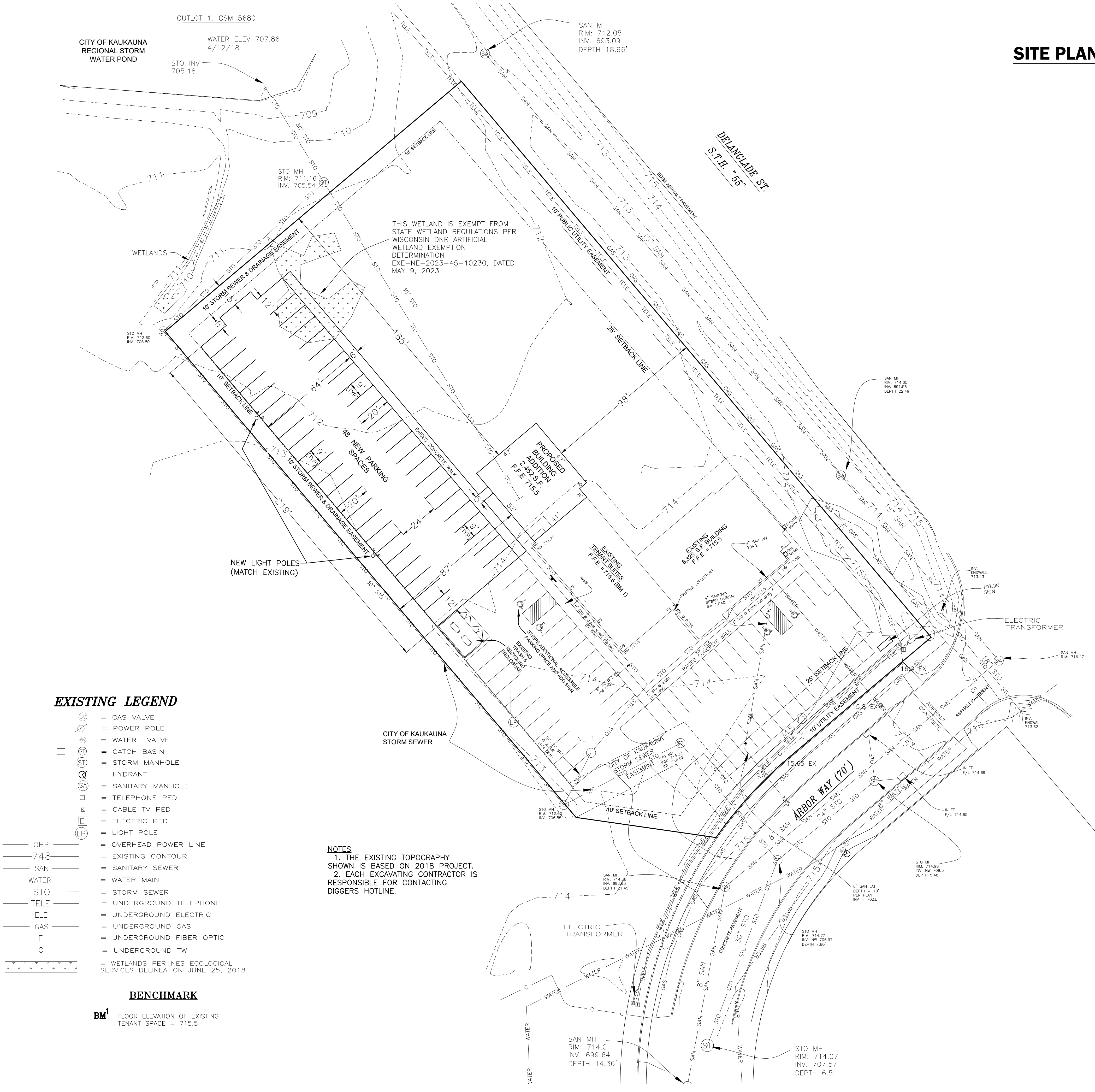


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EXISTING LEGEND

- ⊙ = GAS VALVE
- ⊙ = POWER POLE
- ⊙ = WATER VALVE
- ⊙ = CATCH BASIN
- ⊙ = STORM MANHOLE
- ⊙ = HYDRANT
- ⊙ = SANITARY MANHOLE
- ⊙ = TELEPHONE PED
- ⊙ = CABLE TV PED
- ⊙ = ELECTRIC PED
- ⊙ = LIGHT POLE
- = OVERHEAD POWER LINE
- = EXISTING CONTOUR
- = SANITARY SEWER
- = WATER MAIN
- = STORM SEWER
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = UNDERGROUND GAS
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND TW
- = WETLANDS PER NES ECOLOGICAL SERVICES DELINEATION JUNE 25, 2018

BENCHMARK

BM<sup>1</sup> FLOOR ELEVATION OF EXISTING TENANT SPACE = 715.5

NOTES

1. THE EXISTING TOPOGRAPHY SHOWN IS BASED ON 2018 PROJECT.
2. EACH EXCAVATING CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE.

SITE PLAN

PROJECT INFORMATION

OWNER  
CHB PROPERTIES, LLC  
2301 RIVERSIDE DRIVE  
KAUKAUNA, WI 54130  
CONTACT: DR. CHRIS BERKERS  
920-766-9521

PARCEL NOS.  
322095704

LEGAL DESCRIPTION

LOT 1, CERTIFIED SURVEY MAP NO. 7547,  
CITY OF KAUKAUNA, OUTAGAMIE COUNTY,  
WISCONSIN

LOT SIZE  
99,940 S.F.

PARCEL ZONING  
COMMERCIAL HIGHWAY DISTRICT (CHD)

ZONING ORDINANCE SETBACKS  
FRONT YARD SETBACK: 25'

SIDE YARD SETBACK: 10'

REAR YARD SETBACK: 10'

PROPOSED USES

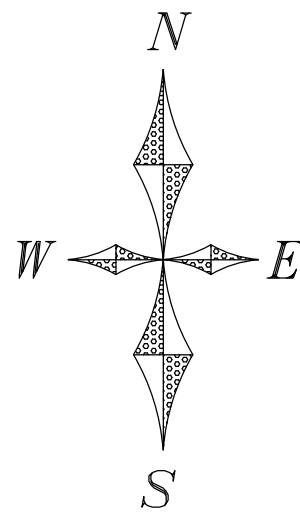
DENTAL CLINIC & TENANT BUILDING  
(ADDITION IS TENANT SPACE ADDITION  
FOR BRAIN BALANCE)

INDEX

- C1.1 - Site Plan
- C1.2 - Drainage - Grading - Utility Plan
- C1.3 - Erosion Control Plan
- C1.4 - Details

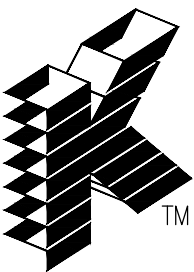
LOT COVERAGE

	EXISTING	CHANGE	NEW TOTAL	% OF SITE
BUILDINGS	8,325 S.F.	+2,452 S.F.	10,777 S.F.	10.79%
PAVEMENT/CONCRETE	19,230 S.F.	+15,491 S.F.	34,721 S.F.	34.74%
IMPERVIOUS	27,555 S.F.	+17,943 S.F.	45,498 S.F.	45.53%
OPEN SPACE	72,385 S.F.	-17,943 S.F.	54,442 S.F.	54.47%
TOTAL	99,940 S.F.	0 S.F.	99,940 S.F.	100%



SCALE IN FEET  
0' 15' 30' 60'

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC.  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 4525



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Kaukauna, WI 54130

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Sun Prairie, WI 53590  
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1.800.236.2534  
FAX 920.766.5004

MILWAUKEE  
W204 N11509  
Goldendale Road  
Germantown, WI 53022

WAUSAU  
5605 Lloc Avenue  
Wausau, WI 54401  
PHONE 715.849.3141  
FAX 715.849.3181

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SITE PLAN  
PROPOSED ADDITION FOR:

BRAIN BALANCE

54130  
WISCONSIN

1403 ARBOR WAY  
KAUKAUNA,

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REVISIONS


PROJECT MANAGER:

STUBBS

ARCHITECT:

SPEL

DRAWN BY:

CRS

EXPEDITOR:

TIMM

SUPERVISOR:

WILDENBERG

PRELIMINARY NO:

P23068

CONTRACT NO:

83028

DATE:

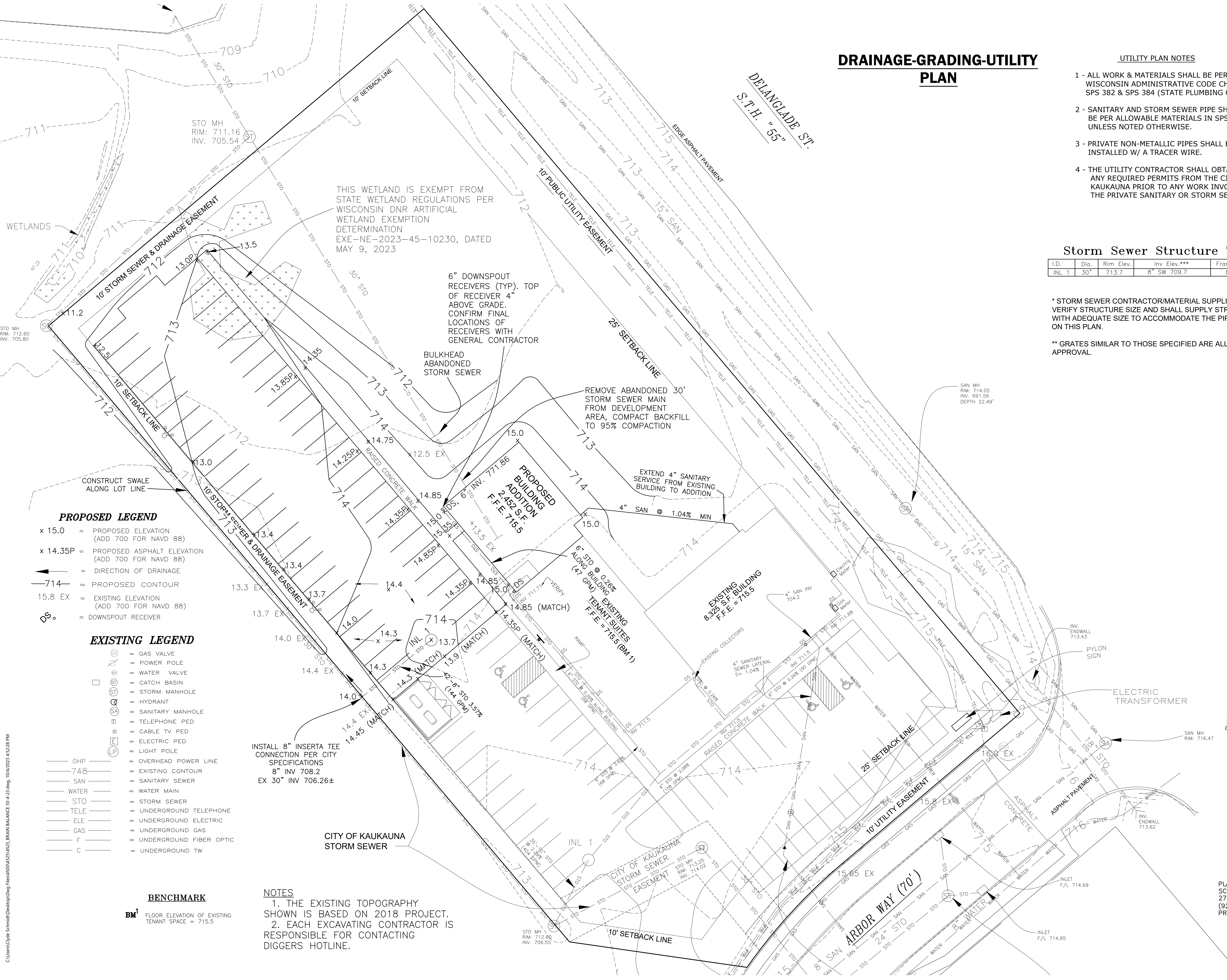
10.09.2023

SHEET:

C1.1

PRELIMINARY - NOT FOR CONSTRUCTION





DRAINAGE-GRADING-UTILITY  
PLAN

UTILITY PLAN NOTES

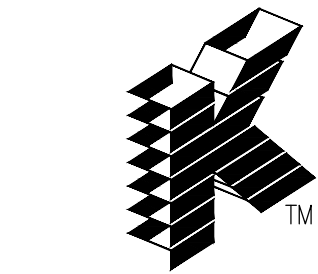
- 1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).
- 2 - SANITARY AND STORM SEWER PIPE SHALL BE PER ALLOWABLE MATERIALS IN SPS 384, UNLESS NOTED OTHERWISE.
- 3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE.
- 4 - THE UTILITY CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FROM THE CITY OF KAUKAUNA PRIOR TO ANY WORK INVOLVING THE PRIVATE SANITARY OR STORM SEWER.

Storm Sewer Structure Table

I.D.	Dia.	Rim Elev.	Inv Elev.***	Frame & Grate**
INL 1	30"	713.7	8" SW 709.7	NF R-2050

\* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

\*\* GRATES SIMILAR TO THOSE SPECIFIED ARE ALLOWED WITH APPROVAL.



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<b>FOX CITIES</b> N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 PHONE 920.766.5795 1.800.236.2534 FAX 920.766.5004	<b>MADISON</b> 711 Lois Drive Sun Prairie, WI 53590 PHONE 608.318.2336 FAX 608.318.2337
<b>MILWAUKEE</b> W204 N11509 Goldenside Road Germantown, WI 53022 PHONE 262.250.9710 1.800.236.2534 FAX 262.250.9740	<b>WAUSAU</b> 5605 Lilac Avenue Wausau, WI 54401 PHONE 715.849.3141 FAX 715.849.3181

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DRAINAGE - GRADING - UTILITY PLAN  
PROPOSED ADDITION FOR:

BRAIN BALANCE

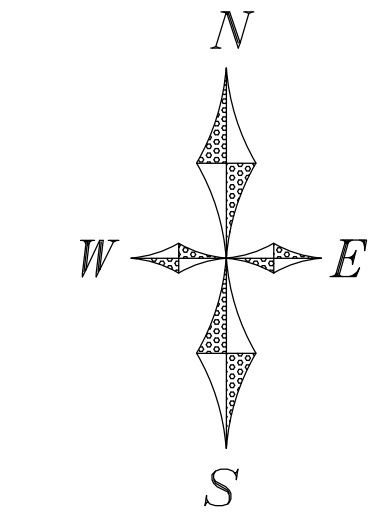
54130 WISCONSIN  
1403 ARBOR WAY  
KAUKAUNA,

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REVISIONS

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER:	STUBBS
ARCHITECT:	SPERL
DRAWN BY:	CRS
EXPEDITOR:	TIMM
SUPERVISOR:	WILDENBERG
PRELIMINARY NO:	P23068
CONTRACT NO:	83028 83131
DATE:	10.09.2023
SHEET:	C1.2



SCALE IN FEET  
0' 10' 20' 40'

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 18-4525

BENCHMARK

BM<sup>1</sup> FLOOR ELEVATION OF EXISTING  
TENANT SPACE = 715.5

NOTES

- 1. THE EXISTING TOPOGRAPHY SHOWN IS BASED ON 2018 PROJECT.
- 2. EACH EXCAVATING CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE.



# EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

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KAUKAUNA,  
WISCONSIN 54130

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C1.3

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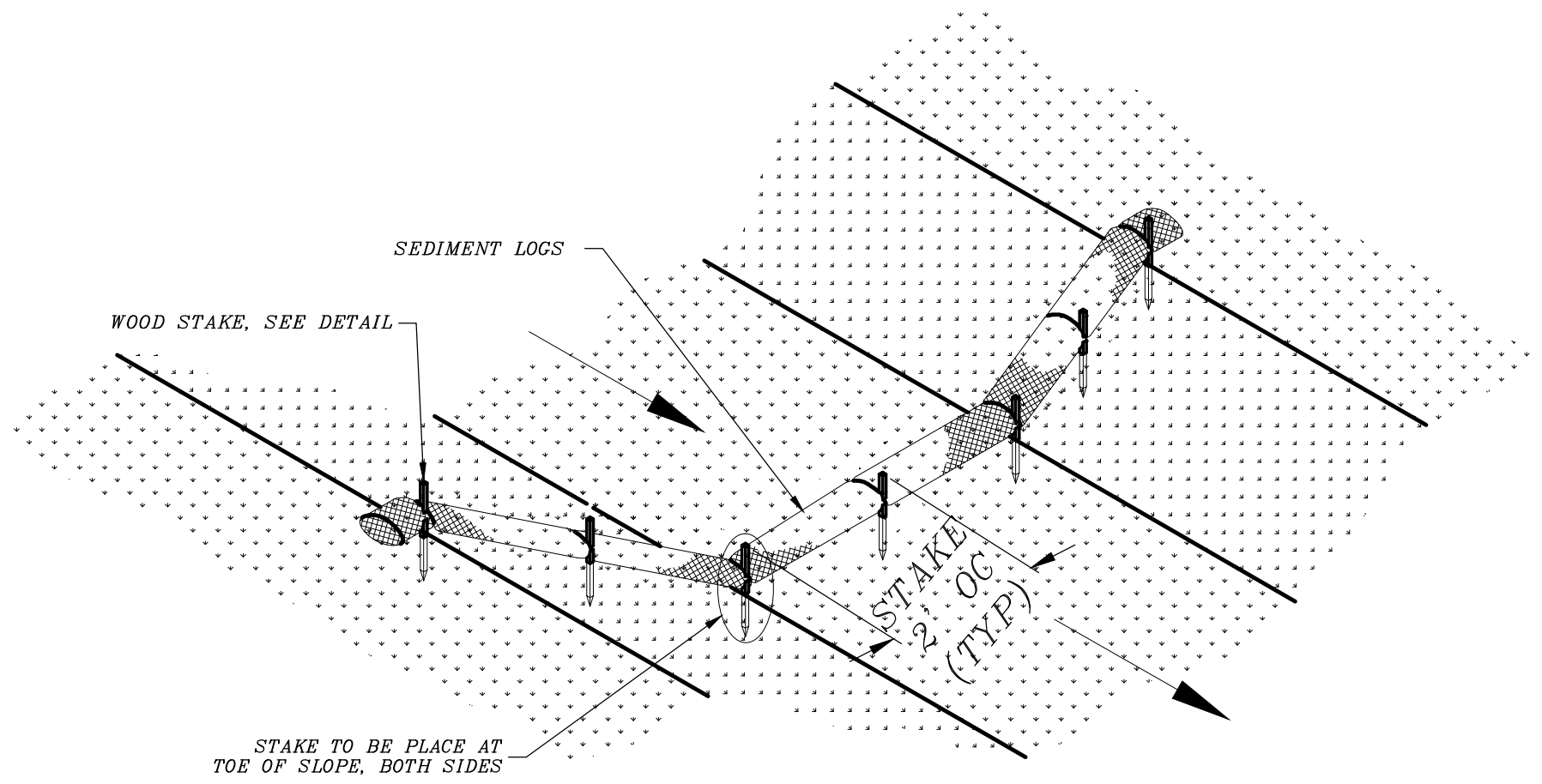
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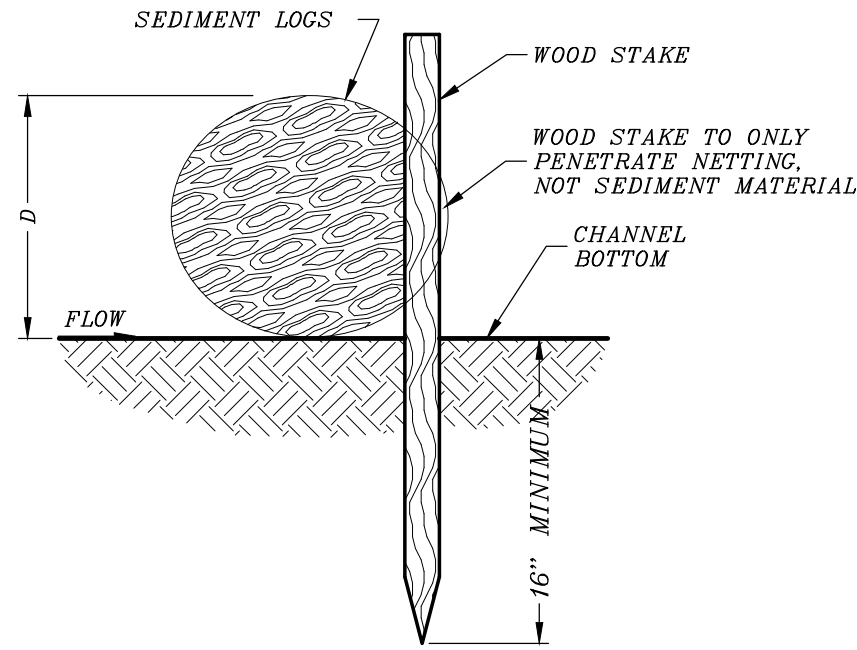
PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC  
2711 N. MASON STREET, SUITE F  
(920) 734-9107  
PROJECT NO. 18-4525

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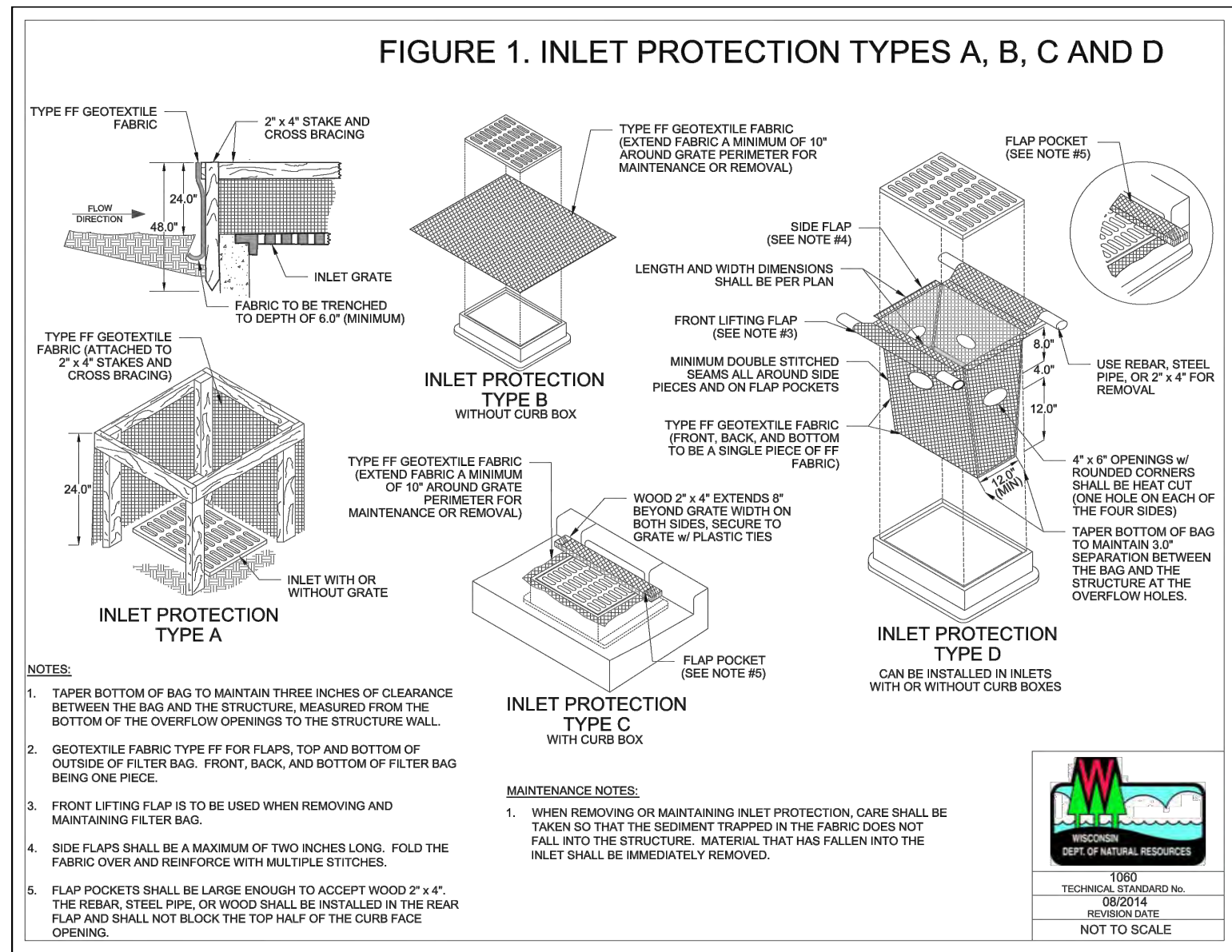




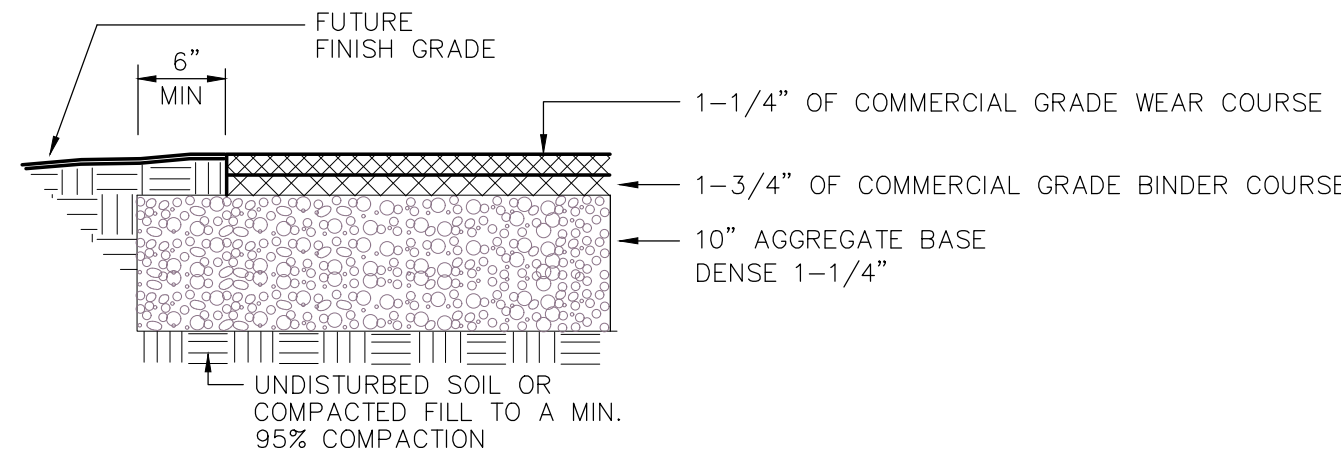
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C1.4  
SEDIMENT LOG DETAIL  
NTS



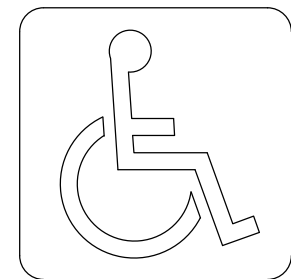
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C1.4  
SEDIMENT LOG STAKE DETAIL  
NTS



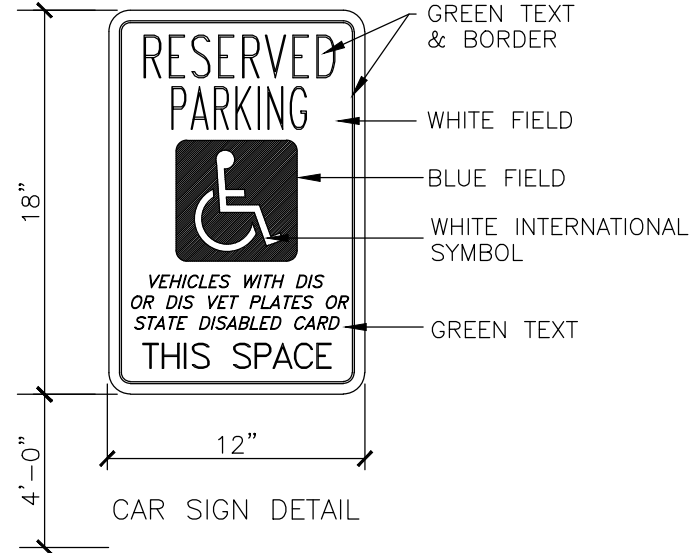
1  
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INLET PROTECTION DETAIL  
NTS



8  
C1.4  
AUTO ASPHALTIC PAVEMENT SECTION  
NTS

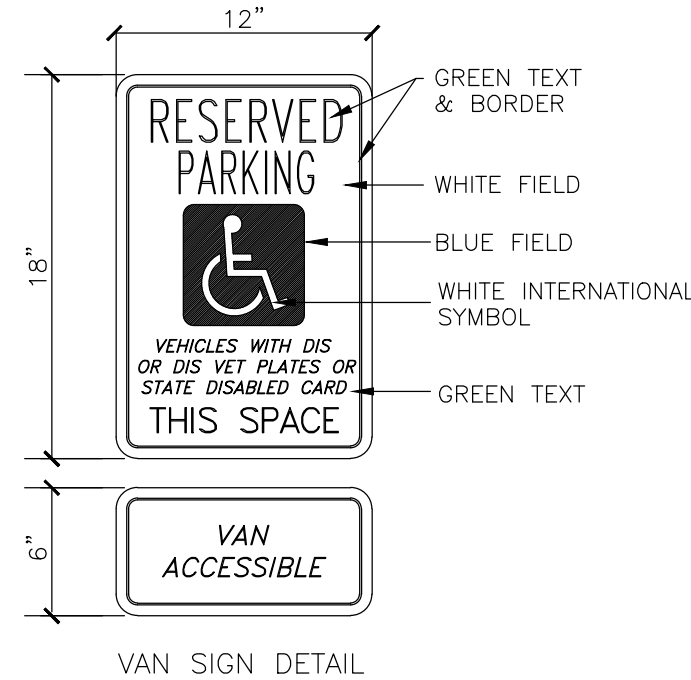


INTERNATIONAL SYMBOL OF ACCESSIBILITY

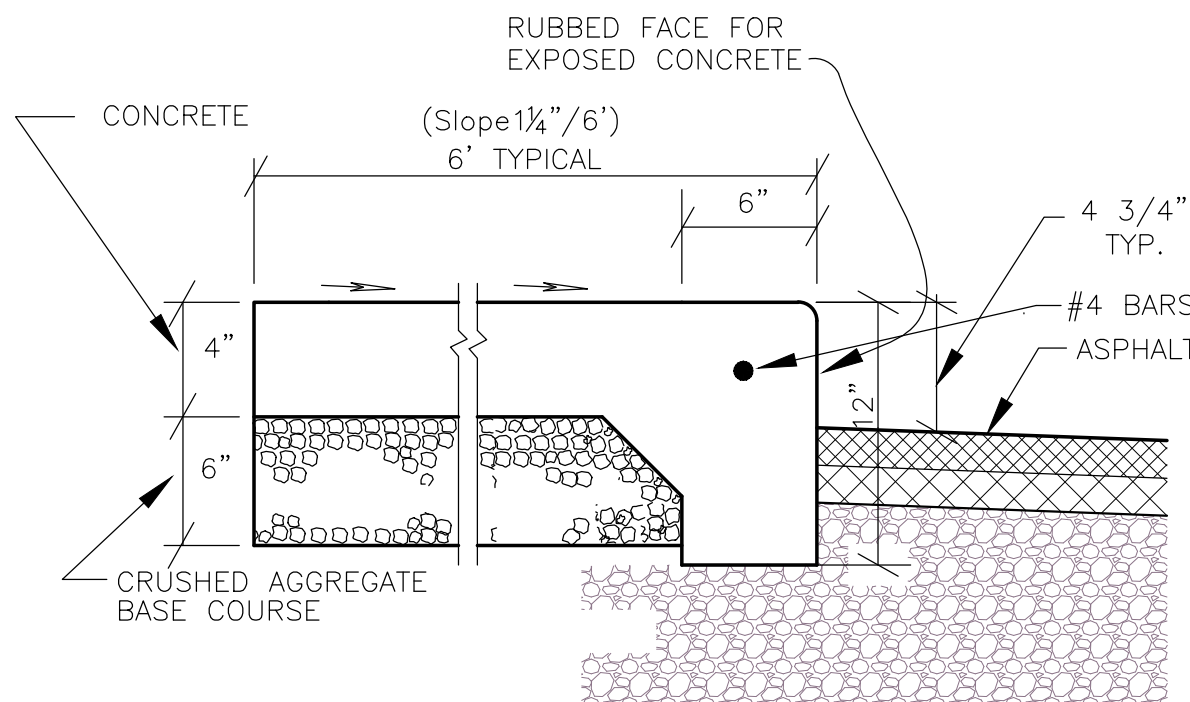


6  
C1.4  
ACCESSIBLE PARKING SIGN DETAILS  
NOT TO SCALE

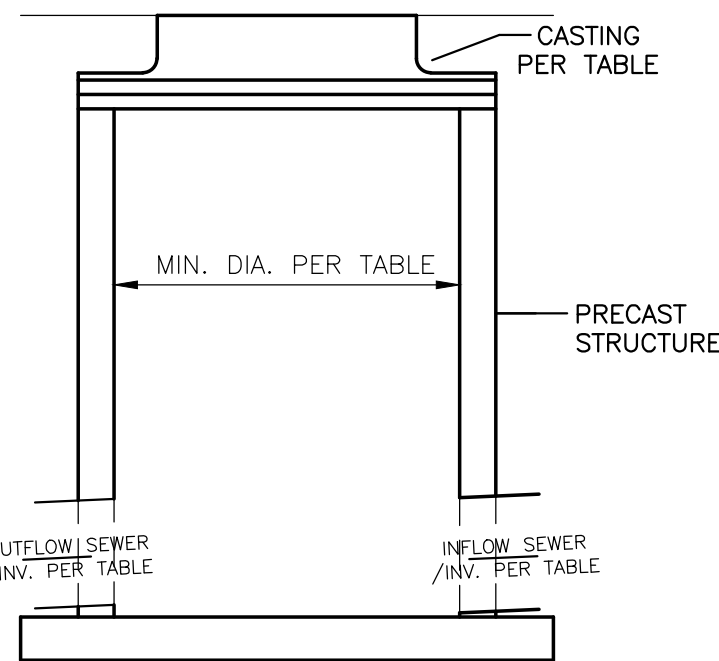
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07



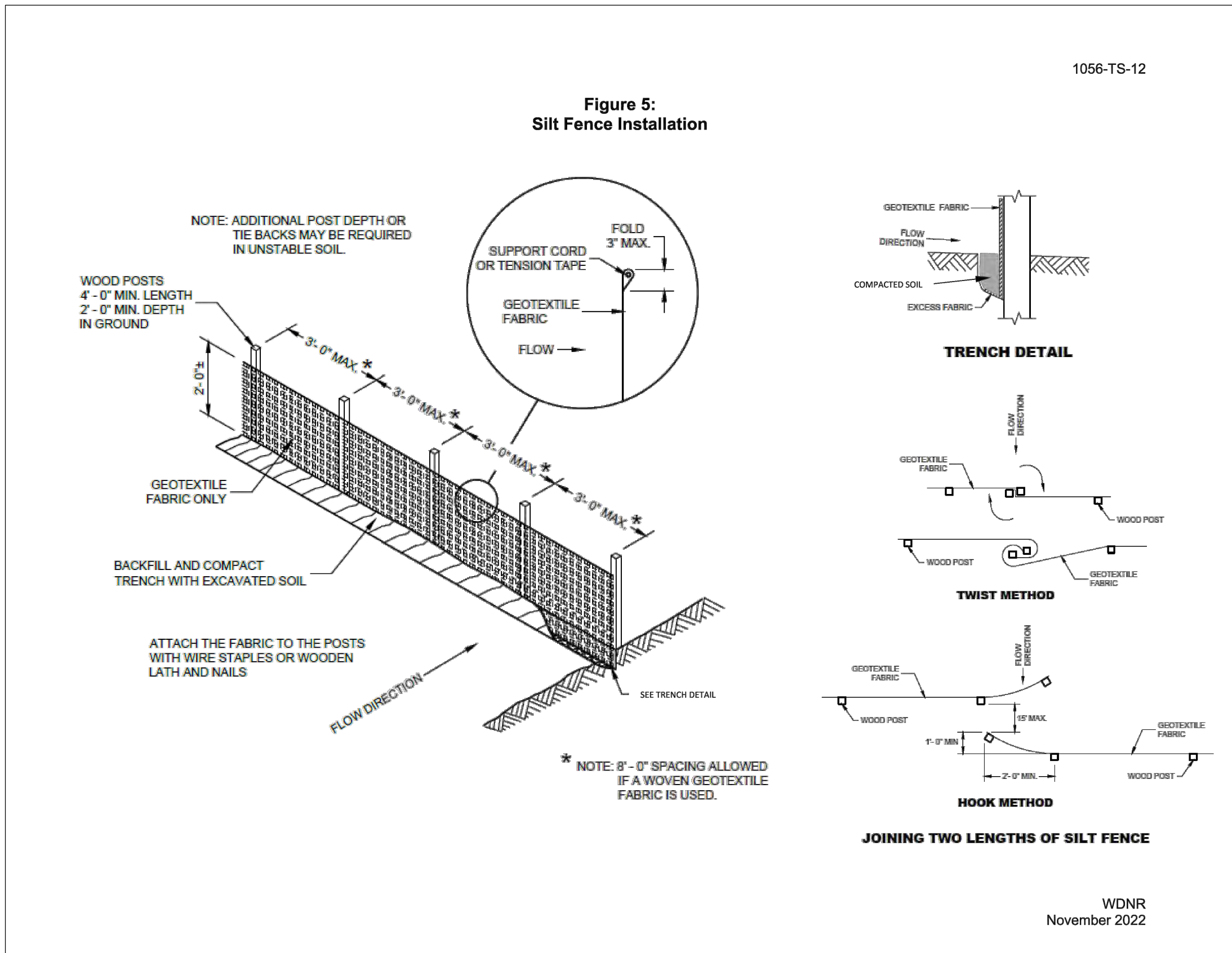
VAN SIGN DETAIL



9  
C1.4  
RAISED SIDEWALK DETAIL  
NTS

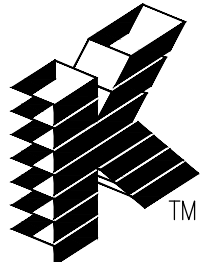


7  
C1.4  
STORM SEWER MANHOLE / CATCH BASIN CROSS SECTION  
NTS



3  
C1.4  
SILT FENCE DETAIL  
NTS

PLAN PREPARED BY:  
SCHULER & ASSOCIATES, INC.  
2711 N. MASON STREET, SUITE F  
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PROJECT NO. 16-4427



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FAX 715.849.3181

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PROPOSED ADDITION FOR:  
**BRAIN BALANCE**  
1403 ARBOR WAY  
KAUKAUNA, WISCONSIN 54130

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REVISIONS	
PROJECT MANAGER:	STUBBS
ARCHITECT:	SPEL
DRAWN BY:	CRS
EXPEDITOR:	TIMM
SUPERVISOR:	WILDENBERG
PRELIMINARY NO:	P23068
CONTRACT NO:	83028
DATE:	10.09.2023
SHEET:	C1.4