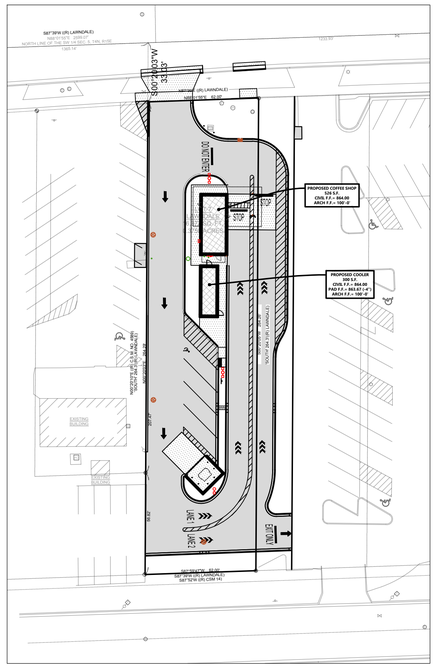
PROPOSED COFFEE SHOP FOR:

7 BREW - WHITEWATER

WHITEWATER, WI



SITE PLAN OVERVIEW

SCALE: 1" = 40'

40' 0 40' 80'

NORTH

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED SITE SYMBOLS			
	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT
	PROPOSED WELL		PROPOSED APRON END SECTION
	PROPOSED LIGHT POLE		SOIL BORING
	PROPOSED STORM CATCH BASIN - ST CB		CENTER LINE
	PROPOSED STORM FIELD INLET - ST FI		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LINETYPES			
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
W	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
	GRADING/SEEDING LIMITS	P	PROPOSED PROCESS SEWER AND MANHOLE
	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

PROJECT CONTACTS

OWNER INFORMATION:

Brew 4 You
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CITY DIRECTIOR OF PUBLIC WORKS:

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PINNACLE LEGEND

SANITARY MANHOLE	COMM PEDESTAL	SIGN
STORM MANHOLE	COMM MANHOLE	BOLLARD
CLEANOUT	COMM VAULT	FLAG POLE
DISK	COMM JUNCTION BOX	AIR CONDITIONER
CURB INLET	COMM MARKER	MAIL BOX
CATCH BASIN (SQUARE)	FIBER PEDESTAL	CONIFEROUS TREE
CATCH BASIN (ROUND)	FIBER MANHOLE	DECIDUOUS TREE
DOWNSPOUT	FIBER VAULT	BUSH
WATER MANHOLE	FIBER MARKER	HANDICAP SYMBOL
WATER VALVE	FIBER JUNCTION BOX	IRON PIPE
WATER SHUT-OFF	TRAFFIC CONTROL BOX	IRON REBAR
WELL	TRAFFIC MANHOLE	MAG NAIL
FIRE DEPT. CONNECTION	TRAFFIC SIGNAL	CHISELED CROSS
HYDRANT	ELECTRIC PEDESTAL	MONUMENT
SPRINKLER	ELECTRIC MANHOLE	R.O.W. =RIGHT OF WAY
GAS MARKER	ELECTRIC METER	CL. =CENTERLINE
GAS METER	TRANSFORMER	CONC. =CONCRETE
GAS VALVE	UTILITY POLE	EL. =ELEVATION
YARD LIGHT	GUY WIRE	EXT. =EXISTING
LIGHT POLE	UNKNOWN MANHOLE	INV. =INVERT
SANITARY SEWER		MON. =MONUMENT
STORM SEWER		SEC. =SECTION
W WATER MAIN		SQ. FT. =SQUARE FEET
G GAS MAIN		W/ =WITH
E ELECTRIC LINE		(R) =RECORDED AS
COM COMMUNICATION LINE		(D) =DEEDED AS
FO FIBER OPTIC LINE		P.O.B. =POINT OF BEGINNING
OHW OVERHEAD WIRES		P.O.C. =POINT OF COMMENCEMENT
WET WETLAND BOUNDARY		
NO ACCESS		

LOCATION MAP





NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR ALL SITE IMPROVEMENTS ON ADJACENT PROPERTY

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS
C3.2	GREASE INTERCEPTOR DETAIL AND SCHEDULE

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW - WHITEWATER
1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

WISCONSIN ERIC DRAZKOWSKI E-46012704006 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER

10/12/26

SHEET DATES

ISSUED FOR APPROVAL

IFA OCT. 12, 2026

JOB NUMBER

260348200

SHEET NUMBER

C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.

C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.

C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.

D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.

E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.

F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.

G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.

H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.

I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.

B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE MEASURES AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISSOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   3. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT WASHOUT SHALL NOT BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   8. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   9. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.

C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (5 LT 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.

C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

D. CONTRACTOR TO PROVIDE 4" WIDE STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES. SEE SHEET C1.1B FOR COLOR.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.

B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.

D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.

E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 1.25 INCHES.

F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.

G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.

L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

N. CONTRACTOR TO PROVIDE 4" WIDE STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES. SEE SHEET C1.1B FOR COLOR.

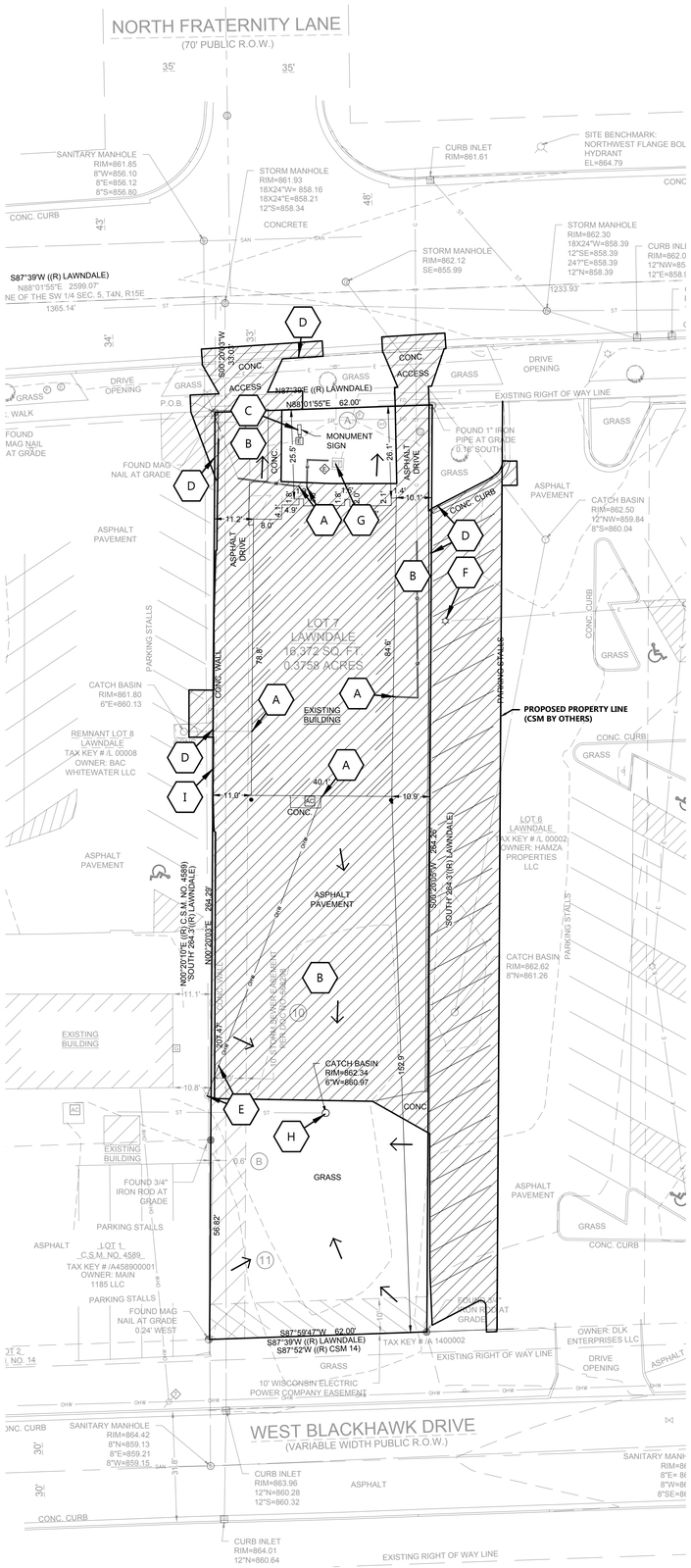
32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8. CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS, INCLUDING AREAS DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAWS AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.

C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. QUALITY DEPRESSION SEEDING: BOTTOM AND SIDE SLOPES OF QUALITY DEPRESSION SHALL BE SEEDED WITH A NATIVE WET PRAIRIE AND UPLAND MIX. PROVIDE SEED UNDER EROSION MATTING. SEEDING SPECIFICATION PER SUPPLIER. P



GENERAL NOTES:

- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR ALL SITE IMPROVEMENTS ON ADJACENT PROPERTY

EXISTING CONDITIONS NOTE:
PREVIOUS ALTA/ NSPS DATED 8/27/2026 USED AS EXISTING CONDITIONS. PREVIOUS ALTA/ NSPS BY PINNACLE ENGINEERING GROUP BY JOHN P. KONOPACKI PLS No. S-2461, (262) 754-8888. PRIOR TO CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SEIZES, ETC. NOTIFY ENGINEER OF ANY DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

KEYNOTES

A	REMOVE BUILDING, DISCONNECT UTILITIES AND REMOVE ASSOCIATED SITE IMPROVEMENTS (COORDINATE WITH LOCAL UTILITY PRIOR TO DEMOLITION)
B	SAWCUT AND REMOVE PAVEMENT
C	REMOVE SIGN
D	SAWCUT AND REMOVE CURB AND GUTTER
E	COORDINATE REMOVAL OF OVERHEAD LINE/ POLE WITH LOCAL UTILITY
F	REMOVE LIGHT POLE
G	PROTECT
H	REMOVE STORM STRUCTURE AND CAP LINE IN PLACE
I	CONTRACTOR TO PROTECT EXISTING WALL/ RAISED CURB TO MAXIMUM EXTEND POSSIBLE

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW - WHITEWATER
1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

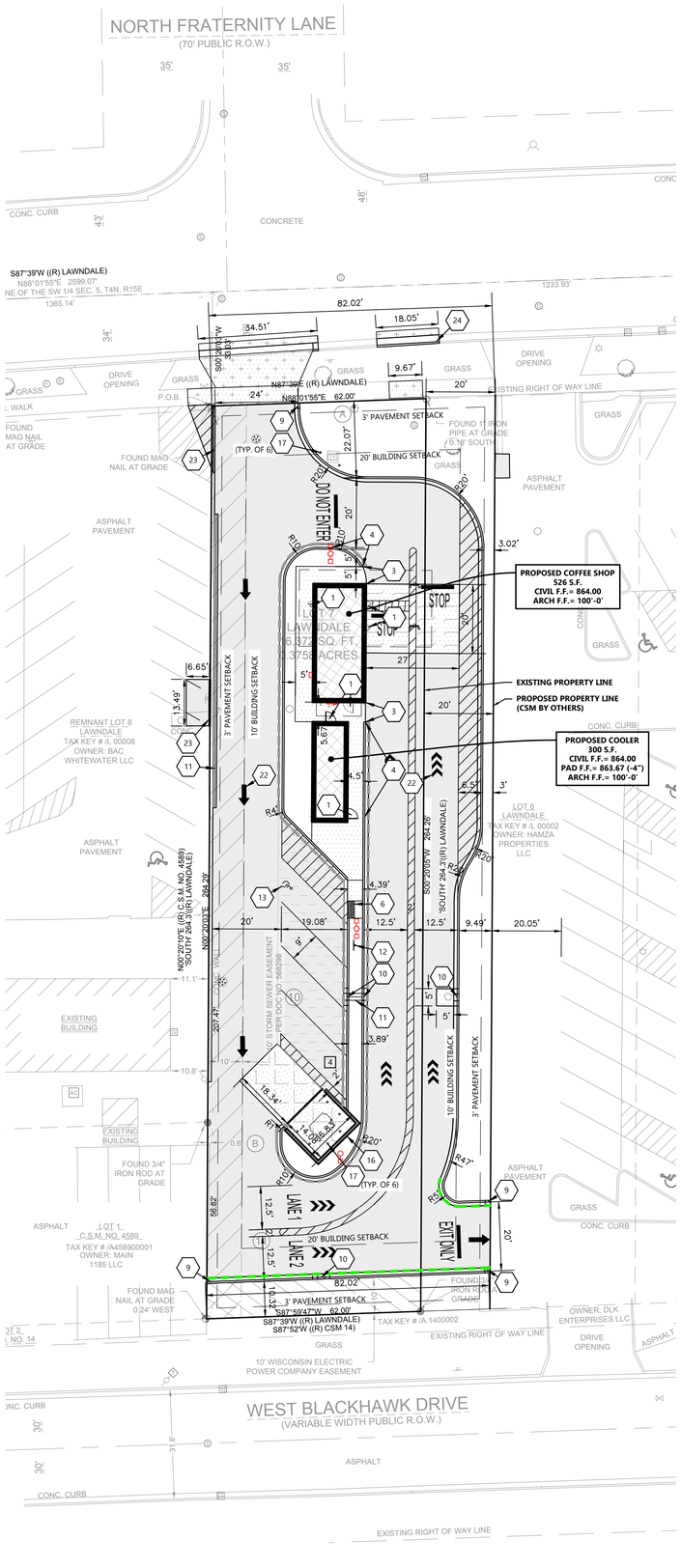
SHEET DATES

ISSUED FOR APPROVAL

IFA	OCT. 12, 2026

JOB NUMBER
260348200

SHEET NUMBER
C1.0



GENERAL NOTES:

- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR ALL SITE IMPROVEMENTS ON ADJACENT PROPERTY

SITE INFORMATION:

PROPERTY AREA: 21,656 S.F. (0.49 ACRES).

EXISTING ZONING: B-1 COMMUNITY BUSINESS/ GENERAL BUSINESS DISTRICT

PROPOSED ZONING: B-1 COMMUNITY BUSINESS/ GENERAL BUSINESS DISTRICT

PROPOSED USE: DRIVE THRU COFFEE SHOP

AREA OF SITE DISTURBANCE: 19,750 S.F. (0.45 ACRES)

SETBACKS:
BUILDING: FRONT(NORTH) = 15'
SIDE(EAST/WEST) = 10'
REAR(SOUTH) = 20'
PAVEMENT: FRONT(NORTH) = 3'
SIDE(EAST/WEST) = 3'
REAR(SOUTH) = 3'

PROPOSED BUILDING HEIGHT: 19.83' (MAX. HEIGHT ALLOWED: 100')

PARKING REQUIRED: 1 SPACE PER 200 S.F. OF PRIMARY FLOOR AREA (3 SPACES REQ.)

PARKING PROVIDED: 4 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.08	3,315	15.3%
PAVEMENT (ASP. & CONC.)	0.29	12,638	58.4%
TOTAL IMPERVIOUS	0.37	15,953	73.7%
LANDSCAPE/ OPEN SPACE	0.13	5,703	26.3%
PROJECT SITE	0.50	21,656	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	826	3.8%
PAVEMENT (ASP. & CONC.)	0.37	15,955	73.7%
TOTAL IMPERVIOUS	0.39	16,781	77.5%
LANDSCAPE/ OPEN SPACE	0.11	4,875	22.5%
PROJECT SITE	0.50	21,656	100.0%

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
4	TAPER CURB 0" TO 2" (SEE SHEET C1.2)
6	ADA CURB RAMP (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE FLUME (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE DETAILS)
22	TRAFFIC FLOW ARROWS (TYP). SEE SHEET C1.1B FOR COLOR
23	REPLACE CURB AND GUTTER IN KIND AND MATCH EXISTING ELEVATIONS
24	REPLACE CURB AND GUTTER PER CITY STANDARDS

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		18" CURB & GUTTER (SEE DETAIL)
	HEAVY DUTY ASPHALT		18" CURB & GUTTER (SEE DETAIL) (REJECT)
	SIDEWALK CONCRETE		18" MOUNTABLE CURB & GUTTER (SEE DETAIL) (REJECT)
	DUMPSTER PAD / APRON CONCRETE		CONCRETE PER CITY STANDARDS
	HEAVY DUTY CONCRETE		

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL SITE PLAN

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PROJECT INFORMATION

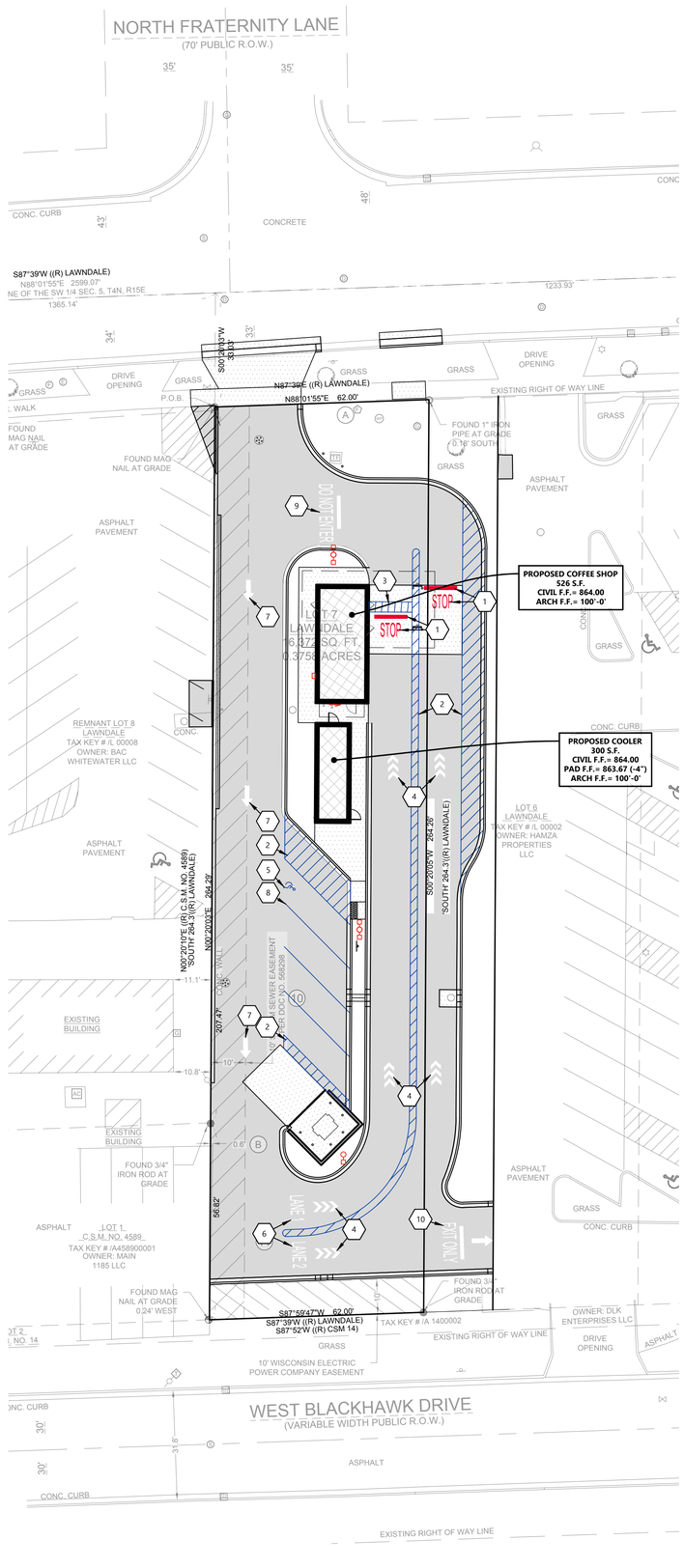
PROPOSED COFFEE SHOP FOR:
7 BREW - WHITEWATER
1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA OCT. 12, 2026

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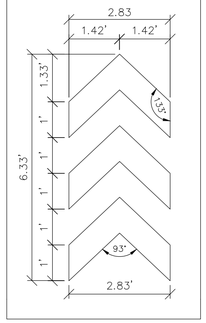
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C1.1A



GENERAL NOTES:

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7 BREW ARROW TEMPLATE



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: FFFFFF

WHITE

PMS 293
C: 100%
M: 80%
Y: 12%
K: 3%

R: 0
G: 58
B: 159

HEX: 003A9F

BLUE

PMS 202
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

HEX: EA0029

RED

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER
5	BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID BLUE PAVEMENT MARKER, TYPICAL
9	12" TALL WHITE STOP BAR WITH 48-INCH TALL "DO NOT ENTER" TEXT PAINTED IN WHITE
10	12" TALL WHITE STOP BAR WITH 48-INCH TALL "EXIT ONLY" TEXT PAINTED IN WHITE

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL STRIPING PLAN

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PROJECT INFORMATION

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PROFESSIONAL SEAL

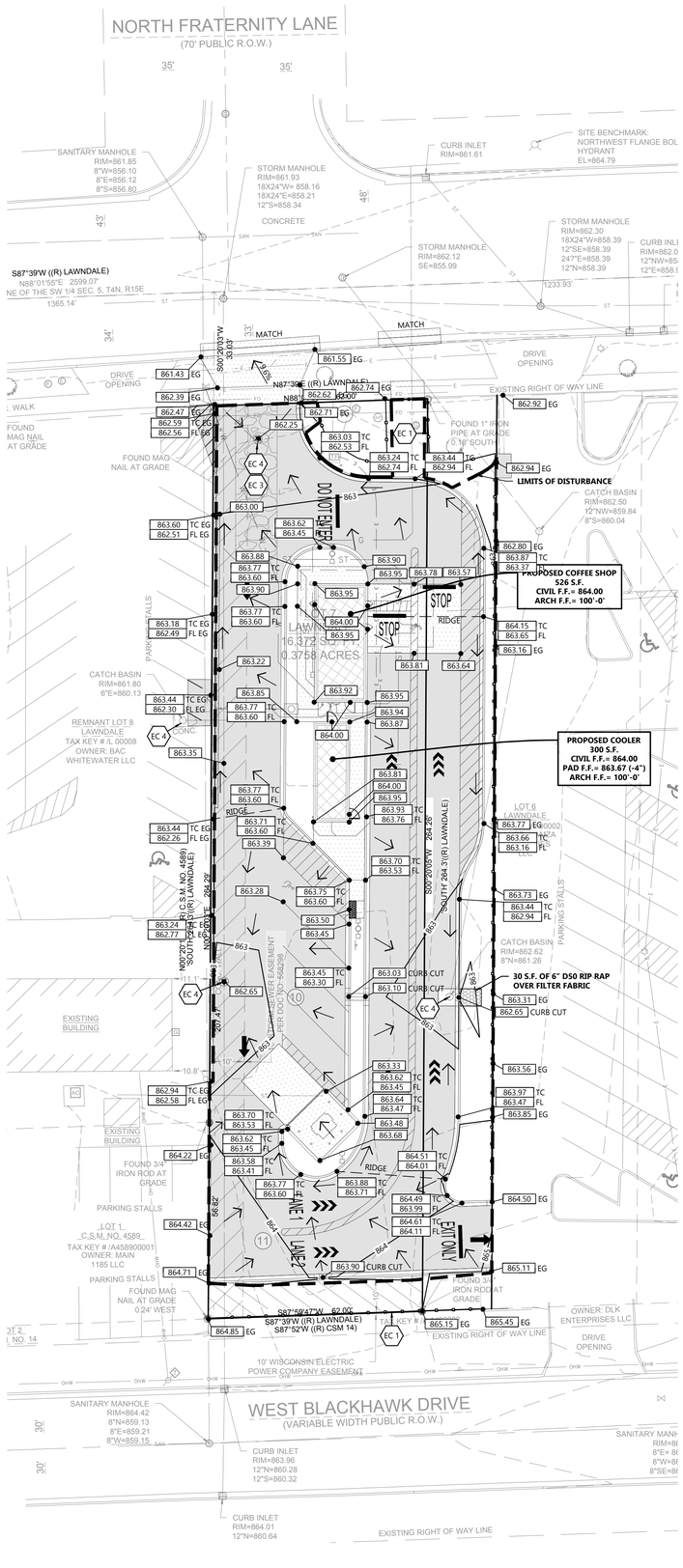
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SHEET NUMBER
C1.1B



GENERAL NOTES:

- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR ALL SITE IMPROVEMENTS ON ADJACENT PROPERTY

GENERAL 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.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

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PROJECT INFORMATION

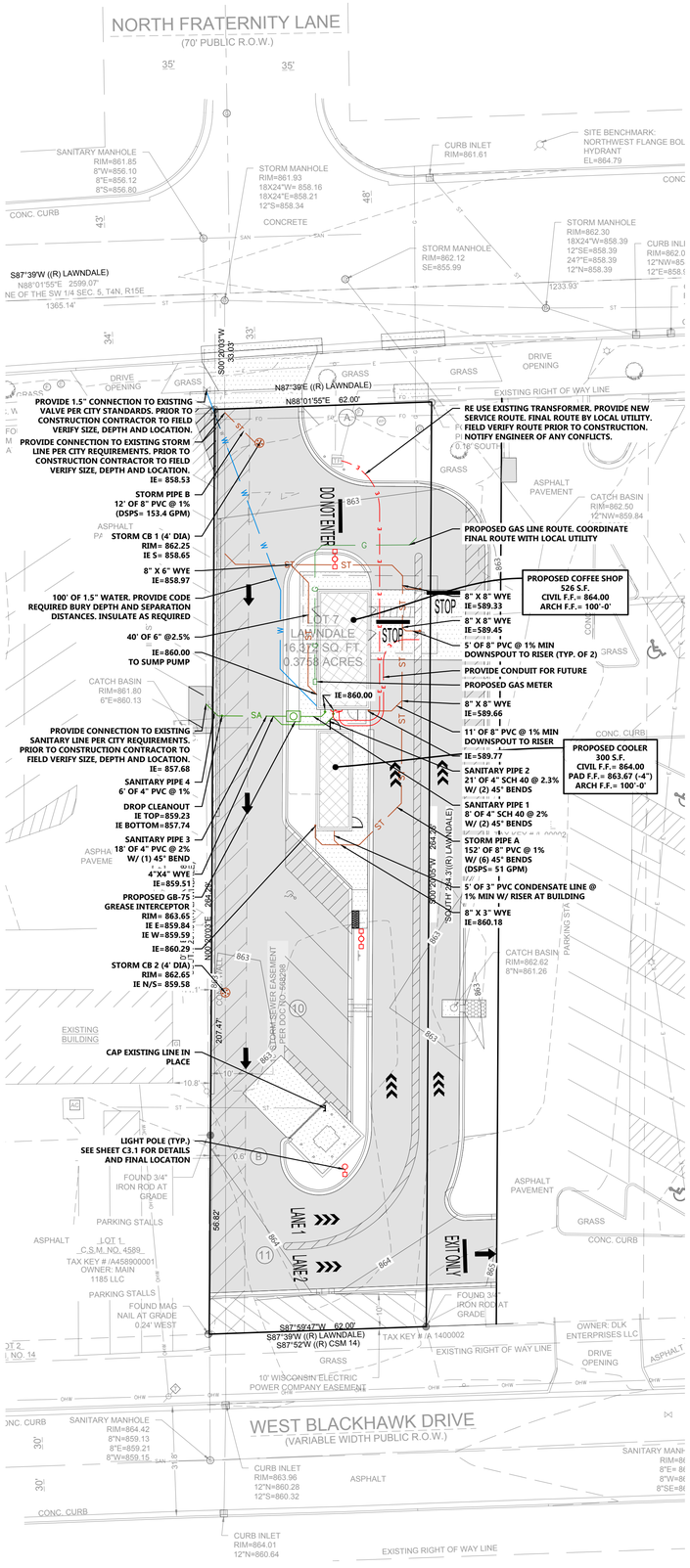
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SHEET NUMBER
C1.2



GENERAL NOTES:

- PRIOR TO CONSTRUCTION CONTRACTOR TO OBTAIN WRITTEN PERMISSION FROM NEIGHBORING PROPERTY OWNER FOR ALL SITE IMPROVEMENTS ON ADJACENT PROPERTY

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN

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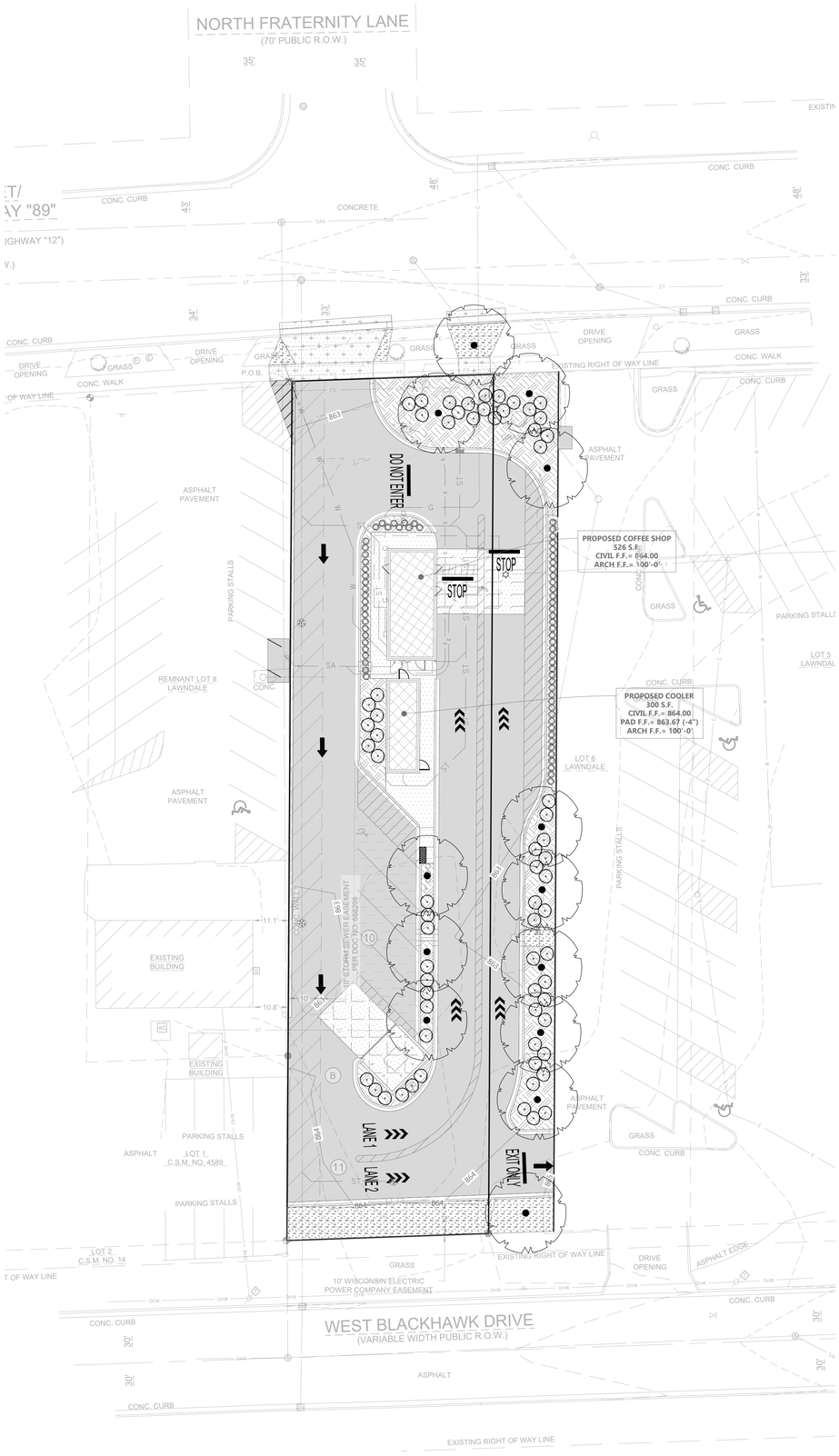
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SHEET NUMBER
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OVERALL CONCEPT LANDSCAPE SCHEDULE

SYMBOL	TYPE	QUANTITY	POINTS	TOTAL POINTS
	LARGE DECIDUOUS TREES	13	150	1,950
	SHRUBS	66	20	1,320
	PERENNIALS	70 (280 SF)	20 PER 20 SF	280

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET FRONTAGE	- 1 DECIDUOUS TREE PER 35' ALONG EACH STREET RIGHT-OF-WAY NORTH: 82/35 = 2.3 TREES SOUTH: 82/35 = 2.3 TREES	NORTH: 2 TREES (1 EXISTING) SOUTH: 1 TREE (EASEMENT CONFLICT)
PAVED AREA	- 1 LARGE DECIDUOUS TREE AND 60 POINTS OF LANDSCAPING PER 1,500 SF OF PAVED AREA 14,776/1,500 = 9.9 TREES AND 594 POINTS OF LANDSCAPING	10 TREES 150 POINTS OF TREES 460 POINTS OF SHRUBS
FOUNDATION	- 160 POINTS OF LANDSCAPING PER 100 LF OF WALL VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND ADJOINING SITES 152/100 = 243.2 POINTS	260 TOTAL POINTS 120 POINTS OF PERENNIALS 140 POINTS OF SHRUBS
BUFFERYARD	- 10' WIDE, 2 LARGE DECIDUOUS TREES, 5 SMALL DECIDUOUS TREES, AND/OR EVERGREEN TREES, AND 12 SHRUBS PER 100' 82/100 = 1.6 LARGE TREES, 4.1 SMALL TREES, AND 9.8 SHRUBS	N/A DUE TO 10' UTILITY EASEMENT
GENERAL YARD	- 200 POINTS PER 5,000 SF OF TOTAL SITE AREA. SHOULD BE LOCATED IN STREET FACING YARDS 21,656/5,000 = 866 POINTS	870 TOTAL POINTS 160 POINTS OF PERENNIALS 720 POINTS OF SHRUBS
SCREENING	- DUMPSTERS, STORAGE, AND UTILITY AREAS SHOULD BE SCREENED BY A FENCE, WALL, OR LANDSCAPING 6-8' TALL	AREAS PLANNED TO BE SCREENED

HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	RIVER ROCK
	SEEDED LAWN

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

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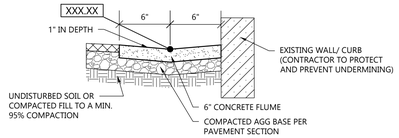
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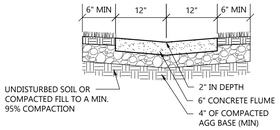
JOB NUMBER
260348200

SHEET NUMBER
C1.4



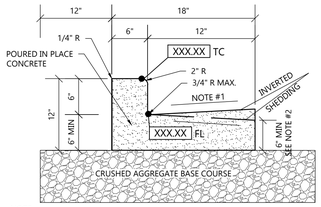
CONCRETE FLUME DETAIL (PAVEMENT)

NOT TO SCALE



CONCRETE FLUME DETAIL (LAWN)

NOT TO SCALE

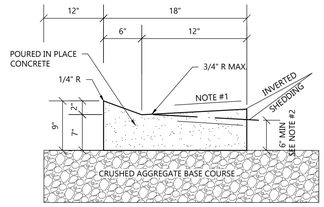


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE

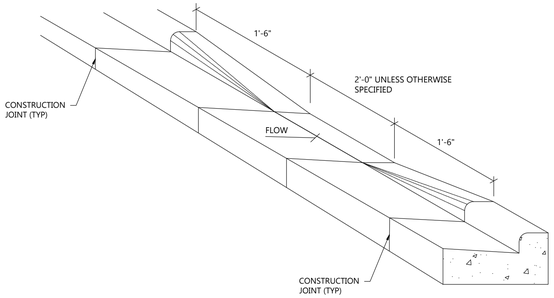


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

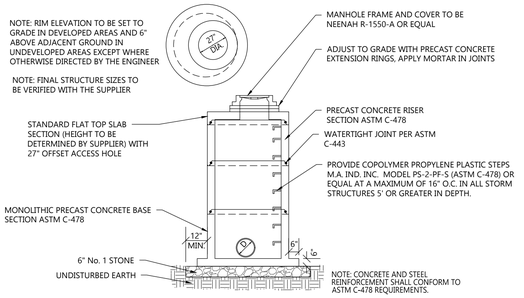
18" MOUNTABLE CURB & GUTTER DETAIL

NOT TO SCALE



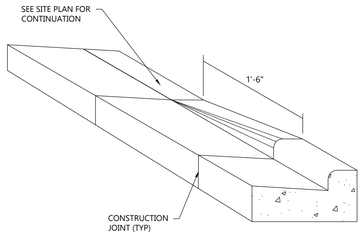
CURB CUT DETAIL

NOT TO SCALE



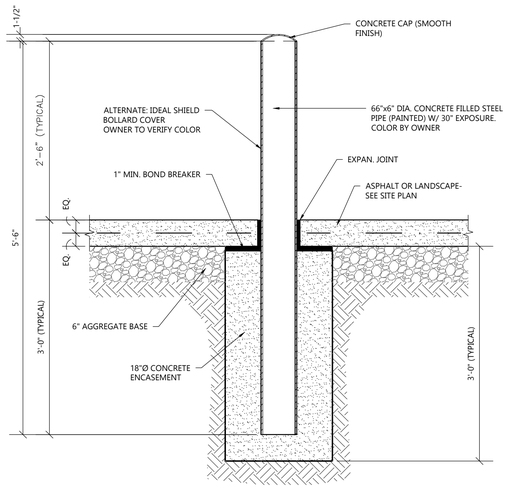
STORM MANHOLE DETAIL

NOT TO SCALE



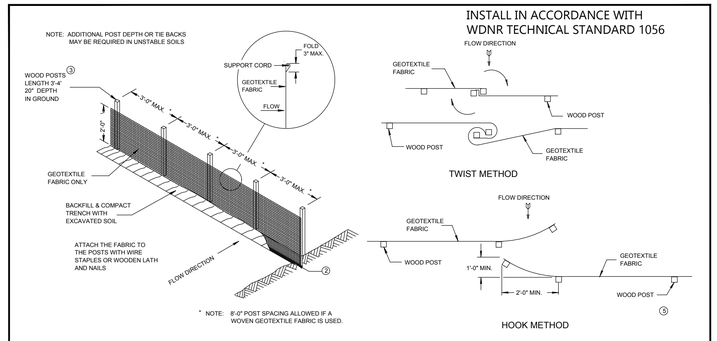
CURB TAPER DETAIL

NOT TO SCALE



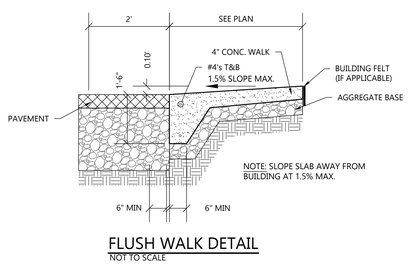
6" PIPE BOLLARD DETAIL

NOT TO SCALE



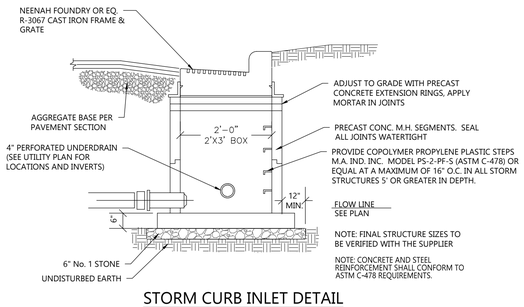
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



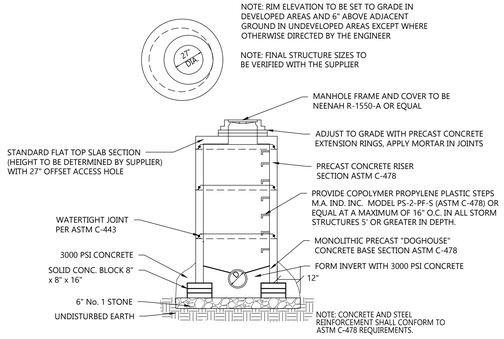
FLUSH WALK DETAIL

NOT TO SCALE



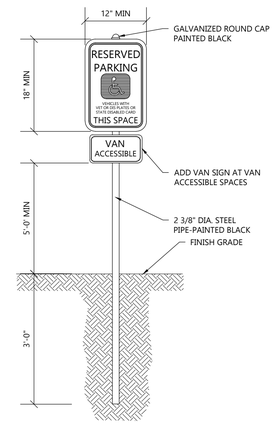
STORM CURB INLET DETAIL

NOT TO SCALE



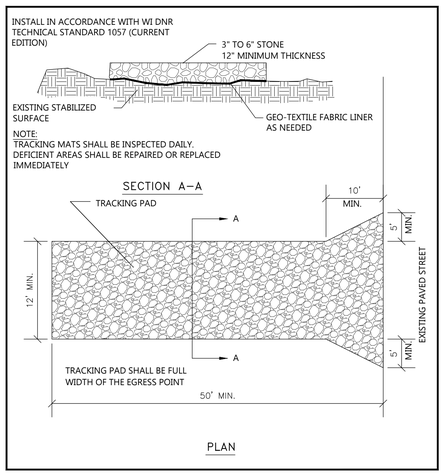
STORM MANHOLE OVER EXISTING PIPE DETAIL

NOT TO SCALE



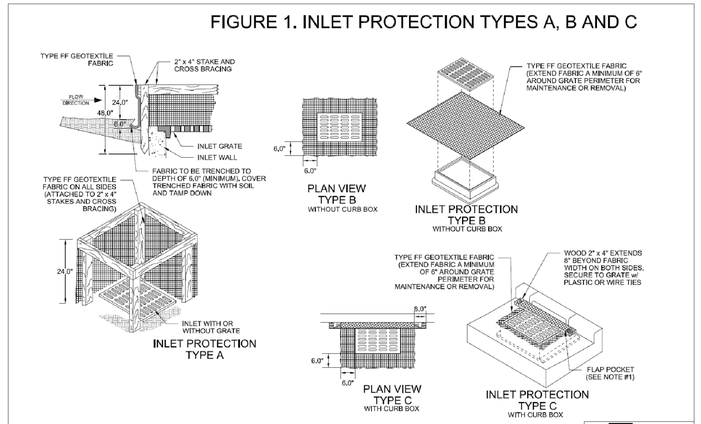
HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

NOT TO SCALE



TRACKPAD DETAILS

NOT TO SCALE



INLET PROTECTION DETAIL

NOT TO SCALE

CIVIL DETAILS

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW - WHITEWATER
1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

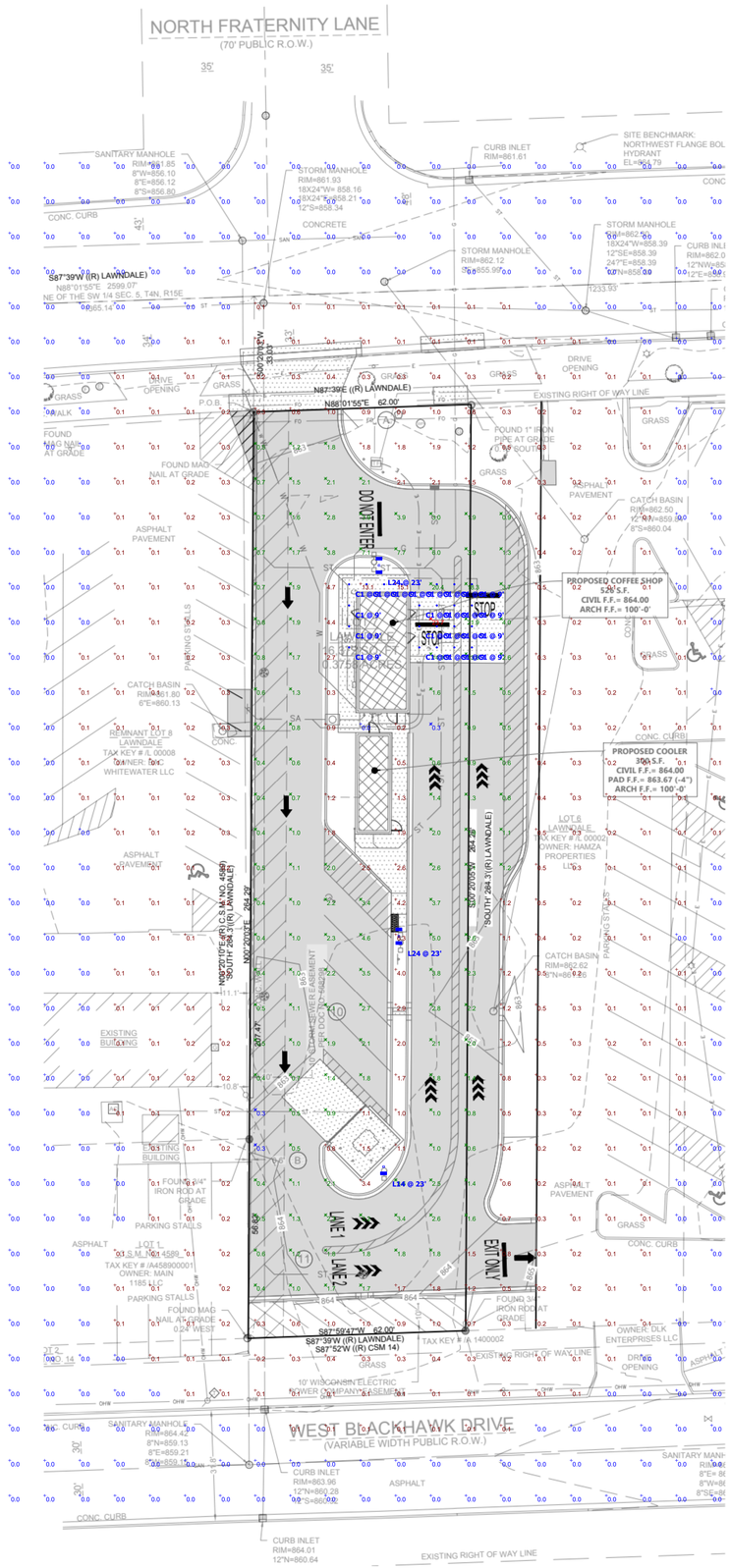
IFA	OCT. 12, 2026

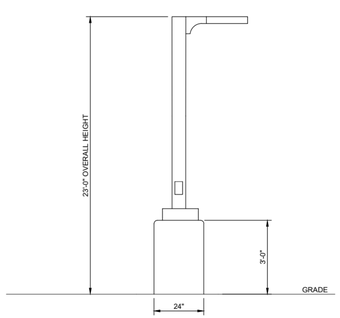
JOB NUMBER

260348200

SHEET NUMBER

C2.0





LIGHT POLE DETAIL

NO SCALE

6RLD G4

JUNO

RLD Series LED Downlight Retrofit

6" LED Retrofit Baffle Trim Module

Project:
Fixture Type:
Location:
Contact/Phone:

6RLD G4 Series

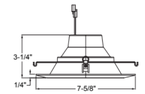


Product Features

The 6" RLD LED module provides an affordable means to create a wall lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or for use in new construction and remodel applications. The LED module maintains at least 70% light output for 50,000 hours.

- Durable die-cast aluminum all-in-one design replaces traditional lamp and trim for energy savings
- Crisp baffle grooves and deep source regression minimizes glare and ceiling brightness
- Dedicated 6" trim size provides proper scale and aesthetics to replace 6" legacy trims with minimal flange thickness

Dimensions



Applications

- Retrofit into existing downlight cans or use as an economical LED solution for new construction downlighting in residential and light commercial applications
- Torsion springs are pre-installed for ease of installation and suitable for installation in 6" standard and shallow-height housings
- Wet rated and air-loc: perfect for showers and bathrooms

Performance

Delivered Lumens	Nominal 700L or 1000L
LED Color Temperature	2700K, 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable flicker-free dimming from 100% to 5%

For a list of compatible dimmers see JUNORLDSERIES-DIM

Specifications

Aperture: 6"
Ceiling opening: 6.5"
Overlap trim: 7.625"
Height: 3.25"

Ships with:



E26 Adapter

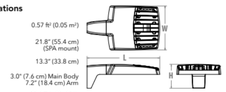
AcuityBrands. One Lithonia Way • Conyers, GA 30012 • Phone 1-800-705-SERV (7378) • Visit us at www.acuitybrands.com
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Light Commercial & Residential



RSX1 LED
Area Luminaire

Specifications

EPA (ft²/80°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide* R5S Type 5 Short* AFR Automotive Front Row AFR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V)* HVOLT (347V-480V)* XVOLT (277V-480V)* (use specific voltage for options as noted) 120* 277* 208* 347* 240* 480*	SPA Square pole mounting (3.0" min. 5G pole for 1 at 90°, 3.5" min. 5G pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°) (2.4" RND* / 2.6" RND*) WBA Wall adaptor (fits 2-3/8" OD horizontal tenon) SS Adjustable slipfitter (fits 2-3/8" OD tenon)* WBA Wall bracket* WBASC Wall bracket with surface conduit box AD5P Adjustable tilt arm square pole mounting* AD6P Adjustable tilt arm round pole mounting* A2WB Adjustable tilt arm with wall bracket* A2WSC Adjustable tilt arm wall bracket and surface conduit box*

Options	Finish
Shipped Installed HS House-side shield* PE Photocontrol, button style** PERT Seven-wire twist-lock receptacle only (no controls)*** SF Single fuse (120, 277, 347)* DF Double fuse (208, 240, 480)* SPD20KV 20kV Surge pack (10kV standard) FAO Field adjustable output* DIML 0-10V dimming extend out back of housing for external control (control ordered separate)*	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed **Standalone and Networked Sensors/Controls (factory default settings, see table page 9)** NLTAIR2 PIRHN nLight AIR generation 2, with Networked, Bi-level motion/ambient sensor *,**,*** BAA Buy American Act and/or Build America Buy America Qualified CCE Coastal Construction* **Note: NLTAIR2 PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. **Shipped Separately (requires some field assembly)** EGS External glare shield EGFF External glare full visor (360° around light aperture)* BS Bird spikes*	

LITHONIA LIGHTING COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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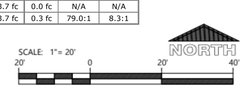
Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	C1	23	Juno Lighting	6RLD G4 10LM 30K 90CRI 120 FRPC WWH M6	1	1081	0.85	11.6
	L24	2	Lithonia Lighting	RSX1 LED P2 40K R4S	1	9621	0.85	145.8934
	L14	1	Lithonia Lighting	RSX1 LED P2 40K R4S	1	9621	0.85	72.9467

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	23.7 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.5 fc	23.7 fc	0.3 fc	79.0:1	8.3:1

SCALE: 1"= 20'



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7 BREW - WHITEWATER

1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

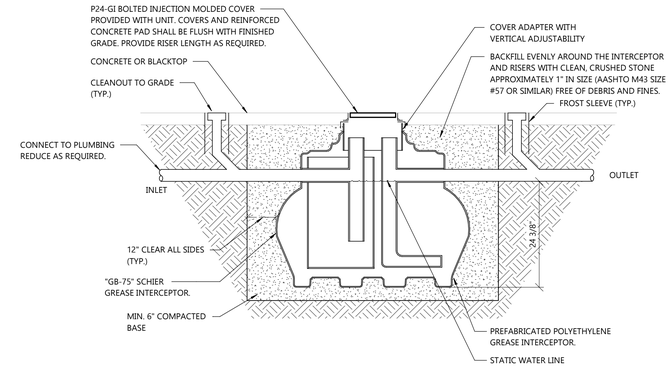
IFA OCT. 12, 2026

JOB NUMBER

260348200

SHEET NUMBER

C3.1



1 C3.2 EXTERIOR GREASE INTERCEPTOR DETAIL

NOT TO SCALE

GREASE INTERCEPTOR CALCULATIONS Quote: 8EC4C7D4

Reference No. 110308 Project Name: 7 Brew - Whitewater

CALCULATIONS - USING WISCONSIN PLUMBING CODE

Step 1: Flow rate to grease interceptor

Pipe size flow rate (4 in):	75 GPM
	75 GPM

Step 2: Grease Production

Amount of square feet in facility: 526

Grease production value: Coffee Shop

(low / no flatware: 0.005 lbs per serving)

Days between pump-outs: 90 days

(526 x .6) / 14 x 4 x 0.005 x 90 = 40.577 lbs of FOG

Servings per day x Grease production value x Days between pump-outs = Grease output

SCHIER MODEL	
~~GB-50~~	~~**Description:** GREASE INTERCEPTOR 50 GPM / 75 GPM, 4" PLAN/FPT CONNECTIONS~~ ~~**Dimensions:** Length: 37", Width: 33", Height: 28.5"~~ ~~**Flow Rate/Grease Capacity:** 75 GPM / 287 lbs~~ ~~**Liquid Capacity:** 65 gal~~

FIXTURE INFORMATION

NAME/TAG	TYPE	QTY	DIMENSIONS	CAPACITY
3 Compartment Sink	3 Compartment Sink	1	21" x 21" x 14"	80.18 gal
Dipper Well	Dipper Well	3	N/A	0 gal
Floor Sink	Floor Sink	5	N/A	0 gal
Mop Sink	Mop Sink	1	24" x 24" x 10"	24.94 gal
Trench Drain	Floor Sink	2	N/A	0 gal

Specification Note: This Great Basin model has been sized to the flow rate and grease production requirements of the application and may not be substituted by liquid capacity alone. Any substitution requests must be approved by the specifying engineer and the authority having jurisdiction.

Please contact support@schierproducts.com for technical and procurement support for the specified Great Basin model.

GB-75

Description: GREASE INTERCEPTOR 50 GPM, 4" PLAN/FPT CONNECTIONS
Dimensions: Length: 47", Width: 33", Height: 42.75"
Flow Rate/Grease Capacity: 50 GPM/730 lbs
Liquid Capacity: 125 gal

CIVIL GREASE INTERCEPTOR DETAIL AND SCHEDULE

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7 BREW - WHITEWATER
1155 W MAIN ST • WHITEWATER, WI 53190

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION

IFA OCT. 12, 2026

JOB NUMBER

SHEET NUMBER

C3.2

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