

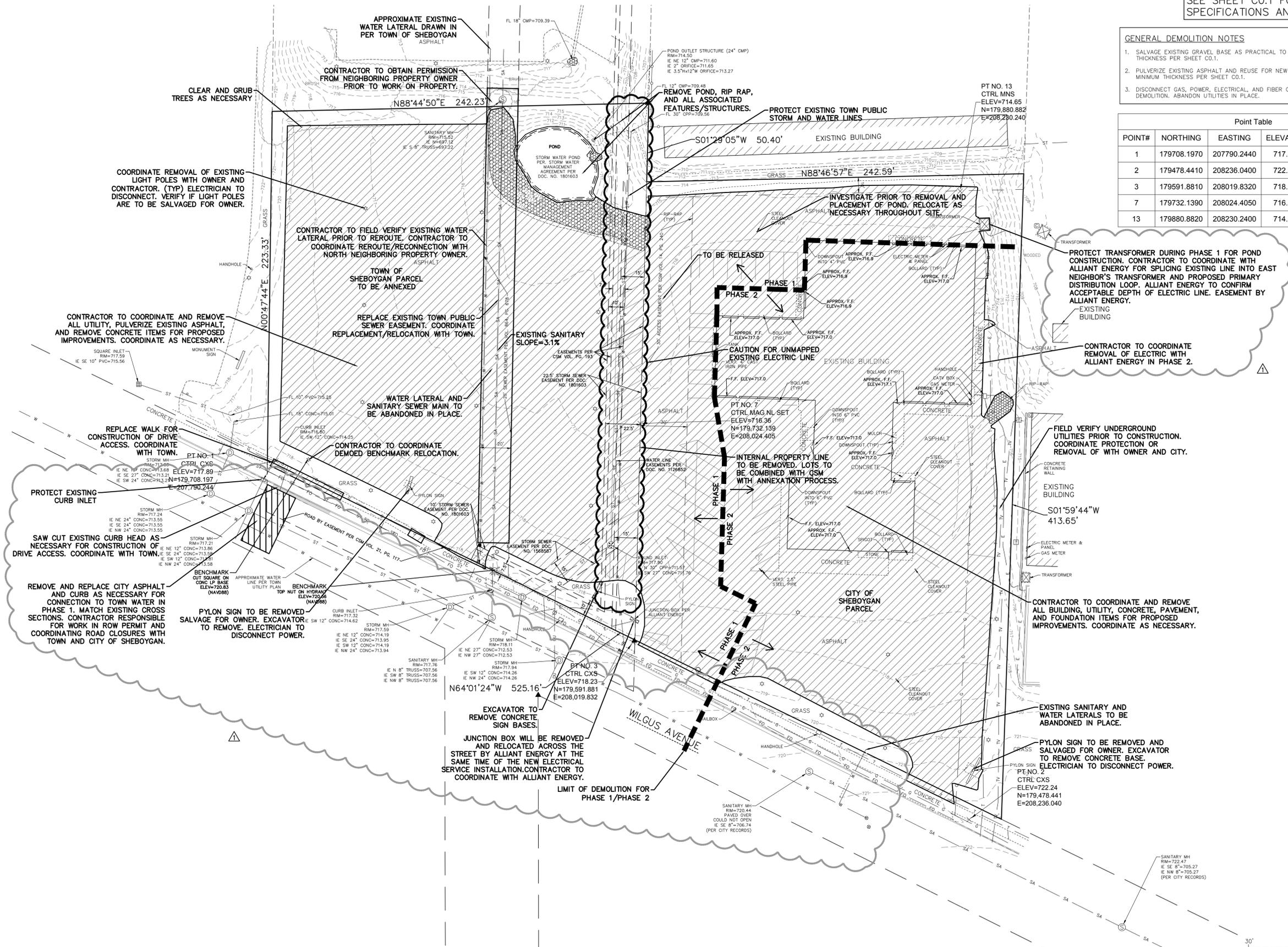


**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**GENERAL DEMOLITION NOTES**

1. SALVAGE EXISTING GRAVEL BASE AS PRACTICAL TO MEET ASPHALT BASE MINIMUM THICKNESS PER SHEET C0.1.
2. PULVERIZE EXISTING ASPHALT AND REUSE FOR NEW STONE BASE MATERIAL TO MEET MINIMUM THICKNESS PER SHEET C0.1.
3. DISCONNECT GAS, POWER, ELECTRICAL, AND FIBER OPTIC UTILITIES PRIOR TO BUILDING DEMOLITION. ABANDON UTILITIES IN PLACE.

Point Table				
POINT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	179708.1970	207790.2440	717.889	CTRL CXS
2	179478.4410	208236.0400	722.236	CTRL CXS
3	179591.8810	208019.8320	718.232	CTRL CXS
7	179732.1390	208024.4050	716.362	CTRL MAG NL SET
13	179880.8820	208230.2400	714.650	CTRL MNS



PROPOSED FOR:

**VAN HORN KIA**

3512 WILGUS AVE. SHEBOYGAN, WI 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	
▲	MAR. 13, 2024
▲	
▲	
▲	
▲	
PROJECT MANAGER:	B. POCH
DESIGNER:	S. KLESSIG
DRAWN BY:	KRW
EXPEDITOR:	E. GRAPER
SUPERVISOR:	M. HOYER
PRELIMINARY NO.:	P22092
CONTRACT NO.:	80870
DATE:	MAR. 1, 2024

**CIVIL EXISTING SITE AND DEMOLITION PLAN**  
ISSUED FOR CONSTRUCTION

SHEET: **C1.0**

**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MADISON**  
711 Lobb Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2336

**MILWAUKEE**  
W204 N11509  
Goldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
FAX (262) 250-9740

**WAUSAU**  
5605 Llob Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**PAVEMENT HATCH KEY:**

[Hatch Pattern]	STANDARD ASPHALT
[Hatch Pattern]	HEAVY DUTY ASPHALT
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	DUMPSTER PAD/APRON CONCRETE

**EXISTING SITE DATA (EAST + WEST)**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

**PROPOSED SITE DATA (EAST + WEST)**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.28	99,163	64.7%
TOTAL IMPERVIOUS	2.82	122,657	80.0%
LANDSCAPE/ OPEN SPACE	0.70	30,626	20.0%

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**SITE INFORMATION:**

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652  
CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES)  
PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES)  
TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK)  
EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

ADJACENT ZONING:  
NORTH: UC (URBAN COMMERCIAL)  
EAST: SC (SUBURBAN COMMERCIAL)  
SOUTH: ROW  
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'  
SIDE = 10'  
REAR = 10'

PAVEMENT: FRONT = 10'  
SIDE = 5'  
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)  
PARKING PROVIDED: 213 STALLS  
ACCESSIBLE PARKING PROVIDED: 3 STALLS

LANDSCAPE REQUIREMENTS:  
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

**SITE PLAN KEYNOTES**

1	STANDARD ASPHALT SECTION (TYP.)
2	HEAVY DUTY ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
4	PUBLIC ROW DRIVEWAY CONCRETE
5	PUBLIC ROW ASPHALT MATCH CROSS SECTION
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	FLUSH WALK (TYP.)
12	CURB RAMP (TYP.)
13	ADA CURB RAMP (TYP.)
14	18" CURB & GUTTER (TYP.)
15	MATCH CITY ROW CURB & GUTTER
16	CURB TAPER (TYP.)
18	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
19	HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS
20	HANDICAP STALL & STRIPING PER STATE CODES.
22	PYLON SIGN, ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
23	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	BOLLARDS (SEE DETAIL ON ARCH. PLAN)
28	DETECTABLE WARNING PLATE
30	PAINT STRIPING (TYP.) COLOR TO MATCH PARKING STALL STRIPING.
31	SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE/WALL OR PEDESTAL MOUNTED)
33	FUTURE EV CHARGER. PROVIDE ROUGHED IN CONDUIT.
34	1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER
35	TIRE STORAGE
36	TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER
37	TEMPORARY FENCE BY KELLER
38	SCRAP ENCLOSURE 6' CHAINLINK FENCE WITH PRIVACY SLATS AND (2) 5' GATES (SEE ARCH PLANS FOR DETAILS)
X(X)	IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO ( ) = QUANTITY IS 1

PROPOSED FOR:

**VAN HORN KIA**

3512 WILGUS AVE. SHEBOYGAN, WI 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

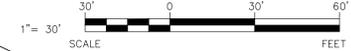
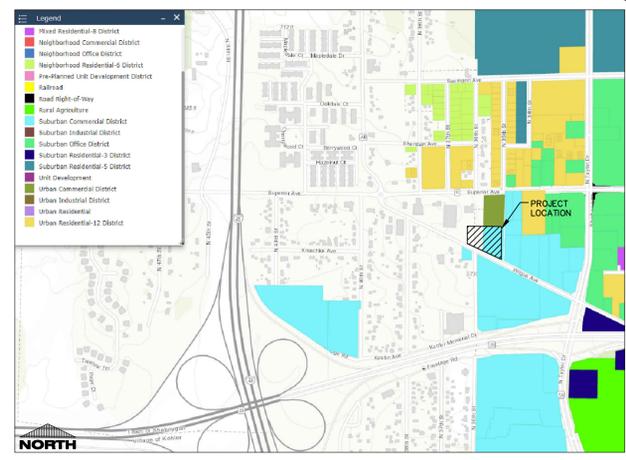
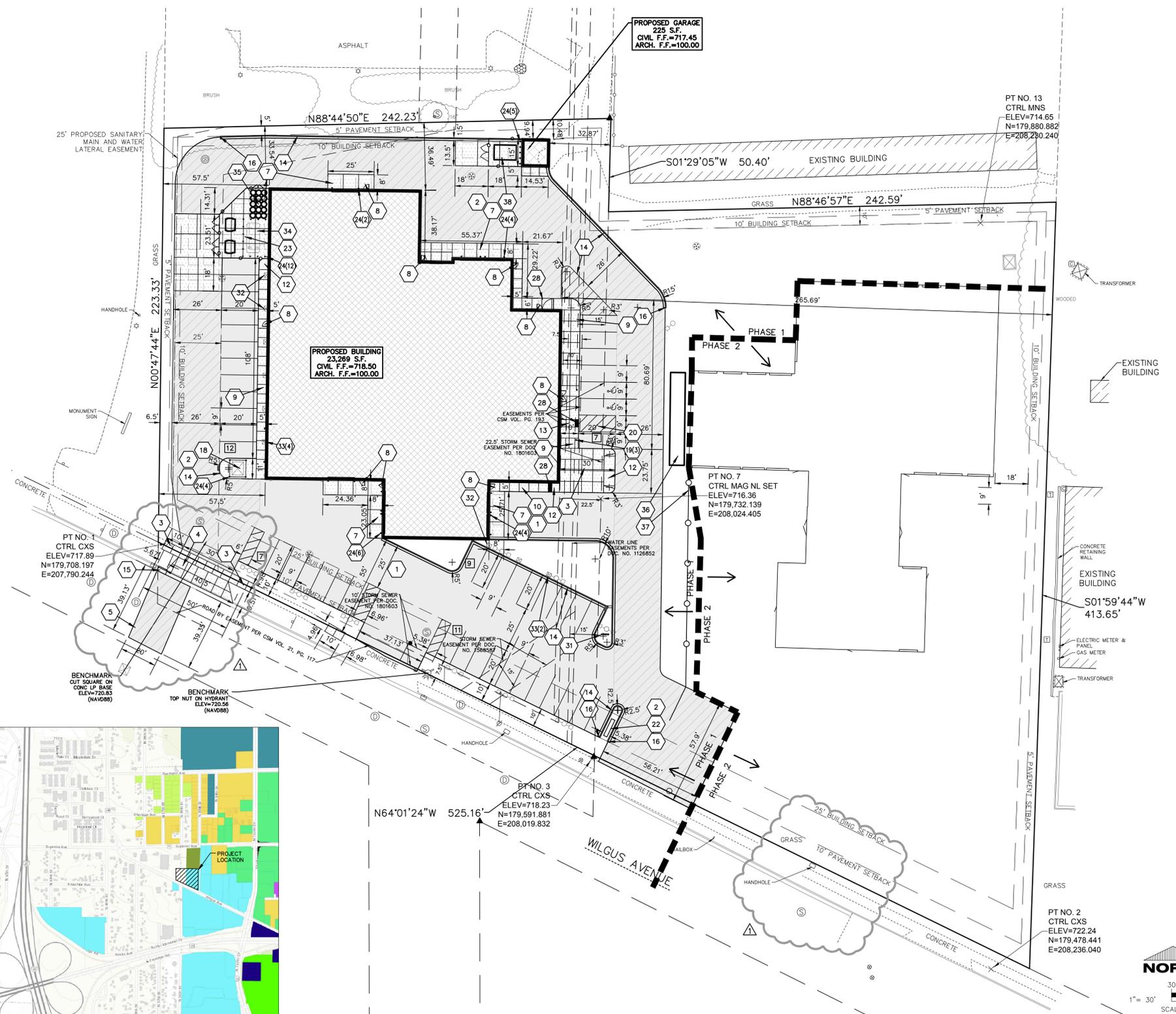
**REVISIONS**

△	MAR. 13, 2024
△	
△	
△	
△	

**PROJECT MANAGER:** B. POCH  
**DESIGNER:** S. KLESSIG  
**DRAWN BY:** KRW  
**EXPEDITOR:** E. GRAPER  
**SUPERVISOR:** M. HOYER  
**PRELIMINARY NO.:** P22092  
**CONTRACT NO.:** 80870

MAR. 1, 2024

SHEET: **C1.1A**



**CIVIL SITE PLAN PHASE 1**  
EXCEL JOB #: 2239780

**ISSUED FOR CONSTRUCTION**

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**PAVEMENT HATCH KEY:**

[Hatch Pattern]	STANDARD ASPHALT
[Hatch Pattern]	HEAVY DUTY ASPHALT
[Hatch Pattern]	SIDEWALK CONCRETE
[Hatch Pattern]	DUMPSTER PAD/APRON CONCRETE

EXISTING SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.47	20,297	13.2%
PAVEMENT (ASP. & CONC.)	2.47	107,573	70.2%
TOTAL IMPERVIOUS	2.94	127,870	83.4%
LANDSCAPE/ OPEN SPACE	0.58	25,413	16.6%

PROPOSED SITE DATA (EAST + WEST)			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	3.52	153,283	
BUILDING FLOOR AREA	0.54	23,494	15.3%
PAVEMENT (ASP. & CONC.)	2.28	99,163	64.7%
TOTAL IMPERVIOUS	2.82	122,657	80.0%
LANDSCAPE/ OPEN SPACE	0.70	30,626	20.0%

**SITE INFORMATION:**

TOWN OF SHEBOYGAN PARCEL NUMBER: 59024351652  
CITY OF SHEBOYGAN PARCEL NUMBER: 59281215827

PROPERTY AREA TOWN (WEST): 68,171 S.F. (1.56 ACRES)  
PROPERTY AREA CITY (EAST): 85,112 S.F. (1.95 ACRES)  
TOTAL PROPERTY AREA: 153,283 S.F. (3.51 ACRES)

EXISTING ZONING TOWN: B-4C (PLANNED BUSINESS PARK)  
EXISTING ZONING CITY: SC (SUBURBAN COMMERCIAL)

PROPOSED ZONING CITY: SC (SUBURBAN COMMERCIAL WITH PUD)

**ADJACENT ZONING:**

NORTH: UC (URBAN COMMERCIAL)  
EAST: SC (SUBURBAN COMMERCIAL)  
SOUTH: ROW  
WEST (TOWN OF SHEBOYGAN): B-2 (GENERAL BUSINESS)

PROPOSED USE: CAR DEALERSHIP WITH PARKING LOT (OUTDOOR DISPLAY=CUP)

SETBACKS: BUILDING: FRONT = 25'  
SIDE = 10'  
REAR = 10'

PAVEMENT: FRONT = 10'  
SIDE = 5'  
REAR = 5'

MAX. BUILDING HEIGHT ALLOWED TOWN: 50'

PARKING REQUIRED: 1 STALL PER 300 S.F. OF GROSS FLOOR AREA (78 STALLS REQ.)

PARKING PROVIDED: 213 STALLS

**KIA STALL BREAKDOWN:**

NEW CAR STALLS: REQUIRED (83); PROVIDED (93)  
USED CAR STALLS: REQUIRED (44); PROVIDED (85)  
CUSTOMER STALLS: REQUIRED (8); PROVIDED (12)  
SERVICE STALLS: REQUIRED (21); PROVIDED (23)

LANDSCAPE REQUIREMENTS:  
MAXIMUM IMPERVIOUS SURFACE TOWN: 40%  
MAXIMUM IMPERVIOUS SURFACE CITY: 75%

**SITE PLAN KEYNOTES**

- |    |   |
|----|---|
| 1  | STANDARD ASPHALT SECTION (TYP.)   |
| 2  | HEAVY DUTY ASPHALT SECTION (TYP.)   |
| 3  | CONCRETE SIDEWALK (TYP.)  |
| 4  | PUBLIC ROW DRIVEWAY CONCRETE  |
| 5  | PUBLIC ROW ASPHALT MATCH CROSS SECTION  |
| 7  | DUMPSTER PAD/APRON CONCRETE (TYP.)  |
| 8  | CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.  |
| 9  | RAISED WALK (TYP.)  |
| 10 | FLUSH WALK (TYP.)   |
| 12 | CURB RAMP (TYP.)  |
| 13 | ADA CURB RAMP (TYP.)  |
| 14 | 18" CURB & GUTTER (TYP.)  |
| 15 | MATCH CITY ROW CURB & GUTTER  |
| 16 | CURB TAPER (TYP.)   |
| 18 | CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)         |
| 19 | HANDICAP BOLLARD WITH BLACK SLEEVE AND HC STICKERS  |
| 20 | HANDICAP STALL & STRIPING PER STATE CODES.  |
| 22 | PLYON SIGN. ELECTRICIAN TO WIRE, BASE BY SIGN COMPANY (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)                |
| 23 | DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)   |
| 24 | BOLLARDS (SEE DETAIL ON ARCH. PLAN)   |
| 28 | DETECTABLE WARNING PLATE  |
| 30 | PAINT STRIPING (TYP.). COLOR TO MATCH PARKING STALL STRIPING.   |
| 31 | SERVICE DIRECTIONAL SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR) (CONTRACTOR TO VERIFY IF POWER IS REQUIRED) |
| 32 | WALL MOUNTED EV CHARGER TO BE INSTALLED DURING PHASE 1 (DETAIL BY MANUFACTURER, SEE SITE UTILITY PLAN FOR TYPE)           |
| 33 | FUTURE WALL MOUNTED EV CHARGERS. PROVIDE ROUGHED IN CONDUIT.  |
| 34 | 1,000 GALLON WASTE OIL TANK. DETAIL BY MANUFACTURER   |
| 35 | TIRE STORAGE  |
| 36 | TEMPORARY JOB TRAILER BY KELLER-POWER TO TRAILER  |
| 37 | TEMPORARY FENCE BY KELLER   |

(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO ( ) = QUANTITY IS 1



**CIVIL SITE PLAN PHASE 2**  
EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION

PROPOSED FOR:

**VAN HORN KIA**

3512 WILGUS AVE. SHEBOYGAN, WI 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

**REVISIONS**

△	MAR. 13, 2024
△	
△	
△	
△	

**PROJECT MANAGER:**

B. POCH

**DESIGNER:**

S. KLESSIG

**DRAWN BY:**

KRW

**EXPEDITOR:**

E. GRAPER

**SUPERVISOR:**

M. HOYER

**PRELIMINARY NO.:**

P22092

**CONTRACT NO.:**

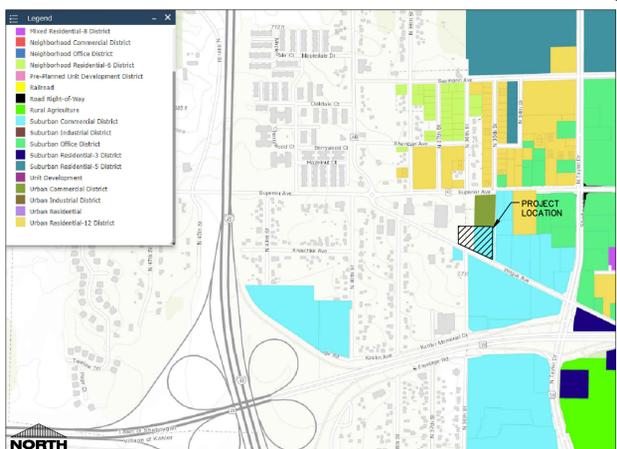
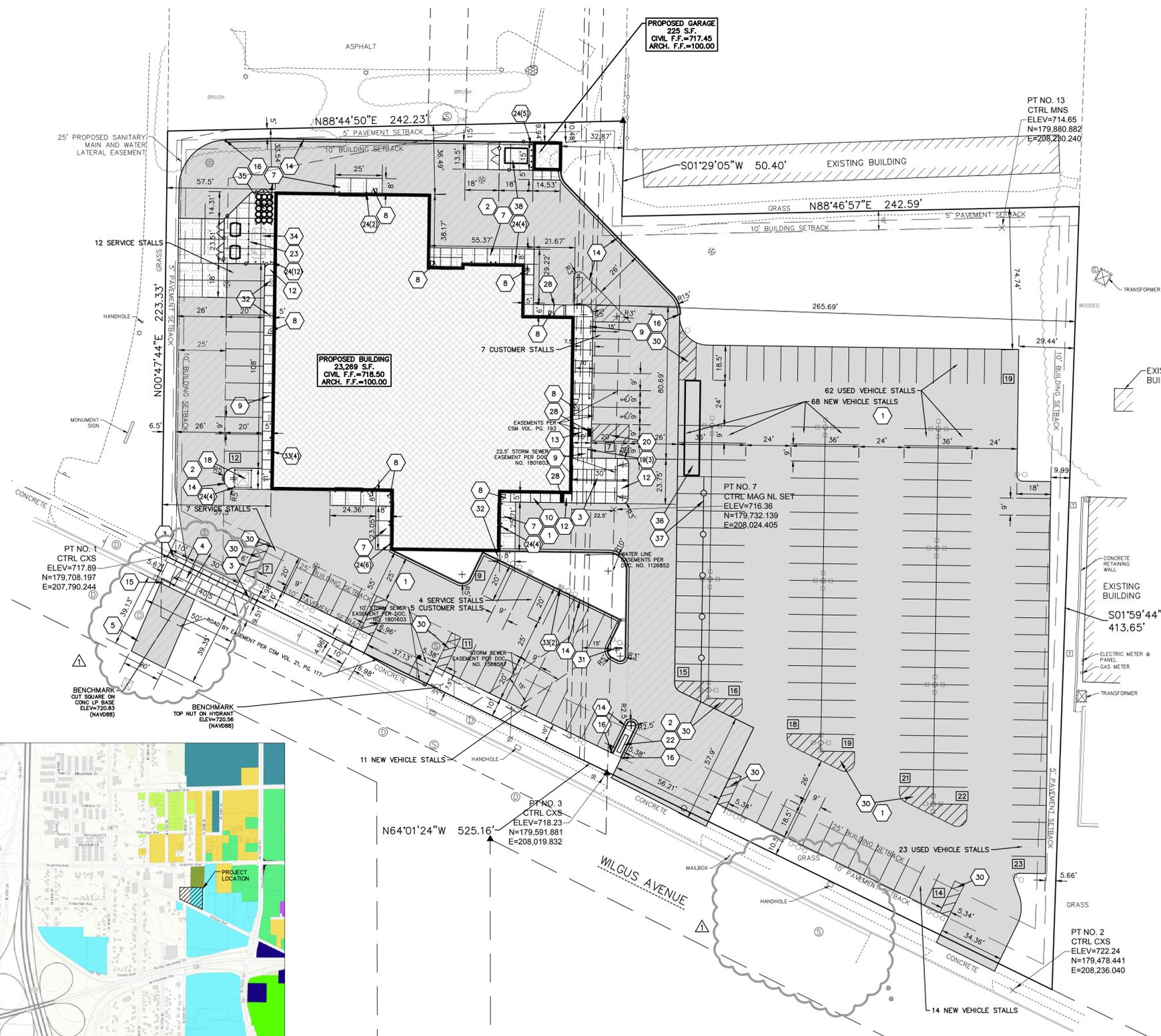
80870

**DATE:**

MAR. 1, 2024

**SHEET:**

**C1.1B**



PROJECT LOCATION MAP

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MILWAUKEE**  
W204 N11509  
Cokendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

www.kellerbuilds.com

**MADISON**  
711 Lobb Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

**WAUSAU**  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

**WISCONSIN**



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

MADISON  
711 Lobb Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

MILWAUKEE  
W204 N11509  
Goldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

WAUSAU  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**VAN HORN KIA**

WISCONSIN

3512 WILGUS AVE. SHEBOYGAN, 53081

PROPOSED FOR:

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	DATE
△	MAR. 13, 2024
△	
△	
△	
△	

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: C1.2A

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**NOTES:**  
1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)  
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**  
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

**CONSTRUCTION PLAN NOTES:**  
ALL DISTURBED GROUND LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND MULCHED DURING THE PERIOD APRIL 15-SEPTEMBER 15.

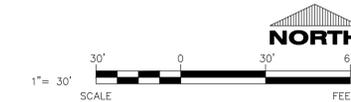
**CONSTRUCTION PLAN NOTES:**  
IF FINAL RESTORATION IS NOT COMPLETED BY OCTOBER 15, THE CONTRACTOR SHALL USE STRAW MATTING OR ANIONIC POLYACRYLAMIDE (PAM) SPRAY TO PREVENT EROSION DURING THE WINTER AND EARLY SPRING MONTHS.

**CONCRETE WASHOUT NOTE:**  
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

**EXISTING AGGREGATE BASE NOTE:**  
CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.</li> <li>CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.</li> <li>PLACE ALL SILT FENCE AND INLET PROTECTION.</li> <li>CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.</li> <li>CONSTRUCT PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.</li> <li>CONSTRUCT TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.</li> <li>STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.</li> </ol>
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>SITE DEMOLITION AS REQUIRED.</li> <li>STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.</li> <li>BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.</li> <li>CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.</li> <li>DIG AND POUR ALL BUILDING FOOTINGS.</li> <li>PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.</li> <li>TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.</li> <li>CONSTRUCT BUILDING.</li> <li>PAVE DRIVEWAYS AND PARKING AREAS.</li> <li>TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.</li> </ol>
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.</li> <li>SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.</li> </ol>

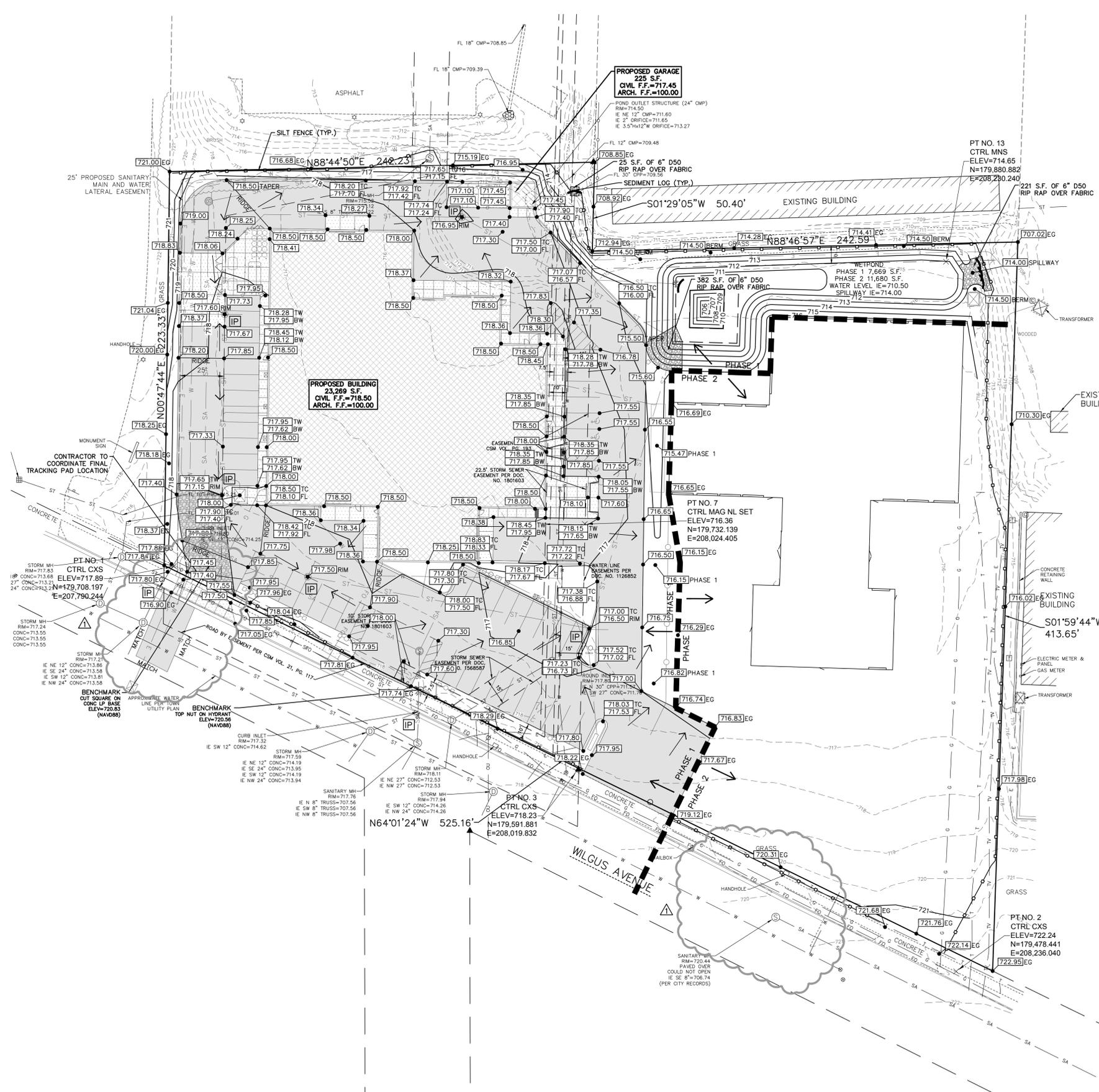
\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*



**CIVIL GRADING AND EROSION CONTROL PLAN PHASE 1**

EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION



PROPOSED GARAGE  
225 S.F.  
CIVIL F.F.=717.45  
ARCH. F.F.=100.00

PROPOSED BUILDING  
23,269 S.F.  
CIVIL F.F.=718.50  
ARCH. F.F.=100.00

25' PROPOSED SANITARY MAIN AND WATER LATERAL EASEMENT

SILT FENCE (TYP.)  
N88°44'50"E 242.23'

25' S.F. OF 6" D50 RIP RAP OVER FABRIC  
FL 30' OPP=709.56  
IE NE 12" CMP=711.60  
IE 2" ORFICE=711.65  
IE 3.5"x12" W ORFICE=713.27

PT NO. 13  
CTRL MNS  
ELEV=714.65  
N=179,880.882  
E=208,280.240

EXISTING BUILDING  
S01°29'05"W 50.40'

221 S.F. OF 6" D50 RIP RAP OVER FABRIC

WEIR POND  
PHASE 1 7,669 S.F.  
PHASE 2 11,680 S.F.  
WATER LEVEL IE=710.50  
SPILLWAY IE=714.00

382 S.F. OF 6" D50 RIP RAP OVER FABRIC

PHASE 2

PHASE 1

PT NO. 7  
CTRL MAG NL SET  
ELEV=716.36  
N=179,732.139  
E=208,024.405

PHASE 1

PT NO. 3  
CTRL CXS  
ELEV=718.23  
N=179,591.881  
E=208,019.832

WILGUS AVENUE

PT NO. 2  
CTRL CXS  
ELEV=722.24  
N=179,478.441  
E=208,236.040

CONCRETE

CONCRETE

CONCRETE

CONTRACTOR TO COORDINATE FINAL TRACKING PAD LOCATION

BENCHMARK OUT SQUARE ON CONC LP BASE ELEV=720.85 (NAVD83)

BENCHMARK TOP NUT ON HYDRANT ELEV=720.96 (NAVD83)

STORM MH RIM=717.24 CONC=713.55 CONC=713.55 CONC=713.55

STORM MH RIM=717.85 CONC=713.86 CONC=713.58 CONC=713.21

STORM MH RIM=717.24 CONC=713.81 CONC=713.58

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**NOTES:**

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

**INLET PROTECTION NOTE:**

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

**CONCRETE WASHOUT NOTE:**

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

**EXISTING AGGREGATE BASE NOTE:**

CONTRACTOR SHALL REUSE EXISTING STONE BASE AS APPLICABLE TO MEET THICKNESS REQUIREMENTS OF SHEET C0.1.



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MILWAUKEE**  
W204 N11509  
Caldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

**MADISON**  
711 Lobe Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

**WAUSAU**  
5605 Lisc Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**PROPOSED FOR:**

**VAN HORN KIA**

35112 WILGUS AVE. SHEBOYGAN, WI 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	MAR. 13, 2024
2	
3	
4	
5	
6	

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

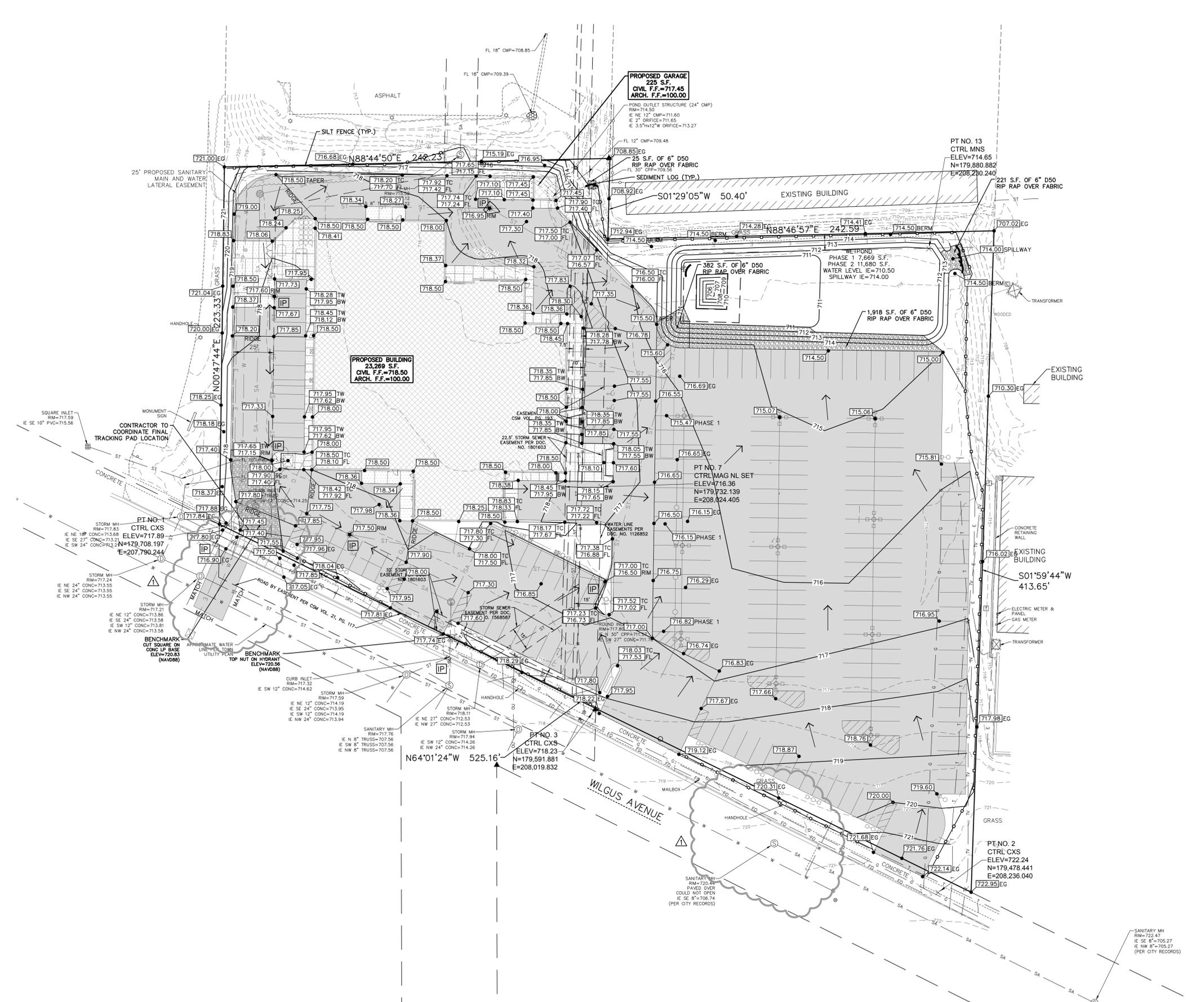
SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

SHEET: **C1.2B**





**Keller**

PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MILWAUKEE**  
W204 N1509  
Caldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

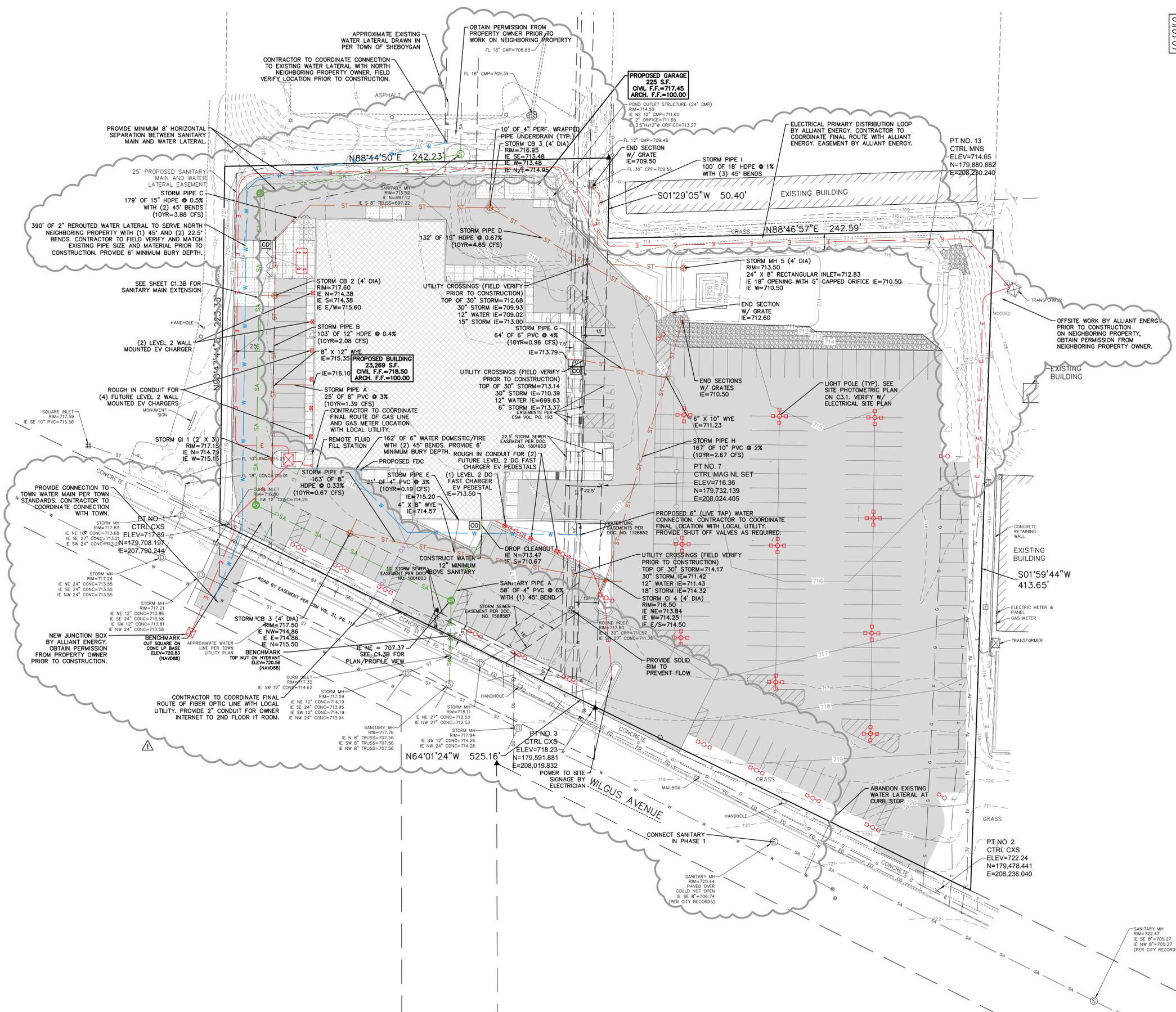
**MADISON**  
711 Lobs Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

**WAUSAU**  
5605 Lisc Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN  
SPECIFICATIONS AND REQUIREMENTS

**CLEANOUT NOTE:**  
[Symbol] = DENOTES LOCATIONS WHERE  
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE  
C0.1 FOR SPECIFICATION.



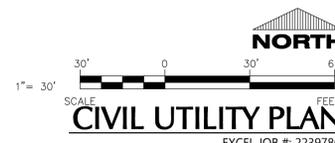
**PROPOSED FOR:**  
**VAN HORN KIA**  
3512 WILGUS AVE. SHEBOYGAN, WI 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the  
copyrighted property of KELLER, INC.  
No part hereof shall be copied, duplicated,  
distributed, disclosed or made available to  
anyone without the expressed written  
consent of KELLER, INC.

REVISIONS

△	MAR. 13, 2024
△	
△	
△	
△	
△	

PROJECT MANAGER: B. POCH  
DESIGNER: S. KLESSIG  
DRAWN BY: KRW  
EXPEDITOR: E. GRAPER  
SUPERVISOR: M. HOYER  
PRELIMINARY NO: P22092  
CONTRACT NO: 80870  
DATE: MAR. 1, 2024  
SHEET: **C1.3A**



ISSUED FOR CONSTRUCTION



# Keller

PLANNERS | ARCHITECTS | BUILDERS

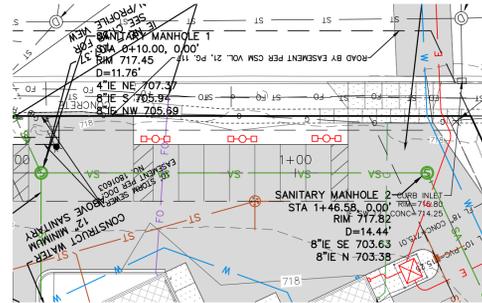
**FOX CITIES**  
 N216 State Road 55  
 P.O. Box 620  
 Kaukauna, WI 54130  
 PHONE (920) 766-5795 /  
 1-800-236-2534  
 FAX (920) 766-5004

**MADISON**  
 711 Lois Drive  
 Sun Prairie, WI 53590  
 PHONE (608) 318-2336

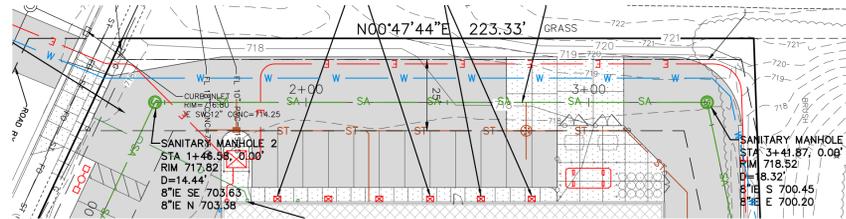
**MILWAUKEE**  
 W204 N11509  
 Goldendale Rd  
 Germantown, WI 53022  
 PHONE (262) 250-9710  
 FAX (262) 250-9740

**WAUSAU**  
 5605 Libac Ave  
 Wausau, WI 54401  
 PHONE (715) 849-3141  
 FAX (715) 849-3181

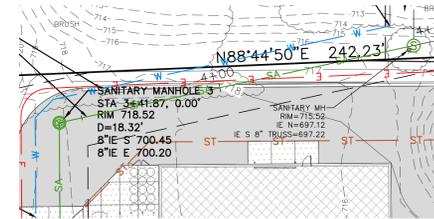
www.kellerbuilds.com



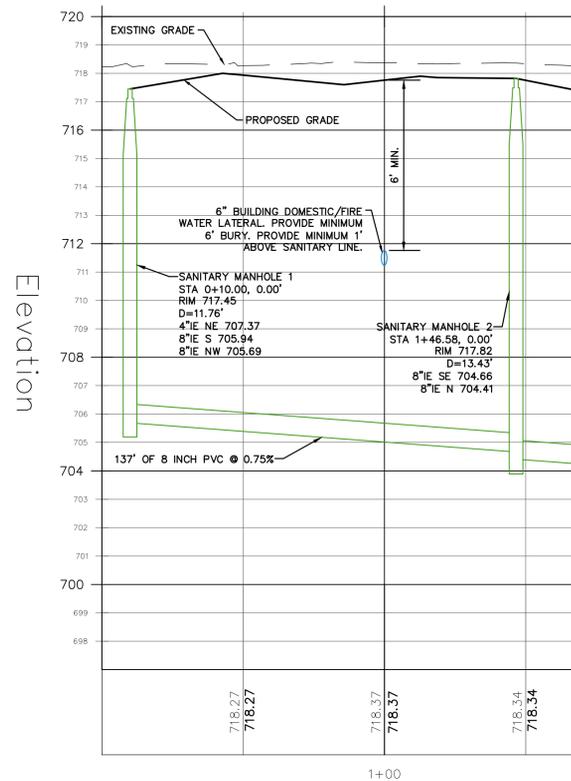
PLAN VIEW  
HORIZONTAL: 1"=30'



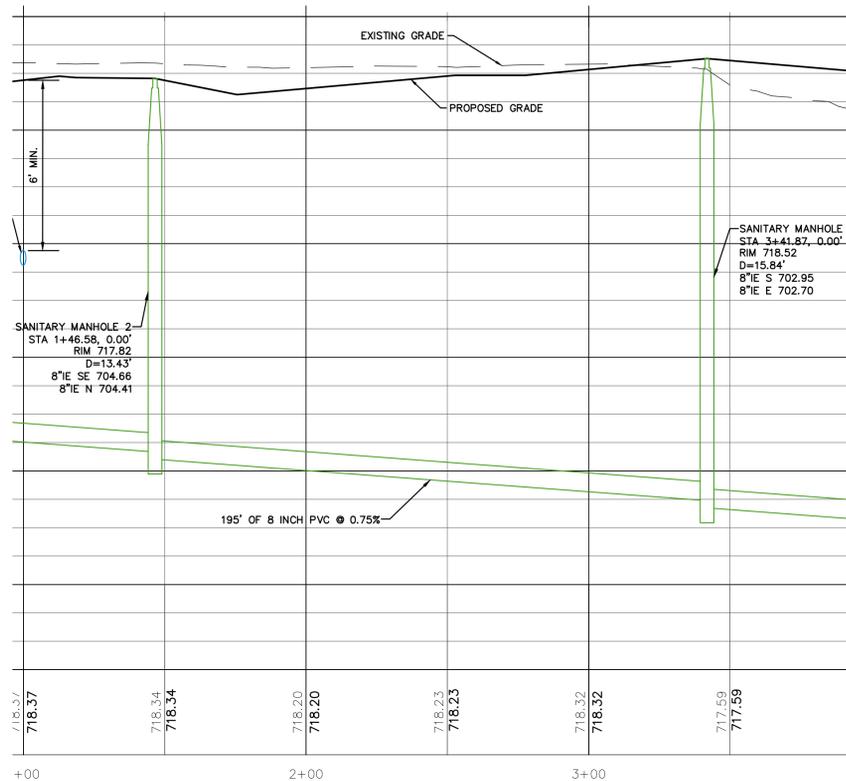
PLAN VIEW  
HORIZONTAL: 1"=30'



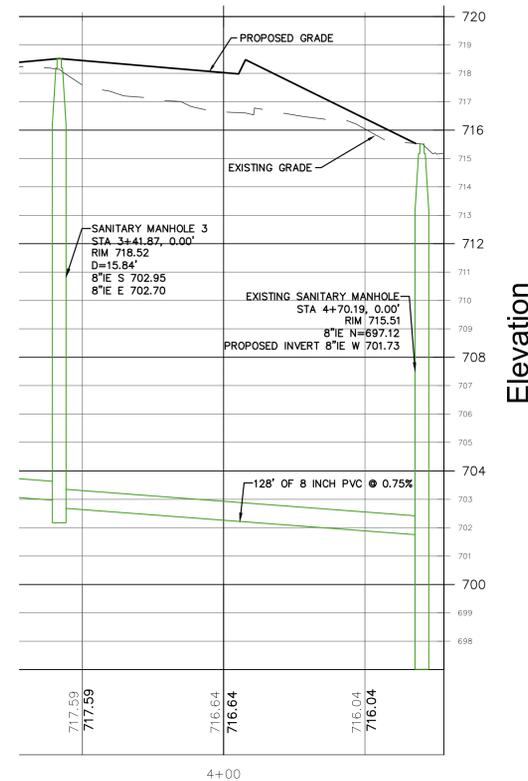
PLAN VIEW  
HORIZONTAL: 1"=30'



PROFILE VIEW  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'



PROFILE VIEW  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'



PROFILE VIEW  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'

PROPOSED FOR:

# VAN HORN KIA

WISCONSIN

3512 WILGUS AVE. SHEBOYGAN, 53081

**"COPYRIGHT NOTICE"**  
 This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS	DATE
△	MAR. 13, 2024
△	
△	
△	
△	

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870

DATE: MAR. 1, 2024

CIVIL SANITARY MAIN EXTENSION PLAN  
 EXCEL JOB #: 2239780

ISSUED FOR CONSTRUCTION

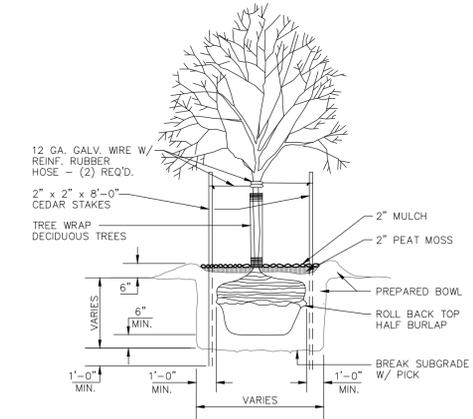
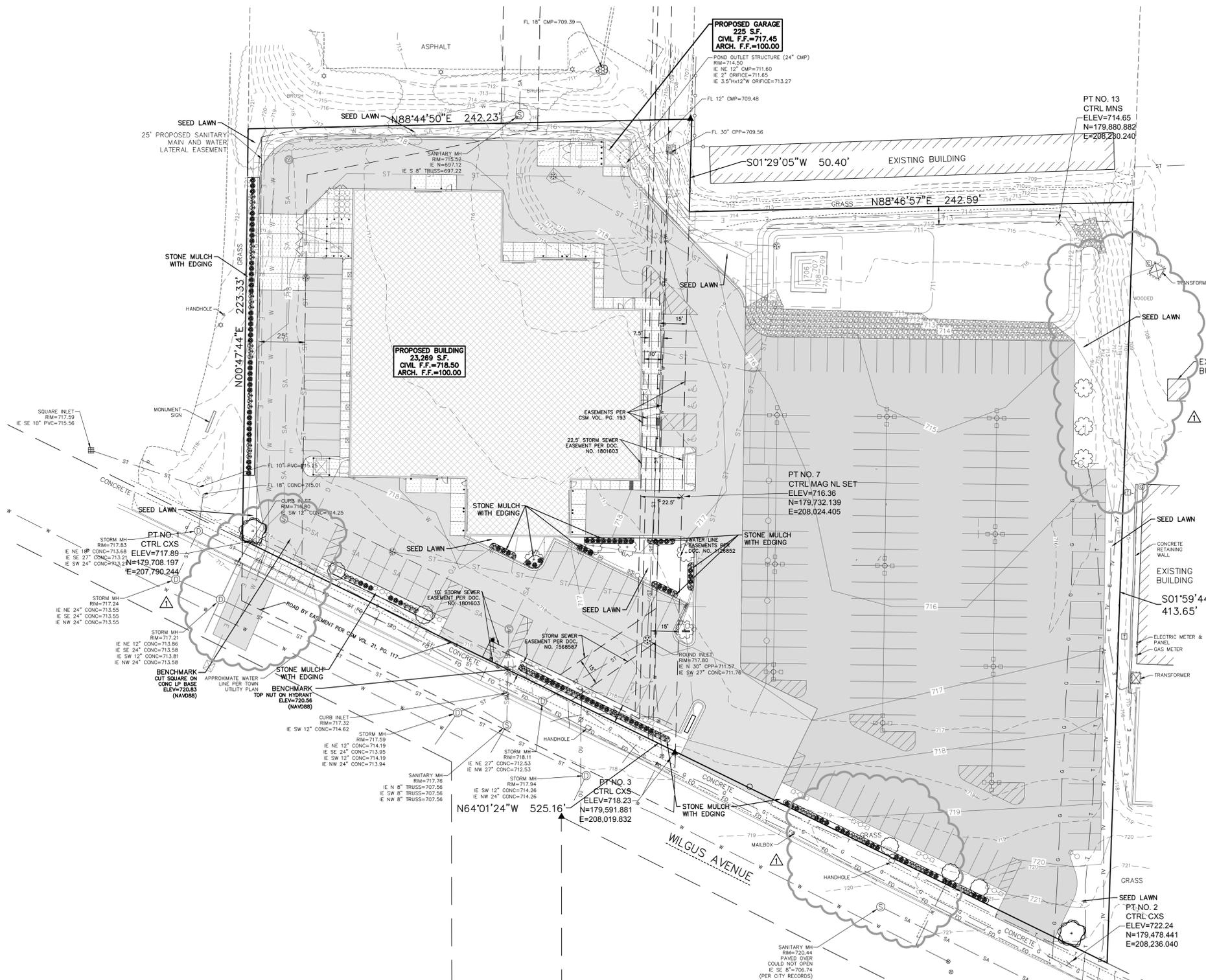
# SHEET: C1.3B

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

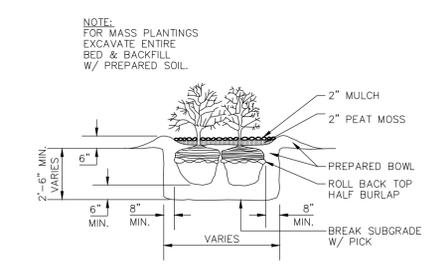
EROSION MATTING LOCATION

CITY LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
BLDG FOUNDATION	40 POINTS PER 100' (699'=280 POINTS) NEAR BUILDING FOUNDATION	56 TALL DECIDUOUS SHRUBS (280 PTS)
STREET FRONTAGE	40 POINTS PER 100' (525'=210 POINTS) 50% TALL TREES (105 PTS) & 30% SMALL TREES (63 PTS) LOCATED WITHIN 10' OF ROW	2 CLIMAX TREES (150 PTS) 5 MEDIUM DECIDUOUS TREES (75 PTS)
PAVED AREA	80 POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS (WHICHEVER IS GREATER) 360 S.F. OF LANDSCAPE AREA PER 100 POINTS (2,851 S.F.) 98,615 S.F.=792 POINTS 30% TALL TREES (234 PTS) & 40% SHRUBS (317 PTS)	7,251 S.F. OF LANDSCAPING 8 TALL DECIDUOUS TREES (240 PTS) 111 TALL DECIDUOUS SHRUBS (555 PTS)

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Red Oak	Quercus rubra	3"	2
⊙	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	8
⊙	Jack Flowering Pear	Pyrus calleryana 'Jazzam'	2"	5
DECIDUOUS SHRUBS				
⊙	Arrowwood Viburnum	Viburnum dentatum	30"-36"	111
⊙	Dwarf Korean Lilac	Syringa meyeri palibin	15"-18"	56



**TREE PLANTING DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



**CIVIL LANDSCAPE AND RESTORATION PLAN**  
EXCEL JOB #: 2239780  
**ISSUED FOR CONSTRUCTION**

**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MADISON**  
711 Lobb Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336  
FAX (608) 318-2336

**MILWAUKEE**  
W204 N11509  
Goldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

**WAUSAU**  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

**PROPOSED FOR:**

**VAN HORN KIA**

3512 WILGUS AVE. SHEBOYGAN, WI 53081

**WISCONSIN**

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

- △ MAR. 13, 2024
- △
- △
- △
- △

PROJECT MANAGER: B. POCH  
DESIGNER: S. KLESSIG  
DRAWN BY: KRW  
EXPEDITOR: E. GRAPER  
SUPERVISOR: M. HOYER  
PRELIMINARY NO: P22092  
CONTRACT NO: 80870  
DATE: MAR. 1, 2024  
SHEET: **C1.4**



**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



**Keller**  
PLANNERS | ARCHITECTS | BUILDERS

**FOX CITY**  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

**MADISON**  
711 Lois Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

**MILWAUKEE**  
W204 N11509  
Goldendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

**WAUSAU**  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

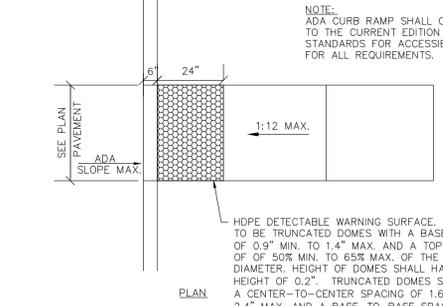
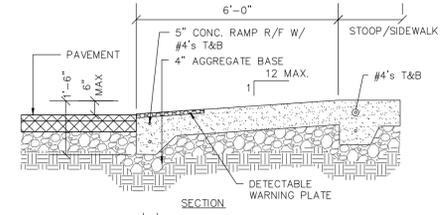
**PROPOSED FOR:**  
**VAN HORN KIA**  
3512 WILGUS AVE. SHEBOYGAN, 53081

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

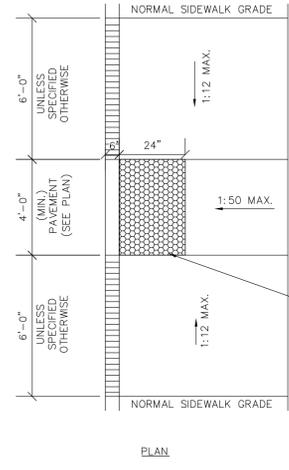
REVISIONS


PROJECT MANAGER: B. POCH  
DESIGNER: S. KLESSIG  
DRAWN BY: KRW  
EXPEDITOR: E. GRAPER  
SUPERVISOR: M. HOYER  
PRELIMINARY NO: P22092  
CONTRACT NO: 80870  
DATE: MAR. 1, 2024

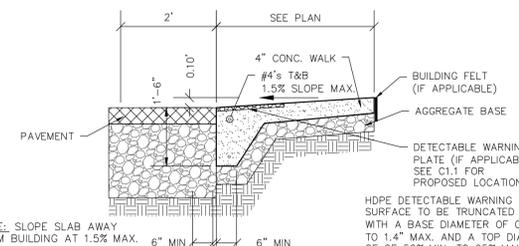
SHEET: **C2.1**



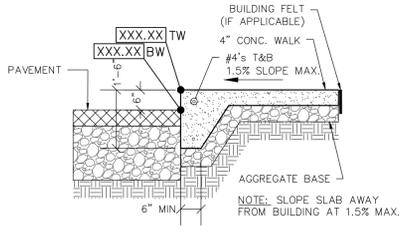
**CURB RAMP DETAIL**  
NO SCALE



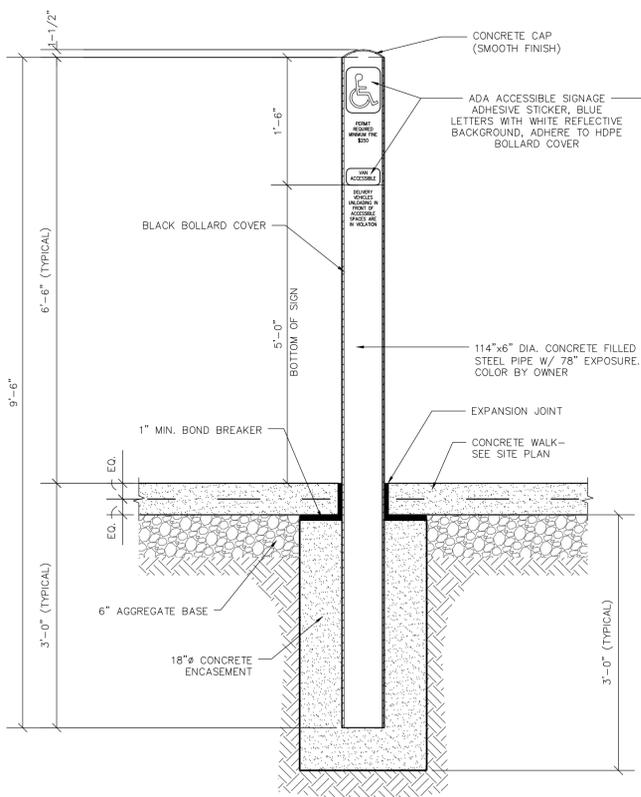
**ADA SIDEWALK RAMP DETAIL**  
NO SCALE



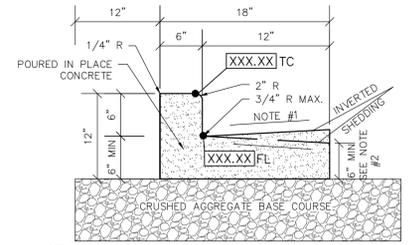
**FLUSH WALK DETAIL**  
NO SCALE



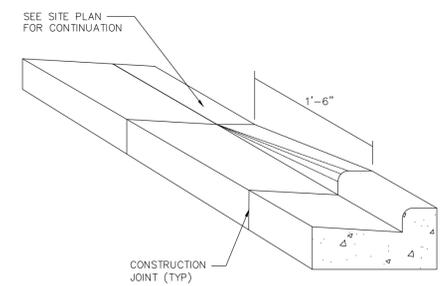
**RAISED WALK DETAIL**  
NO SCALE



**6" HANDICAP PIPE BOLLARD DETAIL**  
NO SCALE

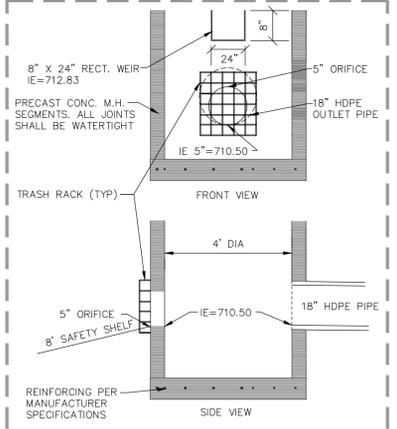


**18" CONCRETE CURB & GUTTER DETAIL**  
NO SCALE



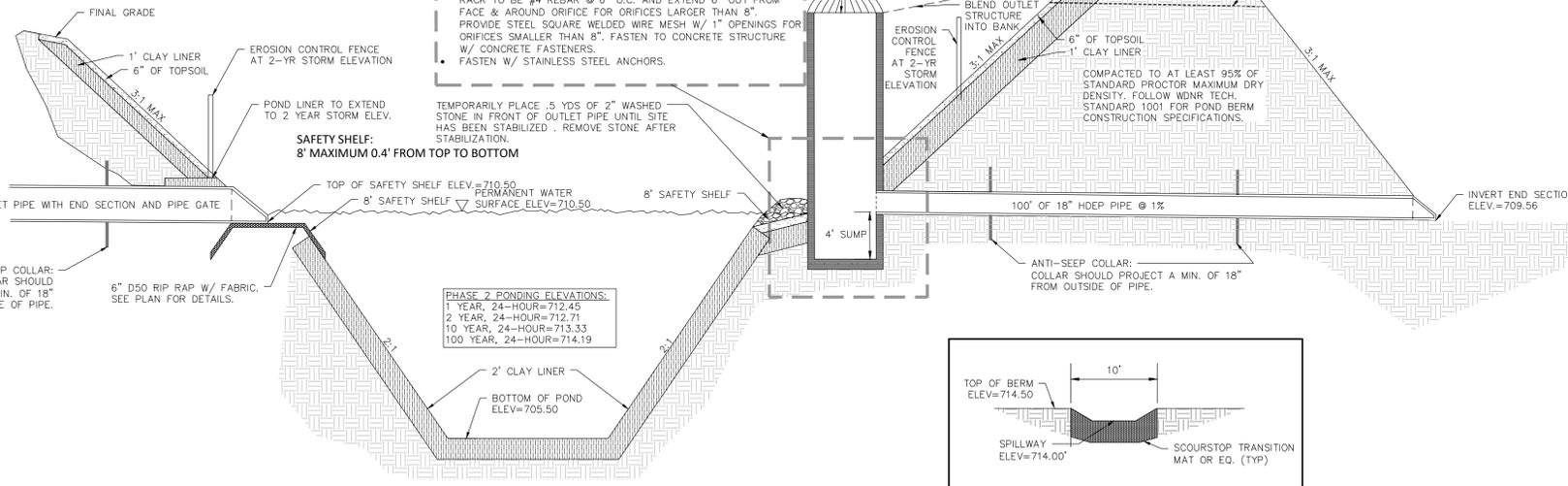
**CURB TAPER DETAIL**  
NO SCALE

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):**
- 50% FINES (200 SIEVE) OR MORE.
  - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF  $1 \times 10^{-7}$  CM./SEC. OR LESS.
  - AVERAGE LIQUID LIMIT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20.
  - AVERAGE PI OF 12 OR MORE WITH NO VALUES LESS THAN 10.
  - CLAY INSTALLED WET OF OPTIMUM IF USING STANDARD PROCTOR, AND 2% WET OF OPTIMUM IF USING MODIFIED PROCTOR.
  - CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
  - MINIMUM THICKNESS OF TWO FEET.
  - SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.
- POND LINER ALTERNATE:**
- CONTRACTOR TO PROVIDE 60 MIL/HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2 YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
  - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
  - INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
- 4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.

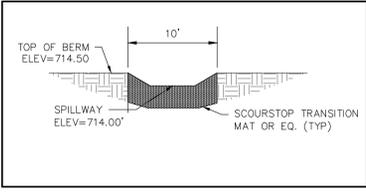


- NOTES:**
- IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.
  - A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.
  - LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
  - THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.
  - THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE LACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
  - AT END OF SITE CONSTRUCTION, POND DEPTH SHALL BE CHECKED FOR SEDIMENTATION AND DREDGED, IF NECESSARY, TO THE DESIGN DEPTH ORIGINALLY PROPOSED.
  - CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C0.1.
  - CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE.

**OVERALL STORMWATER FACILITY DETAIL**  
NO SCALE



**WET RETENTION POND**  
NO SCALE



**EMERGENCY SPILLWAY DETAIL**  
NO SCALE

ISSUED FOR CONSTRUCTION



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

MADISON  
711 Lois Drive  
Sun Prairie, WI 53590  
PHONE (608) 318-2336

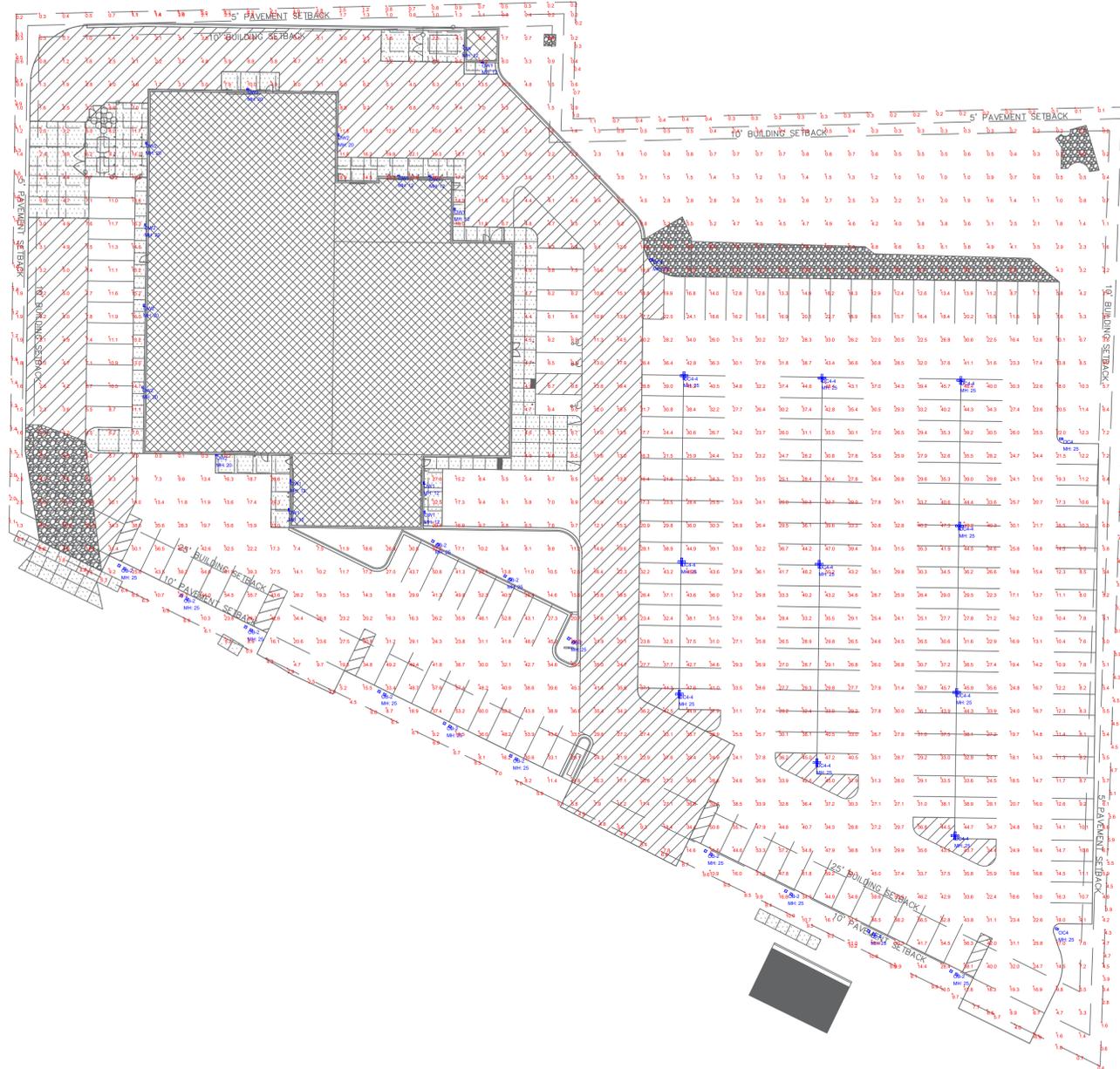
MILWAUKEE  
W204 N11509  
Cokendale Rd  
Cermantown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

WAUSAU  
5605 Libac Ave  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

www.kellerbuilds.com

Label	Qty	Arrangement	L.F.	Tag	Description	Lum. Watts	Total Watts	Lum. Lumens
OB-2	13	GROUP	0.900	LITHONIA	(1) REK1 LED P4 wk AFRR80 HS + (1) REK1 LED P3 wk AFRL00 HS @ 100' + 2ZFT POLE + 3FT BASE	N.A.	6037.204	N.A.
OC4	3	SINGLE	0.900	LITHONIA	REK3 LED P4 wk R4 + 2ZFT POLE + 3FT BASE	311.82	935.76	40976
OC4-1	10	4 @ 90 DEGREES	0.900	LITHONIA	(4) REK3 LED P4 wk R4 @ 90 + 2ZFT POLE + 3FT BASE	311.82	1247.61	40976
OW	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 wk RWVVF	110.000	110.000	1207
OW1	8	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR RFT wk	70.21	602.68	12000
OW2	6	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR RFT wk	148.69	891.34	20446
OW3	1	SINGLE	0.900	LITHONIA	WEDGE LED P4 PWR R3 wk	148.69	148.69	20163

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PRESUMED PROPERTY LINE	Illuminance	Fc	3.07	10.6	0.1	30.70	100.00
CUSTOMER PARKING	Illuminance	Fc	7.53	9.8	1.8	1.30	1.60
EMPLOYEE SERVICE PARKING	Illuminance	Fc	12.46	16.3	3.7	1.43	1.87
FRONT PERIMETER LOT	Illuminance	Fc	32.23	16.2	20.9	1.57	2.40
FRONT PERIMETER ROW	Illuminance	Fc	51.45	64.0	36.3	1.42	1.70
FRONT PERIMETER ROW_1	Illuminance	Fc	46.84	60.0	30.6	1.62	1.96
FRONT PERIMETER ROW_2	Illuminance	Fc	62.35	61.8	38.1	1.37	1.62
FEEDSTRAK PATH	Illuminance	Fc	19.24	27.8	4.4	2.32	6.24



**SITE PHOTOMETRIC PLAN**  
SCALE: 1/32" = 1'-0"  
0 32 64

PROPOSED FOR:

**VAN HORN KIA**

3512 WILGUS AVE. SHEBOYGAN, 53081

WISCONSIN

**"COPYRIGHT NOTICE"**  
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
△
△
△
△
△

PROJECT MANAGER: B. POCH

DESIGNER: S. KLESSIG

DRAWN BY: KRW

EXPEDITOR: E. GRAPER

SUPERVISOR: M. HOYER

PRELIMINARY NO: P22092

CONTRACT NO: 80870



DATE: MAR. 1, 2024

**CIVIL SITE PHOTOMETRIC PLAN AND DETAILS**  
EXCEL JOB #: 2239780  
**ISSUED FOR CONSTRUCTION**

SHEET: **C3.1**