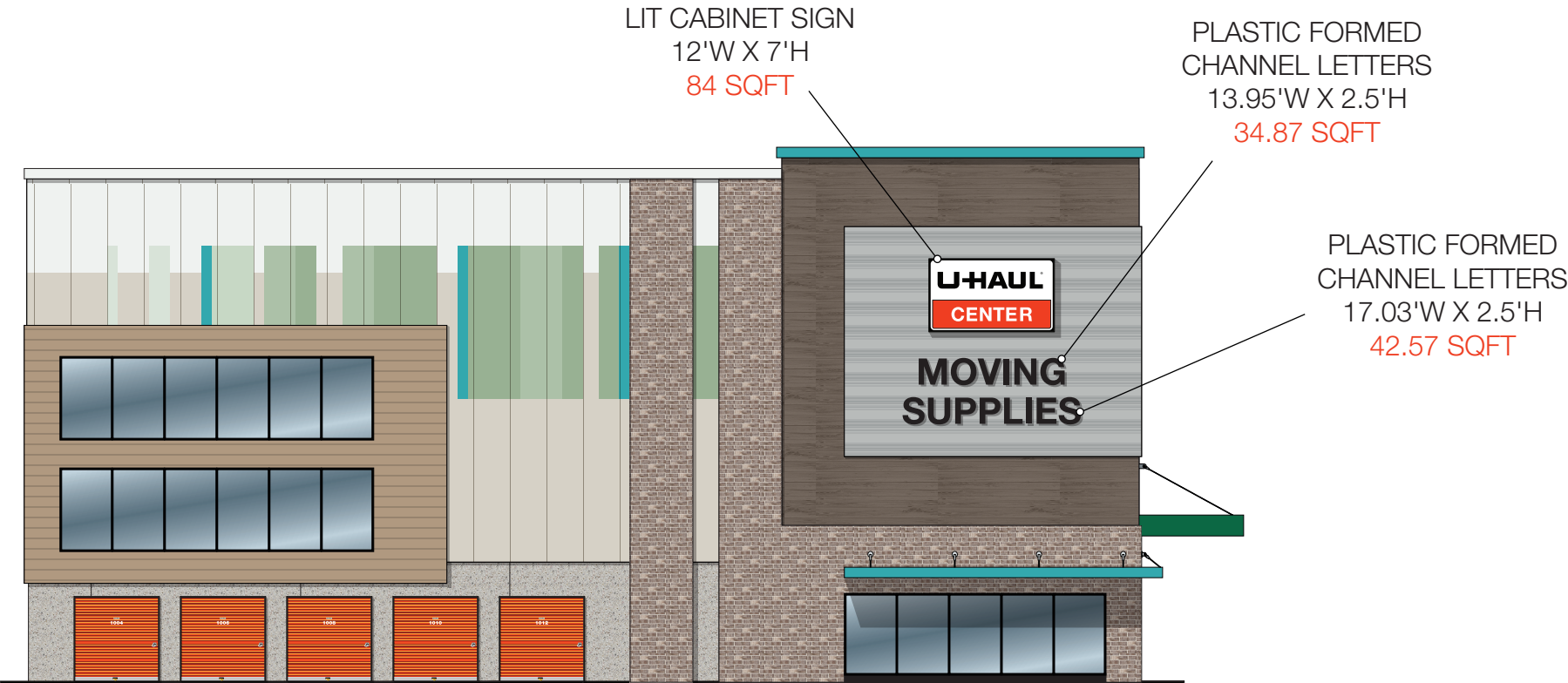
Versa-Seam

Versa-Seam is a rainscreen style system that requires a water and air barrier system behind it. The panel forms architectural shadow lines in its horizontal installation and is available with three optional reveal or shadow line configurations and optional end folds.

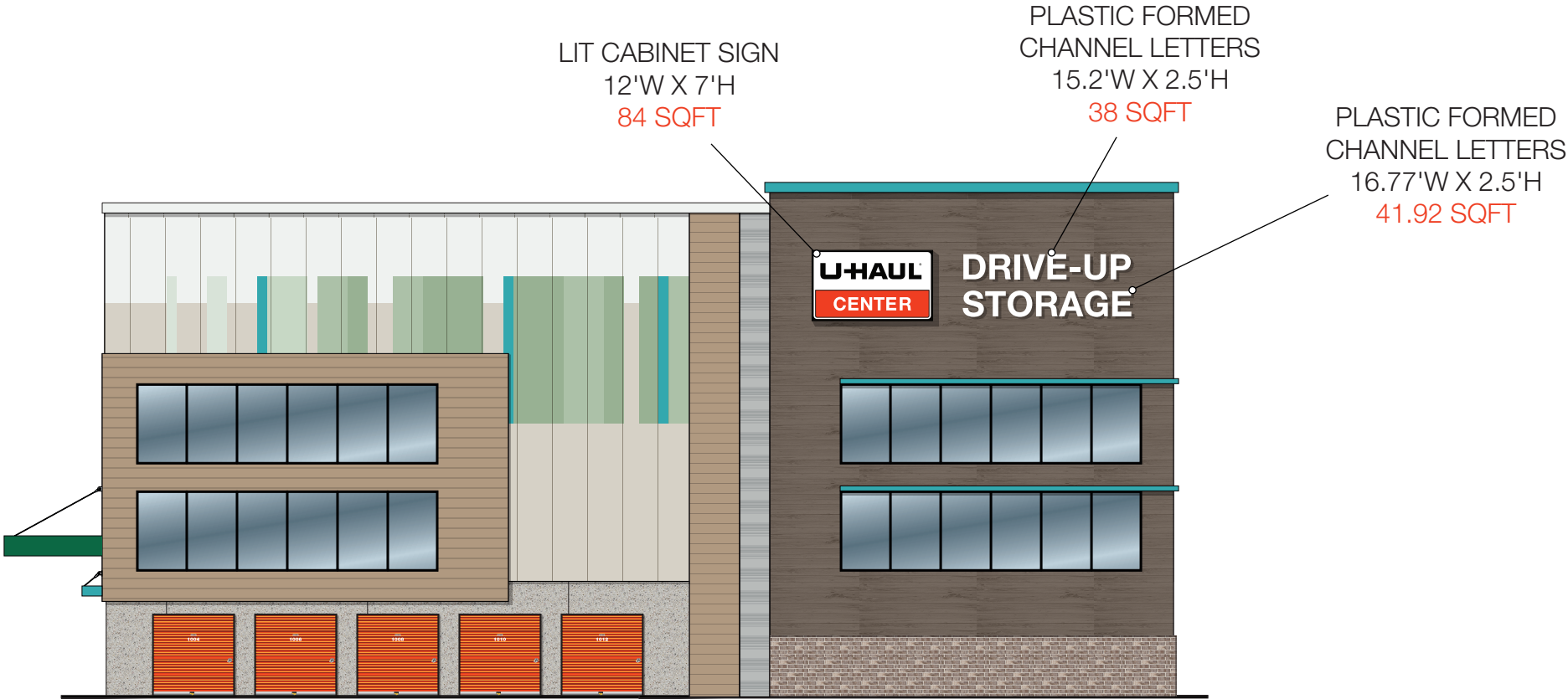




WEST ELEVATION: BUILDING A
Scale: 1" = 25'

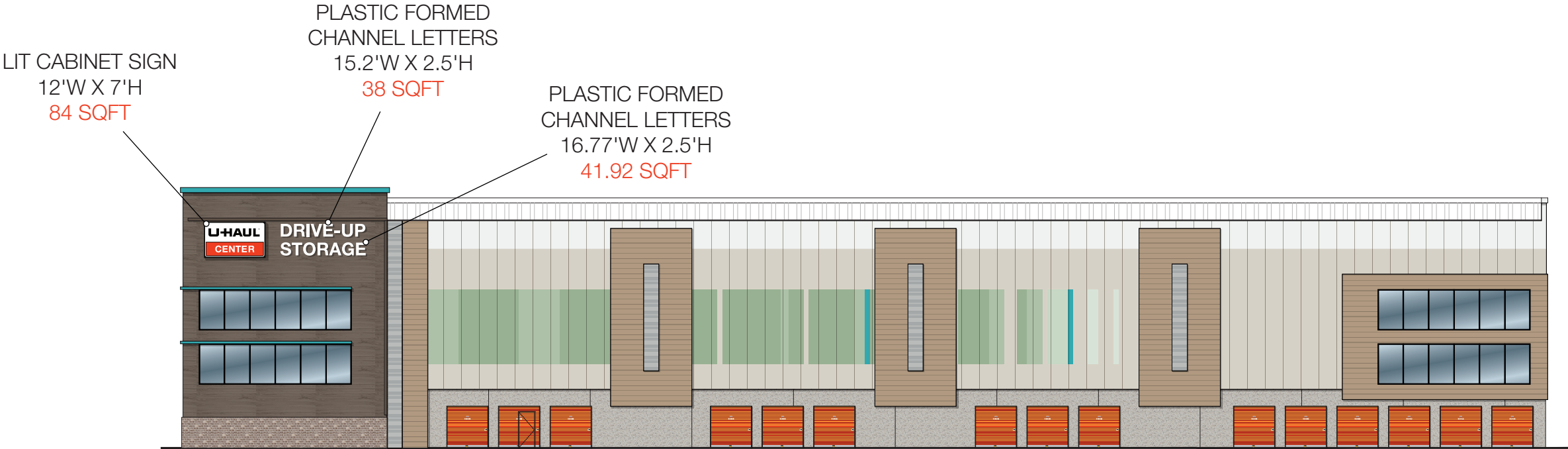


NORTH ELEVATION: BUILDING A
Scale: 1/16" = 1'



SOUTH ELEVATION: BUILDING A

Scale: 1/16" = 1'

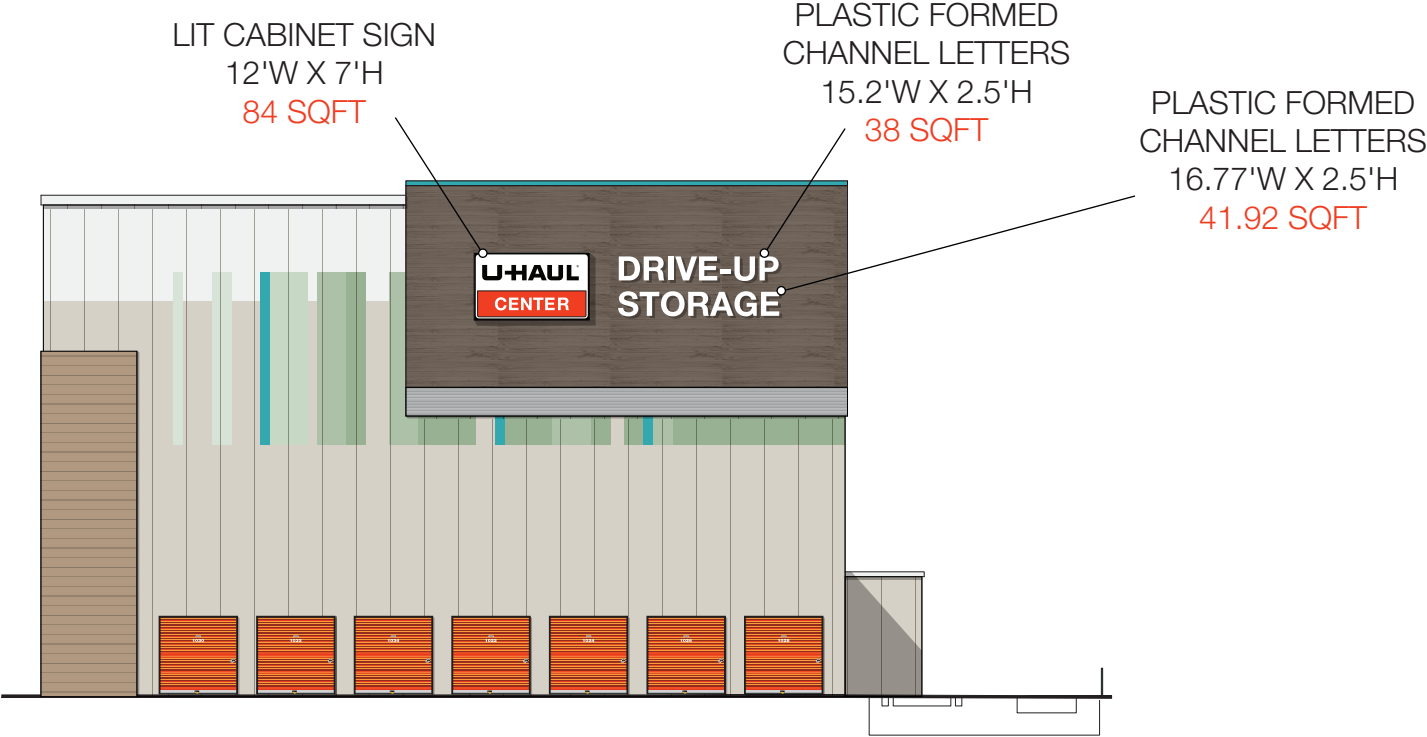


EAST ELEVATION: BUILDING A

Scale: 1" = 25'

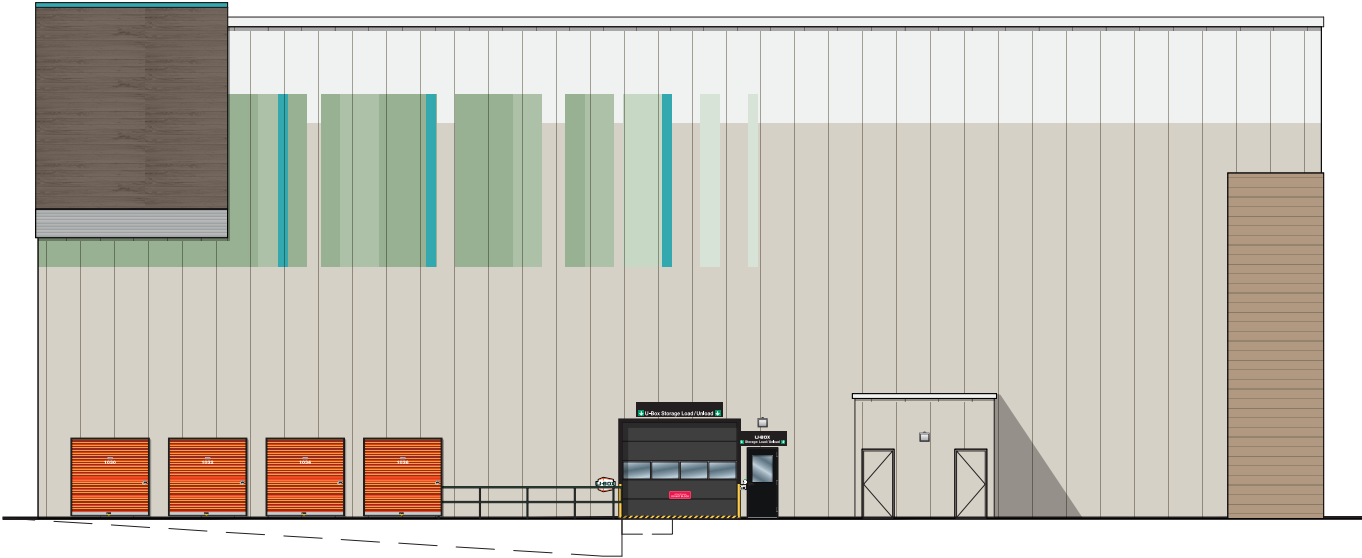
MOVING & STORAGE OF FOX CITIES NORTH

1550 Arbor Way Kaukauna, WI 54130



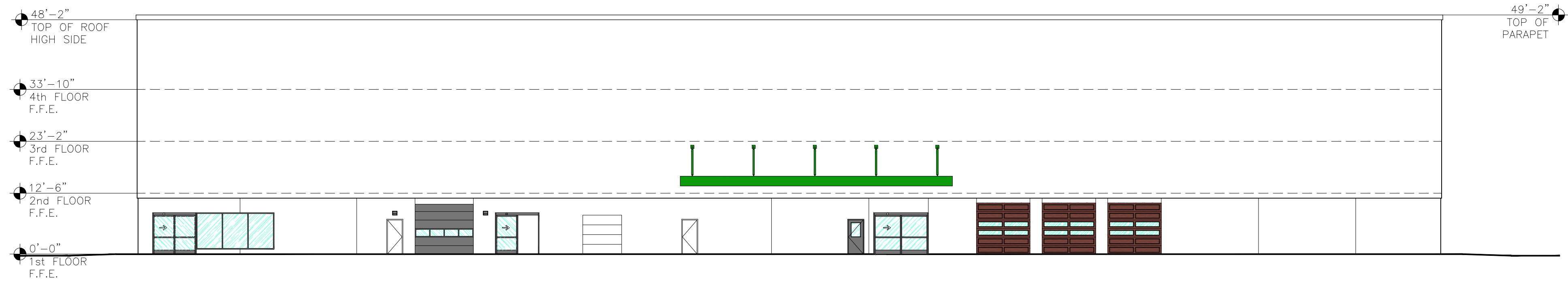
EAST ELEVATION: BUILDING B

Scale: 1" = 20'



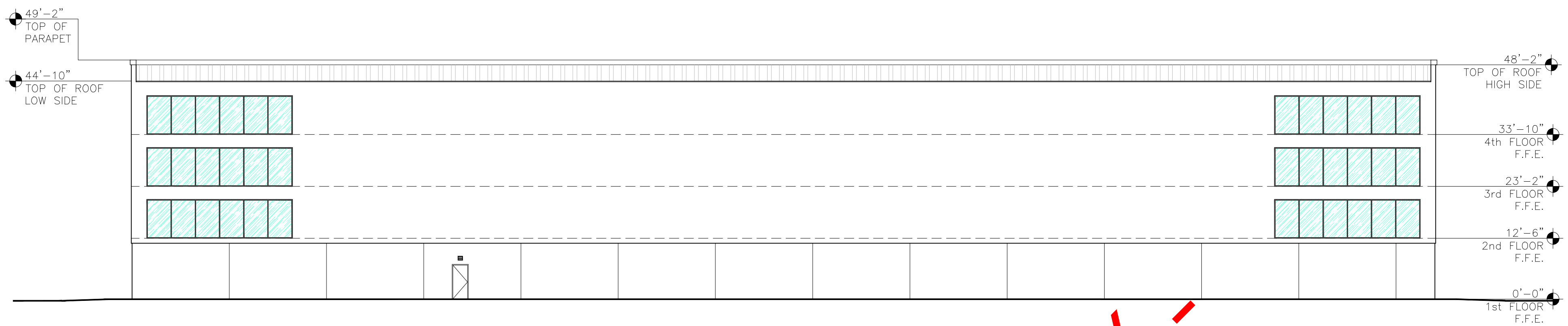
NORTH ELEVATION: BUILDING B

Scale: 1" = 20'



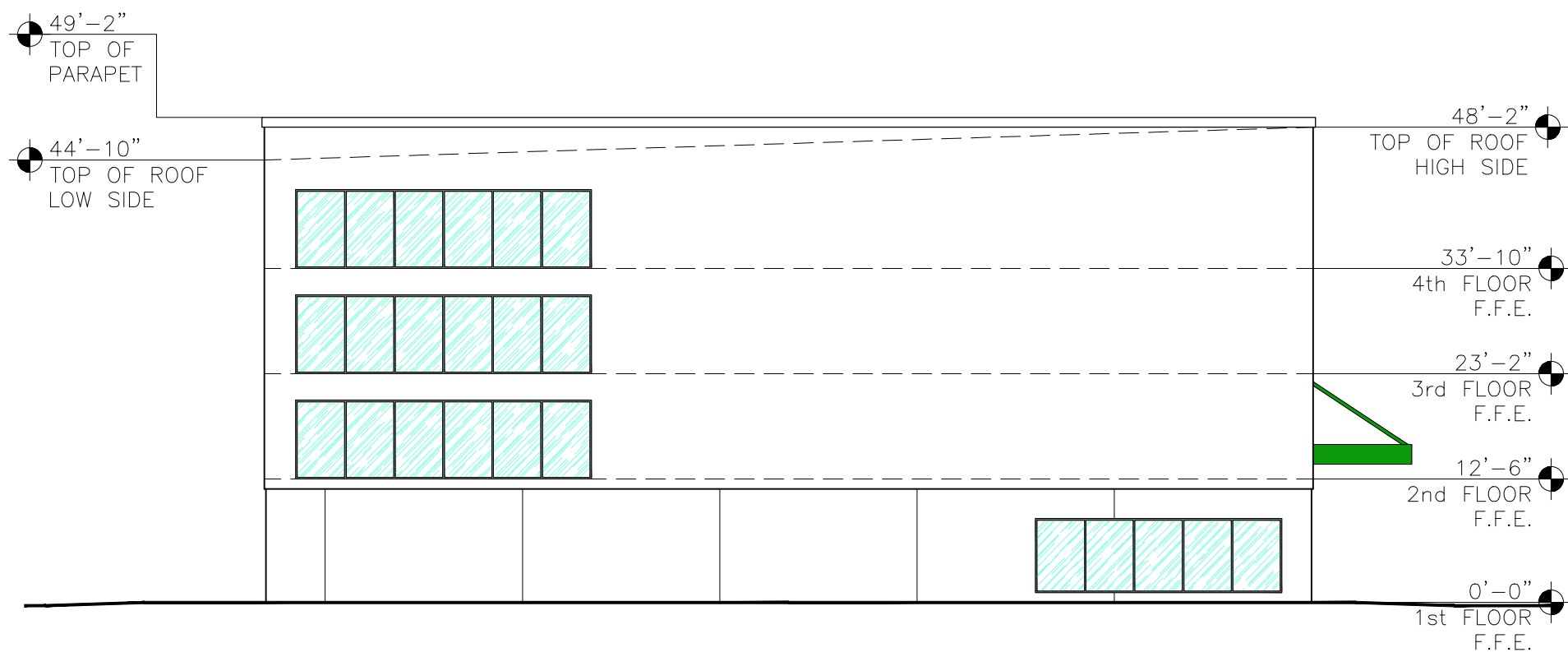
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

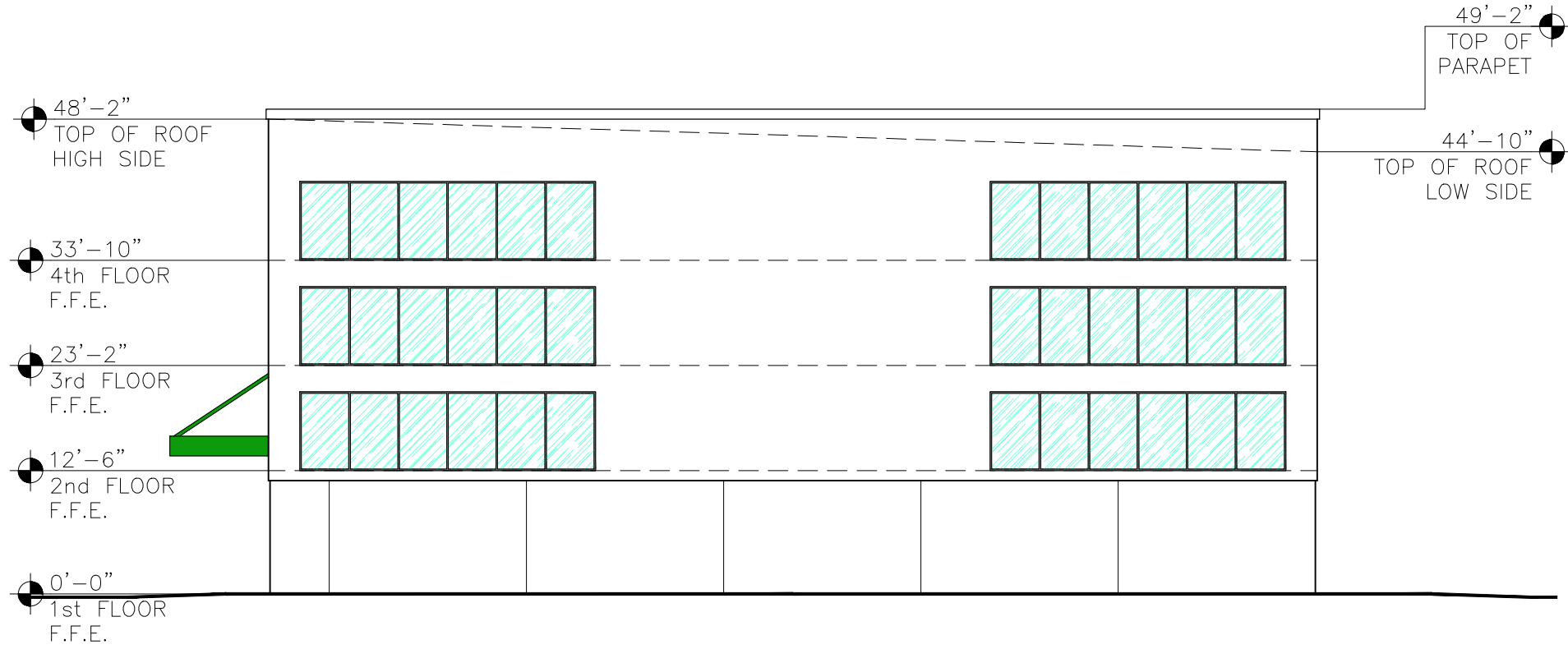


3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:

U-Haul of Fox Cities North
1550 Arbor Way
Kaukauna, WI 54130

SHEET CONTENTS:

Proposed
Elevations
Building A

868077

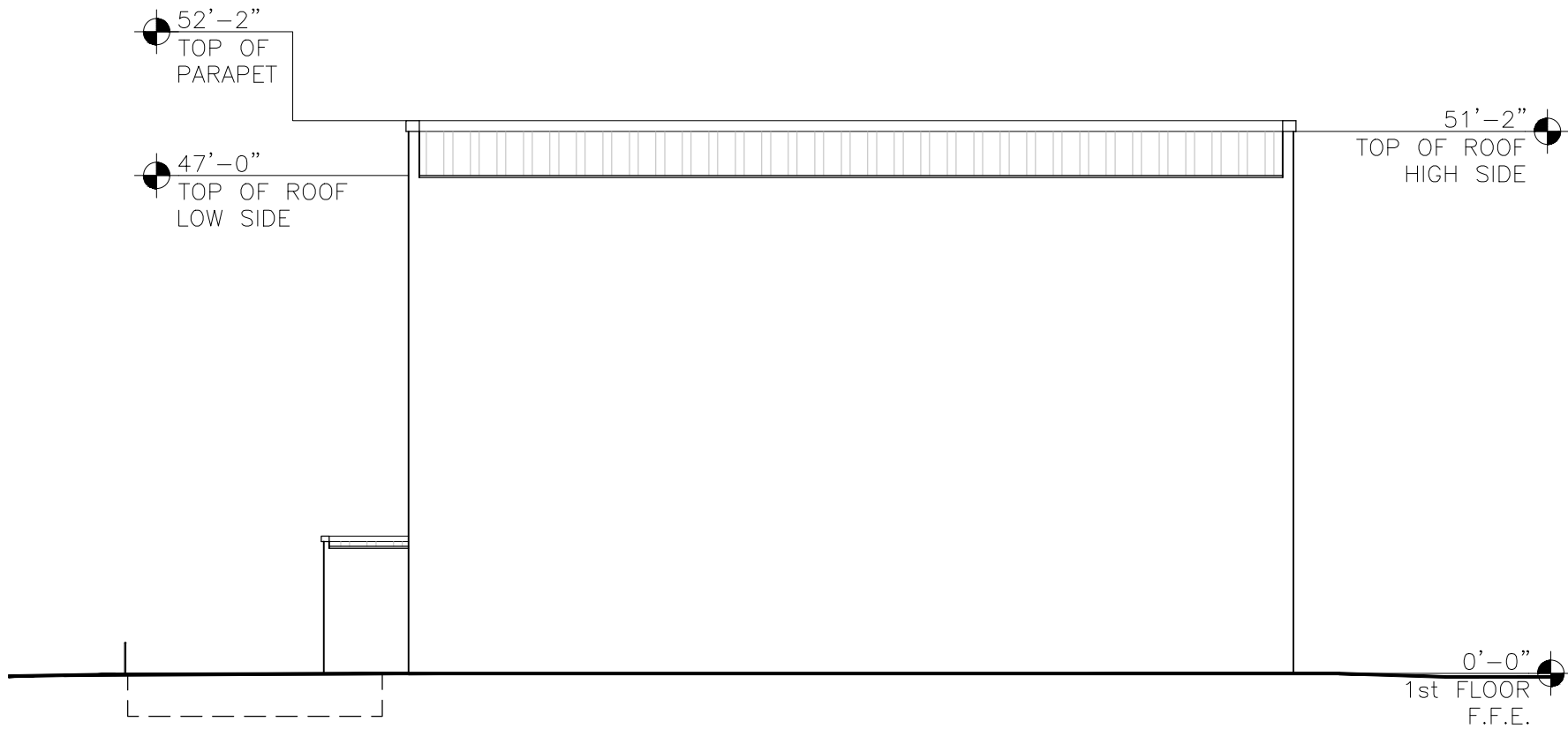
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CHECKED: NH

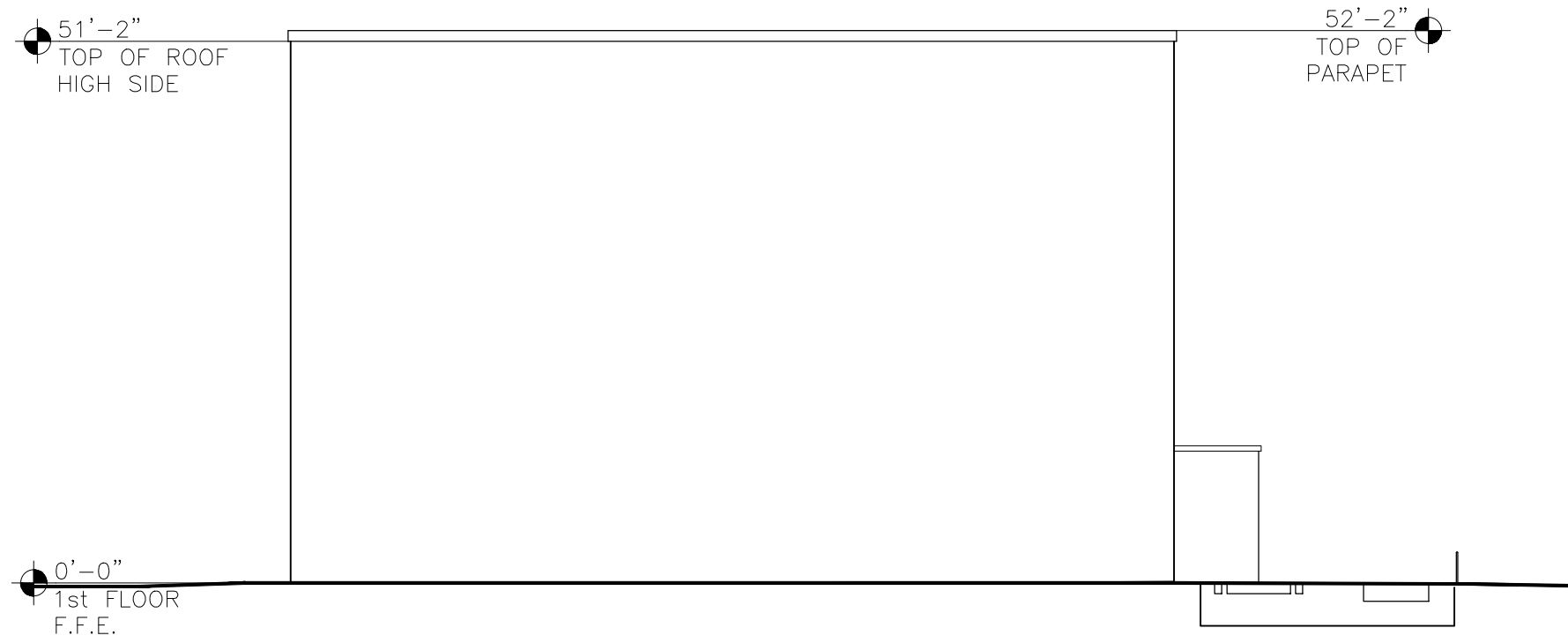
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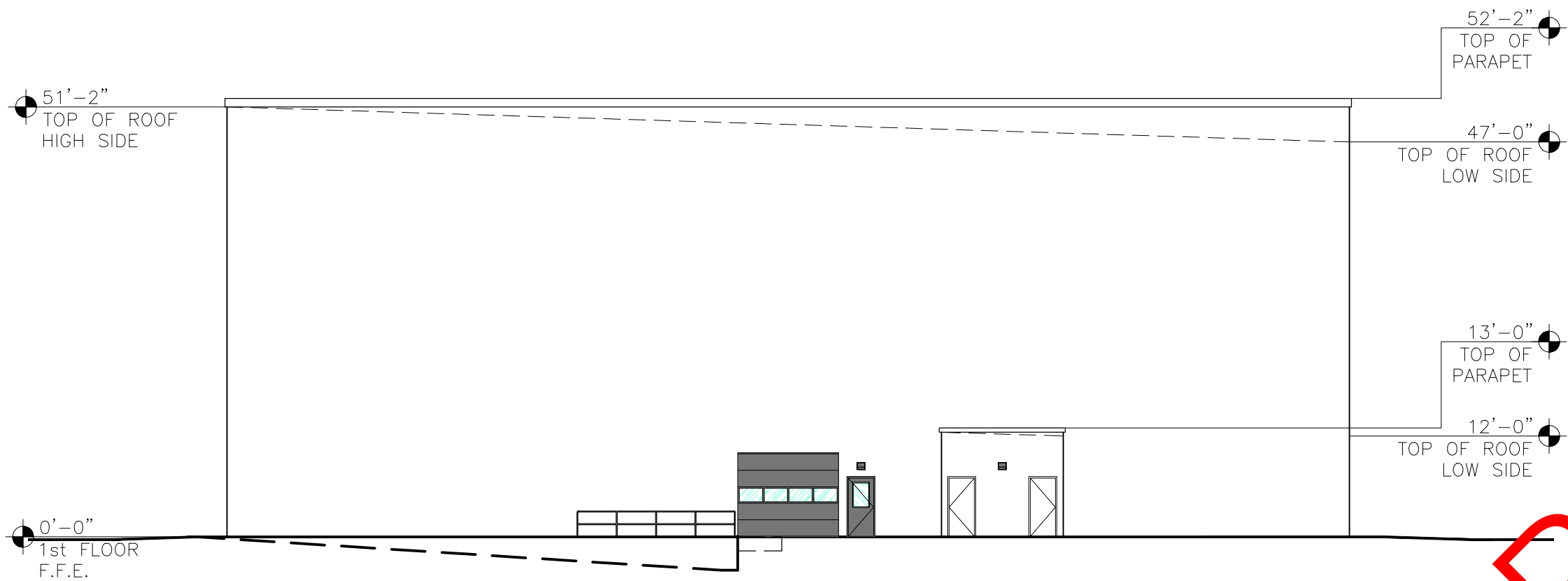


1 WEST ELEVATION



2 EAST ELEVATION

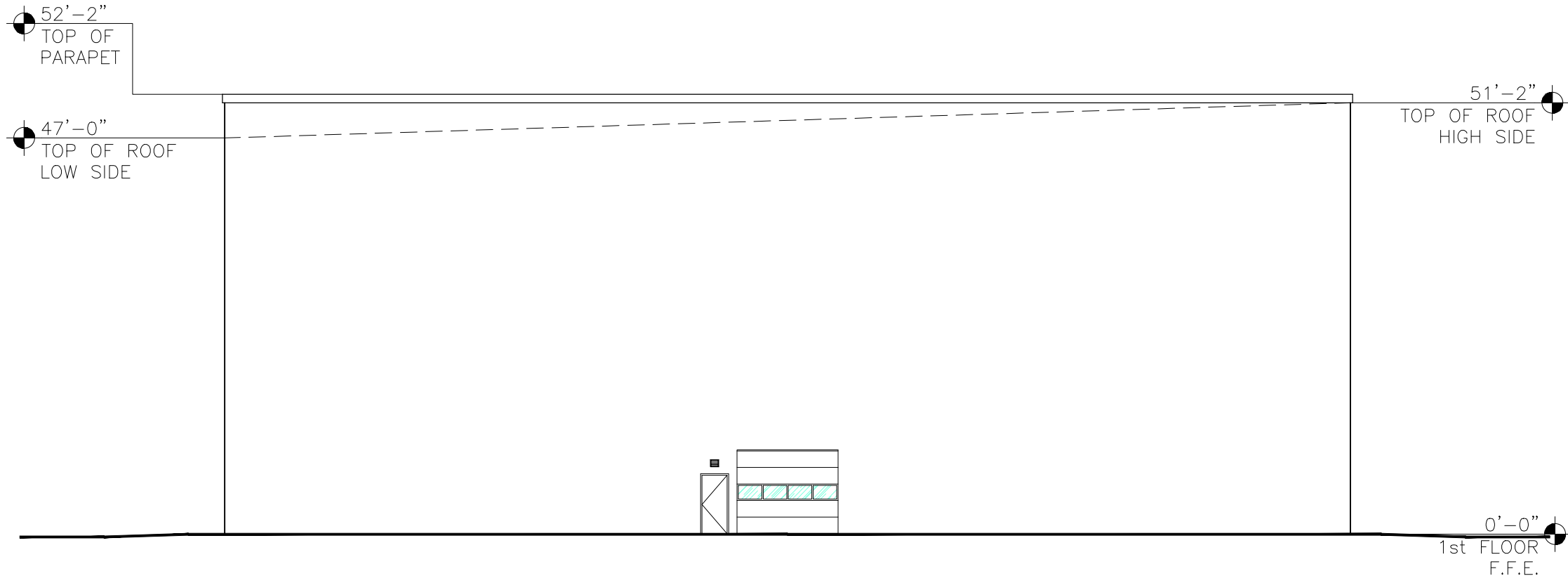
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

- PRELIMINARY -



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1

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U-Haul of Fox Cities North
1550 Arbor Way
Kaukauna, WI 54130

SHEET CONTENTS:

Proposed
Elevations
Building B

868077

DRAWN: BLC

CHECKED: NH

DATE: 03/24/22

868077_A1C

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SITE DEVELOPMENT PLANS FOR U-HAUL MOVING & STORAGE

PC35, 21N, 18E
KAUKAUNA, OUTAGAMIE COUNTY, WI

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: DANIEL L. ELENBAAS , PE
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

OWNER / DEVELOPER
AMERCO REAL ESTATE CO.



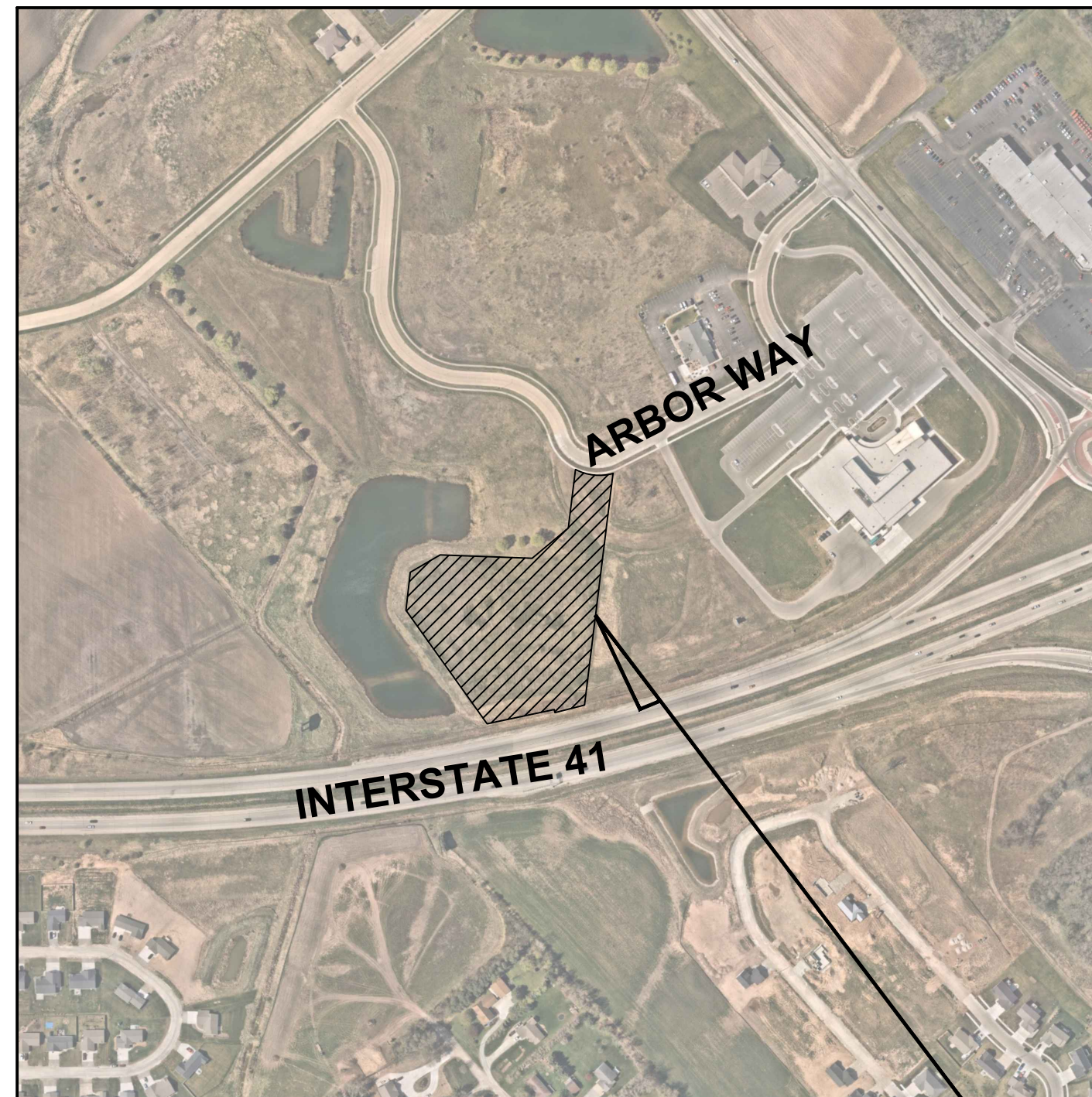
2727 N CENTRAL AVE
PHOENIX, AZ 85004
TELEPHONE: 602-263-6502
CONTACT: ZULEMA LONGORIA

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.

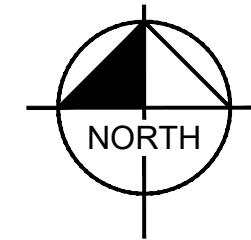


PREPARED BY: RYAN A. HYLLESTED, PLA
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SURVEYOR
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3825 N SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
TELEPHONE: 479-443-4506
FAX: 479-582-1883
CONTACT: CHRISTOPHER SALAZAR



VICINITY
N.T.S.



SITE

DRAWING INDEX

SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	GENERAL NOTES
C200	SURVEY
C201	SURVEY
C300	DEMO AND EROSION CONTROL PLAN - PHASE
C301	EROSION CONTROL PLAN - PHASE 2
C400	SITE PLAN
C500	GRADING, DRAINAGE, AND UTILITY PLAN
C502	CIVIL DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH
ORIGINATING BENCHMARK NGS MONUMENT, VERTICAL DATUM
BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US
SURVEY FEET.
PID=PN0644
MONUMENT DESCRIPTION: 3" BRASS DISK
ELEVATION=695.39 (NAVD88)



Know what's **below**.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

**U-HAUL MOVING &
STORAGE**
PREPARED FOR
**AMERCO REAL
ESTATE CO.**
LUNA

COVER SHEET

KHA PROJECT 160007002
DATE 05/06/2022
SCALE AS SHOWN
DESIGNED BY MJS
DRAWN BY RAV
CHECKED BY DLE



2022 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

[illegible]

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GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE WI DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE F.H.A. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF WI PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
- ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION
- ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION,
- INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

EROSION CONTROL NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF WI NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO PUBLIC AREAS SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS IS PRACTICABLE.
- ALL STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THESE AREAS WITH SOME PROTECTIVE MEASURE WILL BE NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH THEY DISTURB. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL AND LUBRICANT OIL, PESTICIDES, AND ANY SOLID WASTE MATERIALS.
- EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE CITY OF KAUKAUNA ENGINEERING DIVISION.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL HAVE TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE. ANY REVISIONS TO THE EROSION CONTROL PLAN MADE BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEER.

PAVING AND STRIPING NOTES

- ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR WIDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
- CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
- ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
- THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
- ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
- THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
- CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
- ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
- BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5% . IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
- CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
- BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO WIDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND WIDOT SPECIFICATION.
- ALL CONCRETE/ASPHALT SHALL BE INSTALLED PER GEOTECH REPORT, CITY OF KAUKAUNA AND WIDOT SPECIFICATIONS.
- SPOT ELEVATIONS ARE TO FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
- LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
- BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
- ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ENSURE MINIMUM GRADES ARE MET WITHIN PAVED AREAS, 1.2% FOR ASPHALT PAVING AND 0.6% FOR CONCRETE PAVING.

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

WATER STORM SEWER & SANITARY SEWER NOTES

- THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
- ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
- ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF WI PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
- CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDEL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
- CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10' AND A VERTICAL CLEARANCE OF 18" BETWEEN WATER AND SANITARY SEWER MANHOLES AND LINES.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
- UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
- ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 1% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
- ALL ROOF AND SANITARY SEWER DRAINS SHALL BE INSULATED IF 7" OF COVER CANNOT BE PROVIDED.
- THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
- THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
- A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
- GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
- COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
- ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
- REFERENCE ARCHITECTURAL PLANS (BY OTHERS). FOR EXACT BUILDING DIMENSIONS, AND MATERIALS SPECIFICATIONS.
- REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND PAD PREPARATION SPECIFICATIONS.
- CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR LIGHT POLE WIRING.

PRELIMINARY - NOT FOR CONSTRUCTION

U-HAUL MOVING & STORAGE

PREPARED FOR

AMERCO REAL ESTATE CO.

KAUKAUNA

WI

KIMLEY-HORN

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HORN

2022 KIMLEY-HORN AND ASSOCIATES, INC.

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Item 3.a.

BY

DATE

REVISIONS

No.

KHA PROJECT

160007002

DATE

05/06/2022

SCALE

AS SHOWN

DESIGNED BY

MJS

DRAWN BY

RAV

CHECKED BY

DLE

SHEET NUMBER

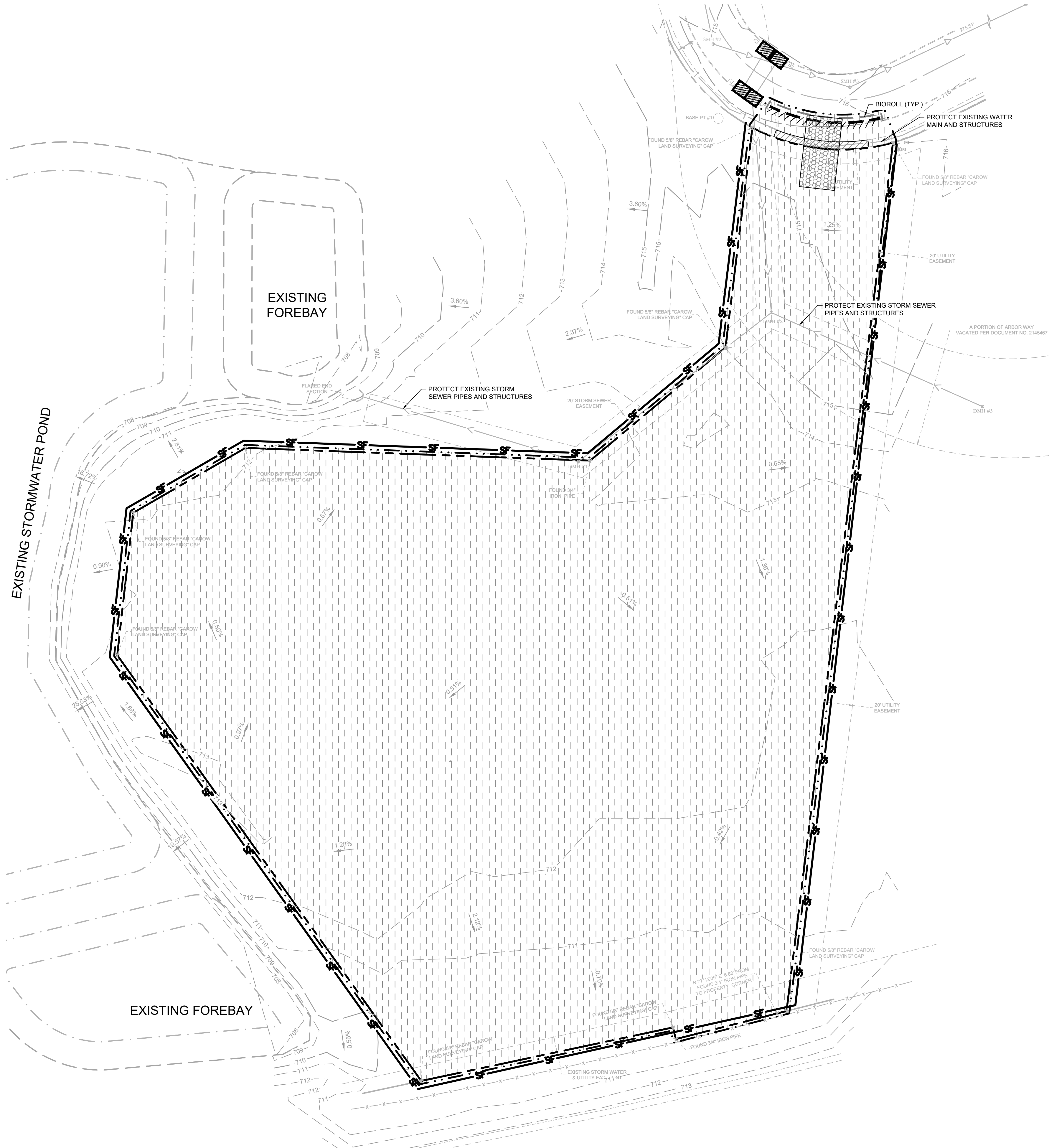
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EXISTING STORMWATER POND

EXISTING FOREBAY

EXISTING FOREBAY



LEGEND

	ROCK ENTRANCE
	EROSION CONTROL BLANKET
	INLET PROTECTION
	SILT FENCE
	LIMITS OF DISTURBANCE
	SAFETY FENCE
	BIOROLL
	REMOVE BITUMINOUS SURFACE
	REMOVE CONCRETE SURFACE
	REMOVE BUILDING
	CLEARING & GRUBBING
	FULL DEPTH SAWCUT
	REMOVE TREE
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	FILL & ABANDON UTILITY LINES
	LIMITS OF CONSTRUCTION
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING J-BARRIER
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING SIGN
	EXISTING FLARED END SECTION
	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
	EXISTING GAS METER
	EXISTING POST INDICATOR VALVE
	EXISTING WELL
	EXISTING AUTOMATIC SPRINKLER
	EXISTING ROOF DRAIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING METAL COVER
	EXISTING ELECTRICAL METER
	EXISTING AIR CONDITIONER
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING TREE LINE

DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE CITY.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH KAUKAUNA, OUTAGAMIE COUNTY AND WIDOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF KAUKAUNA DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RIM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF WI REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAIN TILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAIN TILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

EROSION CONTROL PLAN NOTES

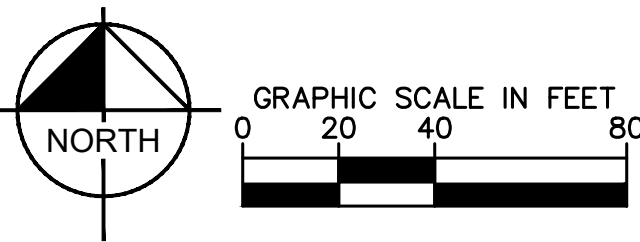
1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF KAUKAUNA GRADING PERMIT.



PRELIMINARY - NOT FOR CONSTRUCTION

U-HAUL MOVING & STORAGE
PREPARED FOR
AMERCO REAL ESTATE CO.

DEMO AND EROSION CONTROL PLAN - PHASE 1

KHA PROJECT 160007002
DATE 05/06/2022
SCALE AS SHOWN
DESIGNED BY MJS
DRAWN BY RAY
CHECKED BY DLE

SHEET NUMBER
C300

KAUKAUNA

WI

Kimley»Horn

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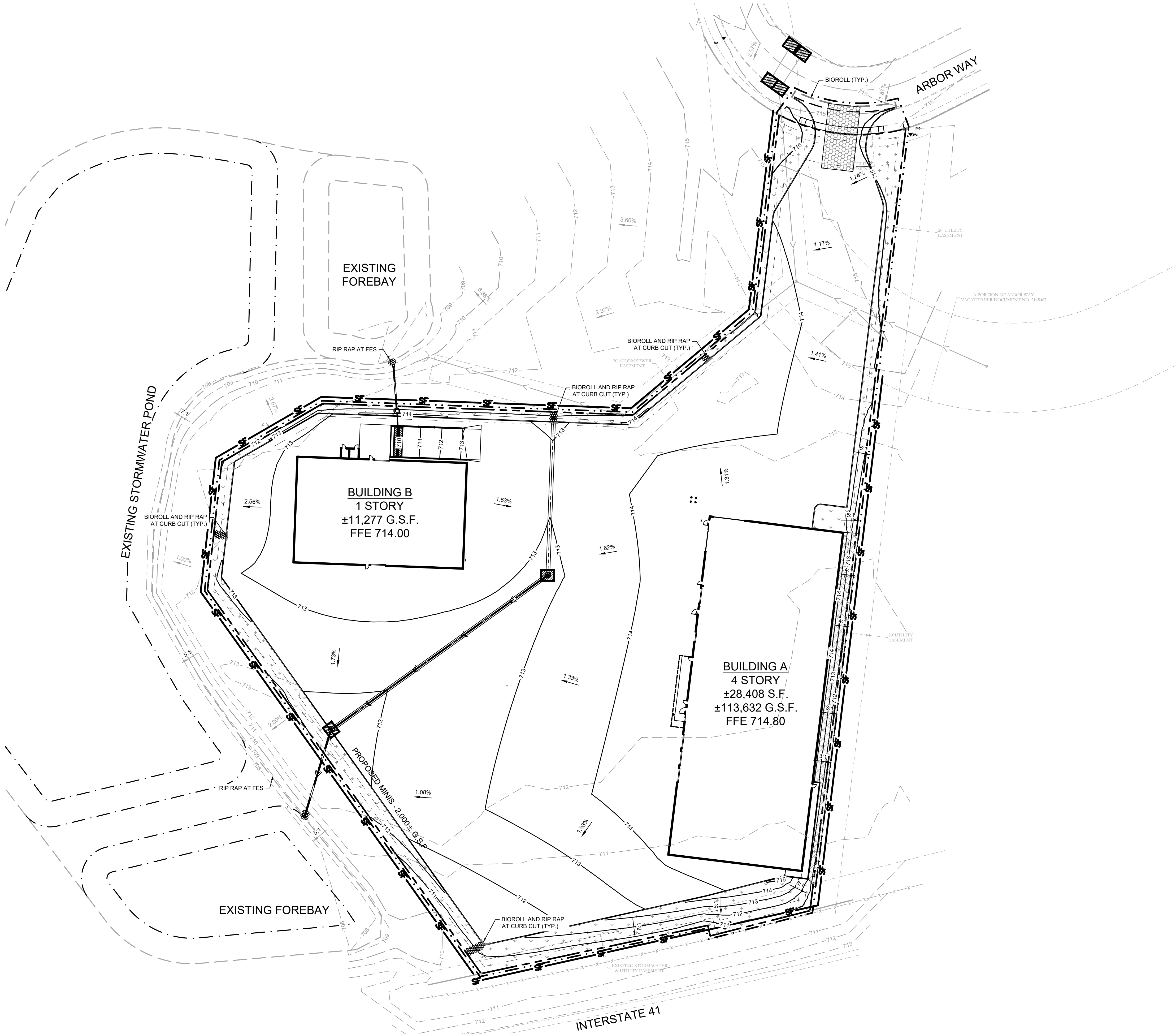
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LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

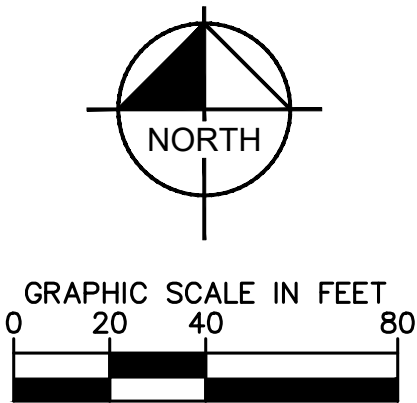
- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
- INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
- INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
- PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PREPARE SITE FOR PAVING.
- PAVE SITE AND INSTALL STRIPING.
- INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES
 - STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPs.



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STORAGE
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EROSION
CONTROL PLAN -
PHASE 2

KHA PROJECT	160007002
DATE	05/06/2022
SCALE	AS SHOWN
DESIGNED BY	MJS
DRAWN BY	RAY
CHECKED BY	DLE

SHEET NUMBER
C301

Kimley»Horn

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KAUKAUNA

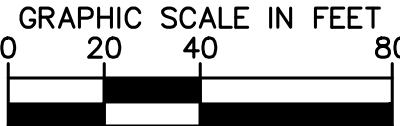
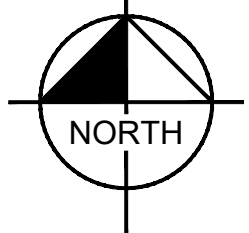
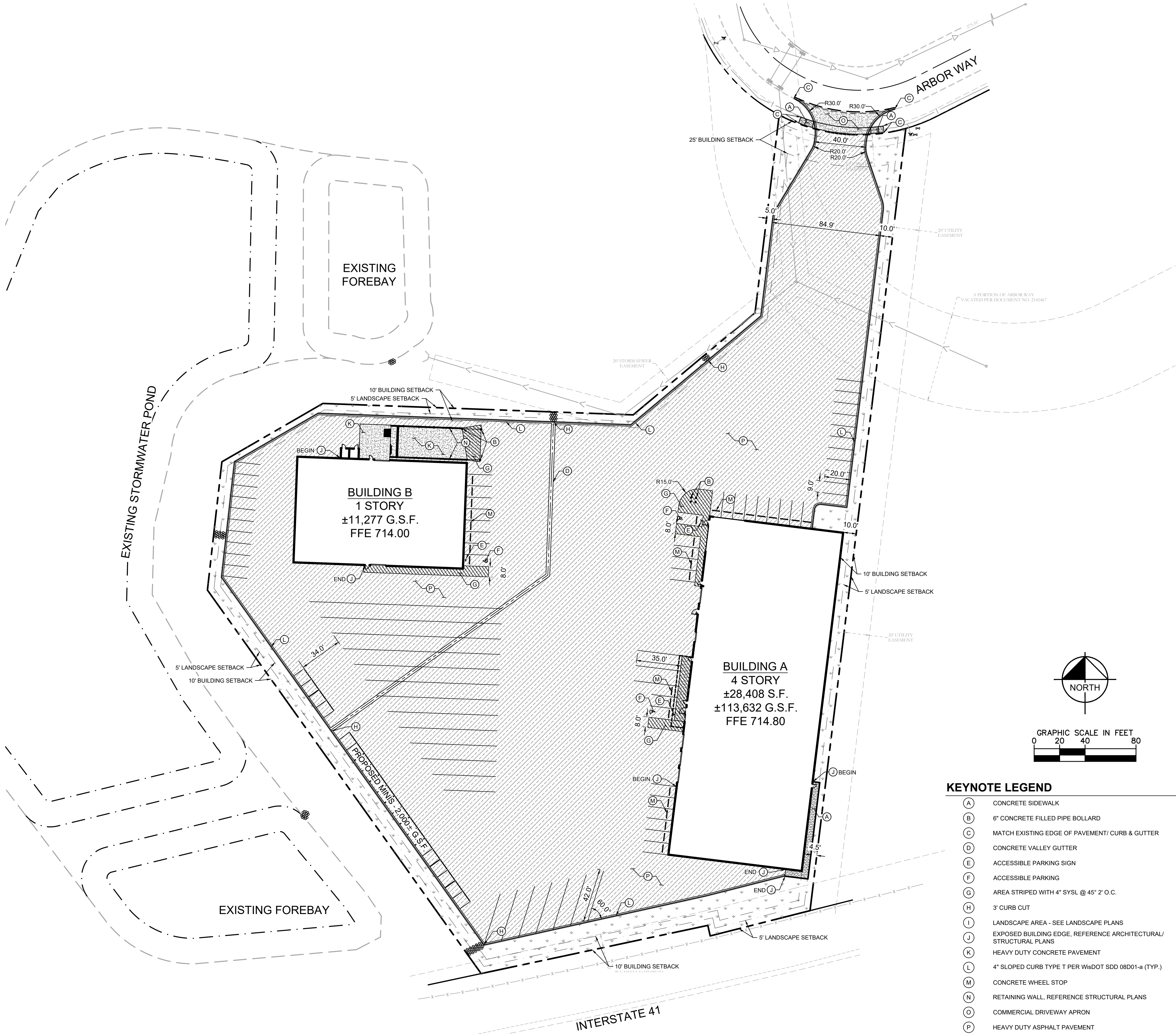
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REVISIONS

DATE

BY

No.



KEYNOTE LEGEND

- (A) CONCRETE SIDEWALK
- (B) 6" CONCRETE FILLED PIPE BOLLARD
- (C) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
- (D) CONCRETE VALLEY GUTTER
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING
- (G) AREA STRIPED WITH 4" SYSL @ 45° 2' O.C.
- (H) 3' CURB CUT
- (I) LANDSCAPE AREA - SEE LANDSCAPE PLANS
- (J) EXPOSED BUILDING EDGE, REFERENCE ARCHITECTURAL/ STRUCTURAL PLANS
- (K) HEAVY DUTY CONCRETE PAVEMENT
- (L) 4" SLOPED CURB TYPE T PER WisDOT SDD 08D01-a (TYP.)
- (M) CONCRETE WHEEL STOP
- (N) RETAINING WALL, REFERENCE STRUCTURAL PLANS
- (O) COMMERCIAL DRIVEWAY APRON
- (P) HEAVY DUTY ASPHALT PAVEMENT

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

U-HAUL MOVING & STORAGE	
TOTAL PROPERTY AREA	202,901 SF (4.7 AC)
PROPOSED IMPERVIOUS AREA	179,216 SF (4.2 AC)
PROPOSED PERVIOUS AREA	23,685 SF (0.5AC)
TOTAL DISTURBED AREA	204,627 SF (4.7 AC)
ZONING SUMMARY	
EXISTING ZONING	CHD - COMMERCIAL HIGHWAY DISTRICT
PROPOSED ZONING	CHD - COMMERCIAL HIGHWAY DISTRICT
PARKING SETBACKS	SIDE/REAR = 5' ROAD = 5'
BUILDING SETBACKS	FRONT = 25' SIDE = 10' REAR = 10'

BUILDING DATA SUMMARY

AREAS	
PROPOSED PROPERTY	202,901 SF (4.7 AC)
BUILDING AREA	41,685 SF (17.6% OF TOTAL PROPERTY AREA)
PARKING	
REQUIRED PARKING	1 SP/200 SF ± 2,970/200±16 SPACES (RETAIL) 1 SP/300 SF ± 11,277/300±38 SPACES (WAREHOUSE)
PROPOSED PARKING	54 SPACES
ADA STALLS REQ'D / PROVIDED	3 STALLS / 3 STALLS

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL INNER CURBED RADII ARE TO BE 5' AND OUTER CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY BLEW & ASSOCIATES, PA, DATED 02/07/2022.

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
- TOTAL LAND AREA IS 4.7 ACRES.
- PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
- ALL PARKING STALLS TO BE 9' IN WIDTH AND 20' IN LENGTH UNLESS OTHERWISE INDICATED.

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SITE PLAN

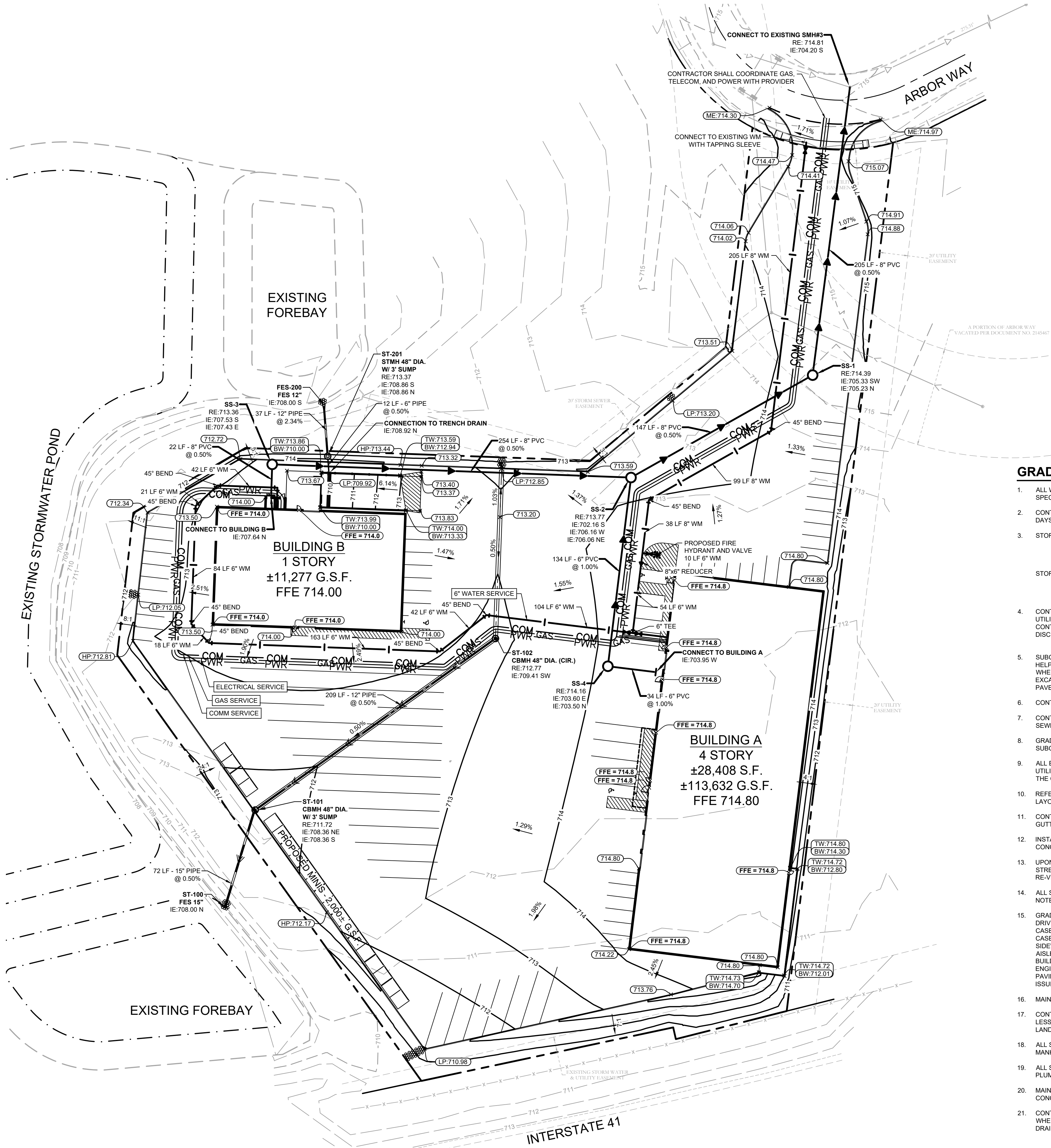
SHEET NUMBER
C400

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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160007002	05/06/2022	AS SHOWN	MJS	RAY	DLE

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GRADING PLAN NOTES

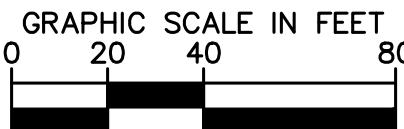
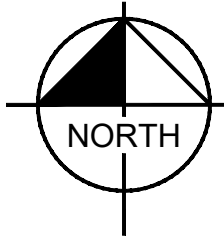
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF KAUKAUNA, SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
- CONTRACTOR TO CALL DIGGERS HOT LINE @ 1-800-242-8511 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION/CONSTRUCTION FOR UTILITY LOCATIONS.
- STORM SEWER PIPE SHALL BE AS FOLLOWS:
RCP PER ASTM C-76
HDPE: 0' - 10' PER AASHTO M-252
HDPE: 12' OR GREATER PER ASTM F-2306
PVC SCH. 40 PER ASTM D-1785
STORM SEWER FITTINGS SHALL BE AS FOLLOWS:
RCP PER ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
HDPE PER ASTM 3212
PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
- CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
- SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
- CONTRACTOR SHALL EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS.
- GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE STREET READY FOR SUBBASE.
- ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
- REFER TO THE UTILITY PLAN FOR SANITARY SEWER MAIN, WATER MAIN SERVICE LAYOUT AND ELEVATIONS AND CASTING / STRUCTURE NOTATION.
- CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES TO PROVIDE POSITIVE DRAINAGE.
- INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
- UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4" OF TOPSOIL.
- ALL SPOT ELEVATIONS/CONTOURS ARE TO GUTTER / FLOW LINE UNLESS OTHERWISE NOTED.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
- MAINTAIN A MINIMUM OF 0.5% GUTTER SLOPE TOWARDS LOW POINTS.
- CONTRACTOR TO PROVIDE 3" INSULATION BY 5' WIDE CENTERED ON STORM PIPE IF LESS THAN 4" OF COVER IN PAVEMENT AREAS AND LESS THAN 3' OF COVER IN LANDSCAPE AREAS.
- ALL STORM SEWER CONNECTIONS SHALL BE GASKETED AND WATER TIGHT INCLUDING MANHOLE CONNECTIONS.
- ALL STORM SEWER PIPE SHALL BE AIR TESTED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.
- MAINTAIN A MINIMUM OF 1.25% SLOPE IN BITUMINOUS PAVEMENT AREAS, 0.5% SLOPE IN CONCRETE PAVEMENT AREAS.
- CONTRACTOR SHALL REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL CURB" WHERE PAVEMENT DRAINS TOWARD GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM GUTTER.

LEGEND

- | | |
|-----------|--|
| --- | PROPERTY LINE |
| - - - - - | EXISTING CONTOUR |
| - - - - - | PROPOSED CONTOUR |
| ⊙ | PROPOSED STORM MANHOLE (SOLID CASTING) |
| ⊙ | PROPOSED STORM MANHOLE (ROUND INLET CASTING) |
| ⊙ | PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING) |
| ⊙ | PROPOSED STORM SEWER CLENOUT |
| ⊙ | PROPOSED FLARED END SECTION |
| ⊙ | PROPOSED RIPRAP |
| ⊙ | PROPOSED STORM SEWER |
| ⊙ | PROPOSED STORM SEWER |
| ⊙ | PROPOSED STORM SEWER |
| ⊙ | GATE VALVE |
| ⊙ | HYDRANT |
| ⊙ | REDUCER |
| ⊙ | TEE |
| ⊙ | SANITARY SEWER MANHOLE |
| ⊙ | SANITARY CLEANOUT |
| ⊙ | WATERMAIN |
| ⊙ | SANITARY SEWER |
| ⊙ | UNDERGROUND ELECTRIC |
| ⊙ | TELEPHONE |
| ⊙ | GAS MAIN |
| ⊙ | PROPOSED SPOT ELEVATION |
| ⊙ | PROPOSED HIGH POINT ELEVATION |
| ⊙ | PROPOSED LOW POINT ELEVATION |
| ⊙ | PROPOSED GUTTER ELEVATION |
| ⊙ | PROPOSED TOP OF CURB ELEVATION |
| ⊙ | PROPOSED FLUSH PAVEMENT ELEVATION |
| ⊙ | MATCH EXISTING ELEVATION |
| ⊙ | PROPOSED EMERGENCY OVERFLOW |
| ⊙ | PROPOSED DRAINAGE DIRECTION |
| ⊙ | PROPOSED ADA SLOPE |
| ⊙ | PROPOSED BREAK LINE |

UTILITY PLAN NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
6" PVC SCHEDULE 40 PER ASTM D-1785
DUCTILE IRON PIPE PER AWWA C150
- WATER LINES SHALL BE AS FOLLOWS:
6" AND LARGER, PVC C-900 PER ASTM D 2241
CLASS 200 UNDER COUNTY ROADS; OTHERWISE CLASS 150
4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
- ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF KAUKAUNA AND/OR STATE OF WI WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
- BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
- ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.



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U-HAUL MOVING & STORAGE

PREPARED FOR

AMERCO REAL ESTATE CO.

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KAUKAUNA

GRADING, AND DRAINAGE, AND UTILITY PLAN

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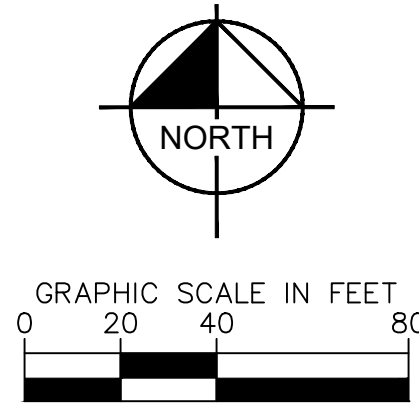
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DATE

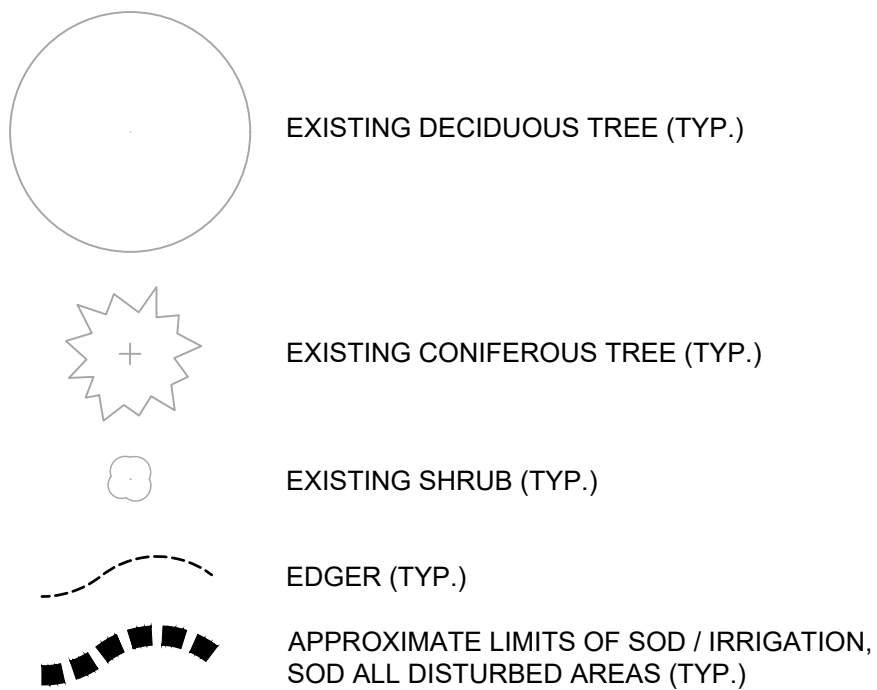
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LANDSCAPE BUFFER REQUIRED NEXT TO R.O.W.:	8' MINIMUM WIDE BUFFER
LANDSCAPE BUFFER PROVIDED NEXT TO R.O.W.:	SEE PLAN

LANDSCAPE LEGEND

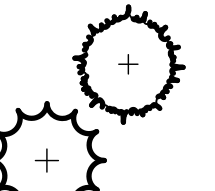
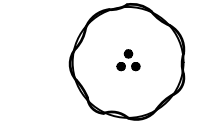
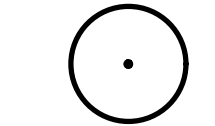


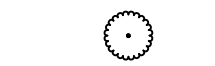
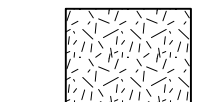
LANDSCAPE KEYNOTES (A)

- ☐ A EDGER (TYP.)
- ☐ B DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- ☐ C ROCK MULCH (TYP.)
- ☐ D SOD (TYP.)
- ☐ E MAINTENANCE STRIP (TYP.)

SEEDING KEYNOTES

- | | |
|--------|---|
| 22-112 | SEED WITH MNDOT 22-112: FIVE-YEAR STABILIZATION SEED MIX (TYP.) |
| 25-131 | SEED WITH MNDOT 25-131: LOW MAINTENANCE TURF SEED MIX (TYP.) |

PLANT SCHEDULE

CONIFEROUS TREE	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL/SIZE</u>
	CBS	6	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HT.
	WHP	4	PINUS STROBUS	WHITE PINE	B & B	6' HT.
ORNAMENTAL TREE	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL/SIZE</u>
	ALS	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B	6' HT.
OVERSTORY TREE	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL/SIZE</u>
	IHL	8	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL.
CONIFEROUS SHRUBS	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	SGJ	45	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.
DECIDUOUS SHRUBS	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>
	ANH	18	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5 CONT.	4' O.C.
	GLS	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.
PERENNIALS	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>
	KFG	12	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT	36" O.C.

PRELIMINARY - NOT FOR CONSTRUCTION



Know what's **below**.
Call before you dig.

**U-HAUL MOVING &
STORAGE
PREPARED FOR
AMERCO REAL
ESTATE CO.**

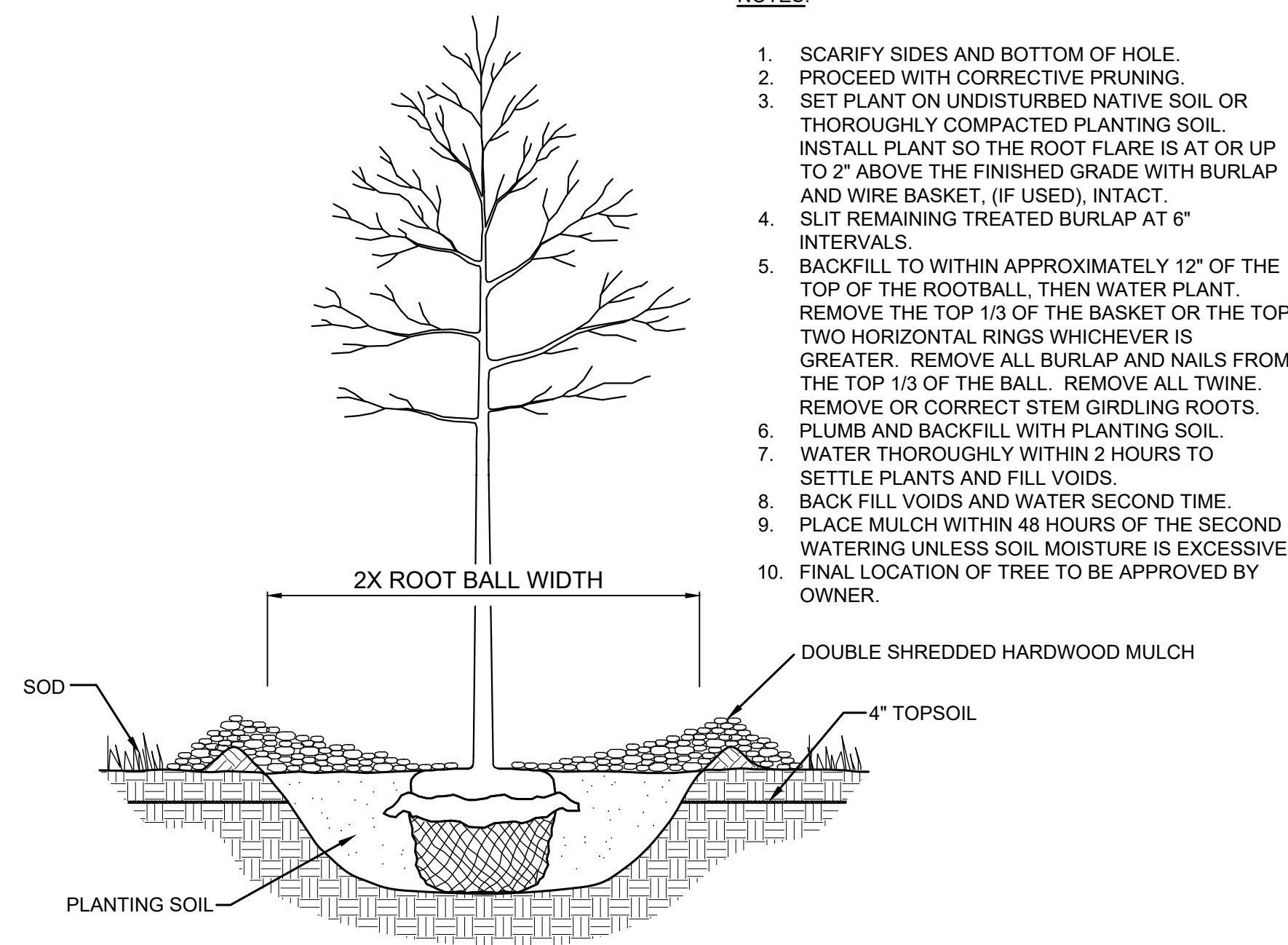
LANDSCAPE PLAN

KHA PROJECT 160007002	DATE 05/06/2022	SCALE AS SHOWN
DESIGNED BY	CFK	
DRAWN BY	CFK	
CHECKED BY	RAH	

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

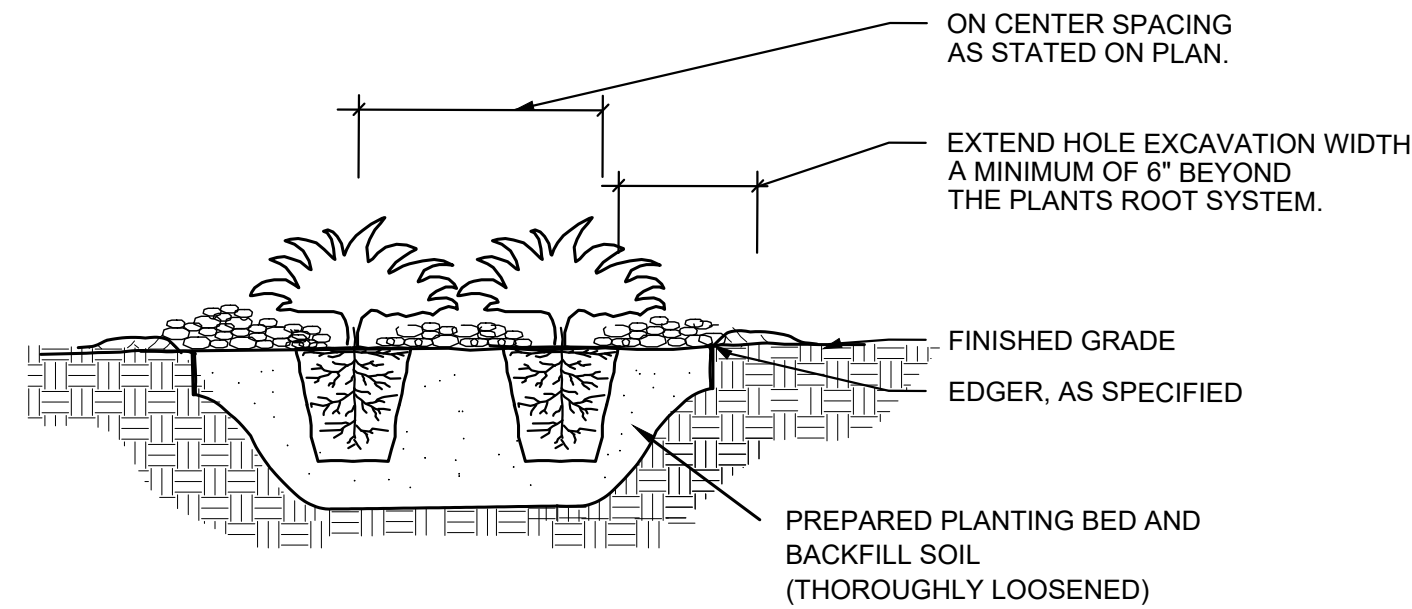
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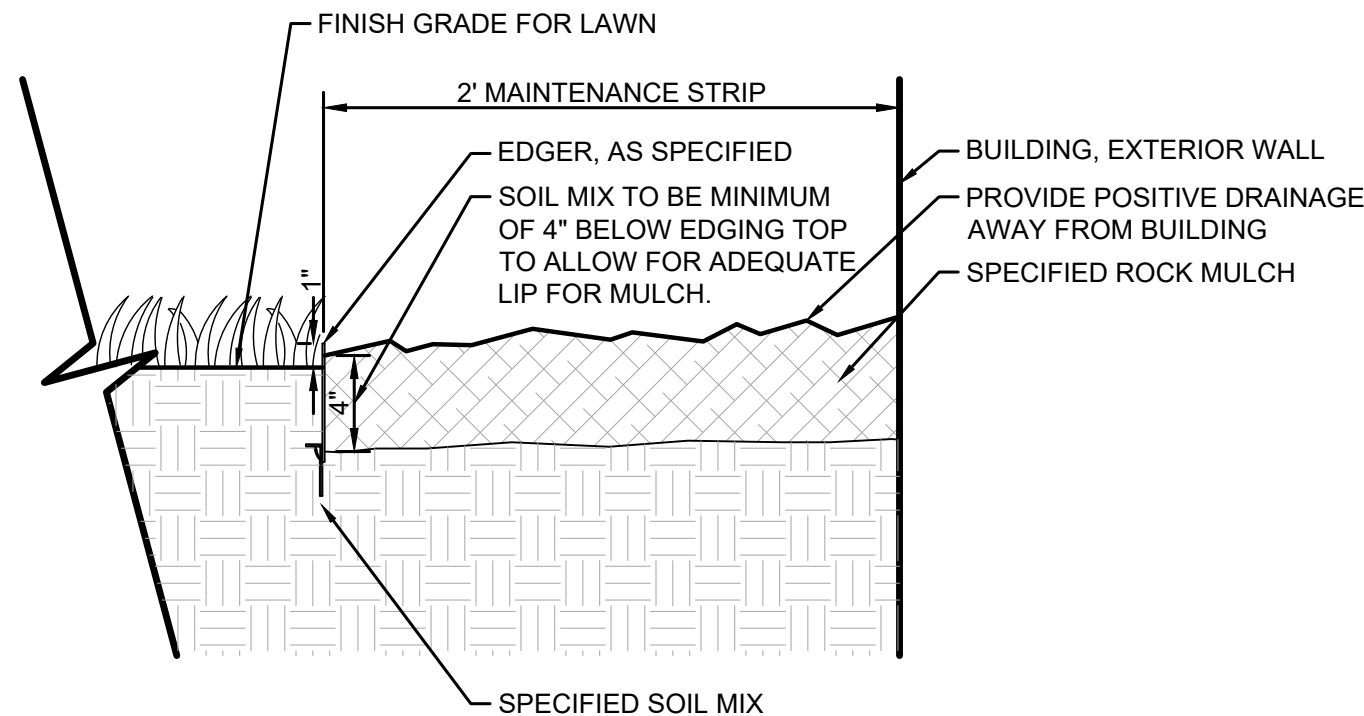
1 TREE PLANTING DETAIL

SCALE: N.T.S.

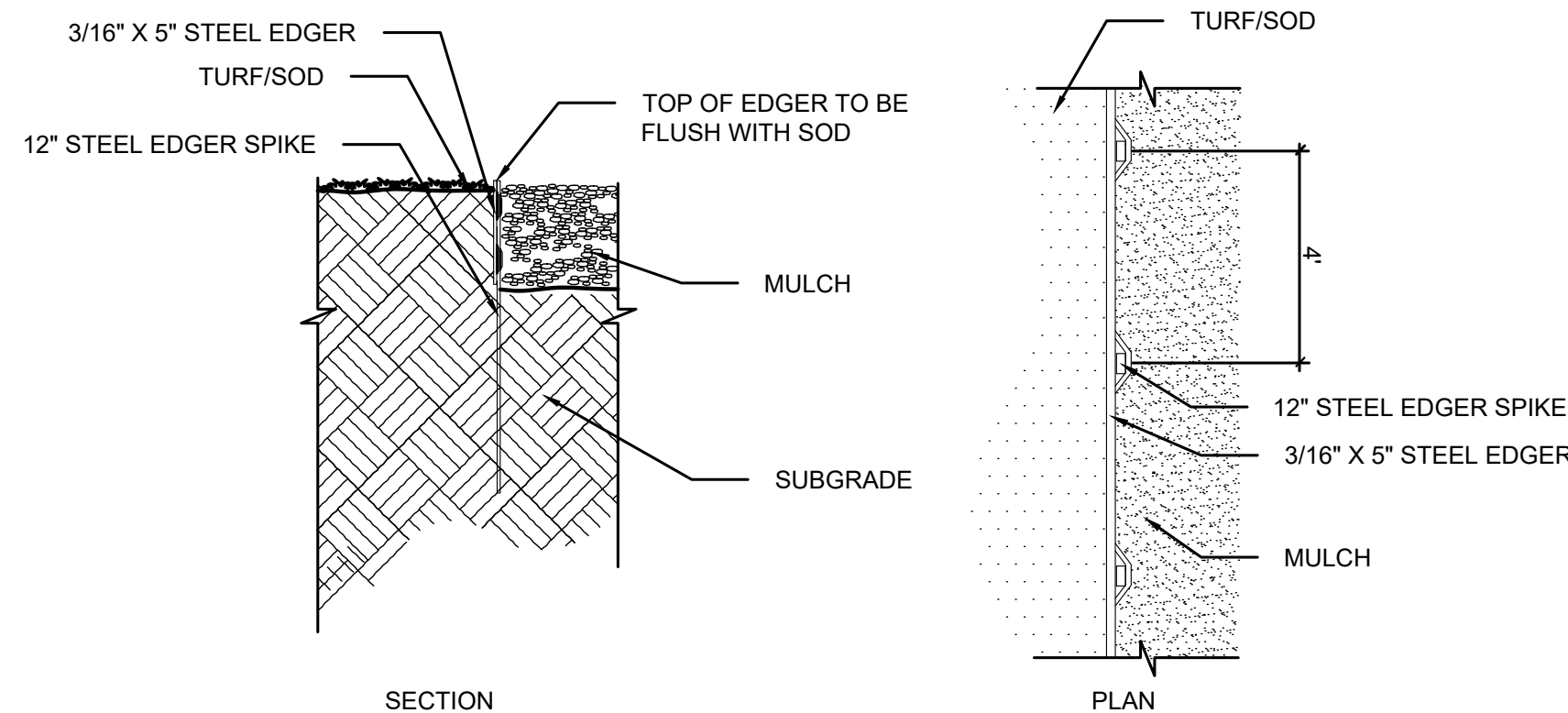
L10



2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L101



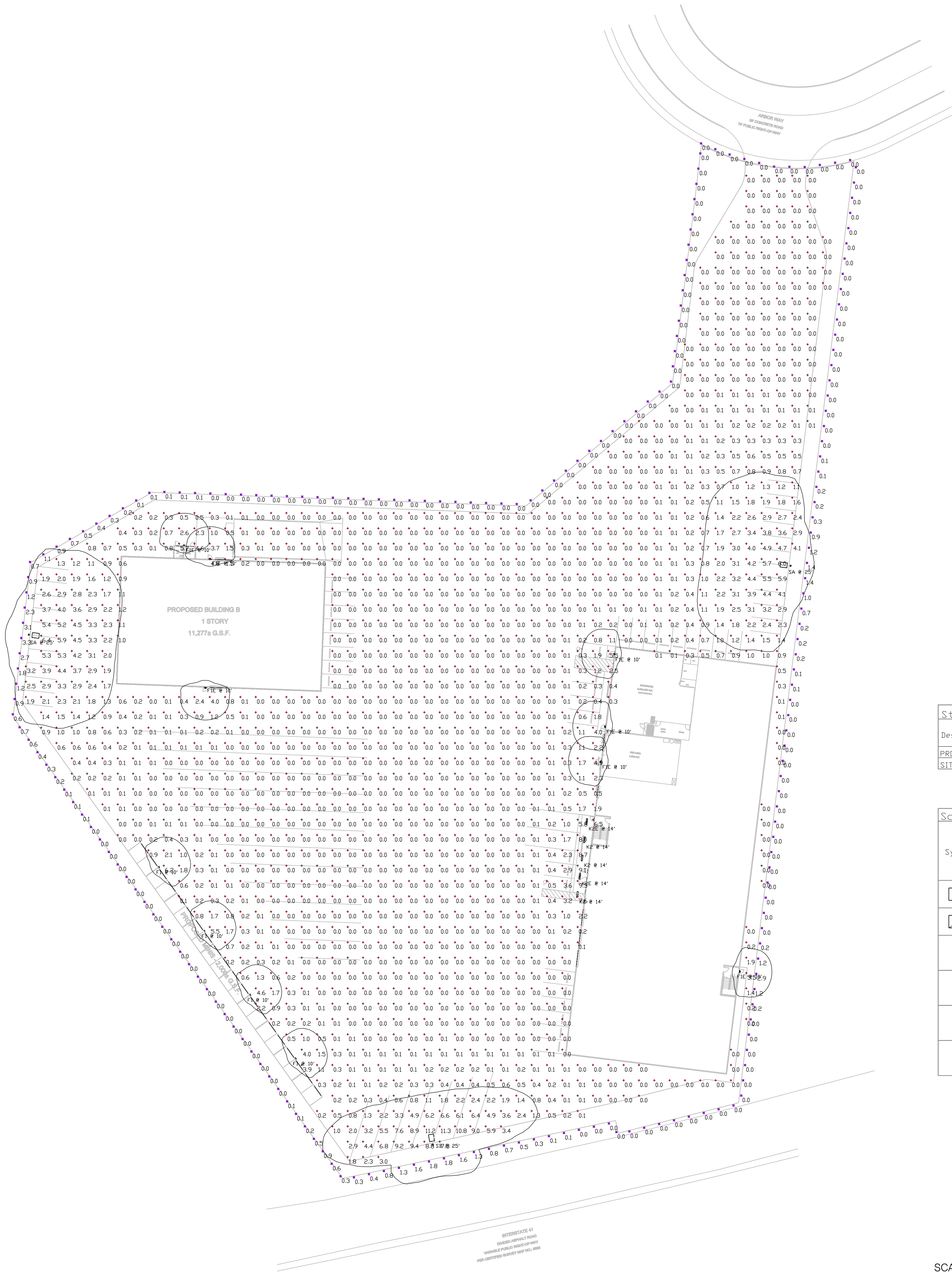
3 MAINTENANCE STRIP DETAIL









4 STEEL EDGER DETAIL
SCALE: N.T.S. L101

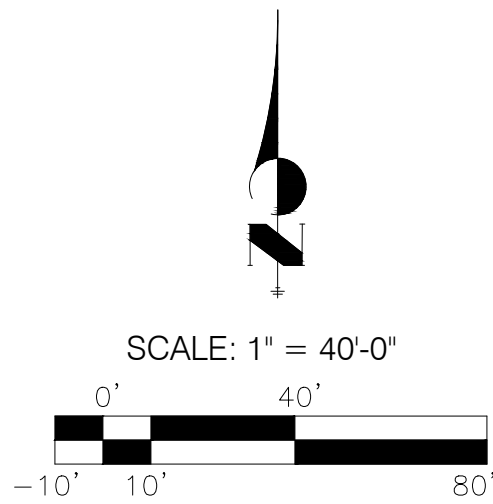
- LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE, (800) 242-8511 OR DIGGERSHOTLINE.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL. .
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO WISDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOLID DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FROM TREES, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR, OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FIBER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FEET ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD WISCONSIN GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED PER MANUFACTURERS RECOMMENDATIONS AND PER WISDOT SPECIFICATIONS.
20. PROVIDE IRRIGATION TO ALL PLANTED AND SOD AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	✕	0.3 fc	3.3 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	0.6 fc	11.3 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Lamp	PerfLight Factor	Loss Wattage
	F1	4	Lithonia Lighting	WST LED P1 40K VF MVOLT DBBX	WST LED, Performance package K, visual comfort forward throw, MVOLT	4000K 4000K COLOR TEMP	WST_LED_P1_40K_VF_MVOLT.es	1639	0.95	12
	F1E	7	Lithonia Lighting	WST LED P1 40K VF MVOLT DBBX	WST LED, Performance package K, visual comfort forward throw, MVOLT	4000K 4000K COLOR TEMP	WST_LED_P1_40K_VF_MVOLT.es	1639	0.95	12
	K2	3	Lithonia Lighting	WRT 2' 32" A12125 MVOLT GEB10IS	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENTS.	WRT_2_32_A19_TUBIES.es	2850	0.75	59
	K2E	2	Lithonia Lighting	WRT 2' 32" A12125 MVOLT GEB10IS	WET LOCATION TROFFER 1' X 4'	TWO 32-WATT T8 LINEAR FLUORESCENTS.	WRT_2_32_A19_TUBIES.es	2850	0.75	59
	SA	2	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT HS DSS 22" POLE WITH 3' BASE	DSX2/LED P4 40K T4M MVOLT with LED - 4000K COLOR TEMP	4000K 4000K COLOR TEMP	DSX2_LED_P4_40K_T4M_MVOLT_HS.es	25364	0.95	270
	SB	1	Lithonia Lighting	DSX2 LED P4 40K T1S MVOLT HS DSS 22" POLE WITH 3' BASE	DSX2/LED P4 40K T1S MVOLT with LED - 4000K COLOR TEMP	4000K 4000K COLOR TEMP	DSX2_LED_P4_40K_T1S_MVOLT_HS.es	28762	0.95	270



SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/24/22	BLC	REV. PER EJS REVIEW
2	5-5-22	zt	Site photometric plan
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul of Fox Cities North
1550 Arbor Way
Kaukauna, WI 54130

SHEET CONTENTS:

Proposed
Site Plan

868077

DRAWN:	BLC
CHECKED:	NH
DATE:	03/23/22

SP1

868077_A1C



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission
From: Lily Paul, Associate Planner
Date: June 2, 2022
Re: Site Plan Review – Drain Supply Properties, LLC – 2928 Lawe St

The applicant, Steve Lowney, is proposing to store pipe fitting supplies on the vacant lot, parcel(s) 322097201 & 322097202 located at 2928 Lawe Street. The applicant has also requested a rezone of the property from Commercial Highway District to Industrial District. Storage use is considered light manufacturing, which is allowed in the Industrial District. Lastly, the applicant has gained permission from the Town of Kaukauna to install another driveway on East 41 Frontage Road with a 30 inch by 52 foot culvert. The driveway will be 40 feet wide and 340 feet in length.

Site Plan Review

Site/Architectural

There is no building proposed, so there are no setback requirements. The proposed areas for storage are shown with hash marks on the attached image. A fence is required to keep the storage out of sight from public roadways. The applicant should work with staff to approve a fence.

Landscape

The site plan does not require a landscape plan. Hedge like plants may serve as fence to screen the view of storage yard.

Lighting

There is no change to lighting.

Stormwater

No storm water plan is required.

Staff Recommendation:

Approval of the U-Haul Storage Site Plan with the following conditions:

1. Rezone Request is approved by Common Council.
2. Site Plan Resubmitted to Staff with an approved fence.

Att: Lily Paul

Item 3.b.



SITE PLAN REVIEW APPLICATION SUBMISSION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: <i>Drain Supply Properties, LLC</i>	Name:
Mailing Address: <i>N3626 Rose Garden Way Freedom, WI, 54913</i>	Mailing Address:
Phone: <i>920-915-9524</i>	Phone:
Email: <i>SteveL@WITubing.com</i>	Email:

PROPERTY INFORMATION
Describe the Proposed Project in Detail: <i>Put in a culvert + Driveway off E. Frontage Rd into 2928 Lawe Street</i>
Property Parcel # (3-20000):
Site Address/Location: <i>2928 Lawe Street, Kaukauna, WI, 54130</i>
Current Zoning and Use:
Proposed Zoning and Use: <i>Industrial</i>
Existing Gross Floor Area of Building: <i>N/A</i>
Proposed Gross Floor Area of Building: <i>N/A</i>
Existing Building Height: <i>N/A</i>
Proposed Building Height: <i>N/A</i>
Existing Number of Off-Street Parking Spaces: <i>N/A</i>
Proposed Number of Off-Street Parking Spaces: <i>N/A</i>
Existing Impervious Surface Coverage Percentage:
Proposed Impervious Surface Coverage Percentage: <i>Approximately 200 sq. ft.</i>

PERMIT APPLICATION TO PERFORM WORK IN TOWN ROAD RIGHT OF WAY

PERMIT NO. 3-22 APPLICATION FEE \$ 50.00

Drain Supply Properties, LLC 2928 Lawe St.
(Name of Applicant) (Address) Kaukauna, WI 54130

Phone number 920-915-9524, Tax Parcel number of property _____

Work to be performed: (Check all that applies)

☒ Install new driveway on East Frontage Rd road.

_____ Blacktop driveway to abut _____ road.

☒ Install a new 30" x 52 40ft culvert with apron endwalls to provide entrance to your property located on the (N S E W) side of East Frontage road.

_____ Perform work in the Town road right of way. Include a brief description of work being performed _____.

This permit shall be granted subject to the following conditions to be met by the applicant:

1. The work shall be done without danger to, or interference with, traffic using the road.
2. The applicant, his successors or assignees, agree to hold harmless the Town of Kaukauna and it's duly appointed agents and employees against any action for personal injury or property damage sustained by reason or exercise of this permit.
3. The proposed contruction and the exercise of this permit shall conform to the requirments of the statutes of the State of Wisconsin and any Town Ordinance or to any regulations imposed by any legally constituted body having jurisdiction.
4. The Town of Kaukauna reserves the right to make such changes, additions and relocations within statutory limits on the right of way as may at any time be considered necessary to permit the relocation, reconstruction, widening and/or maintaining of the roadway, or to provide proper protection to life and property on the roadway.
5. Road surface, slopes, shoulders, ditches and vegetation disturbed shall be restored.
6. The entire cost of installing and maintaining the facility shall be the responsibility of the applicant; and any changes, future or present, necessitated by improvements or alterations in the roadway shall be preformed at the sole cost and expense of the applicant.
7. The work shall be carried out in a manner satisfactory to the Town of Kaukauna Board or their representative.

REQUIREMENTS FOR PAVING DRIVEWAYS ONLY:

1. NO PART OF THE PERMITTED WORK OPERATIONS SHALL BE COMMENCED UNTIL WARNING SIGNS, DEVICES AND METHODS ADEQUATE TO PROTECT THE PUBLIC ARE ESTABLISHED, IN PLACE AND FULLY FUNCTIONAL. WARNING SIGNS AND DEVICES SHALL CONFORM TO THE APPROPRIATE SIZES, DESIGNS AND ARRANGEMENTS SPECIFIED WITHIN THE "WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL MANUAL OF TRAFFIC CONTROL DEVICES", CURRENT EDITION. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE AND MAINTAIN AT LEAST THE QUALITY OF SIGNS AND DEVICES THEREIN DESCRIBED, BUT TO ALSO SUPPLEMENT THOSE SUCH ADDITIONAL SIGNS, DEVICES AND FLAGMEN AS ARE NECESSARY TO FUNCTIONALLY PROTECT PERSONS AND PROPERTY FROM INJURY OR DAMAGE AT ALL TIMES AND UNDER ALL CONDITIONS, INCLUDING CHANGED OR CHANGING CONDITIONS. WARNING SIGNS, DEVICES AND METHODS SHALL BE IN PLACE AND PROTECTIVELY FUNCTIONAL PRIOR TO THE COMMENCEMENT OF ANY OF THE PERMITTED WORKS WITHIN THE LIMITS OF THE RIGHT OF WAY, AND SHALL PROTECT THE PUBLIC UNTIL ALL PERMIT ASSOCIATED WORKS ARE COMPLETE.
2. Measurements of length and width of driveway shall be included: Width 40 ft. Length 340 ft.
3. The surface of the completed driveway approach shall slope away from the edge of the road pavement at a rate of 1/2" per foot for a minimum of _____ ft.
4. NO CONCRETE shall be poured within _____ ft of the road right of way.
5. The Town of Kaukauna Board has the right to remove any material in the road right of way that is not fit to road right of way standards.
6. Name of company performing the work along with a copy of their CERTIFICATE OF LIABILITY INSURANCE.

Swinkle Excavating
(Company name)

Include any drawings or information that will be helpful to explain work being done.

Approved by: Mike Van Asten
(Town Chairman)

Date: 6-1-22

MAKE CHECKS PAYABLE TO: TOWN OF KAUKAUNA

MAIL TO: TOWN OF KAUKAUNA
W780 GREINER ROAD
KAUKAUNA WI 54130-8028

