



PLAN COMMISSION MEETING

Monday, March 10, 2025 at 5:30 PM
Lobby Area - City Hall, 1st Floor 1717 E.
Park Street, Two Rivers, WI 54241

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski

3. ACTION ITEMS

- A.** Annual review of Conditional Use Permit 2017-01 to continue operation of agriculture land use at 4115 Lincoln Avenue.
- B.** Request for a Conditional Use Permit for a warehouse / private fitness facility located at 1012 – 33rd Street, in the Business District (B-2), submitted by ACE Building Service (applicant) and David Kalista (owner).
- C.** Review of Site and Architectural Plan for the construction of a warehouse / fitness building at 1010 – 33rd Street, submitted by ACE Building Service (applicant) and David Kalista (owner).
- D.** Review of Site and Architectural Plan for the construction of Rush Logistics at 4411 Browns Drive, submitted by ACE Building Service (applicant) and Rush Logistics (owner).

4. FOR DISCUSSION

- A.** Discussion of possible design standards for properties in the downtown area.

5. ADJOURNMENT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

DOC# 1178243

Document Number

CONDITIONAL USE
PERMIT
City of Two Rivers

Permit No. 2017-01



Section 3, Item A.

35

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEED
RECEIVED FOR RECORD
02/23/2017 10:47:55 AM

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, in regard to premises at 4115 Lincoln Avenue in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

Tract I of Certified Survey Map recorded in Volume 1, Page 351 of Certified Survey Maps, in the City of Two Rivers, Manitowoc County, Wisconsin

2CHG

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 230-010-002-0

Zoning Classification of the Premises is: R-1 Single Family Residence District/Conditional Use for an agricultural land use, more specifically described as the keeping of animals.

Mailing Address of the Premises is: 4115 Lincoln Avenue, Two Rivers, WI 54241

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the particular nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of operating an agricultural land use, specifically the keeping of animals.

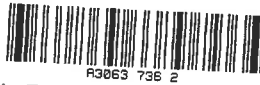
Permitted by action of the City Council of the City of Two Rivers on February 6, 2017.

Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. Operation of the use permitted shall be in strict conformity to the letter of request filed in connection with this Petition for this Permit and such letter of request is incorporated herein by reference as if set forth in detail herein.
4. Any substantial change or expansion of the facilities permitted by the initial issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
5. This Permit is specifically issued to Jeremy and Shannon Berglund and shall lapse upon a change in ownership or tenancy of the subject premises.
6. Conditions of Operations:
 - a. Number of animals shall be limited to: One (1) Shetland pony; one (1) goat; one (1) sheep; seven (7) ducks; eighteen (18) chickens (hens only).
 - b. The two existing 100 sq. ft. shelters for the pony and the chickens/ducks may remain, but may not be enlarged or expanded. Location of the animal shelters shall be located in the rear yard and at least ten (10) feet from all property lines.
 - c. The animals may roam freely only in the fence rear yard. However, should the City receive complaints regarding the proximity of the animals to adjacent property, the City reserves the right to impose at least a ten (10) foot setback from all property lines for any areas the animals may occupy.
 - d. There shall be no accumulation of animal feces or manure on the premises.
 - e. At no time should the keeping of the above described animals cause a public nuisance due to noise, odor, unsanitary conditions or operation features. The City reserves the right to amend this Permit should any nuisance fail to be abated.
 - f. The Permittees may not receive any compensation for the sale of animals, eggs, wool or other animal based products.
 - g. A license from the City shall be obtained and maintained for the chickens. A copy of said license shall be provided to the Inspections Department.
 - h. This Permit is subject to review on an annual basis.

SIGNATURES OF PROPERTY OWNER AND PERMITEE:



VOL 3063

Section 3, Item A.

As Owner of the Subject Property, I accept and understand the above described conditions.

[Signature]
Printed Name: Jeremy Berglund

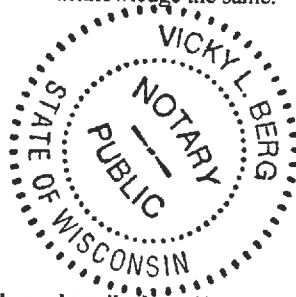
Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 16th day of February, 2017, the above named Jeremy Berglund to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, WI
My commission expires: 05/08/17



As Permittee of the Subject Property, I accept and understand the above described conditions:

[Signature]
Printed Name: Jeremy Berglund

[Signature]
Printed Name: Shannon Berglund

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 16th day of February, 2017, the above named Jeremy Berglund and Shannon Berglund to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, WI
My commission expires: 05/08/17



SIGNATURES - CITY OF TWO RIVERS

[Signature]
Kim M. Graves, City Clerk

[Signature]
Patrick J. Gagnon, Council President

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this 6th day of February, 2017, the above named Kim M. Graves and Patrick J. Gagnon to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

[Signature]
Printed Name: Vicky L. Berg

Notary Public, Manitowoc County, Wisconsin
My commission expires: 05/08/17



THIS INSTRUMENT WAS DRAFTED BY:
Vicky L. Berg, Zoning Administrator



TWO RIVERS
WISCONSIN

LAND DEVELOPMENT APPLICATION

APPLICANT A.C.E. Building Service Inc. (Kyle Reuter) TELEPHONE 920-682-6105

MAILING ADDRESS 3510 S. 26th Street Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Growth Garage, LLC (Dave Kalista) TELEPHONE 920-905-2588

MAILING ADDRESS N. 1188 Lakeview Dr. Kewaunee WI 54216
(Street) (City) (State) (Zip)

REQUEST FOR:

- Comprehensive Plan Amendment
- Site/Architectural Plan Approval
- Subdivision Plat or CSM Review
- Zoning District Change
- Conditional Use
- Annexation Request
- Variance/Board of Appeals
- Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION 33rd St. TYPE OF STRUCTURE PEMB

PRESENT ZONING B-2 Business District REQUESTED ZONING N/A

PROPOSED LAND USE No change in land use requested - New 2,800 SF Pre-Engineered Metal Building

PARCEL # 05316240819009; 0531624082007 ACREAGE 0.311

LEGAL DESCRIPTION All of lots 19 & 20, Block 8 of the "Chas. Sayers Subdivision #4" (Volume 3, Plats, Page 82, Manitowoc)

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed *Dave Kalista* Date 2/17/2025
(Property Owner)

Fee Required

Schedule

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ 550 TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

February 21, 2025

City of Two Rivers
Building Inspections Office
1717 E Park Street
Two Rivers, WI 54241

Re: Proposed Building for Growth Garage, LLC

Attention: Zoning Administrator

A.C.E Building Service, Inc. proposes to construct a new 2,800 square foot commercial facility on the northwest corner lot at the intersections of 33rd Street and State HWY 42 in the City of Two Rivers, Wisconsin. The building will consist of a pre-engineered steel framed structure with architectural metal accent panels, aluminum storefront framing, and contrasting building colors to create visual interest as depicted in the conceptual renderings.

Due to the size of the lot, the building will see asphalt paving placed on all sides with vegetative buffers on the north, east, and south sides of the building. To accommodate safe flow of traffic, it is requested that a variance for the 5' vegetation side yard requirement as noted in Section 11-1-11C(15) is granted. The plans indicate a concrete curb and gutter section installed to prevent stormwater runoff from entering the adjacent property. Traffic will enter the property from the existing driveway approach on 33rd Street, and proceed in a one-way directional manner around the building to the parking area on the north side of the property. When exiting, the vehicles will continue in a one-way directional manner around the west side of the building and exit the property via the same driveway approach on 33rd Street.

There are (8) parking stalls and (1) van accessible ADA parking stall proposed for the project. Site constraints prevent additional parking. The initial use of the building is planned to be a private gym. Based on code section 10-1-13 of the Municipal Code, we assume the parking stall requirement to be 1 per 300 square feet of usable space or 9.3 spaces. Due to the constraints of the site, we request approval of (9) total parking spaces in lieu of (10).

There shall be landscape beds installed along portions of the south and east faces of the building that will contain shrubs, perennial plantings, and stone mulch. The remainder of the east, north, and west faces of the building will include an 18" wide stone mulch bed at the building perimeter. Downspouts will be connected to new storm sewer which will connect to the existing storm sewer in HWY 42 right-of-way.

The building will be equipped with wall pack exterior lighting on the north and west building elevations. These fixtures will be selected to direct light downward so as to not directly illuminate neighboring properties. Decorative wall sconce light fixtures will be installed on the south and east elevations of the building to provide both illumination and aesthetic value.

Construction is expected to begin in spring of 2025 and completed late summer / early fall of 2025. If there are any questions pertaining to the proposed project, please contact me.

Respectfully submitted,

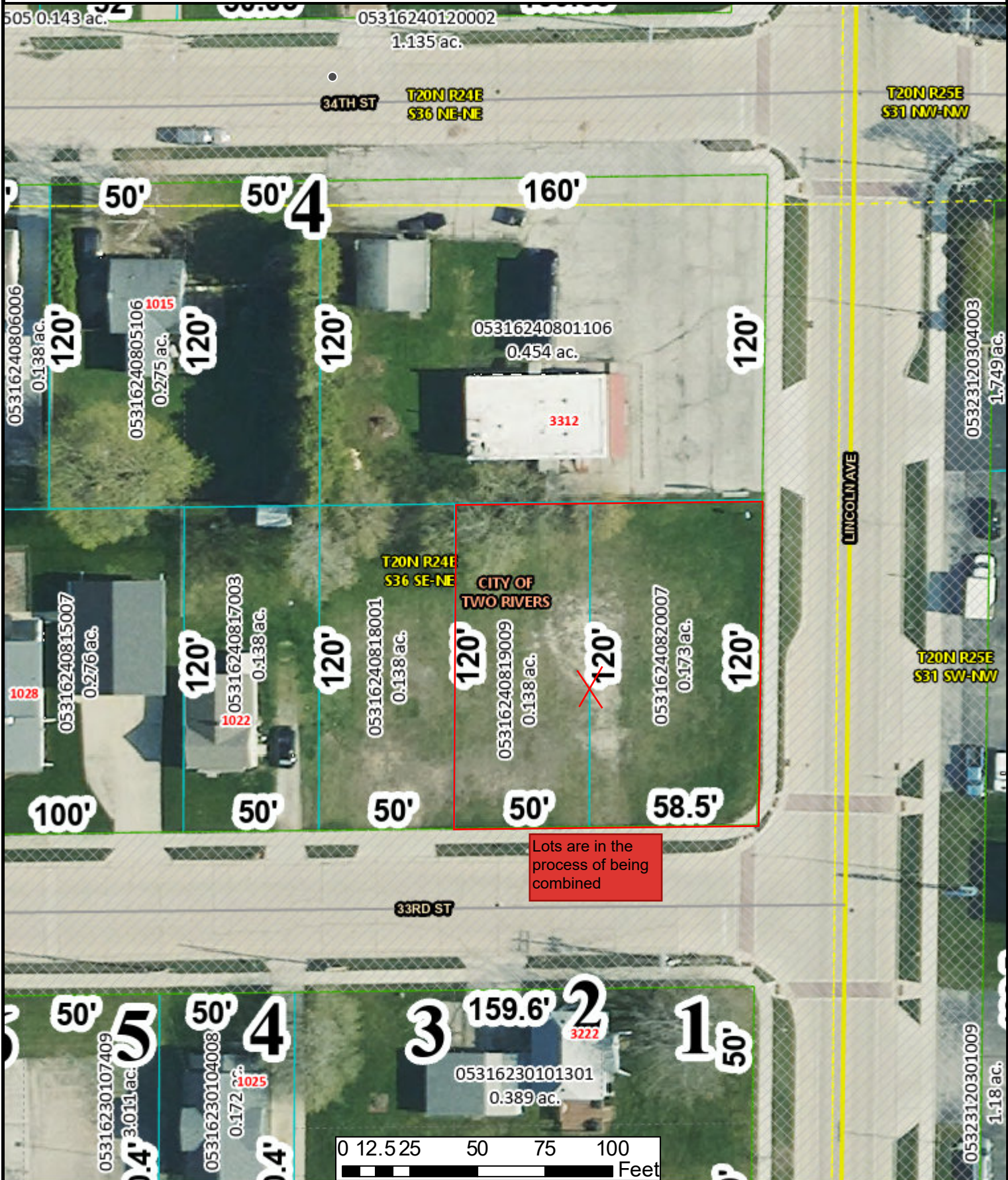


Christopher Herzog - President
A.C.E. Building Service, Inc.

3510 S. 26th Street Manitowoc, WI 54220 | 920.682.6105 | www.acebuildingservice.com

Manitowoc County Parcel Viewer

Section 3, Item B.



CONDITIONAL USE
PERMIT
City of Two Rivers

Document Number

Permit No. 2025-02

Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at 1012 – 33rd Street in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:

CHAS SAYER`S SUB 4 LOT 19 BLK 8 & CHAS SAYER`S
SUB 4 LOT 20 BLK 8

Inspections Department
City of Two Rivers
PO Box 87
Two Rivers, WI 54241-0087

Parcel ID Number: 053-162-408-200.07 & 053-162-408-190.09

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for operation of a warehouse.
Mailing Address of the Premises Operator: N1188 Lakeview Drive, Kewaunee WI 54216

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the operation of a warehouse.

Permitted by action of the City Council of the City of Two Rivers on February 3, 2025.
Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
2. This Permit is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
4. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made on or before April 7, 2027.
5. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
6. This Permit is specifically issued to owner David Kalista and shall lapse upon a change in ownership or tenancy of the subject premises or if the land use ceases operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.

Conditions/Conditions of Operations:

- a. Hours of operation: 5AM – 10PM. Seven days per week.
- b. Signage in accord with the City's Sign Code.

SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

Printed Name: _____

Printed Name: _____

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally came before me this _____ day of _____, 2025, the above named _____ and to be the person(s) who executed the foregoing instrument and acknowledge the same.

Notary Public

Printed Name

_____ County, Wisconsin

My commission expires: _____

SIGNATURES - CITY OF TWO RIVERS

Greg Buckley, City Manager

Amanda Baryenbruch, City Clerk

STATE OF WISCONSIN
MANITOWOC COUNTY

Personally, came before me this _____ day of _____ 2025, the above-named Greg Buckley and Amanda Baryenbruch known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Printed Name: _____

Notary Public, Manitowoc County, Wisconsin

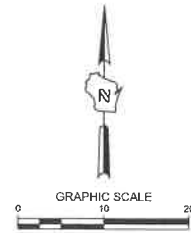
My commission expires: _____

THIS INSTRUMENT WAS DRAFTED BY:

Adam Taylor, Zoning Administrator

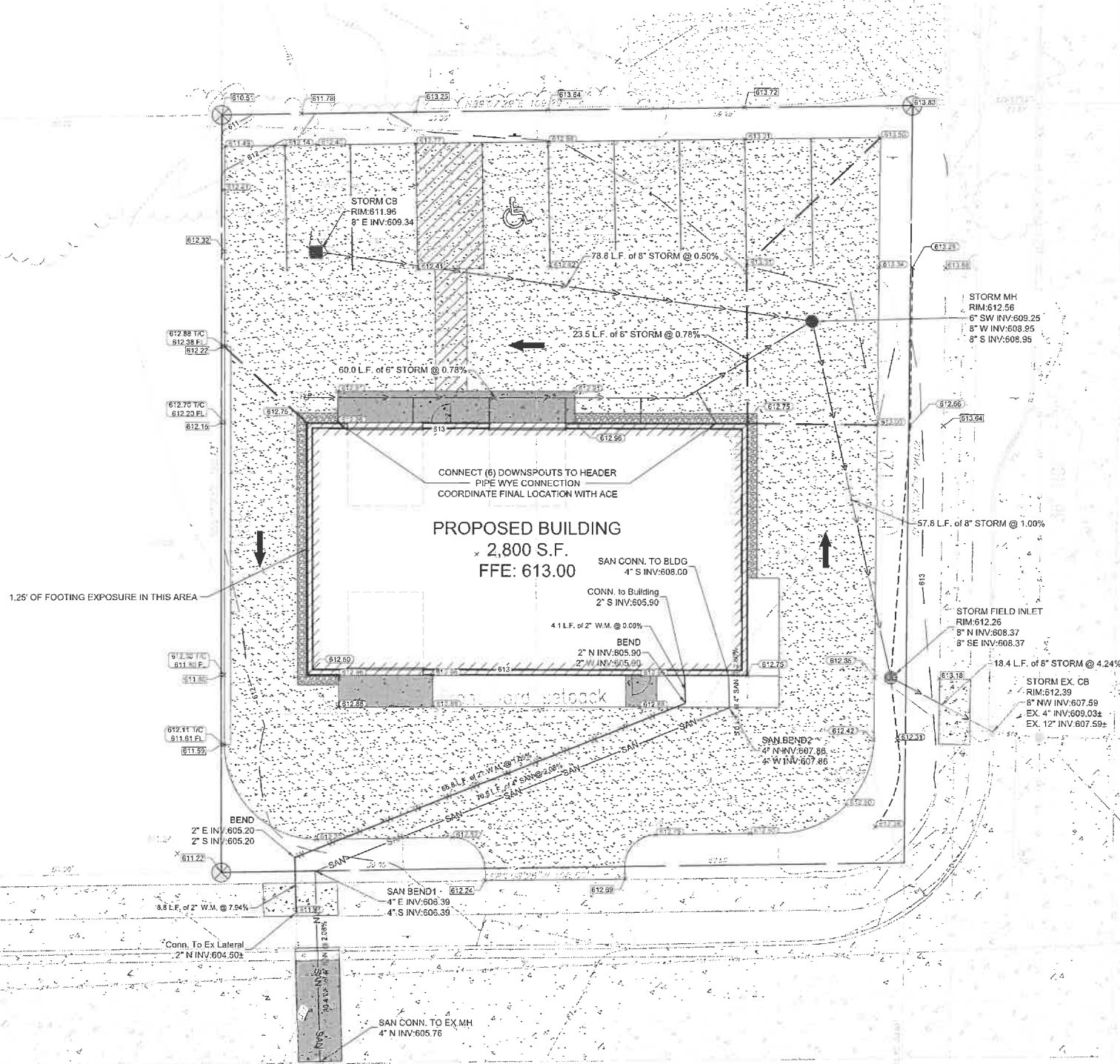
PRELIMINARY NOT FOR CONSTRUCTION

Section 3, Item B.



- LEGEND:**
- W — PROPOSED WATER SERVICE
 - SAN — PROPOSED SANITARY SERVICE
 - DT — PROPOSED DRAIN TILE (UNDERDRAIN)
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - CONCRETE PAVEMENT
 - ▨ ASPHALT SURFACE
 - C & G — CURB & GUTTER (ACCEPT)
 - - - CURB & GUTTER (REJECT)
 - - - GRADE BREAK LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - PROPOSED CURB & GUTTER SPOT GRADE
 - PROPOSED SURFACE SPOT GRADE
 - PROPOSED TOP OF WALL AT FINISHED GRADE
 - PROPOSED BOTTOM OF WALL AT FINISHED GRADE
 - EXISTING SURFACE SPOT GRADE (MATCH)

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 - PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 - WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 - PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-800. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 - COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 - IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 - WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 - INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.



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

NO DIGGING UNLESS YOU HAVE
NOTICE FROM THE CITY ENGINEER

NO SHARP OR POINTING
OBJECTS OR 3/4" DIA. OR
LARGER REBAR SHALL BE
ALLOWED IN THE CONCRETE

MILWAUKEE AREA 259-1181

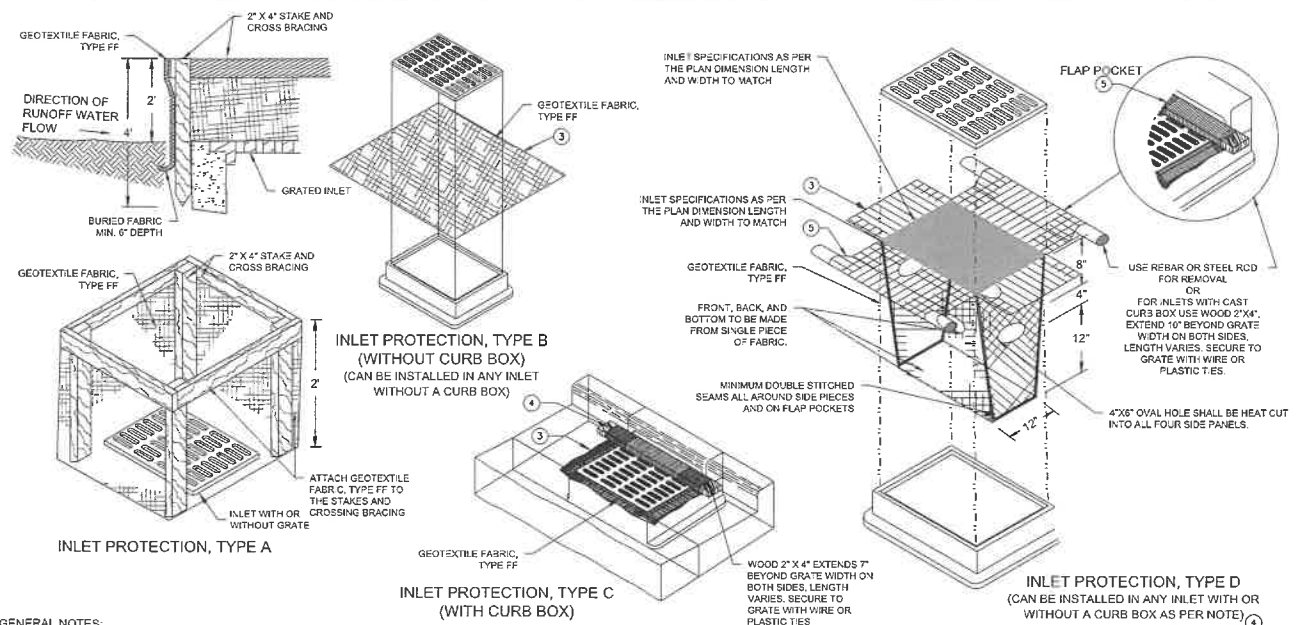
THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

REV. BY	DATE	REVISION DESCRIPTION
<p>ACE BUILDING SERVICE OUR REPUTATION IS OUR FOUNDATION 3810 SOUTH JEFFERSON STREET - MANITOWIC, WISCONSIN - 54220 PHONE: 920-862-1051 - WWW.ACEBUILDINGSERVICE.COM SUPERVISING PROFESSIONAL</p>		
<p>GROWTH GARAGE, LLC 33RD STREET TWO RIVERS, WI 54241</p>		
<p>THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.</p>		
<p>SHEET INFORMATION</p> <p>A.C.E. JOB NO. 260/23 DATE: 11/02/2025 DRAWN BY: KJB SCALE: 1" = 10' SHEET</p>		
<p>C200</p>		

GRADING AND UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION

Section 3, Item B.

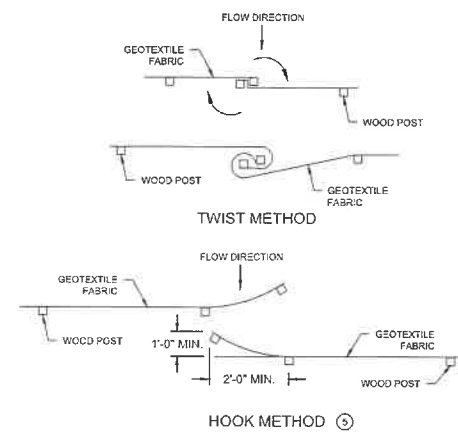
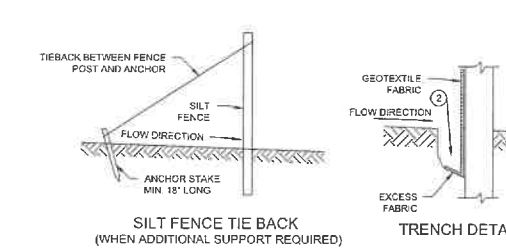
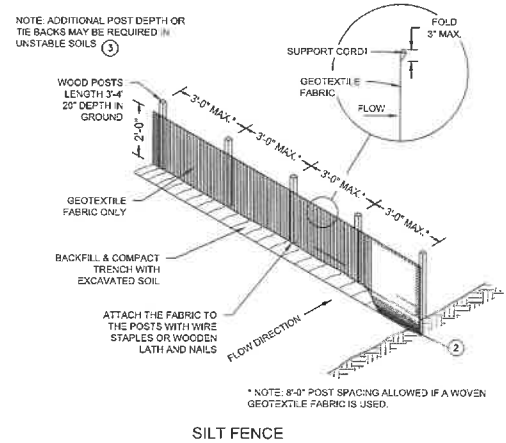


GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WISCONSIN CONSERVATION PRACTICE STANDARD #1059.
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

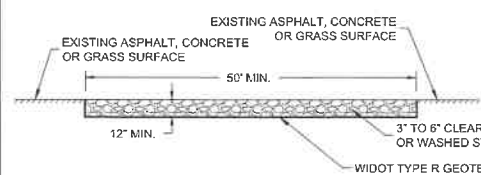
INSTALLATION NOTES:

- TYPE B & C**
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CATCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



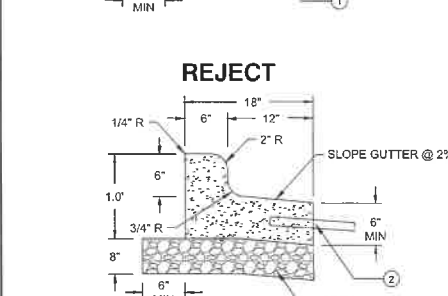
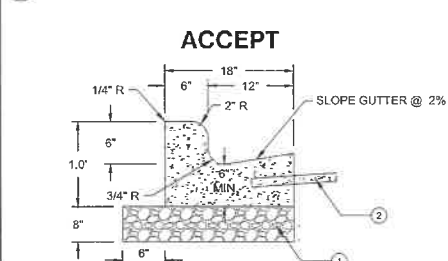
- JOINING TWO LENGTHS OF SILT FENCE**
- GENERAL NOTES**
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
 4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
 6. SILT FENCE SHALL CONFORM TO WISCONSIN CONSERVATION PRACTICE STANDARD #1056.
 7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

A INLET PROTECTION - WDNR TS-1056
SCALE: 1" = 1'



- GENERAL NOTE:**
1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057.
 2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD.

C CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE: 1" = 1'



- NOTES:**
1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
 2. TIE-BAR IF ADJACENT TO CONCRETE (NO. 4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
 3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

F 18 INCH CONCRETE CURB AND GUTTER
SCALE: 1" = 1'



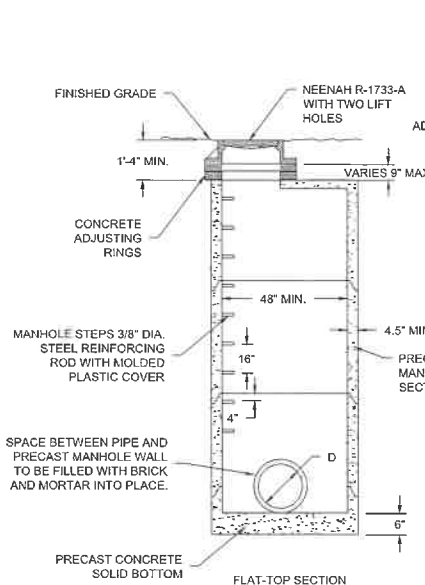
D CONCRETE PAVEMENT SECTION
SCALE: 1" = 1'



E ASPHALT PAVEMENT SECTION
SCALE: 1" = 1'



B SILT FENCE - WDNR TS-1056
SCALE: 1" = 1'



G PRECAST STORM MANHOLE
SCALE: 1" = 1'

NOTES:

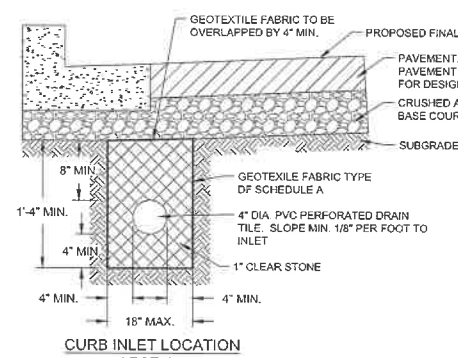
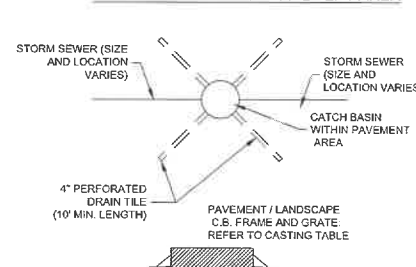
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
2. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
4. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR, OR FLEXIBLE RUBBER TYPE GASKETS FOR STORM MANHOLES.
5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
6. 3" OF BEDDING STONE UNDER BASE.
7. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

H INLET AND CATCH BASIN
SCALE: 1" = 1'

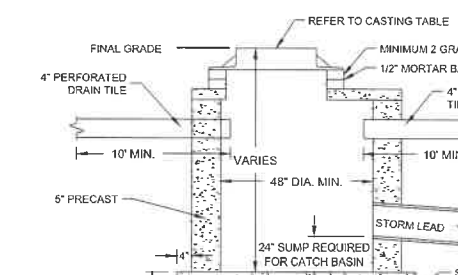


- NOTES:**
1. ADJUST FRAME TO GRADE WITH CONCRETE RINGS OF VARIABLE THICKNESS. MAXIMUM RING HEIGHT = 6". MINIMUM RING HEIGHT = 2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING.
 2. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 3. 3" MIN. BEDDING OF STONE UNDER BASE REQUIRED. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUB-GRADE.
 4. UNLESS NOTED ON THE PLANS CONTRACTOR IS RESPONSIBLE FOR ALL CATCH BASIN SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.

CATCH BASIN WITHIN LOW POINT OF PAVEMENT AREA

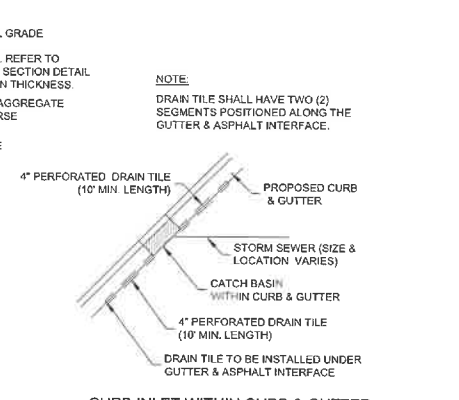


CURB INLET LOCATION SECTION

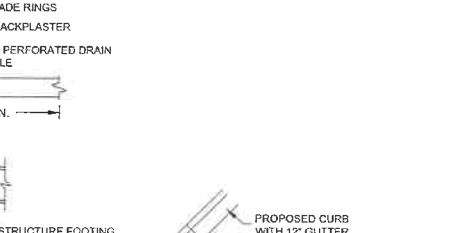


CATCH BASIN / INLET CASTING TABLE

CASTING	12" DIA. CURB & GUTTER		18" DIA. CURB & GUTTER		24" DIA. CURB & GUTTER	
	CASTING	GRATE	CASTING	GRATE	CASTING	GRATE
CURB INLET	NEENAH R-2087	A	NEENAH R-2087	A	NEENAH R-2223H	C
AREA INLET	NEENAH R-2082	C				



CURB INLET WITHIN CURB & GUTTER PLAN



REVISION DESCRIPTION	DATE	REV. BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-686-1000 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

GROWTH GARAGE, LLC
33RD STREET
TWO RIVERS, WI 54241

THIS PLAN AND IDEAS EXPRESSED HEREIN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION
A.C.E. JOB NO. 250/23
DATE: 11/02/2025
DRAWN BY: KJB
SCALE: 1" = 30'
SHEET

PRELIMINARY NOT FOR CONSTRUCTION

AC.E.B. BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 3510 SOUTH 126TH STREET - MANITOWOC, WISCONSIN - 54220
 PHONE: 920.855.7051 WWW.AC.E.B.BUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

REVISION DESCRIPTION	DATE	REV. BY

GENERAL:

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
- CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

- EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
- MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
- SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
- UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
- DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
- PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
- PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
- FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
- REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
- STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
- STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
- REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVALS; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

- COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
- DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
- WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
- DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - CLASS 52
 - CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 91.8 OF AWWA C151.
 - PUSH-ON GASKET PIPE
 - PLAIN RUBBER GASKETS
 - BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
- JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PIPE PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
- FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION; CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TAPPED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
- PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
- GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
- VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
- WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
- GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- INSTALL DUCTILE-IRON WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
- INSTALL PVC AWWA PIPE ACCORDING TO ASTM F845 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6" OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

SITE WATER SERVICE CONT.:

- BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.
- INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
- DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

- ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
- PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2221 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

- ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
- ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
- PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
- REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
- CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 25 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
- MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
- SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
- CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
- AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

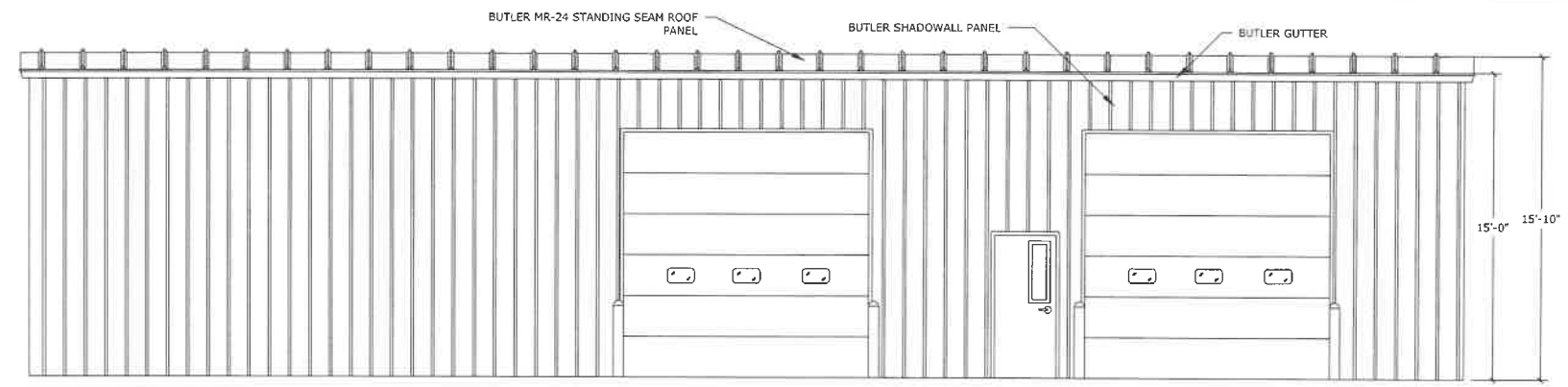
- ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
- CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
- OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
- FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
- SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
- UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, CL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
- ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
- BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
- PIPE COVER MATERIAL: CONFORM TO SECTION 8 43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION
- PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
- SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
- EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
- PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN THE PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERDUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INTO THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
- DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINFITE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINFITES SHALL BE 0.5%.
- CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
- ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
- WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 6 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 85% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
- UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
- UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
- COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
- AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
- GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
- TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
- FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
- BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
- PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
- FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
- WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

GROWTH GARAGE, LLC
 33RD STREET
 TWO RIVERS, WI 54241

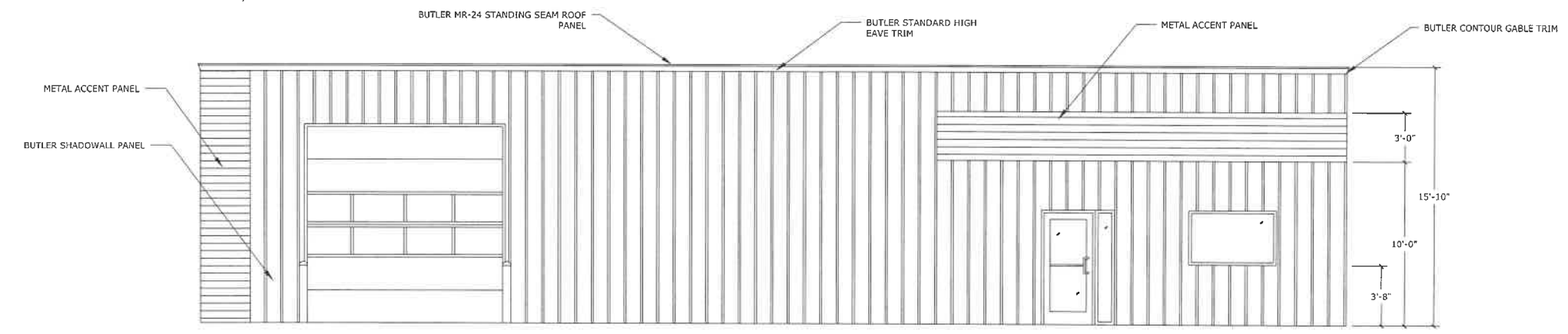
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SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	11/02/2025
DRAWN BY:	KJB
SCALE:	1" = 30'
SHEET	

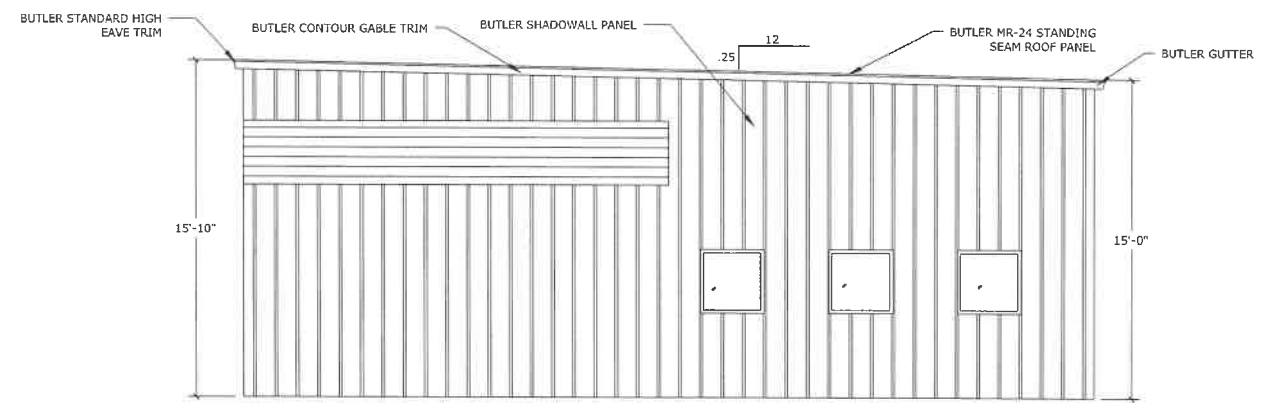
SPECIFICATIONS C500



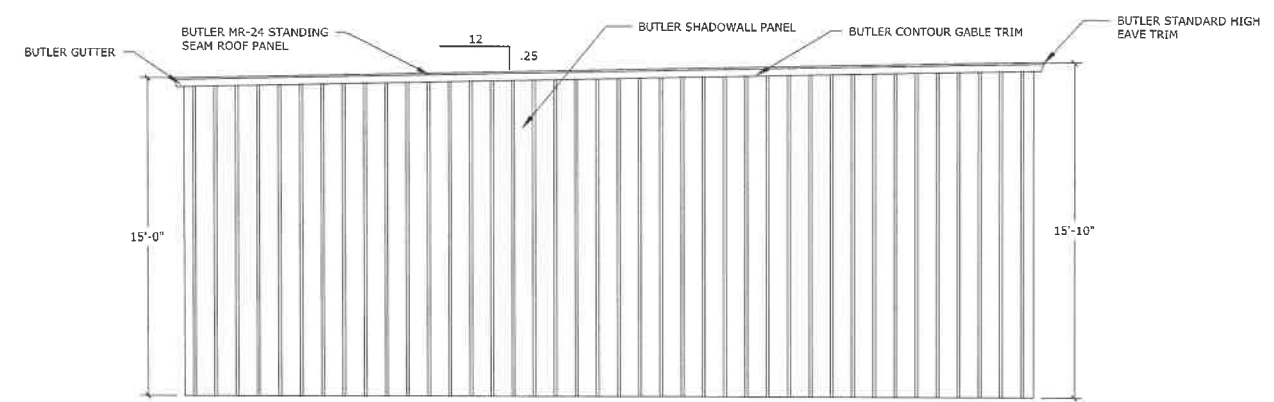
NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

DATE	REV. BY

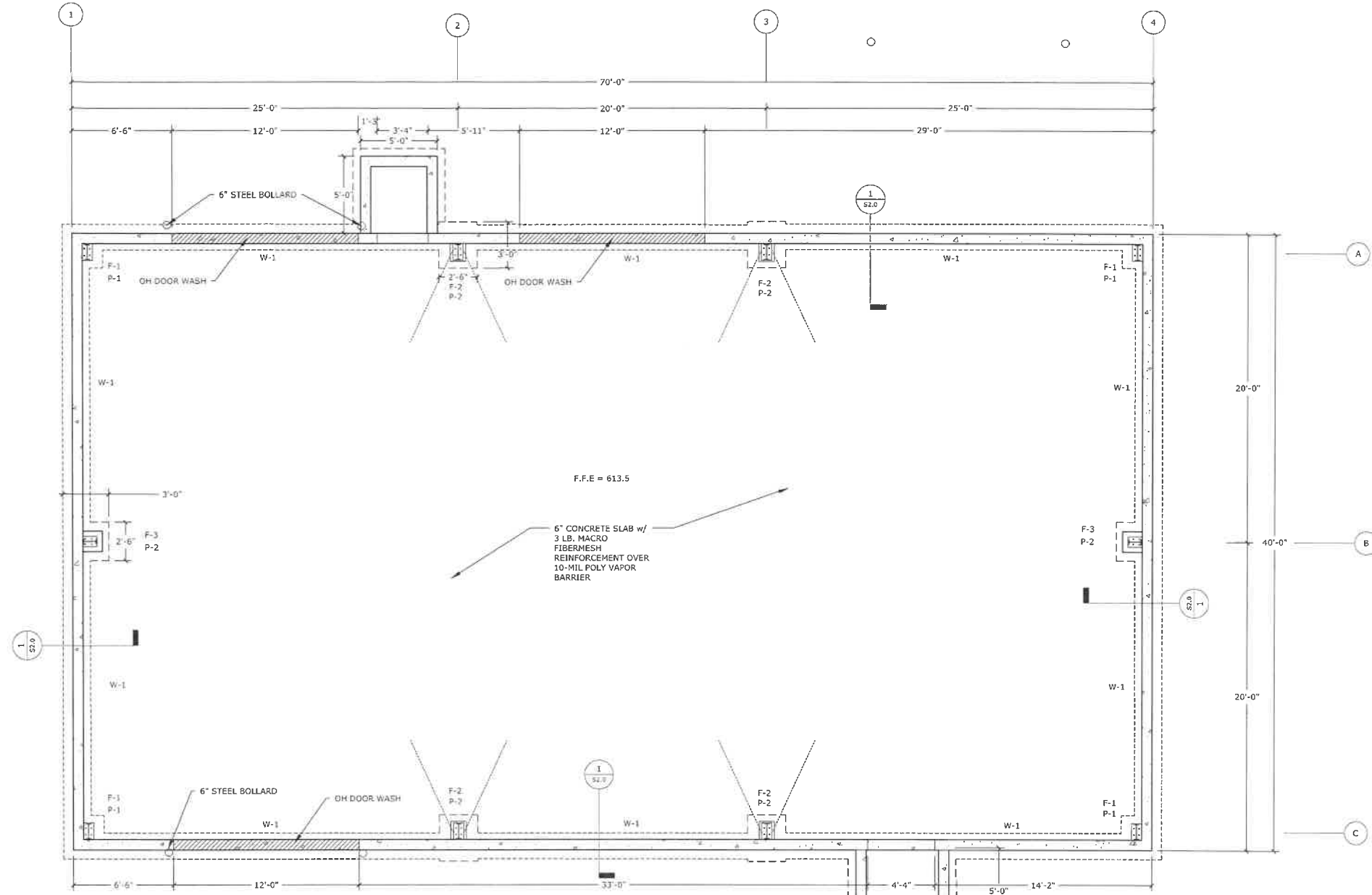
AC.E. BUILDING SERVICE
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3810 SOUTH 26TH STREET • MANITOWOC, WI • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
PROPOSED BUILDING
GROWTH GARAGE, LLC
33RD ST.
TWO RIVERS, WI 54241

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A.C.E. JOB NO.	369/24
DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

SHEET
A2.0



PROPOSED FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION NOTES

PIERS

TOP OF PIER IS ELEV 613.5'

P-1, CORNER PIERS
18" X 18" X 1' PIER
REINFORCE W/ 12 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND (3) #3 HORIZONTAL TIES

P-2, COLUMN PIERS
16" X 30" X 4' PIER
REINFORCE W/ 8 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND #3 HORIZONTAL TIES 8" O.C.

PIER FOOTINGS

F-1
1'-0" X 2'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W

F-2
2'-6" X 3'-0" X 12" FOOTING
REINFORCE W/#4 BARS 8" O.C. E/W

F-3
2'-6" X 2'-0" X 12" FOOTING
REINFORCE W/#4 BARS 8" O.C. E/W

FOUNDATION WALLS

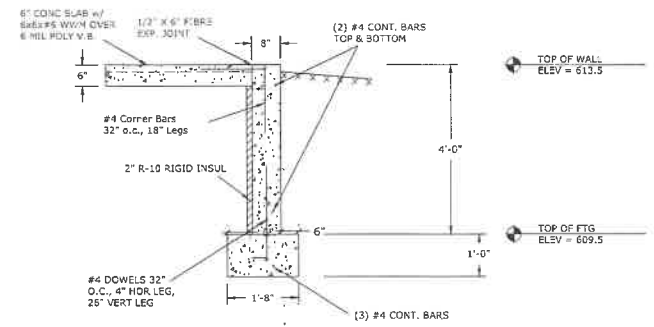
TOP OF WALL IS TOP OF SLAB
UNLESS NOTED OTHERWISE

W-1

8" X 4' HIGH WALL W/ #4
BARS 12" O.C. VERT & HORZ.
TIE VERTICAL BARS TO HOOKS
EMBEDDED IN FOOTING

HAIRPINS

1- #5 BAR CONTINUOUS WITH 10' LEGS



4' FROST WALL DETAIL
SCALE: 1/2" = 1'-0"

REV. BY	DATE	REVISION DESCRIPTION

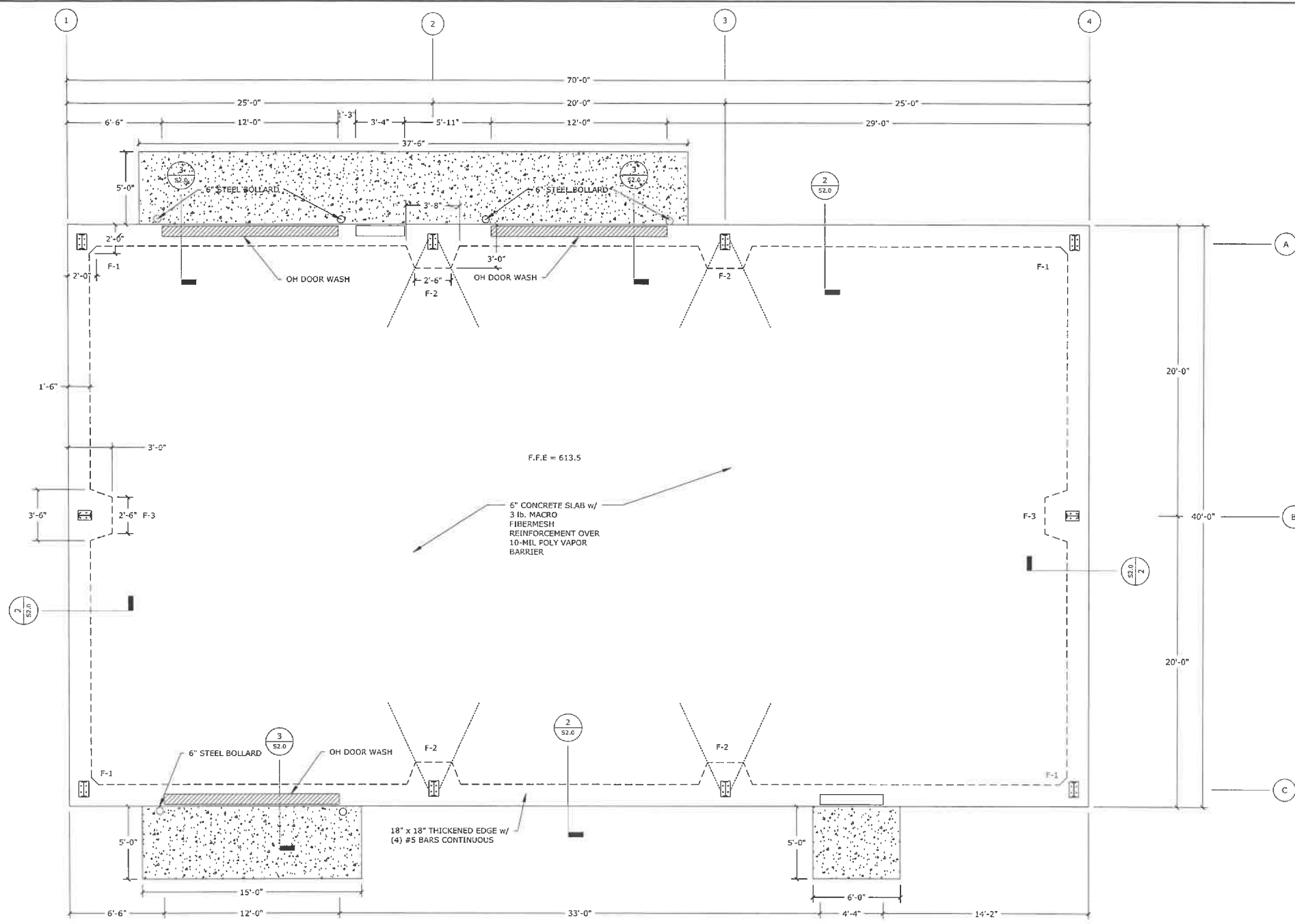
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SUPERVISING PROFESSIONAL:

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SCALE:	SEE SHEET

S1.0



FOUNDATION NOTES

PIERS
TOP OF PIER IS ELEV 675.0'

P-1, INTERIOR PIERS
18" X 18" X 1' PIER
REINFORCE W/ 8 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND (3)#3 HORIZONTAL TIES

P-2, COLUMN PIERS
16" X 30" X 8' PIER
REINFORCE W/ 12 #5 VERTICAL BARS
EXTENDED INTO FOOTING (OR HOOKED)
AND #3 HORIZONTAL TIES 8" O.C.

AT-GRADE FOOTINGS

F-1
2'-0" X 2'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W

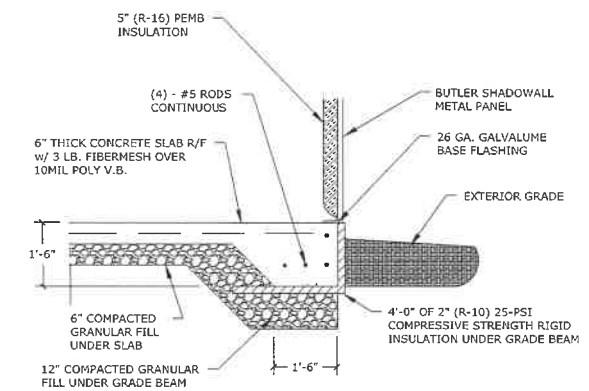
F-2
2'-6" X 3'-0" X 24" FOOTING
REINFORCE W/ 2 LAYERS #5 BARS 8" O.C. E/W

F-3
2'-6" X 3'-0" X 18" FOOTING
REINFORCE W/ 1 LAYER #5 BARS 8" O.C. E/W

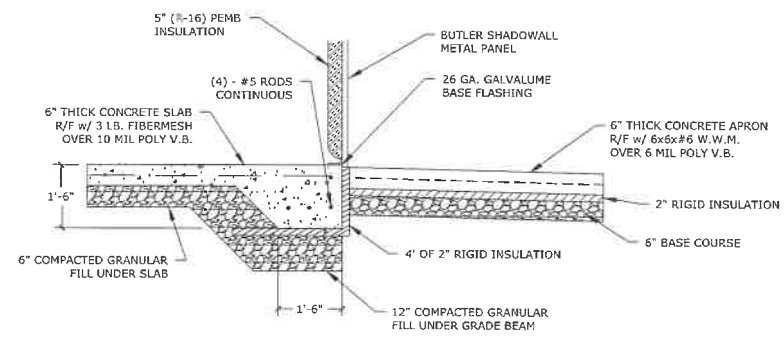
HAIRPINS

1- #5 BAR CONTINUOUS WITH 10' LEGS

ALTERNATE FOUNDATION PLAN
1/4" = 1'-0"



2 GRADE BEAM DETAIL 1
SCALE: 1/2" = 1'-0"



3 GRADE BEAM DETAIL 2
SCALE: 1/2" = 1'-0"

DATE	REV. BY

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DATE:	11/15/2024
DRAWN BY:	KDR
SCALE:	SEE SHEET

S1.1

REV. BY	DATE	REVISION DESCRIPTION

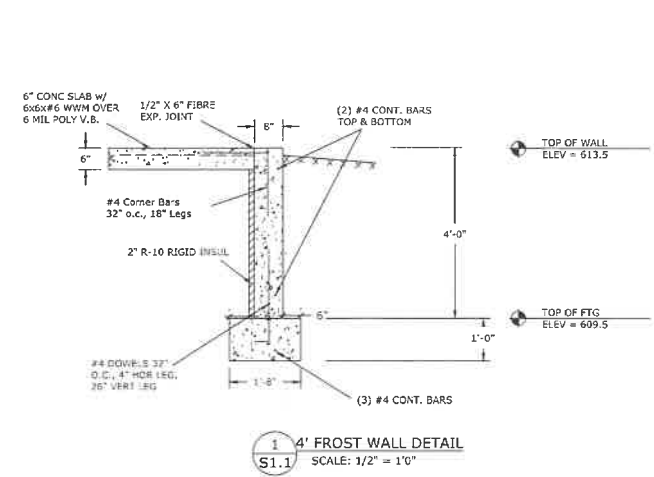
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 PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
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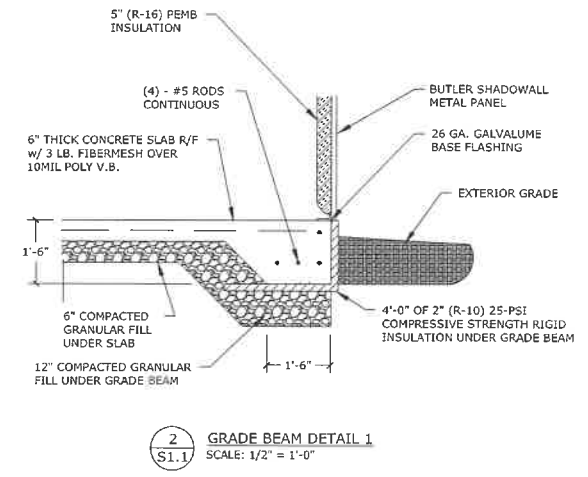
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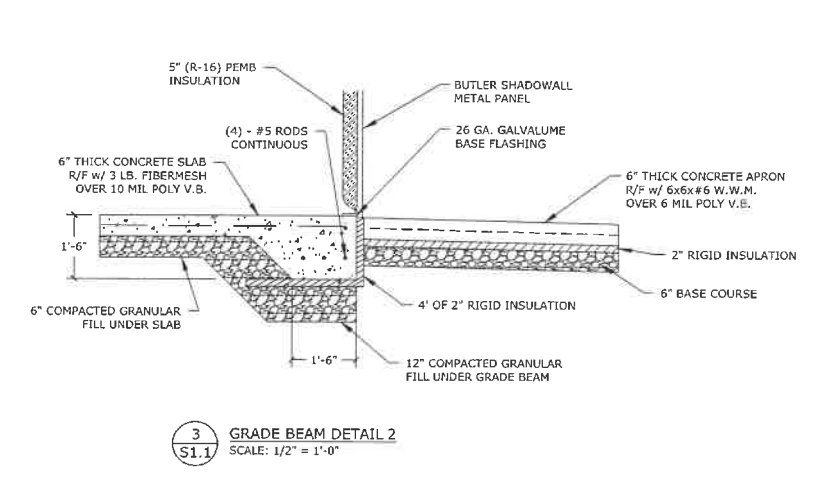
SHEET
S2.0



1
 S1.1
 4' FROST WALL DETAIL
 SCALE: 1/2" = 1'-0"



2
 S1.1
 GRADE BEAM DETAIL 1
 SCALE: 1/2" = 1'-0"



3
 S1.1
 GRADE BEAM DETAIL 2
 SCALE: 1/2" = 1'-0"



Lighting Design Solutions, Inc.
 Milwaukee Office:
 955A Walnut Ridge Drive
 Hartland, WI 53129
 Design@LightingDesignSolutions.com
 www.LightingDesignSolutions.com

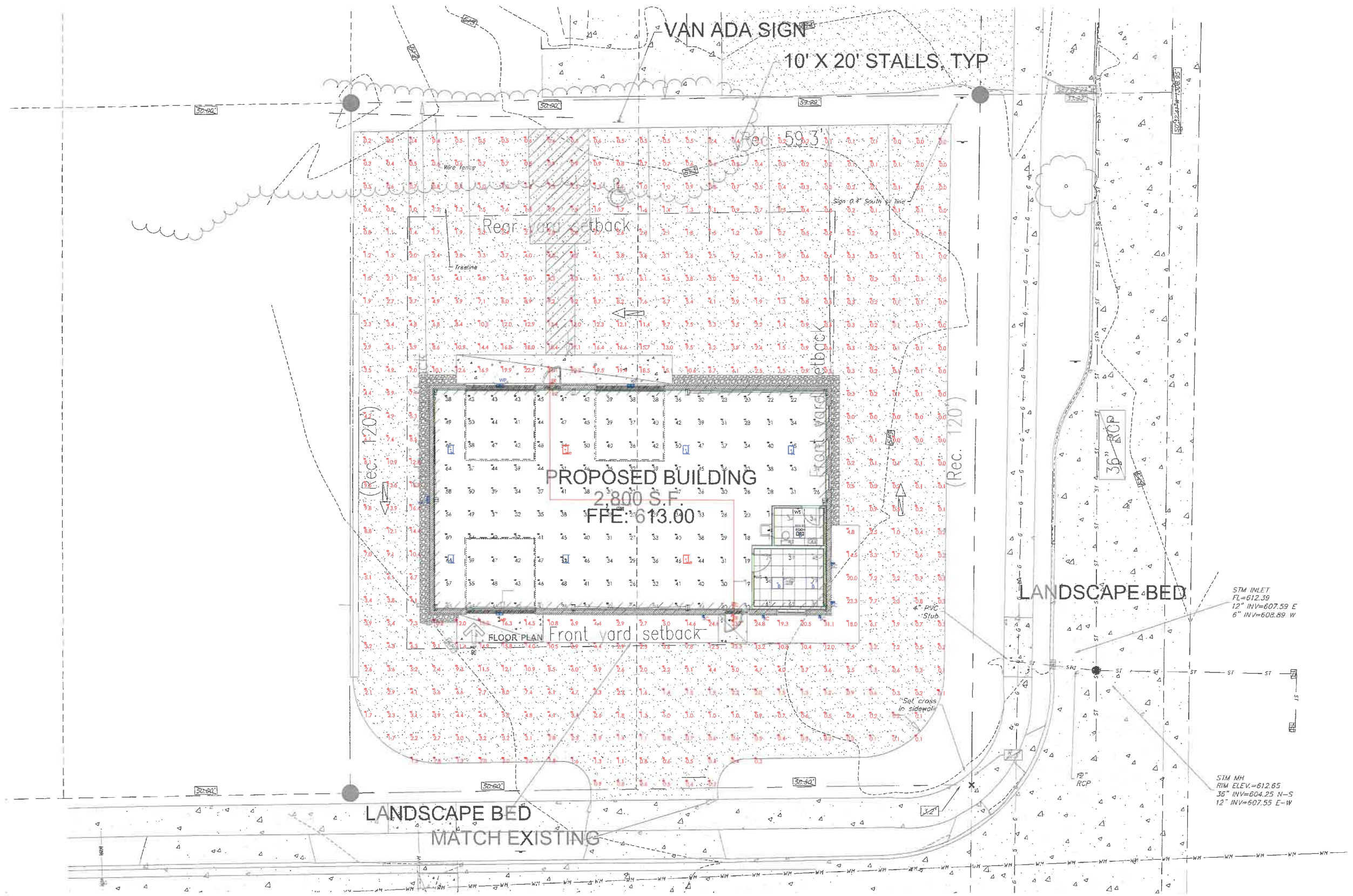
Schafield Office:
 PO Box 375
 Schafield, WI 54476
 Office: 888.357.7070
 Fax: 715.693.2594

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PROJECT INFORMATION:	DRAWN BY:	REVIEWED BY:	DATE
NEW CONSTRUCTION GRUNTH GARAGE	A. THOMER	A. THOMER	
	CONTRACTOR:	APPROVED BY:	
	HUBBARTT ELECTRIC		
			DATE: 07/19/2025



Scale: 1 inch= 8 Ft.

Symbol	Qty	Label	Description	Luminaire Watts	Total Watts
[Symbol]	3	EP	2X2 LED FLAT PANEL	36.2	108.6
[Symbol]	2	EC	EXIT EMERGENCY COMBO	0	0
[Symbol]	2	ER	LED EMERGENCY WALL PACK W/ NORMAL PC OPERATION	15	30
[Symbol]	5	H	LED HIGHBAY W/ INTEGRATED OCC SENSOR	78	390
[Symbol]	2	He	LED HIGHBAY W/ INTEGRATED OCC SENSOR AND EMERGENCY BATTERY BACKUP	78	156
[Symbol]	5	SC	LED WALL SCONCE	23.55	117.75
[Symbol]	4	W/P	LED FULL CUTOFF WALL PACK	100	400
[Symbol]	1	WC	WALL OCCUPANCY SENSOR	0	0

Label	Units	Avg	Max/Min
100 Workplane	Fc	38.7	6.4
101 Workplane	Fc	39.3	1.3
102 Workplane	Fc	59.0	2.9
EST EGRESS PATH	Fc	3.8	6.3
LOT CALCS	Fc	3.9	N.A.

To request the Project Quotation for these materials or to place the order, please contact:
 Sales@LightingDesignSolutions.com or call us at 1-888-357-7070

February 24, 2025

City of Two Rivers
Building Inspections Office
1717 E Park Street
Two Rivers, WI 54241

Re: Proposed Building for Rush Logistics

Attention: Zoning Administrator

A.C.E Building Service, Inc. proposes to construct a new 6,000 square foot commercial facility on Lot 2 along Browns Drive in the City of Two Rivers, Wisconsin for Rush Logistics. The building will consist of a pre-engineered steel framed structure with architectural metal accent panels, split face masonry accent material, aluminum storefront framing, and contrasting building colors to create visual interest as depicted in the conceptual renderings.

The building will see gravel parking and access placed with vegetative buffers that comply with yard setbacks. The driveway approach shall be concrete and project will include concrete sidewalk, building approaches, and loading dock pad. Traffic will enter and exit the property via a single driveway approach and diverge into a specific traffic pattern after entering the site. The building position, elevation, and orientation has been designed to allow for future growth. Asphalt paving is proposed to be completed in a separate timeframe at a later date, but we request the approval to include asphalt paving with the initial construction as an option.

There are (30) total parking stalls with (1) van accessible ADA parking stall proposed for the project. The use of the building is a freight / delivery business operation with some warehouse capacity. Based on code section 10-1-13 of the Municipal Code, we comply with off-street parking requirements of 1 space for every 2 employees on the largest shift, which contains approximately 20 people during peak conditions. There is adequate space for all trucks and delivery vehicles to be staged and parked on-site.

Landscape beds will be installed adjacent to the office area on portions of the the south, west, and north faces of the building that will contain shrubs, perennial plantings, and mulch. Additionally, several trees will be planted on street-facing areas of the property. The building will be equipped with wall pack exterior lighting and accompanied by (2) parking lot light poles to illuminate areas of the parking lot not adequately covered by wall pack lighting.

All stormwater will sheet flow to the south of the lot to the exiting drainage swale and eventually to the existing stormwater management area to the south and east of the lot.

Construction is expected to begin in spring of 2025 and completed late summer / early fall of 2025. If there are any questions pertaining to the proposed project, please contact me.

Respectfully submitted,



Christopher Herzog – President
A.C.E. Building Service, Inc.



LAND DEVELOPMENT APPLICATION

APPLICANT A.C.E. Building Service Inc. (Derek Petska) TELEPHONE 920-682-6105

MAILING ADDRESS 3510 S. 26th Manitowoc WI 54220
(Street) (City) (State) (Zip)

PROPERTY OWNER Rush Logistics TELEPHONE 920-686-7797

MAILING ADDRESS 3510B S. 26th St. Manitowoc WI 54220
(Street) (City) (State) (Zip)

REQUEST FOR:
 Comprehensive Plan Amendment
 Site/Architectural Plan Approval
 Subdivision Plat or CSM Review
 Zoning District Change
 Conditional Use
 Annexation Request
 Variance/Board of Appeals
 Other

STATUS OF APPLICANT: Owner Agent Buyer Other

PROJECT LOCATION Browns Drive TYPE OF STRUCTURE PEMB

PRESENT ZONING I-2 REQUESTED ZONING N/A

PROPOSED LAND USE No change in land use requested - New 6,000 SF Pre-Engineered Metal Building

PARCEL # 05320410102300 ACREAGE 2.5

LEGAL DESCRIPTION NE 1/4 of the NE 1/4 of Section 4, Township 19 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed Tracy Hove - Driver Solutions, Inc. Date 2/24/25
(Property Owner)

Fee Required

- \$ 350 Comprehensive Plan Amendment
- \$ t/b/d Site/Architectural Plan Approval (Listed in Sec 1-2-1)
- \$ t/b/d CSM Review (\$10 lot/\$30 min)
- Subdivision Plat (fee to be determined)
- \$ 350 Zoning District Change
- \$ 350 Conditional Use
- \$ t/b/d Annexation Request (State Processing Fees Apply)
- \$ 350 Variance/Board of Appeals
- \$ t/b/d Other

Schedule

- Application Submittal Date _____
- Date Fee(s) Paid _____
- Plan(s) Submittal Date _____
- Plan Comm Appearance _____

\$ 200.00 TOTAL FEE PAID

APPLICATION, PLANS & FEE RECEIVED BY _____

Manitowoc County Parcel Viewer

Section 3, Item D.



PRELIMINARY NOT FOR CONSTRUCTION

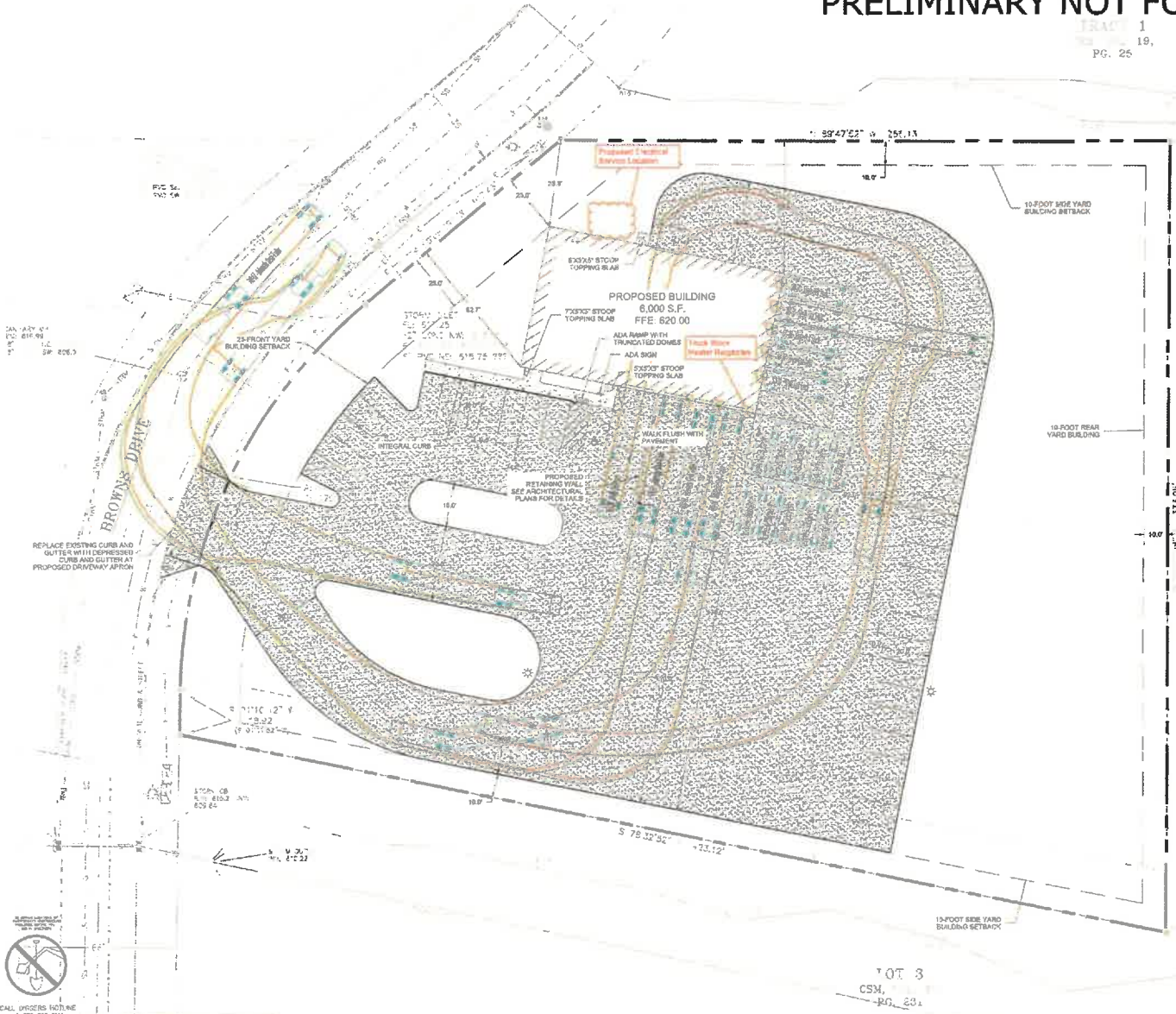
TRACT 1
19,
PG. 25

SITE INFORMATION	
SITE AREA	10.980 2.600 AC
SITE DISTURBED AREA	9.970 2.538 AC
EXISTING IMPERVIOUS AREA	0 0.000 AC 0.0%
PROPOSED IMPERVIOUS AREA	59381 1.340 AC 133.6%
TOTAL PARKING SPACES	30
ADA PARKING SPACES	1

LEGEND:

	6" THICK CONCRETE WALK
	CONCRETE PAVEMENT
	GRAVEL SURFACE

- GENERAL NOTES:
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF UNDERGROUND UTILITIES IS NOT GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND DEPTHS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED ARE INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRICAL CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRICAL CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALKS AND PARKS, PATHS, AND CURBS AND GUTTERS SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



• WHERE ARE EXTERNAL MECHANICALS TO BE LOCATED?
 - HVAC
 - ELECT. MTR
 - ETC.

• GARBAGE/RECYCLING
 - INSIDE BUILDING?
 - EXTERIOR
 Δ NEEDED TO BE SHOWN Δ SCREENED

DATE: 05/02/2025
 TIME: 10:00 AM
 REVISION DESCRIPTION:
 A.C.E. BUILDING SERVICE
 381 SOUTH 87TH AVENUE • MANTON, MO. 64500
 PHONE: 636-948-1000 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:
 RUSH LOGISTICS
 4313 BROWNS DRIVE
 TWO RIVERS, WI

THIS PLAN AND IDEAS EXPRESSED HEREON ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION:
 A.C.E. JOB NO. 26073
 DATE: 05/02/2025
 DRAWN BY: JOB
 SCALE: 1" = 20'
 SHEET

SITE DIMENSION PLAN

C100



Response to the comments shown on the plans.

Rush Logistics Plan Comments

Derek Petska <dpetska@acebuildingservice.com>
To: Adam Taylor <adatay@two-rivers.org>

Tue, Feb 25, 2025 at 3:14 PM

Adam,

C002

1. The contours only appear that way on the 11x17 the contours are very different shades on the full size (24x36)
2. The erosion matting that is shown is a final restoration. This is just the typical plan that we locate this on.
3. We will address the silt fence and have it wrap north. (Do you need these addressed on the plans and reprinted?)

C100

1. The electrical service is located on the north side of the proposed building, west of the walk door. This is also where the condenser for the HVAC will be located.
2. Garbage and recycling will be located inside.

-

L100

1. These shading issue occurred on the 11x17 copies and can be reprinted.
2. The areas in question are to be seeded as well.
3. I can reprint the landscape pages and drop them off.

I attached the PDF of the plan set as well.

Please advise on corrections that you need to see.

Thank you.

Derek Petska | Estimator/Project Manager

A.C.E. Building Service, Inc.

3510 S 26th Street, Manitowoc, WI 54220

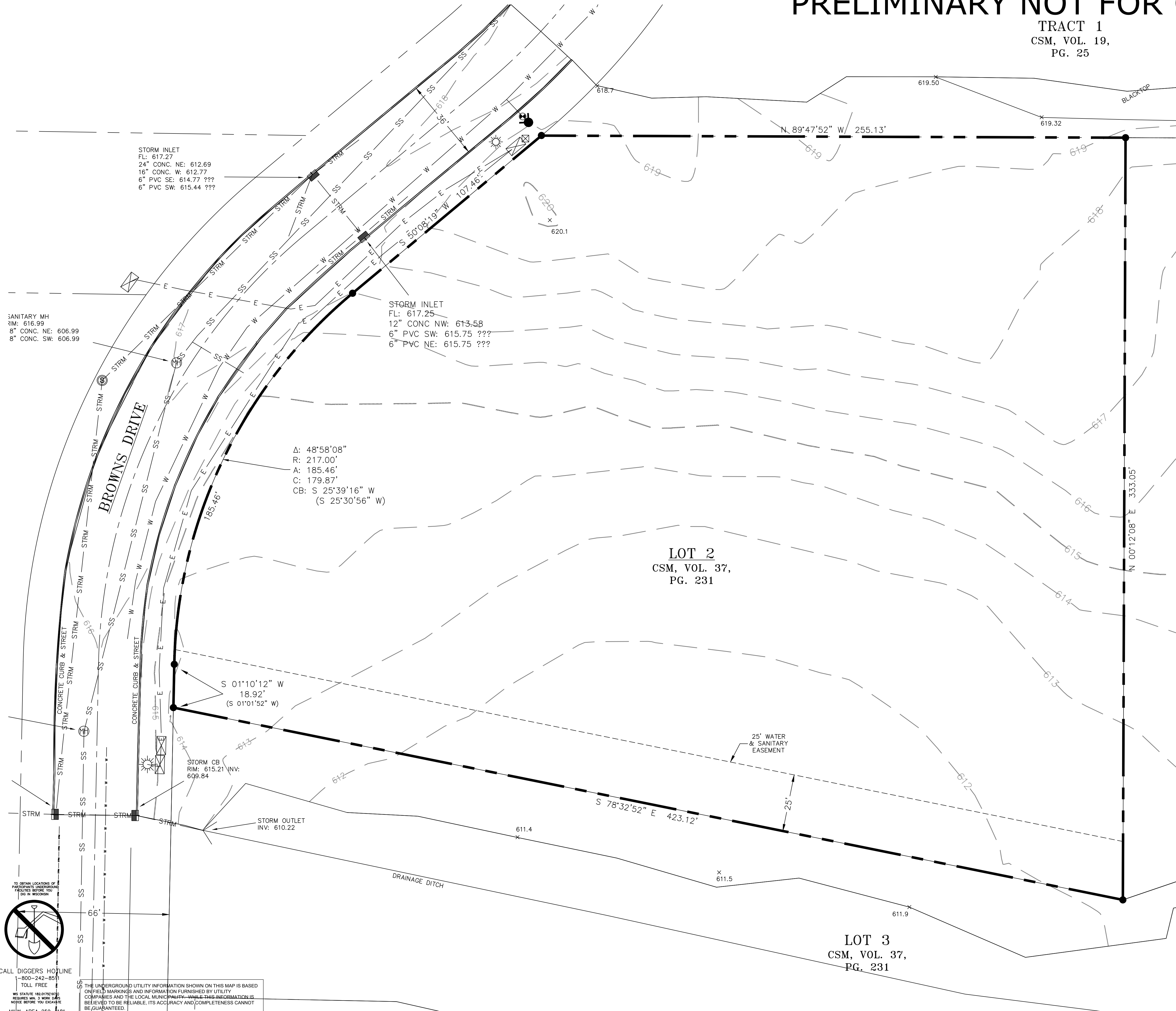
o 920.682.6105 | c 920.323.3883

www.acebuildingservice.com



PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1
CSM, VOL. 19,
PG. 25



- LEGEND:**
- SECTION 1/4 SECTION LINE
 - - - - - PROPERTY LINE
 - - - - - EASEMENT
 - x-x- CHAIN LINK FENCE
 - o-o- GUARD RAIL
 - METAL FENCE
 - WOOD FENCE
 - ~ ~ ~ TREE LINE
 - OVERHEAD UTILITY LINE
 - OH --- ELECTRIC
 - E --- TELEPHONE
 - T --- FIBER OPTIC
 - FO --- CABLE TV
 - SAN --- SANITARY SEWER
 - FS --- FORCE MAIN
 - ST --- STORM SEWER
 - W --- WATER MAIN
 - G --- GAS
 - 670 --- EXISTING CONTOUR
 - WET --- WETLAND
 - FP --- FLOODPLAIN
 - ⊙ UNKNOWN MANHOLE
 - ⊙ SANITARY MANHOLE
 - ⊙ STORM MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ MMSD MANHOLE
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CLEANOUT
 - ⊙ CATCH BASIN
 - ⊙ CATCH BASIN (ROUND)
 - ⊙ ROOF DRAIN
 - ⊙ CULVERT END
 - ⊙ HYDRANT
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ GAS METER
 - ⊙ ELECTRIC METER
 - ⊙ UTILITY PEDESTAL
 - ⊙ HANDHOLE
 - ⊙ VENT
 - ⊙ MONITORING WELL
 - ⊙ IRON PIPE FOUND/SET
 - ⊙ REBAR FOUND/SET
 - ⊙ CHISELED CROSS FOUND/SET
 - ⊙ PK NAIL FOUND/SET
 - ⊙ SPIKE/NAIL
 - ⊙ MONUMENT
 - ⊙ BENCHMARK
 - ⊙ SIGN
 - ⊙ PARKING METER
 - ⊙ FLAG POLE
 - ⊙ 8" DECIDUOUS TREE
 - ⊙ CONIFEROUS TREE
 - ⊙ BUSH
 - ⊙ POST
 - ⊙ SOIL BORING
 - ⊙ TRAFFIC SIGNAL
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ GUY POLE

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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 3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CORNER POINT ON 11/21/2024.
 4. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

SANITARY MH
RIM: 616.99
8" CONC. NE: 606.99
8" CONC. SW: 606.99

STORM INLET
FL: 617.27
24" CONC. NE: 612.69
16" CONC. W: 612.77
6" PVC SE: 614.77 ???
6" PVC SW: 615.44 ???

STORM INLET
FL: 617.25
12" CONC NW: 613.58
6" PVC SW: 615.75 ???
6" PVC NE: 615.75 ???

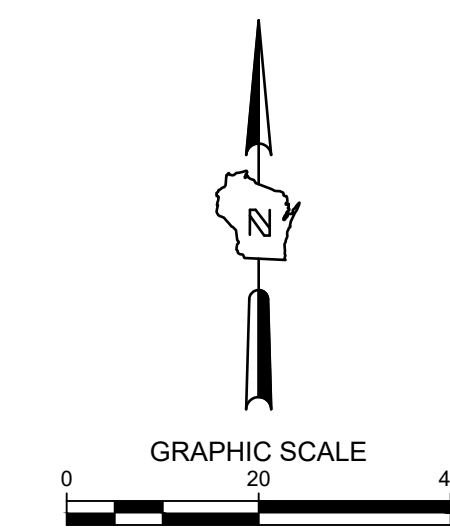
A: 48°58'08"
R: 217.00'
A: 185.46'
C: 179.87'
CB: S 25°39'16" W
(S 25°30'56" W)

LOT 2
CSM, VOL. 37,
PG. 231

LOT 3
CSM, VOL. 37,
PG. 231

TO OBTAIN LOCATIONS OF
FACILITIES BEFORE YOU
DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.07(2)(b)
REQUIRES MIN. 3 WORKING
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



SITE SURVEY

REVISION	DATE	DESCRIPTION

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:
RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI

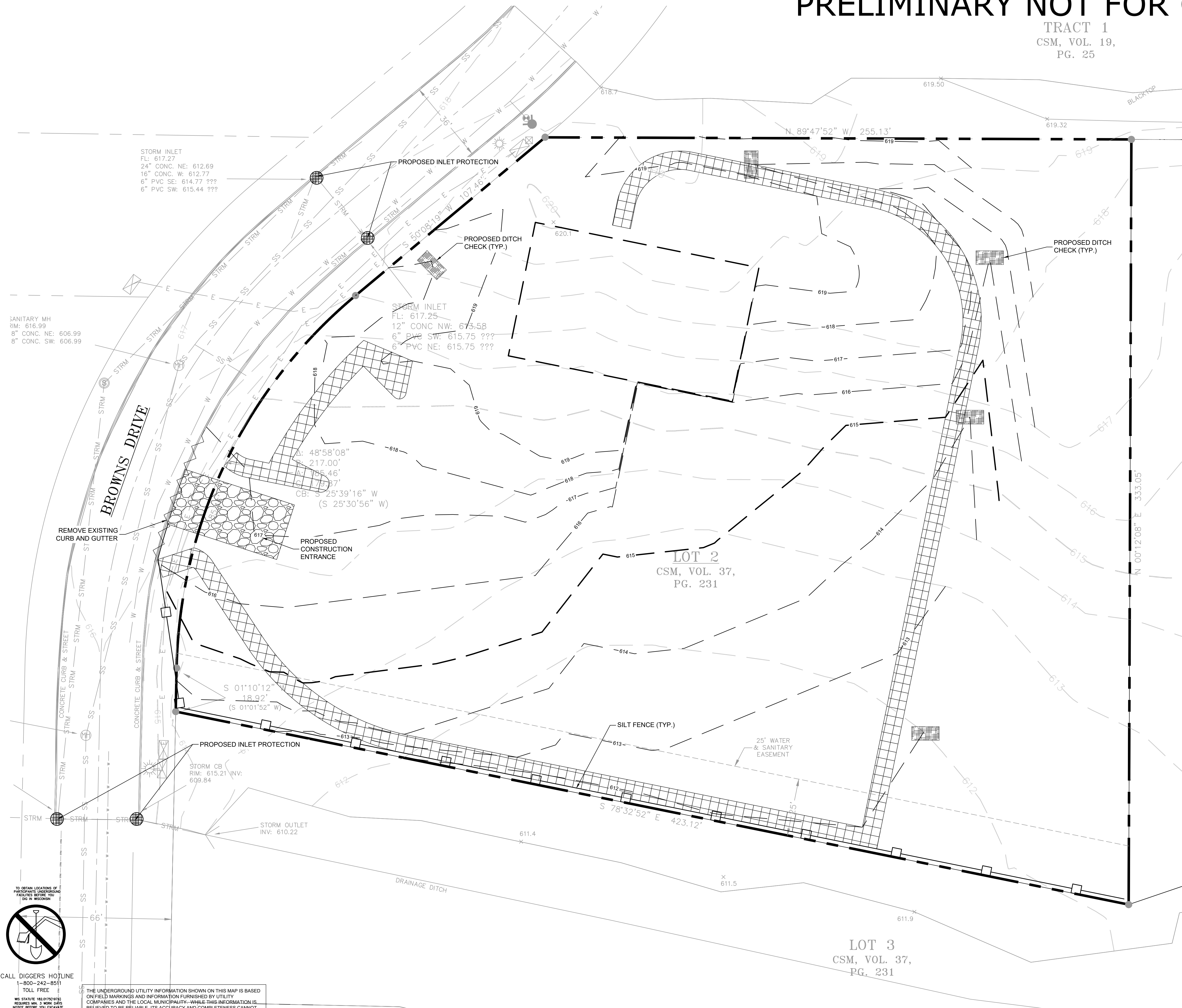
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SHEET INFORMATION
A.C.E. JOB NO. 260/23
DATE: 05/02/2025
DRAWN BY: KJB
SCALE: 1" = 20'
SHEET

C001

PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1
CSM, VOL. 19,
PG. 25



- LEGEND:**
- PROPOSED SILT FENCE
 - PROPOSED INLET PROTECTION
 - PROPOSED TRACKING PAD
 - PROPOSED DITCH CHECK EROSION BALES
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - CURB REMOVAL

- GENERAL NOTES:**
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 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

SANITARY MH
RIM: 616.99
8" CONC. NE: 606.99
8" CONC. SW: 606.99

STORM INLET
FL: 617.27
24" CONC. NE: 612.69
16" CONC. W: 612.77
6" PVC SE: 614.77 ???
6" PVC SW: 615.44 ???

STORM INLET
FL: 617.25
12" CONC NW: 613.58
6" PVC SW: 615.75 ???
6" PVC NE: 615.75 ???

Δ: 48°58'08"
217.00'
S 5°46'
S 25°39'16" W
(S 25°30'56" W)

S 01°10'12"
18.92'
(S 01°01'52" W)

STORM CB
RIM: 615.21 INV:
609.84

STORM OUTLET
INV: 610.22

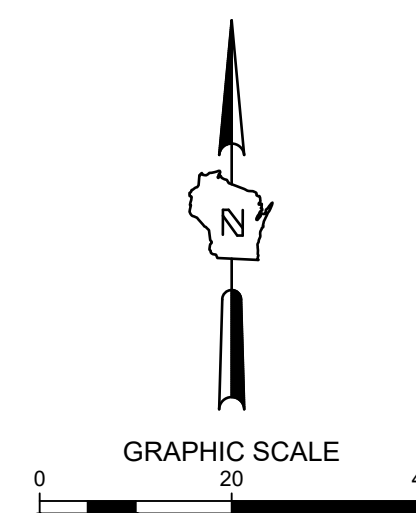
LOT 2
CSM, VOL. 37,
PG. 231

LOT 3
CSM, VOL. 37,
PG. 231



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.07(197)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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SITE PREPARATION & EROSION CONTROL

REV. BY	DATE	REVISION DESCRIPTION

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:
RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION

A.C.E. JOB NO.	260/23
DATE:	05/02/2025
DRAWN BY:	KJB
SCALE:	1" = 20'

C002

PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1
CSM, VOL. 19,
PG. 25

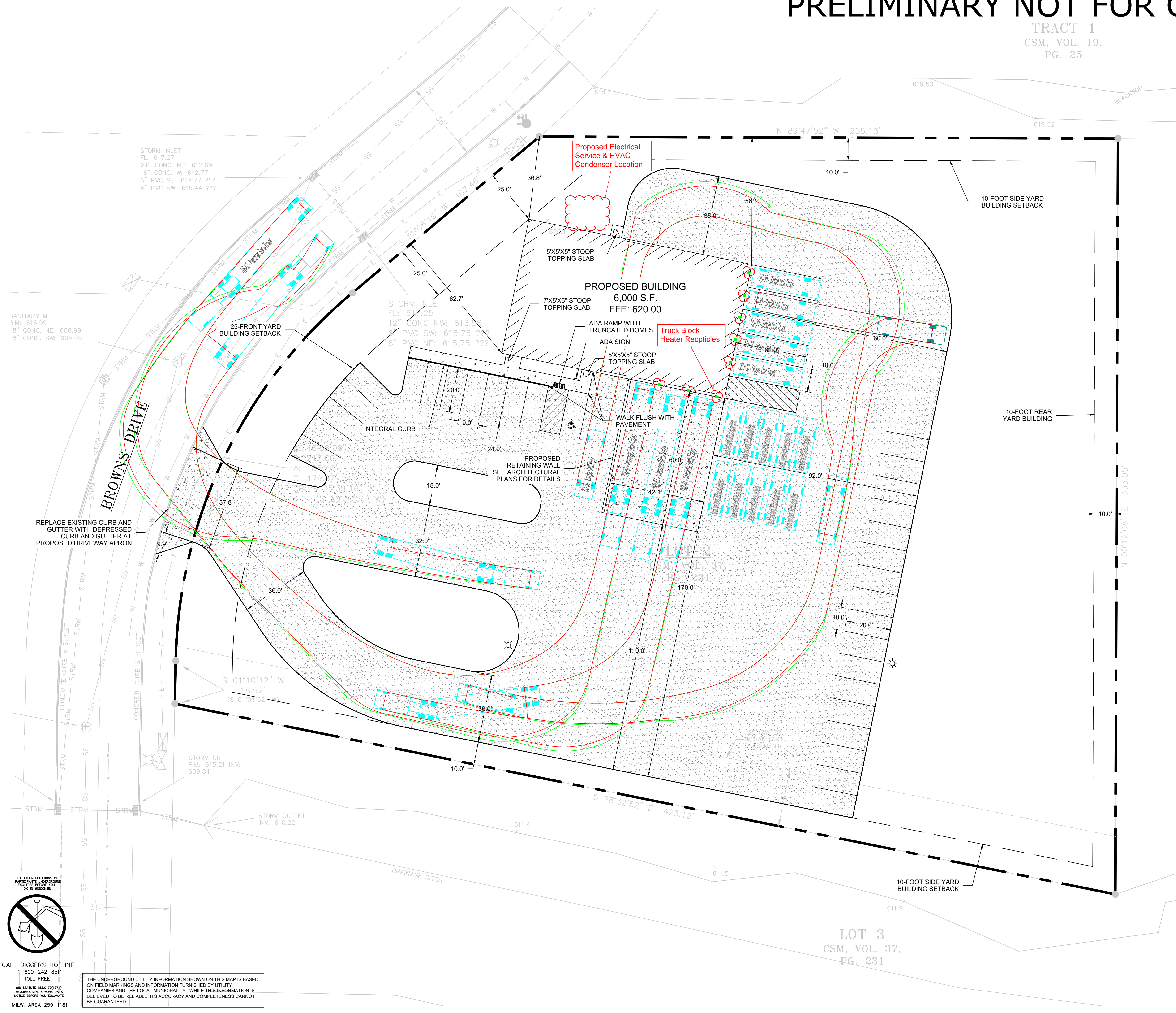
SITE INFORMATION		
SITE AREA	108899	2.500 AC
SITE DISTURBED AREA	97470	2.238 AC
EXISTING IMPERVIOUS AREA	0	0.000 AC 0.0 %
PROPOSED IMPERVIOUS AREA	58361	1.340 AC 53.6 %
TOTAL PARKING SPACES	30	
ADA PARKING SPACES	1	

LEGEND:

	(F C401)	5' THICK CONCRETE WALK
	(E C401)	CONCRETE PAVEMENT
	(D C401)	GRAVEL SURFACE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
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6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



STORM INLET
FL: 617.27
24" CONC. NE: 612.69
16" CONC. W: 612.77
6" PVC SE: 614.77 ???
6" PVC SW: 615.44 ???

SANITARY MH
TIM: 616.99
8" CONC. NE: 606.99
8" CONC. SW: 606.99

STORM INLET
FL: 617.25
12" CONC NW: 613.89
6" PVC SW: 615.75 ???
6" PVC NE: 615.75 ???

STORM CB
RIM: 615.21 INV:
609.84

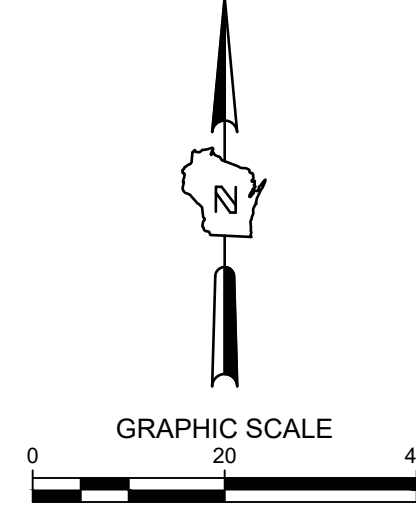
STORM OUTLET
INV: 610.22



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

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LOT 3
CSM, VOL. 37,
PG. 231



SITE DIMENSION PLAN

REVISION DESCRIPTION	DATE	REV BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:
RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI

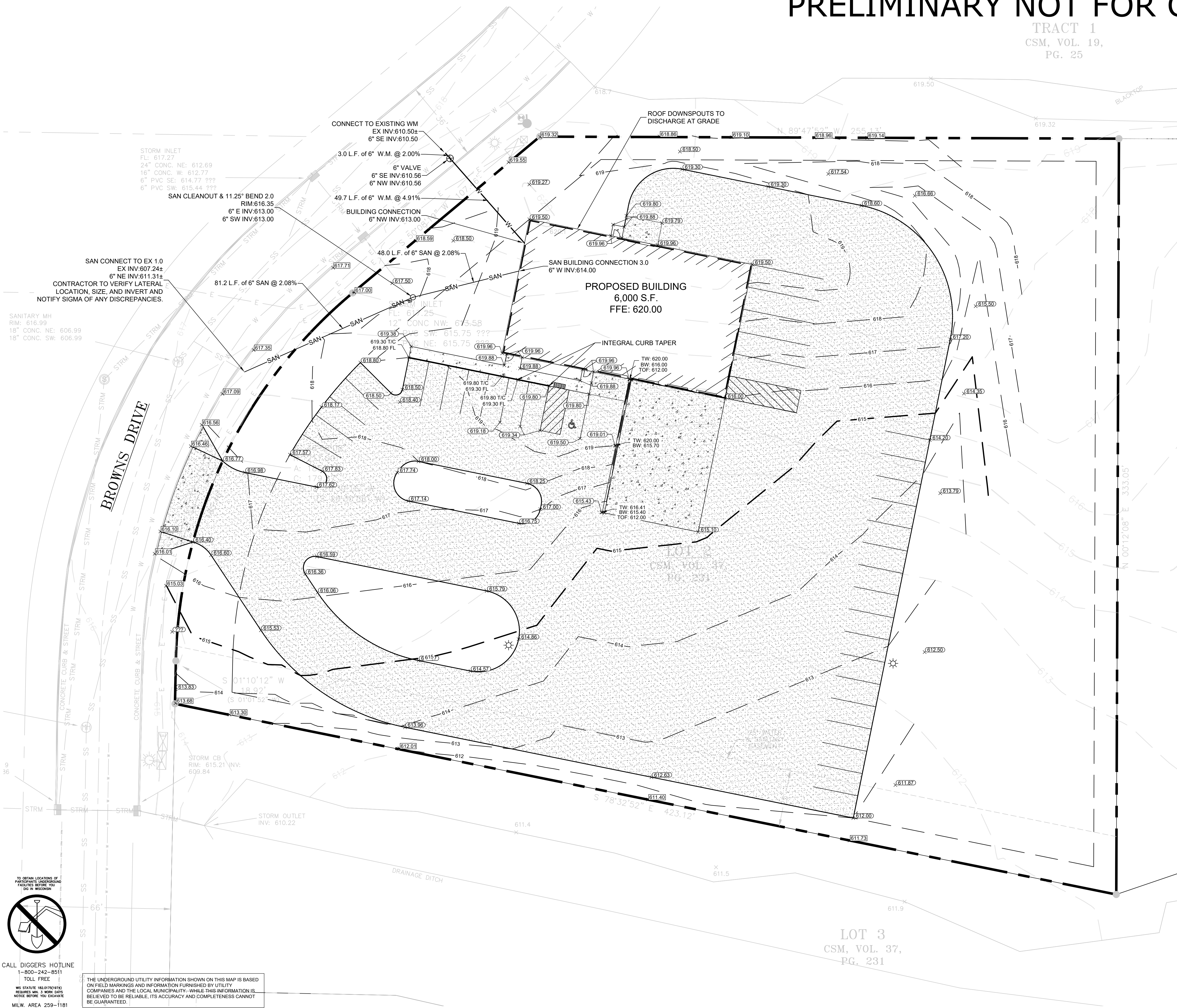
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SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	05/02/2025
DRAWN BY:	KJB
SCALE:	1" = 20'

SHEET
C100

PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1
CSM, VOL. 19,
PG. 25



LEGEND:

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- SS — PROPOSED STORM SEWER
- — GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- X (100.50 TIC, 100.00 FL) — PROPOSED CURB & GUTTER SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE
- X (100.00) — PROPOSED SURFACE SPOT GRADE
- X (TW: 100.00, BW: 100.00) — PROPOSED TOP OF WALL AT FINISHED GRADE
PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- X (100.00) — EXISTING SURFACE SPOT GRADE (MATCH)
- (F C401) — 5" THICK CONCRETE WALK
- (E C401) — CONCRETE PAVEMENT
- (D C401) — GRAVEL SURFACE

- GENERAL NOTES:**
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SANITARY MH
RIM: 616.99
18" CONC. NE: 606.99
18" CONC. SW: 606.99

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

REVISION DESCRIPTION	DATE	BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

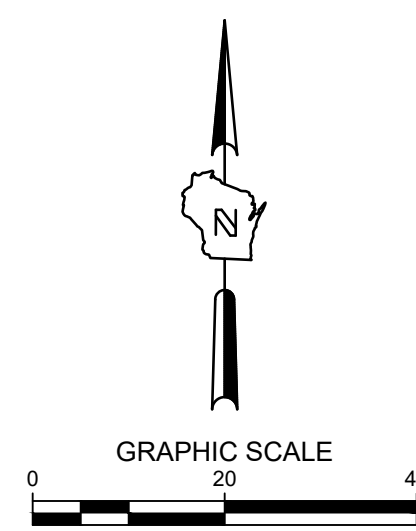
PROJECT INFORMATION:
RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION

A.C.E. JOB NO.	260/23
DATE:	05/02/2025
DRAWN BY:	KJB
SCALE:	1" = 20'

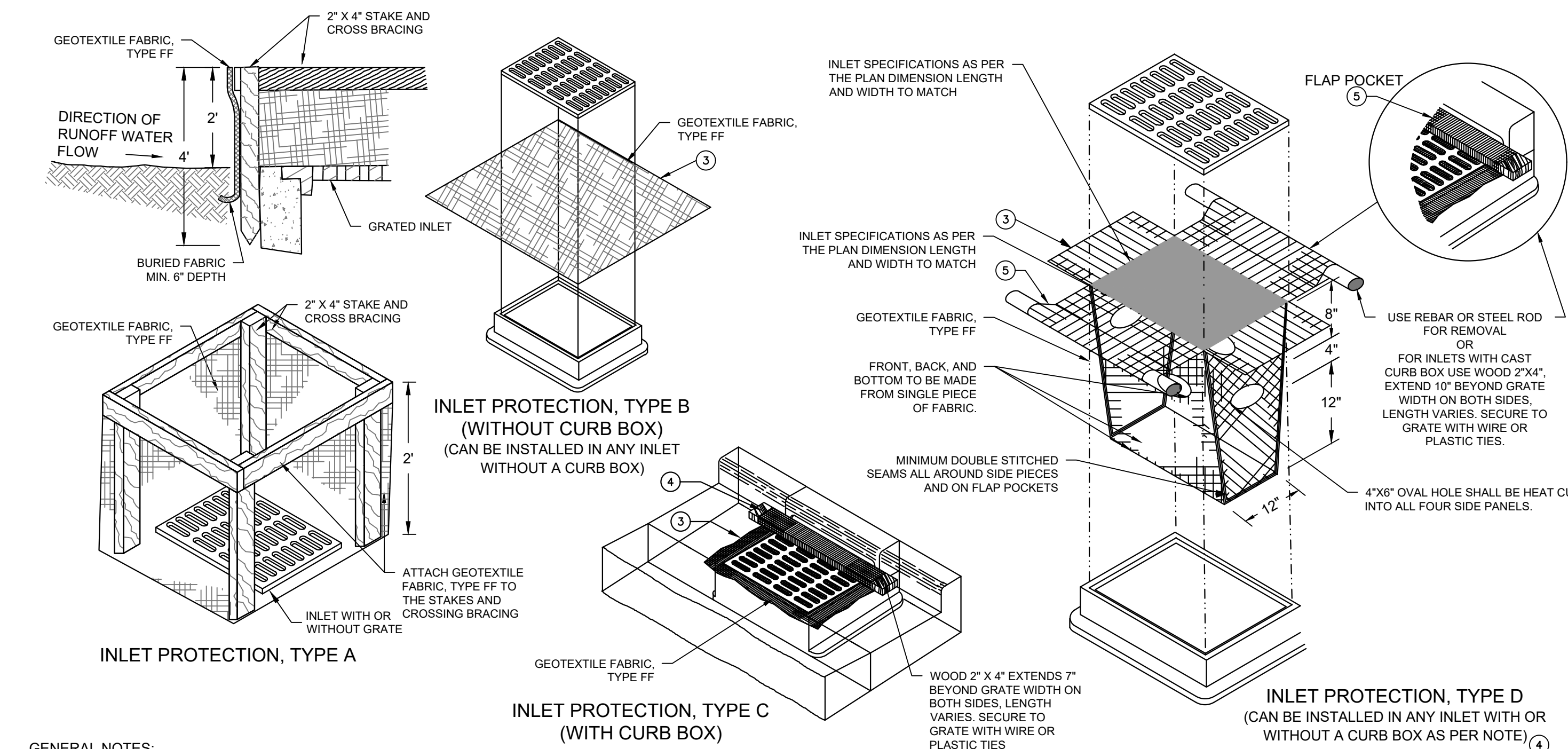
SHEET **C200**



LOT 3
CSM, VOL. 37,
PG. 231

GRADING & UTILITY PLAN

PRELIMINARY NOT FOR CONSTRUCTION



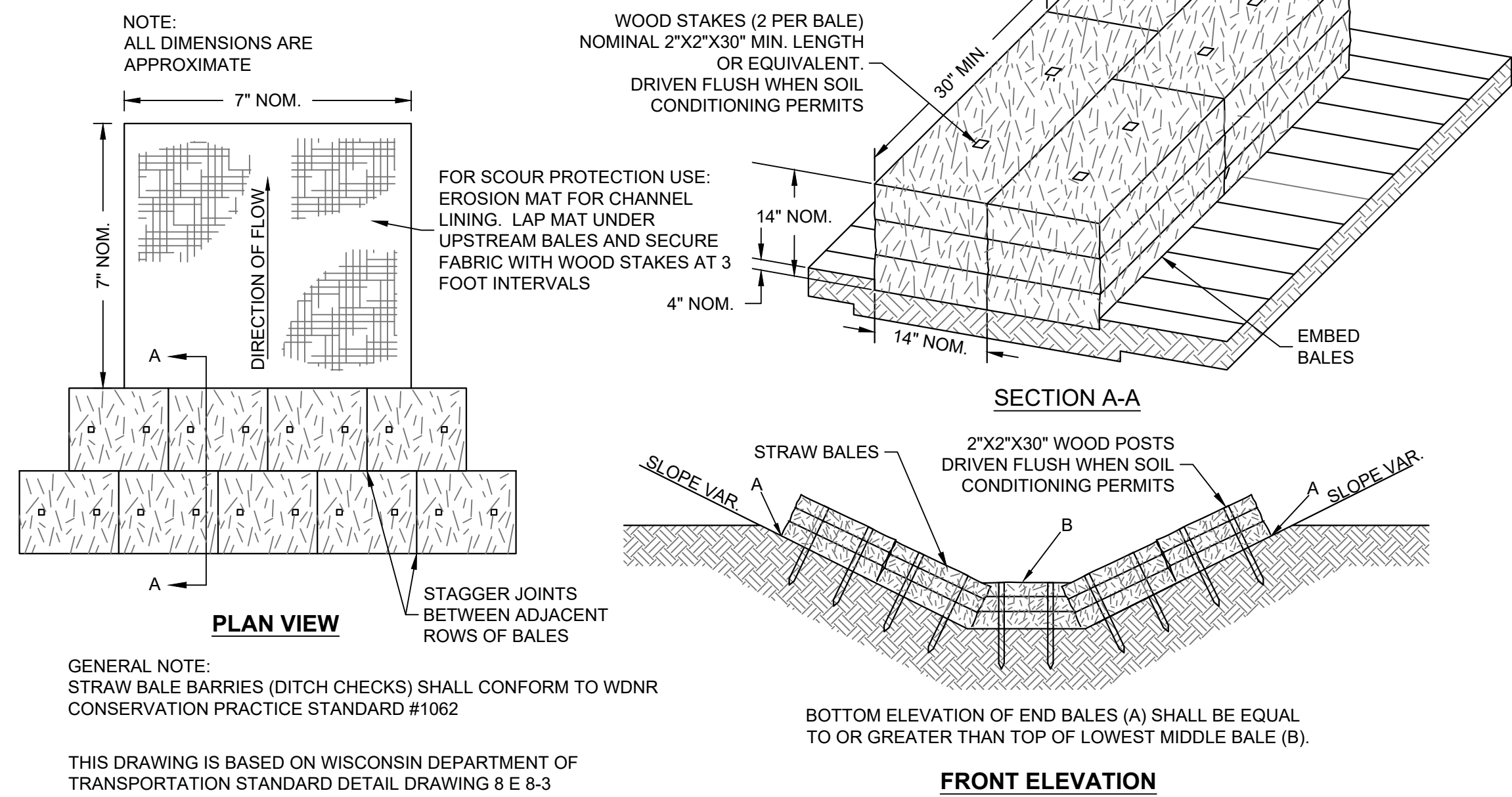
GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060.
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

INSTALLATION NOTES:

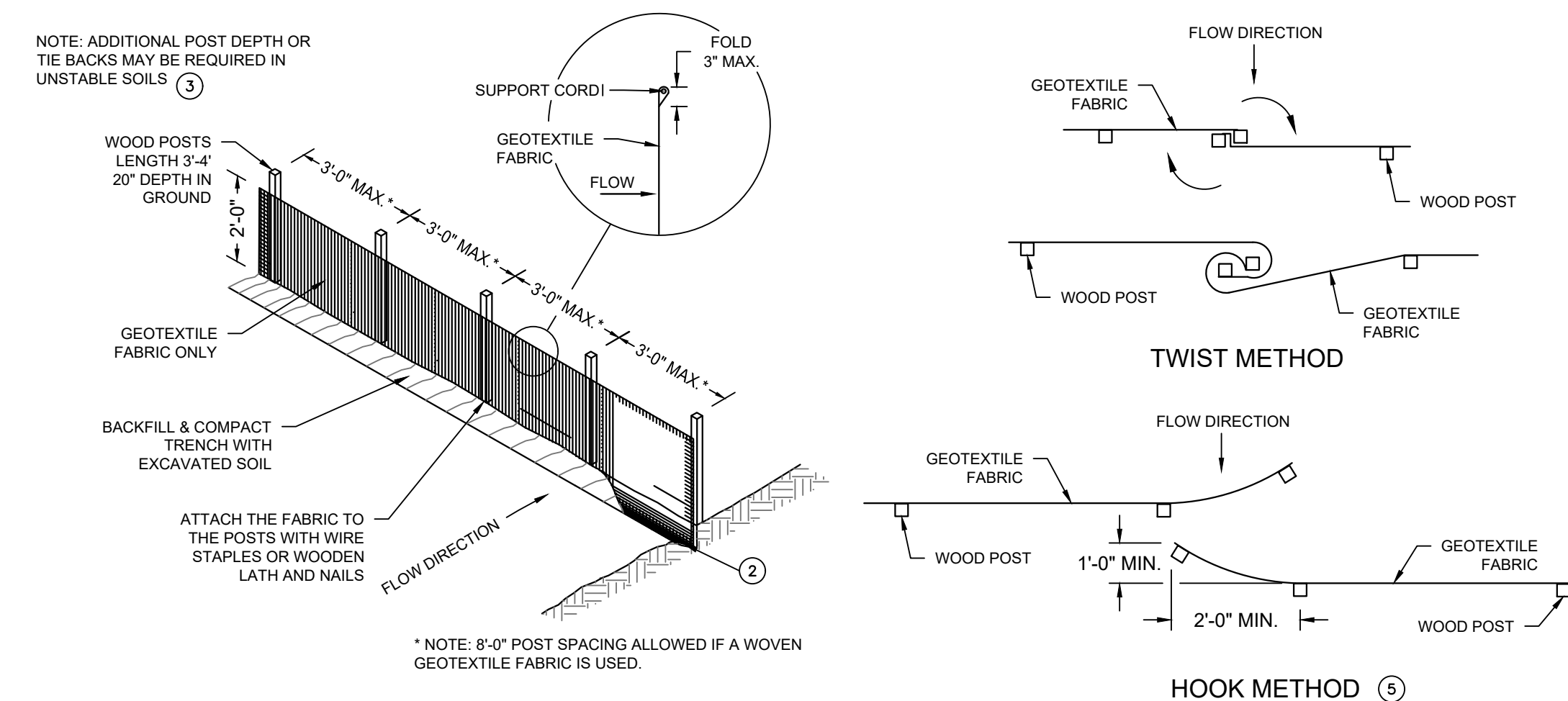
- TYPE B & C**
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D**
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

A INLET PROTECTION - WDNR TS-1060
SCALE: 1" = 1'



C DITCH CHECK - WDNR TS-1062
SCALE: 1" = 1'

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 8-3



B SILT FENCE - WDNR TS-1056
SCALE: 1" = 1'

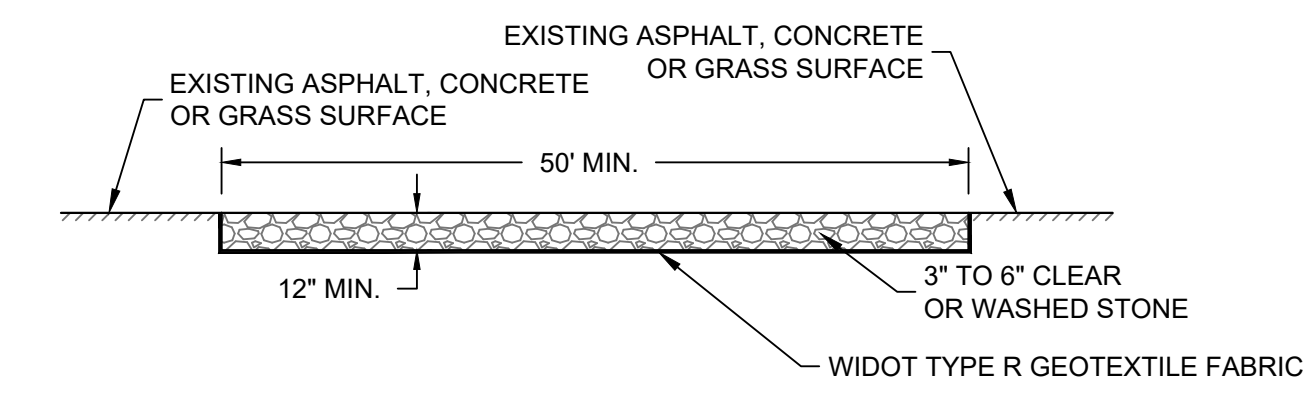
- GENERAL NOTES:**
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
 2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
 3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF OAK OR HICKORY.
 4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
 6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056.
 7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. INSTALL DITCH CHECKS.
5. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
6. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059. AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
7. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
8. INSTALL UTILITIES.
9. INSTALL PAVEMENTS.
10. STABILIZE REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
11. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE Dewatering. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE CITY OF TWO RIVERS. BEFORE THE END OF EACH WORKDAY, FRESHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY CITY OF TWO RIVERS OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH, IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDING WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.



- GENERAL NOTE:**
1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
 2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

E CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE: 1" = 1'

REVISION	DATE	DESCRIPTION

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OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
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RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI

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SHEET INFORMATION	
A.C.E. JOB NO.	260/23
DATE:	05/02/2025
DRAWN BY:	KJB
SCALE:	1" = 20'
SHEET	

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL:

- 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS.

SITE CLEARING:

- 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.

SANITARY SEWERAGE:

- 1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.

CONCRETE PAVING:

- 1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 501.1, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES, JOB-MIX DESIGNS, CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS, AND MATERIAL CERTIFICATIONS CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

EARTH MOVING:

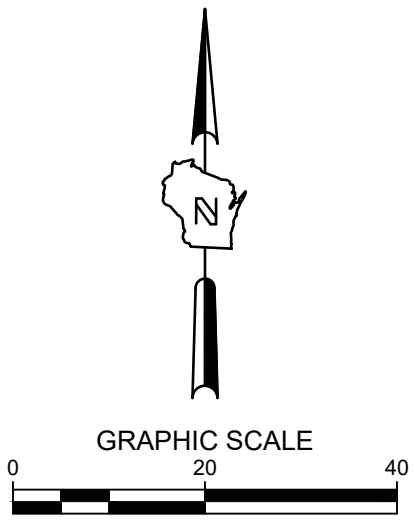
- 1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D8487 AND LABORATORY CONACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.

Table with columns: REVISION DESCRIPTION, DATE, REV BY. Includes a small 'Section 3, Item D.' label.

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PROJECT INFORMATION: RUSH LOGISTICS, 4313 BROWNS DRIVE, TWO RIVERS, WI. SHEET INFORMATION: A.C.E. JOB NO. 260/23, DATE: 05/02/2025, DRAWN BY: KJB, SCALE: 1" = 20', SHEET

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**RUSH LOGISTICS
 4313 BROWNS DRIVE
 TWO RIVERS, WI
 LANDSCAPE PLAN**

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

ISSUANCE DATE

NO. REVISION DATE

PROJECT NO: 23606
 DESIGN DATE: ---
 PLOT DATE: 2025.02.21
 DRAWN BY: AJR
 CHECKED BY: PRF
 APPROVED BY: ---
 SHEET NO:

L100

LEGEND:

- TURFGRASS SEED
- STONE MULCH
- P/L PROPERTY LINE
- METAL PLANT EDGING
- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT SURFACE
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
	AA	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	2
EVERGREEN TREES					
	PP	Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	6' Ht.	B&B	4
ORNAMENTAL TREES					
	SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	2
DECIDUOUS SHRUBS					
	CS	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	3 gal.	Cont.	2
EVERGREEN SHRUBS					
	BG	Buxus x 'Green Mountain' / Green Mountain Boxwood	3 gal.	Cont.	8
ORNAMENTAL GRASSES					
	PV	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal.	Cont.	14
PERENNIALS					
	HR	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal.	Cont.	6
	HE	Heuchera x 'TNHEUFR' / Forever® Red Coral Bells	1 gal.	Cont.	18
	HH	Hosta x 'Halcyon' / Halcyon Hosta	1 gal.	Cont.	11

LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.



2025.02.21

AROONEY

L100

23606



CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE
MS STATUTE 182.07(2)(97A)
 REQUIRES MIN. 3 WORK DAYS
 NOTICE BEFORE YOU EXCAVATE
 MILW. AREA 259-1181

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PLANTING QUALITY ASSURANCE

- 1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION.
3. TREES:
3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY.
3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE.
3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDERANCES TO HEALTHY GROWTH.
3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

- 1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE.
6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

- 1. BULK MATERIALS;
1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY.
5. EXCAVATION FOR TREES & SHRUBS
5.1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS.
5.2. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
5.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
5.4. MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS.
5.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
5.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
6. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
7. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
8. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

- 1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL.
5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS.
5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

- 1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.
1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4" IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

- PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE
1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT), THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%. VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

METAL EDGING

- 1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
1.4. FINISH: BLACK DURAFLEX
1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

STONE MULCH MATERIAL & INSTALLATION:

- 1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
1.1. MATERIAL: ANGULAR WASHED STONE.
1.2. SIZE: 1-1/2" DIAMETER
1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

TURF SEEDING:

- 1. DELIVERY:
1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER, SPECIFIC BLEND OF SEED, AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTT'S MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYPHOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/4 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL.
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

CLEAN-UP AND PROTECTION

- 1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.



RUSH LOGISTICS
4313 BROWNS DRIVE
TWO RIVERS, WI
LANDSCAPE SPECIFICATIONS



Table with columns: ISSUANCE, DATE, NO. REVISION, DATE, PROJECT NO., DESIGN DATE, PLOT DATE, DRAWN BY, CHECKED BY, APPROVED BY, SHEET NO. (L300)

PRELIMINARY NOT FOR CONSTRUCTION

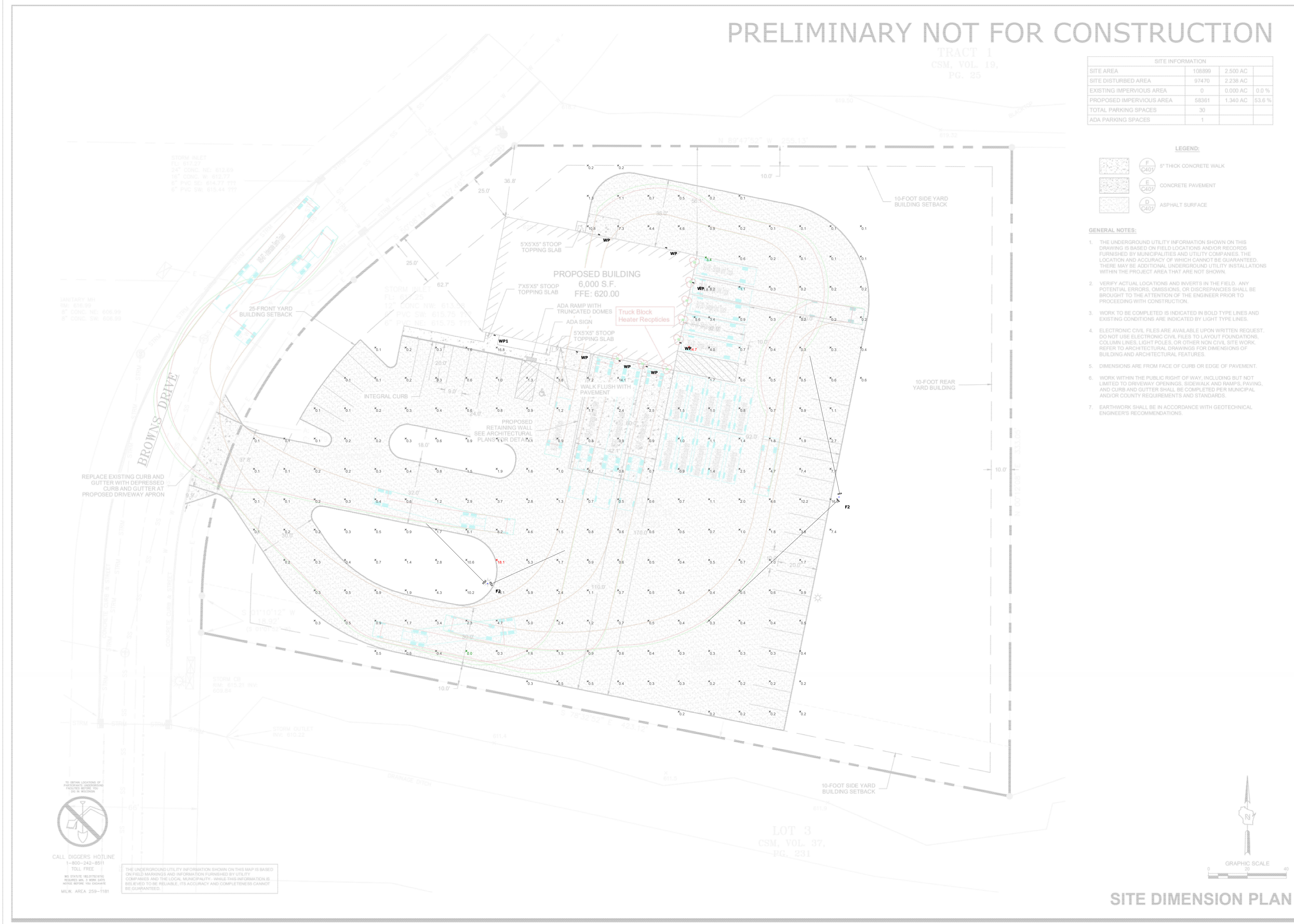
TRACT 1
 CSM, VOL. 19,
 PG. 25

SITE INFORMATION			
SITE AREA	108899	2.500 AC	
SITE DISTURBED AREA	97470	2.238 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0 %
PROPOSED IMPERVIOUS AREA	58361	1.340 AC	53.6 %
TOTAL PARKING SPACES	30		
ADA PARKING SPACES	1		

LEGEND:

	5" THICK CONCRETE WALK
	CONCRETE PAVEMENT
	ASPHALT SURFACE

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.



REVISION DESCRIPTION	DATE	REV. BY

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 3510 SOUTH 26TH STREET • MAINTOWIC, WISCONSIN • 54220
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RUSH LOGISTICS
 4313 BROWNS DRIVE
 TWO RIVERS, WI

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SHEET INFORMATION
 A.C.E. JOB NO. 260/23
 DATE: 05/02/2025
 DRAWN BY: KJB
 SCALE: 1" = 20'
 SHEET

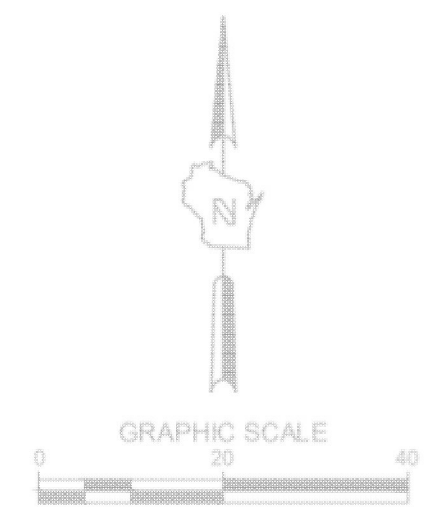
SITE DIMENSION PLAN

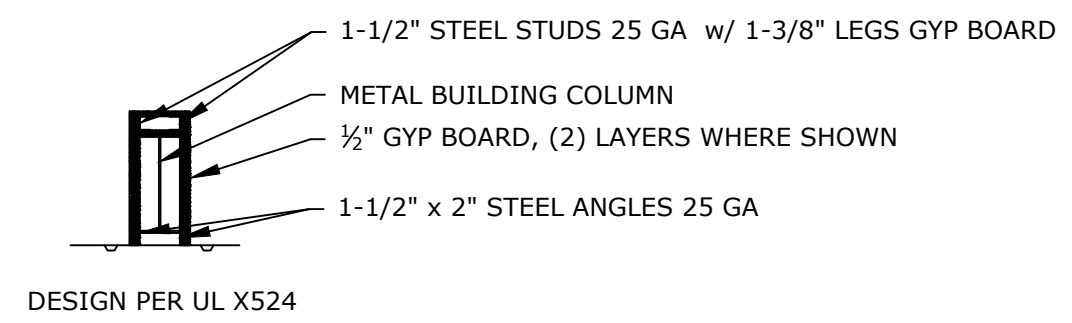
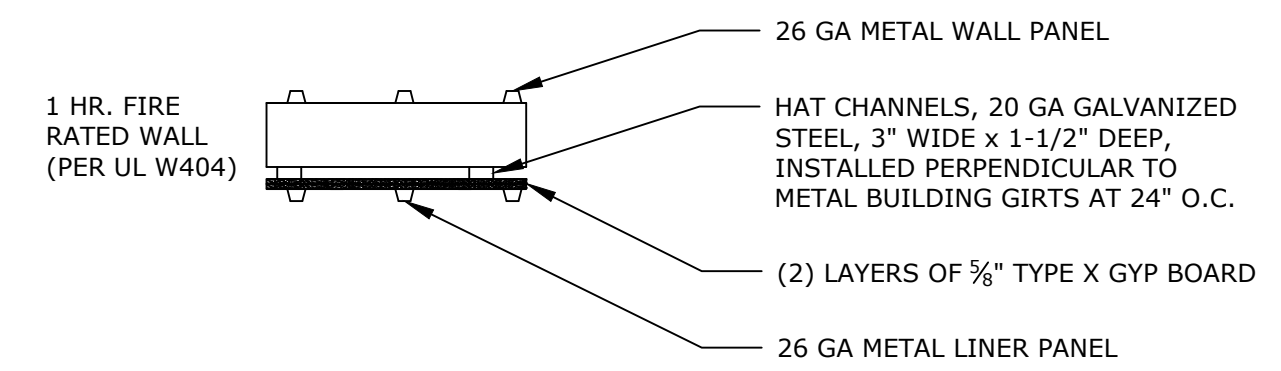
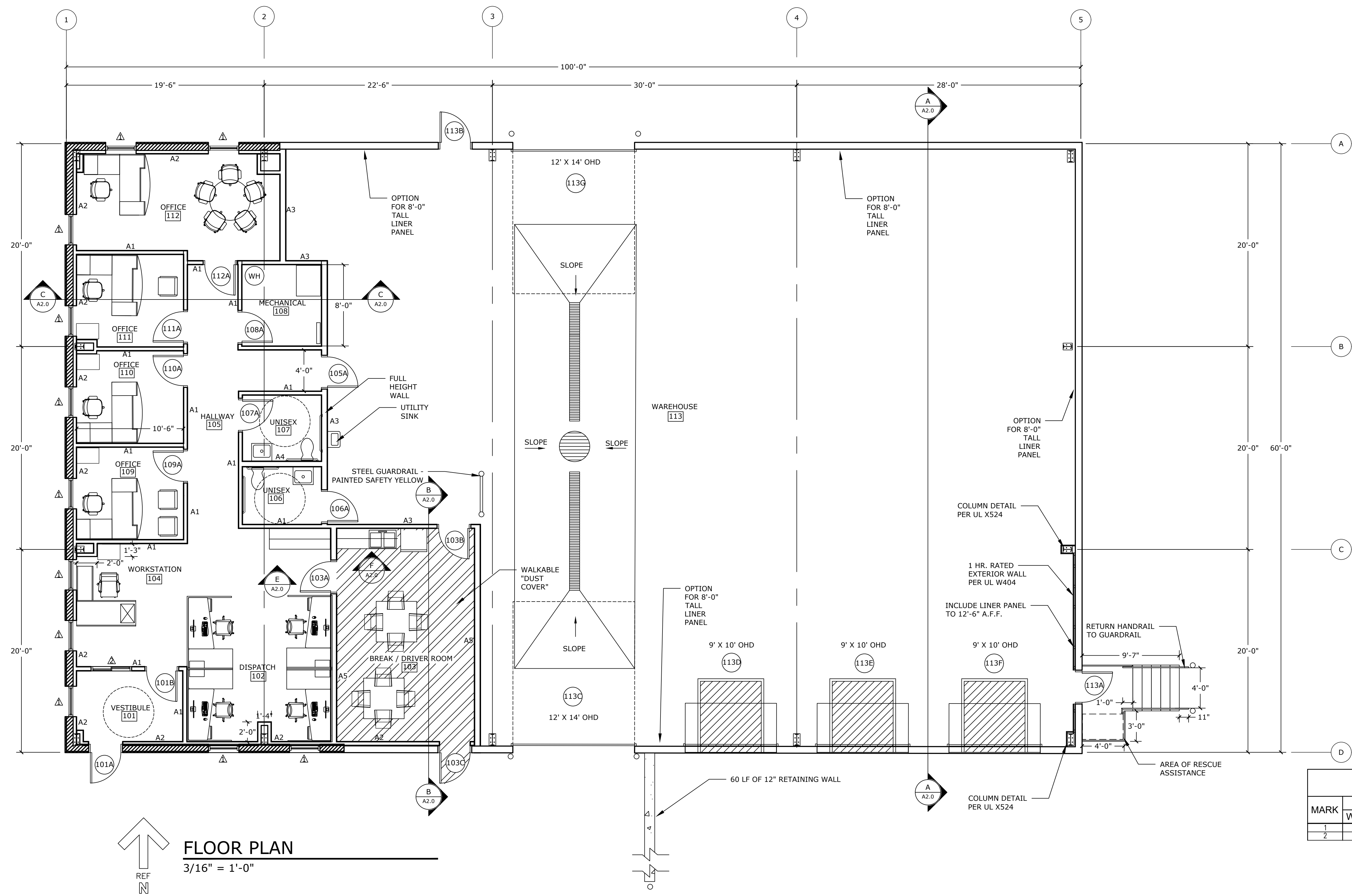
C100



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 NUMBER FOR 24-HOUR SERVICE
 REQUESTS TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT
 BE GUARANTEED.
 MUN. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.





WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	GLAZING	NOTES
	WIDTH	HEIGHT				
1	3'-0"	3'-8"	TYPE 1	ALUM	1" CLEAR INSULATED	DARK BRONZE FRAME, U VAL. = 0.36 OR BETTER
2	3'-0"	4'-0"	TYPE 2	ALUM	1/4" CLEAR	DARK BRONZE FRAME, SLIDING



DOOR AND FRAME SCHEDULE											
MARK	DOOR			FRAME		FIRE RATING LABEL	HARDWARE		NOTES		
	WD	HGT	THK	MATL	EL		SET NO	KEYSIDE RM NO			
101A	3'-0"	7'-0"	1 3/4"	AL	TYPE B	FULL LITE	---	1	---		
101B	3'-0"	7'-0"	1 3/4"	AL	TYPE B	FULL LITE	---	1	---		
103A	3'-0"	7'-0"	1 3/4"	HM	TYPE C	HALF LITE	---	3	---		
103B	3'-0"	7'-0"	1 3/4"	HM	TYPE E	HALF LITE	---	3	---		
103C	3'-0"	7'-0"	1 3/4"	HM	TYPE E	HALF LITE	---	2	---		
105A	3'-0"	7'-0"	1 3/4"	HM	TYPE E	HALF LITE	---	3	---		
106A	3'-0"	7'-0"	1 3/4"	HM	TYPE D	---	---	4	---		
107A	3'-0"	7'-0"	1 3/4"	WD	TYPE D	---	---	4	---		
108A	3'-0"	7'-0"	1 3/4"	WD	TYPE D	---	---	4	---		
109A	3'-0"	7'-0"	1 3/4"	WD	TYPE A	NARROW LITE	---	4	---		
110A	3'-0"	7'-0"	1 3/4"	WD	TYPE A	NARROW LITE	---	4	---		
111A	3'-0"	7'-0"	1 3/4"	WD	TYPE A	NARROW LITE	---	4	---		
112A	3'-0"	7'-0"	1 3/4"	WD	TYPE A	NARROW LITE	---	4	---		
113A	3'-0"	7'-0"	1 3/4"	HM	TYPE F	---	---	2	---	1 HR. FIRE RATED	
113B	3'-0"	7'-0"	1 3/4"	HM	TYPE E	HALF LITE	---	2	---		
113C	12'-0"	14'-0"	1 3/4"	ST	TYPE G	---	---	---	---	HIGH LIFT, OPERATOR	
113D	9'-0"	10'-0"	1 3/4"	ST	TYPE H	---	---	---	---	HIGH LIFT, LOADING DOCK EQ.	
113E	9'-0"	10'-0"	1 3/4"	ST	TYPE H	---	---	---	---	HIGH LIFT, LOADING DOCK EQ.	
113F	9'-0"	10'-0"	1 3/4"	ST	TYPE H	---	---	---	---	HIGH LIFT, LOADING DOCK EQ.	
113G	12'-0"	14'-0"	1 3/4"	ST	TYPE G	---	---	---	---	HIGH LIFT, OPERATOR	

NOTE: ALL DOORS AND FRAMES TO BE PRIMED BY SUPPLIER, FINISH PAINTED BY PAINT CONTRACTOR

HARDWARE SETS

- HARDWARE SET #1**
- PUSH/PULL
 - HEAVY DUTY CLOSER
 - ALUMINUM STOREFRONT HARDWARE

- HARDWARE SET #2**
- GRADE 1 LEVER ENTRANCE LOCKSET
 - HEAVY DUTY CLOSER
 - 1-1/2 PAIR BALL BEARING BUTTS
 - WEATHERSTRIPPING
 - SWEEP
 - THRESHOLD

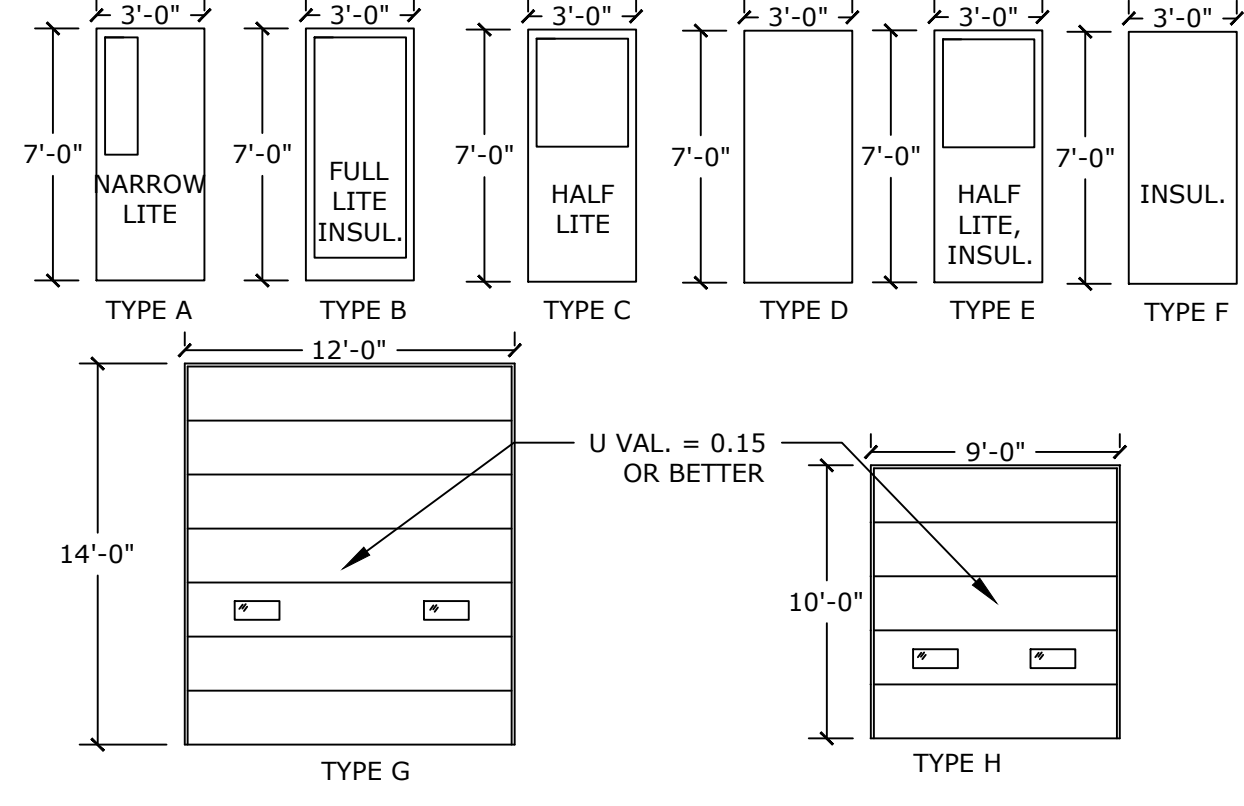
- HARDWARE SET #3**
- PUSH/PULL
 - 1-1/2 PAIR BALL BEARING BUTTS
 - HEAVY DUTY CLOSER

- HARDWARE SET #4**
- GRADE 1 LEVER PRIVACY LOCKSET
 - 1-1/2 PAIR BALL BEARING BUTTS
 - HEAVY DUTY CLOSER
 - WALL STOP
 - TOILET ROOM = PRIVACY LOCKSET
 - MECH. ROOM = CLASSROOM LOCKSET
 - OFFICE - ENTRANCE LOCKSET

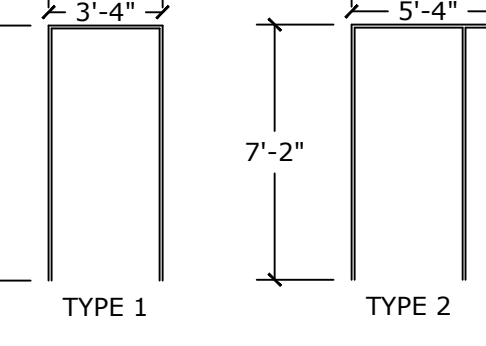
HARDWARE NOTES

- ALL LOCKSETS & LATCHES TO BE GRADE 1 SERIES WITH SATIN CHROME FINISH
- ALL DOOR HARDWARE INCLUDING HINGES, PUSH/PULLS, KICK-DOWN DOOR STOPS, CLOSERS, ETC... ARE TO HAVE SATIN CHROME FINISH.
- ALL DOORS AND FRAMES TO BE MACHINED FOR DOOR HARDWARE.
- LITES SHALL BE FACTORY INSTALLED IN DOORS.

DOOR TYPES



FRAME TYPE



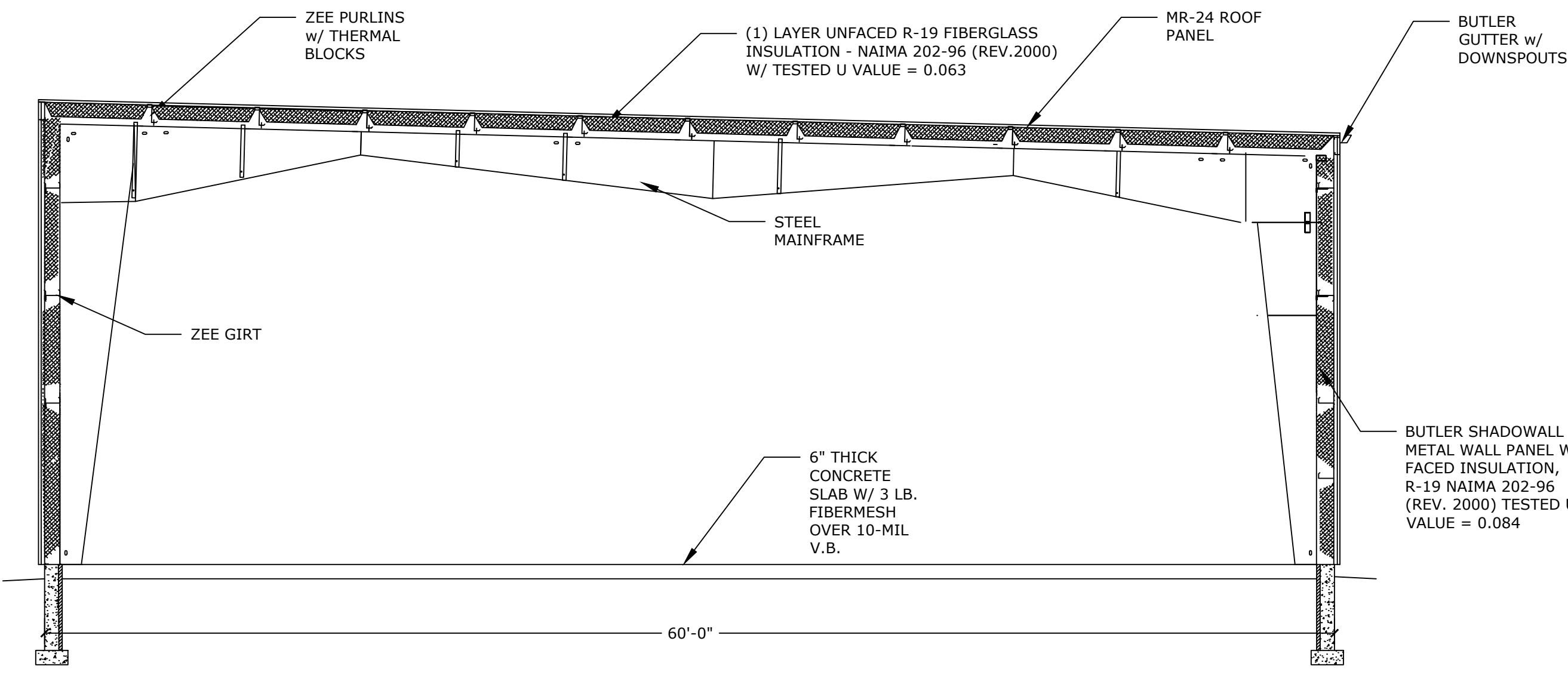
REVISION DESCRIPTION	DATE	REV. BY
ADDENDUM #2	2/1/25	KDR
ADDENDUM #3	2/1/25	KDR
PRESENTATION SET	2/20/25	KDR

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
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 SUPERVISING PROFESSIONAL:

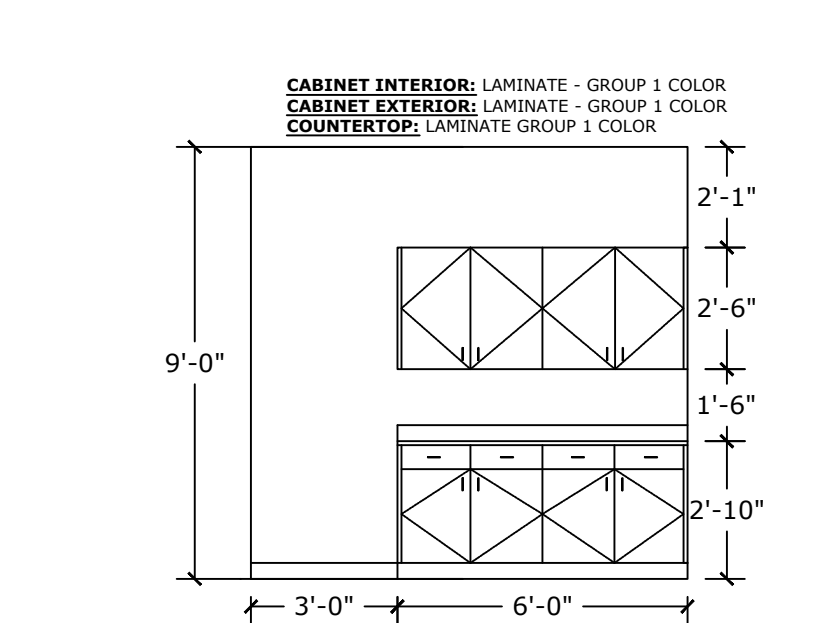
PROJECT INFORMATION:
PROPOSED NEW FACILITY
 RUSH LOGISTICS
 MANITOWOC, WI 54220

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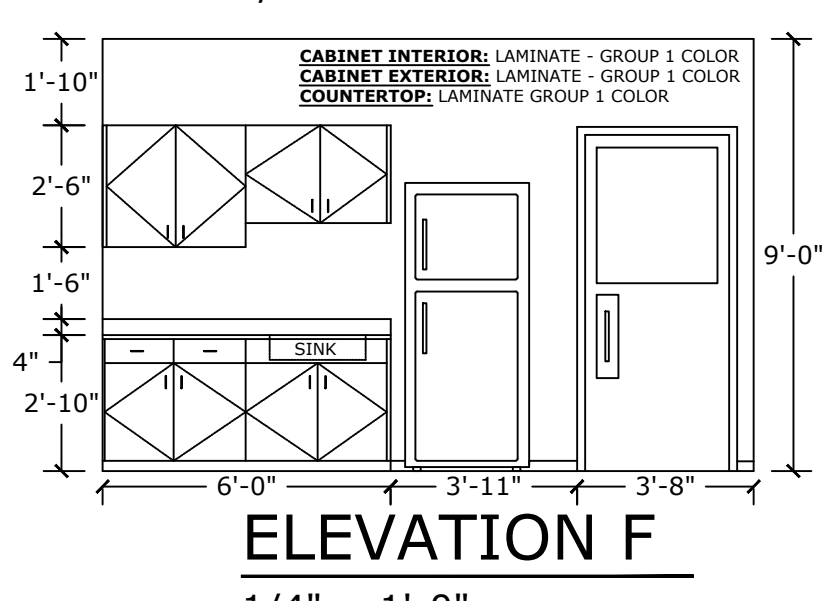
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DATE:	01/08/25
DRAWN BY:	KDR
SCALE:	SEE PLAN
SHEET	A1.0



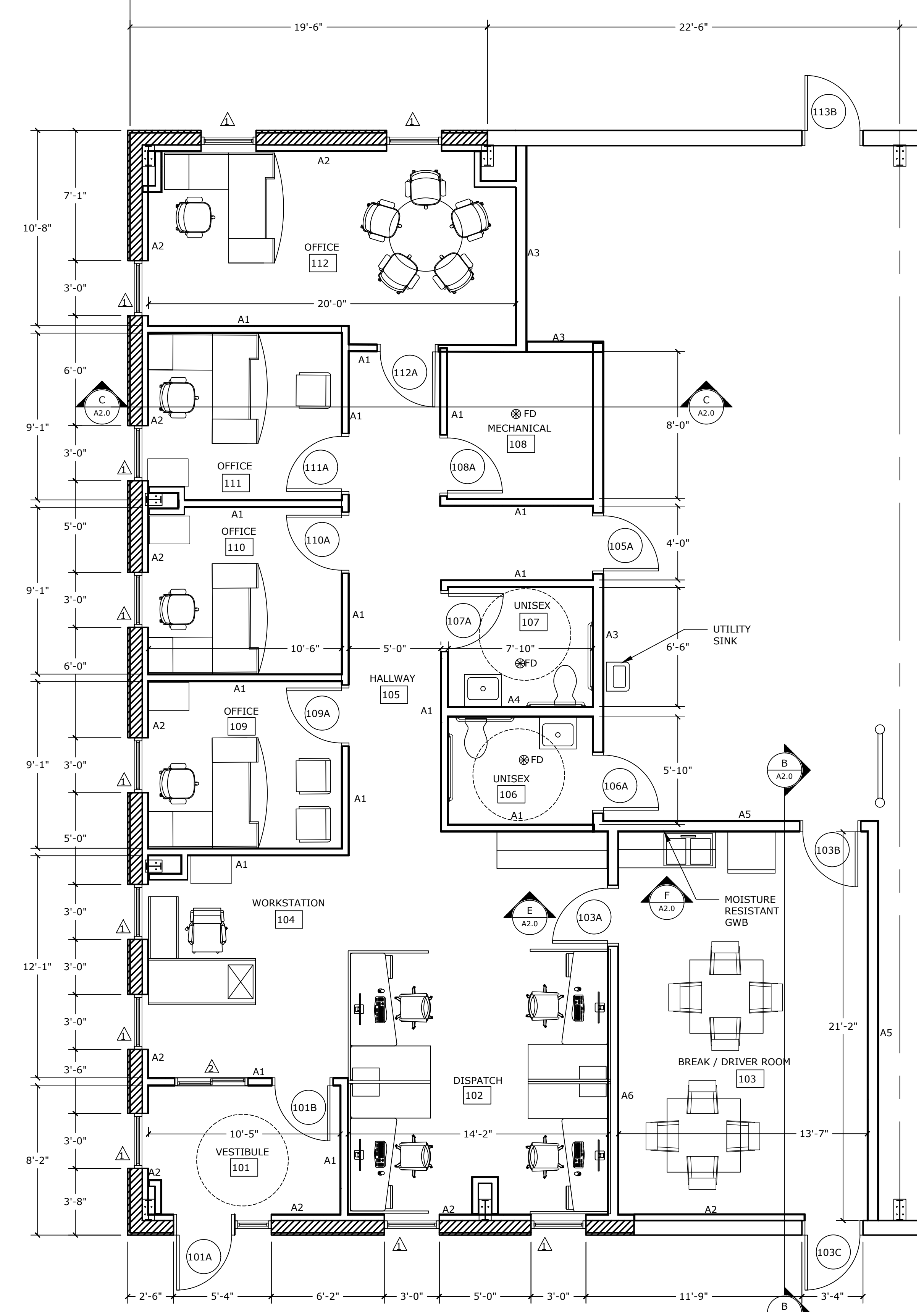
BUILDING SECTION A
3/16" = 1'-0"



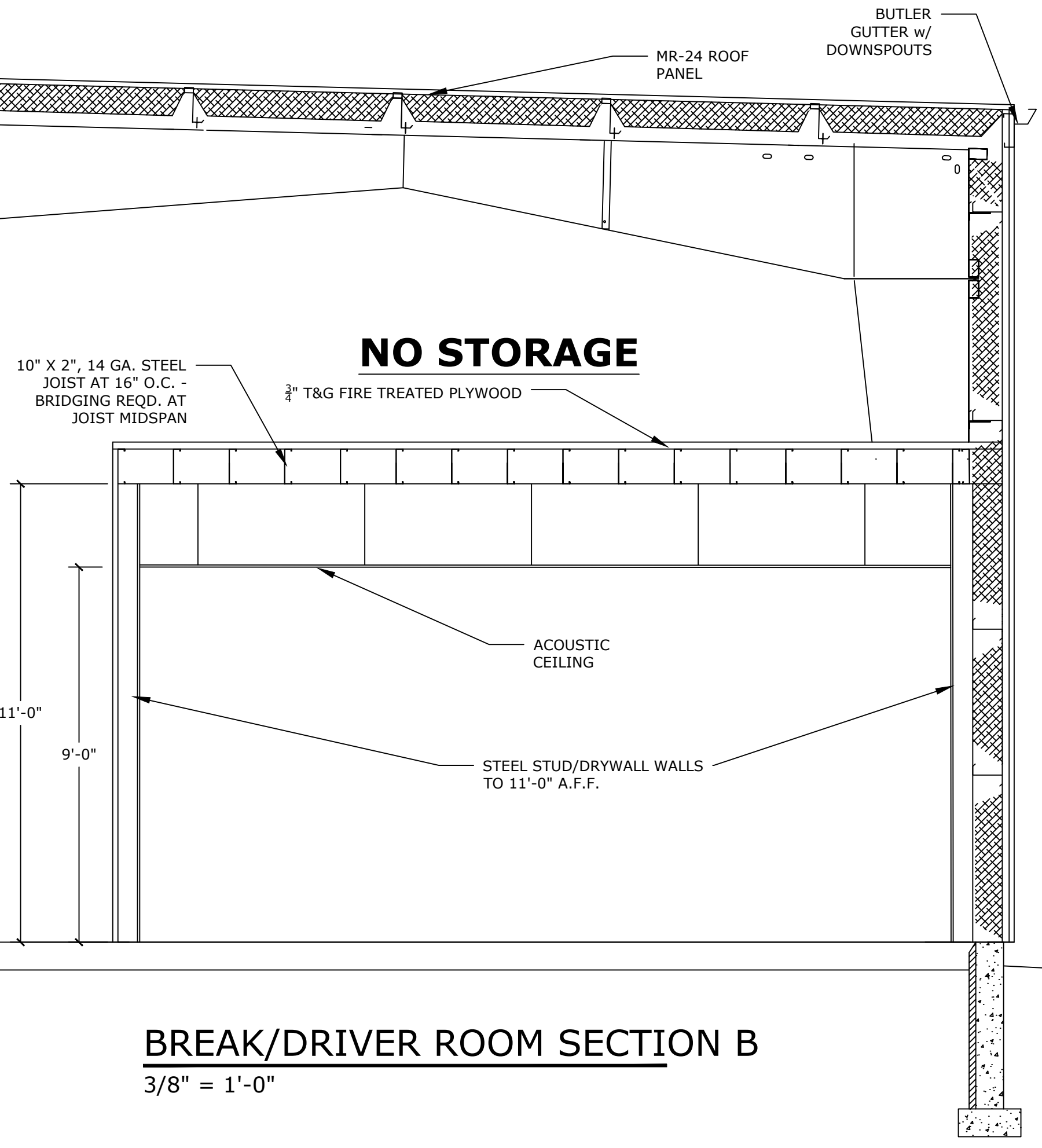
ELEVATION E
1/4" = 1'-0"



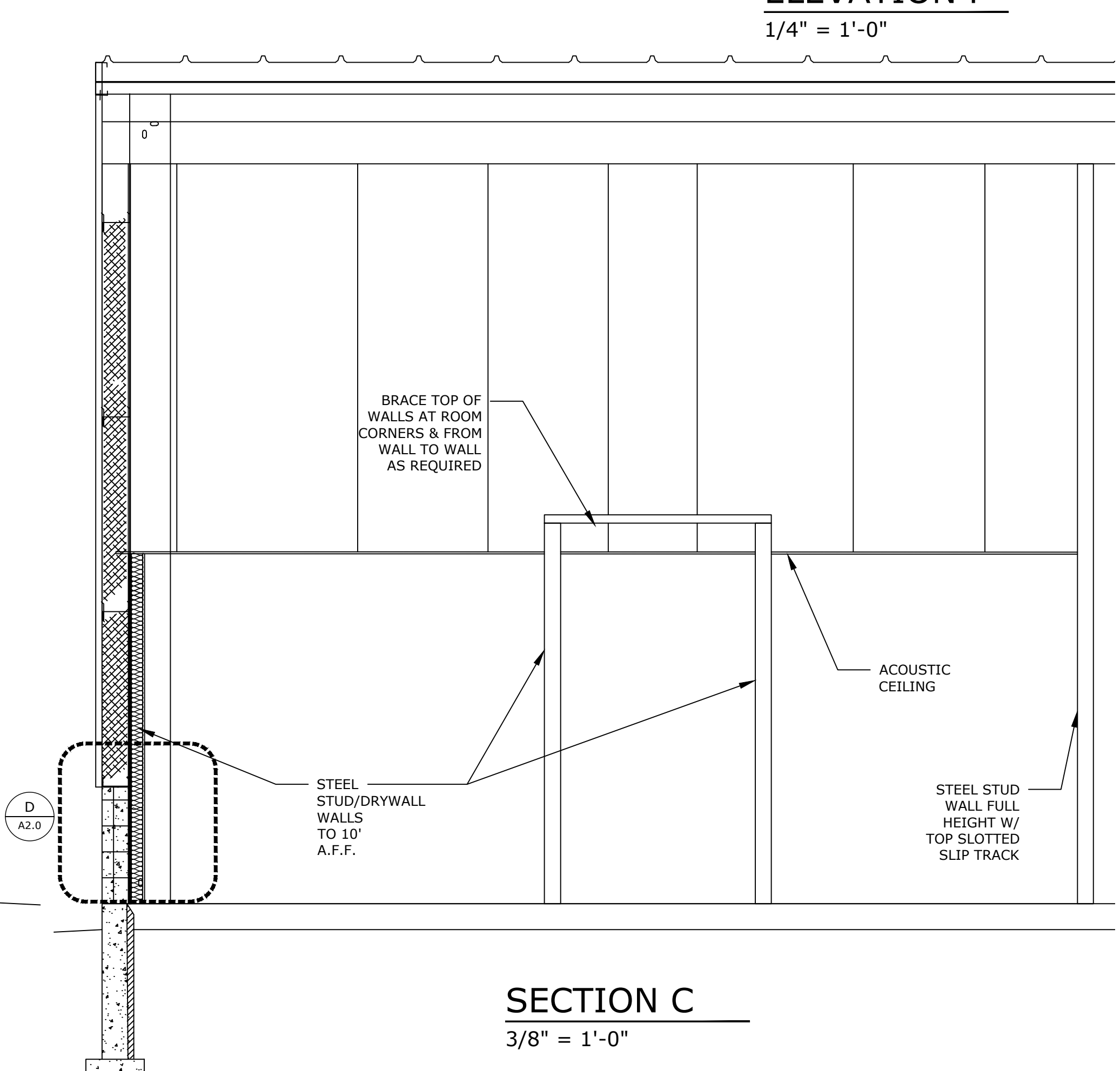
ELEVATION F
1/4" = 1'-0"



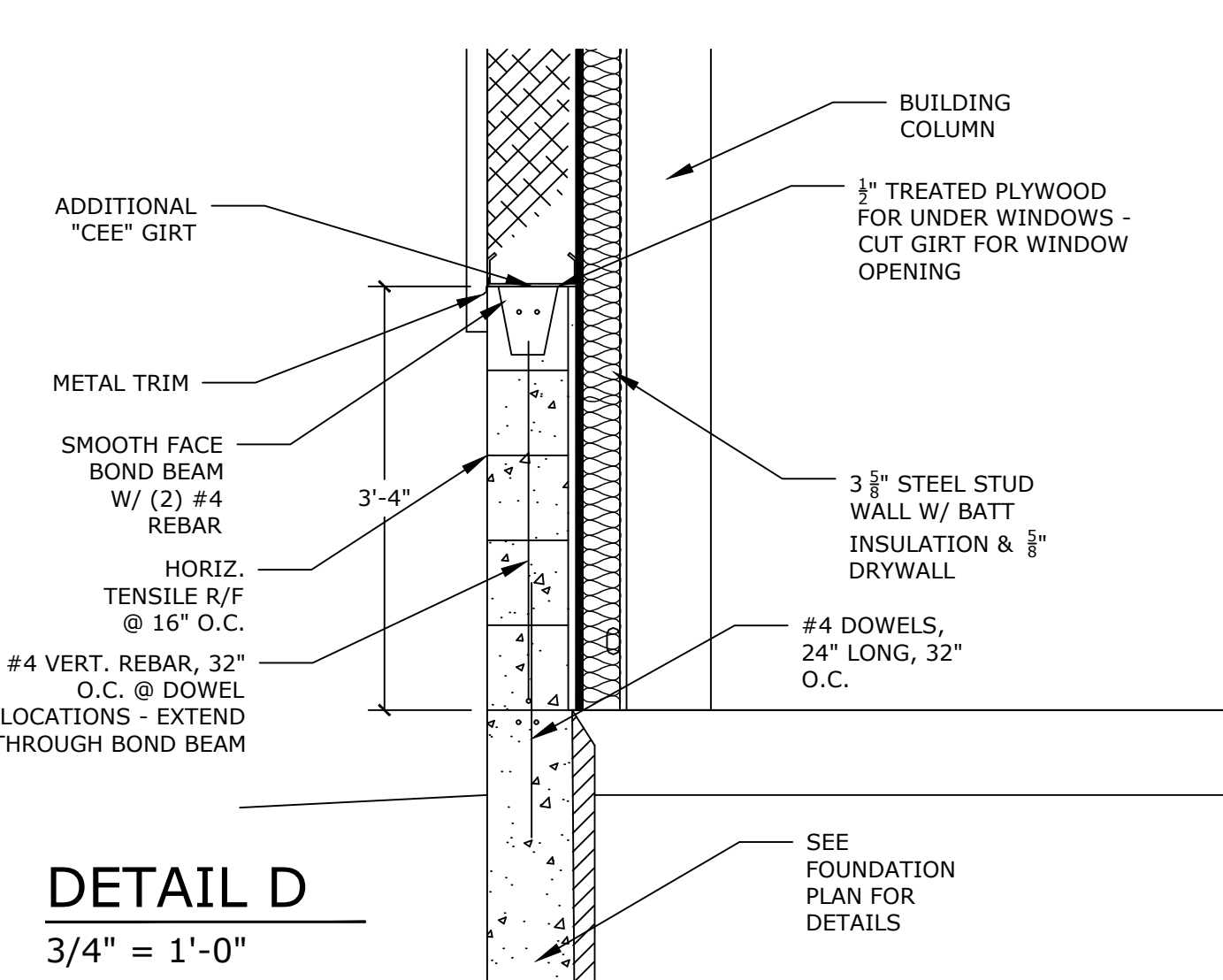
ENLARGED FLOOR PLAN
1/4" = 1'-0"



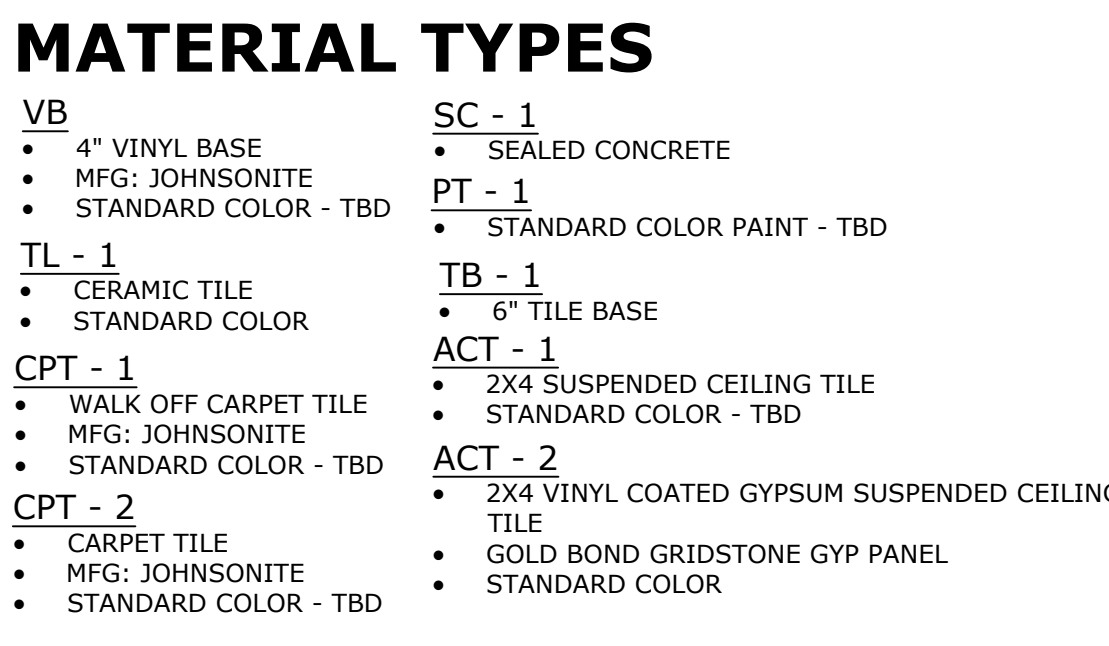
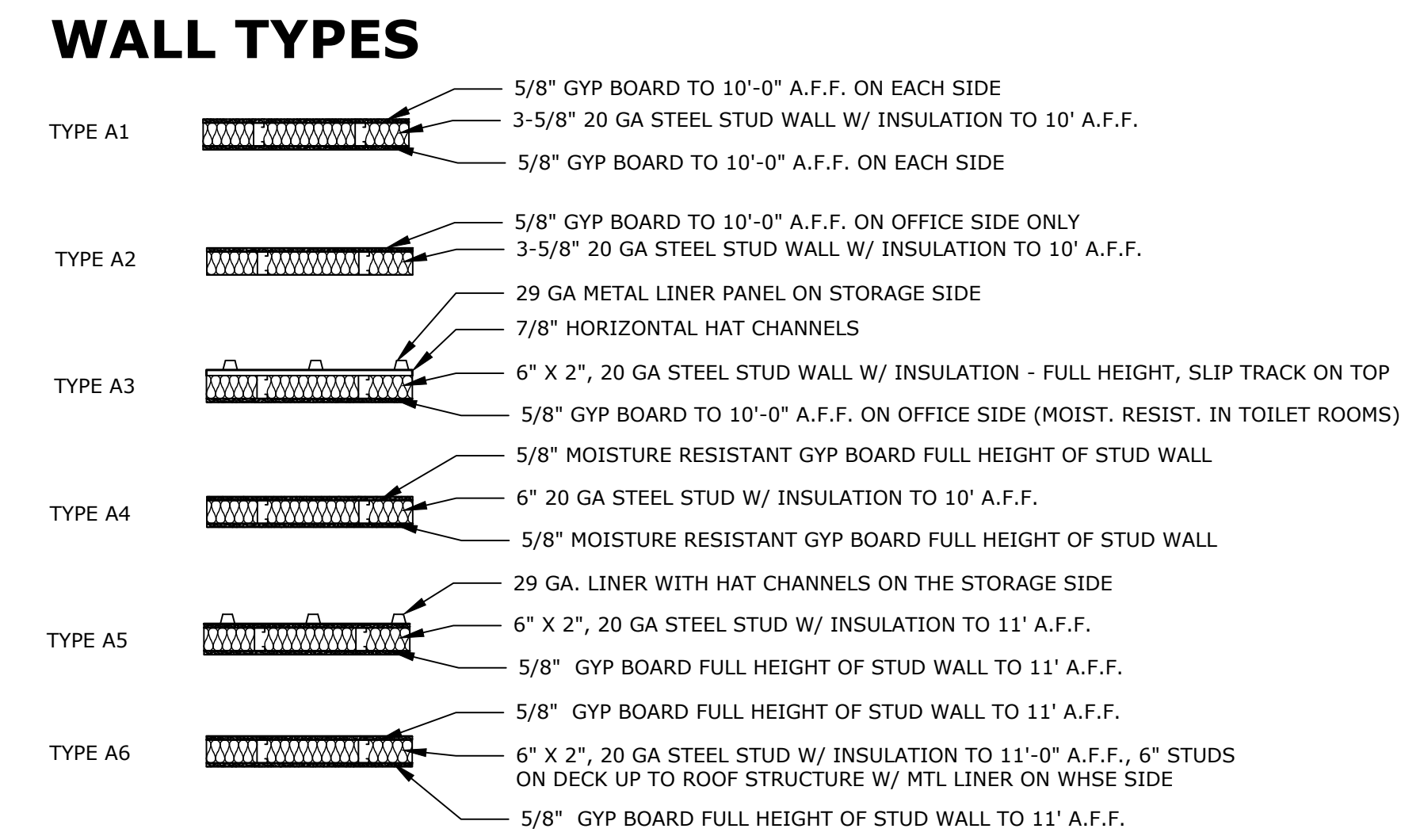
BREAK/DRIVER ROOM SECTION B
3/8" = 1'-0"



SECTION C
3/8" = 1'-0"



DETAIL D
3/4" = 1'-0"



ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR	BASE	WALLS			CEILING	NOTES
				N	S	E		
101	VESTIBULE	CPT-1	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
102	DISPATCH	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
103	BREAK/DRIVER ROOM	SC-1	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
104	WORK STATION	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
105	HALLWAY	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
106	UNISEX	SC-1	VB	PT-1	PT-1	PT-1	ACT-2	9'-0"
107	UNISEX	TL-1	TB	PT-1	PT-1	PT-1	ACT-2	9'-0"
108	MECHANICAL	SC-1	VB	PT-1	PT-1	PT-1	ACT-2	9'-0"
109	OFFICE	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
110	OFFICE	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
111	OFFICE	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
112	OFFICE	CPT-2	VB	PT-1	PT-1	PT-1	ACT-1	9'-0"
113	WAREHOUSE	SC-1	N/A	N/A	N/A	N/A	N/A	VARES

Section 3, Item D.

REVISION DESCRIPTION

ADDENDUM #2	DATE	REV. BY
	2/11/25	KDR
	2/11/25	KDR
	2/20/25	KDR

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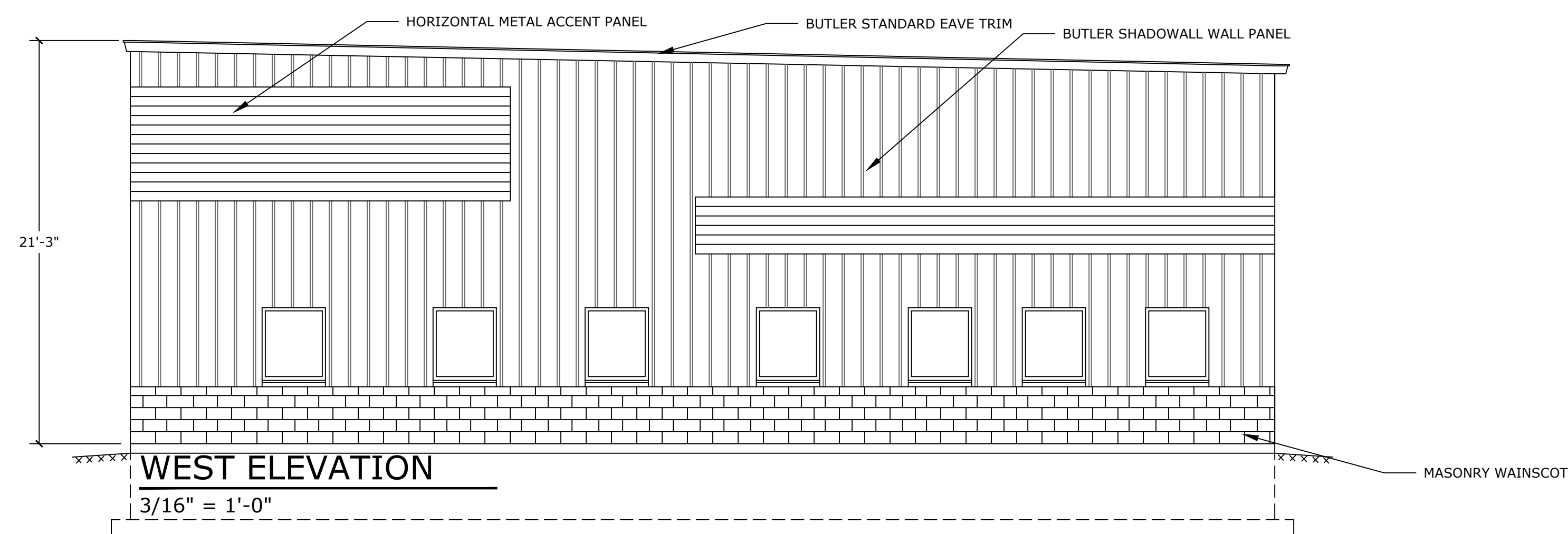
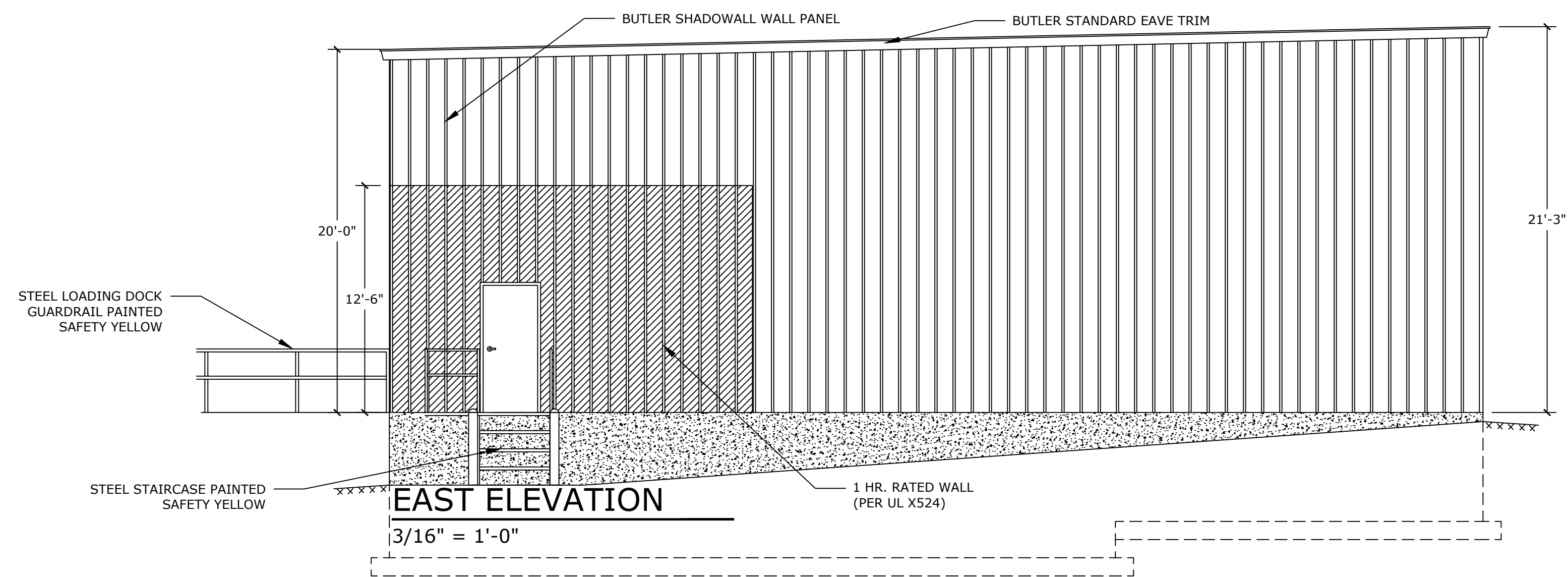
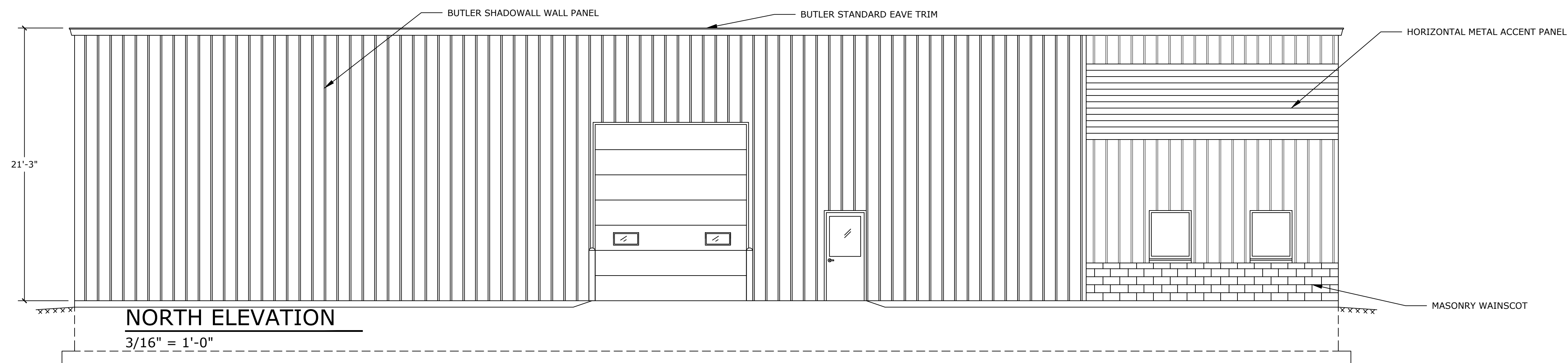
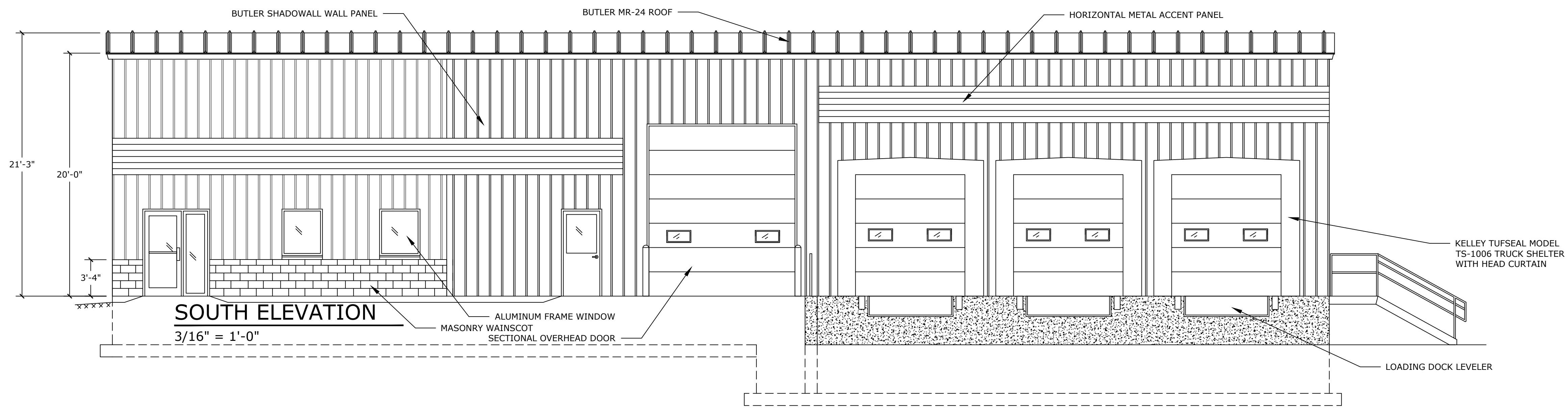
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MANITOWOC, WI 54220

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SHEET INFORMATION

A.C.E. JOB NO. _____
DATE: 01/08/25
DRAWN BY: KDR
SCALE: SEE PLAN
SHEET

A2.0



REVISION DESCRIPTION	REV. BY	DATE
ADDENDUM #2	KDR	2/11/25
ADDENDUM #3	KDR	2/11/25
PRESENTATION SET	KDR	2/20/25

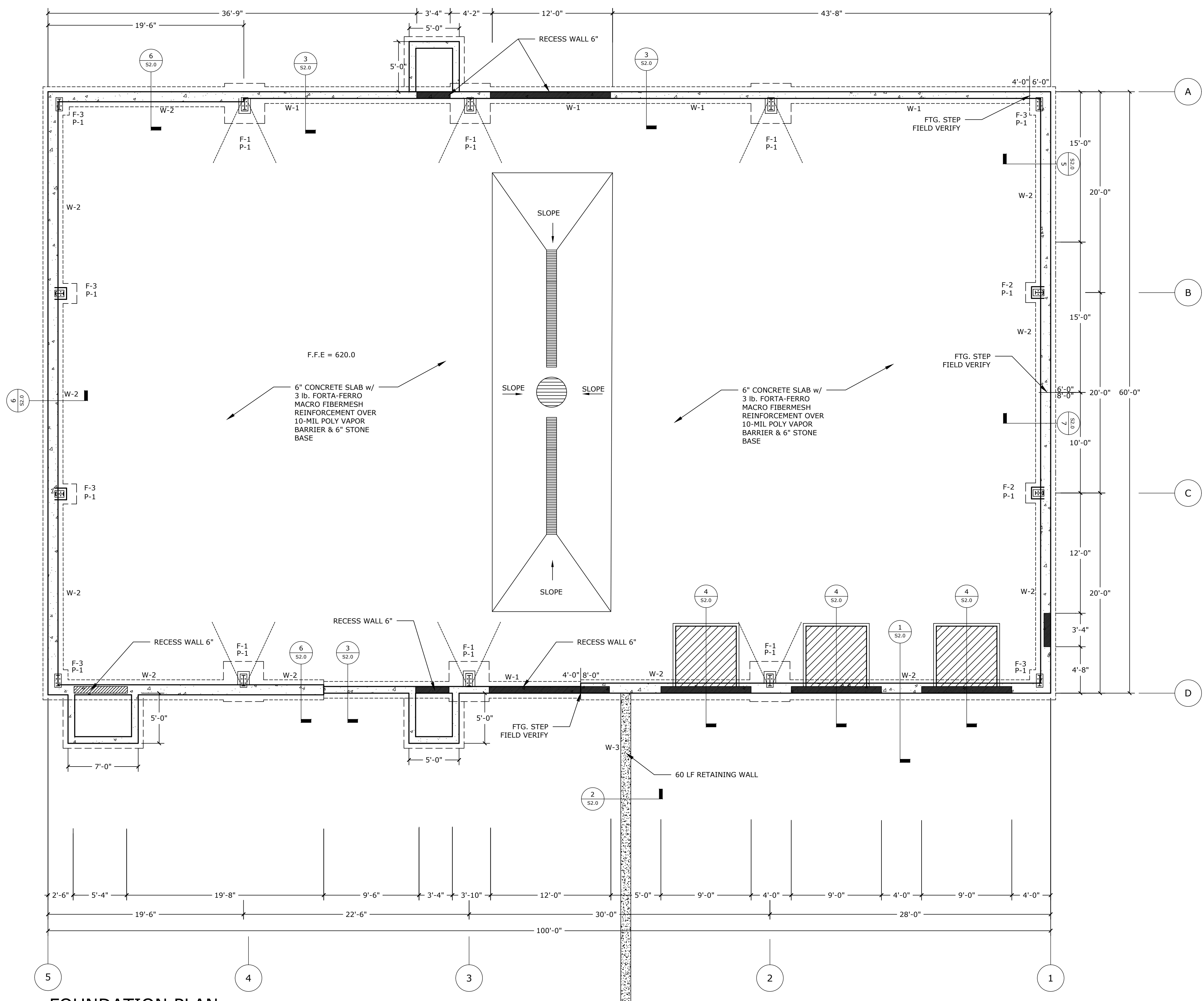
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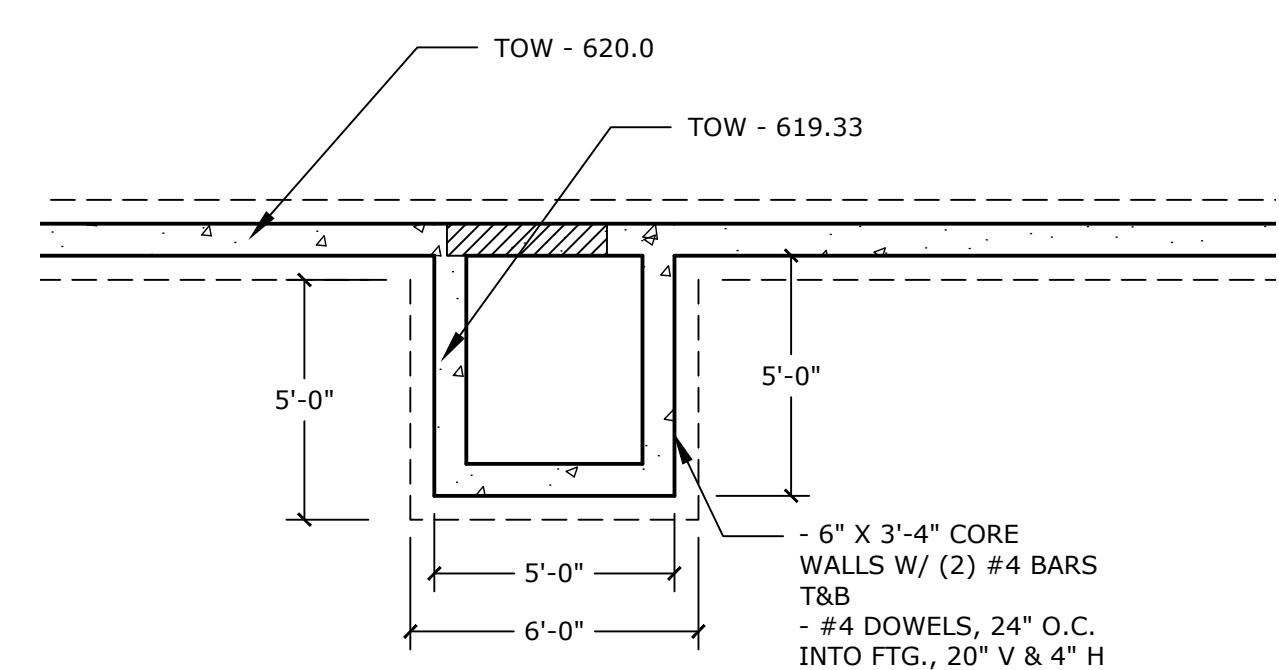
SHEET INFORMATION	
A.C.E. JOB NO.	
DATE:	01/08/25
DRAWN BY:	KDR
SCALE:	SEE PLAN

SHEET
A3.0



FOUNDATION PLAN

3/16" = 1'-0"



TYPICAL STOOP DETAIL

1/4" = 1'-0"

FOUNDATION NOTES

- PIERS**
 TOP OF PIER IS ELEV 620.0'
 P-1, PIERS
 14" X 20" X VARIED HEIGHT PIER
 REINFORCE W/ 6 #5 VERTICAL BARS
 EXTENDED INTO FOOTING (OR HOOKED)
 AND (3)#3 HORIZONTAL TIES
- PIER FOOTINGS**
 F-1
 4'-0" X 4'-0" X 12" FOOTING
 REINFORCE W/ #4 BARS 8" O.C. E/W
 F-2
 2'-0" X 3'-0" X 12" FOOTING
 REINFORCE W/ #4 BARS 8" O.C. E/W
 F-3
 2'-0" X 2'-0" X 12" FOOTING
 REINFORCE W/ #4 BARS 8" O.C. E/W
- FOUNDATION WALLS**
 TOP OF WALL IS TOP OF SLAB
 UNLESS NOTED OTHERWISE
- W-1
 8" X 4', 6' OR 8' HIGH WALL W/ #4
 BARS 12" O.C. VERT & HORZ.
 TIE VERTICAL BARS TO HOOKS
 EMBEDDED IN FOOTING
- W-2
 12" X 8' HEIGHT WALL W/ (2) LAYERS #4
 BARS 12" O.C. VERT & HORZ.
 TIE VERTICAL BARS TO HOOKS
 EMBEDDED IN FOOTING
- W-3
 12" X 8' HEIGHT WALL W/ (2) LAYERS #4
 BARS 12" O.C. VERT & HORZ.
 TIE VERTICAL BARS TO HOOKS
 EMBEDDED IN FOOTING PER 2/S2.0
- HAIRPINS**
 1- #5 BAR CONTINUOUS WITH 10' LEGS

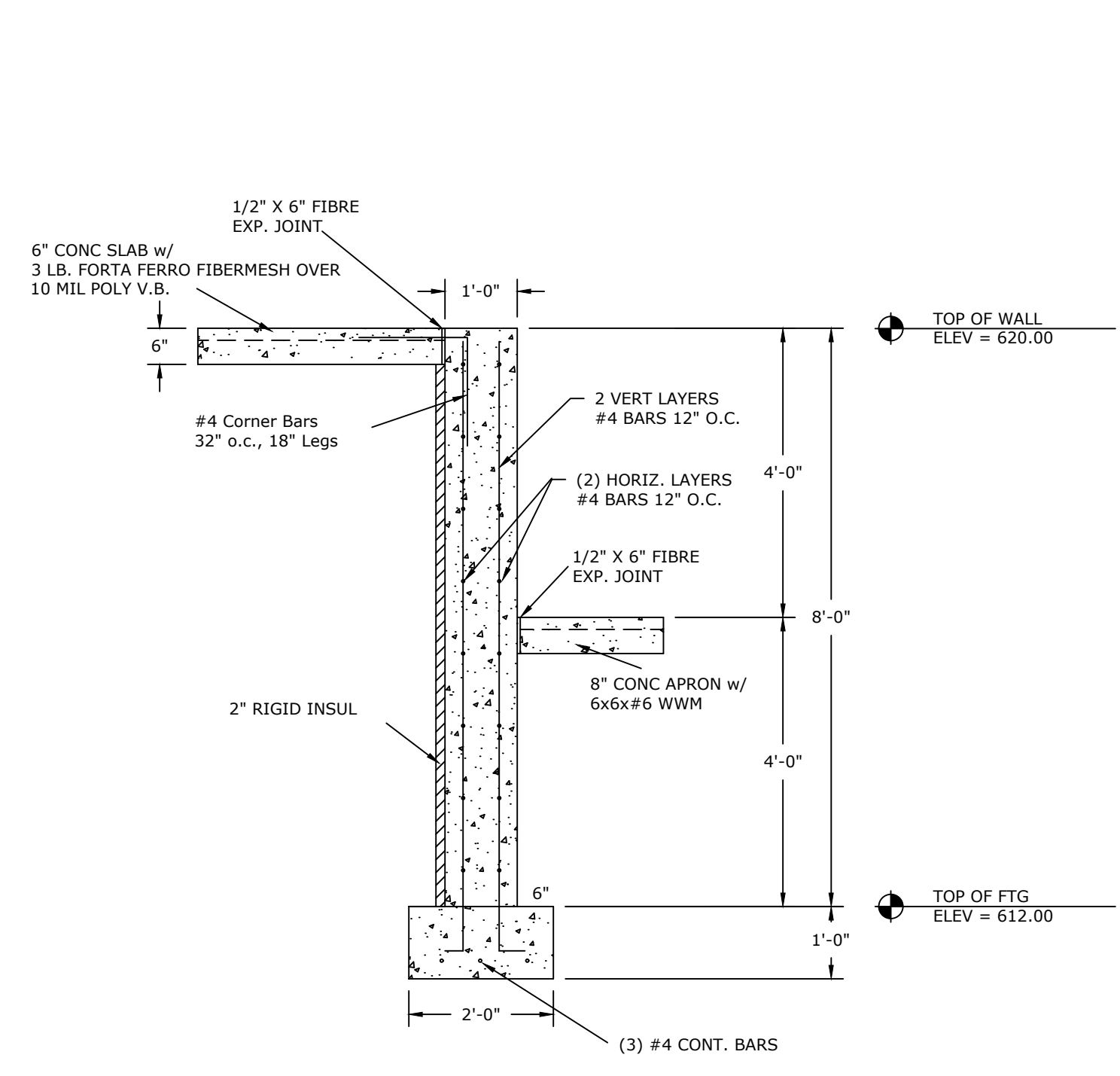
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ADDENDUM #2	2/11/25	KDR
ADDENDUM #3	2/11/25	KDR
PRESENTATION SET	2/20/25	KDR

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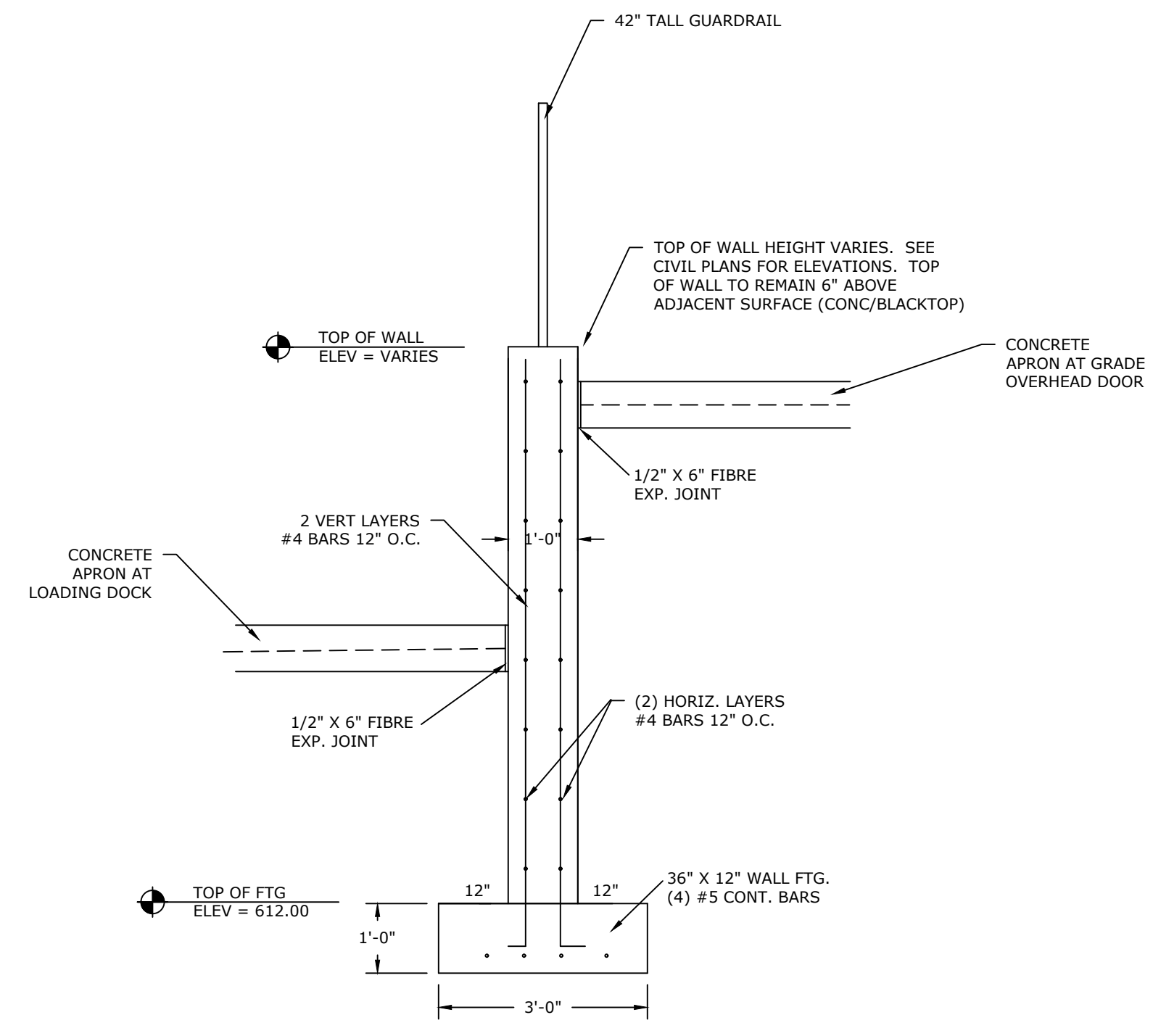
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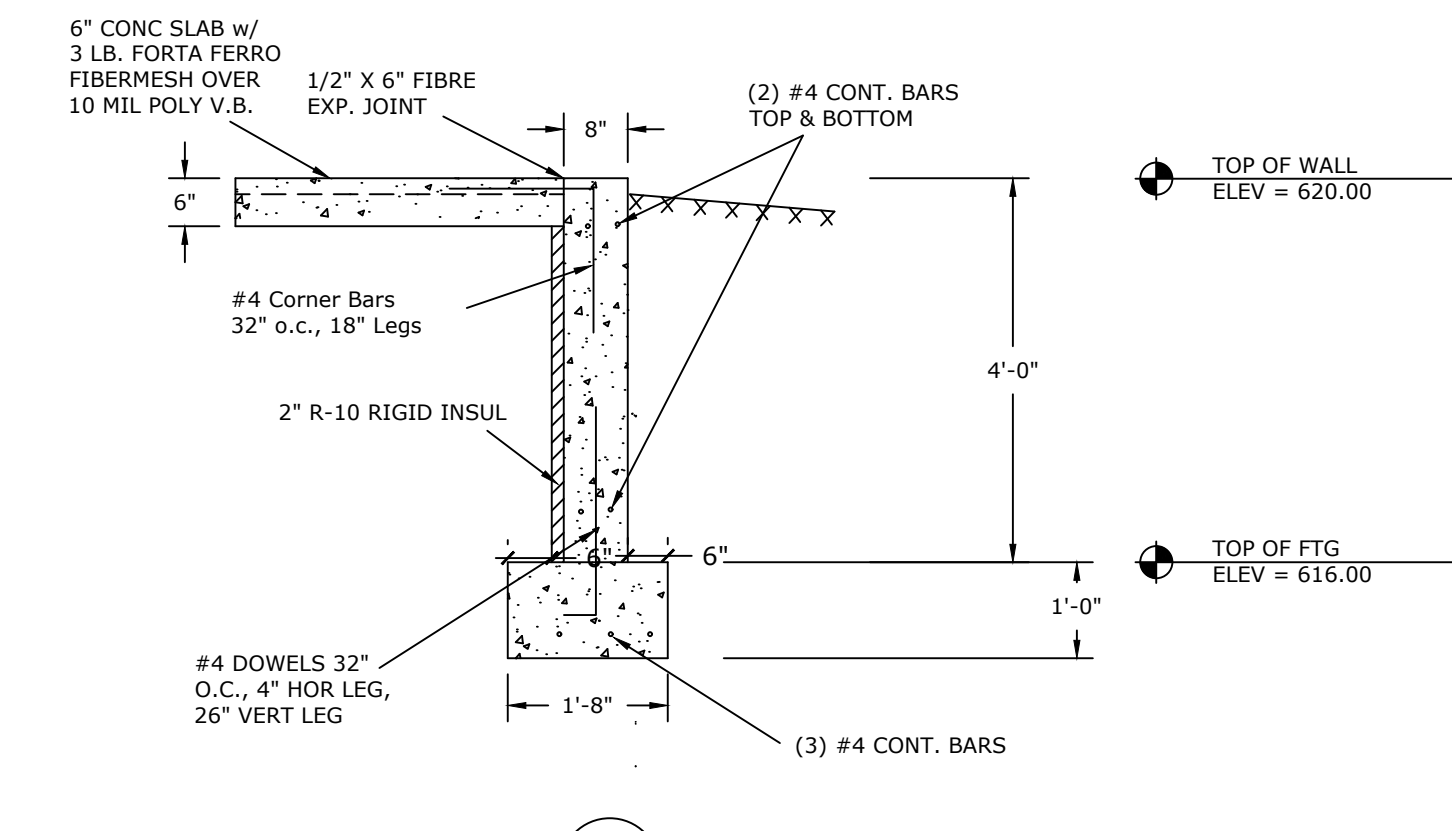
SHEET INFORMATION
 A.C.E. JOB NO.
 DATE: 01/08/25
 DRAWN BY: KDR
 SCALE: NTS
 SHEET
S1.0



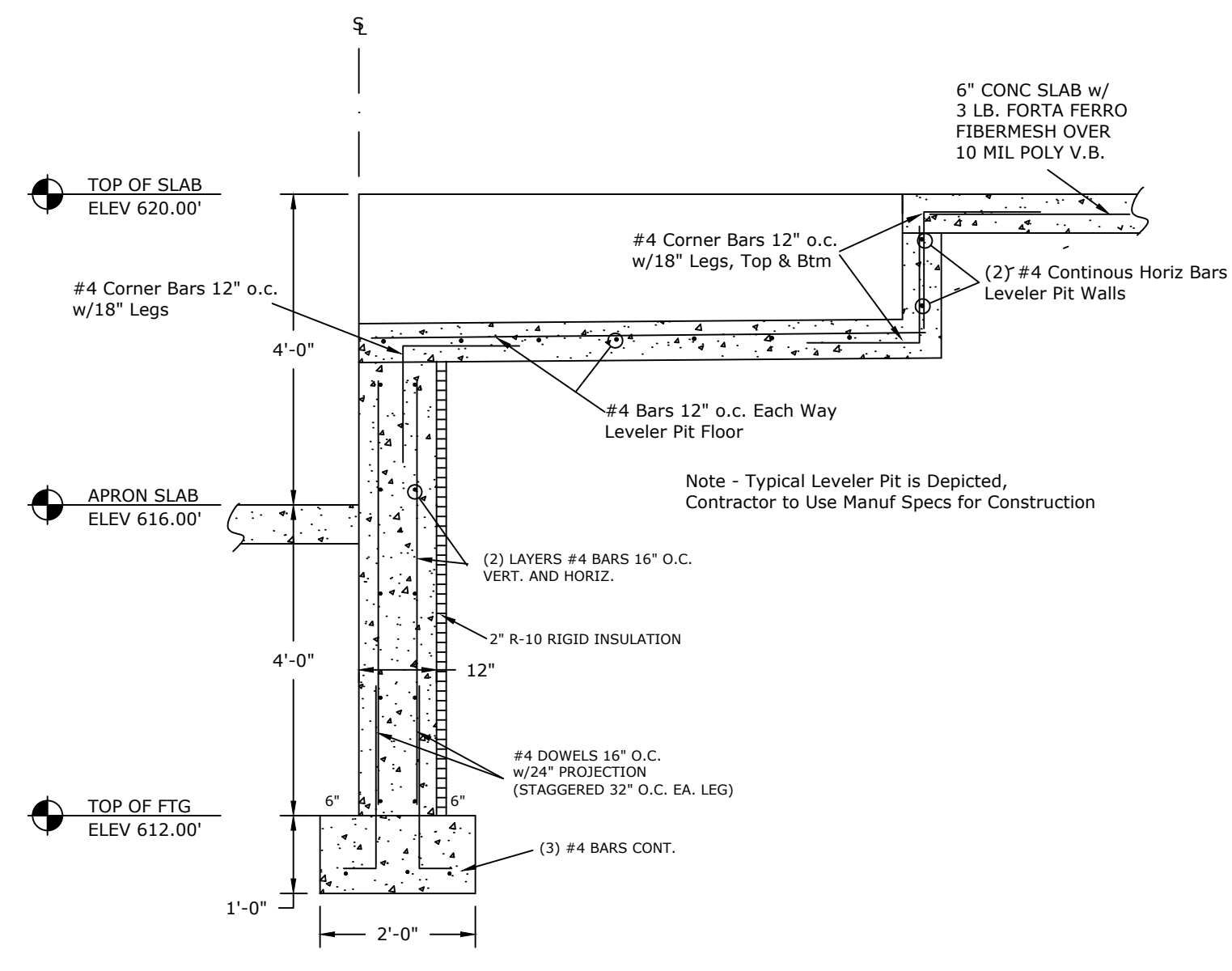
1
S2.0 **LOADING DOCK WALL DETAIL**
SCALE: 1/2" = 1'0"



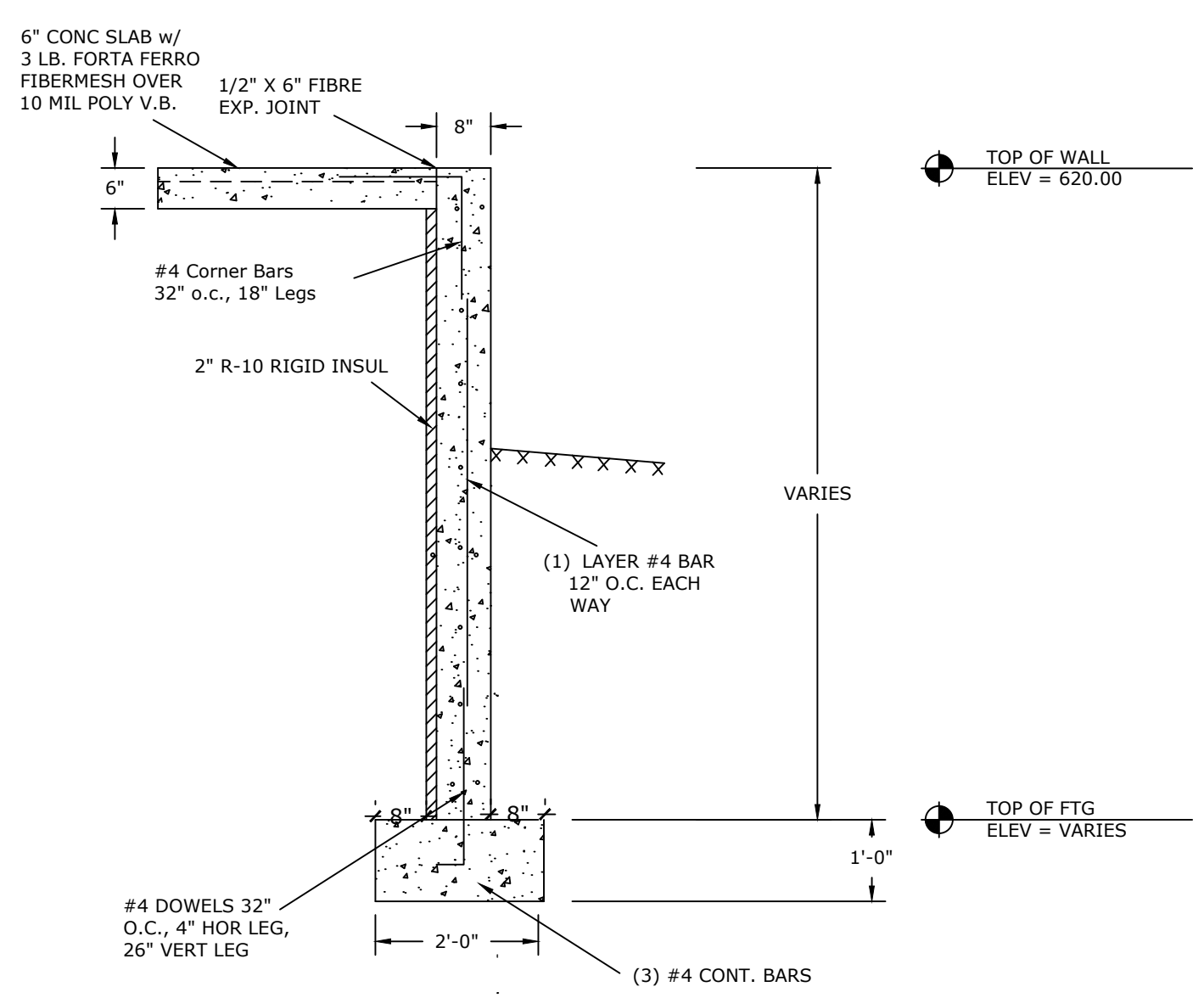
2
S2.0 **RETAINING WALL SECTION**
SCALE: 1/2" = 1'0"



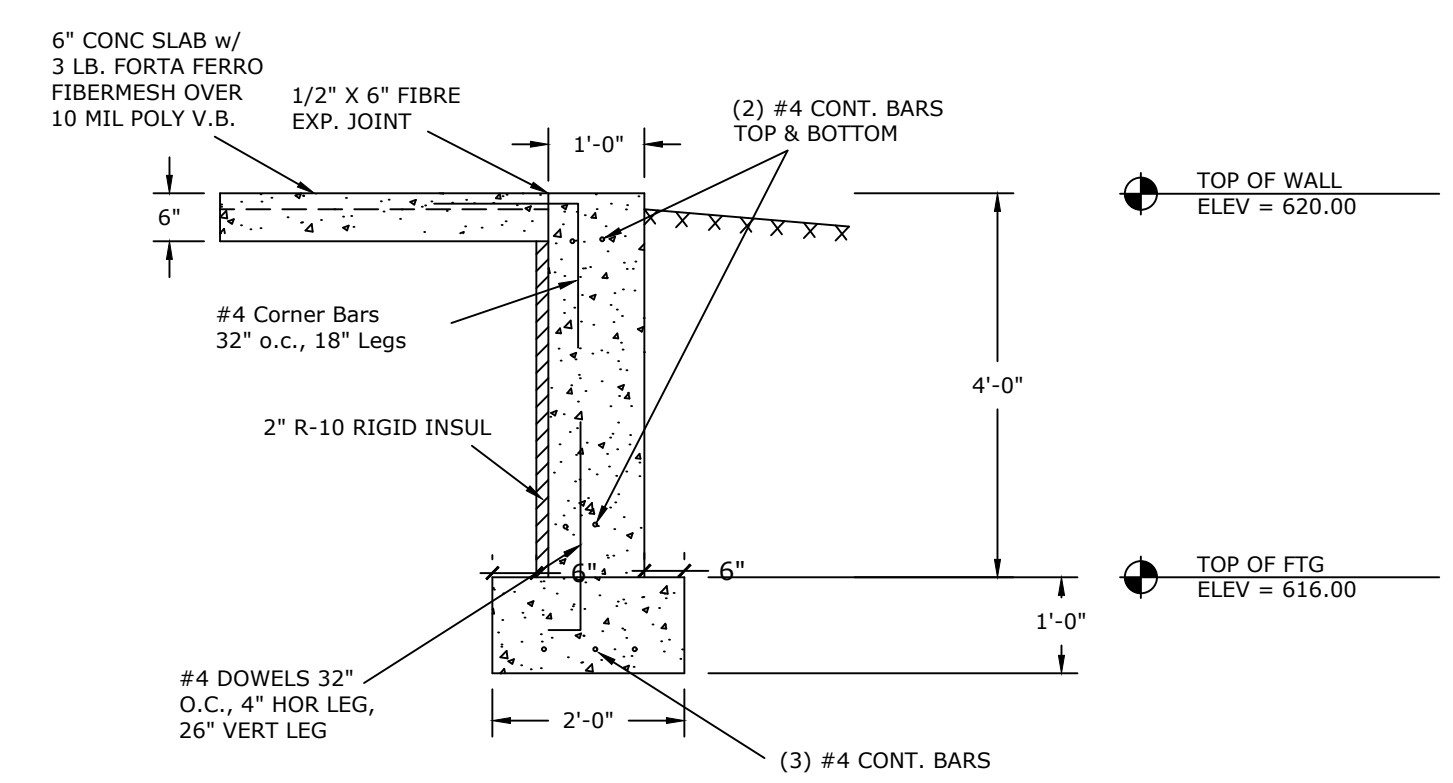
3
S2.0 **4' FROST WALL DETAIL**
SCALE: 1/2" = 1'0"



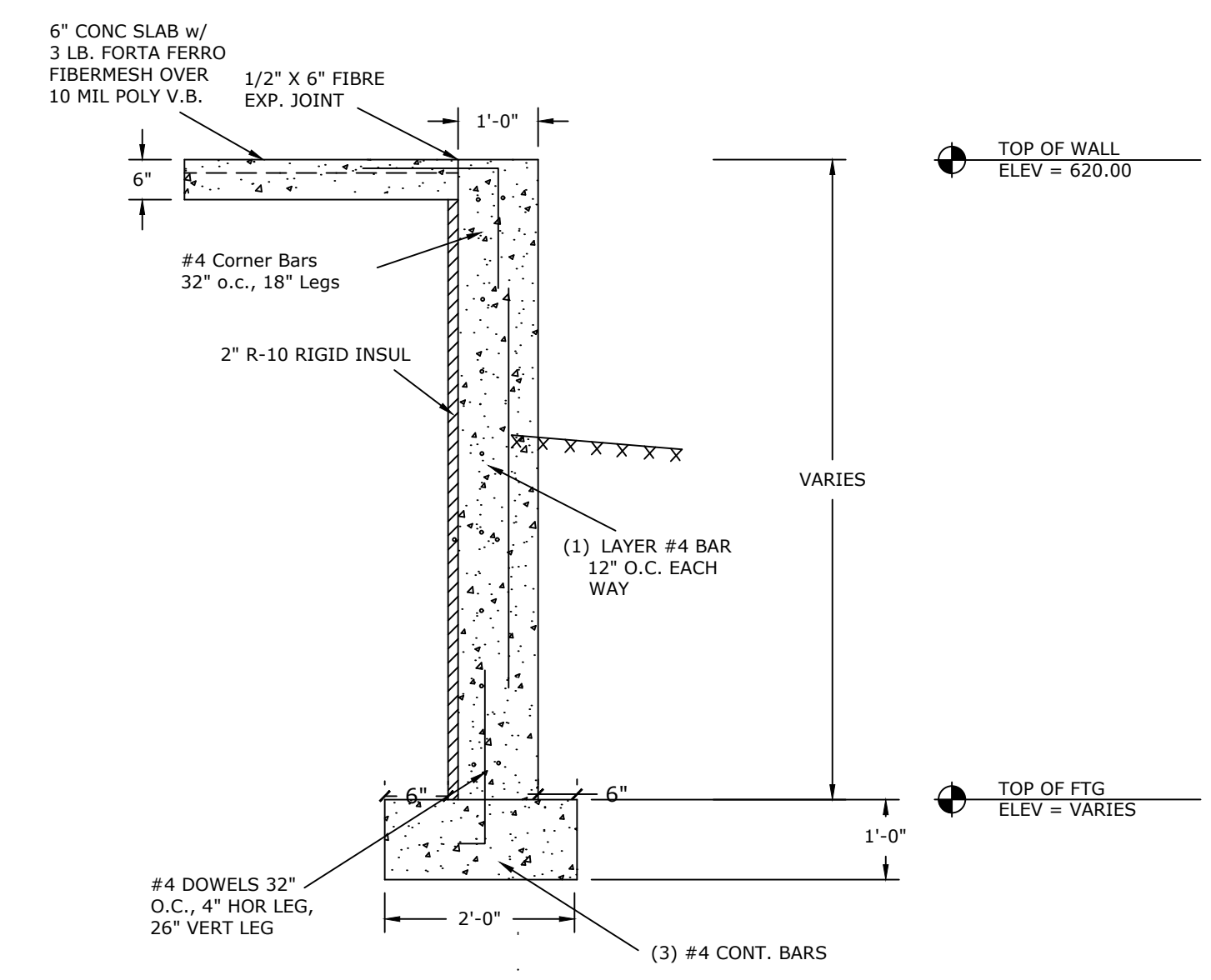
4
S2.0 **DOCK LEVELER PIT SECTION**
SCALE: 1/2" = 1'0"



5
S2.0 **VARIED HEIGHT FROST WALL DETAIL**
SCALE: 1/2" = 1'0"



6
S2.0 **4' FROST WALL DETAIL**
SCALE: 1/2" = 1'0"



7
S2.0 **VARIED HEIGHT FROST WALL DETAIL**
SCALE: 1/2" = 1'0"

REVISION DESCRIPTION	DATE	REV BY	Section 3, Item D.
ADDENDUM #2	2/1/25	KDR	
ADDENDUM #3	2/1/25	KDR	
PRESENTATION SET	2/20/25	KDR	

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SCALE:	NTS

SHEET
S2.0