NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, May 9, 2022** at **6:30 P.M.** in the City Hall **Council Chambers,** Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the April 11, 2022 Plan Commission Meeting. *(Attachment)*
2. Conduct a Public Hearing to consider Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. *(Attachment)*
3. Consider Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. *(Attachment)*
4. Consider three lot Certified Survey Map from Professional Land Surveyor Jeffrey Stockburger of Everyday Surveying and Engineering, LLC on behalf of Craig Wurzer for a parcel north of First Avenue and approximately three hundred feet west of State Avenue. Make recommendation to the Common Council. *(Attachment)*
5. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, May 4, 2022 at 8:30 A.M. by Mary Bowe.

MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 11, 2022 – 6:30 PM

The Plan Commission met in City Hall on Monday, April 11, 2022 at 6:30 P.M. Attending were Commissioners Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty and Dan Varga were absent. Also attending were Asssistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the March 7, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Plan Commission Secretary Rubenzer stated that the reason there was a second public hearing for the Boys and Girls Club of the Greater Chippewa Valley to operate on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater was that the common space of the Northridge Homeowners Association had not been sent a notice of the first public hearing. He noted a new site plan showing light and sign locations was included with the Conditional Use Permit Resolution No. 2022-04.
   Trevor Bohland established the need for the Chippewa Falls Boys and Girls Club to expand to the 650 Bridgewater Avenue location. He restated there would be 200 children when at full capacity, there would be 23 part-time and 4 full-time employees. There would be some exceptions to the stated hours of operation for the Thanksgiving feast, teen dance night and special family program nights.
   Mayor Hoffman opened a public hearing at 6:37 pm to consider Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-04 allowing the Boys and Girls Club of the Greater Chippewa Valley – Chippewa Falls Center to operate a boys and girls club including expanded use and renovation on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater Avenue in the City of Chippewa Falls.
   Ann Kaiser, CEO of the Eau Claire Boys and Girls Club spoke in favor, stating the goal is to encourage children to take ownership, be good neighbors and leaders in the community. Children delivered welcome baskets to neighbors. The purpose for Chippewa Falls is for positive programming under adult supervision. The Chippewa Falls Boys and Girls Club has been in existence since 2012. She stated that the Eau Claire teen center is very successful. No "drop-ins" or just "hanging around" will be allowed at the Chippewa Falls facility. All activities will be supervised. Example activities are homework, science activities, kitchen lab and career explorations that teach children to respect themselves and others. Every dollar invested in the club returns $9.60 to the community.
   Gregg Mizerk of 629 Northridge Drive spoke in favor stating he is a big supporter of a boys and girls club in Chippewa Falls. His subdivision has been quiet and the outside of the club has been neat and clean since the Boys and Girls Club have been present in the neighborhood and he hasn't heard any negative comments. He welcomes the Boys and Girls Club and thinks they will be a great neighbor.

Justin Agnew of 1523 Terrill Street spoke in favor stating one of his daughters attended the Boys and Girls Club in Chippewa Falls. He was comforted and relieved knowing his daughter could go somewhere safe after school and gain life skills. He can observe the 650 Bridgewater Avenue location from his house.
Bill Quirk spoke in favor stating he was on the CFMIT board for eight years, two as vice-president and 4 as president. There hasn't been a single incident since the Boys and Girls Club have been tenants (2012). Bills are paid on time and the Boys and Girls Club are an outstanding organization.
No one spoke against.
Mayor Hoffman closed the public hearing at 6:46 pm.
Motion by Rubenzer, seconded by Hubbard to approve the Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-04 allowing the Boys and Girls Club of the Greater Chippewa Valley – Chippewa Falls Center to operate a boys and girls club including expanded use and renovation on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater Avenue in the City of Chippewa Falls. **All present voting aye. Motion carried.**

3. Sean Bohan appeared and presented the attached Final Plat of Park West II (phase 1) including twenty-four twin home lots, sixteen single family lots, ten town home lots, outlot 89 where the club house will be located and outlots for stormwater best management practices. He asked for the city to take ownership and maintenance of the proposed storm pond on Elm Street. A lengthy discussion followed. Jim Rooney stated that an estimated $880,000 of the tax revenue (split among taxing agencies) would be generated annually at build out. Plan Commission Secretary Rubenzer stated the stormwater utility personnel would be responsible to maintain the storm pond, there are presently 3½ storm utility personnel and not enough to take on additional duties. Mr. Rooney said homeowner associations are perceived as negative to perspective buyers and there wasn't a need for an HOA amongst the Carli Court owners except to maintain the said storm pond. Discussion followed as to if this would set a precedent for future developments.
Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council approve the attached Final Plat of Park West II (phase 1) contingent on;
    1) Receipt of the plat review fees.
    2) Submission and approval of a storm water management plan.
All present voting aye. Motion carried.

4. The Plan Commission considered incorporating the attached Twin Home Construction Requirements and Standards into Chapter 17, Zoning Code of the Chippewa Falls Municipal Code. Plan Commission Secretary Rubenzer stated amendments to Chapter 17 would be ordinance revisions requiring two readings and a public hearing. City Planner Hentschel presented the attached survey of twenty-three communities/cities as to how Twin Homes were handled in their municipalities. He suggested Twin Homes be permitted uses in the existing R-2 Two Family Residential District and in all the denser residential districts. He suggested that the single family districts continue to require a planned development conditional use permit for Twin Homes. City Inspector Lasiewicz concurred.
Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council schedule a public hearing to consider amending Chapter 17, Zoning Code of the Chippewa Falls

Municipal Code to make Twin Homes permitted uses in the existing R-2 Two Family and denser residential districts and single family districts continue to require a planned development conditional use permit for Twin Homes. **All present voting aye. Motion carried.**

5. The Plan Commission considered the attached Certified Survey Map along the south side of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Wangard Partners. Plan Commission Secretary Rubenzer stated the Certified Survey Map had been reviewed by County Surveyor Wenz. Commissioner Hiess stated the seal and signature should be a permanent non-fading black image on the original.
   Motion by Hoffman, seconded by Rubenzer to recommend the Common Council approve the attached Certified Survey Map along the south side of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Wangard Partners contingent on;
   1) Receipt of the Certified Survey Map review fees.
   2) Submission and approval of a storm water management plan.
   3) Changing the colored signature/seal to non-fading black image.
   4) Recording of the approved Certified Survey Map with the Chippewa County Register of Deeds and providing a copy to the Chippewa Falls Engineering Department.

   All present voting aye. Motion carried.

6. Luke Rykel of Hoeft Builders appeared to support the Planned Development Conditional Use Permit Application from Southside Holdings LLC for a zero front yard setback for parking and a shared driveway for a two-tenant building on Lot 6, Block 3, Lake Wissota Business Park First Addition in the City Chippewa Falls, Chippewa County Wisconsin. He gave background for the project. City Planner Hentschel stated the city need for the Planned Development Conditional Use Permit was for a zero property line setback for parking along the north right-of-way of County I and for a shared driveway along the west property line of said lot #6.
   Motion by Hubbard, seconded by Hiess that the Plan Commission conduct a public hearing to consider a Planned Development Conditional Use Permit Application from Southside Holdings LLC for a zero front yard setback for parking and a shared driveway for a two-tenant building on Lot 6, Block 3, Lake Wissota Business Park First Addition in the City Chippewa Falls, Chippewa County Wisconsin. Said public hearing to be scheduled contingent on receipt of the advertising and administrative fees and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

7. **Motion** by Hubbard seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:45 P.M.

Richard J. Rubenzer, P.E., Secretary
Plan Commission

Please note, these are draft minutes and may be amended until approved by the Common Council.

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 11, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Bill Quirk	CFMIT	211 Grand Ave	715-720-6562	bill.quirk@millercoors.com
Mollie Hogan	Boys + Girls Club CF		715-894-7436	mhogan@cvclubs.org
Justin Agnew	Citizen / Boys + Girls	1523 Terrill St	715-271-6341	josagnew@yahoo.com
Nick Rooney	Heartland	13167 City Hwy OO	715-450-5775	nick@heartlandwi.com
Jim Rooney	Heartland	~~1340~~ 7646 CF 178th St	715-577-4412	jim@keyhole capitalllc.com
Gregory Mizenk	Northridge Dr Homeowner	629 Northridge Dr CF 54729	715 215 0512	gfmizerk@gmail.com
Sean Bohan	AEC		715-552-0330	sbohan@aec.engineering
Ann Kaiser	Boys + Girls Club		715-577-8295	akaiser@cvclubs.org
Mel Bollom	Northridge Homeowners Assoc.	621 Northridge CF	715 529 8860	bollom8383@sbcglobal.net
Trevor Bohemand	Boys + Girls Club		715-552-1818	Trevor@EagleCreekRent1.com
Luke Rulkow	Hoeft	1450 River Edge Dr Altoona	715-215-1403	lrulkow@hoeftbuilders.com

CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT RESOLUTION TO ALLOW ZERO SETBACK LOT LINES FOR PARKING AND A SHARED DRIVEWAY ON PARCEL #22908-3313-66430306, LOT 6, BLOCK 3 LAKE WISSOTA BUSINESS PARK LOCATED AT THE NORTHWEST CORNER OF COUNTY I AND LAKELAND DRIVE IN THE CITY OF CHIPPEWA FALLS

WHEREAS, at its April 11, 2022 meeting, the City of Chippewa Falls Plan Commission heard a request from Luke Rykal representing Southside Holdings LLC to establish zero setback lot lines for parking on the south (front yard setback) lot line and for a shared driveway on the West (side yard setback) lot line; and

WHEREAS, Parcel #22908-3313-66430306 is presently zoned as C-2 General Commercial Zoning District; and

WHEREAS, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of Southside Holdings LLC for Zero Setback lot lines on the South and West property lines of Parcel #22908-3313-66430306 in accordance with Chippewa Falls Municipal Code 17.29 C-2 General Commercial District (2) Setbacks; and

WHEREAS, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, May 9, 2022 at 6:30 P.M. to hear all concerns about requested Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

WHEREAS, the Plan Commission finds the following facts:

a) Allowing Zero Setback lot lines on the South and West property lines on Parcel #22908-3313-66430306 would not be detrimental to the health, welfare, and character of the existing Commercial and Industrial zoned Lake Wissota Business Park.
b) Such other findings of fact related to the proposed permit, which are made after hearing on the record.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that pursuant to Chapter 17.29(2) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Commercial

Planned Development Conditional Use Permit is hereby issued to Southside Holdings LLC to establish zero setback lot lines for parking on the south (front yard setback) lot line and for a shared driveway on the West (side yard setback) lot line under the following conditions:

a. That a zero setback lot line for parking be allowed on the south (front yard setback) lot line.
b. That a zero setback lot line for a shared driveway be allowed on the west (side yard setback) lot line.
c. That this permit shall run with the land and apply to all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
d. That the approved site plan and other attachments are made an integral part of this permit and are available in the City of Chippewa Falls Engineering Department and the City of Chippewa Falls Building and Inspection office.
e. That signs be allowed and placed according to the attached site layout.
f. That the approved site plan, which is attached hereto, and made an integral part of the Conditional Use Permit be maintained in both the City of Chippewa Falls Engineering Department Office and the City of Chippewa Falls Building and Inspection Office.
g. Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
h. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
i. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
j. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: _____

SECONDED: _____

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 9, 2022 by a vote of _____ayes, _____nays, and _____abstentions.

ATTEST: _____

Richard J. Rubenzer, PE, Secretary
Plan Commission

NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT

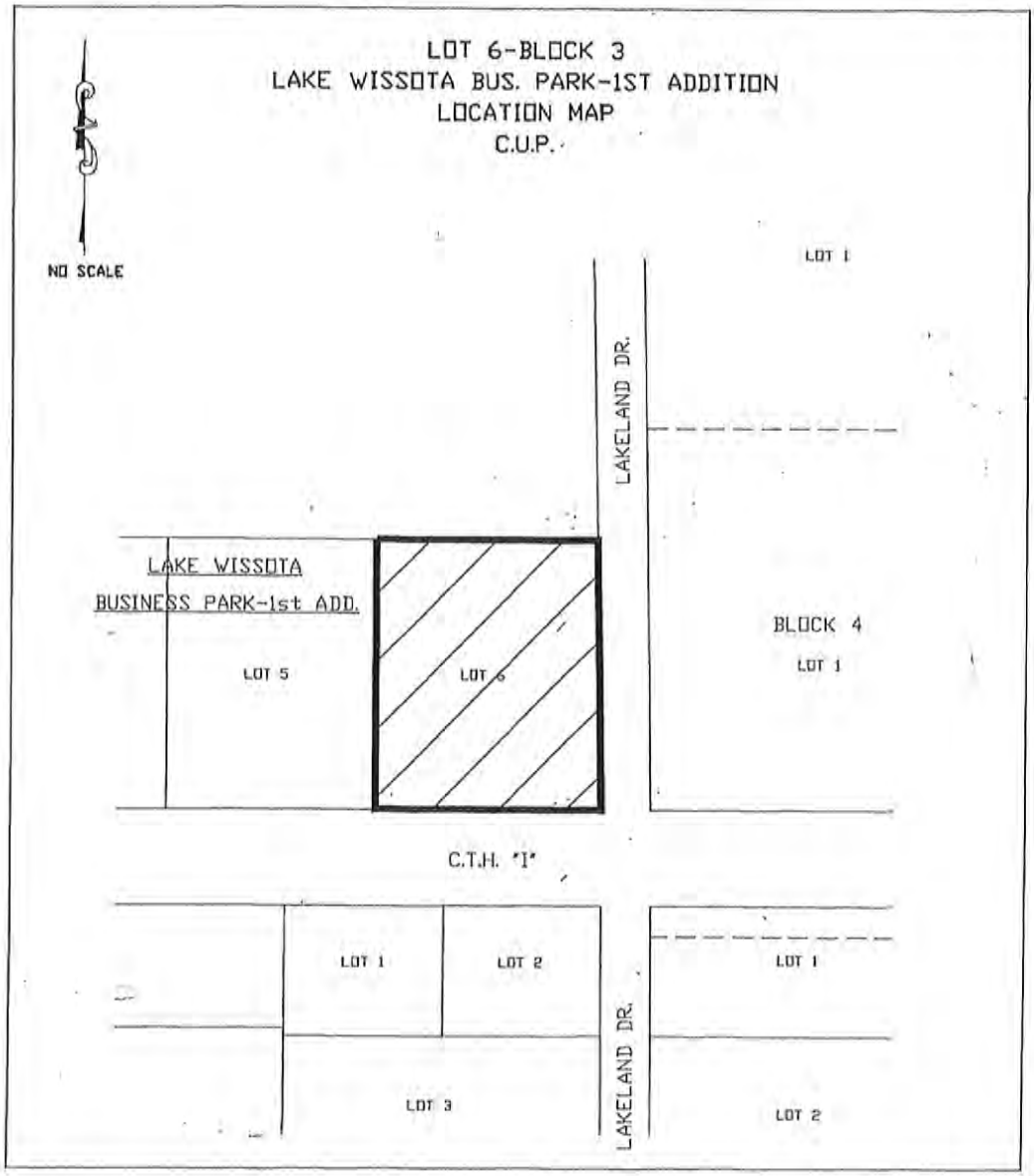
Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, May 9, 2022** regarding:

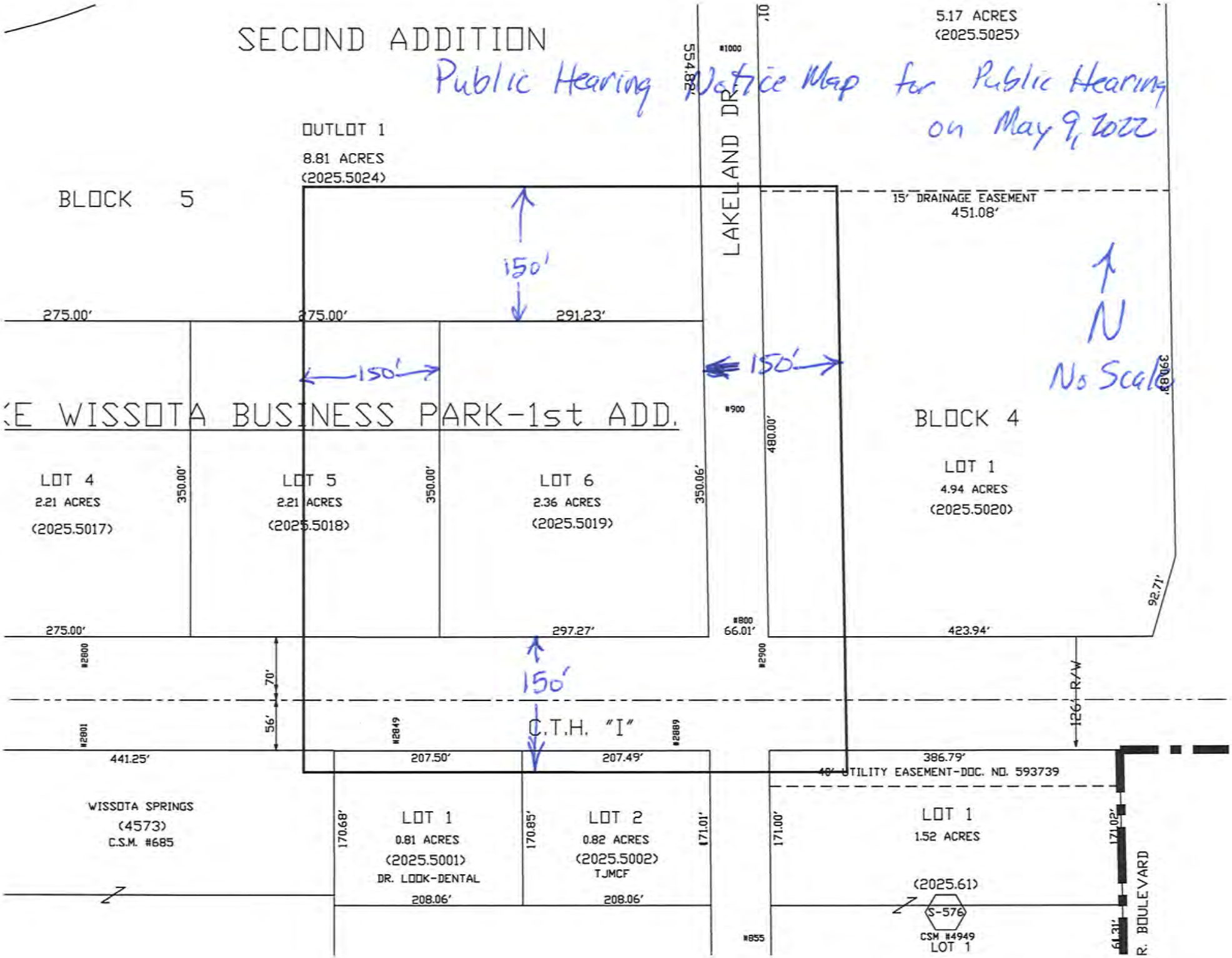
> A City of Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution to allow zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls, Chippewa County, Wisconsin.
>
> This parcel is currently zoned C-2 General Commercial District.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

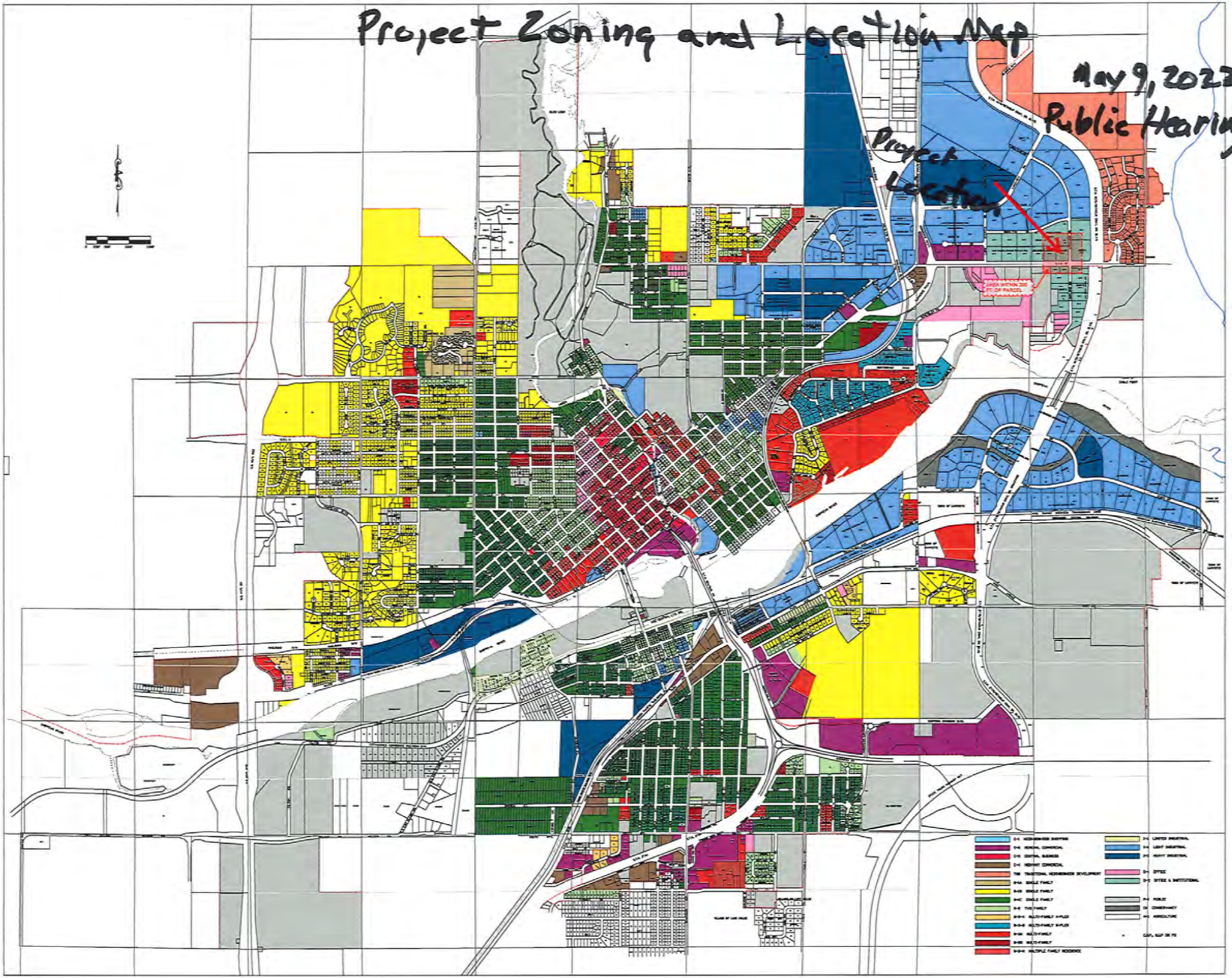
Richard J. Rubenzer, P.E., Secretary
Plan Commission




SECOND ADDITION
Public Hearing Notice Map for Public Hearing on May 9, 2022
5.17 ACRES
(2025.5025)
OUTLOT 1
8.81 ACRES
(2025.5024)
BLOCK 5
LAKELAND DR.
15' DRAINAGE EASEMENT
451.08'
150'
275.00'
275.00'
291.23'
150'
150'
N
No Scale
E WISSOTA BUSINESS PARK-1st ADD.
BLOCK 4
LOT 4
2.21 ACRES
(2025.5017)
LOT 5
2.21 ACRES
(2025.5018)
LOT 6
2.36 ACRES
(2025.5019)
LOT 1
4.94 ACRES
(2025.5020)
350.00'
350.00'
350.06'
480.00'
92.71'
275.00'
297.27'
66.01'
423.94'
150'
70'
56'
126' R/W
C.T.H. "I"
441.25'
207.50'
207.49'
386.79'
40' UTILITY EASEMENT-DOC. NO. 593739
WISSOTA SPRINGS
(4573)
C.S.M. #685
LOT 1
0.81 ACRES
(2025.5001)
DR. LOOK-DENTAL
208.06'
LOT 2
0.82 ACRES
(2025.5002)
TJMCF
208.06'
LOT 1
1.52 ACRES
(2025.61)
S-576
CSM #4949
LOT 1
R. BOULEVARD

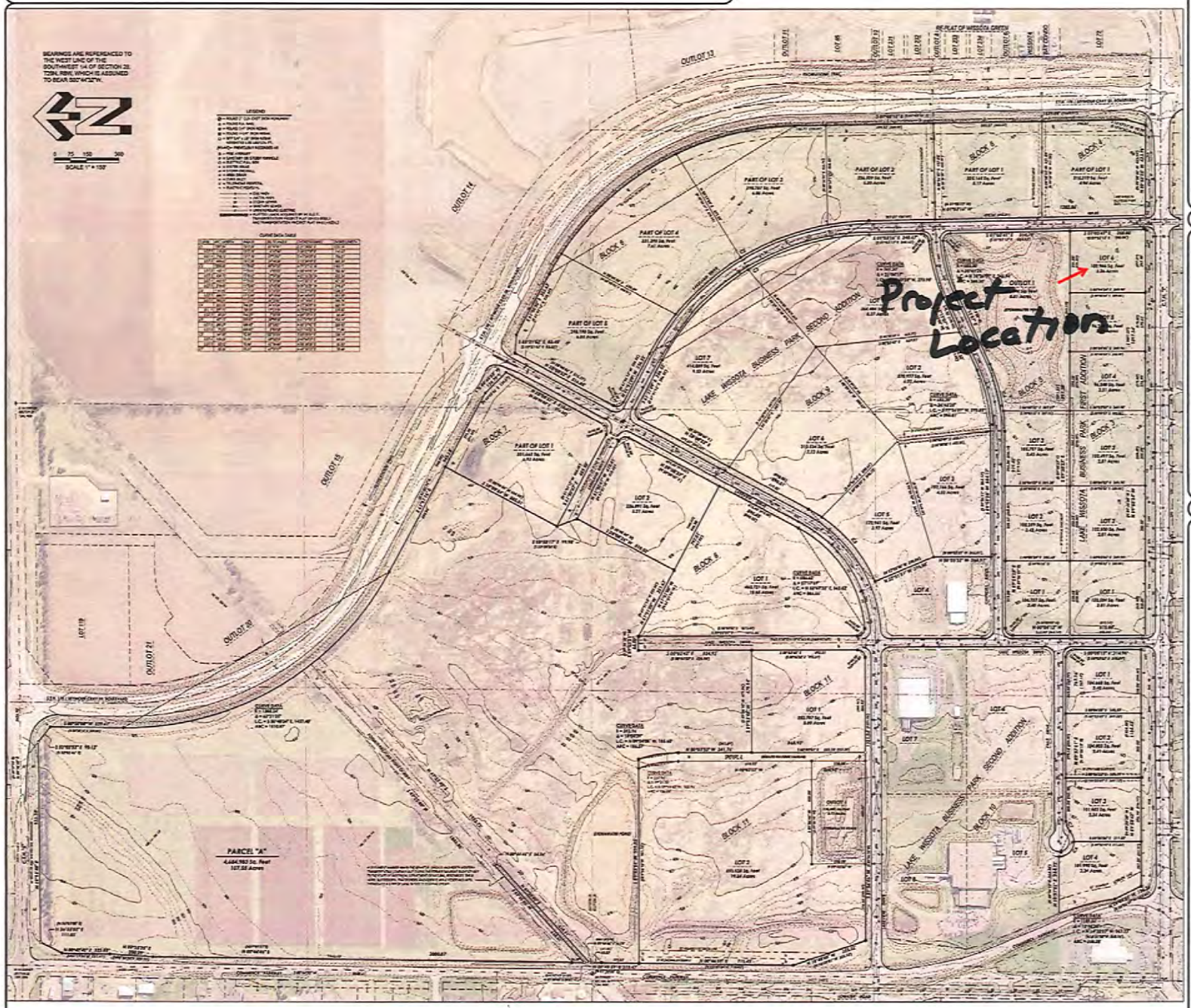
Project Zoning and Location Map

May 9, 2022
Public Hearing



ALTA/ACSM LAND TITLE SURVEY

Being Located in the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4, of Section 28, also located in the North 1/2 of Section 33, all in Town 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. Including Lots 1 - 6 in Block 3, and part of Lot 1 in Block 4 of Lake Wissota Business Park First Addition, Lots 1 - 3 and Outlot 1 in Block 5, part of Lots 1 - 5 in Block 6, part of Lot 1 in Block 7, Lots 1 - 2 in Block 8, Lots 1 - 3, and 5 - 7 in Block 9, Lots 1 - 4 in Block 10, Lots 1 - 2 and Outlots 1- 2 in Block 11 of Lake Wissota Business Park Second Addition.



LOCATION SKETCH

DESCRIPTIONS:

PARCEL "A"

Being located in part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4, Section 28, Town 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the Southwest Corner of said Section 28; thence, N.00°46'24"E., along the South Line of the Southwest 1/4 of said Section 28, 50.01 feet to the POINT OF BEGINNING; thence, N.00°44'46"E., along the Easterly right-of-way line of Commerce Parkway, 14.18 feet; thence, N.47°26'40"E., 618.51 feet; thence, N.00°44'46"E., 24.74 feet; thence, S.47°26'40"W., 618.51 feet; thence, N.00°44'46"E., along the Easterly right-of-way line of Commerce Parkway, 2026.07 feet; thence, continuing along said right-of-way line N.00°26'20"E., 200.29 feet; thence, continuing along said right-of-way line N.00°42'42"E., 223.22 feet; thence, continuing along said right-of-way line N.26°22'03"E., 111.05 feet; thence, N.90°18'48"E., 223.14 feet; thence, S.82°33'31"E., along the Westerly right-of-way line of Seymour Gray Dr. Boulevard, 90.13 feet; thence, continuing along said Westerly right-of-way line S.00°20'08"W., 338.41 feet to the beginning of a curve, concave Northwesterly, having a radius of 1388.34 feet and a long chord which bears S.30°40'24"E., for a distance of 1407.40 feet; thence, continuing along the arc of said curve and said Westerly right-of-way line, Southeasterly, 1510.87 feet; thence, continuing along said right-of-way line S.61°31'16"E., 383.66 feet; thence, along the Northerly line of the adjoining plat of Wissota Business Park Second Addition the following courses: (1) S.28°00'44"W., 585.01 feet; thence, (2) S.20°22'37"E., 99.90 feet; thence, (3) S.28°56'01"W., 510.30 feet; thence, (4) N.61°31'00"W., 321.52 feet; thence, (5) S.60°55'21"W., 66.98 feet; thence, (6) S.00°00'42"E., 524.35 feet; thence, (7) S.89°59'40"W., 479.84 feet; thence, (8) N.30°55'53"W., 241.76 feet to the beginning of a curve, concave Southwesterly, having a radius of 332.95 feet, and a long chord which bears N.05°34'58"W., for a distance of 185.00 feet; thence, (9) Northwesterly along the arc of said curve, 188.27 feet; thence, (10) N.89°32'04"W., 901.22'; thence, N.00°46'24"E., along the Easterly right-of-way line of Commerce Parkway, 213.47 feet to the POINT OF BEGINNING. Being subject to all easements of record. Said parcel contains 4,684,563 square feet or 107.55 total acres, more or less.

SURVEYOR'S CERTIFICATE:

To the City of Chippewa Falls, Chippewa County, and Deloitte Consulting LLP, it's successors and assigns as follows:

This is a true and correct survey of Parcels A described above and Lots 1 - 6 in Block 3, and part of Lot 1 in Block 4 of Lake Wissota Business Park First Addition, Lots 1 - 3 and Outlot 1 in Block 5, part of Lots 1 - 5 in Block 6, part of Lot 1 in Block 7, Lots 1 - 2 in Block 8, Lots 1 - 3, and 5 - 7 in Block 9, Lots 1 - 4 in Block 10, Lots 1 - 2 and Outlots 1- 2 in Block 11 of Lake Wissota Business Park Second Addition.

I further certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/CSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6, 11a, and 13 of Table A thereof. The fieldwork was completed on October 22, 2012.

Dated this 22nd day of October, 2012.

Samuel C. Wertz, Wisconsin Land Surveyor, S-2651
Chippewa County Surveyor
711 N. Bridge Street, Room 305
Chippewa Falls, Wisconsin 54729

Revised this 10th day of April, 2013.

WISCONSIN
SAMUEL C. WERTZ
S-2651
CHIPPEWA FALLS
LAND SURVEYOR

SURVEYOR'S NOTES:

1. AERIAL PHOTOGRAPHY SHOWN WAS TAKEN IN MAY OF 2011 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. ONE FOOT CONTOURS SHOWN WERE GENERATED FROM SANBORN LIDAR DARE EARTH DEM AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ELEVATION DATUM = NAVD 88.
3. SETBACKS SHOWN ALONG COMMERCE PARKWAY AND SEYMOUR GRAY BR. BOULEVARD ARE AS SHOWN ON THE PLATS OF LAKE WISSOTA BUSINESS PARK FIRST, AND SECOND ADDITIONS. NO OTHER SETBACKS ARE SHOWN.
4. NO TITLE WORK WAS PROVIDED FOR THIS SURVEY.
5. UNDERGROUND UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.
6. S.T.H. 178 / SEYMOUR GRAY BOULEVARD IS A RESTRICTED ACCESS HIGHWAY. NO DIRECT ACCESS IS ALLOWED.
7. C.T.H. "E" IS A LIMITED ACCESS HIGHWAY. THE CHIPPEWA COUNTY HIGHWAY DEPARTMENT IS IN CHARGE OF GRANTING ACCESS PERMITS.

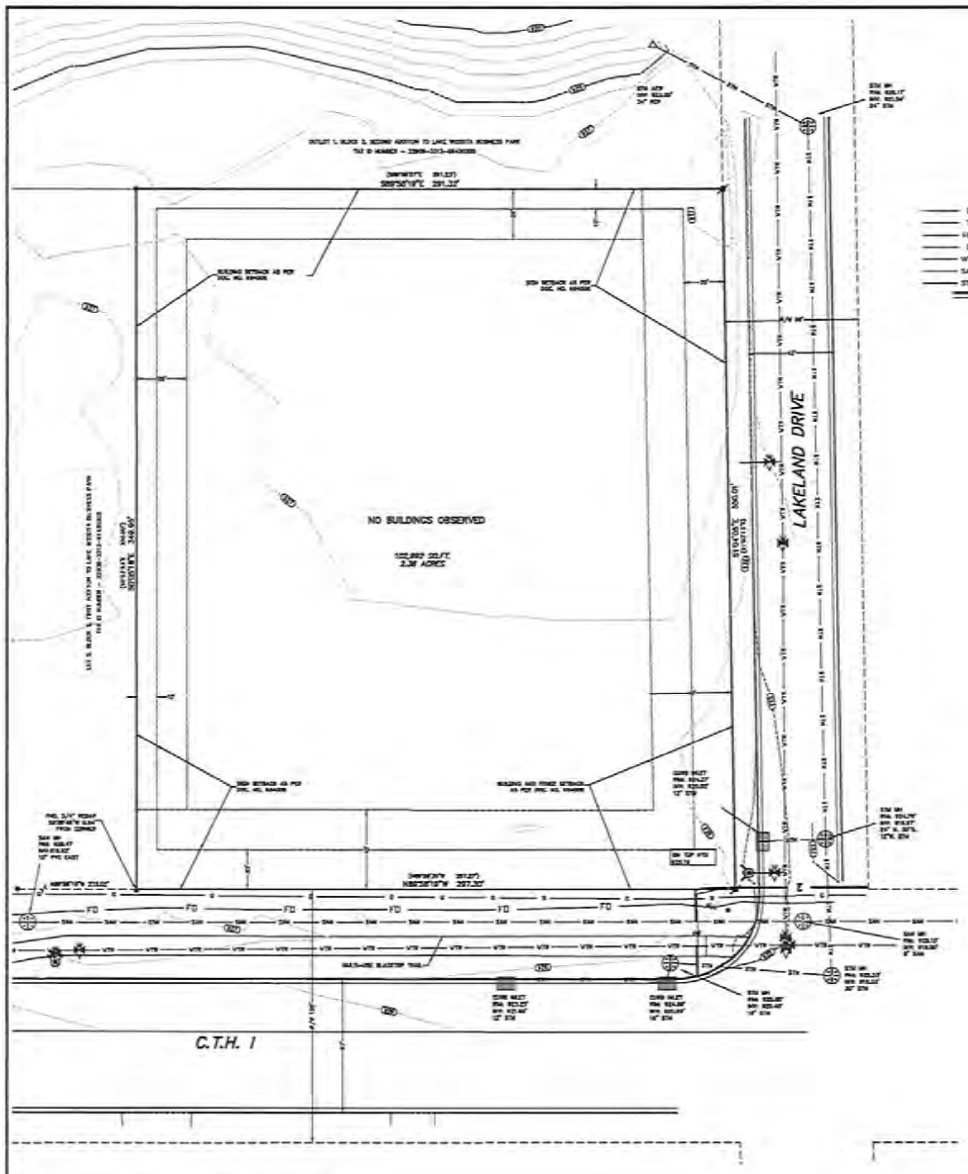
FLOOD PLAIN INFORMATION:

THIS AREA FALLS OUTSIDE THE 100 YEAR FLOOD PLAIN AND IS SHOWN AS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 550084, PANEL 0578E, EFFECTIVE DATE MARCH 2, 2010.

UTILITY / DIGGERS HOTLINE NOTE:

UTILITIES SHOWN HEREON ARE BASED ON CITY OF CHIPPEWA FALLS UTILITIES MAPS. UTILITIES MAPS WERE REQUESTED FROM DIGGERS HOTLINE UNDER TICKET NUMBERS 2012-3348668, 2012-3348677, 2012-3348622, 2012-3348681, 2012-3348687, AND 2012-3348688. NO UTILITIES COMPANIES RESPONDED WITH THE EXCEPTION OF THE DEPARTMENT OF TRANSPORTATION. CHIPPEWA COUNTY IS NOT LIABLE FOR ERRORS OR OMISSIONS IN THE MAPPING OF THE UTILITIES SHOWN. THE LOCATIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY - DIGGERS HOTLINE (1-800-242-8511) IS TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.

5965D



LEGEND:

- FND. 3/4" REBAR
- FND. 1 1/4" REBAR
- ( ) – RECORDED AS
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- WATER HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- FIBER OPTICS PEDESTAL
- ELECTRICAL TRANSFORMER
- E – BURIED ELECTRIC LINE
- T – BURIED CABLE LINE
- FO – BURIED FIBER OPTICS LINE
- G – GAS LINE
- WTR – WATER LINE
- SAN – SANITARY SEWER LINE
- STM – STORM WATER LINE
- CONCRETE CURB AND GUTTER

ABBREVIATIONS:
ALUM. – ALUMINUM
B.C. – BRASS CAP
COR. – CORNER
CPS NO. – CERTIFIED SURVEY MAP NUMBER
C.T.H. – COUNTY TRUNK HIGHWAY
DRILL – DRILLHOLE MARKER
DR. – DRIVE
E. – EAST
FND. – FOUND
LNS/LT – PRIZMS PER LAYOUT (TOT)
N. – NORTH
NE – NORTHEAST
NW – NORTHWEST
O.S. – OUTSIDE DIAMETER
P.L.S. – PROFESSIONAL LAND SURVEYOR
R/W – RIGHT OF WAY
R.W. – RANGE 8 WEST
S. – SOUTH
SE – SOUTHEAST
SEC. – SECTION
SQ.FT. – SQUARE FEET
ST. – STREET
S.H. – STATE TRUNK HIGHWAY
SW – SOUTHWEST
W. – WESTERNMOST 44 NORTH
V.S.P.C. – VOLUME 2/PAGE 8
U.S.H. – UNITED STATES HIGHWAY
W. – WEST

BEARINGS PROVIDED IN THE WEST LINE OF LAKELAND DRIVE, ASSUMED TO BEAR N00°00'00"E

SCALE: 1" = 30'

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, KNIGHT BARRY TITLE UNITED LLC, AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 5 AND 11b OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 4, 2021.

PETER J. GARTMANN, P.L.S. 2279 — DATED THIS 25th DAY OF OCTOBER, 2021

LEGAL DESCRIPTION:

LOT 6, BLOCK 3, PLAT OF LAKE WISSOTA BUSINESS PARK–FIRST ADDITION, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SCHEDULE B2 ITEMS (SURVEY RELATED):
(FROM TITLE COMMITMENT WRITTEN BY KNIGHT BARRY TITLE UNITED LLC WITH A FILE # OF 2095178 AND REVISED ON OCTOBER 11, 2021)

11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED ON DECEMBER 10, 1975 RECORDED IN VOLUME 24 OF DEEDS ON PAGE 193 AS DOCUMENT NO. ——.
THIS DOCUMENT IS WRITTEN IN CURSIVE AND IS PARTIALLY ILLEGIBLE. IT APPEARS TO CONTAIN MATTERS CONCERNING FLOWAGE RIGHTS AND OTHER RESTRICTION DEALING WITH THE CHIPPEWA RIVER. CONSULT LEGAL COUNCIL FOR THE LEGAL IMPLICATIONS OF THIS DOCUMENT. NOTE THAT THE SURVEYED PARCEL DOES NOT ABUT NOR IS IT NEAR THE CHIPPEWA RIVER.

12. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN AGREEMENT RECORDED ON JUNE 4, 1887 IN VOLUME 3 OF MISCELLANEOUS RECORDS ON PAGE 380 AS DOCUMENT NO. ——.
THE LAND DESCRIBED IN THIS AGREEMENT DOES NOT CONTAIN ANY PART NOR DOES IT ABUT THE SURVEYED PARCEL.

13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 24, 1894 IN VOLUME 59 OF DEEDS ON PAGE 94 AS DOCUMENT NO. 81910.
NO PARTS OF THE RIGHT OF WAYS AND RIPARIAN PRIVILEGES REFERRED TO IN THIS DOCUMENT ARE CONTAINED IN, CROSS OR A PART OF THE SUBJECT PROPERTY.

14. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN EASEMENT DEED RECORDED ON JUNE 29, 1914 AS DOCUMENT NO. 1285758.
THIS DOCUMENT APPEARS TO CONTAIN MATTERS CONCERNING FLOWAGE RIGHTS AND OTHER RESTRICTION DEALING WITH THE CHIPPEWA RIVER. CONSULT LEGAL COUNCIL FOR THE LEGAL IMPLICATIONS OF THIS DOCUMENT. NOTE THAT THE SURVEYED PARCEL DOES NOT ABUTT NOR IS IT NEAR THE CHIPPEWA RIVER.

15. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN RESOLUTION NO. 24–78 RECORDED ON MARCH 21, 1978 AS DOCUMENT NO. 397004.
THE SURVEYED PARCEL IS CONTAINED IN THE LANDS DESCRIBED IN THIS DOCUMENT AS A BLANKET INCLUSION.

16. EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON THE PLAT OF LAKE WISSOTA BUSINESS PARK – FIRST ADDITION.
THERE ARE NO EASEMENTS SHOWN ON THIS PLAT THAT ARE A PART OF THE SURVEYED PROPERTY.

17. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN LAKE WISSOTA BUSINESS PARK DEED RESTRICTIONS RECORDED ON APRIL 2, 2004 AS DOCUMENT NO. 884008.
BUILDING, FENCE AND SIGN SETBACKS ARE SHOWN. OTHER MATTERS ARE BLANKET.

NOTES:

- UTILITY LOCATIONS ARE FROM VISIBLE STRUCTURES AND MARKING BY MEMBERS OF DIGGERS HOTLINE TICKET #2021 14022588
- GROSS LAND AREA IS 102,992 SQUARE FEET (2.36 ACRES)
- VERTICAL ELEVATION INFORMATION IS FROM A GROUND SURVEY. THE CONTOUR INTERVAL IS 1 FOOT WITH THE DATUM BEING NAD88.

REAL LAND SURVEYING
RLS
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514–4516

FIELD WORK WAS COMPLETED ON OCTOBER 4TH, 2021

CADD No. 21410 MAP

ALTA/ACSM LAND TITLE SURVEY

BEING ALL OF LOT 6, BLOCK 3,
LAKE WISSOTA BUSINESS PARK–FIRST ADDITION
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

FOR: HOFFT BUILDERS

CHIPPEWA FINANCIAL AND COFFEE HOEFT BUILDERS
LOT 6 - LAKE WISSOTA BUSINESS PARK
CHIPPEWA FALLS, WI 54729

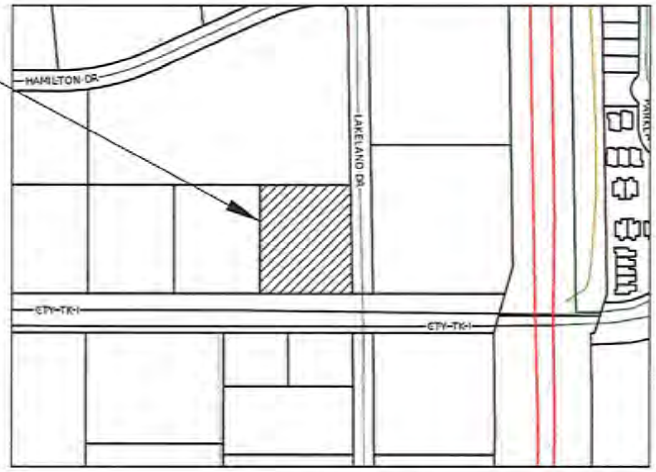
VICINITY MAP

811 Know what's below. Call before you dig.

PROJECT LOCATION

CONTACTS

CITY ENGINEER	CHIPPEWA FALLS CITY ENGINEER ATTN: RICK RUBENZER (715) 726-2736
ASSISTANT CITY ENGINEER	CHIPPEWA FALLS ASSISTANT CITY ENGINEER ATTN: BILL McELROY (715) 726-2738
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: DAVID MELSNESS (715) 737-1495
TELEPHONE	AT&T ATTN: KEN SCHICK (715) 839-5820
GAS	XCEL ENERGY: DESIGN SECTION ATTN: MELISSA EWINGS (715) 271-5883
FIRE DEPT.	CITY OF CHIPPEWA FALLS CHIEF: LEE DOUGLAS (715) 723-5710
CITY PLANNING	CHIPPEWA FALLS CITY PLANNER ATTN: BRAD HENTSCHEL (715) 726-2729
CITY INSPECTOR & ZONING ADMIN	CHIPPEWA FALLS CITY INSPECTOR/ZONING ADMINISTRATOR ATTN: PAUL LASIEWICZ (715) 726-2752



LOCATION MAP

LEGEND

EXISTING / PROPOSED

BENCHMARK
CONTROL POINT
SIGN
CURB STOP
WELL
HYDRANT
GATE VALVE
CURB INLET
AREA DRAIN
SAN MH
STORM MH
SAN CLEANOUT
GAS MANHOLE
LIGHT POLE
UTILITY POLE
GUY WIRE
GUY POLE
PULL BOX
ELEC PED
CABLE PED
MAILBOX
TELE PED
IRON PIPE
ROW POST
REBAR
WATER MAIN
SANITARY SEWER
STORM SEWER
OVERHEAD UTILITY
TELEPHONE LINE
GAS LINE
ELECTRIC LINE
CABLE TV LINE
TREELINE
EXISTING TREES
MARSH
FENCE LINE
WOVEN WIRE FENCE
SILT FENCE
RETAINING WALL
CONTOURS MAJOR
CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

870 910

PROJECT DEVELOPER/ CLIENT:
HOEFT BUILDERS
ATTN: LUKE RYKAL
1450 RIVERS EDGE TRAIL, SUITE A
ALTOONA, WI 54720
PHONE: 715.833.1751
EMAIL: lrykal@hoeftbuilders.com

PROJECT ARCHITECT:
HTG ARCHITECTS
ATTN: JOSH LONGO
1010 MAIN STREET SUITE 100
HOPKINS, MN 55343
PHONE: 952.278.3249
EMAIL: jlongo@htg-architects.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: MATT APPEL, P.E.
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: mappel@aec.engineering

SCHEDULE OF REQUIRED PERMITS

APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF CHIPPEWA FALLS SITE PLAN SUBMITTAL		
WDNR – WRAPP PERMIT (NOI)		
DSPS – EXTERIOR PLUMBING REVIEW		

SHEET SCHEDULE

SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	SITE PLAN
C400-C401	GRADING PLAN
C500	EROSION CONTROL PLAN
C600	UTILITY PLAN
C700-C701	DETAILS

AEC PROJECT #: 21124 PLANS DATED: MARCH 2022

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PROJECT

CHIPPEWA FINANCIAL AND COFFEE

LOT 6 BLOCK 3
LAKE WISSOTA BUSINESS PARK

ISSUED SET
REVISIONS
DATE NO.

AEC
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TITLE SHEET

DRAWN BY: TS CHECKED BY: MA

C100

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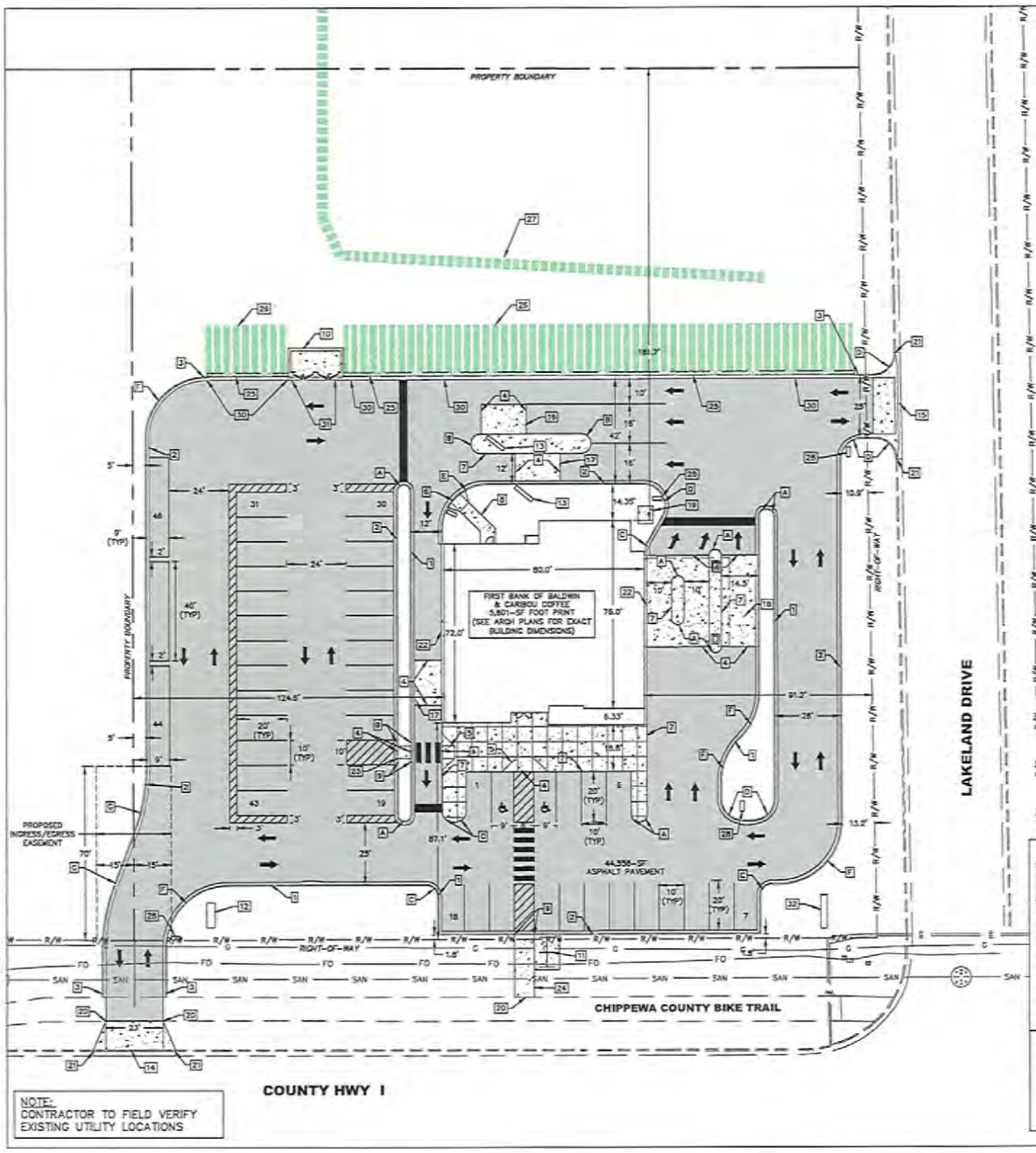

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

SITE PLAN KEY NOTES	
1	18" C&G (DETAIL C-300)
2	18" C&G (DETAIL C-302)
3	CURB TAPER (DETAIL C-385)
4	PAVEMENT FLUSH W/ CONCRETE
5	ACCESSIBLE RAMP (DETAIL C-431)
6	ACCESSIBLE RAMP (DETAIL C-430)
7	SIDEWALK CURB (DETAIL C-390)
8	5' PCC SIDEWALK (DETAIL C-385)
9	CURB CUT (DETAIL C-386)
10	10'x22' PCC SLAB FOR TRASH ENCLOSURE
11	6' X 12' BIKE RACK
12	MONUMENT SIGN (SEE ARCH. SIGN)
13	ORDERING STATION (SEE ARCH. PLANS)
14	DRIVEWAY (DETAIL C-410)
15	DRIVEWAY (DETAIL C-411)
16	12' X 18' PCC PVMT. (SEE ARCH. PLAN)
17	11' X 18' PCC PVMT. (SEE ARCH. PLAN)
18	43.5' X 37' PCC PVMT. (SEE ARCH. PLAN)
19	5' X 7' TRANSFORMER PAD (VERIFY W/UTILITY OWNER)
20	MATCH EXISTING PAVEMENT & ELEVATION
21	MATCH EXISTING CURB & ELEVATION
22	DRIVE THROUGH CURB (DETAIL C-428)
23	5' x 5' PCC SIDEWALK
24	8' X 25' PCC SIDEWALK
25	ROCK PAVEMENT EDGE (DETAIL C-355)
26	19' WIDE GRASSED FILTER STRIP
27	4' X 344' GRASSED SWALE (DETAIL C-224)
28	DIRECTIONAL SIGN
29	10' x 14' PCC SLAB
30	18" RIBBON CURB DETAIL C-308
31	18" MOUNTABLE CURB DETAIL C-306
32	PYLON SIGN (SEE ARCH. SIGN PLAN)

BACK OF CURB RADIUS LEGEND	
A	2.5 FEET
B	4 FEET
C	4.5 FEET
D	8.5 FEET
E	17.5 FEET
F	25.0 FEET
G	75 FEET

HATCHING LEGEND

- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 7" THICKNESS)

FIRST BANK OF BALDWIN AND CARIBOU COFFEE
CTH I AT LAKELAND DRIVE

CURRENT ZONING:	D-2
LOT SIZE:	102,992 SF (2.36 AC)
EXISTING IMPERVIOUS AREA:	0-SF (0.0%)
PROPOSED USE:	INSTITUTIONAL & BUSINESS
PROPOSED BUILDING:	5,801-SF (5.6%)
PROPOSED PAVEMENT:	47,395-SF (46.0%)
PROPOSED PATIO/SIDEWALK:	2,402-SF (2.3%)
OVERALL IMPERVIOUSNESS:	55,599-SF (54.0%)
GREEN SPACE:	47,393-SF (46.0%)
PARKING STALLS:	46 TOTAL (2 ACCESSIBLE)
BICYCLE STALLS:	6 STALLS

SETBACKS:
FRONT: 25'
SIDE: 8'
REAR: 20'

TYPICAL PAVEMENT SECTION

- 4 LT 58-34 S HMA — 1.75"
- 4 LT 58-28 S HMA — 1.75"
- 8" C.A.B.C. (1-1/4")
- 12" SAND SUBBASE — TYPE S.A.S. FABRIC
- SUBGRADE PREP. PER REPORT.

NOTE: PAVEMENT SECTIONS TO BE CONSTRUCTED PER AMERICAN ENGINEERING TESTING GEOTECHNICAL ENGINEERING REPORT P-0007200. PAVEMENT SECTIONS ABOVE SHALL BE USED FOR ASSUMED HOLD-DOWN CALCULATIONS ONLY.

CONCRETE PAVEMENT SECTION

- 7" P.C.C. — 7"
- 6" C.A.B.C. (1-1/4")
- SUBGRADE PREPARATION PER REPORT.

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
4. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
5. PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.

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Fax: 952.278.8822

PROJECT

CHIPPEWA FINANCIAL AND COFFEE

LOT 6 BLOCK 3
LAKE WISSOTA BUSINESS PARK

ISSUED SET
REVISIONS
DATE NO.

AEC
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR, SUITE #1
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SITE PLAN

DRAWN BY: TS CHECKED BY: MA

C300

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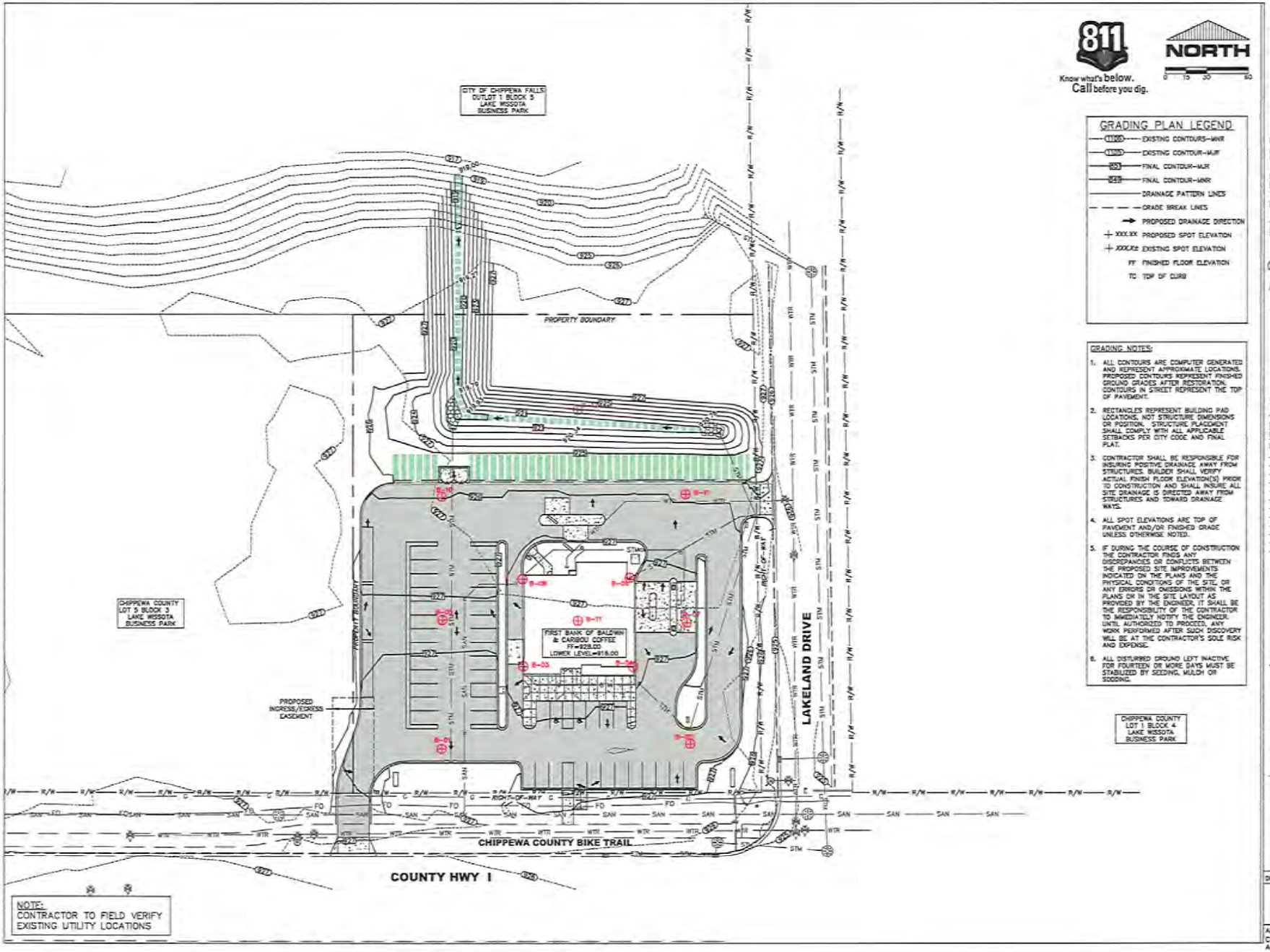

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

811
Know what's below.
Call before you dig.

NORTH
0 15 30 60

GRADING PLAN LEGEND

- 1120 — EXISTING CONTOURS-MNR
- 1120 — EXISTING CONTOUR-MJR
- 920 — FINAL CONTOUR-MJR
- 919 — FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.XX EXISTING SPOT ELEVATION
- FF FINISHED FLOOR ELEVATION
- TC TOP OF CURB

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
2. RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
5. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.

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PROJECT

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OVERALL GRADING PLAN

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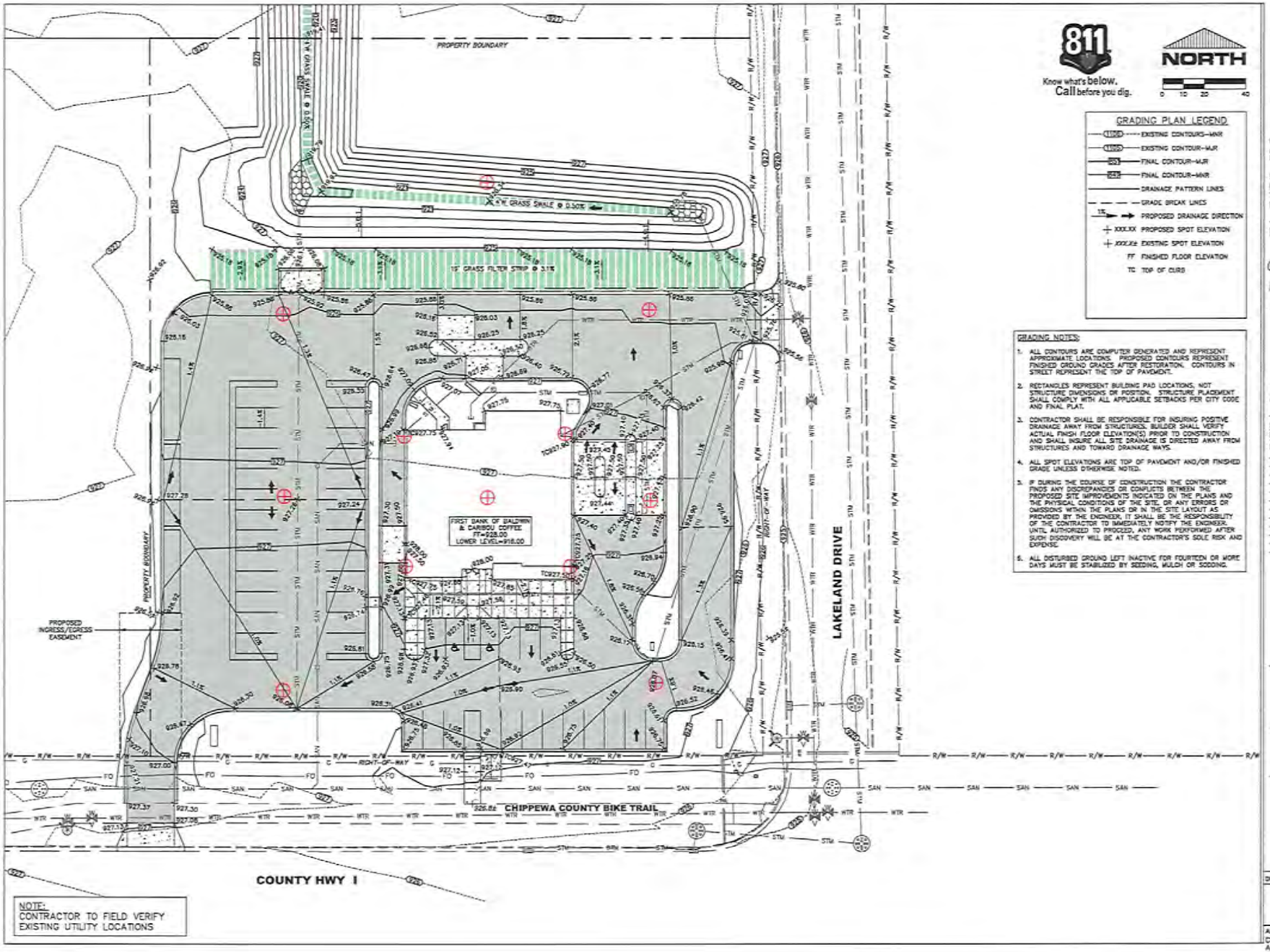

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

GRADING PLAN LEGEND

- EXISTING CONTOURS-MNR
- EXISTING CONTOUR-MJR
- FINAL CONTOUR-MJR
- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
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GRADING NOTES:

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GRADING PLAN

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C401

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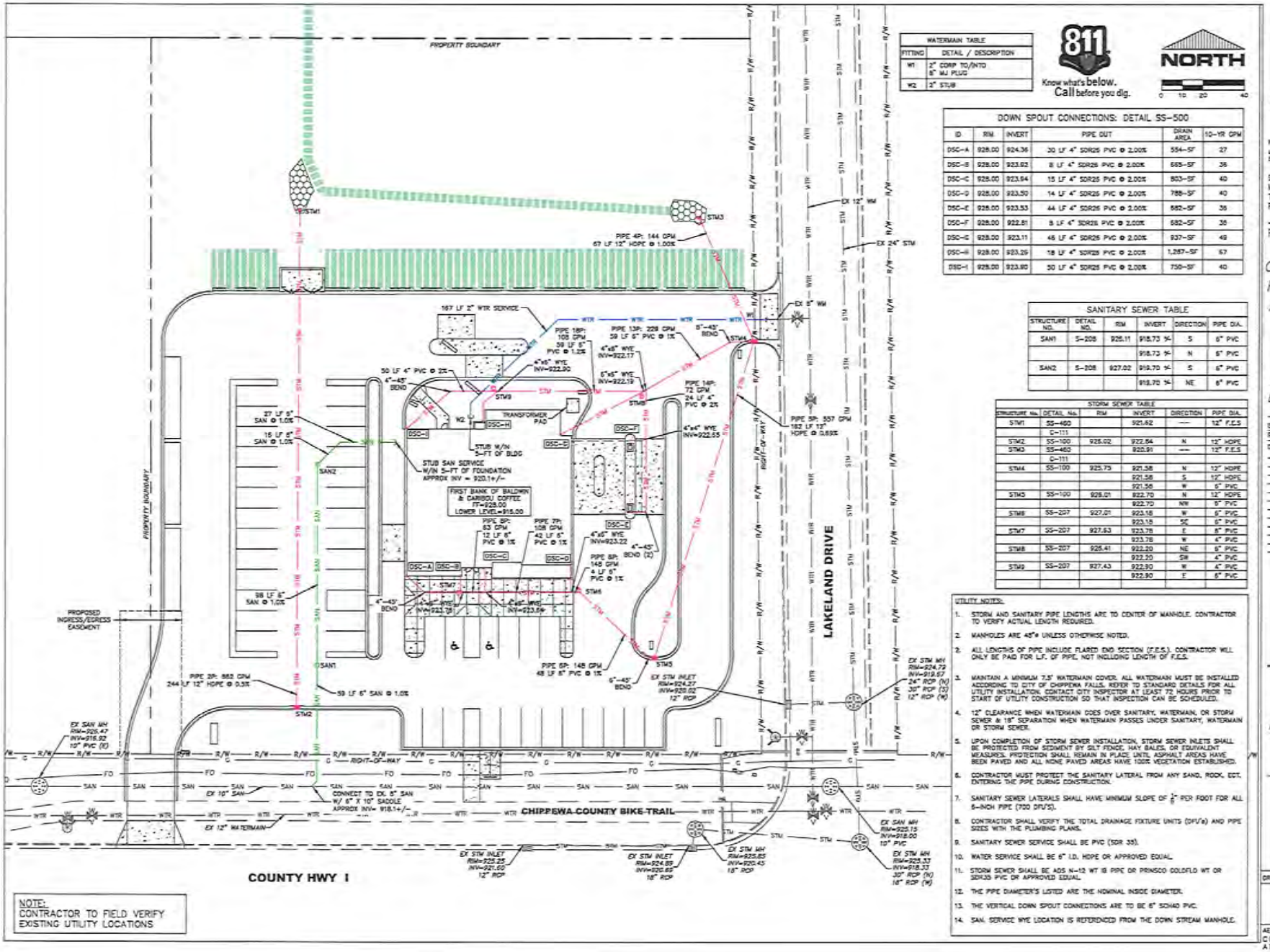

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

WATERMAIN TABLE	
FITTING	DETAIL / DESCRIPTION
W1	2" CORP TO/INTO 8" MJ PLUG
W2	2" STUB

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

DOWN SPOUT CONNECTIONS: DETAIL SS-500

ID	RIM	INVERT	PIPE OUT	DRAIN AREA	10-YR GPM
DSC-A	928.00	924.36	30 LF 4" SDR26 PVC @ 2.00%	554-SF	27
DSC-B	928.00	923.92	8 LF 4" SDR26 PVC @ 2.00%	665-SF	36
DSC-C	928.00	923.94	15 LF 4" SDR26 PVC @ 2.00%	803-SF	40
DSC-D	928.00	923.50	14 LF 4" SDR26 PVC @ 2.00%	788-SF	40
DSC-E	928.00	923.53	44 LF 4" SDR26 PVC @ 2.00%	682-SF	36
DSC-F	928.00	922.81	8 LF 4" SDR26 PVC @ 2.00%	682-SF	36
DSC-G	928.00	923.11	46 LF 4" SDR26 PVC @ 2.00%	937-SF	49
DSC-H	928.00	923.26	18 LF 4" SDR26 PVC @ 2.00%	1,267-SF	67
DSC-I	928.00	923.80	30 LF 4" SDR26 PVC @ 2.00%	750-SF	40

SANITARY SEWER TABLE

STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
SAN1	S-208	926.11	918.73 ⅝	S	6" PVC
			918.73 ⅝	N	6" PVC
SAN2	S-208	927.02	919.70 ⅝	S	6" PVC
			919.70 ⅝	NE	6" PVC

STORM SEWER TABLE

STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-460		921.62	—	12" F.E.S
	C-111				
STM2	SS-100	925.02	922.64	N	12" HDPE
STM3	SS-460		920.91	—	12" F.E.S
	C-111				
STM4	SS-100	925.73	921.58	N	12" HDPE
			921.58	S	12" HDPE
			921.56	W	6" PVC
STM5	SS-100	926.01	922.70	N	12" HDPE
			922.70	NW	6" PVC
STM6	SS-207	927.01	923.16	W	6" PVC
			923.16	SE	6" PVC
STM7	SS-207	927.63	923.76	E	6" PVC
			923.76	W	4" PVC
STM8	SS-207	926.41	922.20	NE	6" PVC
			922.20	SW	4" PVC
STM9	SS-207	927.43	922.90	W	4" PVC
			922.90	E	6" PVC

UTILITY NOTES:

1. STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
2. ALL LENGTHS OF PIPE INCLUDE FLARED END SECTION (F.E.S.). CONTRACTOR WILL ONLY BE PAID FOR L.F. OF PIPE, NOT INCLUDING LENGTH OF F.E.S.
3. MAINTAIN A MINIMUM 7.5' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF CHIPPEWA FALLS. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
4. 12" CLEARANCE WHEN WATERMAIN DOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
5. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED.
6. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
7. SANITARY SEWER LATERALS SHALL HAVE MINIMUM SLOPE OF $\frac{1}{8}$" PER FOOT FOR ALL 6-INCH PIPE (720 DFU'S).
8. CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FIXTURE UNITS (DFU'S) AND PIPE SIZES WITH THE PLUMBING PLANS.
9. SANITARY SEWER SERVICE SHALL BE PVC (SDR 35).
10. WATER SERVICE SHALL BE 6" I.D. HDPE OR APPROVED EQUAL.
11. STORM SEWER SHALL BE ADS N-12 WT IB PIPE OR PRINSCO GOLDFLO WT OR SDR35 PVC OR APPROVED EQUAL.
12. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
13. THE VERTICAL DOWN SPOUT CONNECTIONS ARE TO BE 6" SCH40 PVC.
14. SAN. SERVICE WYE LOCATION IS REFERENCED FROM THE DOWN STREAM MANHOLE.

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PROJECT

CHIPPEWA FINANCIAL AND COFFEE

LOT 6 BLOCK 3 LAKE WISSOTA BUSINESS PARK

ISSUED SET
REVISIONS

DATE	NO.

AEC
ADVANCED ENGINEERING CONCEPTS
1350 INTERNATIONAL DR, SUITE #1
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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UTILITY PLAN

DRAWN BY: TS CHECKED BY: MA

C600

AEC PROJECT #21124
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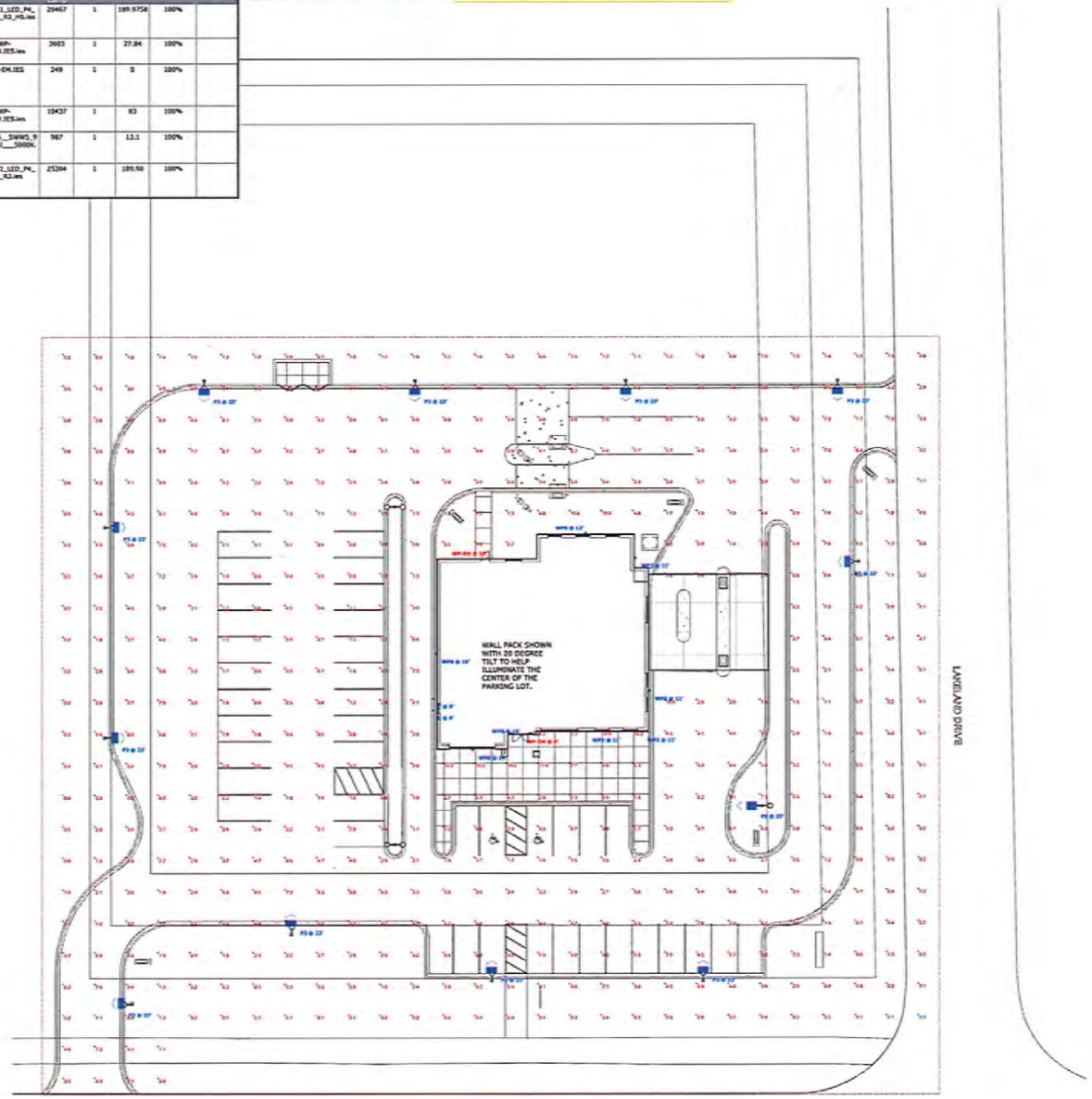
SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Notes
	P3	11	Lithonia Lighting	ESX1 LED P4 40K R2 HS	ESX Area Luminaire Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution with House-side shield		1	ESX1_LED_P4_40K_R3_HS.ies	20467	1	189.9758	100%	
	WP3	4			MWP1027W27V50KDT3		1	F-AWP-27W.IES.ies	2603	1	27.84	100%	
	WP-EM	2	EXITRONIX, A DIVISION OF BARRON LIGHTING GROUP	TRL-EM - TRITON EMERGENCY LIGHTING	WITH WHITE INTERIOR AND CURVED PRISMATIC PLASTIC LENS	FOUR LED ARRAYS. LUMINAIRE OUTPUT = 240 LMS.	1	TRL-EM.IES	249	1	0	100%	
	WP8	4			MWP1080W27V50KDT3	DIM1004125-2120	1	F-AWP-80W.IES.ies	10437	1	83	100%	
	C	2	Juno Lighting	WF6 SWW5 90CRI _ 5000K	SCCT 6in Flat Wafer _ 5000K		1	WF6__SWW5_90CRI__5000K.ies	987	1	13.1	100%	
	P5	1	Lithonia Lighting	ESX1 LED P4 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P4 Lumen Package 5000K CCT Type R3 Distribution		1	ESX1_LED_P4_50K_R3.ies	25204	1	189.98	100%	

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.2 fc	19.8 fc	0.0 fc	N/A	N/A

NOTES:
1. BANK DRIVE-UP CANOPY LIGHTING SHOWN ON SEPARATE PLAN.



Plan View
Scale - 1" = 20ft

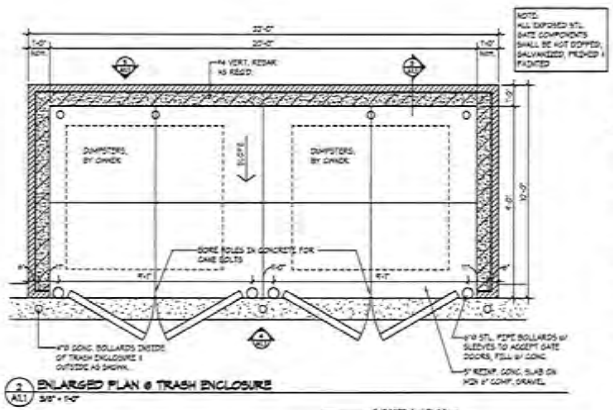
VAN METER

Chippewa Falls Retail Center
Site Lighting Point By Point

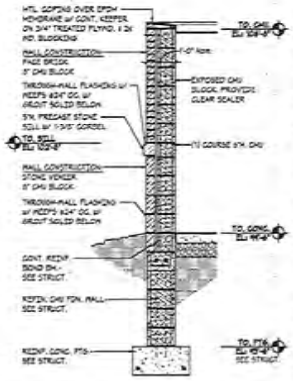
SITE PHOTOMETRICS PLAN

A0.2

DESIGNER:
HEBERT
DATE:
02/28/2022
SCALE:
SEE PLAN
DRAWING NO:
REVISION:
REV. 2



2 A1.1 ENLARGED PLAN @ TRASH ENCLOSURE
3/8" = 1'-0"



5 A1.1 WALL SECTION @ TRASH ENCLOSURE
1/2" = 1'-0"

SITE SUMMARY:

LOT SCHOOL: O-2 OFFICE PROFESSIONAL AND INSTITUTIONAL

PERMITTED USES: FINANCIAL BUSINESS & RESTAURANT ARE PERMITTED

CONTEXT PARKING REQUIREMENTS:
RESTAURANT - 1 SPACE FOR EVERY 50 SQ. FT., PLUS 1 SPACE PER EMPLOYEE
FINANCIAL - 1 SPACE FOR EVERY 300 SQ. FT., PLUS 1 SPACE PER EMPLOYEE

PROPOSED FINANCIAL SQ. FT.:	4900
RESTAURANT COFFEE SQ. FT.:	1600
TOTAL BUILDING:	6500 SQ. FT.

VEHICLE ACCESS:
TOTAL PARKING REQUIRED: 43 STALLS
TOTAL PARKING SHOWN: 44 STALLS (INCL. 3 TRAILER STALLS)

TYPICAL STALL SIZE: 20 FT. IN LENGTH, 10 FT. IN WIDTH (10'+ 2)
TRAILER STALL SIZE: 40 FT. IN LENGTH, 12 FT. IN WIDTH (10'+ 2)

MINIMUM DRIVE AISLE (TWO WAY TRAFFIC): 24 FT.
DRIVE-THROUGH STACKING (COFFEE): 14 VEHICLES - 1 LANE
DRIVE-THROUGH STACKING (FINANCIAL): 10 VEHICLES - 2 LANES

SITE REQUIREMENTS:
BUILDING SETBACKS: FRONT - 25 FT. SIDE - 3 FT. REAR - 20 FT.

MAXIMUM BUILDING HEIGHT: 45 FT.

GROUND SIGNAGE - 150 SQ. FT. IN GROSS AREA, 1 PERMITTED PER STREET FRONTAGE, MAX. HEIGHT OF 20 FT. ABOVE GRADE

WALL SIGNAGE: THE GROSS AREA OF ALL SIGNS IN SQ. FT. SHALL NOT EXCEED 3 TIMES THE LINEAL FRONT FOOTAGE OF THE BUILDING LOT.

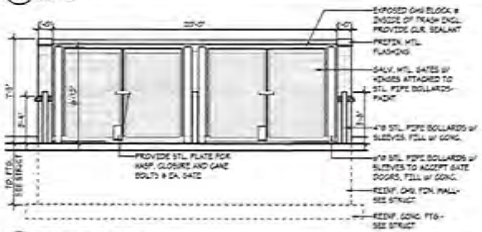
SURVEY DATA WAS TAKEN FROM REAL LAND SURVEYING DOCUMENT FILE # 2016019; DATE OCTOBER 26, 2021 BY PETER J. BARTMANN, P.L.S. 12279, HTG ARCHITECTS, IS NOT RESPONSIBLE FOR ACCURACY OR OMISSIONS, IF ANY. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.

KEYED SITE PLAN NOTES:

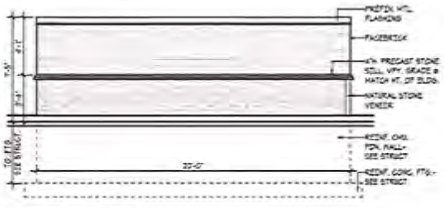
1. 5" REINF. CONC. ON 8" CLASS-5 BASE, SEE CIVIL/ GEOTECH.
2. 4" CONC. WALK ON 8" COMP. SAND
3. 5.5" BITUM. ON 8" CLASS-5 BASE, SEE GEOTECH.
4. TRAILER PARKING
5. TRASH ENCLOSURE, VPY. SIZE W/ OWNER
6. PYLON SIGN, SEE LA1.3-
7. FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQD BY STATE CODE
8. 10 YR. PAINTED SOLID STRIPING
9. LT. POLE, SEE SHEET A0.3
10. MECH. EQUIPMENT, DESIGN/ BUILD BY G.C.
11. MENU & PREVIEW BOARDS, PURCHASED FROM TENANTS VENDOR, INCLUDE 4" DIA. CONC. FILLED STEEL PIPE BOLLARD W/ CONC. SHIELD BOLLARD COVER, CAMERON COFFEE COLOR "SINATRA" W/ SMOOTH DOME FINISH, SEE MFR. DETAILS FOR LOCATION
12. PAINTED CROSSWALK STRIPING
13. ROCK/ AGGREGATE LANDSCAPING
14. BIKE PARKING - 4 BICYCLES, PROVIDE 4" CONC. PAD ON COMPACTED SAND
15. DIRECTIONAL SIGNAGE, KIO. SEE SHEET A1.2
16. MONUMENT SIGN, SEE 2/A1.2
17. MECH. WELL W/ METAL GRATE & DRAIN

SITE PLAN GENERAL NOTES:

1. ALL SITE GRADING TO BE DONE PER CIVIL DRAWINGS.
2. VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
3. SEE CIVIL & MECH./ELEC. DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE UTILITIES.
4. BARRICADE OFF CONSTRUCTION AREA AS REQUIRED KEEP CONSTRUCTION AREA TO MINIMUM.
5. SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL 1:20 MAX. SLOPE.
6. MATCH NEW CONSTRUCTION WITH EXISTING WHEREVER NECESSARY (ie. CONC., CURBS, CONC. WALKS, PAVING, etc.).
7. MATCH/TIE NEW GRADING INTO EXISTING GRADING.
8. CUT & PATCH EXISTING BITUMINOUS PAVING, CONC. CURBS & SIDEWALKS TO MATCH EXISTING.
9. ALL MECHANICAL & ELECTRICAL EXPOSED PIPING, GRILLES, CONDUITS, etc. TO BE PAINTED.
10. PARKING STRIPES TO BE PAINTED 4" WIDE AT 10'-0" O.C. & 20'-0", UNO.
11. FURNISH & INSTALL POSTED HANDICAP SIGNS AS REQUIRED BY STATE CODE.
12. CONC. SIDEWALK WIDTHS TO BE 5'-0" WIDE W/ CONTROL JOINTS @ 5'-0" SQ.
13. INSTALL CONDUIT PRIOR TO SUBGRADE/GRAVEL. COORDINATE WITH G.C. & EARTHWORK SUBCONTRACTOR.

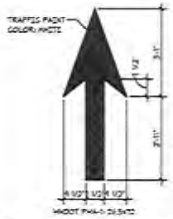


4 A1.1 TRASH ENC. ELEV.
1/4" = 1'-0"

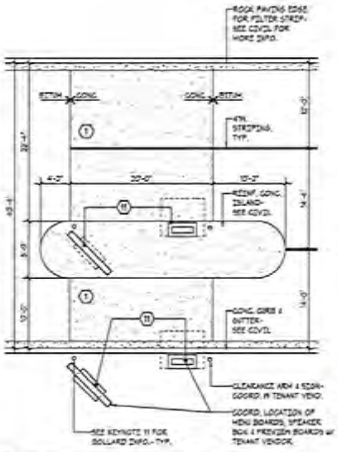


5 A1.1 TRASH ENC. ELEV.
1/4" = 1'-0"

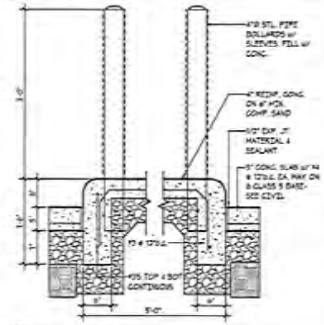
6 A1.1 HANDICAP PARKING SYMBOL
3/4" = 1'-0"



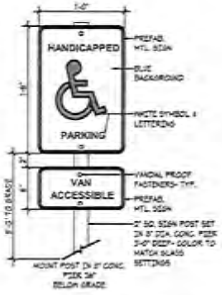
7 A1.1 DIRECTIONAL ARROW
1/2" = 1'-0"



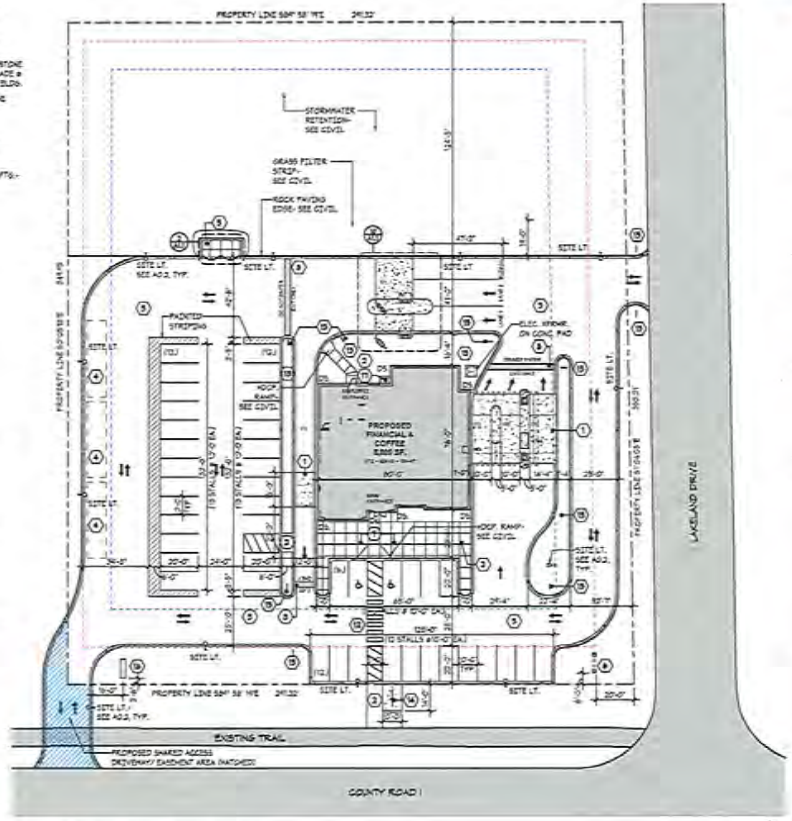
10 A1.1 ENLARGED PLAN @ COFFEE DRIVE-UP
1/8" = 1'-0"



8 A1.1 CONC. DETAIL
1" = 1'-0"



9 A1.1 ADA SIGN ELEVATION
1 1/2" = 1'-0"



1 A1.1 SITE PLAN (1.55 ACRES / 66,845 SF)
1" = 30'-0"

HTG architects

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Hopkins, MN 55343
Tel: 952.278.8880

PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

SEAN C. RABOIN
12055 3/15/2022
Reg No. Date

SITE PLAN

Drawn By: F.P. Checked By: S.R.

A1.1

211115

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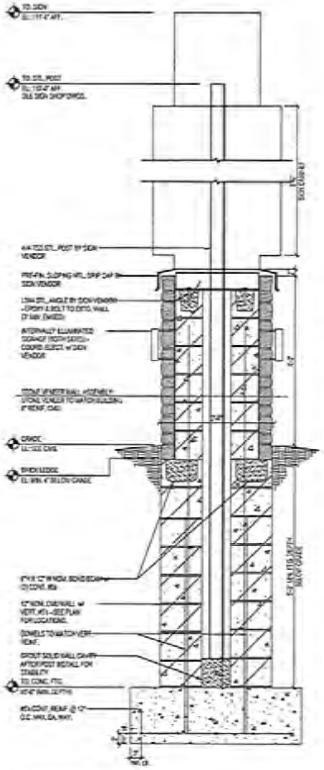
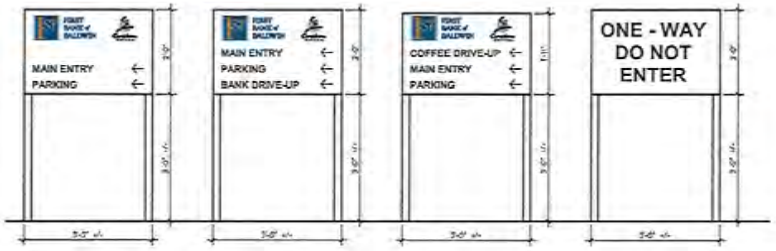
ALL SIGNAGE SHOWN FOR DIMENSION AND DESIGN INTENT. SIGNAGE VENDOR WILL PROVIDE SIGN SHOP DRAWINGS AND PERMITTING FOR ALL EXTERIOR PROJECT SIGNAGE



4 A1.2 MONUMENT SIGN SECTION
3/4" = 1'-0"



5 A1.2 ELEVATIONS @ DIRECTIONAL SIGNAGE
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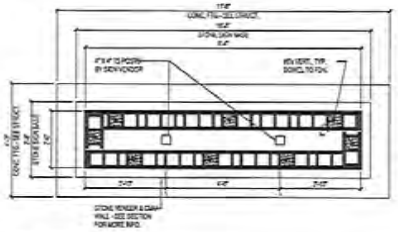
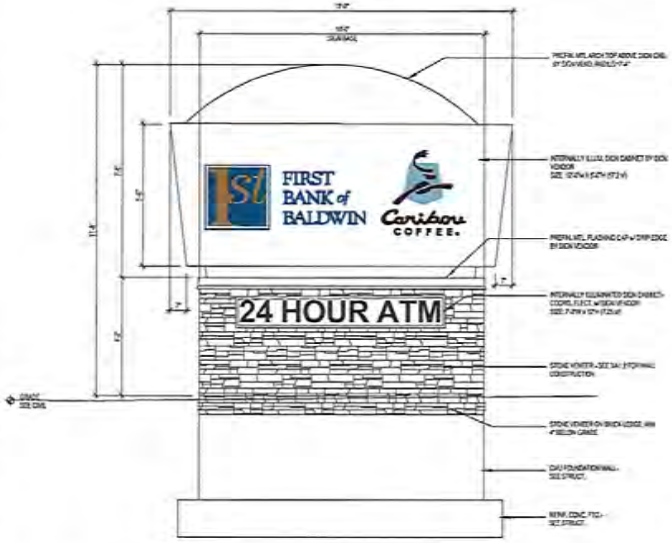
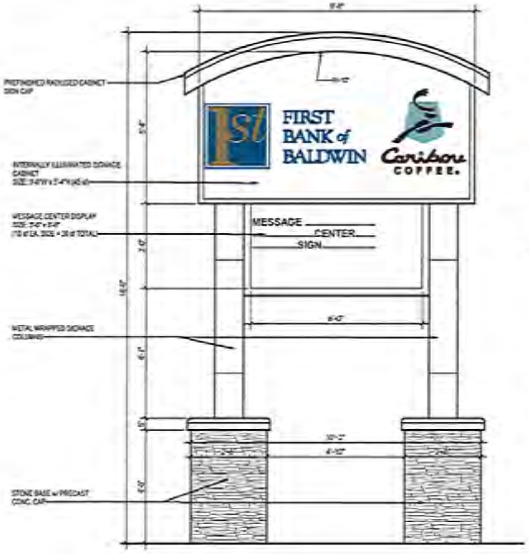


5 A1.2 MONUMENT SIGN PLAN
1/2" = 1'-0"



2 A1.2 MONUMENT SIGN ELEVATION
1/2" = 1'-0"



1 A1.2 ELEVATION @ PYLON SIGN
1/2" = 1'-0"

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Hopkins, MN 55343
Tel: 952.278.8880

PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park
Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

SEAN C. RABOIN
12055 3/15/2022
Reg No. Date

3/15/22

SITE & SIGNAGE DETAILS

Drawn By: FP Checked By: JAL

A1.2

211115

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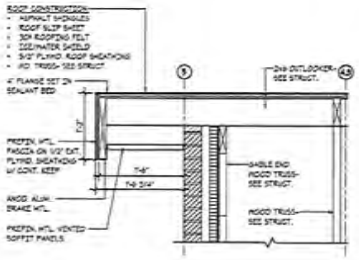
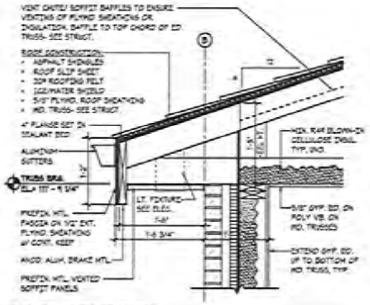


2 A1.3 ROOF EDGE DETAIL
1" = 1'-0"



3 A1.3 ROOF EDGE DETAIL
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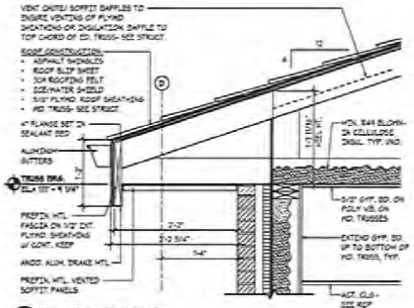
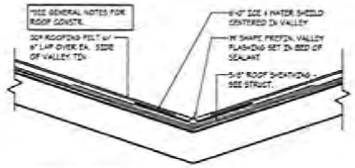
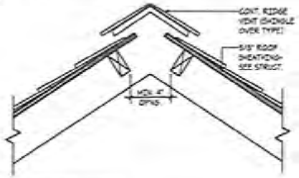


4 A1.3 ROOF EDGE DETAIL
1" = 1'-0"



5 A1.3 TYP. VALLEY DETAIL
1 1/2" = 1'-0"



6 A1.3 RIDGE VENT DETAIL
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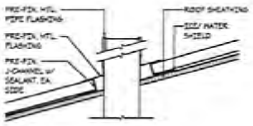

11 A1.3 ROOF PENETRATION DETAIL
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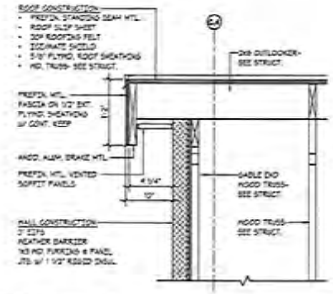
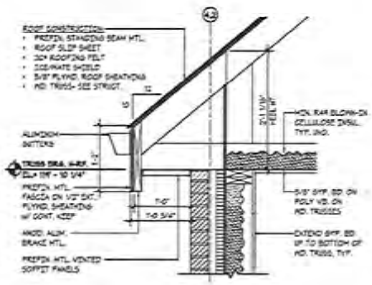
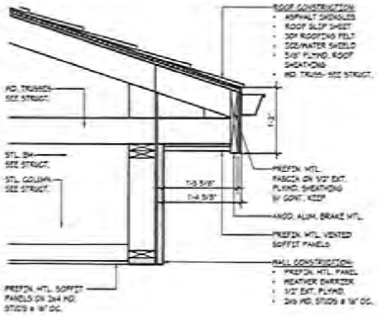


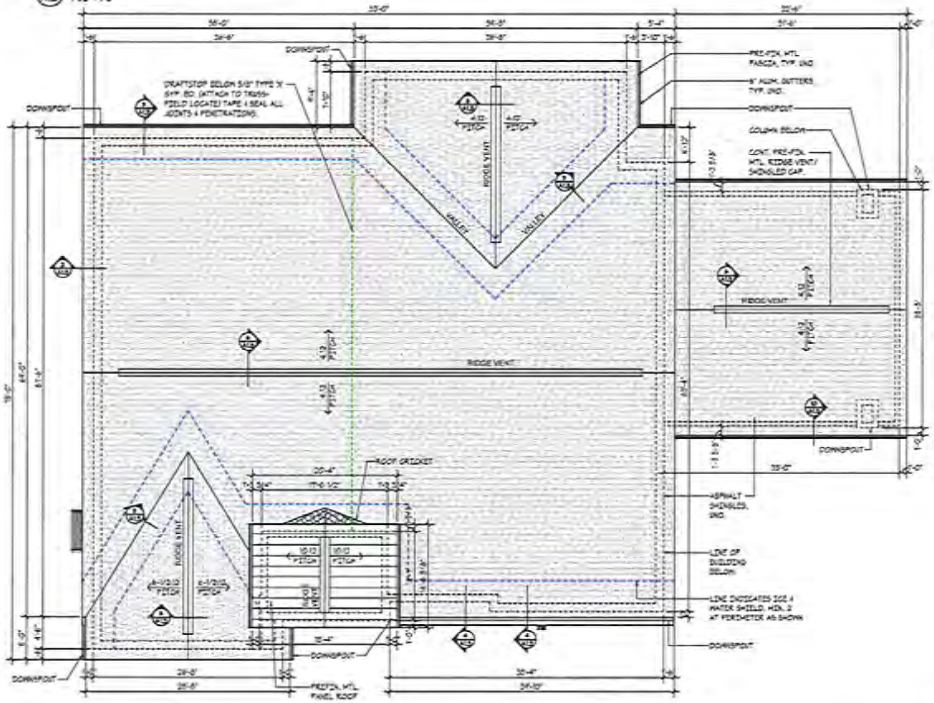
7 A1.3 SOFFIT DETAIL
1" = 1'-0"



8 A1.3 SOFFIT DETAIL
1" = 1'-0"



10 A1.3 SOFFIT DETAIL
1" = 1'-0"



1 A1.3 ROOF PLAN
3/8" = 1'-0"

GENERAL NOTES:

HIGH INCLINED ROOF & DRIVE-UP CANOPY-
ASPHALT SHINGLE
- ASPHALT SHINGLES
- SLIP SHEET
- 30# ROOFING FELT
- IC01/WATER SHIELD
- 5/8" PLYWD. ROOF SHEATHING
- MD. TRUSS- SEE STRUCT.

ENTRY TOWER (SEMI ROOF)-
- PREFIN. STANDING SEAM MTL.
- ROOF SLIP SHEET
- #30 ROOFING FELT
- IC01/ WATE SHIELD
- 5/8" PLYWOOD ROOF SHEATHING
- WOOD TRUSSES- SEE STRUCT

RIDGE VENTS-
- INSTALL RIDGE VENT ON ALL RIDGES
- RIDGE VENT SHALL BE 'VENTSURE RIDGE ROLL' BY OWENS CORNING OR EQUAL ROLL TO BE 11.25" WIDE w/ 13.5" FREE VENT AREA PER LF. MIN.
- KEEP ROOF SHEATHING BACK FROM PEAK WHERE RIDGE VENT IS INSTALLED AS REQ'D BY MFR.

STEP FLASHING-
- STEP FLASHING SHALL BE USED IN ALL LOCATIONS WHERE THE SLOPED ROOF MEETS A VERTICAL SURFACE.

METAL SOFFIT-
- ALL SOFFITS TO BE VENTED PRE-FIN. METAL TO MATCH ADJ. FASCIA

ROOF GENERAL NOTES:

1. REFER TO PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS REQUIRING ROOF FLASHING WORK. ALL ROOF PENETRATIONS FOR MINOR ROOF VENTS & SIMILAR ITEMS MAY NOT BE INDICATED ON THIS ROOF PLAN. HOWEVER ALL ROOF FLASHING WORK SHALL BE PROVIDED BY THE ROOFING SUB-CONTRACTOR SO AS TO OBTAIN OR MAINTAIN NON ROOFING WARRANTIES.
2. LOCATIONS OF ALL ROOF PENETRATIONS TO BE VERIFIED W/ APPROPRIATE SUB-CONTRACTOR.
3. TRUSS PROFILES DESIGNED BY TRUSS MFR.
4. INSTALL IC01/ WATER SHEILD MEMBRANE A MIN. OF 3'-0" FROM EAVE ABOVE LINE OF BUILDING WALL.
5. INSTALL IC01/ WATER SHEILD MEMBRANE A MIN. OF 3'-0" OFF CENTER & OUT AT ALL VALLEYS, EA. SIDE.
6. INSTALL RIDGE VENTS AS REQUIRED. VERIFY QUANTITIES & LOCATIONS.
7. ALL ROOF PENETRATIONS ARE TO BE PAINTED TO MATCH COLOR OF ROOF. MECHANICAL VENTS (PVC FITTING), ROOF VENTS, ETC.)
8. SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS.
9. INSTALL GRIDSETS AS REQ'D. FOR PROPER ROOF DRAINAGE.

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PROJECT

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Lake Wissota Business Park Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO

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12055 3/15/2022
Reg No. Date

3/15/22

ROOF PLAN

Drawn By: FJP Checked By: JAL

A1.3

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ROOM FINISH SCHEDULE

NO.	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	NOTES
001	STORAGE	S-CONC.	VB1	P1	OPEN TO STRUCT.	1 OCC
002	SERVER	S-CONC.	VB1	P1	OPEN TO STRUCT.	1 OCC
003	MECHANICAL	S-CONC.	VB1	P1	OPEN TO STRUCT.	1 OCC
004	TENANT STOR.	S-CONC.	VB1	P1	OPEN TO STRUCT.	1 OCC
005	HALL	S-CONC.	VB1	P1	OPEN TO STRUCT.	
006	STAIR	RF2	VB1	P1	ACT	
101	VEST	TV W1	TB1	P1	ACT	
102	CONF. RM.	CPT.1	VB1	PVP3	ACT	
103	OFFICE	CPT.2	VB1	PVP2	ACT	
104	OFFICE	CPT.2	VB1	PVP2	ACT	
105	OFFICE	CPT.2	VB1	PVP2	ACT	
106	CHK.	CPT.1	VB1	P1	ACT	
107	DRIVE-UP	CPT.2	VB1	P1	ACT	
108	CLOSET	CPT.1	VB1	P1	ACT	
109	OFFICE	CPT.2	VB	PVP2	ACT	
110	CONF. RM.	CPT.2	VB1	PVP3	ACT	
111	WORK RM.	CPT.1	VB1	P1	ACT	
112	OPEN OFFICE	CPT.1	VB1	P1	ACT	
113	TELLERS	TV CPT.1	VB1	PVP3	ACT	
114	BANK LOBBY	TV CPT.1/CPT.2	VB1	PVP2/P3	SYP ED / MD. SLAT	
115	POWDER	T2/T3	COVE	P2	ACT	
116	WOMS	T2/T3	COVE	P2	ACT	
117	MENS	T2/T3	COVE	P2	ACT	
118	JAN.	S-CONC.	VB1	P1	OPEN TO STRUCT.	
119	STAIR	RF2	VB1	P1	ACT	
120	HALL	RF1	VB1	P1	ACT	
121	CLOSET				ACT	
122	LOUNGE	RF1	VB1	P1	ACT	
123	TENANT	T1	VB1	PVP3	ACT	4-2/0 TT DOC
124	TENANT STOR.	T3	T3	P1	ACT	5-1/2 DOC

1. EXTEND WALLS UP TO DECK
2. PROVIDE WALLS W/ SOUND BATT. INSULATION
3. INSTALL 5'-1"H. VPT. CERAMIC TILE MACNSCOT W/ PAINT FINISH ABOVE.
4. PROVIDE SHELF & MOP HOLDER ABOVE SLOP SINK. MOUNT TOP OF SHELF @ 72" AFF
5. INSTALL 4'-0"H. FIBERGLASS PANEL MACNSCOT ON BOTH WALLS @ SLOP SINK
6. FURNISH AND INSTALL COAT ROD & PLAM SHELF
7. PROVIDE 7'-0"W X 12'-0"L RECESSED FLOOR FOR WALK-OFF MAT.
8. INSTALL 3/4" FIRE RATED PLYWOOD ON ALL WALLS, PAINT.

DOOR SCHEDULE

DOOR#	DOOR SIZE	DOOR MATL /	DOOR TYPE	FRAME MATL /	FRAME TYPE	RATE	HARDWARE GROUP	NOTES
001	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SC/AT.1		04	4
002	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SC/AT.1		04	3, 4
003	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SC/AT.1		03	4
004	3'-0"X7'-0"X1 3/4"	HM	SD/AT.1	HM	SC/AT.1		04	4
006	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SC/AT.1	1-HR.	01	
101A	3'-0"X7'-0"X1 3/4"	AL	SD/AT.1	AL	SD/AT.1		02	1, 2, 3, 4, 8
101B	3'-0"X7'-0"X1 3/4"	AL	SD/AT.1	AL	SD/AT.1		04	3, 8
102	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		04	4
103	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SC/AT.1		02	7, 9
104	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SC/AT.1		02	7, 9
105	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SC/AT.1		02	7
106	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		01	3, 4
107	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		03	3, 4
108	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		06	3
109	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SC/AT.1		02A	7, 9
110	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SC/AT.1		02A	7, 9
111	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		05	3, 4, 9
115	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		03	3, 7, 10
116	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		02	3, 7, 10
117	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		03	3, 7
118	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SB/AT.1		06	
120A	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		01	3, 4
120B	3'-0"X7'-0"X1 3/4"	HM	SB/AT.1	HM	SB/AT.1		07	1, 2, 3, 4, 8
121	2'-6"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		10	11
122	3'-0"X7'-0"X1 3/4"	WD	SA/AT.1	WD	SA/AT.1		09	
124	3'-0"X7'-0"X1 3/4"	WD	SC/AT.1	WD	SC/AT.1		04	

1. THRESHOLD.
2. WEATHER STRIPPING.
3. CLOSER.
4. ELECTRIC LOCK (BY E.C.) & CARD READER/POS. (DEVICE BY OTHERS)
5. AUTOMATIC HCP. DOOR OPENER.
6. REMOVABLE CENTER MULLION
7. COAT HOOK.
8. VISION LIGHT
9. WALL STOP
10. MORTISE PRIVACY INDICATOR
11. BI-FOLD DOOR

WALL TYPES

(ALL WALLS ⊗ UNO)

1. 5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL.
2. UL#U419 — 5/8" GYP. BD TYPE 'X'. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. EXTEND WALL TO UNDERSIDE OF DECK/ BOTTOM OF TRUSS. FIRE-STOPPING AT TOP. BOTTOM & ANY PENETRATIONS IN WALL.
3. 5/8" GYP. BD. EA. SIDE 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. EXTEND WALL TO BOTTOM OF TRUSS.
4. FURRED WALL: 5/8" GYP. BD. ON 3-5/8" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. EXTEND TO BOTTOM OF TRUSS.
5. 5/8" GYP. BD. EA. SIDE 6" STL. STUDS @ 16" OC. w/ SOUND BATT INSUL. EXTEND TO BOTTOM OF TRUSS.
6. TRUSS SEARCHING WALL: 5/8" GYP. BD. EA. SIDE 5-1/2" MD. STUDS @ 16" OC. w/ SOUND BATT INSUL. TO UNDERSIDE OF TRUSS ABOVE.
7. UL#U305 — SHAFT WALL CONSTRUCTION: 4" OH STUDS @ 24" OC. w/ SOUND BATT INSUL. w/ 1" GYP. LINER (SHAFT SIDE) & 5/8" TYPE 'X' GYP. BD. (ROOM SIDE) 1HOUR RATED.
8. 5/8" GYP. BD. EA. SIDE 2x10" MD. STUDS @ 16" OC. w/ SOUND BATT INSUL. EXTEND WALL TO STRUCT. ABOVE.

FLOOR ASSEMBLIES

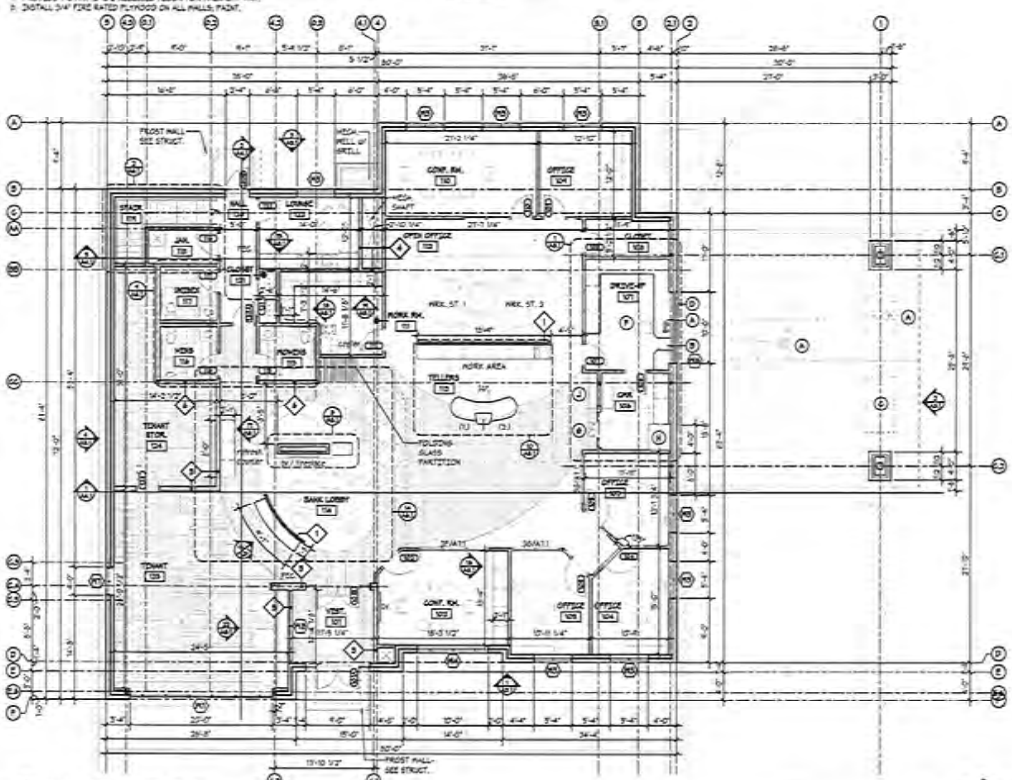
UL#U905 — 12" THICK PRECAST CONC. PLANK SYSTEM w/ 3" TOPPING. PROVIDE 3500 PSI GROUT + PLANK JOINTS. PROVIDE COLLAR AND/OR FIRE CAULK ALL PENETRATIONS FOR 2-HR. RATING.

BANK EQUIPMENT KEYED LIST

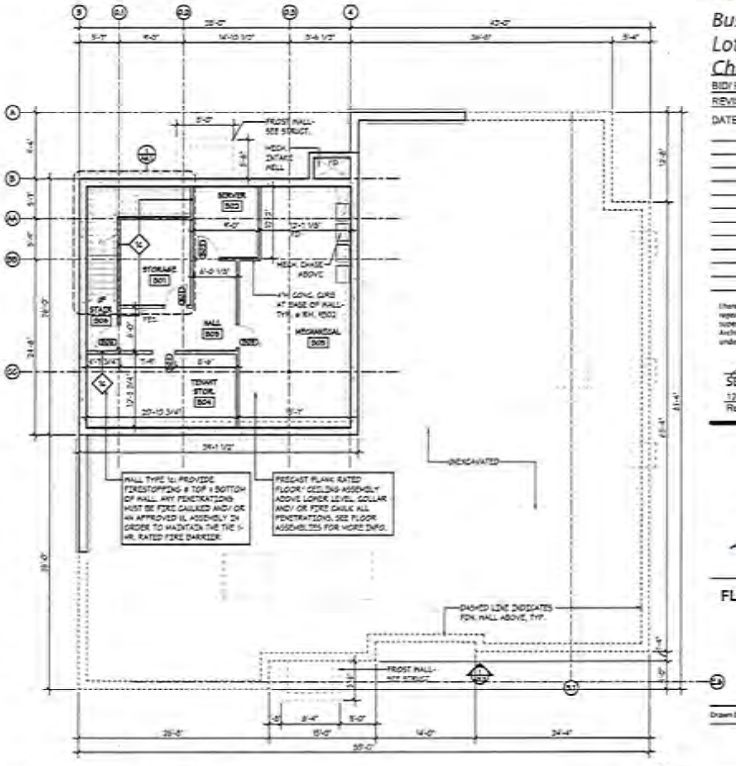
- (A) REMOTE DRIVE-UP KIOSK, IPADS0 TYPE.
- (B) ELECTRIC DEAL DRAWER
- (C) ATM, AUTOMATED TELLER MACHINE
- (D) 3'-0" W. X 10'-0" L. BULLET RESISTANT KIOSOM & FRAME, FURNISHED & INSTALLED BY BANK EQUIPMENT SUPPLIER.
- (E) UNDERCOUNTER METAL CASH OR STORAGE PKT.
- (F) TELLER CASH RECYCLER (TCR.)
- (G) COIN COUNTER
- (H) AFTER HOURS DEPOSITORY
- (J) COMMERCIAL KIOSOM
- (K) SERVER/ IT RACK
- (L) SHRED-IT BIN

GENERAL NOTES:

1. INTERIOR PARTITIONS SHALL BE 3-5/8" STL. STUDS @ 16" O.C. w/ 5/8" GYP. BD. ON EA. SIDE EXTENDED 4" ABOVE CEILING-UNLESS NOTED OTHERWISE. SEE WALL TYPES ON SHEET A2.1.
2. MOUNT FIRE EXTINGUISHER CAB. @ 5'-0" A.F.F. TO TOP OF CABINET.
3. G.C. TO PROVIDE ALL NECESSARY WOOD BLOCKING IN WALLS FOR WALL-HUNG ITEMS (CABINETS, SHELVING, COUNTERTOPS, ... etc)
4. INTERIOR COLUMNS TO BE FINISHED w/ 5/8" GYP. BD. ON 1x2" STL. FURRING CHANNELS w/ MTL. J-BEADS @ EACH CORNER- SEE ENLARGED DETAILS. REFER TO STRUCT. DRAWINGS FOR STEEL COLUMN SIZES.
5. FUR OUT WALLS AROUND ROOF DRAIN RACK WATER LEADER (RD. RWL.) & OVERFLOW ROOF DRAIN RACK WATER LEADER (OD. RWL.) w/ 5/8" GYP. BD. ON 2 1/2" STL. STUDS- VFY. LOCATIONS w/ MEP.



2 MAIN LEVEL FLOOR PLAN
A2.1 1/8" = 1'-0"



1 LOWER LEVEL FLOOR PLAN
A2.1 1/8" = 1'-0"

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PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO

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12055 3/15/2022
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3/15/22

FLOOR PLANS

Drawn By: FJP Checked By: JAL

A2.1

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EXTERIOR FINISHES:

ASPHALT SHINGLES
MFR: GAF
STYLE: TIMBERLINE
COLOR:

PREFIN. METAL FASCIA / SOFFIT PANELS
MFR: PAC-CLAD
COLOR:

STANDING SEAM MTL. ROOF
MFR:
STYLE:
COLOR:

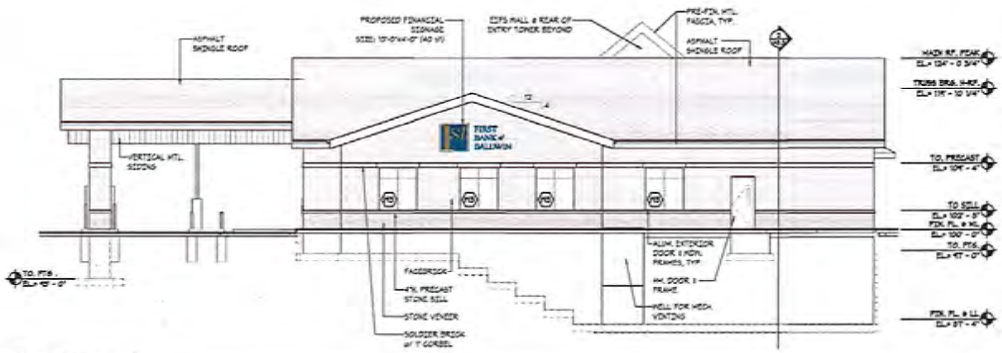
FACE BRICK
MFR: BELDEN BRICK COMPANY
COLOR: MODULAR SHERWOOD GRAY
SIZE: VELOUR
THICKNESS: 4" NOMINAL

STONE VENEER
MFR: EDEN STONE CO.
STYLE & COLOR: A MIX OF THE FOLLOWING: & RANDOM PATTERN:
FON DI LAC MACHINE CUT VENEER (50%) &
FON DI LAC WEATHERED EDGE (50%)

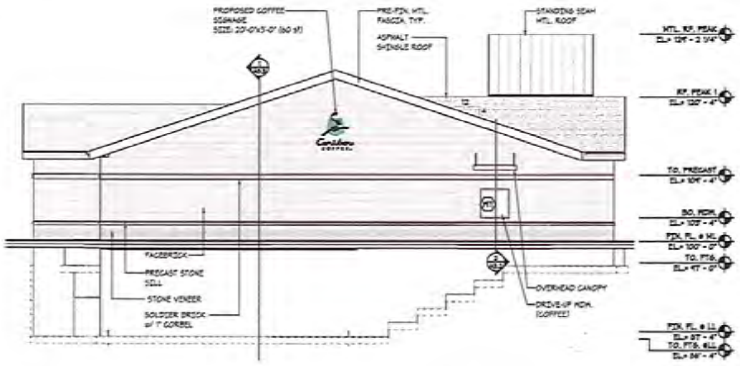
STONE BANDING / SILL
MFR: VETTER STONE
COLOR:
HEIGHT: 4" NOM. & (1) COURSE BRICK HIGH
THICKNESS: 4" NOM. / VARIES
FINISH: HONED
CUT:

VERTICAL MTL. SIDING
MFR:
STYLE:
COLOR:

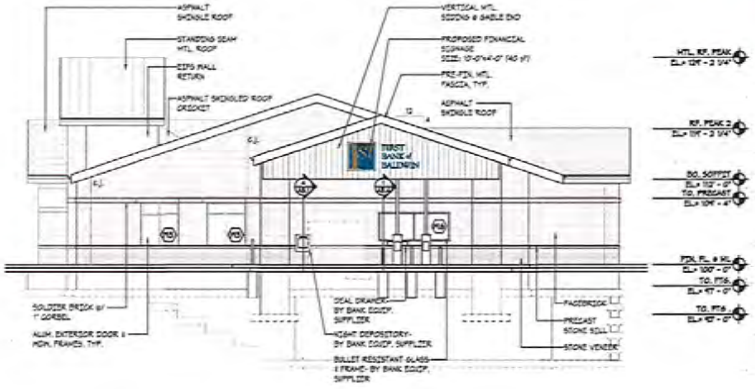
ALUMINUM DOOR & WINDOW FRAMES
COLOR: DARK BRONZE (AAO-303 AE)



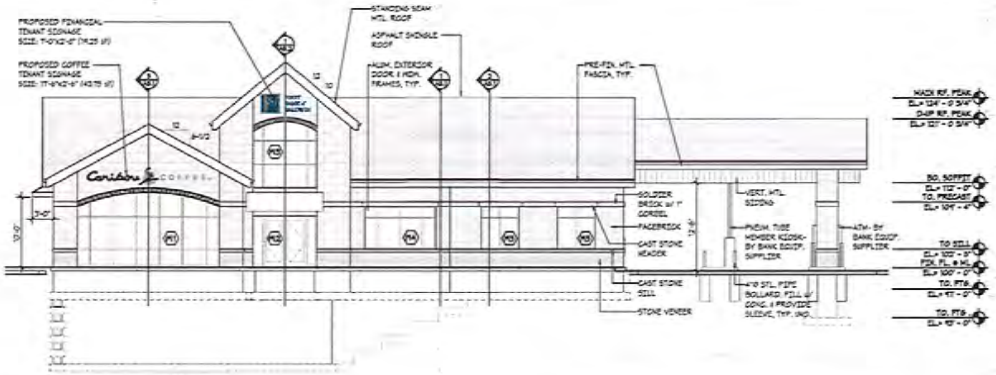
3 A3.1 NORTH ELEVATION
1/8" = 1'-0"



4 A3.1 WEST ELEVATION
1/8" = 1'-0"



2 A3.1 EAST ELEVATION
1/8" = 1'-0"



1 A3.1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

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PROJECT

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ISSUED SET 3/15/2022
REVISIONS

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EXTERIOR ELEVATIONS

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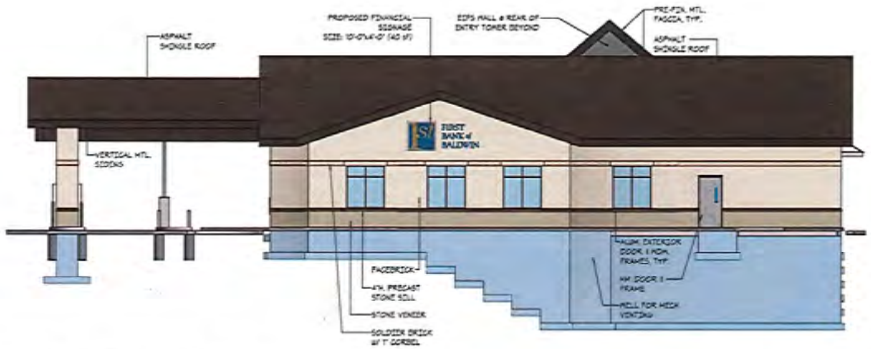
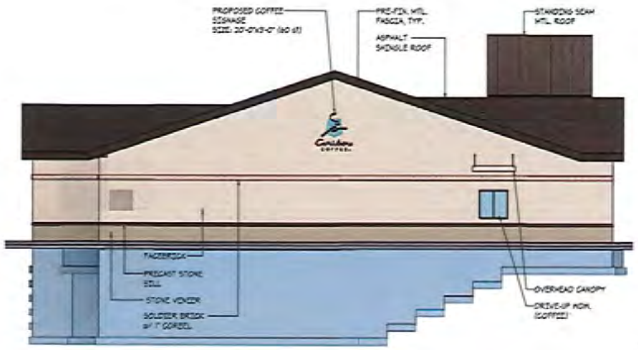
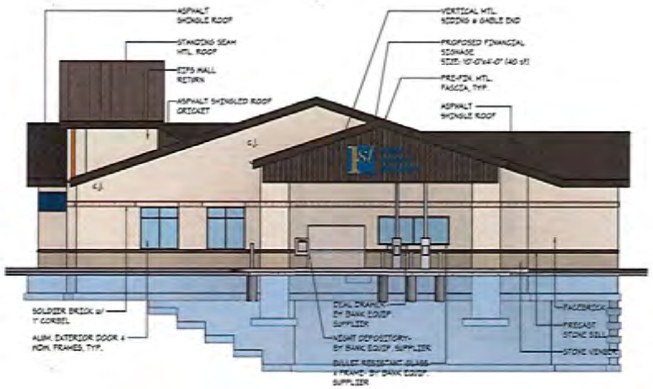


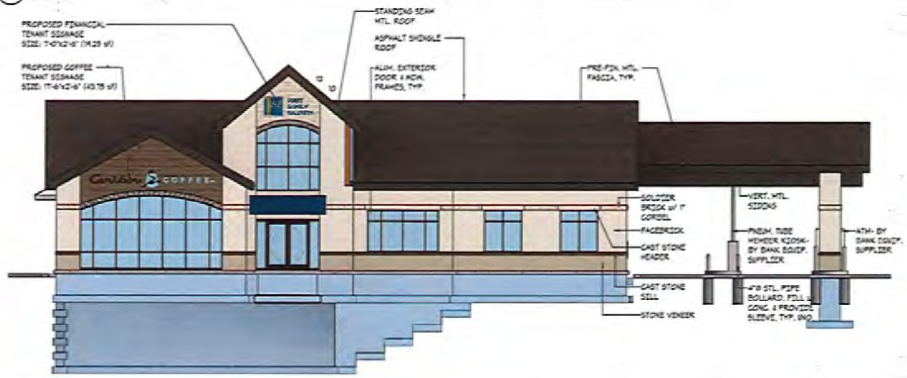
4 A3.2 NORTH EXTERIOR ELEVATION - DESIGN
1/8" = 1'-0"



3 A3.2 WEST EXTERIOR ELEVATION - DESIGN
1/8" = 1'-0"



2 A3.2 EAST EXTERIOR ELEVATION - DESIGN
1/8" = 1'-0"



1 A3.2 SOUTH EXTERIOR ELEVATION - DESIGN
1/8" = 1'-0"

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PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park Lot "6" Chippewa Falls, WI

ISSUED SET 3/11/2022

REVISIONS

DATE	NO	

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12055 3/11/2022
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EXTERIOR ELEVATIONS - DESIGN

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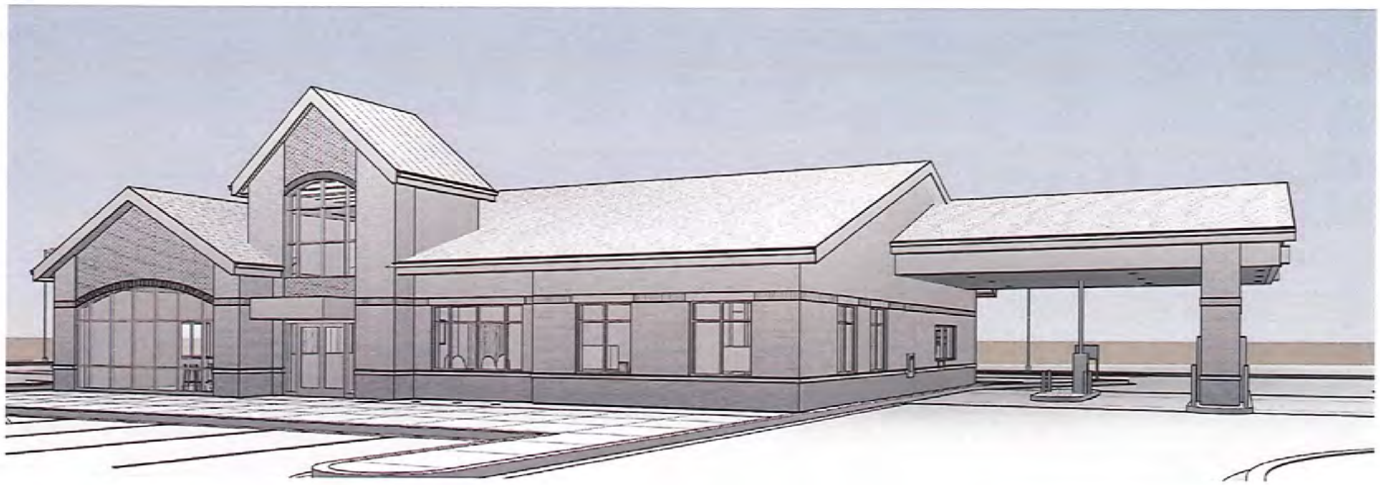

Perspective View 2

Perspective View 1

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PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park
Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

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12055 3/15/2022
Reg No. Date

3/15/22

3D RENDERINGS

Drawn By: Author Checked By: Checker

A3.3

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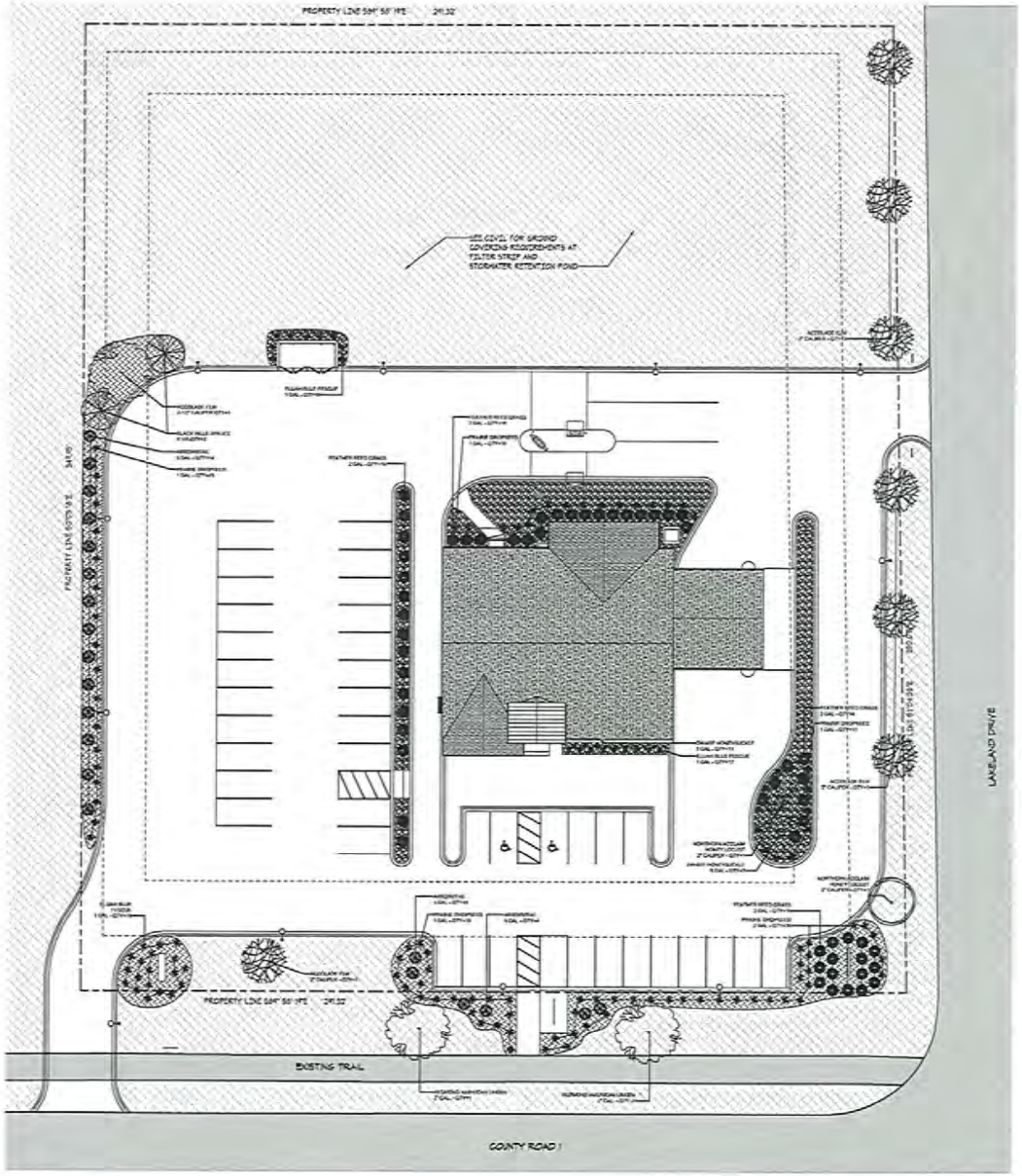
LANDSCAPE GENERAL NOTES:

1. ALL PLANTING BEDS TO BE EDGED WITH BLACK DIAMOND OR EQUAL BLACK VINYL EDGING AND MULCHED WITH ROCK MULCH AT 3" DEPTH OVER TYPAR WEED BARRIER FABRIC OR EQUAL.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING NORTH DAKOTA ONE CALL. CALL FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO DIGGING.
3. PLANT TREES & SHRUBS AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS, UNLESS OTHERWISE ACCEPTABLE TO GENERAL CONTRACTOR OR OWNER. IF PLANTING OF TREES & SHRUBS OCCURS AFTER LAWN WORK, PROTECT LAWN AREAS AND PROMPTLY REPAIR AT NO COST TO THE OWNER, DAMAGE TO LAWNS RESULTING FROM PLANTING OPERATIONS.
4. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, NOTIFY GENERAL CONTRACTOR OR OWNER, ALONG W/ A DESCRIPTION OF EQUIVALENT MATERIAL.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
6. LANDSCAPE CONTRACTOR SHALL WARRANTY TREES & SHRUBS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AGAINST DEFECTS INCLUDING DEATH, POOR GROWTH, AND PLUMB ORIENTATION.
7. PROVIDE SOIL AMENDMENTS AT ALL TREE & SHRUB PLANTING HOLES CONSISTING OF EQUAL MIX OF ORGANIC MATERIAL, BLACK DIRT, AND SAND.
8. ALL MATERIAL SHALL BE RATED FOR APPROPRIATE TEMPERATURE ZONE AND SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
9. ALL LAWN AREAS TO HAVE IRRIGATION AND SOD TO PROPERTY LINES AND/OR TO BACK OF CURBS ALONG "RIGHT OF WAYS".
10. SOD SHALL BE CULTURED KENTUCKY BLUEGRASS, FREE OF WEEDS & CLUMPS. LANDSCAPE CONTRACTOR WILL WATER AT TIME OF INSTALLATION AND ROLL ALL SOD AS NEEDED TO ASSURE A SMOOTH TURF SURFACE. ALL SLOPES GREATER THAN 3:1 SHALL BE STAKED. ANY SLIDING OF SOD SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
11. ALL SOD IS TO BE IRRIGATED.
12. ALL TREES PLANTED SHALL RECEIVE 3" SHREDDED WOOD MULCH SAUCERS WITH A MINIMUM DEPTH OF 4" AS SHOWN IN DETAILS.
13. ALL TREES SHALL BE STAKED IF DEEMED NECESSARY AND WRAPPED AT THE END OF THE GROWING SEASON.
14. LANDSCAPE BID TO INCLUDE A COMPLETE LAWN IRRIGATION SYSTEM AS REQUIRED.
15. ALL SHRUB BEDS TO RECEIVE SHREDDED HARDWOOD MULCH TO 3" DEPTH WITH WEED BARRIER FABRIC.
16. COMMERCIAL GRADE VINYL EDGER TO BE USED WHERE SOD ABUTS SHRUB BEDS.
17. INFILTRATION AREA TO BE BLANKETED THROUGHOUT TO ELEVATION 930.
18. NO PLANTS IN INFILTRATION AREA TO BE PLANTED BELOW ELEVATION 930.
19. INFILTRATION AREA TO BE SEEDED WITH MNDOT 250 OR EQUIVALENT.
20. BLANKET IN INFILTRATION AREA TO MEET MNDOT 2575 CATEGORY 1 AND 2 SPECIFICATIONS.

LANDSCAPE LEGEND:

- SOD W/ IRRIGATION
- MULCH
- 1 1/2" DIA. WASHED RIVER ROCK OVER LANDSCAPE FABRIC



1 / L1 PRELIMINARY LANDSCAPE PLAN
1" = 20'-0"

HTG architects
www.htg-architects.com
Minneapolis Bismarck
1010 Mainstreet, Suite 100
Hopkins, MN 55343
Tel: 952.278.8880

PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park Lot "6" Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin

SEAN C. RABOIN

12055 3/15/2022
Reg No. Date

3/15/22

PRELIMINARY LANDSCAPE PLANTING PLAN

Drawn By: FJP Checked By: JKL

L1

211115

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GENERAL LANDSCAPE NOTES

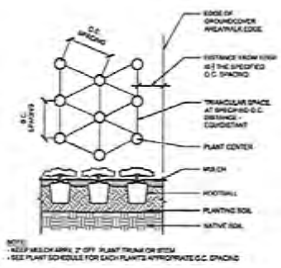
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN IMMEDIATE AREA.
3. IT IS THE RESPONSIBILITY OF THE OWNER & CONTRACTOR TO IDENTIFY ALL UNDERGROUND CABLES, CONDUITS, WIRES, ETC., ON THE PROPERTY.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL (WATERING, SPRAYING, FERTILIZING, MOWING, ETC.) UNTIL THE WORK HAS BEEN ACCEPTED, BY THE OWNER.
5. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN THE PLANT SCHEDULE, THE NUMBER OF PLANTS SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER A MINIMUM OF 6 MONTHS.
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
9. GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR. DECIDUOUS TREES WILL BE GUARANTEED FOR TWO CALENDAR YEARS FROM TIME OF PROVISIONAL ACCEPTANCE.
10. ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY OWNERS REPRESENTATIVE BEFORE THEY ARE INSTALLED.
11. CONTRACTOR CAN SUBSTITUTE MACHINE MOVED MATERIAL USING APPROPRIATE SIZE TREE SPADE FOR B & B WITH OWNERS REPRESENTATIVE APPROVAL.
12. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS).
13. LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE OWNER WITH MAINTENANCE INFORMATION DURING GUARANTEE PERIOD RELATING TO WATERING, FEEDING, PRUNING, PEST CONTROL, AND RELATED ITEMS. THIS WILL BE PREPARED AND DELIVERED TO OWNER AFTER PROVISIONAL INSPECTION APPROVAL HAS BEEN GIVEN BY OWNERS REPRESENTATIVE.
14. BREATHABLE SYNTHETIC FABRIC TREE WRAP, WHITE IN COLOR, IN 3 INCH WIDE ROLLS. MATERIAL SHALL BE SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREE WRAP SHALL BE SECURED TO THE TRUNK USING BIO-DEGRADABLE TAPE SUITABLE FOR NURSERY USE AND WHICH IS EXPECTED TO DEGRADE IN SUNLIGHT IN LESS THAN 2 YEARS AFTER INSTALLATION. WRAP ALL TREES, EXCEPT HACKBERRY TREE SHALL BE PROTECTED PRIOR TO 12/1.
15. POLY EDGER UNLESS SPECIFIED OTHERWISE, SHALL BE BLACK VINYL STYLE EDGER.
16. LANDSCAPE FABRIC (FILTER MAT) TO HAVE A COMBINED WEIGHT OF 4.5-5.5 OZ. PER S.Y. FABRIC SHOULD BE U.V. STABILIZED AND HAVE A FIVE YEAR MINIMUM WEATHERABILITY FACTOR IN FULL SUNLIGHT. FABRIC TO BE PHILLIPS DUCON R OR EQUIVALENT. SAMPLE REQUIRED FOR APPROVAL.
17. ALL PLANTING AREAS SPECIFIED AS ROCK MULCH SHALL BE 1-1/2" RIVER ROCK MULCH ON SITE AND SHALL BE INSTALLED OVER LANDSCAPED FABRIC AS INDICATED ON THE PLANS & DETAILS.
18. ALL TREES PLANTED INDEPENDENTLY OF SPECIFIED BEDS SHALL RECEIVE 3" DEEP SHREDDED HARDWOOD MULCH WITHOUT FABRIC.
19. ALL PLANTINGS SHALL RECEIVE FERTILIZER AND APPLIED AT THE RATE INDICATED BY THE MANUFACTURER. FERTILIZER SHALL BE GENERAL PURPOSE 10-10-10.
20. DECIDUOUS SHRUBS SHALL HAVE MINIMUM OF FIVE (5) CANES AT SPECIFIED HEIGHT NOTED IN PLANT SCHEDULE.
21. IF THE CONTRACTOR FEELS AN ERROR HAS BEEN MADE REGARDING SPACING OR HARDINESS OF A SPECIES OF PLANT MATERIAL INDICATED ON THE PLAN, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
22. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. CONTRACTOR SHALL AVOID INSTALLING ANY PLANT MATERIAL IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ALL TREE STAKES, GUYS, STRAPS AND TRUNK PROTECTION MEASURES FOLLOWING THE COMPLETION OF THE WARRANTEE PERIOD OR AS DIRECTED BY THE OWNER.
24. THE PRACTICE OF STAKING SHOULD NOT ALLOW NAILS, SCREWS, WIRES, ETC. TO PENETRATE THE OUTER SURFACE OF THE TREES.
25. THE CONTRACTOR SHALL MEET WITH THE OWNER ON SITE WHEN THEY FEEL THE PROJECT IS COMPLETE ACCORDING TO THE CONTRACT DOCUMENTS. IF ALL WORK IS SATISFACTORY AND COMPLETE ACCORDING TO THE CONDITIONS OF THE CONTRACT DOCUMENTS, THEN THE OWNER MUST DECLARE THE PROJECT COMPLETE. THIS DECLARATION WILL CONSTITUTE AS THE BEGINNING OF THE WARRANTEE PERIOD FOR ALL PLANT MATERIAL. THE OWNER SHALL PROVIDE A LETTER WITH SIGNATURE STATING THE DATE OF ACCEPTANCE.

IRRIGATION NOTES

1. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL LOCAL UTILITY COMPANIES TO LOCATE EXACT LOCATIONS OF UNDERGROUND UTILITIES.
2. THE IRRIGATION SHALL BE DESIGN/BUILD SYSTEM BY THE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATIONS AS PART OF THE SCOPE OF WORK WHEN BIDDING. THESE SHALL BE APPROVED BY THE OWNER PRIOR TO ORDER AND/OR INSTALLATION.
3. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS. IRRIGATION HEADS IN TURF AREAS SHALL BE VALVED SPEARATELY FROM SHRUB AND GROUND COVER AREAS. IT IS RECOMMENDED THAT FULL SUN AND SHADY AREAS TO BE VALVED SEPARATELY AS WELL AS HIGH RUN-OFF AND LOW RUN-OFF AREAS TO BE VALVED SEPARATELY.
4. CONFIRM LIMITS OF IRRIGATION, EXISTING AND FUTURE HARDSCAPE AND BUILDING LOCATIONS PRIOR TO THE DESIGN OF THE IRRIGATION SYSTEM.
5. CONTRACTOR SHALL VERIFY WATER SOURCE LOCATION AND PRESSURE AND SUPPLY A SYSTEM THAT PROVIDES FULL AND COMPLETE COVERAGE TO ALL AREAS TO BE IRRIGATED.
6. SYSTEM SHOULD BE DESIGNED TO COMPLETE WATER SCHEDULES WITHIN 12-HOURS MAXIMUM.
7. RAIN SENSORS AND OTHER WATER SAVING TECHNOLOGIES SHALL BE INCLUDED WITHIN THE IRRIGATION DESIGN.
8. PROVIDE THE OWNER WITH AN OPERATING SCHEDULE THAT WORKS WITH THE APPROVED LAYOUT PLAN AND IDENTIFY ANY FIELD ADJUSTMENTS PRIOR TO PROJECT COMPLETION.
9. AVOID OVER-SPRAY ONTO ROADS, SIDEWALKS, SIGNS AND PARKING AREAS. SPRINKLER ARCS SHALL BE DETERMINED ON SITE BY THE IRRIGATION INSTALLER TO PROVIDE THE MAXIMUM COVERAGE POSSIBLE. CAREFULLY ADJUST THE ARCS AND RADIUS OF EACH SPRINKLER TO PROVIDE HEAD-TO-HEAD COVERAGE.
10. WITHIN EXTREME SLOPED AREAS:
    - 10.1. INSTALL STATIONS SEPARATELY FOR TOP AND BOTTOM OF SLOPED AREAS
    - 10.2. INSTALL LATERAL PIPES PARALLEL TO SLOPE
    - 10.3. IF SLOPE IS TOO EXTREME FOR MACHINERY, INSTALL LATERAL PIPES SAFELY AND TEE-FEED INDIVIDUAL SPRINKLERS VIA DOWNHILL PIPING PERPENDICULAR TO FEED LINE
11. LOCATE VALVE BOXES AWAY FROM ROAD/CURB SO THEY ARE LESS VISUAL WHERE APPLICABLE.
12. DO NOT TRENCH THROUGH THE ROOT BALLS OF NEW PLANTINGS.
13. MAINLINE PIPING BENEATH TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM EARTH COVER OF 30-INCHES FROM BOTTOM OF ROAD SUB-GRADE AND CONTAIN SLEEVES NOT LESS THAN TWO NOMINAL DIAMENSIONS GREATER THAT THE PIPE PASSING THROUGH.
14. IRRIGATION INSTALLER SHALL FURNISH AND INSTALL SLEEVE MATERIAL UNDER ALL ROADWAYS, WALKS AND DRIVEWAYS WHERE NECESSARY.
15. TOP OF MAINLINES SHALL BE AT LEAST 30-INCHES BELOW GRADE IN TURF AREAS.
16. TOP OF LATERAL LINES SHALL BE AT LEAST 18-INCHES BELOW GRADE.
17. MAINLINE PRESSURE PIPE FITTINGS 3-INCHES AND LARGER SHALL BE PUSH ON GASKET JOINED AND SHALL HAVE MECHANICAL JOINT RESTRAINTS. MAINLINE PRESSURE PIPE FITTINGS 2.5-INCHES AND SMALLER SHALL BE GLUED AND SHALL HAVE CONCRETE THRUST BLOCKS AT FITTINGS THAT COMPRISE CHANGE IN DIRECTION.
18. OTHERS SHALL FURNISH, INSTALL AND BRING 24-INCHES ABOVE GRADE A MUNICIPAL POTABLE STUB FOR IRRIGATION. COORDINATE WITH GENERAL CONTRACTOR.
19. INSTALLER IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE BACKFLOW PREVENTON, WATER METER AND BOOSTER PUMP, IF APPLICABLE.
20. IRRIGATION CONTROL WIRE SHALL BE DIGITAL TWO-WIRE, UL LISTED FOR DIRECT BURIAL.
21. CONNECT ALL ELECTRICAL WIRING IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES INCLUDING:
    - 21.1. ALL LOW VOLTAGE IRRIGATION CONTROL WIRE SHALL BE INSTALLED WITH THE MAINLINE PIPE WHERE POSSIBLE
    - 21.2. DO NOT LOOP THE LOW VOLTAGE IRRIGATION CONTROL WIRE PATH.
    - 21.3. SNAKE WIRE AT BOTTOM OF TRENCH BENEATH MAINLINE.
    - 21.4. PROVIDE 18-INCH OF SLACK CONTROL WIRE AT ALL CHANGES IN DIRECTION.
    - 21.5. PROVIDE 24-INCH OF SLACK CONTROL WIRE AT EACH REMOTE CONTROL VALVE COILED INSIDE VALVE BOX.
    - 21.6. ALL WIRE SPLICES SHALL BE WATERTIGHT CONNECTORS AND CONTAINED IN VALVE BOX.
    - 21.7. ALL WIRING BENEATH HARDSCAPES SHALL BE CONTAINED IN SLEEVING, SEPARATE FROM PIPING. ELECTRICAL SLEEVES ARE TO BE SIZED APPROPRIATELY FOR EASE OF WIRE INSTALLATION AND REPAIR.
    - 21.8. ALL WIRING SHALL BE INDENTIFIED AT EACH END TO PROVIDE INDICATION AS TO WHICH LOCATION THE WIRE IS CONNECTED.
    - 21.9. GROUNDING PER MANUFACTURER'S RECOMMENDATION OR LOCAL ELECTRICAL CODE.
22. SCHEDULE AND PROGRAM CONTROLLER AND VALVES FOR APPROPRIATE LANDSCAPE WATER REQUIREMENTS.

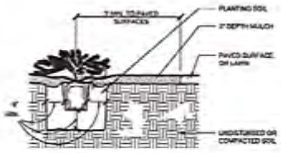
GENERAL SODDING, SEEDING & TOPSOIL NOTES

1. LANDSCAPE CONTRACTOR SHALL ENSURE THAT NEW TREES MOVED ONTO THE SITE ARE DUG FROM SIMILAR SITES WITH SIMILAR SOILS TO THE SOILS OF THIS PROJECT (HEAVY TO HEAVY, LIGHT TO LIGHT, HEAVY TO LIGHT SOILS). CONTRACTOR SHALL REVIEW SOIL CONDITIONS/TYPES WITH OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL NEWLY INSTALLED PLANT MATERIAL SHALL BE PLANTED IN WELL-DRAINED AREAS. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF ANY PLANT MATERIAL IS LOCATED IN DRAINAGE SWALES OR WET & POORLY DRAINED AREAS.
3. ALL PLANTINGS SHALL RECEIVE FERTILIZER AS FOLLOWS:
    - 3.1. SUMMER AND FALL PLANTING: 9-20-20 GRANULAR (IN SAUCER AROUND PLANT AT THE RATE OF 12 OZ. PER 2-3" CAL. TREE & 6 OZ. PER SHRUB).
    - 3.2. SPRING PLANTING: 10-10-10 GRANULAR (APPLY ABOVE REFERENCED FERTILIZER AT A RATE OF 12 OZ. PER 1-1/2" CAL. TREE OR LARGER & 6 OZ. PER SHRUB & PERENNIAL.
4. ALL PLANTINGS SHALL RECEIVE AN AMENDED SOIL MIX CONSISTING OF THREE (3) PARTS:
    - 4.1. 45% APPROVED TOPSOIL (ONE SITE PREFERRED)
    - 4.2. 45% ORGANIC MATTER (TYPE 1 SPHAGNUM PEAT MOSS FINELY DIVIDED WITH A PH OF 3.1-5.5)
    - 4.3. 10% SAND (FINE CLEAN MASONRY SAND)
5. AREAS CONFINED TO A MASS PLANTING AREA (PLANTING BED) SHALL RECEIVE THE AMENDED SOIL MIX AT MIN. 12" DEPTH THROUGHOUT THE PLANTING AREA. AMENDED SOIL MIX SHALL BE MIXED THOROUGHLY AND INSTALLED IN 6" LIFTS.
6. AREAS TO RECEIVE SOD OR SEED SHALL HAVE A 6" MINIMUM DEPTH OF TOPSOIL. TOPSOIL SHALL PROVIDE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL REASONABLY FREE OF SUBSOIL, CLAY CLUMPS, BRUSH WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONE LARGER THAN 1" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
7. ALL AREAS SPECIFIED AS "GENERAL LAWN SEED" TO BE SEEDED WITH PREMIUM SUNNY SEED MIX INCLUDING:
    - 7.1. 20% RAVEN STAR KENTUCKY BLUEGRASS 10% MIDNIGHT STAR KENTUCKY BLUEGRASS 15% WASHINGTON KENTUCKY BLUEGRASS 5% THERMAL BLUE BLUEGRASS 20% SPLENDID PERENNIAL RYEGRASS 15% ZODIAC CHEWINGS FESCUE(SEED MIX AVAILABLE AT GERTENS 1-847-459-1301). SEED SHALL BE APPLIED AT A RATE OF 150 LBS./AC. WITH 2 TONS SHREDDED AND PUNCHED IN PLACE STRAW PER ACRE. HYDROSEEDING & MULCHING IS AND ACCEPTABLE ALTERNATE.

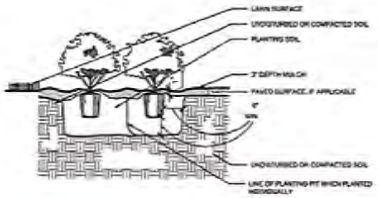


NOTE:
- KEEP MULCH APPX. 2" OFF PLANT TRUNK OR STEM
- SEE PLANT SCHEDULE FOR EACH PLANT'S APPROPRIATE O.C. SPACING

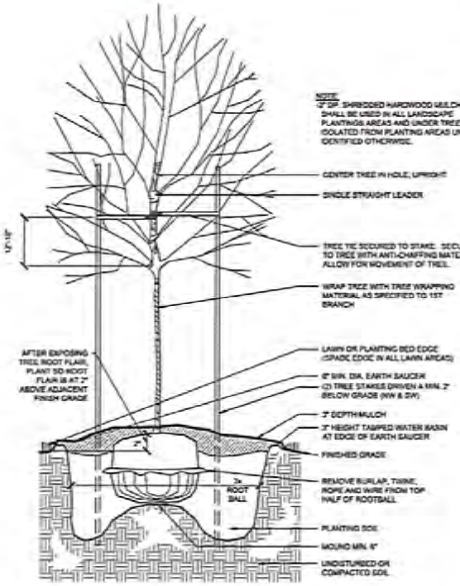
1 SHRUB BED SPACING (TYP.)
SCALE: N.T.S.



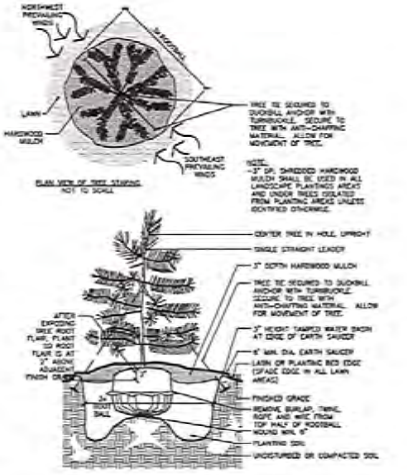
2 EVERGREEN SHRUB PLANTING (TYP.)
SCALE: N.T.S.



3 DECIDUOUS SHRUB PLANTING (TYP.)
SCALE: N.T.S.



4 DECIDUOUS TREE PLANTING (TYP.)
SCALE: N.T.S.



5 EVERGREEN TREE PLANTING (TYP.)
SCALE: N.T.S.

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Tel: 952.278.8880

PROJECT

CHIPPEWA FINANCIAL & COFFEE

HOEFT

Lake Wissota Business Park Lot "6"
Chippewa Falls, WI

BID/ PERMIT SET 3/15/2022

REVISIONS

DATE	NO

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

SEAN C. RABOIN
12065 3/15/2022
Reg. No. Date

3/15/22

LANDSCAPE NOTES & DETAILS

Drawn By: TP Checked By: SR

L2

211115

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CHIPPEWA CO. CERTIFIED SURVEY MAP NO._____

RECORDED IN VOL._____OF THE CERTIFIED SURVEY MAPS PAGE_____

PRELIMINARY

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

LEGEND

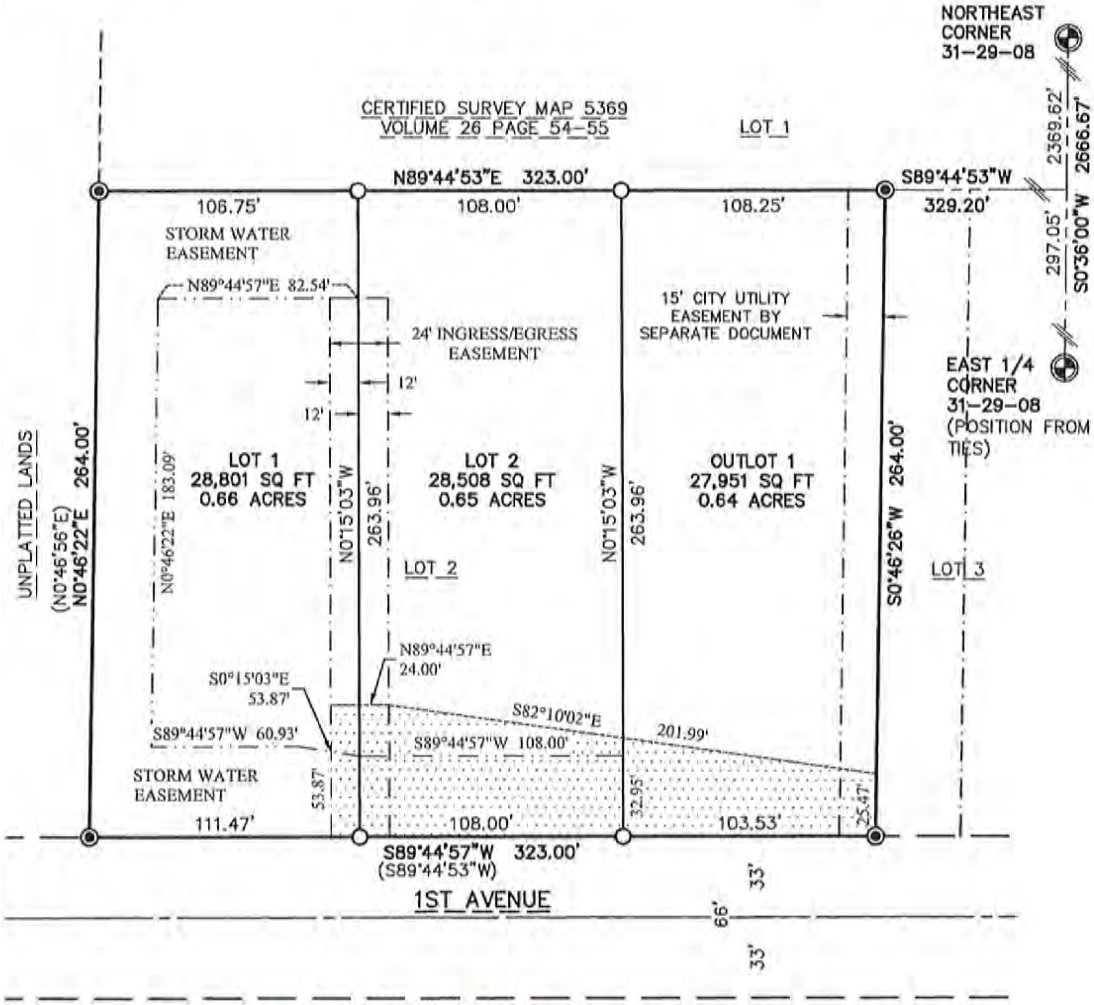
- FOUND 4" DIAMETER HARRISON MONUMENT UNLESS NOTED
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
- ( ) RECORD INFORMATION
- SQ FT SQUARE FEET
- PRIVATE UTILITY EASEMENT

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, WHICH IS ASSUMED TO BEAR S0°36'00"W.

NORTH

0 30 60

1"=60'



PRELIMINARY

WISCONSIN JEFF C. STOCKBURGER S-2708 EAU CLAIRE, WI LAND SURVEYOR

Section corner ties have been verified.
Field completion date: xx-xx-xx

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH (715) 831-0694 • EMAIL: INFO@ESELLC.CO

Owner: C & E Wurzer Builders LLC
1750 Hallie Road Ste 1
Chippewa Falls, WI 54729

SHEET 1 OF 4 SHEETS

PAGE_____

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO._____
RECORDED IN VOL._____OF THE CERTIFIED SURVEY MAPS PAGE_____

PRELIMINARY

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

C & E Wurzer Builders LLC, as owner, I hereby certify that said company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

-------- City of Chippewa Falls

In witness hereof, said Craig Wurzer has caused this document to be signed.

On this _____day of _____, 2022.

_____.
Craig Wurzer, Member

State of Wisconsin

County of _____ SS

Personally came before me, this _____day of _____, 2022. The above named Craig Wurzer, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
Notary Public

My commission expires _____.

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0694 • EMAIL: INFO@ESELLC.CO

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO._____
RECORDED IN VOL._____OF THE CERTIFIED SURVEY MAPS PAGE_____

PRELIMINARY

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

MORTGAGEE CERTIFICATE

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Craig Wurzer, Member.

In WITNESS WHEREOF, the said _____ has caused these presents to be signed

by _____ and counter signed by _____ at Eau Claire,

Wisconsin, this _____ day of _____, 2022.

In the presence of:

_____(Financial Institution Name)

_____(Signature)

_____(Title)

_____(Signature)

_____(Title)

STATE OF WISCONSIN
:SS
_____ COUNTY

Personally came before me this_____day of _____, 2022, the above named corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument.

_____,
Notary Public

My commission expires_____

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH (715) 831-0694 • EMAIL: INFO@ESELLC.CO

PRELIMINARY

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO._____
RECORDED IN VOL._____OF THE CERTIFIED SURVEY MAPS PAGE_____

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Craig Wurzer, I have surveyed Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.The parcel is more particularly described as follows:

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE7, and the City of Chippewa Falls Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this_____day of_____, 2022.

_____
Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 21013

CITY COUNCIL RESOLUTION

Resolved, that this Certified Survey Map in the City of Chippewa Falls, is hereby approved.

_____ _____
Gregory S. Hoffman, Mayor Date

I hereby Certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Chippewa Falls.

_____ _____
Bridget Givens, City Clerk Date

PRELIMINARY

WISCONSIN
JEFF C.
STOCKBURGER
S-2708
EAU CLAIRE, WI
LAND SURVEYOR

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