



LOCATION MAP
250 N. FOND DU LAC AVE.
CAMPBELLSPORT, WI 53010
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED

CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY & GRADING DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

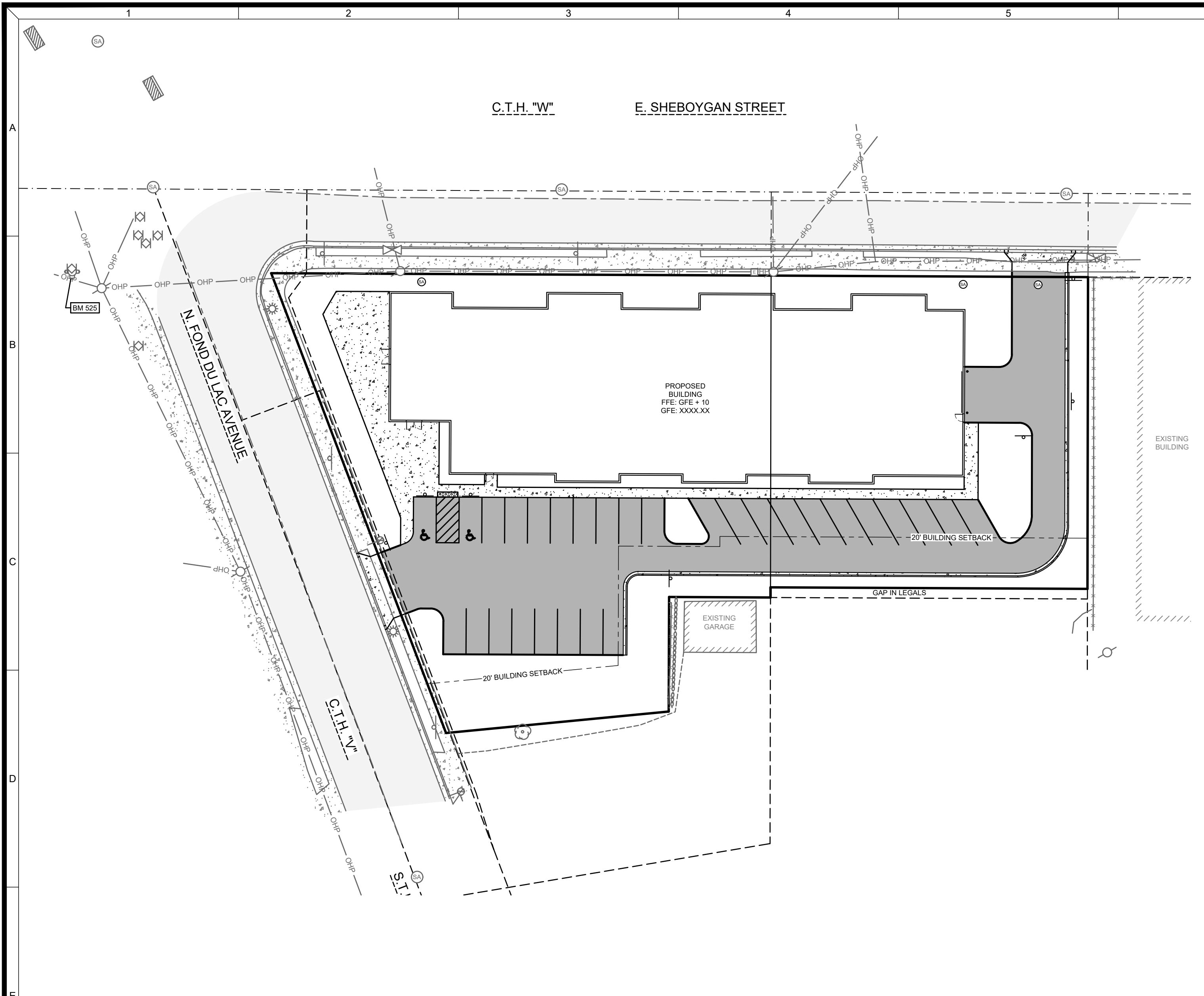
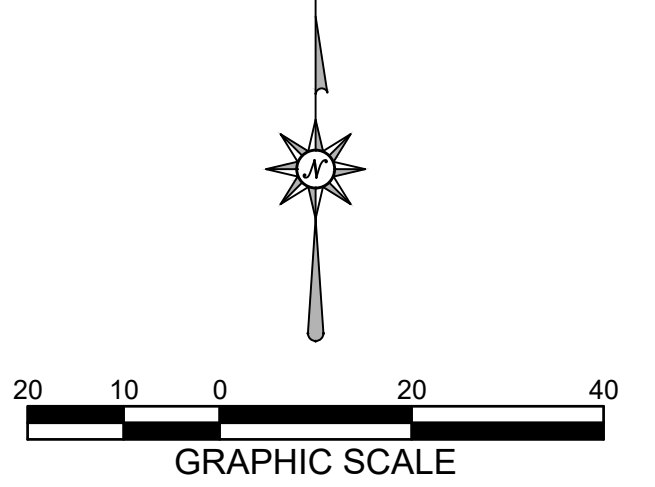
1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC MAY 22, 2024.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "()", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

DIGGERS HOTLINE

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

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

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



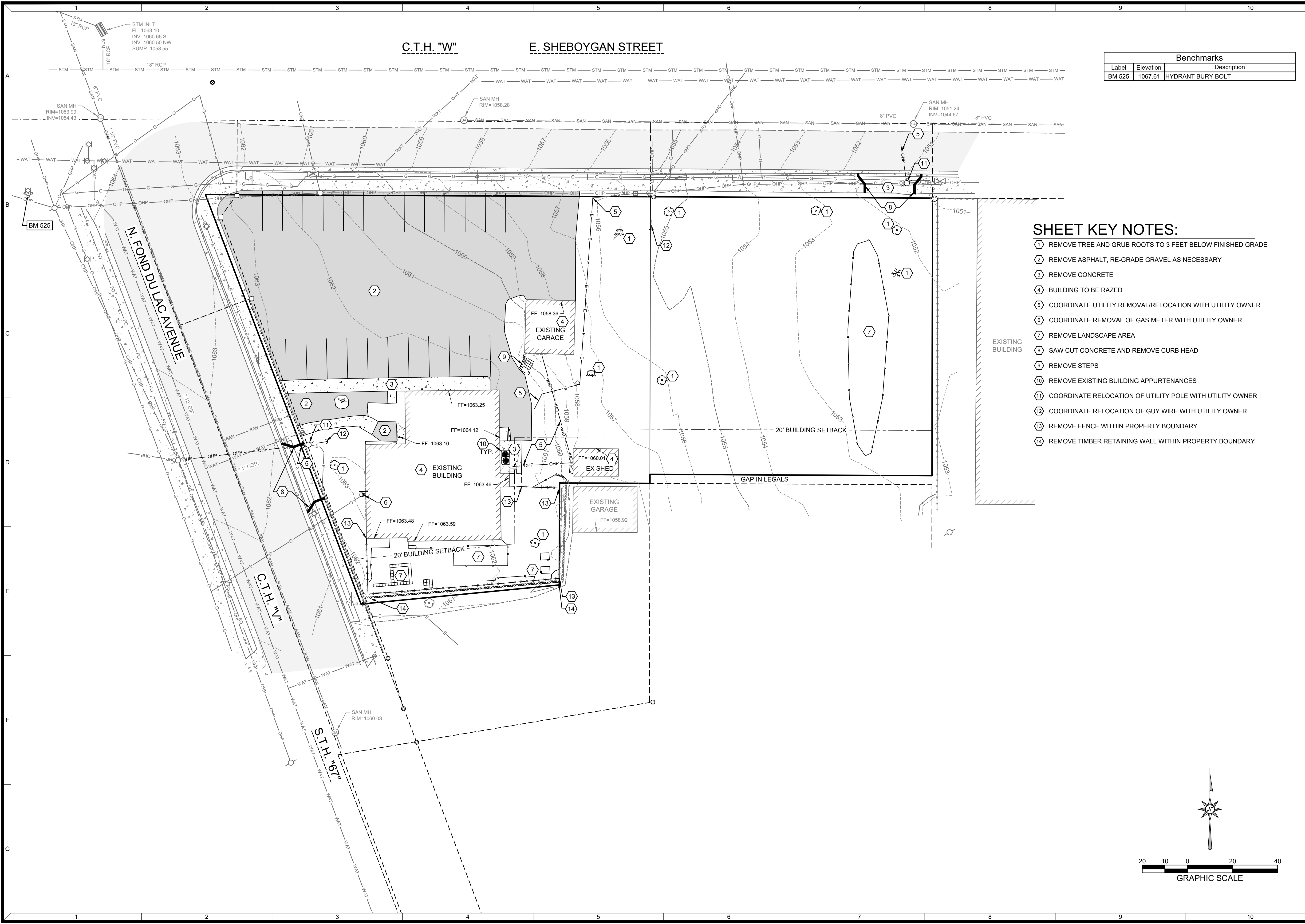
CIVIL LEGEND

EXISTING		PROPOSED		EXISTING		PROPOSED		EXISTING		PROPOSED	
CABLE PEDESTAL				EVERGREEN SHRUB	*			STANDARD DUTY ASPHALT			
ELECTRIC METER				EVERGREEN TREE				HEAVY DUTY ASPHALT			
ELECTRIC PEDESTAL				TREE				BUILDING			
GUY WIRE				TREE SHRUB				ASPHALT			
LIGHT POLE				BUILDING OVERHANG				CONCRETE			
POWER POLE				UNDERGROUND CABLE				LANDSCAPE WOOD MULCH			
GAS METER				OVERHEAD WIRE				LANDSCAPE STONE MULCH			
GAS VALVE				UNDERGROUND ELECTRIC							
BOLLARD				GAS							
HANDICAP PARKING				LANDSCAPE							
SANITARY CLEANOUT				FENCE							
SANITARY MANHOLE				GUARDRAIL							
CATCH BASIN				CENTERLINE							
CULVERT				CURB							
DOWNSPOUT				PARKING STRIPE							
INLET				SANITARY SEWER							
INLET 2' X 2'				CULVERT							
STORM CLEANOUT				STORM SEWER							
STORM MANHOLE				FIBER OPTIC							
FIBER OPTIC PEDESTAL				WOOD LINE							
SIGN				RETAINING WALL							
FIRE HYDRANT				WATERMAIN							
WATER SHUT OFF				CONTOUR MAJOR							
WATER VALVE				CONTOUR MINOR							

ABBREVIATIONS

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

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Benchmarks		
Label	Elevation	Description
BM 525	1067.61	HYDRANT BURY BOLT

SHEET KEY NOTES:

- ① REMOVE TREE AND GRUB ROOTS TO 3 FEET BELOW FINISHED GRADE
- ② REMOVE ASPHALT; RE-GRADE GRAVEL AS NECESSARY
- ③ REMOVE CONCRETE
- ④ BUILDING TO BE RAZED
- ⑤ COORDINATE UTILITY REMOVAL/RELOCATION WITH UTILITY OWNER
- ⑥ COORDINATE REMOVAL OF GAS METER WITH UTILITY OWNER
- ⑦ REMOVE LANDSCAPE AREA
- ⑧ SAW CUT CONCRETE AND REMOVE CURB HEAD
- ⑨ REMOVE STEPS
- ⑩ REMOVE EXISTING BUILDING APPURTENANCES
- ⑪ COORDINATE RELOCATION OF UTILITY POLE WITH UTILITY OWNER
- ⑫ COORDINATE RELOCATION OF GUY WIRE WITH UTILITY OWNER
- ⑬ REMOVE FENCE WITHIN PROPERTY BOUNDARY
- ⑭ REMOVE TIMBER RETAINING WALL WITHIN PROPERTY BOUNDARY

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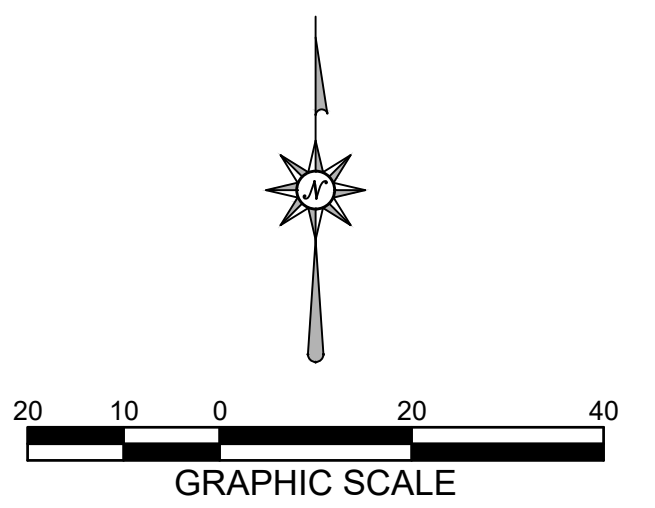
IMMEL CONSTRUCTION

**CHERRYFAITH PROPERTIES
 CAMPBELLSPORT**

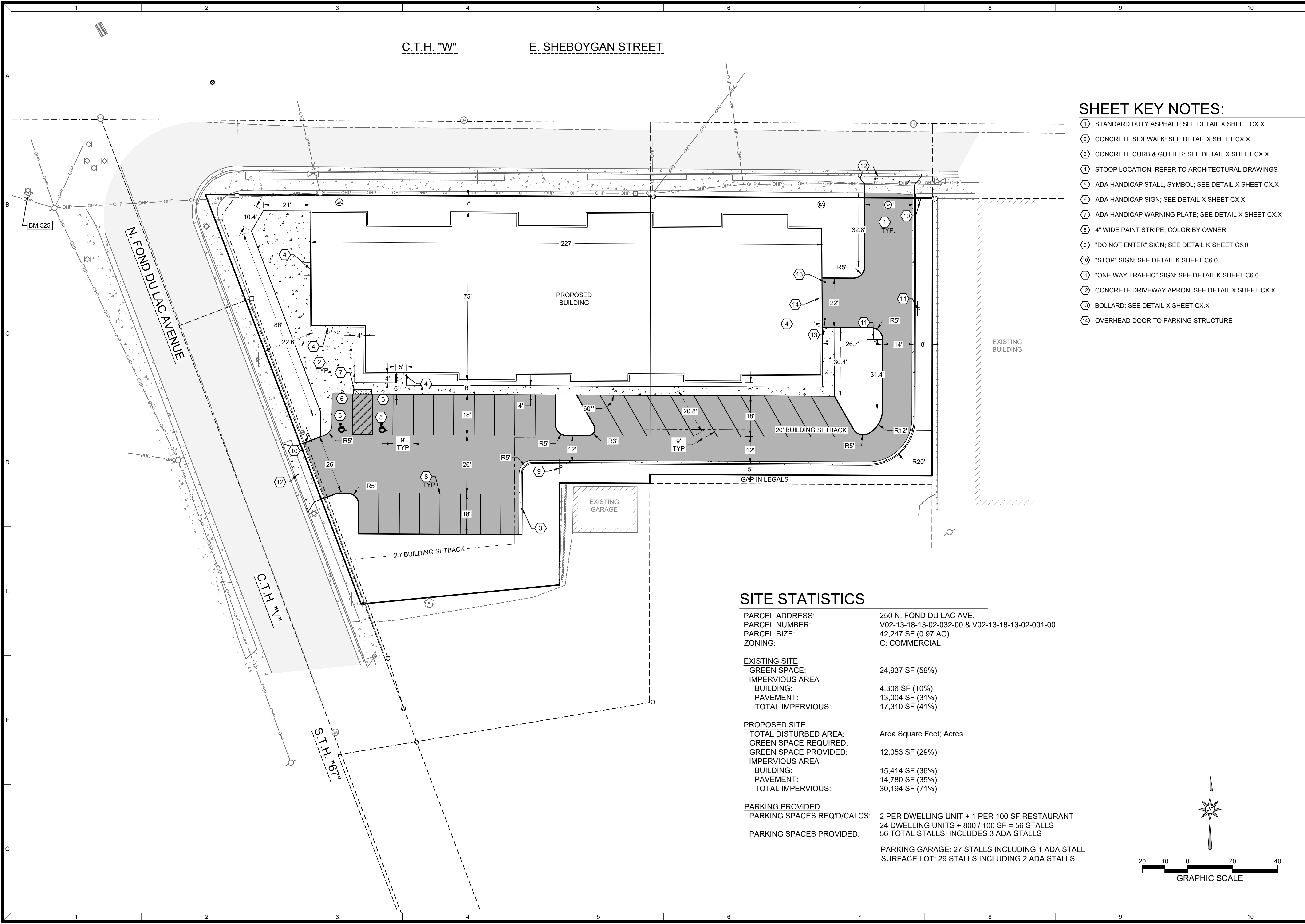
DEMOLITION PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 24, 2024
 DRAFTED BY: RPH
 CHECKED BY:
 PROJECT NO.: 2220-01-24
 DRAWING NUMBER
 SHEET NUMBER
C1.0
 OF 10



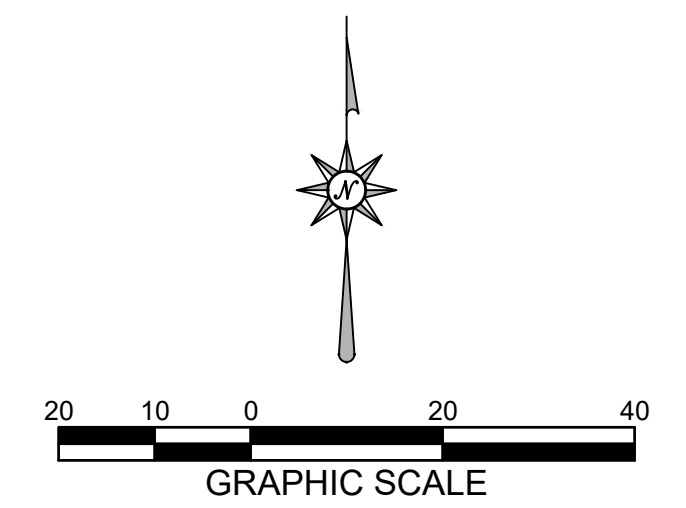
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- SHEET KEY NOTES:**
- ① STANDARD DUTY ASPHALT; SEE DETAIL X SHEET CX.X
 - ② CONCRETE SIDEWALK; SEE DETAIL X SHEET CX.X
 - ③ CONCRETE CURB & GUTTER; SEE DETAIL X SHEET CX.X
 - ④ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
 - ⑤ ADA HANDICAP STALL, SYMBOL; SEE DETAIL X SHEET CX.X
 - ⑥ ADA HANDICAP SIGN; SEE DETAIL X SHEET CX.X
 - ⑦ ADA HANDICAP WARNING PLATE; SEE DETAIL X SHEET CX.X
 - ⑧ 4" WIDE PAINT STRIPE; COLOR BY OWNER
 - ⑨ "DO NOT ENTER" SIGN; SEE DETAIL K SHEET C6.0
 - ⑩ "STOP" SIGN; SEE DETAIL K SHEET C6.0
 - ⑪ "ONE WAY TRAFFIC" SIGN; SEE DETAIL K SHEET C6.0
 - ⑫ CONCRETE DRIVEWAY APRON; SEE DETAIL X SHEET CX.X
 - ⑬ BOLLARD; SEE DETAIL X SHEET CX.X
 - ⑭ OVERHEAD DOOR TO PARKING STRUCTURE

SITE STATISTICS

PARCEL ADDRESS:	250 N. FOND DU LAC AVE.
PARCEL NUMBER:	V02-13-18-13-02-032-00 & V02-13-18-13-02-001-00
PARCEL SIZE:	42,247 SF (0.97 AC)
ZONING:	C: COMMERCIAL
EXISTING SITE	
GREEN SPACE:	24,937 SF (59%)
IMPERVIOUS AREA	
BUILDING:	4,306 SF (10%)
PAVEMENT:	13,004 SF (31%)
TOTAL IMPERVIOUS:	17,310 SF (41%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	Area Square Feet; Acres
GREEN SPACE REQUIRED:	12,053 SF (29%)
GREEN SPACE PROVIDED:	
IMPERVIOUS AREA	
BUILDING:	15,414 SF (36%)
PAVEMENT:	14,780 SF (35%)
TOTAL IMPERVIOUS:	30,194 SF (71%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	2 PER DWELLING UNIT + 1 PER 100 SF RESTAURANT 24 DWELLING UNITS + 800 / 100 SF = 56 STALLS
PARKING SPACES PROVIDED:	56 TOTAL STALLS; INCLUDES 3 ADA STALLS
	PARKING GARAGE: 27 STALLS INCLUDING 1 ADA STALL
	SURFACE LOT: 29 STALLS INCLUDING 2 ADA STALLS



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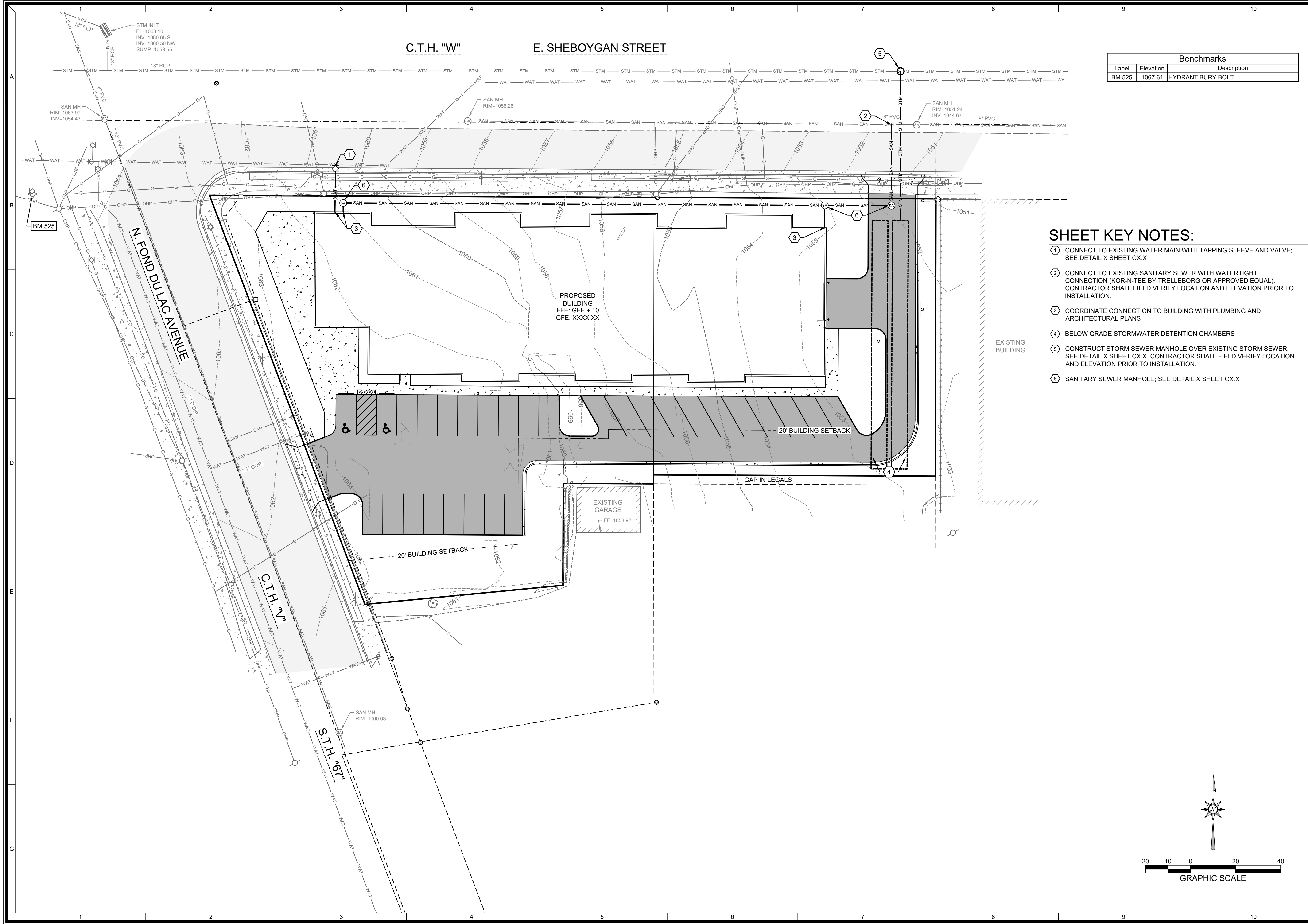
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**CHERRYFAITH PROPERTIES
CAMPBELLSPORT**

SITE PLAN

DATE: MAY 24, 2024	
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OF 10	

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Benchmarks		
Label	Elevation	Description
BM 525	1067.61	HYDRANT BURY BOLT

SHEET KEY NOTES:

- ① CONNECT TO EXISTING WATER MAIN WITH TAPPING SLEEVE AND VALVE; SEE DETAIL X SHEET CX.X
- ② CONNECT TO EXISTING SANITARY SEWER WITH WATERTIGHT CONNECTION (KOR-N-TEE BY TRELLEBERG OR APPROVED EQUAL). CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION PRIOR TO INSTALLATION.
- ③ COORDINATE CONNECTION TO BUILDING WITH PLUMBING AND ARCHITECTURAL PLANS
- ④ BELOW GRADE STORMWATER DETENTION CHAMBERS
- ⑤ CONSTRUCT STORM SEWER MANHOLE OVER EXISTING STORM SEWER; SEE DETAIL X SHEET CX.X. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION PRIOR TO INSTALLATION.
- ⑥ SANITARY SEWER MANHOLE; SEE DETAIL X SHEET CX.X

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IMMEL CONSTRUCTION

**CHERRYFAITH PROPERTIES
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UTILITY PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 24, 2024
 DRAFTED BY: RPH
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DRAWING NUMBER:
 SHEET NUMBER: **C3.0** OF 10

