

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.



**TWO RIVERS**  
WISCONSIN

**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

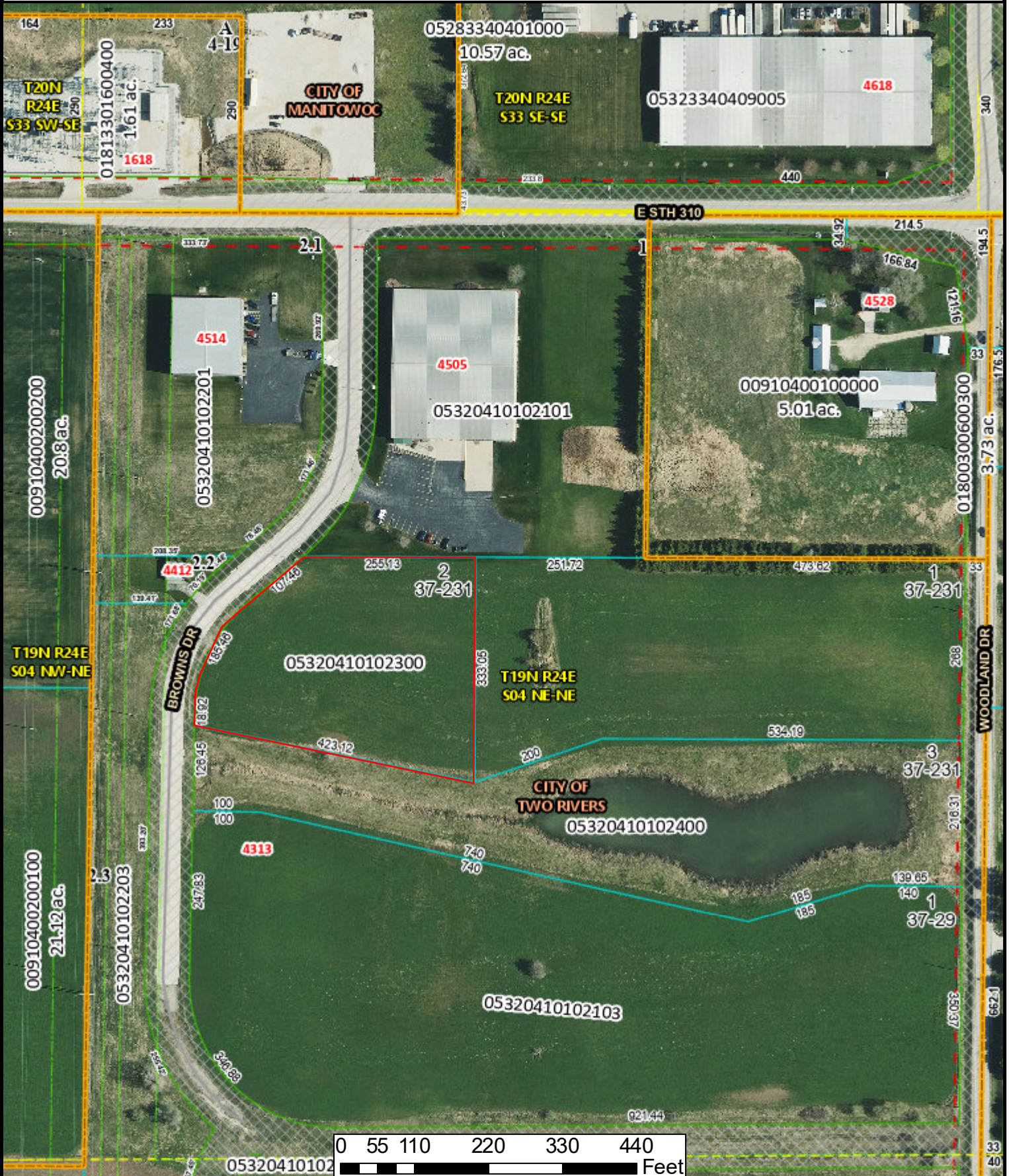
Schedule

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

\$ 200.00 TOTAL FEE PAID

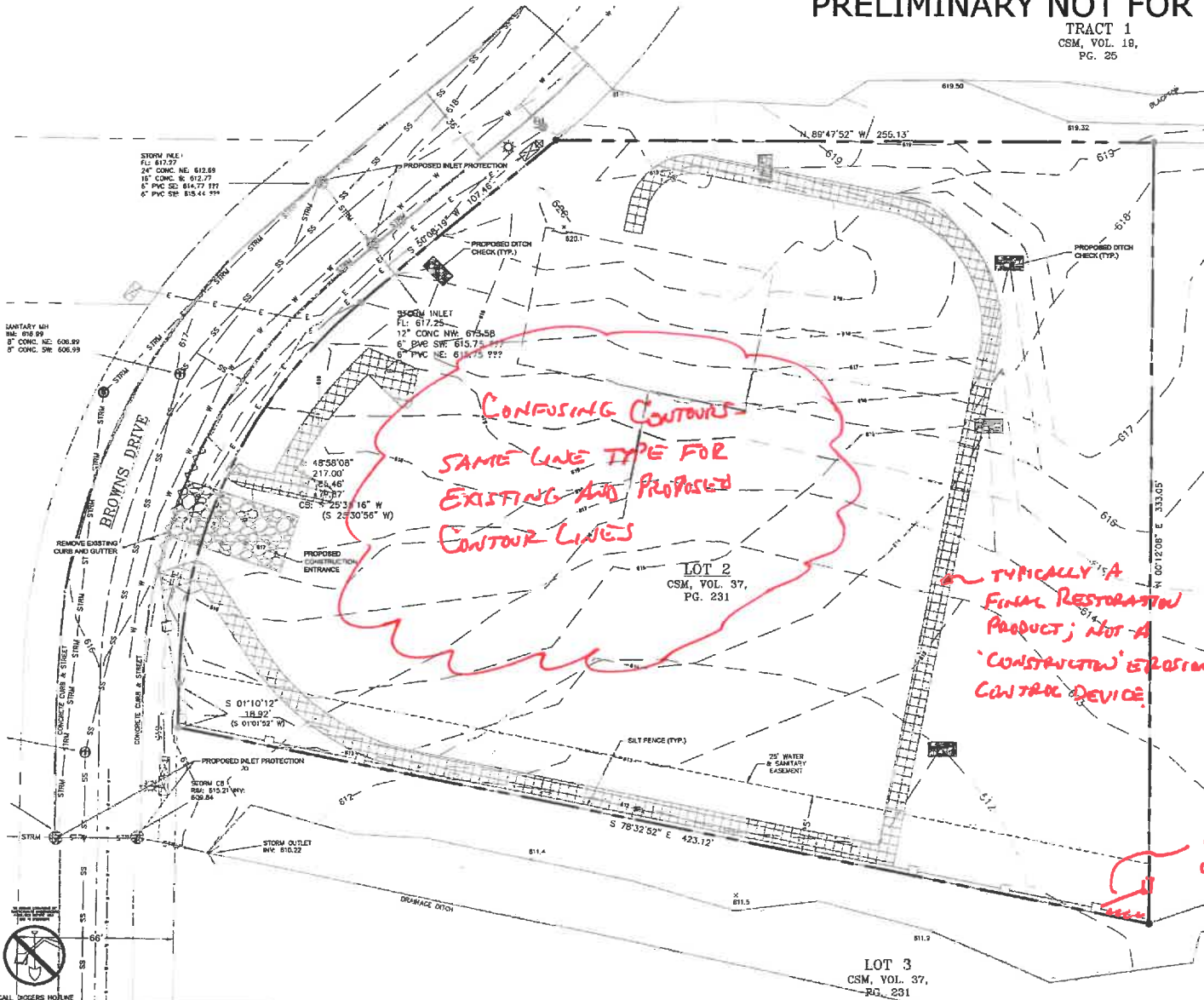
APPLICATION, PLANS & FEE RECEIVED BY \_\_\_\_\_

# Manitowoc County Parcel Viewer



PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1  
CSM, VOL. 18,  
PG. 25



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

- 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 EROSION, OUBROUS, OR UNDERPASSAGE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED BY BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. UNRECORDED CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CAD FILES TO AVOID PROBLEMS WITH COLLAN LINES, LIGHT POLES, OR OTHER NON-CAD SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. SEE SHEET C40 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
  6. DO NOT BE ON LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

| REVISION DESCRIPTION | DATE | REV. |
|----------------------|------|------|
|                      |      |      |
|                      |      |      |
|                      |      |      |

**A.C.E. BUILDING SERVICE**  
 CONSULTING & ENGINEERING  
 3810 S. 10TH STREET, SUITE 100  
 TWIN FALLS, IDAHO 83403  
 PHONE: 208-338-8100 • WWW.ACEBUILDINGSERVICE.COM

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

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

**SHEET INFORMATION:**  
 A.C.E. JOB NO. 266/33  
 DATE: 05/02/2025  
 DRAWN BY: JOB  
 SCALE: 1" = 20'  
 SHEET

SITE PREPARATION & EROSION CONTROL

C002

PRELIMINARY NOT FOR CONSTRUCTION

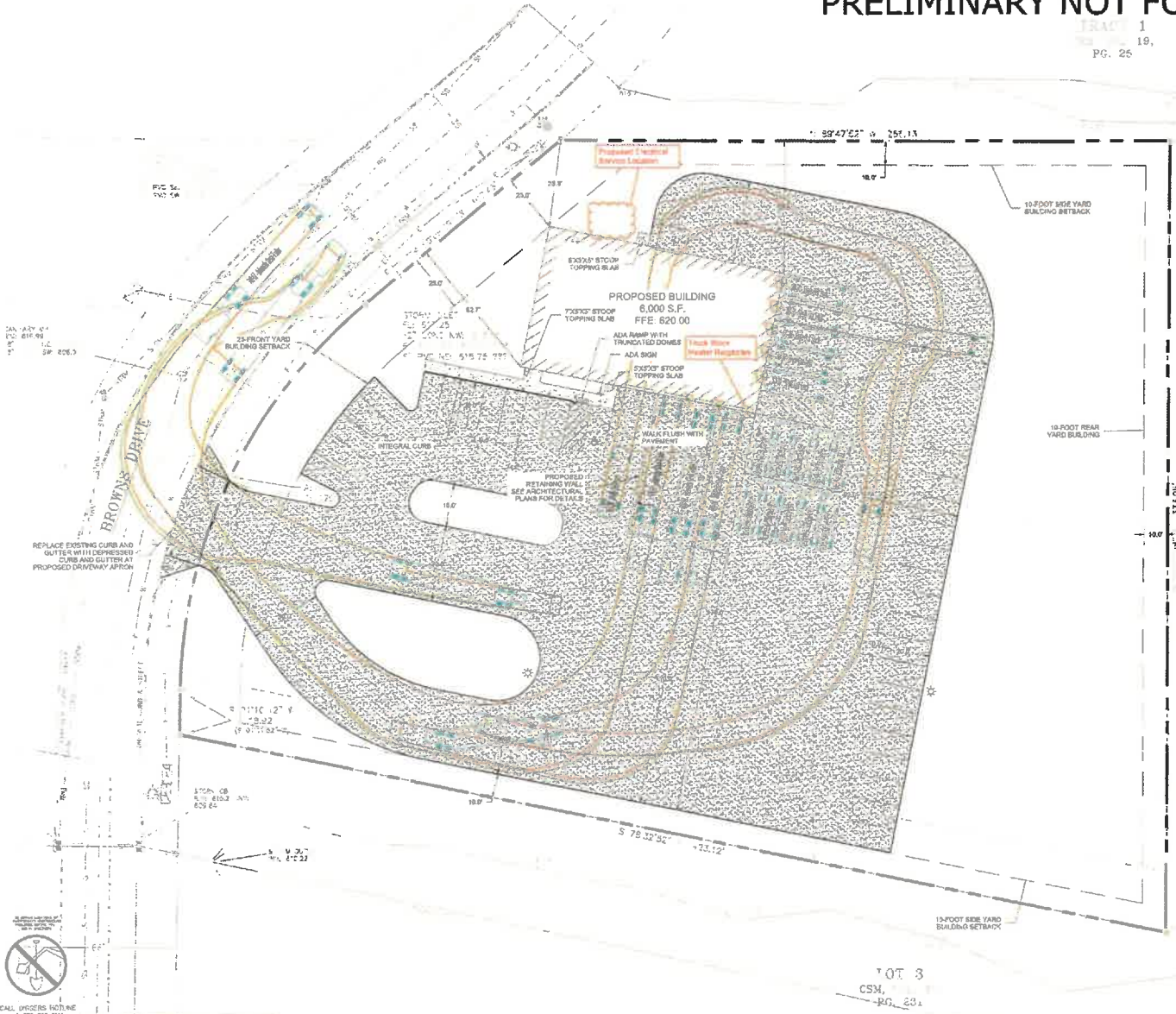
TRACT 1  
19,  
PG. 25

| SITE INFORMATION         |                       |
|--------------------------|-----------------------|
| SITE AREA                | 10.880 2.600 AC       |
| SITE DISTURBED AREA      | 9.970 2.538 AC        |
| EXISTING IMPERVIOUS AREA | 0 0.000 AC 0.0%       |
| PROPOSED IMPERVIOUS AREA | 59381 1.240 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 IS 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 GUTTER 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

REVISION DESCRIPTION

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
|     |      |    |          |

**ACE BUILDING SERVICE**  
 381 SOUTH 87TH AVENUE - HANCOCK, INDIANAPOLIS, IN 46260  
 PHONE: 304-948-1000 • WWW.ACEBUILDINGSERVICE.COM

PROJECT INFORMATION:

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

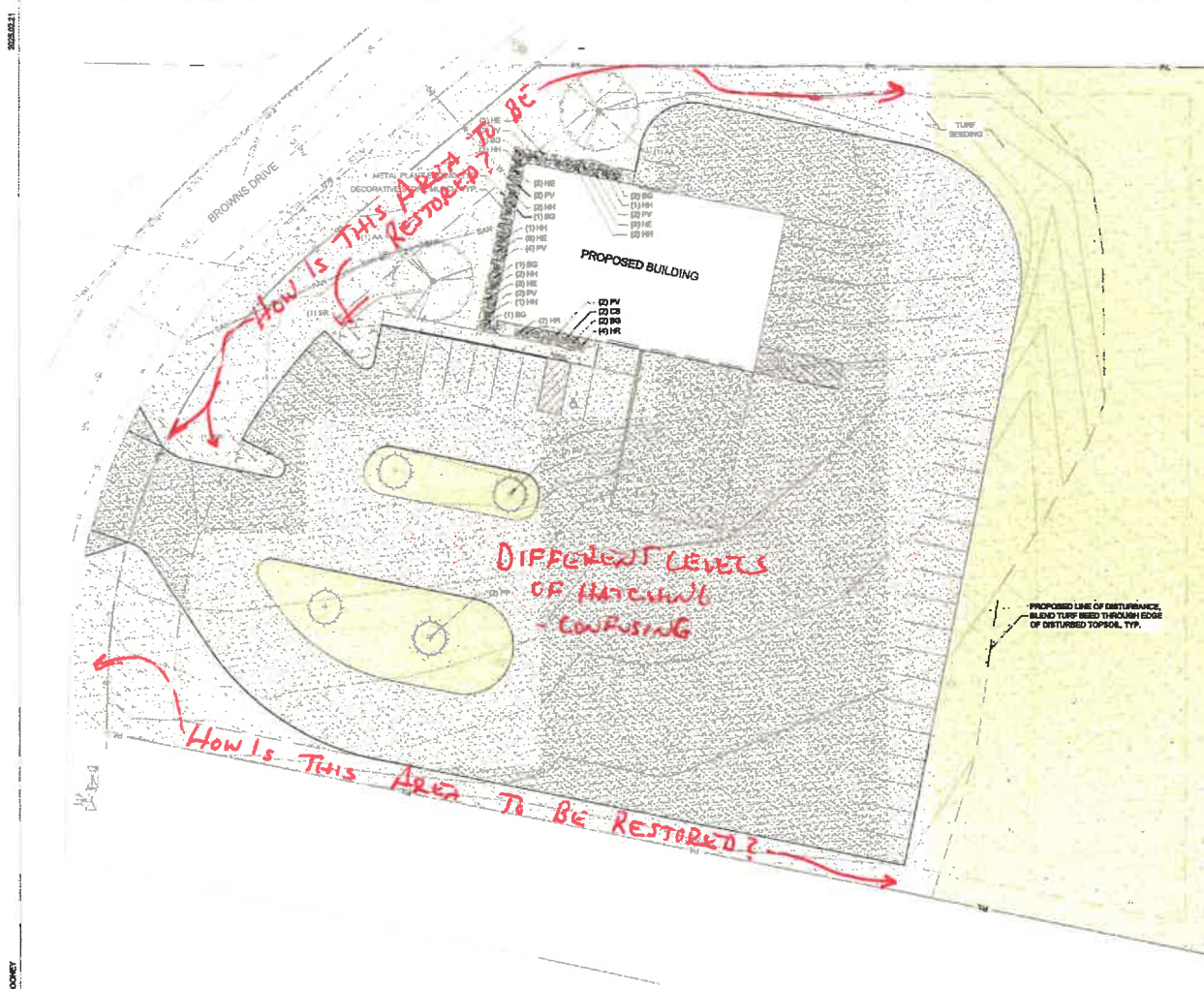
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SHEET INFORMATION:  
 A.C.E. JOB NO. 26073  
 DATE: 05/02/2025  
 DRAWN BY: JCB  
 SCALE: 1" = 20'  
 SHEET

SITE DIMENSION PLAN

C100

CALL DRIVERS NOTE:  
 1. SEE 242-8971  
 2. SEE 1-1  
 3. SEE 1-2  
 4. SEE 1-3  
 5. SEE 1-4  
 6. SEE 1-5  
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 99. SEE 1-98  
 100. SEE 1-99  
 101. SEE 1-100

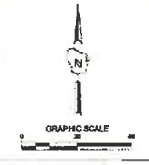


- LEGEND:**
- TOPSOIL/SEED
  - STONE MULCH
  - PROPERTY LINE
  - METAL PLANT EDGING
  - 2" THICK CONCRETE WALK
  - CONCRETE PAVEMENT
  - ASPHALT SURFACE
  - CURB & GUTTER (ACCEPT)
  - CURB & GUTTER (REJECT)

**PLANT SCHEDULE**

| SYMBOL | CODE | BOTANICAL / COMMON NAME   | SIZE      | CURB/ASPHALT | QTY |
|--------|------|---|-----------|--------------|-----|
|        | PA   | Acer's Inermis 'Jefferson' / Autumn Blaze® Freyman Maple          | 2.5" Cal. | S&B          | 2   |
|        | PP   | Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce           | 8" H.     | S&B          | 4   |
|        | BR   | Betula pubescens 'Iron' 3/8" x 1/2" Ivy 3/8" Japanese Tree Liliac | 2.5" Cal. | T&S&B        | 2   |
|        | CS   | Cornus stolonifera 'Yellow' / Kersey's Dwarf Red Twig Dogwood     | 3 gal.    | Cont.        | 2   |
|        | SD   | Buxus 'Green Mound' / Green Mound Boxwood                         | 3 gal.    | Cont.        | 3   |
|        | PV   | Prunella virginiana 'Shesapeake' / Shesapeake® Black Chokeberry   | 1 gal.    | Cont.        | 16  |
|        | HR   | Hieracium 'Happy Return' / Happy Returns Daylily                  | 1 gal.    | Cont.        | 8   |
|        | HB   | Heuchera 'TINKLEBERRY' / Forever® Red Coral Bell                  | 1 gal.    | Cont.        | 18  |
|        | HN   | Hebe x 'Honey' / Honey-Hebe                                       | 1 gal.    | Cont.        | 11  |

**SIGMA GROUP**  
 www.sigmagroup.com  
 300 West Canal Street  
 Milwaukee, WI 53223  
 Phone: 414-643-4300  
 Fax: 414-643-4310



RUSH LOGISTICS  
 4313 BROWNS DRIVE  
 TWO RIVERS, WI  
 LANDSCAPE PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

| ISSUANCE     | DATE |
|--------------|------|
|              |      |
| NO. REVISION | DATE |
|              |      |

- LANDSCAPE GENERAL NOTES:**
- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BEGINNING 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 MEET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
  - PROVIDE 2" DOUBLE BURDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

|                       |
|-----------------------|
| PROJECT NO. 23806     |
| DESIGN DATE: ---      |
| PLOT DATE: 2023.02.21 |
| DRAWN BY: A.M.        |
| CHECKED BY: P.F.F.    |
| APPROVED BY: ---      |
| SHEET NO. L100        |



DATE: 02/21/23 10:41 AM  
 TITLE: L100  
 BY: A.M.  
 CHECKED BY: P.F.F.  
 APPROVED BY: ---  
 1/18 4750 220-116

THE LANDSCAPE ARCHITECT'S PROFESSIONAL SEAL IS NOT TO BE USED ON ANY DRAWINGS AND MATERIALS UNLESS THE ARCHITECT IS REGISTERED AND LICENSED IN THE STATE OF WISCONSIN AND THE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF HIS OR HER WORK AND THE ARCHITECT IS NOT PROVIDING ANY SERVICES TO ANY OTHER PARTY.



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 26<sup>th</sup> Street, Manitowoc, WI 54220

o 920.682.6105 | c 920.323.3883

www.acebuildingservice.com



# PROPOSED NEW FACILITY

RUSH LOGISTICS  
BROWN DR.  
TWO RIVERS, WI



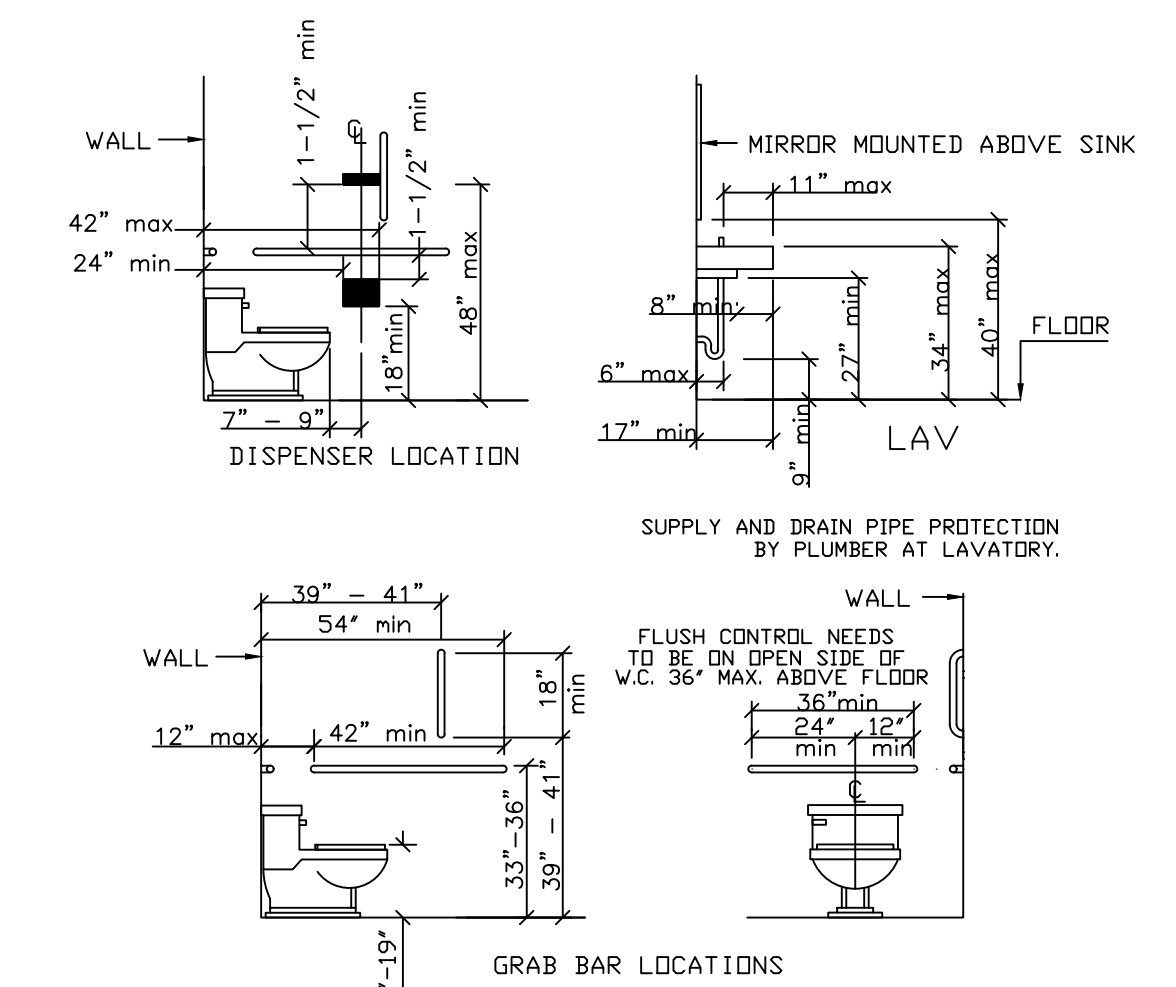
## SHEET INDEX

TITLE SHEET  
TS SHEET INDEX, TITLE SHEET, ENGINEERING/ DESIGNER INFORMATION

ARCHITECTURAL  
A1.0 PROPOSED FLOOR PLAN, SCHEDULES  
A2.0 SECTIONS, ENLARGED FLOOR PLAN  
A3.0 BUILDING ELEVATIONS  
S1.0 PROPOSED FOUNDATION PLAN  
S2.0 FOUNDATION DETAILS

### GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES  
- IBC 2015 SUBJECT TO MODIFICATIONS SPECIFIED IN WBC 2018 CH SPS 361-366
2. PROPOSED BUILDING AREA = 6,000 SQ FT
3. CLASS OF CONSTRUCTION - TYPE IIB
4. BUILDING OCCUPANCY - S-1 MODERATE HAZARD STORAGE/B - BUSINESS
5. ALL EXIT DOORS TO BE EQUIPPED WITH:
  - A. EXIT LIGHTS
    - Exit signs shall not exceed 5 Watts per side installed wattage.
    - Means of Egress Illumination Level shall not be less than 1 Foot Candle at Walking Surface
    - Emergency Power for Means of Egress shall provide power for 90 Min and consist of storage batteries, unit equipment, or on-site generator.
  - B. PROPER EXIT HARDWARE
    1. LEVER HANDLES THAT DO NOT REQUIRE TWISTING OF THE WRIST
  - C. THRESHOLDS THAT DO NOT EXCEED 1/2"
6. FIRE EXTINGUISHERS TO BE PROVIDED IF REQUIRED BY CODE
7. SMOKE DETECTORS TO BE PROVIDED IF REQUIRED BY CODE



MAXIMUM REACH TO WEL, DISPENSERS OR HAND DRYERS

|                      |      |     |     |     |     |     |
|----------------------|------|-----|-----|-----|-----|-----|
| REACH DEPTH          | 0.5' | 2'  | 5'  | 6'  | 9'  | 11' |
| MAXIMUM REACH HEIGHT | 48"  | 46" | 42" | 40" | 36" | 34" |

SHOULD BE MOUNTED PER THIS TABLE TO OPERABLE PARTS

MIRRORS INSTALLED WITH BOTTOM EDGE OF REFLECTING SURFACE 40" MAX. ABOVE FLOOR  
CDAT HOOKS INSTALLED 48" MAX. ABOVE FLOOR  
60" X 60" CLEAR FLOOR SPACE AT WATER CLOSET  
30" X 48" CLEAR FLOOR SPACE AT LAVATORY  
60" DIAMETER TURNING SPACE  
STANDARD FIXTURE RELATED DIMENSIONS TO COMPLY TO ICC/ANSI A171-03 STANDARD



| REV. BY | DATE | REVISION DESCRIPTION |
|---------|------|----------------------|
|         |      |                      |
|         |      |                      |
|         |      |                      |

**ACE BUILDING SERVICE**  
OUR REPUTATION IS OUR FOUNDATION  
3510 SOUTH 26TH STREET • MANITOWOC, WI • 54220  
PHONE: 920-6826105 • WWW.ACEBUILDINGSERVICE.COM  
SUPERVISING PROFESSIONAL:

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

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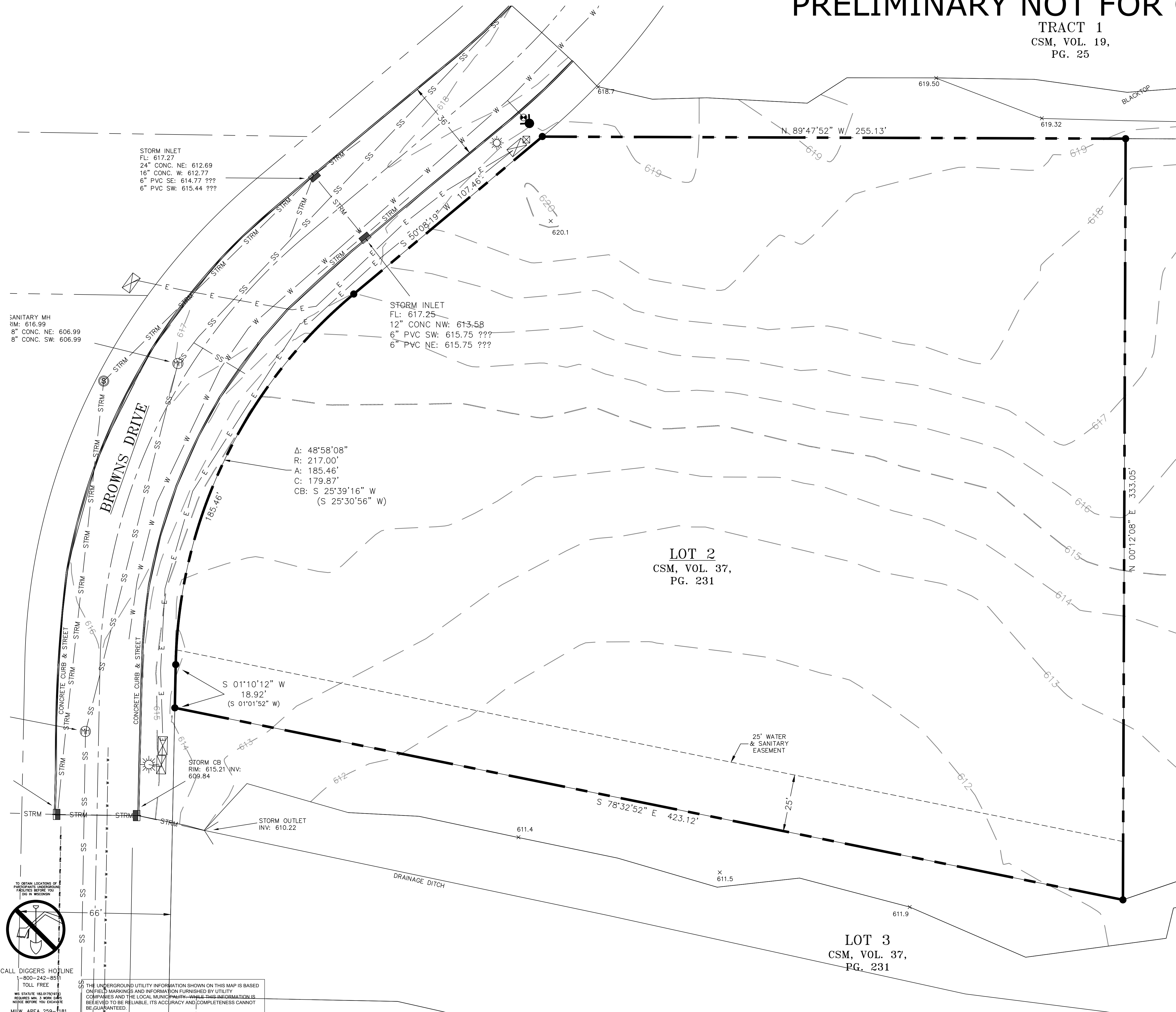
SHEET INFORMATION  
A.C.E. JOB NO.  
DATE: 01/08/25  
DRAWN BY: KDR  
SCALE: NTS

SHEET  
**TS**



# PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1  
CSM, VOL. 19,  
PG. 25



- LEGEND:**
- SECTION 1/4 SECTION LINE
  - PROPERTY LINE
  - EASEMENT
  - CHAIN LINK FENCE
  - GUARD RAIL
  - METAL FENCE
  - WOOD FENCE
  - TREE LINE
  - OVERHEAD UTILITY LINE
  - ELECTRIC
  - TELEPHONE
  - FIBER OPTIC
  - CABLE TV
  - SANITARY SEWER
  - FORCE MAIN
  - STORM SEWER
  - WATER MAIN
  - GAS
  - EXISTING CONTOUR
  - WETLAND
  - FLOODPLAIN
  - UNKNOWN MANHOLE
  - SANITARY 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
  - 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.
  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. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CORNER POINT ON 11/21/2024.
  4. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

| REVISION DESCRIPTION | DATE | REV BY |
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**ACE BUILDING SERVICE**  
OUR REPUTATION IS OUR FOUNDATION  
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220  
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

**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 **C001**

TO OBTAIN LOCATIONS OF FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE  
WE 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**

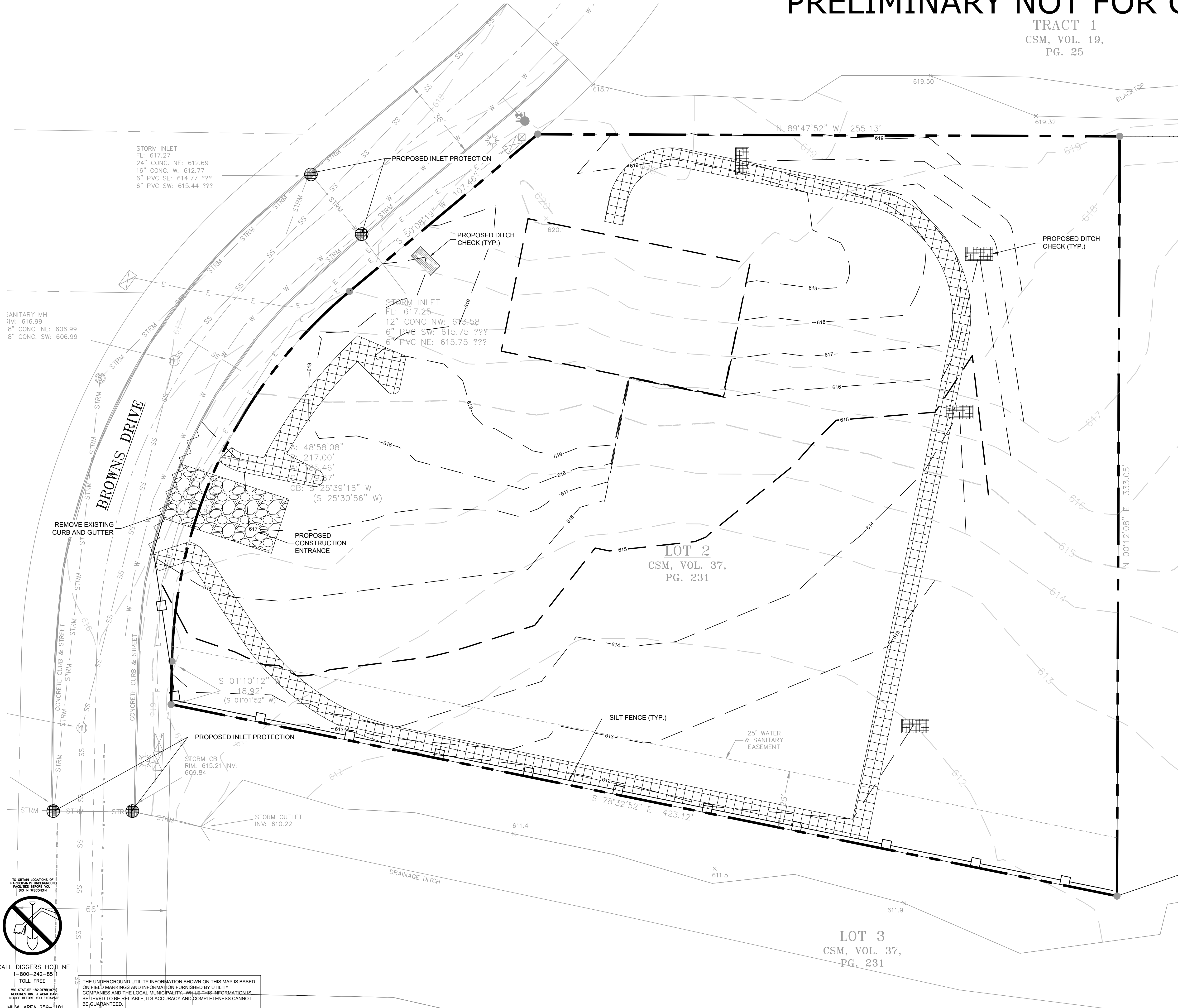
# PRELIMINARY NOT FOR CONSTRUCTION

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:**
- 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.
  - 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.

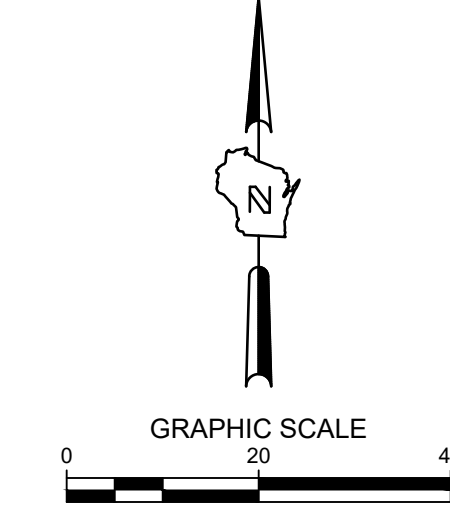


TO OBTAIN LOCATIONS OF FACILITIES BEFORE YOU DIG IN WISCONSIN

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

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 PREPARATION & EROSION CONTROL

| REVISION DESCRIPTION | DATE | REV BY |
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|                      |      |        |
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**RUSH LOGISTICS**  
4313 BROWNS DRIVE  
TWO RIVERS, WI

PROJECT INFORMATION:

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SHEET INFORMATION

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




**C002**

# PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1  
CSM, VOL. 19,  
PG. 25

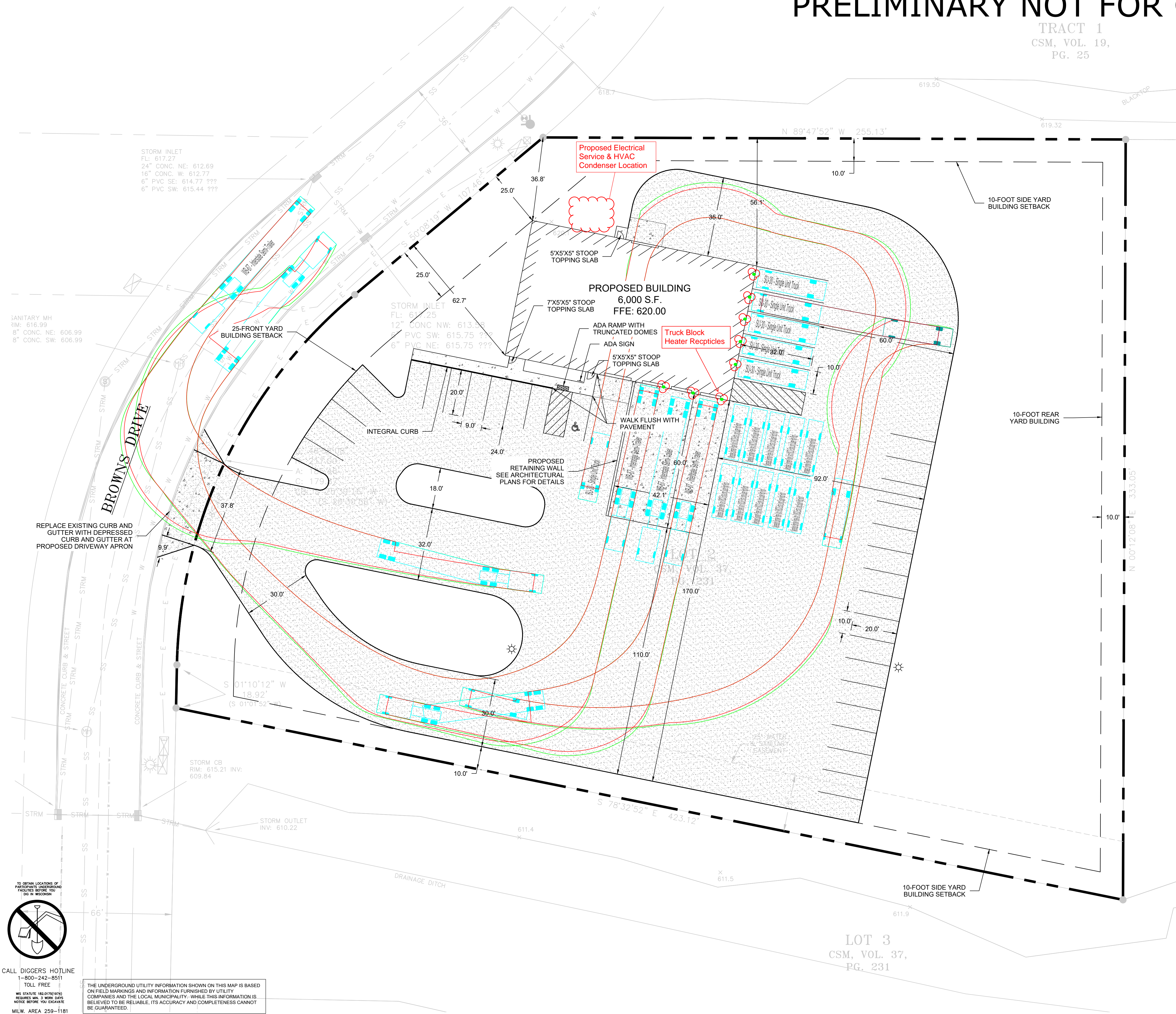
| SITE INFORMATION         |        |                 |
|--------------------------|--------|-----------------|
| SITE AREA                | 108899 | 2.500 AC        |
| SITE DISTURBED AREA      | 97470  | 2.238 AC        |
| EXISTING IMPERVIOUS AREA | 0      | 0.000 AC 0.0 %  |
| PROPOSED IMPERVIOUS 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:**

- 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.
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- 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.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 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.
- 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: 613.99  
6" PVC SW: 615.75 ???  
6" PVC NE: 615.75 ???

STORM CB  
RIM: 615.21 INV:  
609.84

STORM OUTLET  
INV: 610.22

TO OBTAIN LOCATIONS OF  
ADJACENT UNDERGROUND  
UTILITIES BEFORE YOU  
DIG IN WISCONSIN

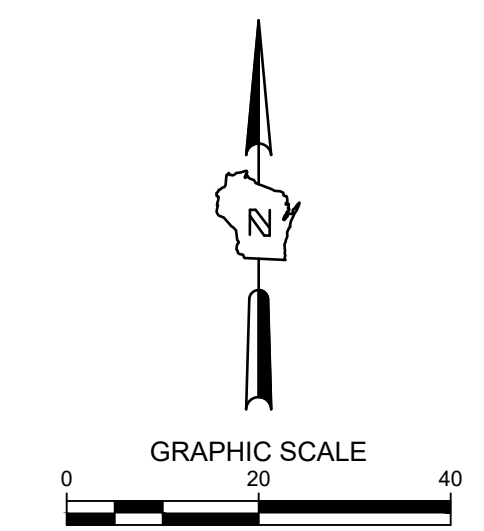


CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE

WIS. STATUTE 182.07(2)(b)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILWAUKEE AREA 259-1181

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LOT 3  
CSM, VOL. 37,  
PG. 231



## SITE DIMENSION PLAN

| REVISION DESCRIPTION | DATE | REV BY |
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PROJECT INFORMATION:  
**RUSH LOGISTICS**  
4313 BROWNS DRIVE  
TWO RIVERS, WI

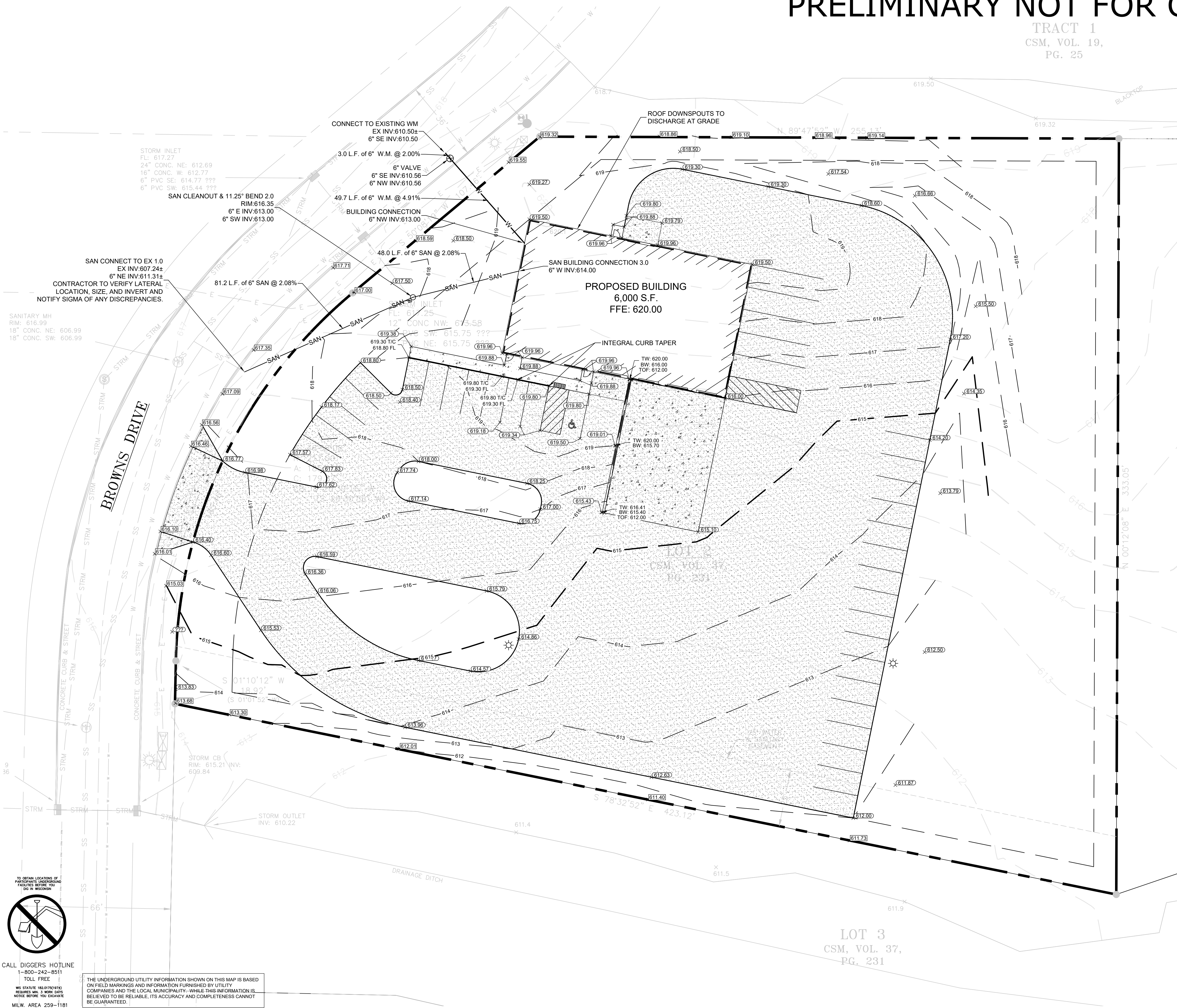
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| SHEET INFORMATION |            |
|-------------------|------------|
| A.C.E. JOB NO.    | 260/23     |
| DATE:             | 05/02/2025 |
| DRAWN BY:         | KJB        |
| SCALE:            | 1" = 20'   |
| SHEET             |            |

**C100**

# PRELIMINARY NOT FOR CONSTRUCTION

TRACT 1  
CSM, VOL. 19,  
PG. 25



**LEGEND:**

- W — PROPOSED WATER SERVICE
- SAN — PROPOSED SANITARY SERVICE
- S — PROPOSED STORM SEWER
- — GRADE BREAK LINE
- — EXISTING CONTOUR
- — PROPOSED CONTOUR
- X (100.50 T/C, 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)
- [Pattern] (F C401) 5" THICK CONCRETE WALK
- [Pattern] (E C401) CONCRETE PAVEMENT
- [Pattern] (D C401) GRAVEL SURFACE

- GENERAL NOTES:**
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  - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
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  - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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

TO OBTAIN LOCATIONS OF  
ADJACENT UNDERGROUND  
UTILITIES BEFORE YOU  
DIG IN WISCONSIN

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

WE STATUTE 182.07(2)(b)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 259-1181

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

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

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SHEET INFORMATION

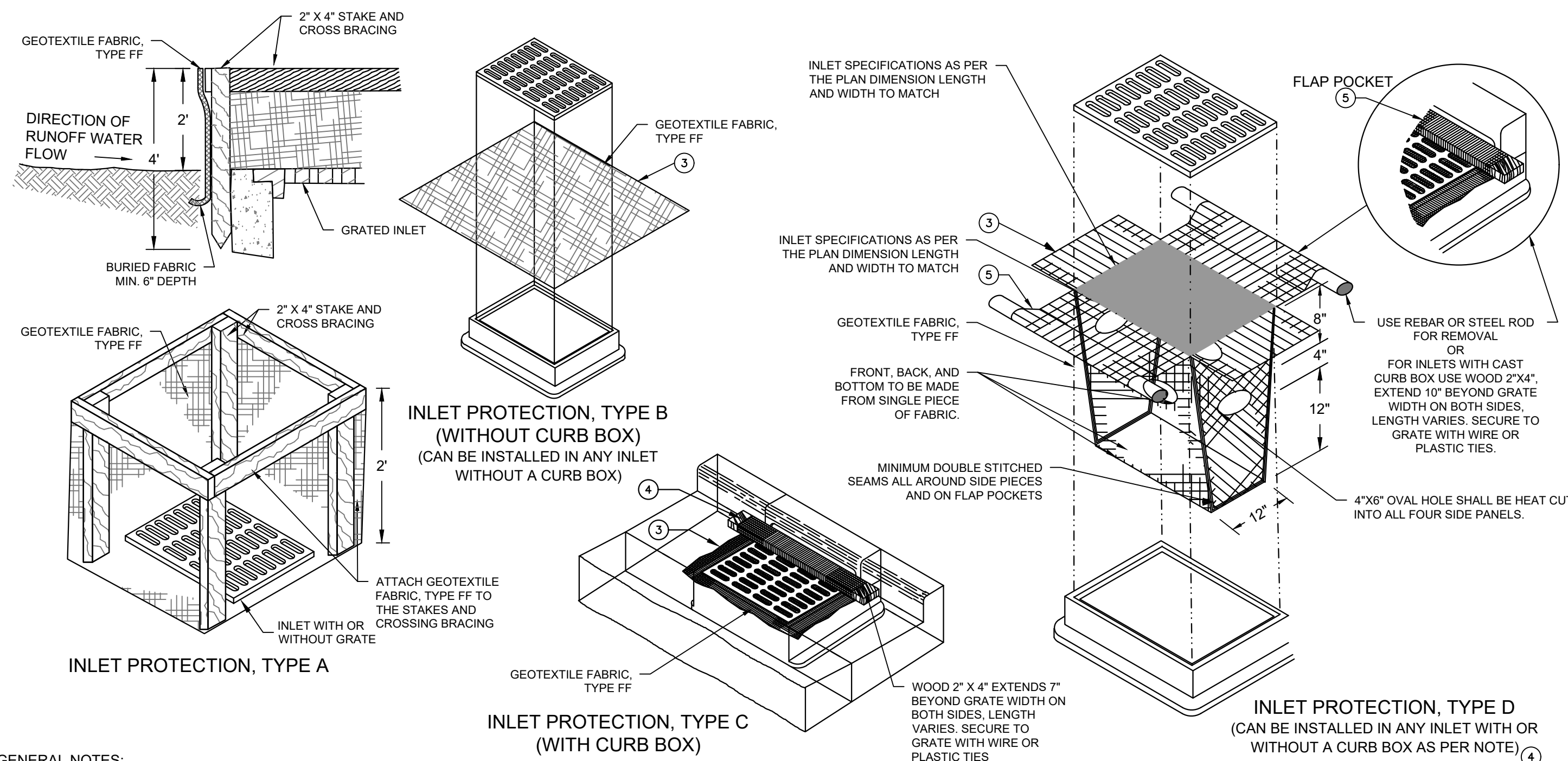
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|----------------|------------|
| A.C.E. JOB NO. | 260/23     |
| DATE:          | 05/02/2025 |
| DRAWN BY:      | KJB        |
| SCALE:         | 1" = 20'   |

SHEET **C200**

## GRADING & UTILITY PLAN

LOT 3  
CSM, VOL. 37,  
PG. 231

# PRELIMINARY NOT FOR CONSTRUCTION



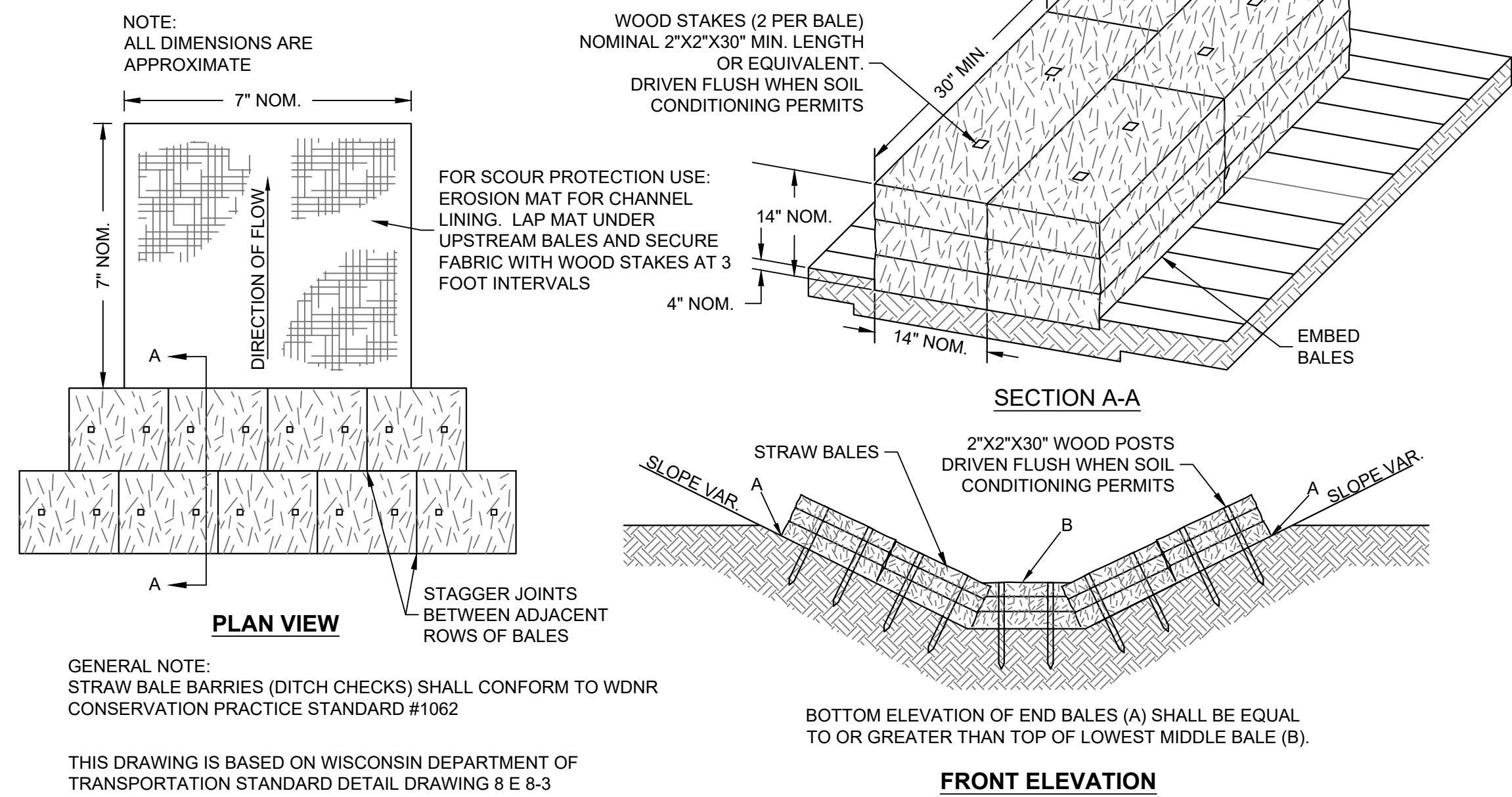
**GENERAL NOTES:**

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.

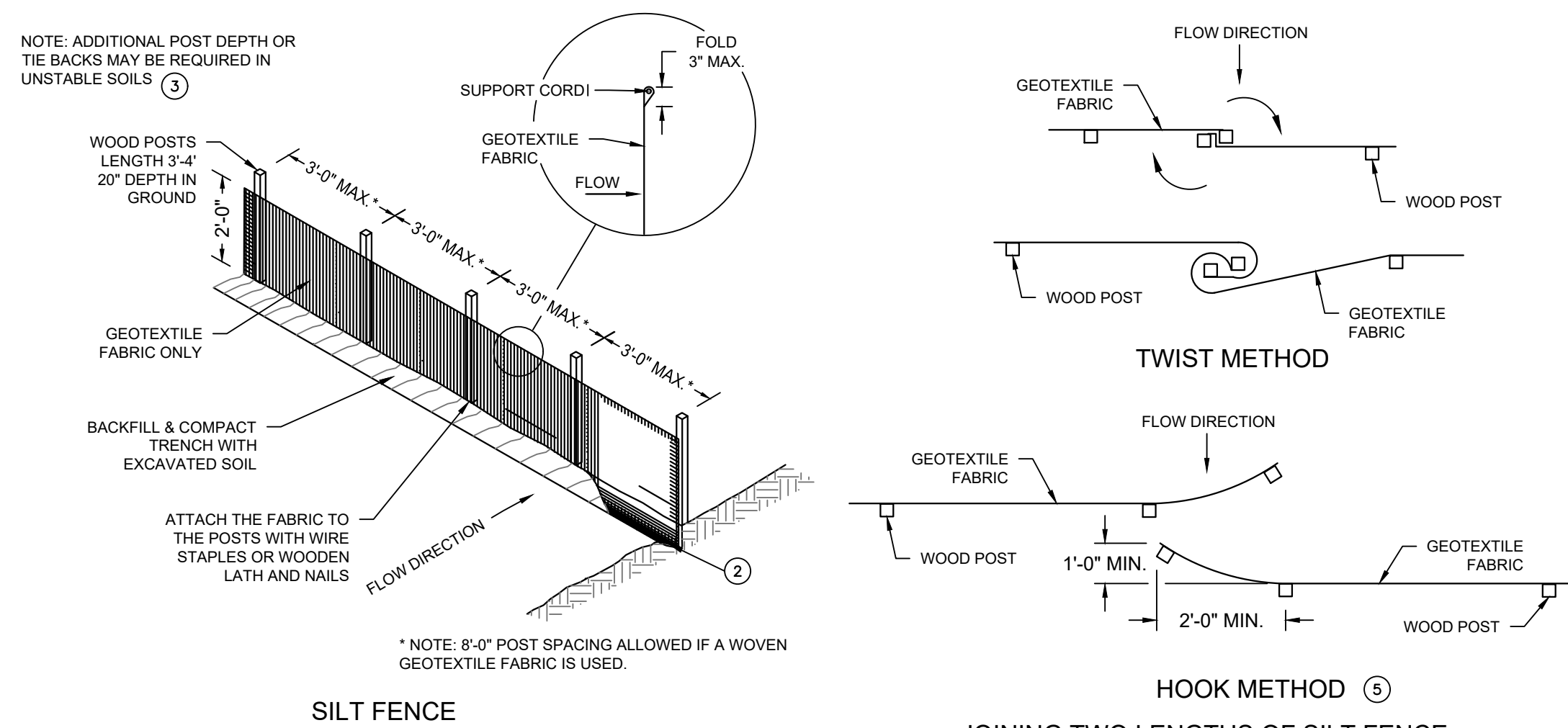
**INSTALLATION NOTES:**

- 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'



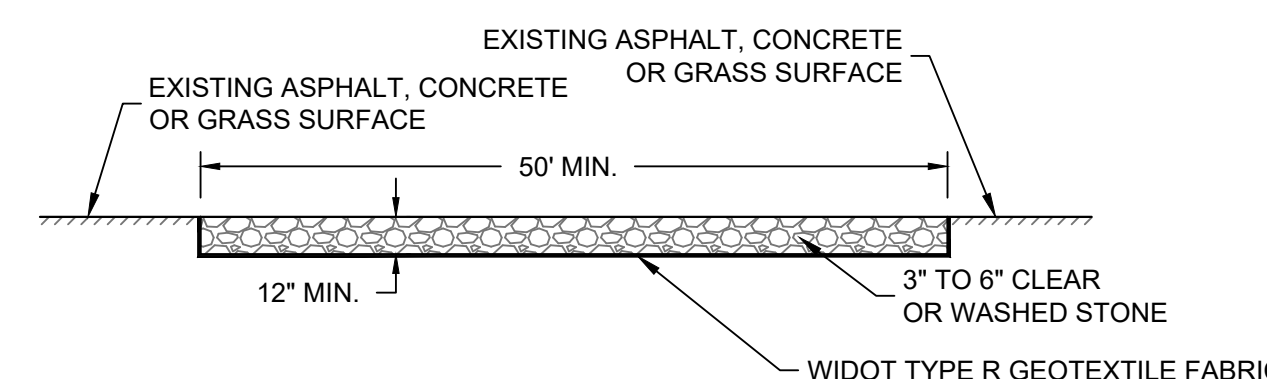
**B SILT FENCE - WDNR TS-1056**  
SCALE: 1" = 1'

**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, FRESHENING SHALL 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 DESCRIPTION | DATE | REV BY |
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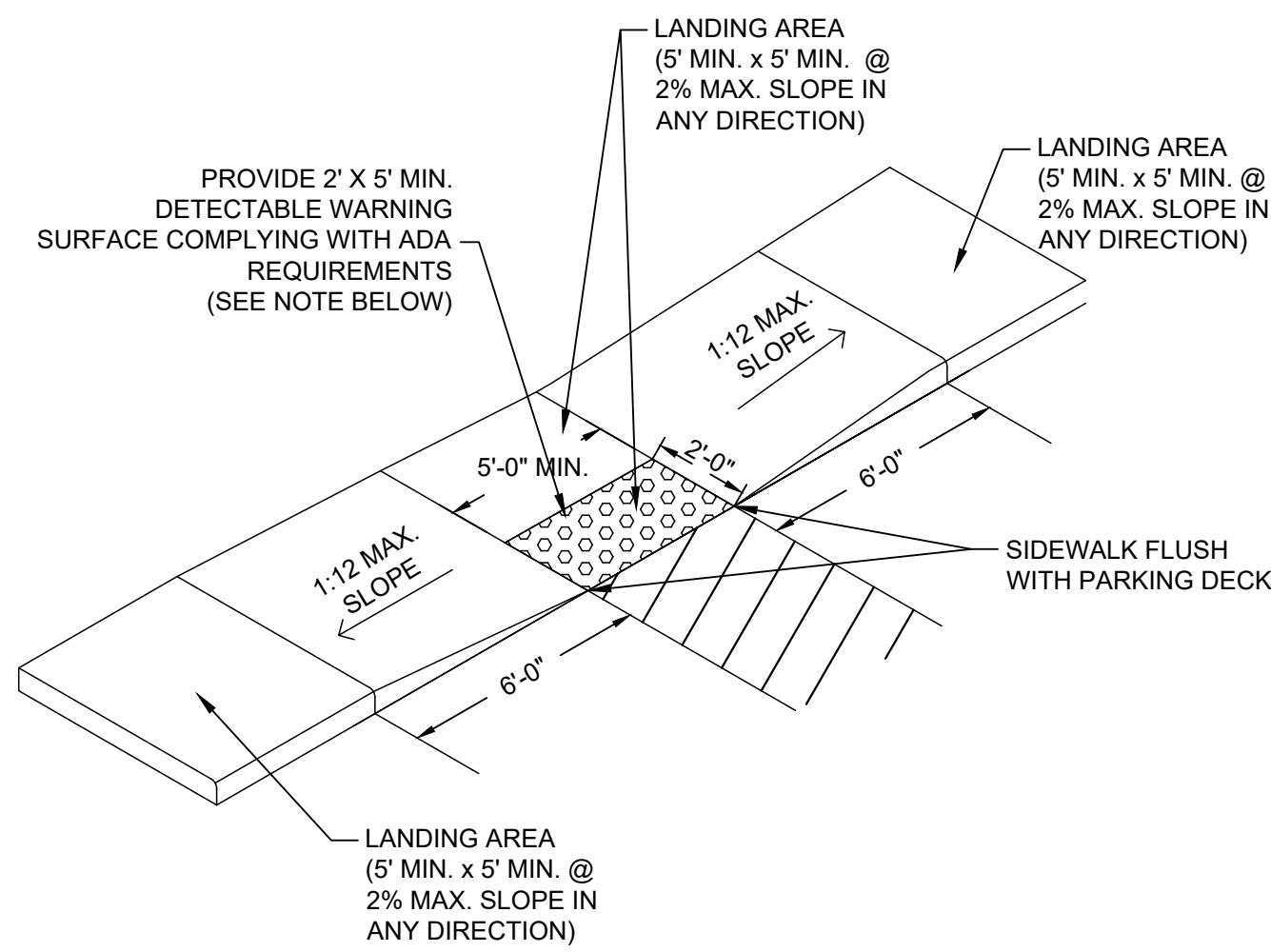
**ACE BUILDING SERVICE**  
OUR REPUTATION IS OUR FOUNDATION  
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220  
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

**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'   |

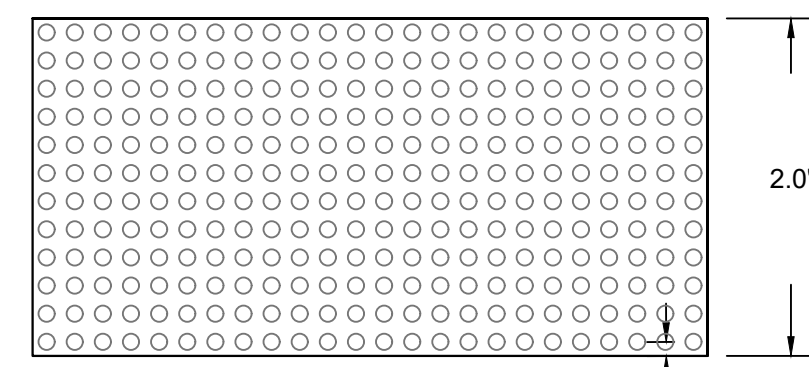
# PRELIMINARY NOT FOR CONSTRUCTION



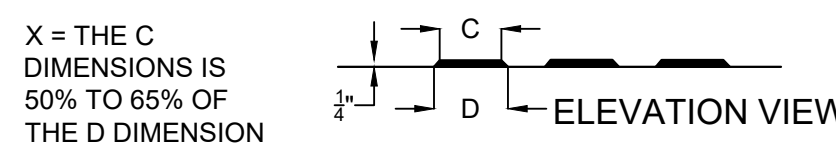
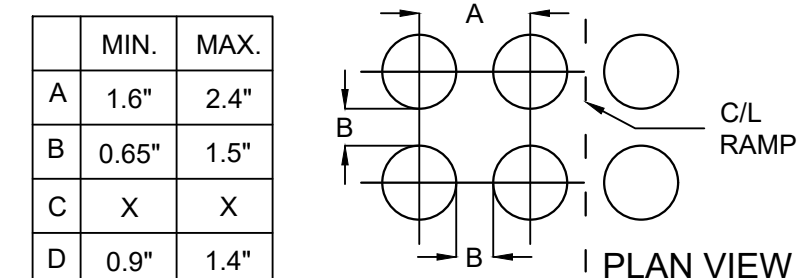
**NOTES:**

1. CONTRACTOR TO VERIFY ADA RAMP DETAIL WITH CITY AND ADJUST AS NEEDED.
2. PROVIDE DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES OF SIZE, SPACING AND CONTRAST REQUIRED BY ADA GUIDELINES.
3. DETECTABLE WARNINGS SHALL BE PER CITY STANDARDS.

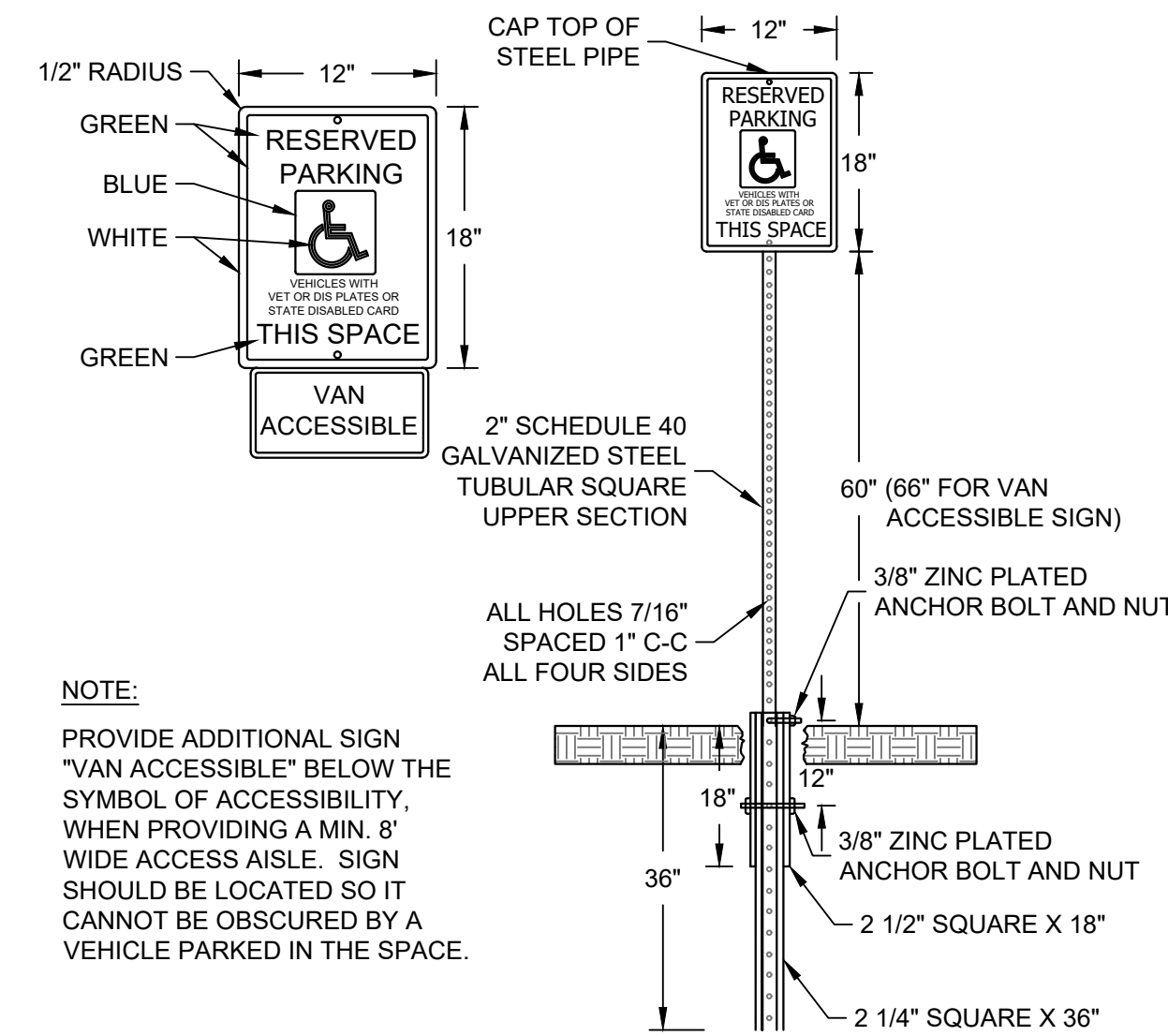
**A** ADA RAMP - TYPE 1  
SCALE: NTS



**PLAN VIEW**

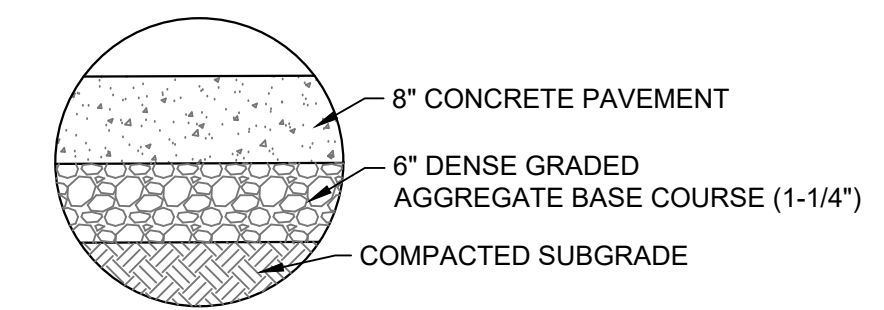


**B** TRUNCATED DOMES  
SCALE: NTS

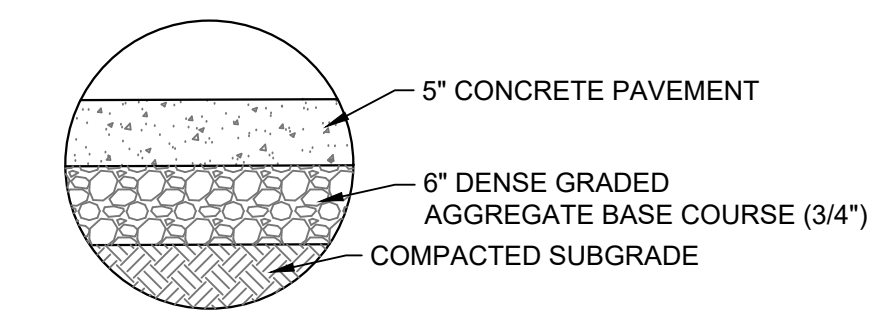


**NOTE:**  
PROVIDE ADDITIONAL SIGN "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. WHEN PROVIDING A MIN. 8' WIDE ACCESS AISLE, SIGN SHOULD BE LOCATED SO IT CANNOT BE OBTUSCED BY A VEHICLE PARKED IN THE SPACE.

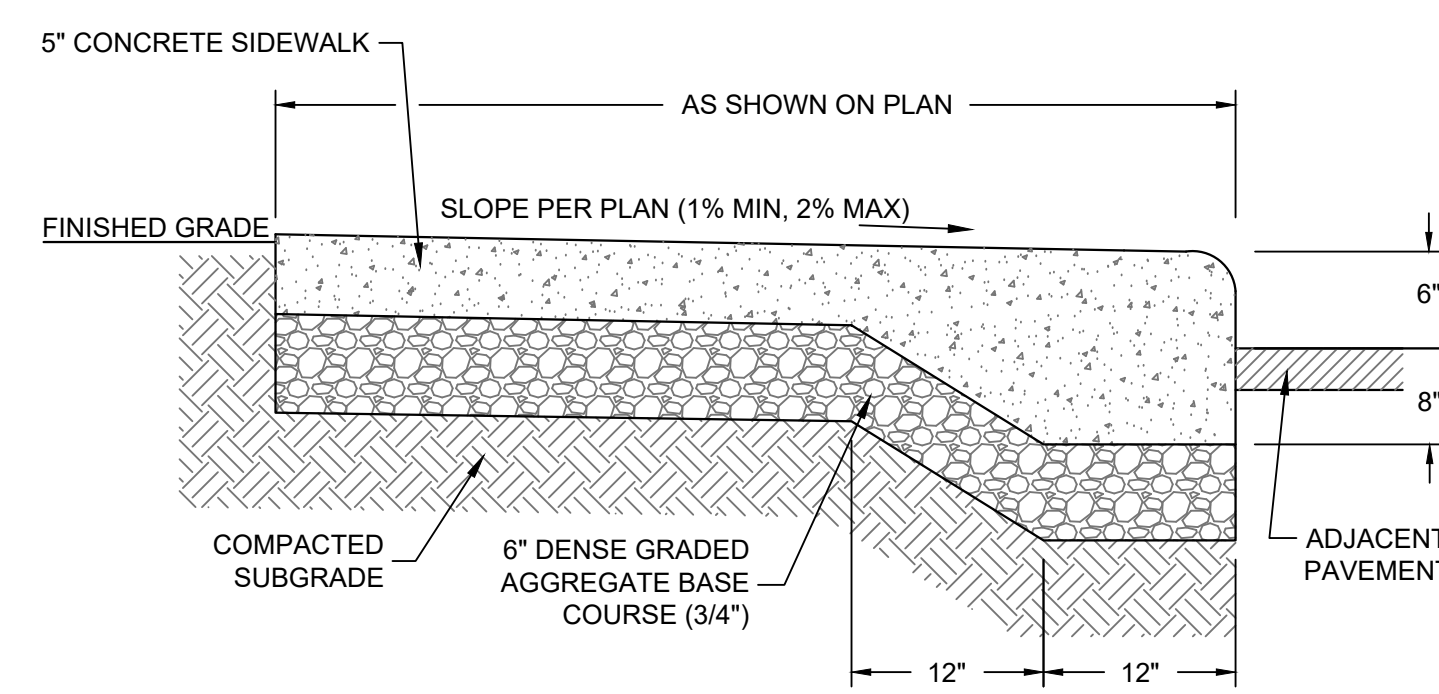
**C** ADA SIGN AND POST  
SCALE: NTS



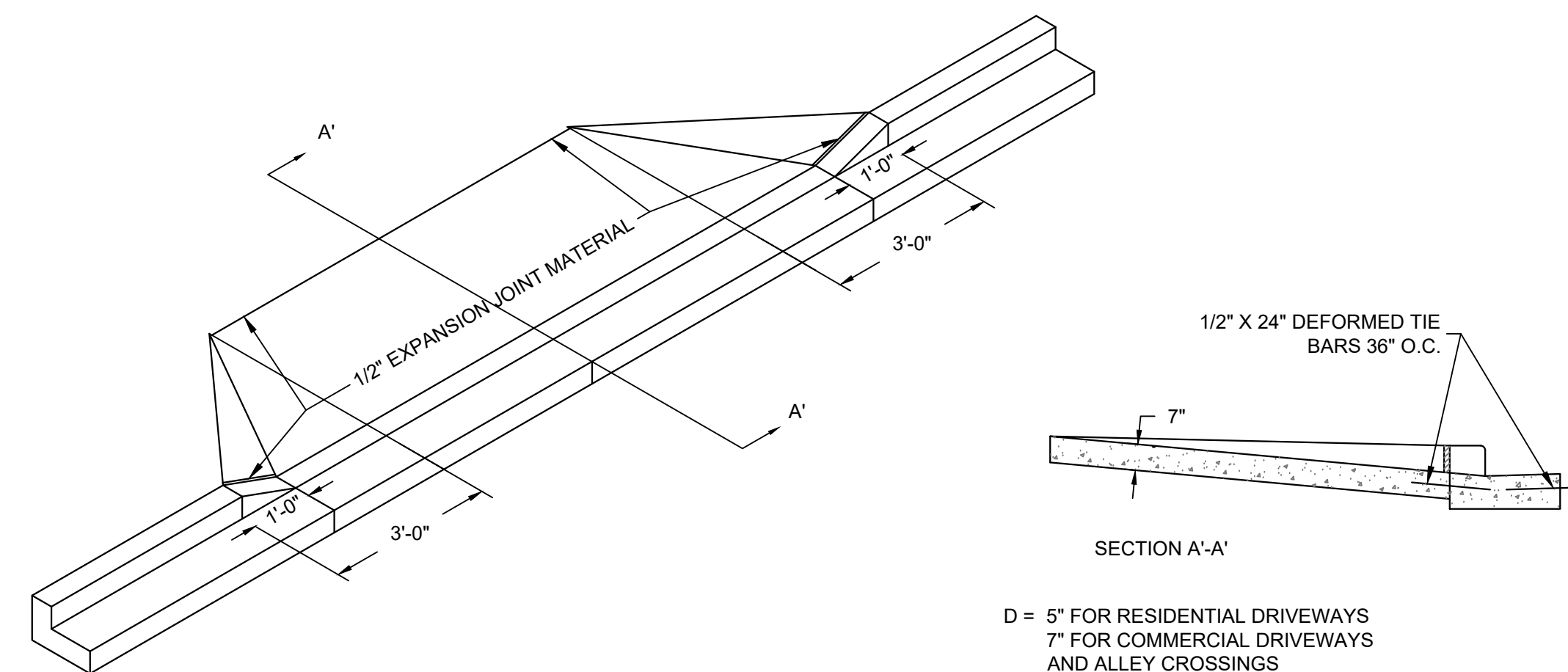
**E** CONCRETE PAVEMENT SECTION  
SCALE: NTS



**F** CONCRETE SIDEWALK SECTION  
SCALE: NTS



**G** CONCRETE WALK - INTEGRAL CURB  
SCALE: NTS



**NOTES:**  
1. IF LOCAL JURISDICTION HAS A TYPICAL DRIVEWAY DETAIL THAT DIFFERS FROM STANDARD DETAIL, LOCAL JURISDICTION SHALL OVERRIDE STANDARD DETAIL

**H** CONCRETE DRIVEWAY  
SCALE: NTS

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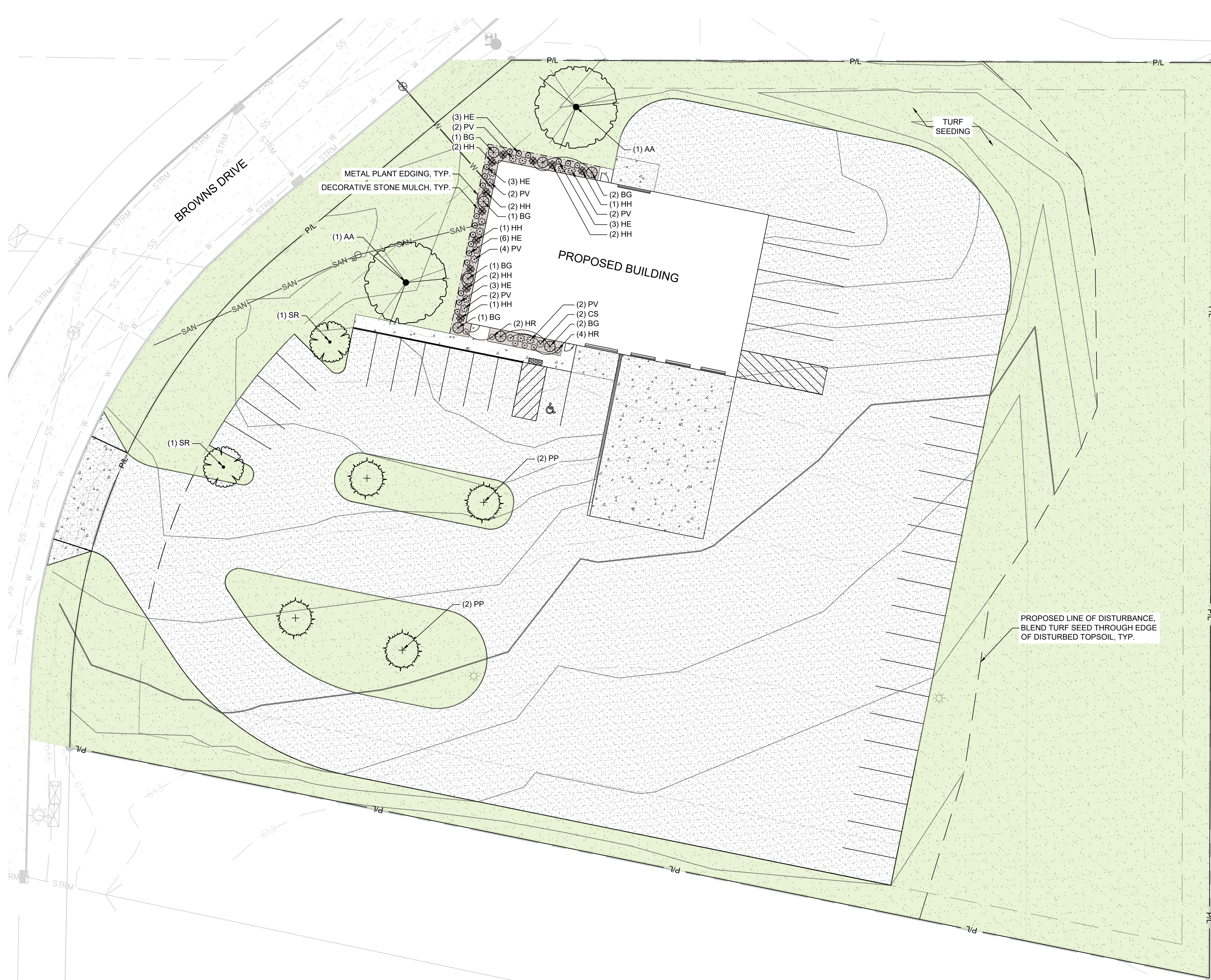
**RUSH LOGISTICS**  
4313 BROWNS DRIVE  
TWO RIVERS, WI

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



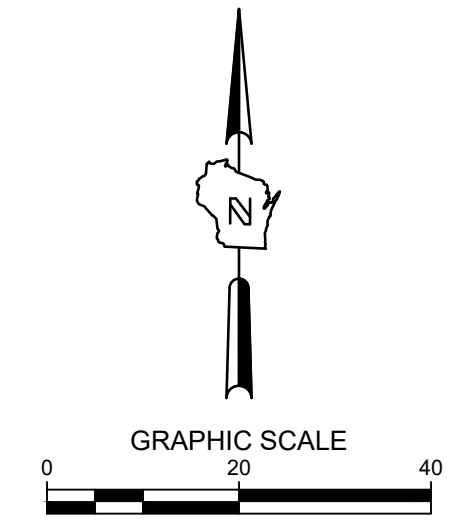


**LEGEND:**

- TURFGRASS SEED
- STONE MULCH
- P/L PROPERTY LINE
- METAL PLANT EDGING
- 5" THICK CONCRETE WALK (F C401)
- CONCRETE PAVEMENT (E C401)
- ASPHALT SURFACE (D C401)
- CURB & GUTTER (ACCEPT)
- CURB & GUTTER (REJECT)

**PLANT SCHEDULE**

| SYMBOL                    | CODE | BOTANICAL / COMMON NAME  | SIZE      | CONTAINER | QTY |
|---------------------------|------|--|-----------|-----------|-----|
| <b>DECIDUOUS TREES</b>    |      |  |           |           |     |
|                           | AA   | Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple      | 2.5" Cal. | B&B       | 2   |
| <b>EVERGREEN TREES</b>    |      |  |           |           |     |
|                           | PP   | Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce          | 6' Ht.    | B&B       | 4   |
| <b>ORNAMENTAL TREES</b>   |      |  |           |           |     |
|                           | SR   | Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac | 2.5" Cal. | B&B       | 2   |
| <b>DECIDUOUS SHRUBS</b>   |      |  |           |           |     |
|                           | CS   | Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood        | 3 gal.    | Cont.     | 2   |
| <b>EVERGREEN SHRUBS</b>   |      |  |           |           |     |
|                           | BG   | Buxus x 'Green Mountain' / Green Mountain Boxwood                | 3 gal.    | Cont.     | 8   |
| <b>ORNAMENTAL GRASSES</b> |      |  |           |           |     |
|                           | PV   | Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass          | 1 gal.    | Cont.     | 14  |
| <b>PERENNIALS</b>         |      |  |           |           |     |
|                           | 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  |



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

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

| ISSUANCE     | DATE |
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- 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.

|              |             |
|--------------|-------------|
| PROJECT NO:  | 23606       |
| DESIGN DATE: | ----        |
| PLOT DATE:   | 2025.02.21  |
| DRAWN BY:    | AJR         |
| CHECKED BY:  | PRF         |
| APPROVED BY: | ----        |
| SHEET NO:    | <b>L100</b> |

TO OBTAIN LOCATIONS OF  
 ADJACENT UTILITIES AND  
 FACILITIES BEFORE YOU  
 DIG IN WISCONSIN

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

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.

MS STATUTE 182.07(2)(PM)  
 REQUIRES MIN. 3 WORK DAYS  
 NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 259-1181

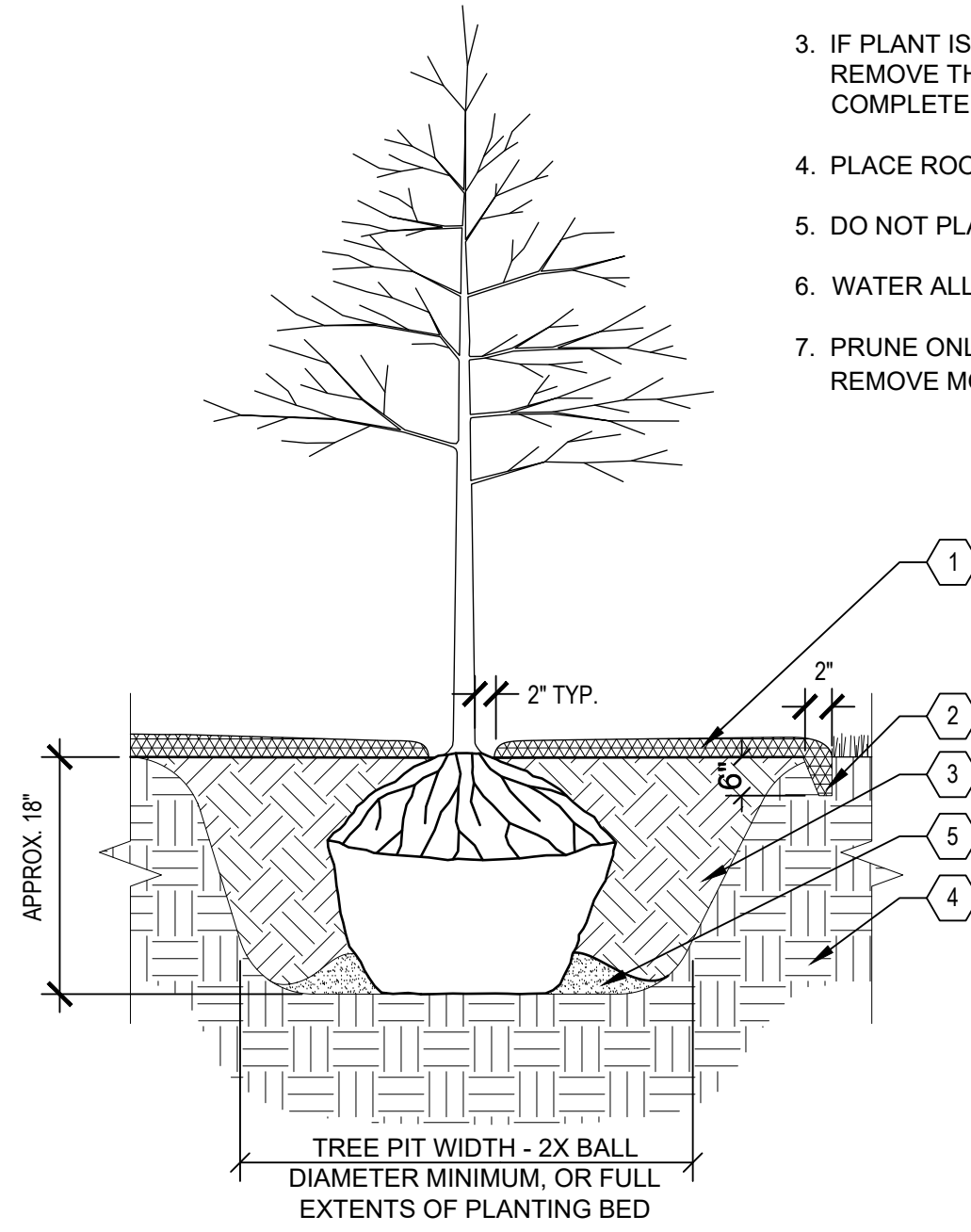


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| PROJECT NO:  | 23606      |
| DESIGN DATE: | ----       |
| PLOT DATE:   | 2025.02.21 |
| DRAWN BY:    | AJR        |
| CHECKED BY:  | PRF        |
| APPROVED BY: | ----       |
| SHEET NO:    | L200       |

NOTES:

1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.

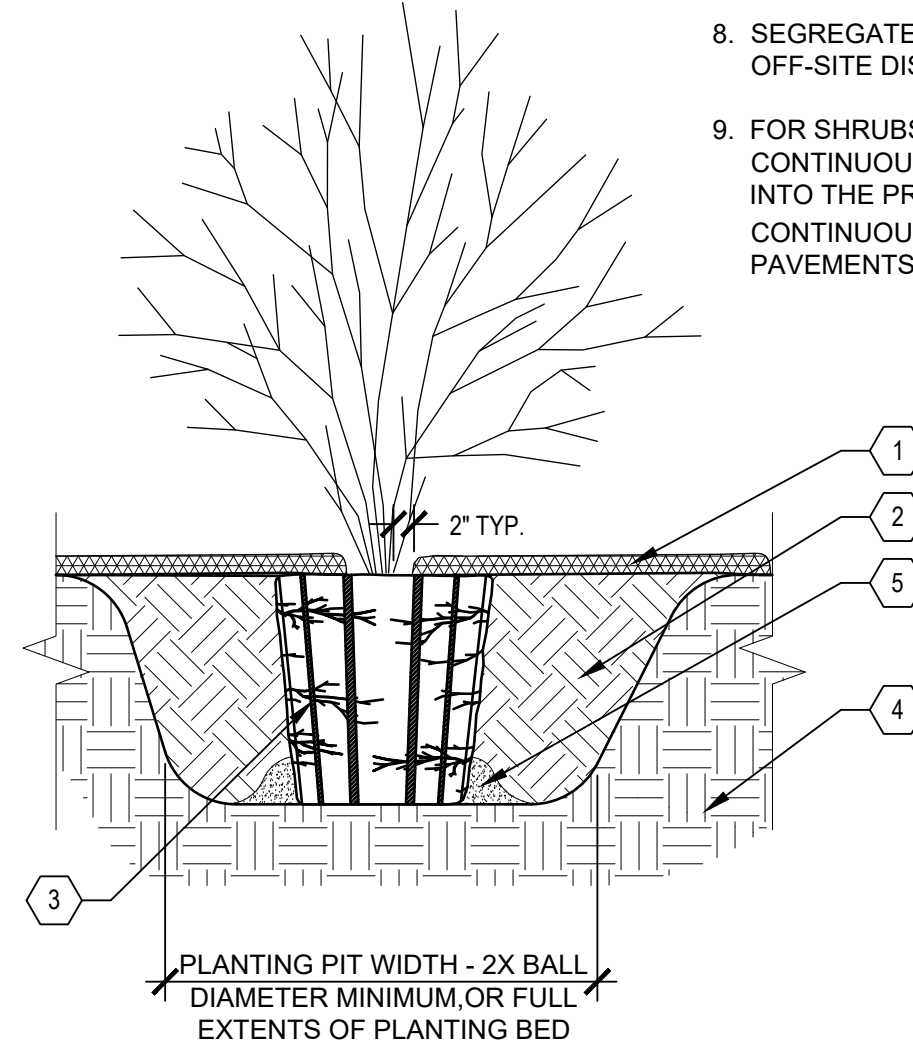


KEYED LEGEND

- 1 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
- 2 PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
- 3 PLANTING SOIL. PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
- 4 PREPARED SUBGRADE
- 5 TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

NOTES:

1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND

- 1 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
- 2 PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
- 3 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
- 4 PREPARED SUBGRADE
- 5 TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

**A** TYPICAL TREE PLANTING

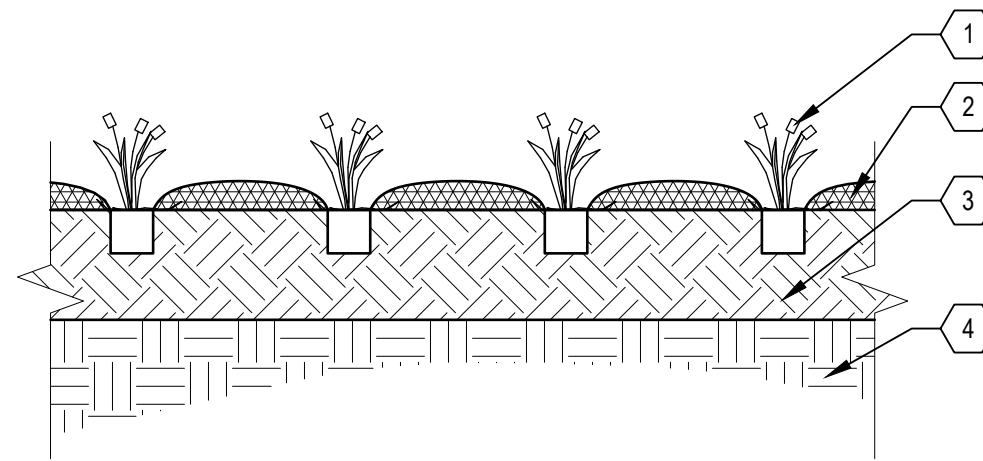
SCALE:N.T.S.

**B** TYPICAL SHRUB PLANTING

SCALE:N.T.S.

NOTES:

1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN 1/3 OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD 1/2" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

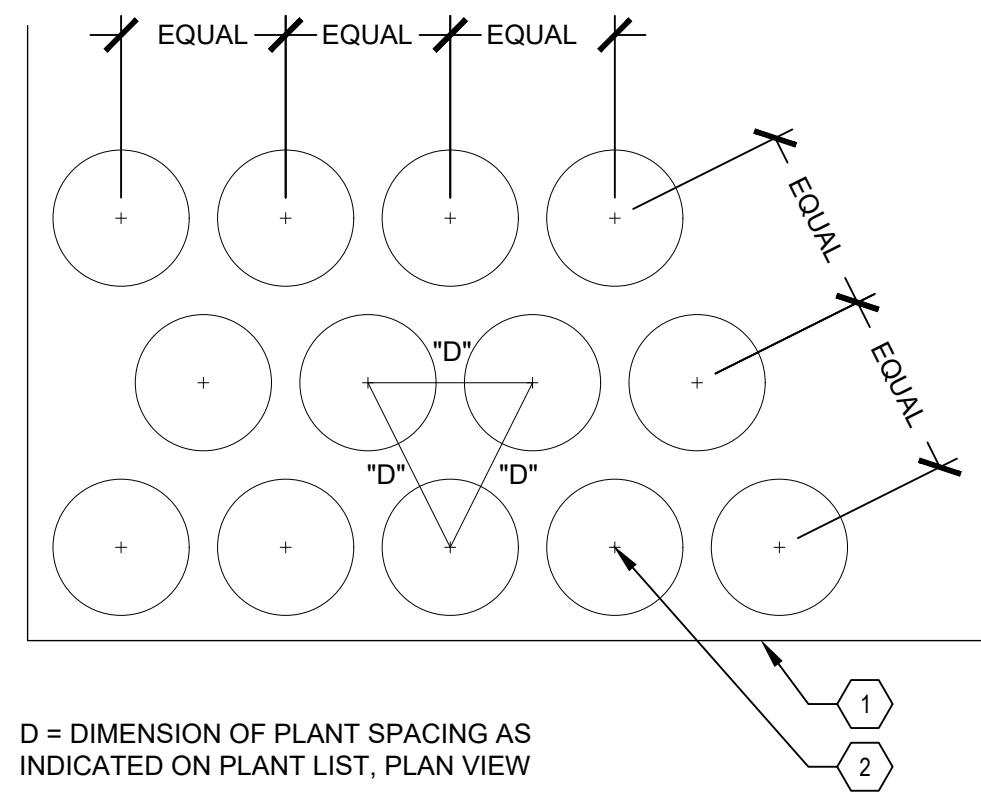


KEYED LEGEND

- 1 PERENNIAL, ORNAMENTAL GRASS, OR GROUND COVER PLUG. SEE LANDSCAPE PLAN SHEETS L100-L103
- 2 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 3" CLEAR OF STEMS
- 3 PLANTING SOIL. PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
- 4 PREPARED SUBGRADE

NOTES:

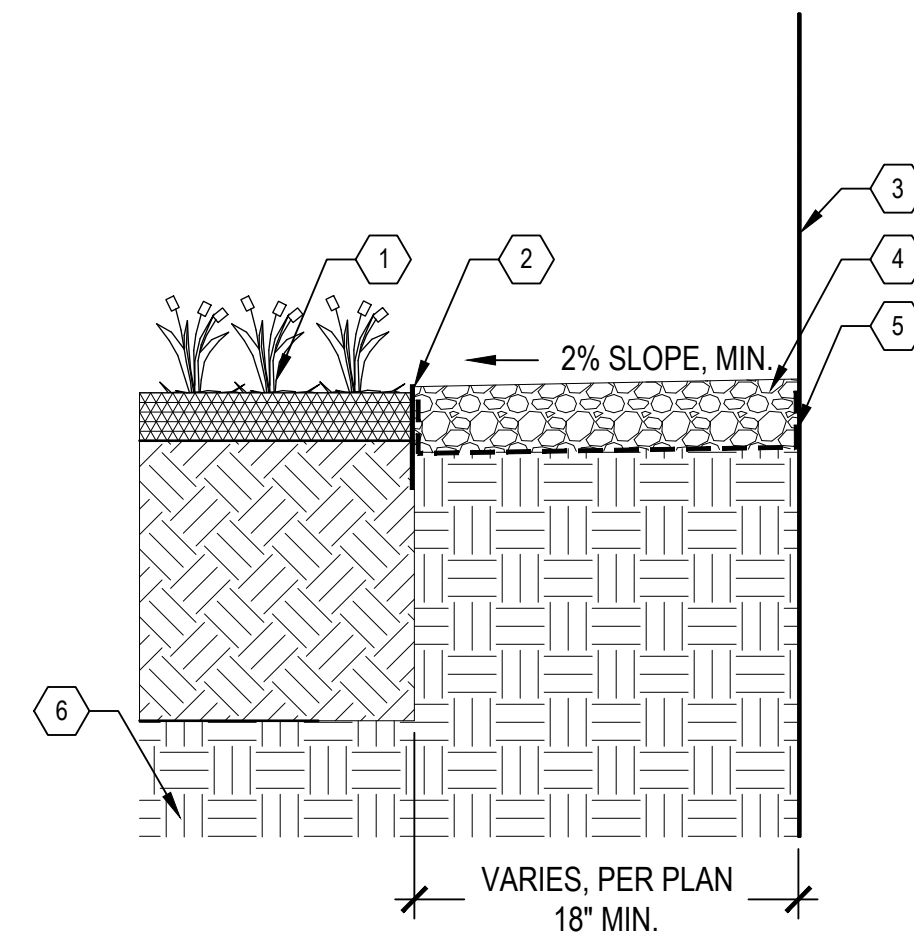
1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.



D = DIMENSION OF PLANT SPACING AS INDICATED ON PLANT LIST, PLAN VIEW

KEYED LEGEND

- 1 EDGE OF ADJACENT PAVEMENT
- 2 SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION



KEYED LEGEND

- 1 ADJACENT PLANTING BED
- 2 BLACK ANODIZED ALUMINUM EDGING
- 3 BUILDING FACE
- 4 3" DEPTH STONE MULCH
- 5 WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
- 6 PREPARED SUBGRADE

**C** TYPICAL PERENNIAL & ORNAMENTAL GRASS PLANTING

SCALE:N.T.S.

**D** TYPICAL PLANT SPACING

SCALE:N.T.S.

**E** STONE MULCH PLANTING BED

SCALE:N.T.S.

**PLANTING QUALITY ASSURANCE**

- 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.
- 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. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
- TREES:
  - SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
  - WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER 1/4" DIAMETER THAT ARE NOT COMPLETELY CALLEDUS WILL BE REJECTED.
  - SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
  - 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. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

**PLANTING PROJECT CONDITIONS:**

- VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
- 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:
  - NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
  - DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
- PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
  - DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
  - NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
- 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. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
- EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
  - VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURKS, CONCRETE LAYERS OR CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
  - DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

**PLANTING DELIVERY, STORAGE, & HANDLING:**

- BULK MATERIALS;
  - DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
- 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. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
- HANDLE PLANTING STOCK BY ROOT BALL.
- DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
  - SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
  - WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

**EXCAVATION FOR TREES & SHRUBS**

- EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
  - EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
  - DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
  - 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.
  - MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
  - MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
  - KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
- SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
- NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
- NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

**TREE & SHRUB PLANTING**

- 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. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
- REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
- SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
  - USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
  - CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
  - BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
  - CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

**TREE & SHRUB MATERIAL:**

- GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
  - 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.
  - 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.
  - 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.
- FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- 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
- INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
  - DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
  - 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.
    - THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
    - 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**

- STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
  - BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
  - EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
  - STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
  - FINISH: BLACK DURAFLEX
  - 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
- INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

**STONE MULCH MATERIAL & INSTALLATION:**

- SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
  - MATERIAL: ANGULAR WASHED STONE.
  - SIZE: 1-1/2" DIAMETER
  - DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
  - COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
  - BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
- LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
- 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.
- 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:**

- DELIVERY:
  - 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.
- PROJECT CONDITIONS:
  - SEED DURING ONE OF THE FOLLOWING PERIODS.
    - SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
    - FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
- PRODUCTS
  - PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
  - TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTT'S MIRACLE-GRO COMPANY' OR APPROVED EQUAL
- PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
- 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 GLYOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
  - DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
- FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY 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
- MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
- 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.
- SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

**CLEAN-UP AND PROTECTION**

- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- 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.
- 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**



| ISSUANCE     | DATE       |
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| ----         | ----       |
| PROJECT NO:  | 23606      |
| DESIGN DATE: | ----       |
| PLOT DATE:   | 2025.02.21 |
| DRAWN BY:    | AJR        |
| CHECKED BY:  | PRF        |
| APPROVED BY: | ----       |
| SHEET NO:    | L300       |

# PRELIMINARY NOT FOR CONSTRUCTION

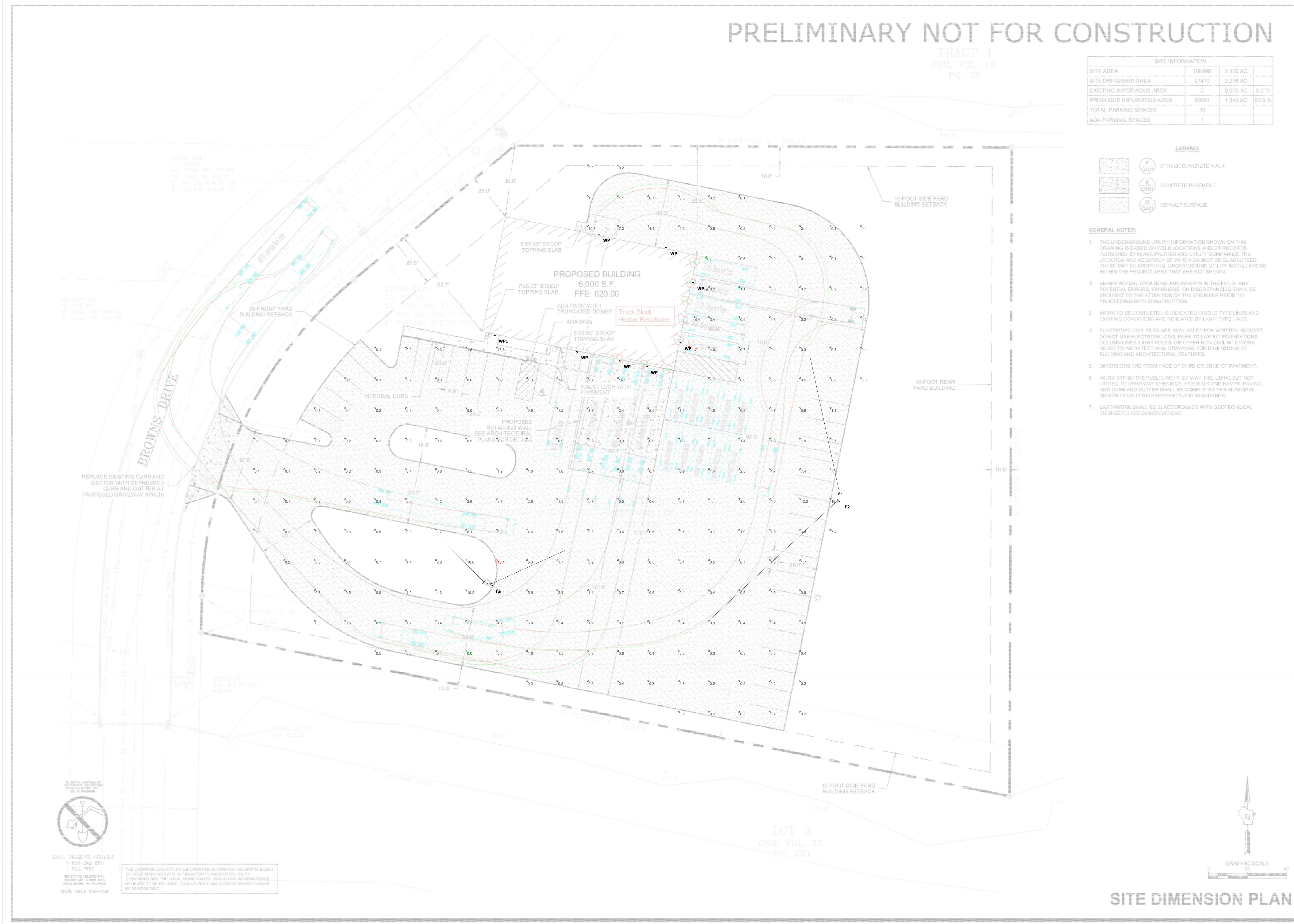
TRACT 1  
CSM, VOL. 19,  
PG. 25

| 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.



STORM INLET  
R1 612.27  
24" CONC. DIA. 612.69  
18" CONC. W. 612.77  
4" PVC. SLO. 614.75 18"  
6" PVC. DIA. 613.44 18"

STORM INLET  
FL 612.25  
18" CONC. DIA. 612.75  
6" PVC. DIA. 615.75  
6" PVC. DIA. 615.75 18"

STORM INLET  
R1 612.27  
24" CONC. DIA. 612.69  
18" CONC. W. 612.77  
4" PVC. SLO. 614.75 18"  
6" PVC. DIA. 613.44 18"

STORM INLET  
R1 612.27  
24" CONC. DIA. 612.69  
18" CONC. W. 612.77  
4" PVC. SLO. 614.75 18"  
6" PVC. DIA. 613.44 18"

STORM INLET  
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18" CONC. W. 612.77  
4" PVC. SLO. 614.75 18"  
6" PVC. DIA. 613.44 18"

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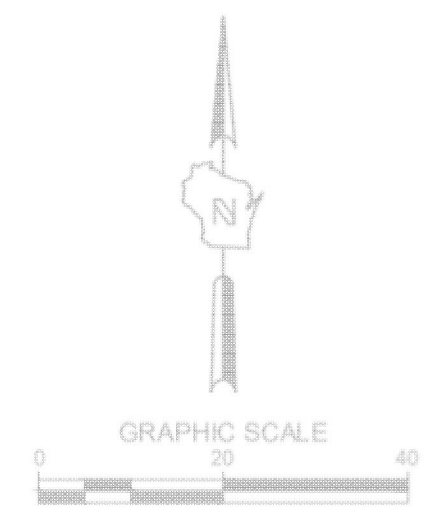
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**RUSH LOGISTICS**  
4313 BROWNS DRIVE  
TWO RIVERS, WI

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

**C100**



**SITE DIMENSION PLAN**

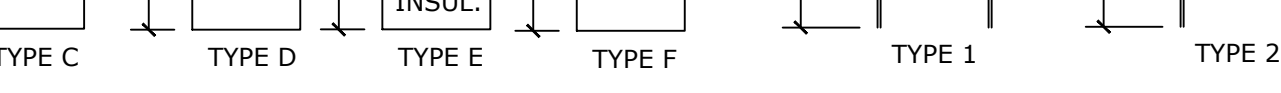
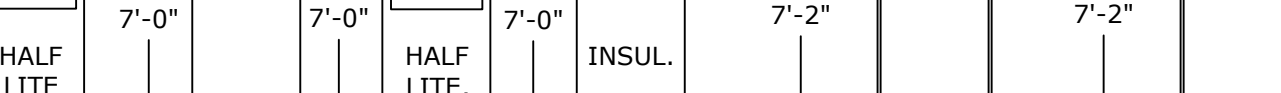
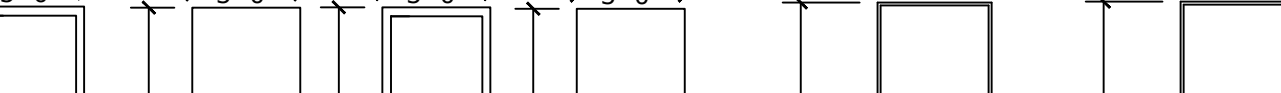
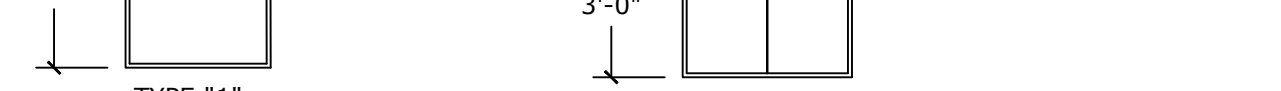
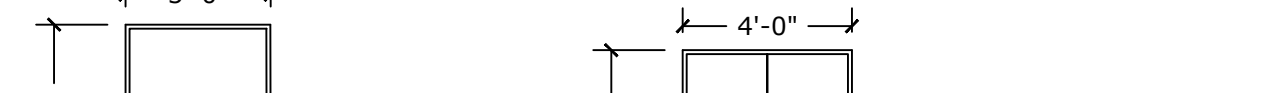
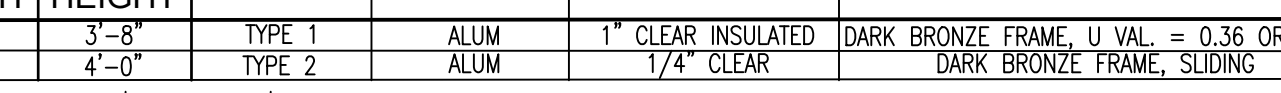
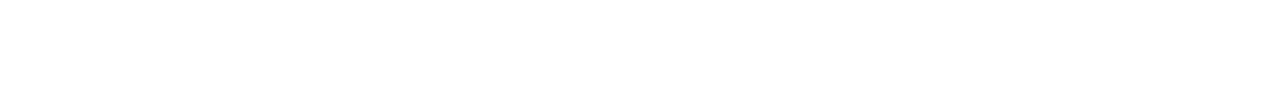
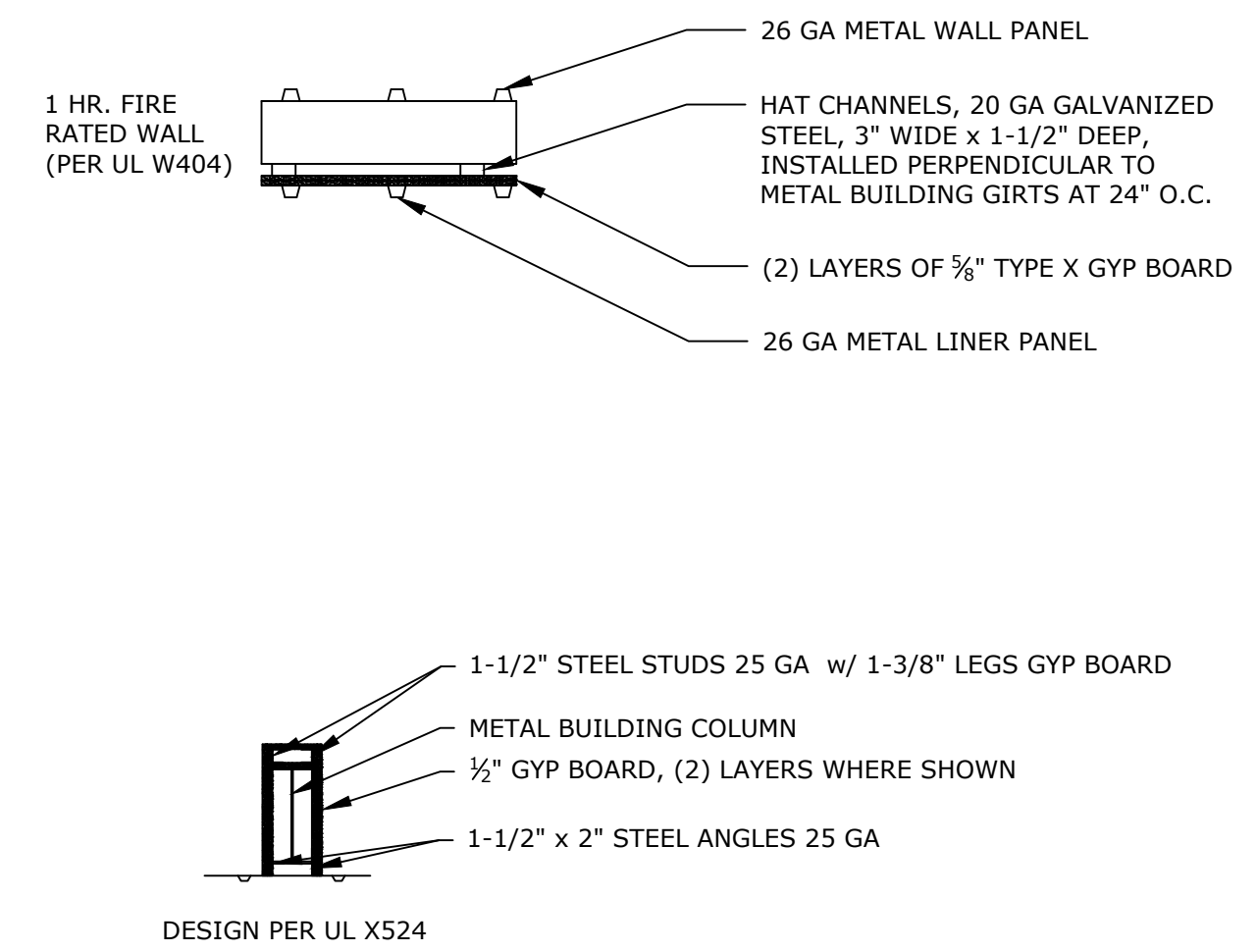
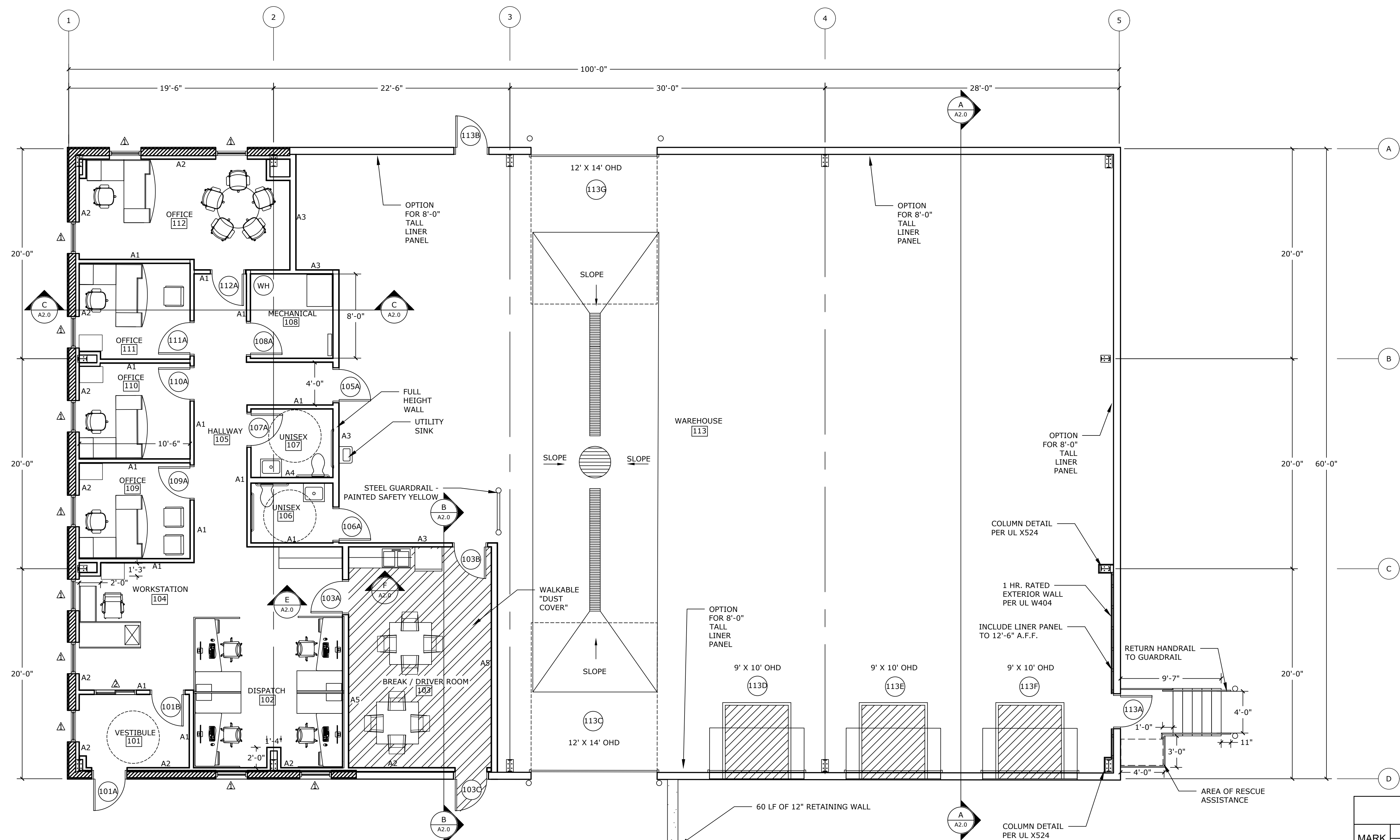
CALL DIGGERS HOTLINE  
TOLL FREE  
1-800-243-8591  
MUN. AREA 259-1181

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.

Plan View  
Scale: 1" = 20'

RUSH LOGISTICS  
TWO RIVERS

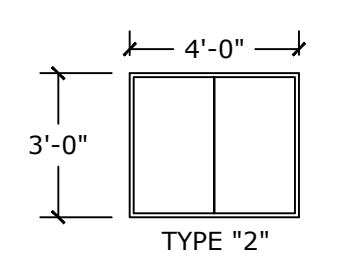
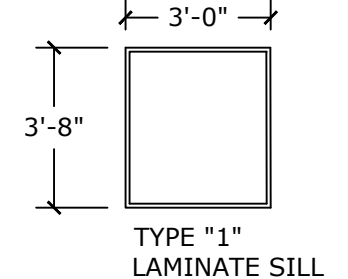
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Date  
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Drawing No.  
Summary  
1 of 1



**FLOOR PLAN**  
3/16" = 1'-0"

**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         |

**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

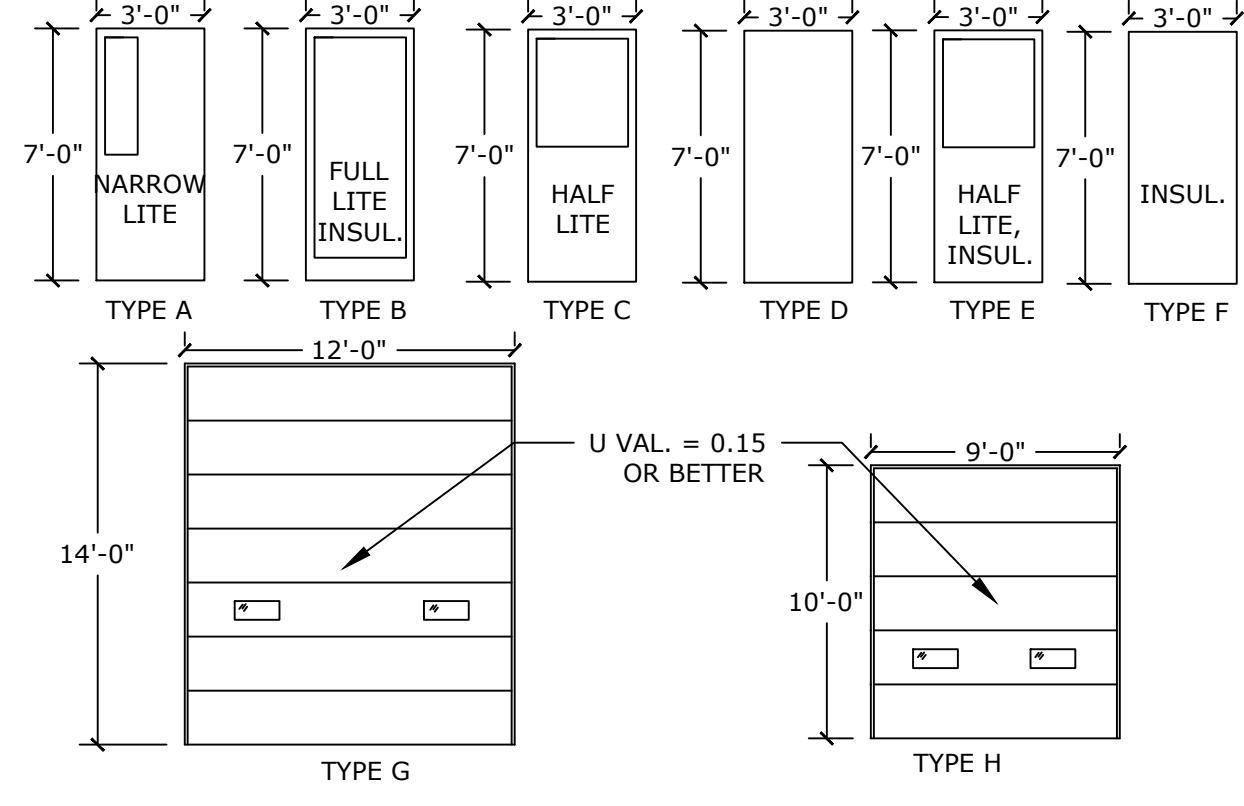
- HARDWARE SET #3**
- PUSH/PULL
  - 1-1/2 PAIR BALL BEARING BUTTS
  - HEAVY DUTY CLOSER

- 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

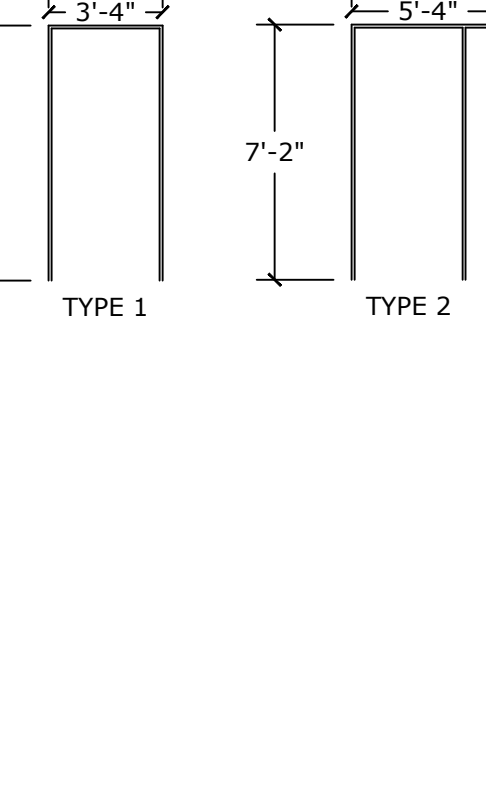
**HARDWARE NOTES**

- 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**



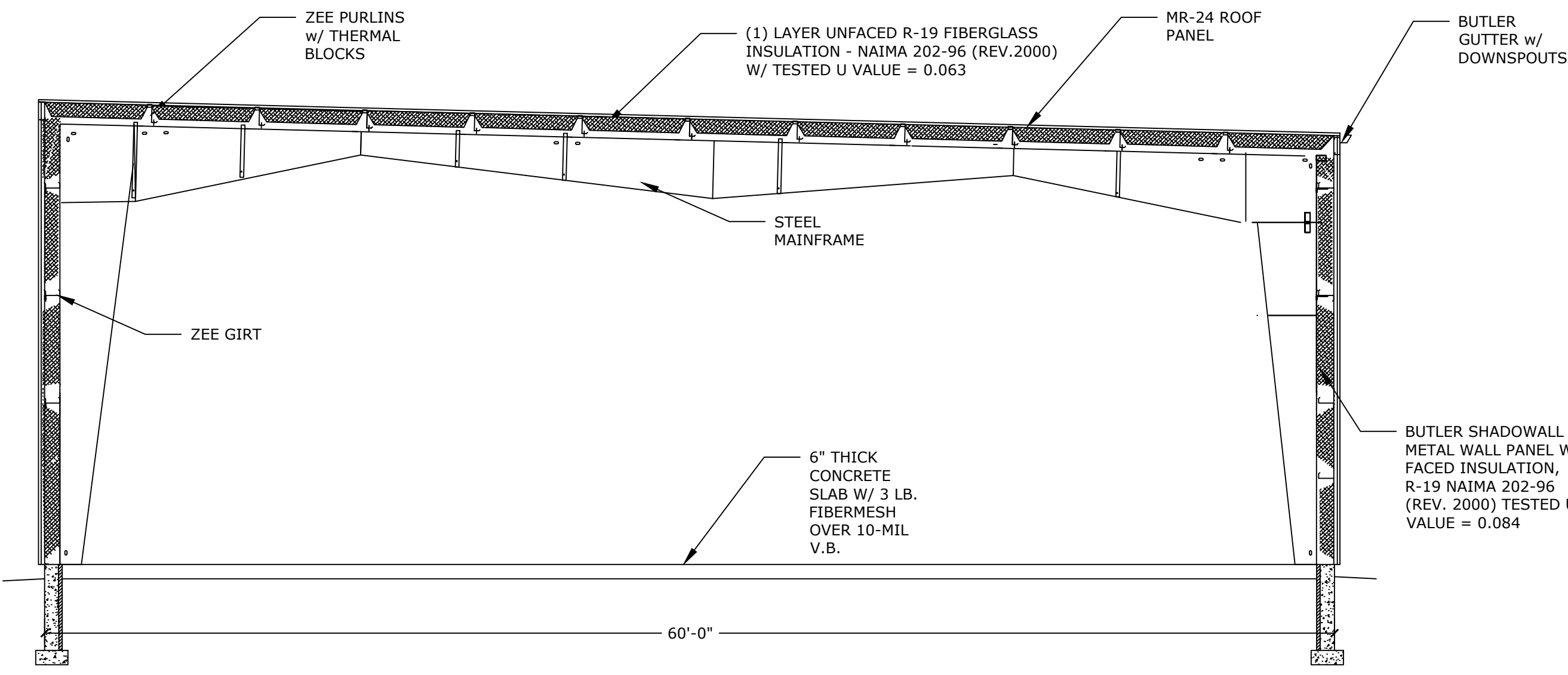
| REVISION DESCRIPTION | DATE    | REV. BY |
|----------------------|---------|---------|
| ADDENDUM #2          | 2/1/25  | KDR     |
| ADDENDUM #3          | 2/1/25  | KDR     |
| PRESENTATION SET     | 2/20/25 | KDR     |

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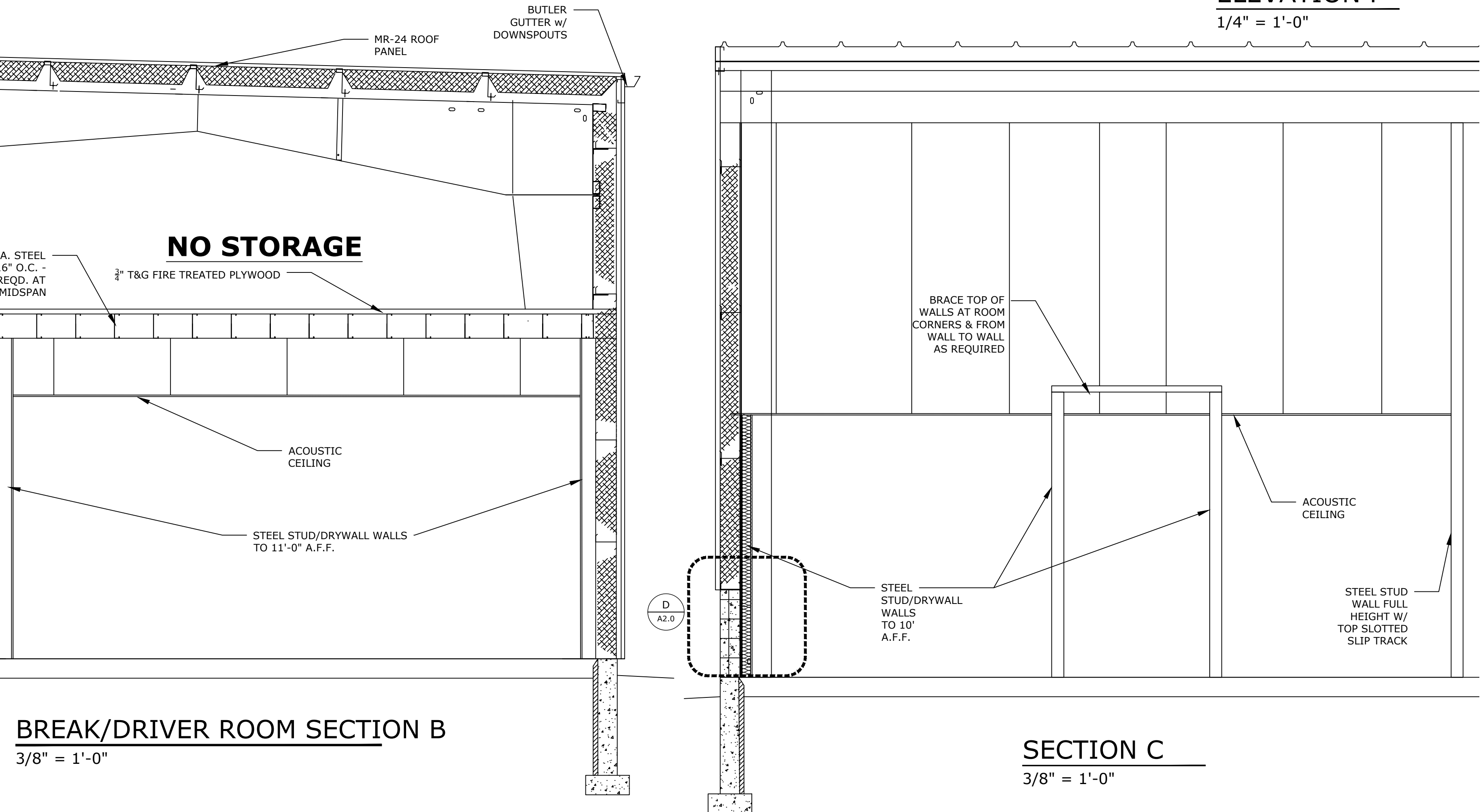
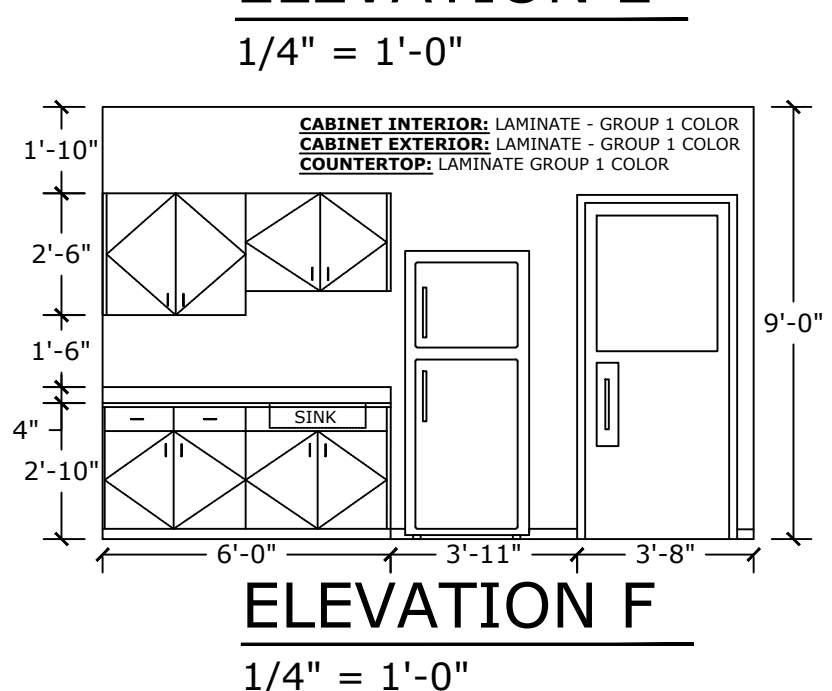
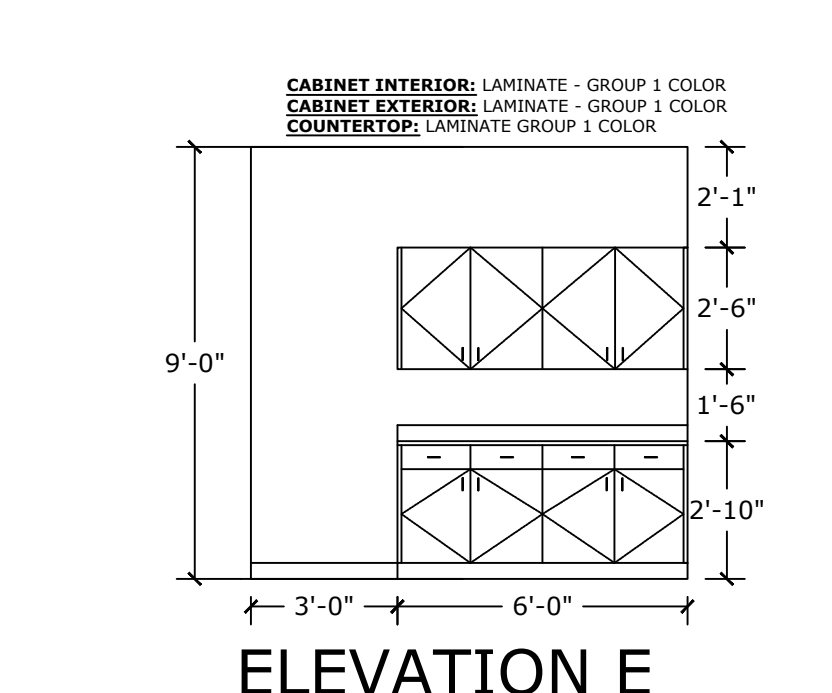
PROJECT INFORMATION:  
**PROPOSED NEW FACILITY**  
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MANITOWOC, WI 54220

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

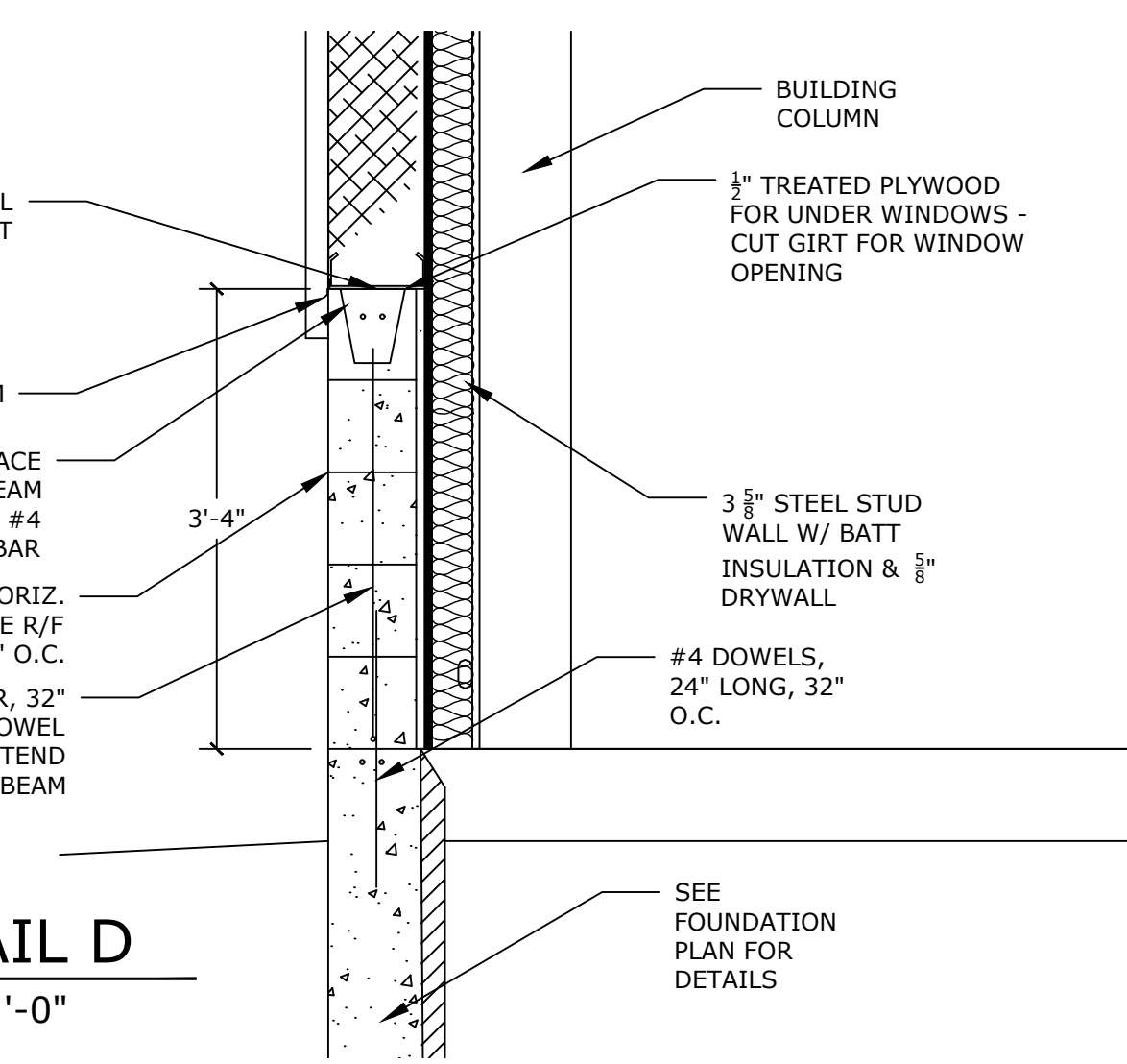


**BUILDING SECTION A**  
3/16" = 1'-0"

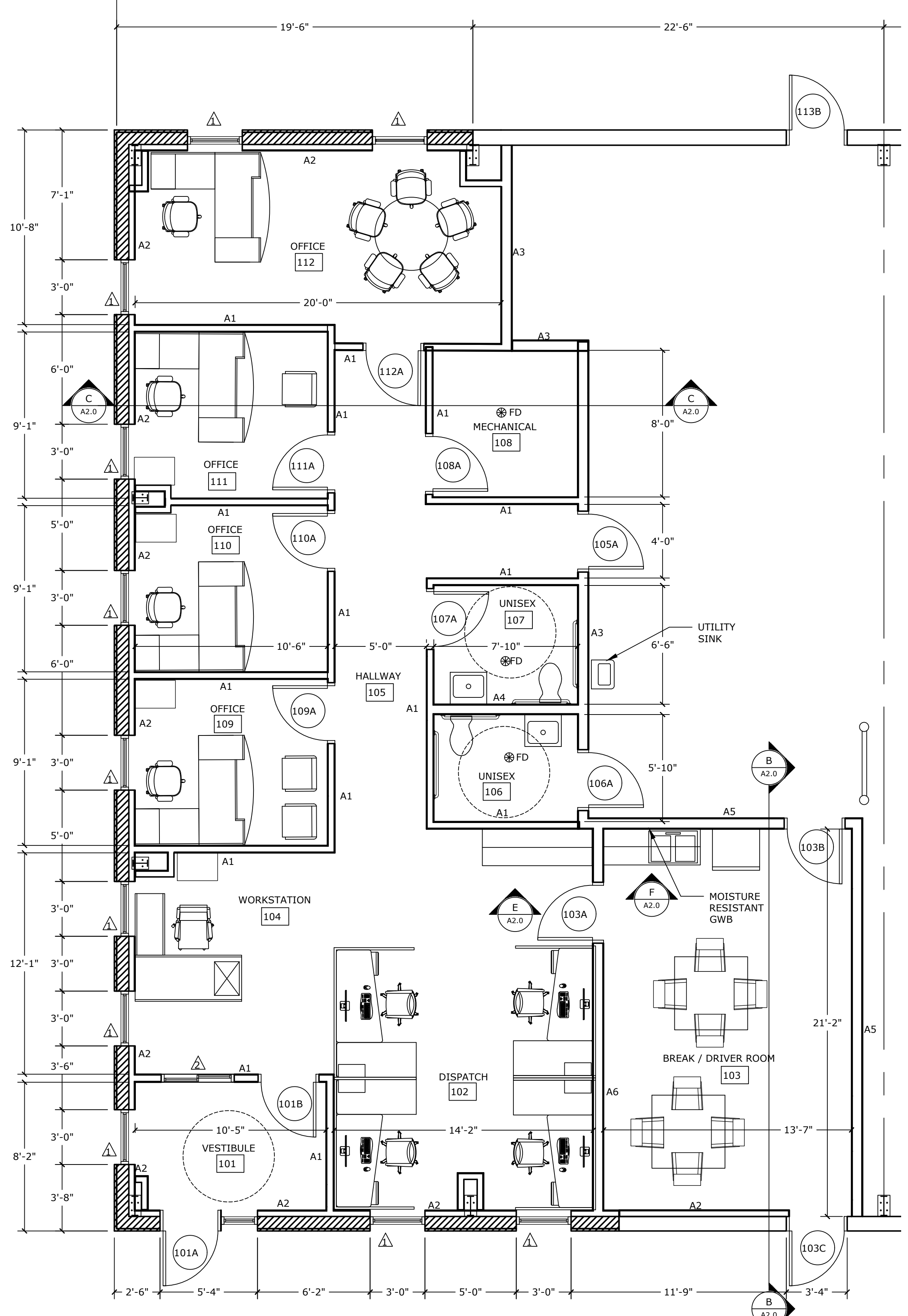
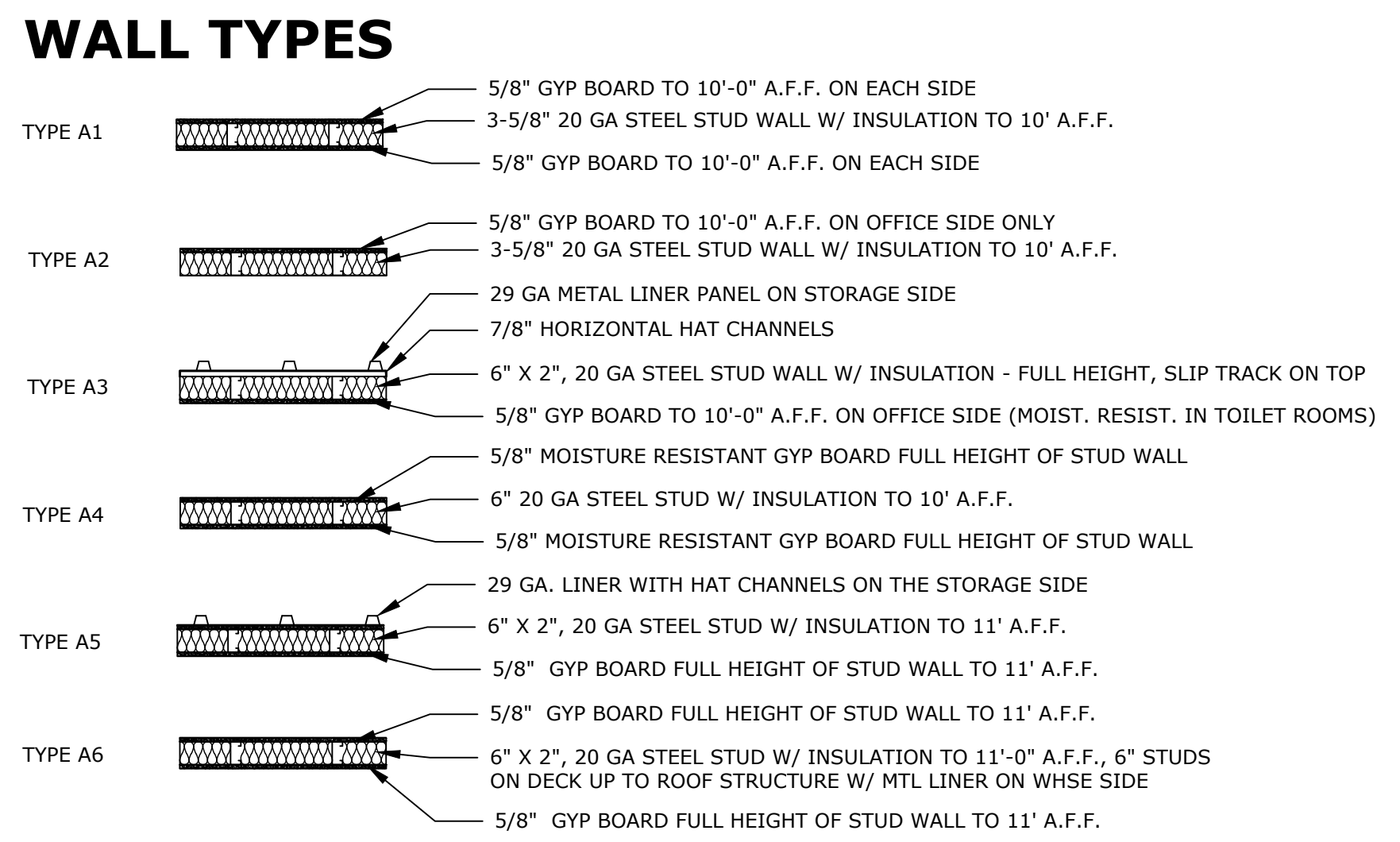


**BREAK/DRIVER ROOM SECTION B**  
3/8" = 1'-0"

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



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



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

- MATERIAL TYPES**
- VB: 4" VINYL BASE; MFG: JOHNSONITE; STANDARD COLOR - TBD
  - TL - 1: CERAMIC TILE; STANDARD COLOR
  - CPT - 1: WALK OFF CARPET TILE; MFG: JOHNSONITE; STANDARD COLOR - TBD
  - CPT - 2: CARPET TILE; MFG: JOHNSONITE; STANDARD COLOR - TBD
  - SC - 1: SEALED CONCRETE
  - PT - 1: STANDARD COLOR PAINT - TBD
  - TB - 1: 6" TILE BASE
  - ACT - 1: 2X4 SUSPENDED CEILING TILE; STANDARD COLOR - TBD
  - ACT - 2: 2X4 VINYL COATED GYPSUM SUSPENDED CEILING TILE; GOLD BOND GRIDSTONE GYP PANEL; STANDARD COLOR

**ROOM FINISH SCHEDULE**

| ROOM # | ROOM NAME         | FLOOR | BASE | WALLS |      |      | CEILING | HEIGHT | 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"  | ALTERNATE FOR EPOXY FLOORING  |
| 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"  | ALTERNATE FOR EPOXY FLOORING & TILE WET WALLS AT 4'-0" A.F.F. (N & W WALLS) |
| 107    | UNISEX            | TL-1  | TB   | PT-1  | PT-1 | PT-1 | ACT-2   | 9'-0"  | ALTERNATE TILE WET WALLS AT 4'-0" A.F.F. (S & E WALLS)                      |
| 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  | OPTION FOR LINER PANEL @ 8'-0" A.F.F.                                       |

**REVISION DESCRIPTION**

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

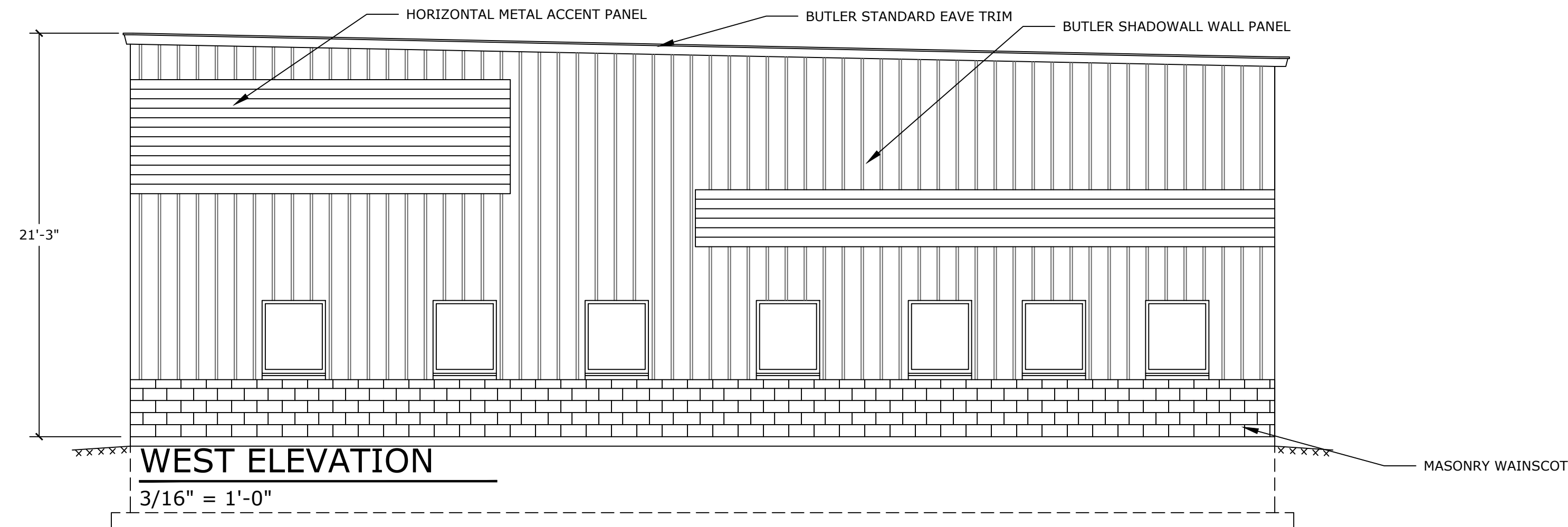
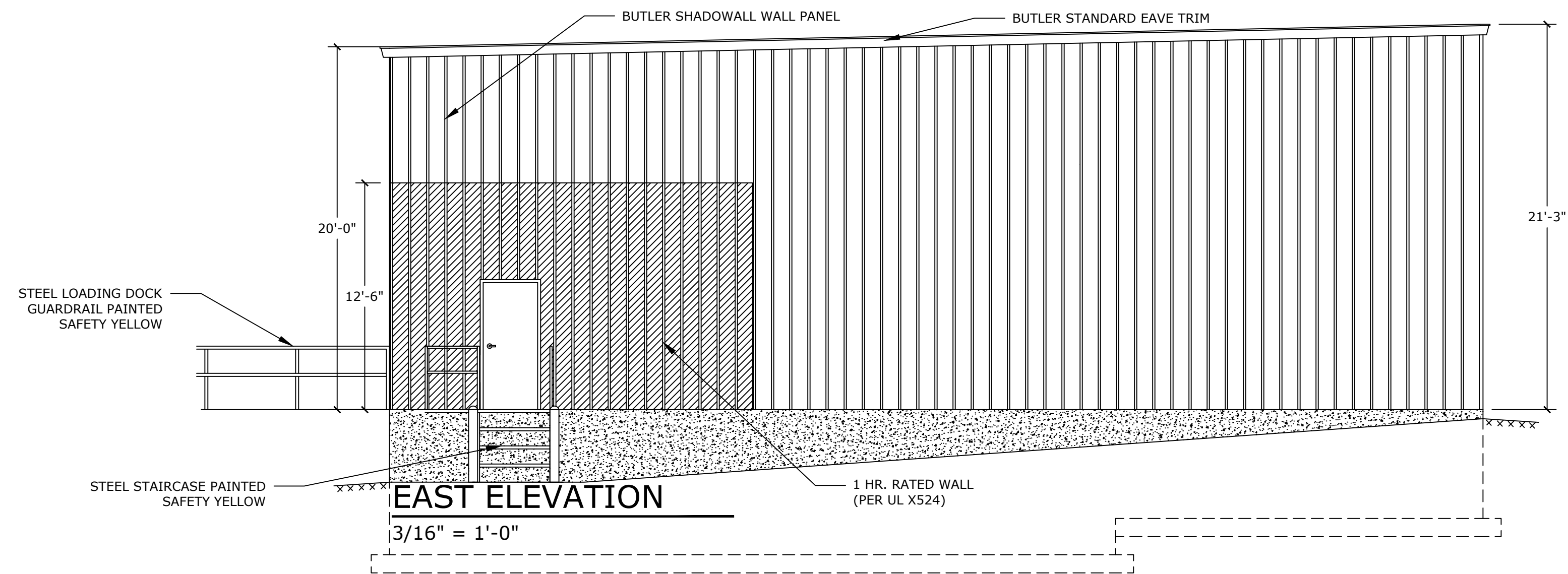
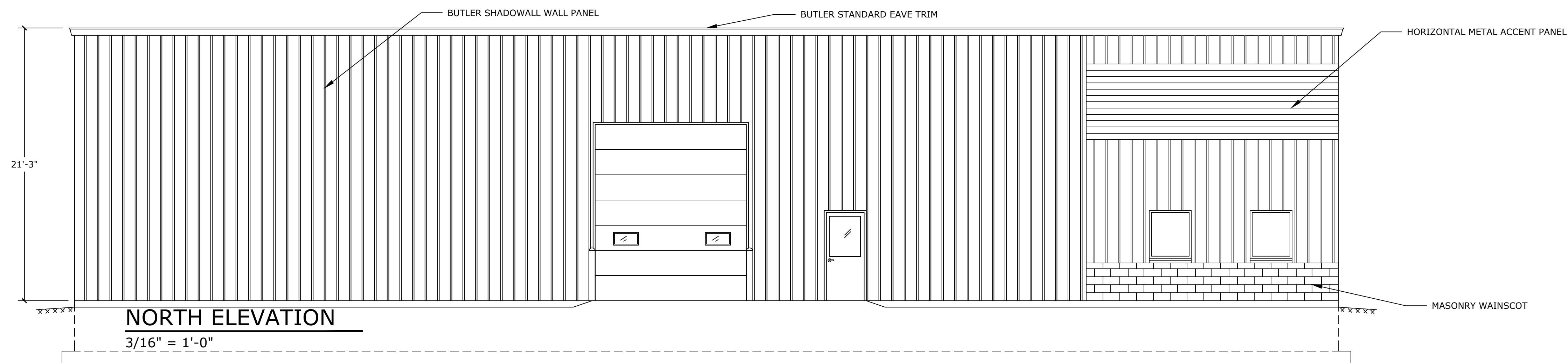
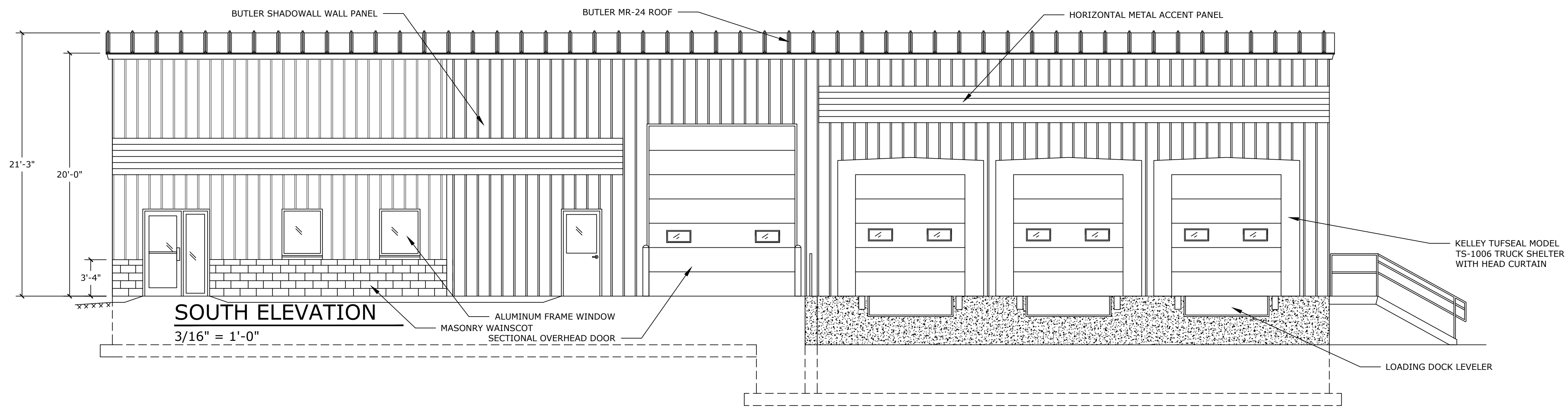
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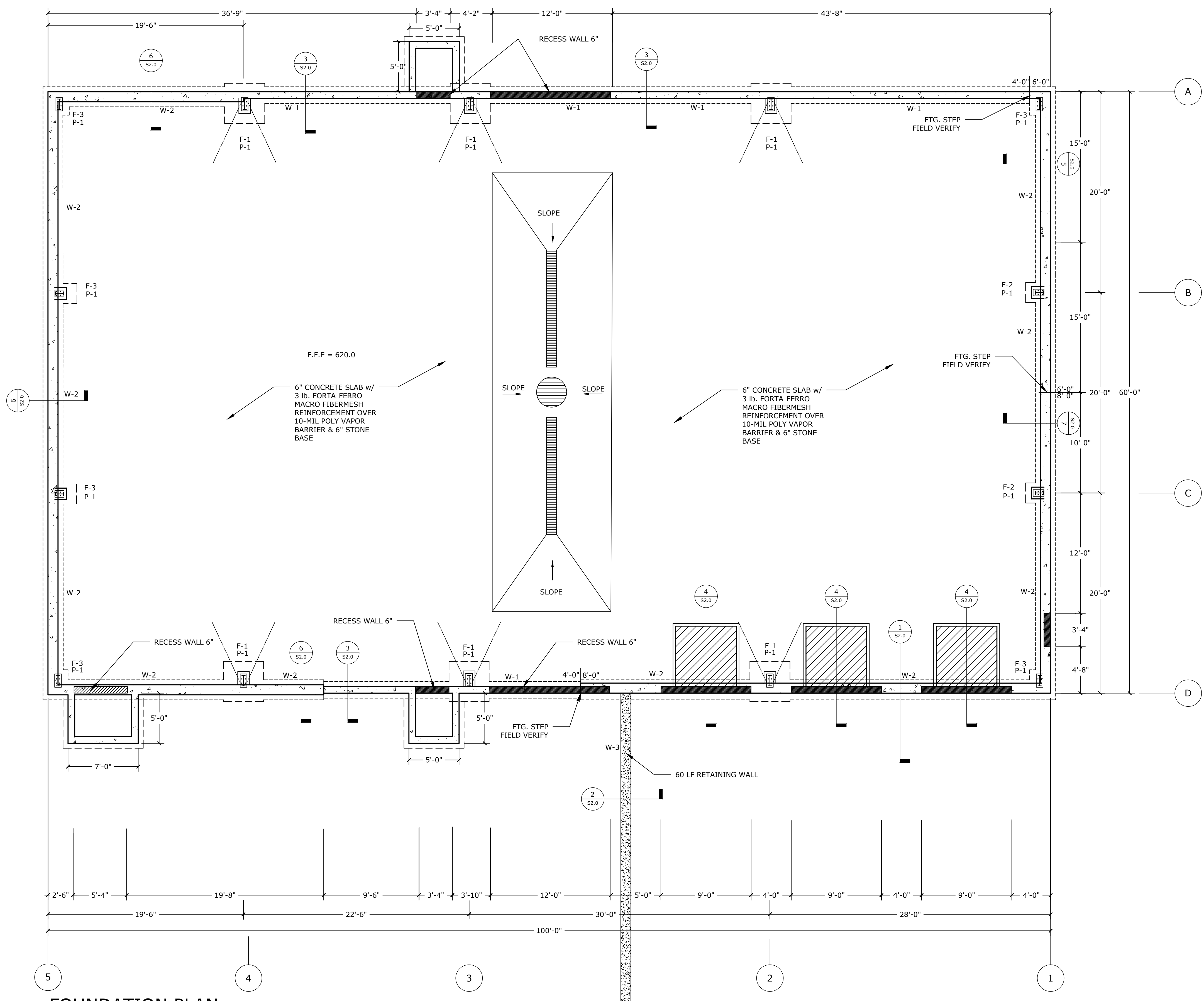
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SHEET  
**A3.0**

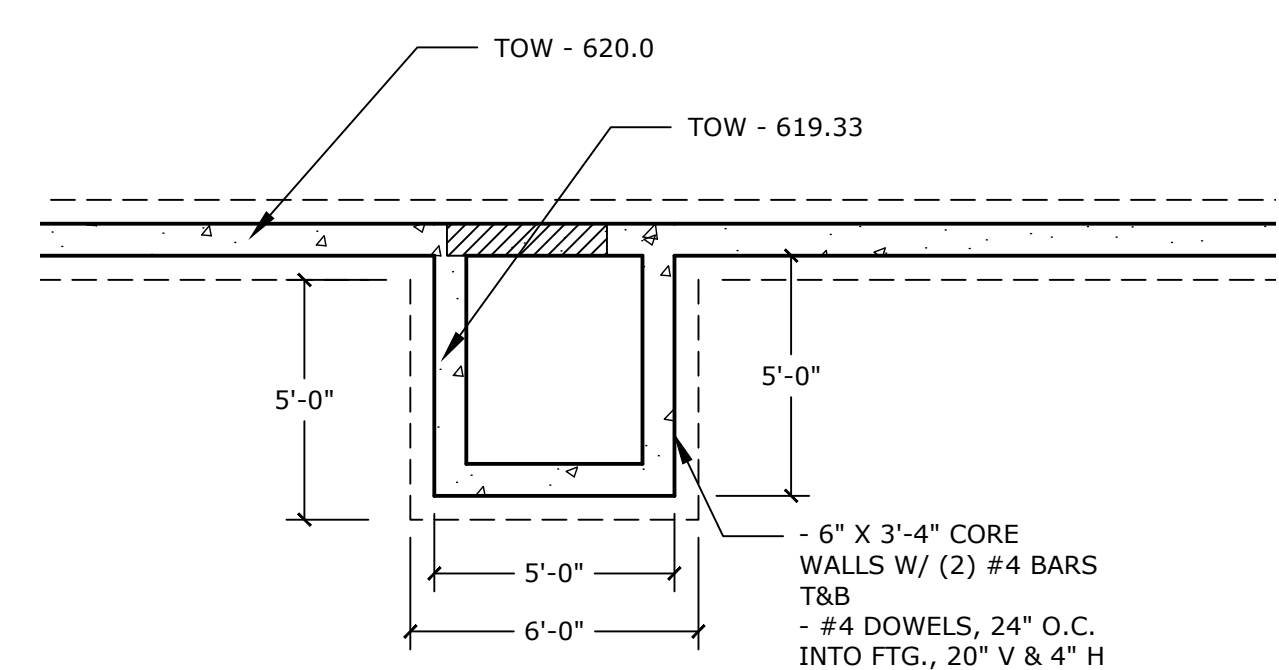


**FOUNDATION NOTES**

- 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

**FOUNDATION PLAN**

3/16" = 1'-0"



**TYPICAL STOOP DETAIL**

1/4" = 1'-0"

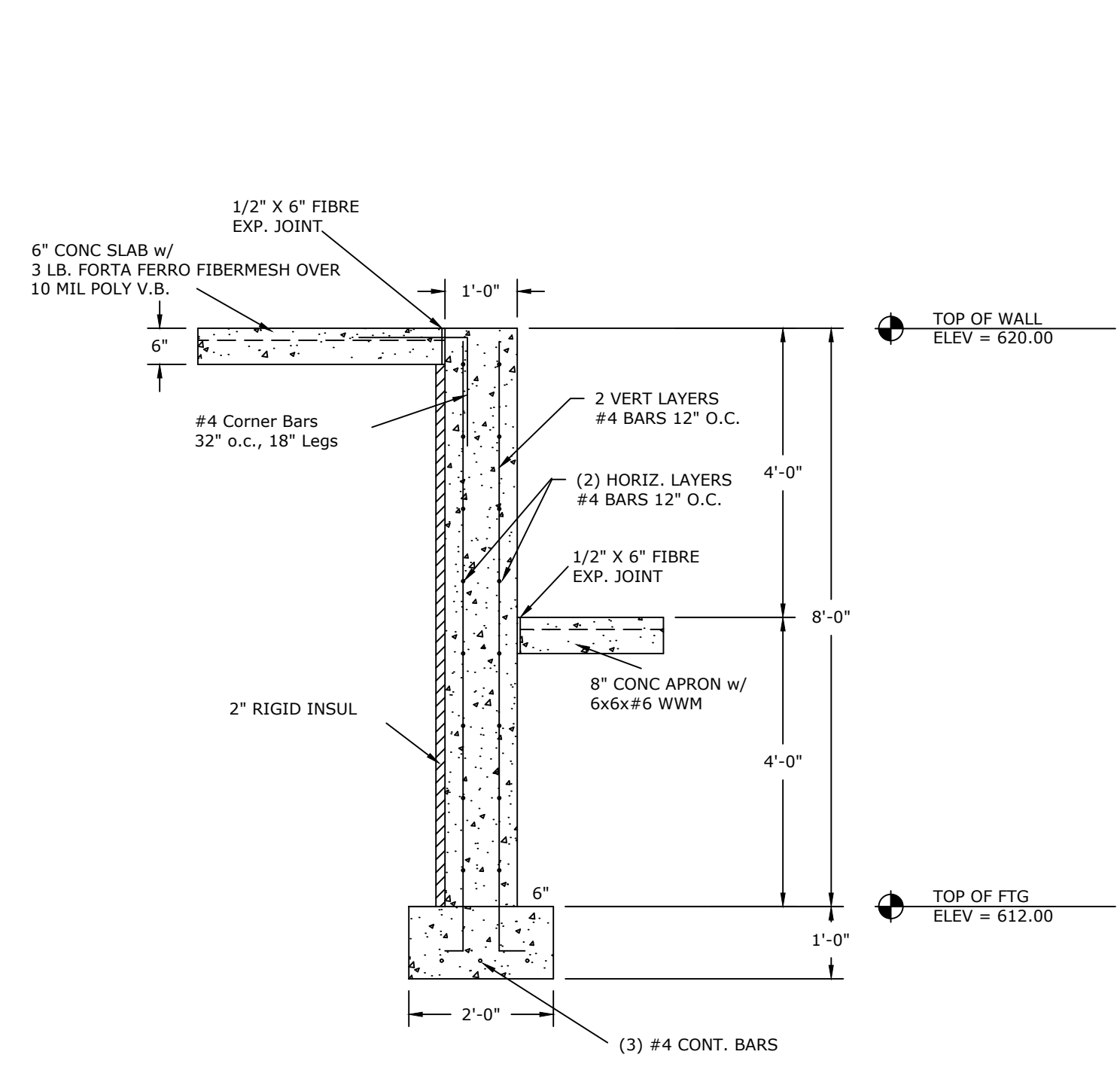
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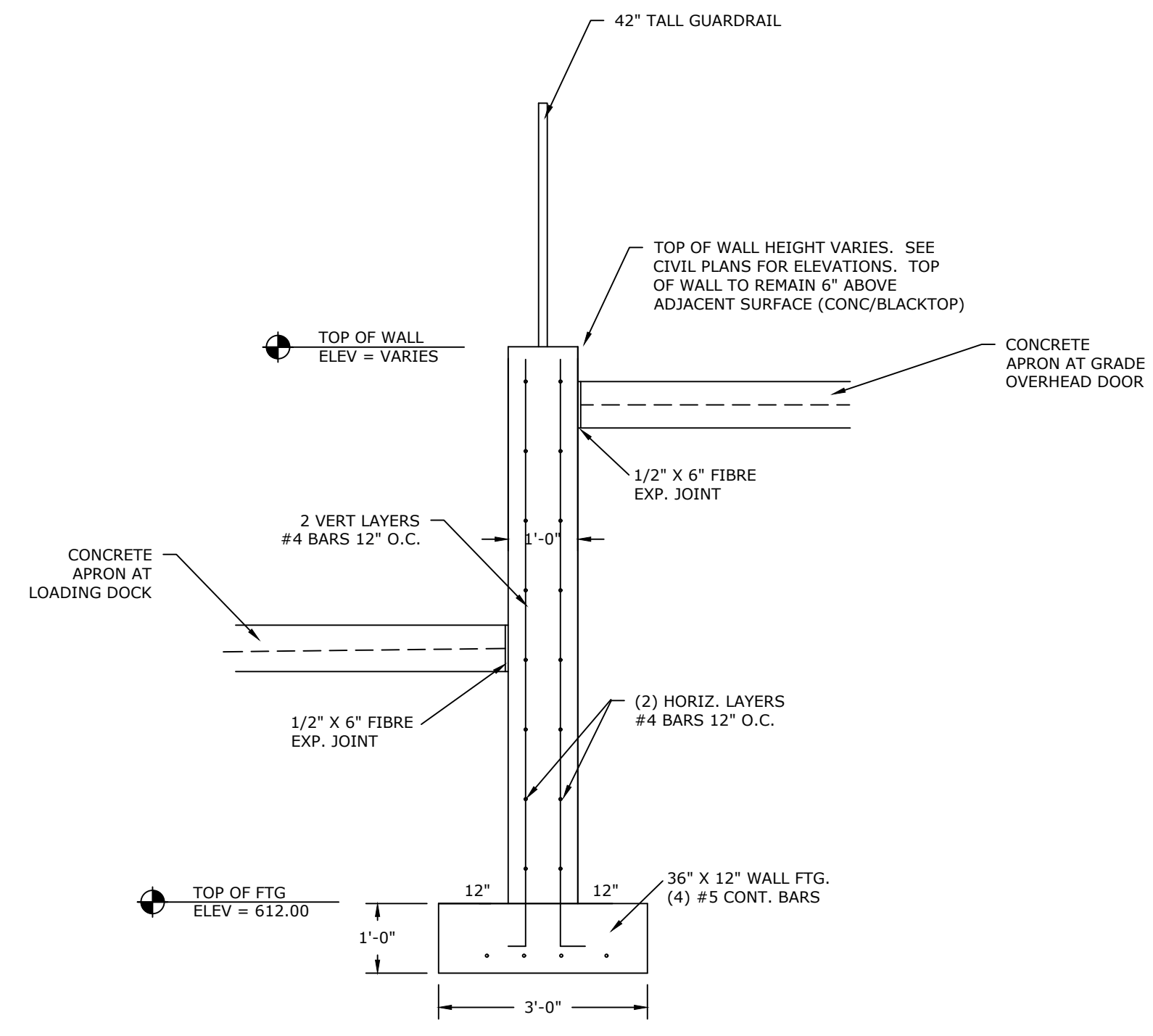
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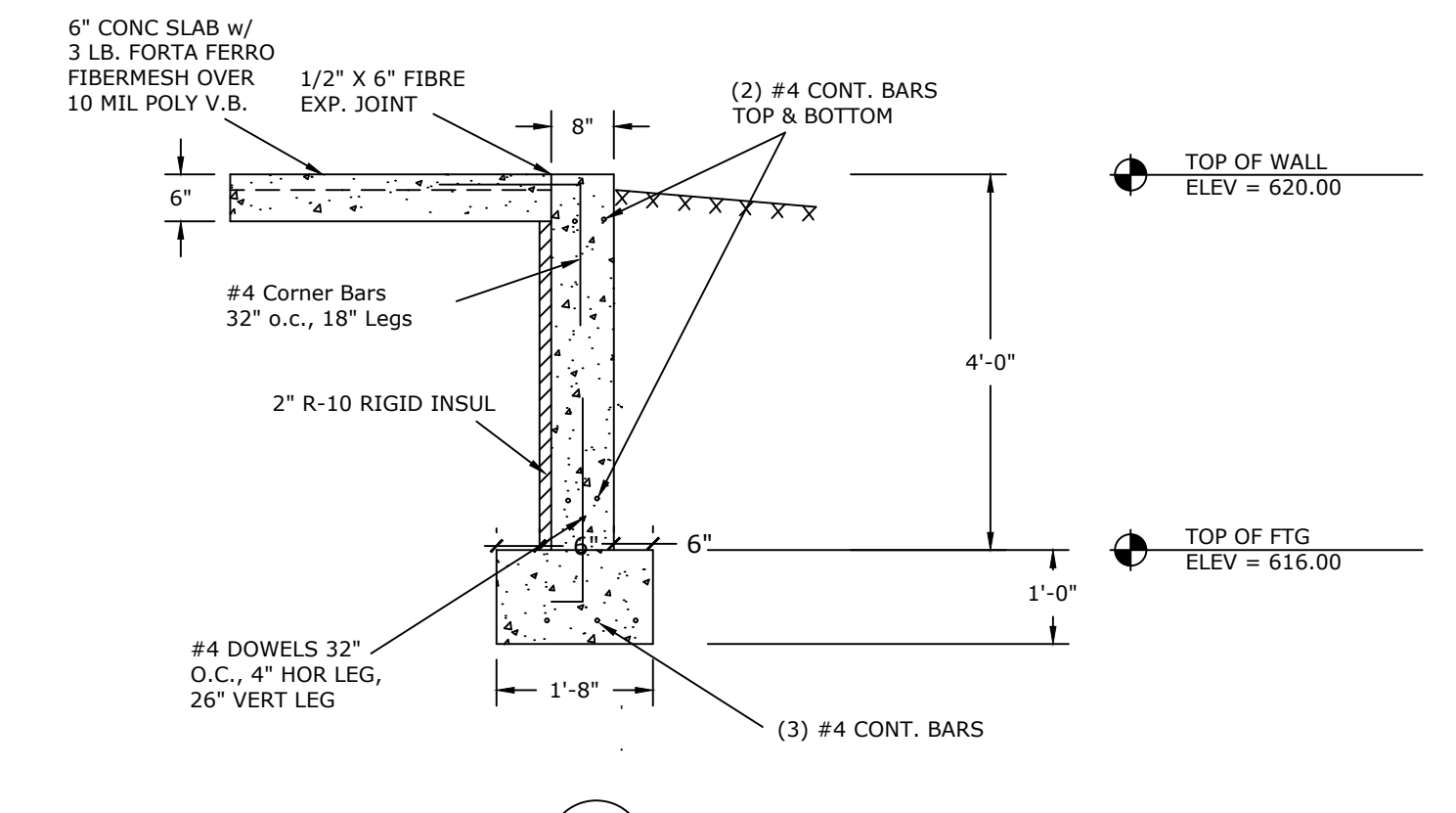
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 A.C.E. JOB NO.  
 DATE: 01/08/25  
 DRAWN BY: KDR  
 SCALE: NTS  
 SHEET  
**S1.0**



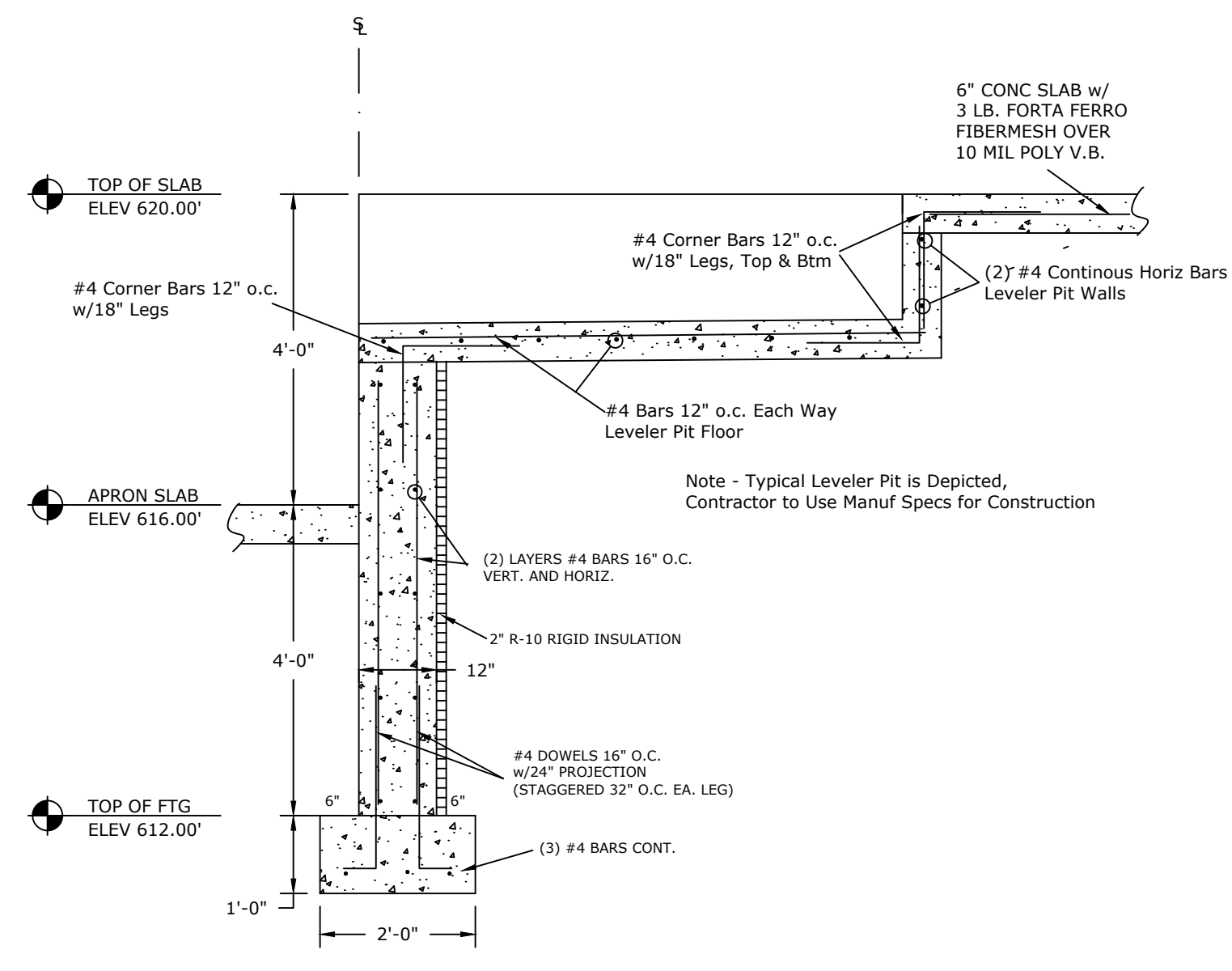
**1**  
S2.0 **LOADING DOCK WALL DETAIL**  
SCALE: 1/2" = 1'0"



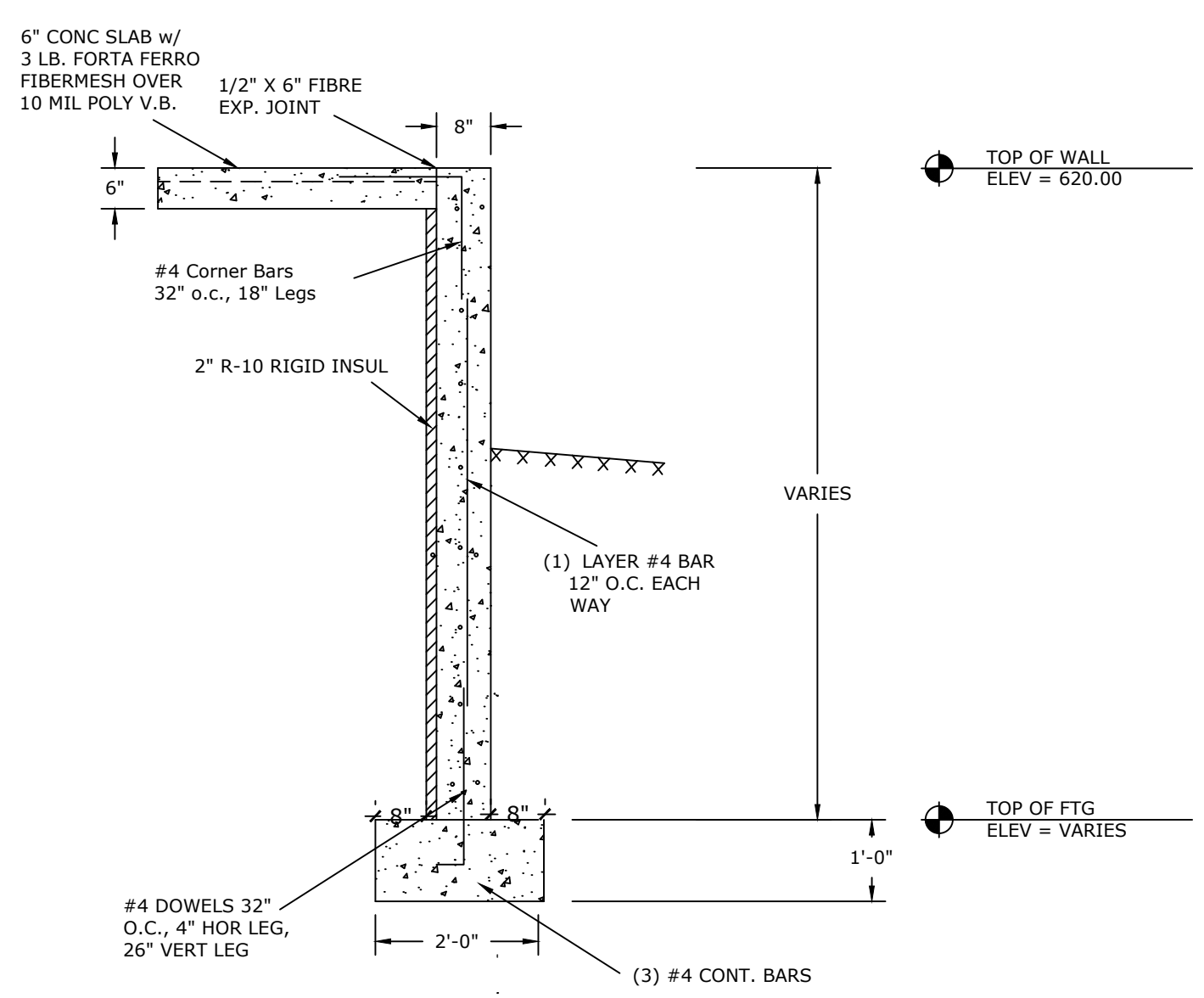
**2**  
S2.0 **RETAINING WALL SECTION**  
SCALE: 1/2" = 1'0"



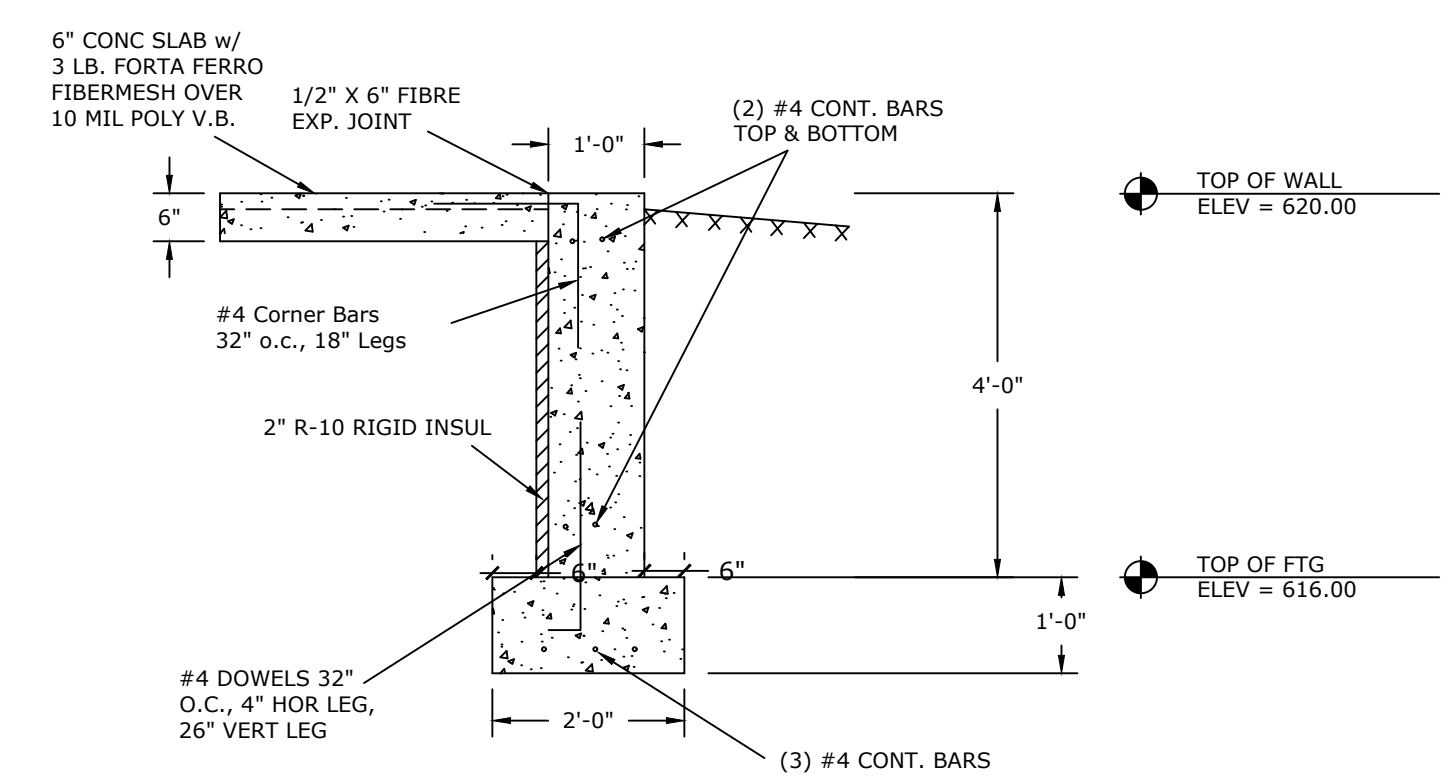
**3**  
S2.0 **4' FROST WALL DETAIL**  
SCALE: 1/2" = 1'0"



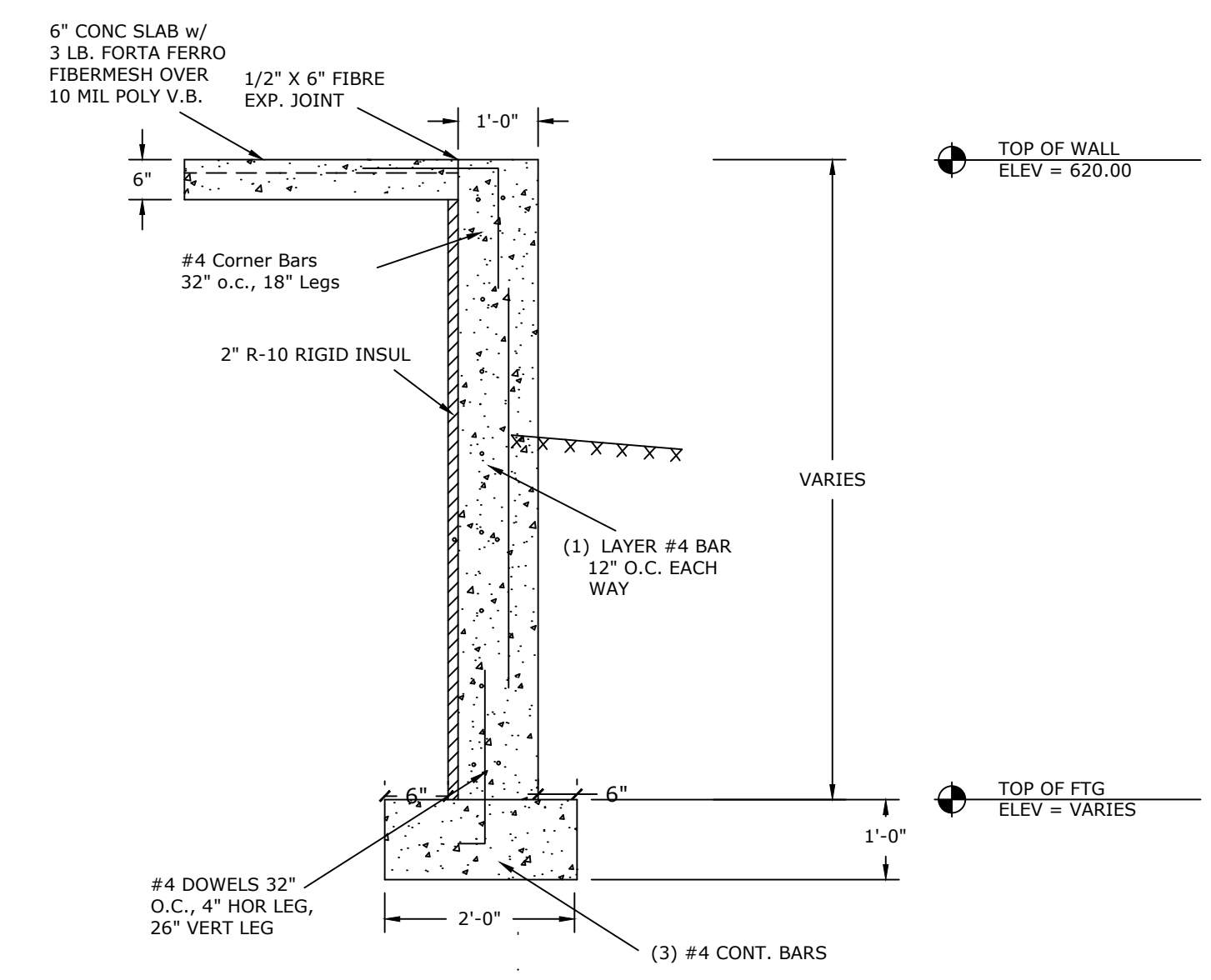
**4**  
S2.0 **DOCK LEVELER PIT SECTION**  
SCALE: 1/2" = 1'0"



**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"

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SHEET  
**S2.0**