

## NOTICE

A meeting of the City of Evansville Plan Commission will be held via video and/or audio remotely on the date and time stated below. Notice is further given that members of the City Council and Historic Preservation Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible. Submit Public Comments by email to [jason.sergeant@ci.evansville.wi](mailto:jason.sergeant@ci.evansville.wi), by leaving in the drop box in front of City Hall at 31 S Madison Street, or by mail to PO Box 529, Evansville, WI 53536.

City of Evansville **Plan Commission**  
Regular Meeting  
Tuesday, June 1, 2021, 6:00 p.m.

**This meeting is being held virtually due to county and federal social distancing recommendations in response to COVID-19. Commission members, applicants, and members of the public will be required to participate via the virtual format. To participate via video, go to this website: <https://meet.google.com/fes-vcir-rfv>. To participate via phone, call this number: 1 608-764-9643 and enter PIN: 352 918 263# when prompted.**

## AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to waive the reading of the minutes from the May 12, 2021 meeting and approve them as printed.
5. Civility Reminder
6. Citizen appearances other than agenda items listed
7. New Business
  - A. Public Hearing and Review of LD-2021-02 to create the First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515
    - i. Staff and Applicant Comments
    - ii. Public Hearing
    - iii. Plan Commissioner Questions and Comments
  - B. Public Hearing and Review of RZ-2021-02 to rezone the proposed First Addition to Stonewood Grove Subdivision, primarily on parcels 6-27-559.50C and 6-27-533.515
    - iv. Staff and Applicant Comments
    - v. Public Hearing
    - vi. Plan Commissioner Questions and Comments
  - C. Motion to Approve and Recommend Resolution 2021-11: A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan
  - D. Review of SP-2020-03 preliminary plans to construct a new commercial retail building of approx. 9,200 SF on Parcel 6-27-870 at 255 N Union
    - i. Staff Comments

*-Mayor Bill Hurtley, Plan Commission Chair*

- ii. Plan Commissioner Questions and Comments
- iii. Motion

8. Community Development Report

9. Next Virtual Meeting Dates: July 6, 2021 at 6:00pm

10. Motion to Adjourn

*-Mayor Bill Hurtley, Plan Commission Chair*

*These minutes are not official until approved by the City of Evansville Plan Commission.*

**City of Evansville Plan Commission  
Special Meeting  
May 12, 2021, 2:00 p.m.  
Meeting held virtually due to COVID-19 Guidelines**

**MINUTES**

1. **Call to Order** at 6:15pm.

2. **Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Mayor Bill Hurtley	P	City Administrator Jason Sergeant
Aldersperson Rick Cole	P	Roger Berg, Applicant
Aldersperson Susan Becker	P	Dave Olsen, Applicant
Bill Hammann	A	
John Gishnock	P	
Mike Scarmon	A	
(Vacant)	-	

3. **Motion to approve the agenda, by Hurtley, seconded by Cole. Approved unanimously.**

4. **Motion to waive the reading of the minutes from the May 4, 2021 Meeting and approve them as printed by Cole, seconded by Becker. Approved unanimously.**

5. **Civility Reminder.** Hurtley noted the City's commitment to civil discourse.

6. **Citizen appearances other than agenda items listed.** None

7. **New Business**

**A. Discussion and Motion Regarding Subdivision Plat for Settlers Grove**

- i. **Staff Comments.** Sergeant summarized the staff report.
- ii. **Applicant Comments.** Sergeant summarized the staff report.
- iii. **Commissioner Discussion.** Cole noted the agreement had an incorrect lot number listed on page 3 of the draft agreement, Lot 78 should be 48.
- iv. **Motion to confirm that the Subdivision Plat for Settlers Grove Subdivision is in the public interests and substantially complies with Section 110 of the Municipal Code, and to approve the Plat after the following conditions are met:**
  1. **Final Plat revised to add labels to each Outlot 1 and Outlot 4 that add "for pedestrian/bike trail" designation to the current designations of "Dedicated to Public" and "for stormwater and water utility purposes."**
  2. **Final Plat revised to add a note at the north end of Pullen indicating "temporary tee-turnaround to be constructed within right-of-way" or something similar**

*These minutes are not official until approved by the City of Evansville Plan Commission.*

3. *Applicant verify lots 3 and 9 meet the requirement for 70 feet of width at the building setback line.*
  4. *Applicant submits covenants and deed restrictions and the lot grading & drainage plan referenced on Sheet 1 of the proposed Final Plat for city approval prior to Final Plat approval.*
  5. *Applicant computes, submits and completes blanks shown for minimum building opening elevations on Lots 1-3 and 39-44 on the Final Plat.*
  6. *Applicant records a plat restriction, by adding suitable language to the face of the plat as approved by City Engineer, regarding prohibition of alterations of finished grades by more than six inches on utility easements and Stormwater drainage easements.*
  7. *Applicant records, in consultation with City Engineer, a CSM or plat revision to adjust Porter Road right of way to align with south east edge of Outlot 4.*
  8. *Final Developer's Agreement completed and executed by both City and Developer.*
  9. *Applicant submits Irrevocable Letter of Credit for City Engineer approval.*
- Motion by Cole, seconded Gishnock. Approved unanimously.*

8. Next Virtual Meeting Dates: Tuesday, June 1, 2021 at 6:00pm

9. Motion to Adjourn by Cole, seconded by Becker. Approved Unanimously.

## NOTICE OF PUBLIC HEARING - CITY OF EVANSVILLE PLAN COMMISSION



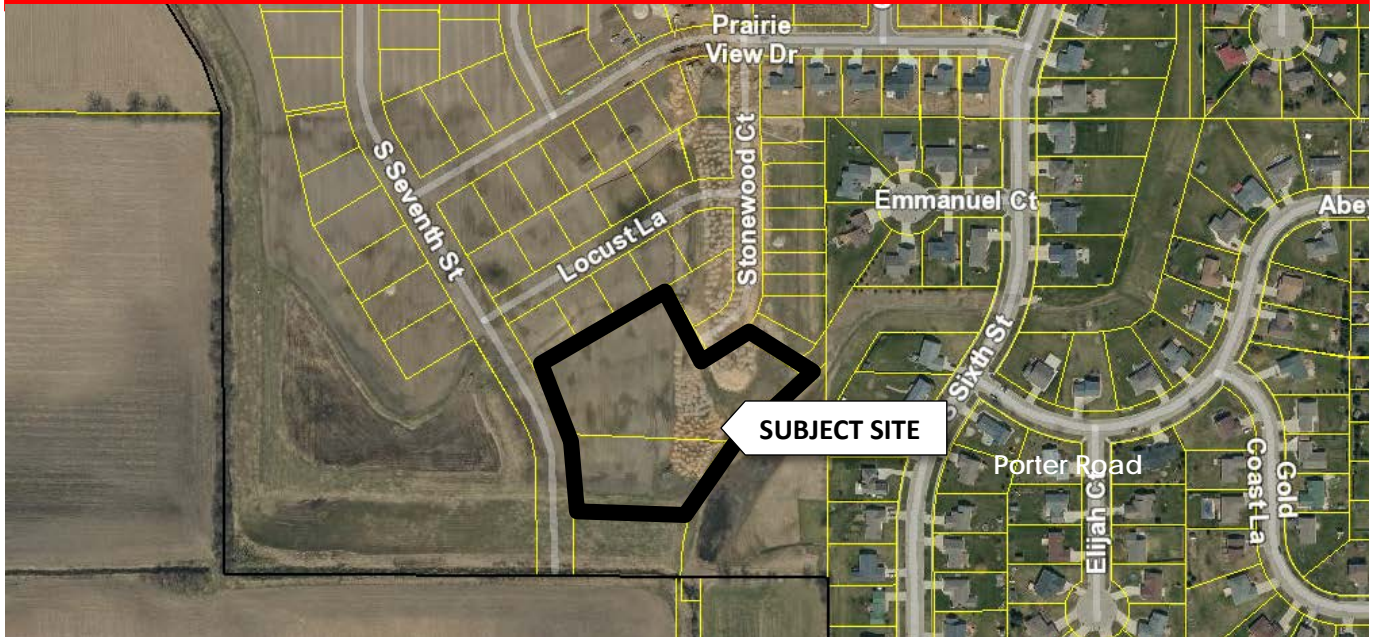
**Public Hearing Date:** June 1, 2021 at 6:00PM

**Public Hearing Location:** (see below) City Hall, 31 South Madison St, Evansville, WI

**Application Number(s):** LD-2021-02 and RZ-2021-01 **Applicant:** Evansville Dev. Group

***This meeting is being held virtually from the above location. To ensure the safety of commission members and members of the public all attendees will be required to participate via the virtual format. To participate via video, go to this website: [meet.google.com/fes-vcir-rfv](https://meet.google.com/fes-vcir-rfv). To participate via phone, call this number: +1 608-764-9643 and enter PIN: 352 918 263# when prompted.***

**Submit Public Comments in advance by 1.)** leaving in the drop box in front of city hall, **2.)** by mail to PO Box 529, Evansville, WI 53536, or **3.)** by email to [Jason.sergeant@ci.evansville.wi.gov](mailto:Jason.sergeant@ci.evansville.wi.gov) so they can be shared with the commission in advance of the meeting.



**PLEASE TAKE NOTICE** that an application for a preliminary and final land division application, as well as a rezone application, for parcels 6-27-559.500C and 6-27-533.515 has been submitted for consideration by the Plan Commission. **The application is a proposal to create a 7-lot subdivision, adjust the size of an existing out lot, and create a new outlot. The new lots are proposed to be zone Residential District Two (R-2) and the out lots are proposed to be zoned Low Land Conservancy District (C-1.)** A comprehensive Plan Amendment is also being reviewed. The Plan Commission will conduct a public hearing on the request at the time and place listed above. A copy of the application is available at the website below or can be requested by contacting the Community Development Director. All interested parties are invited to attend the hearing and provide comment.

**Direct questions and comments to Community Development Director:**

**[Jason.sergeant@ci.evansville.wi.gov](mailto:Jason.sergeant@ci.evansville.wi.gov) or 608-882-2285**

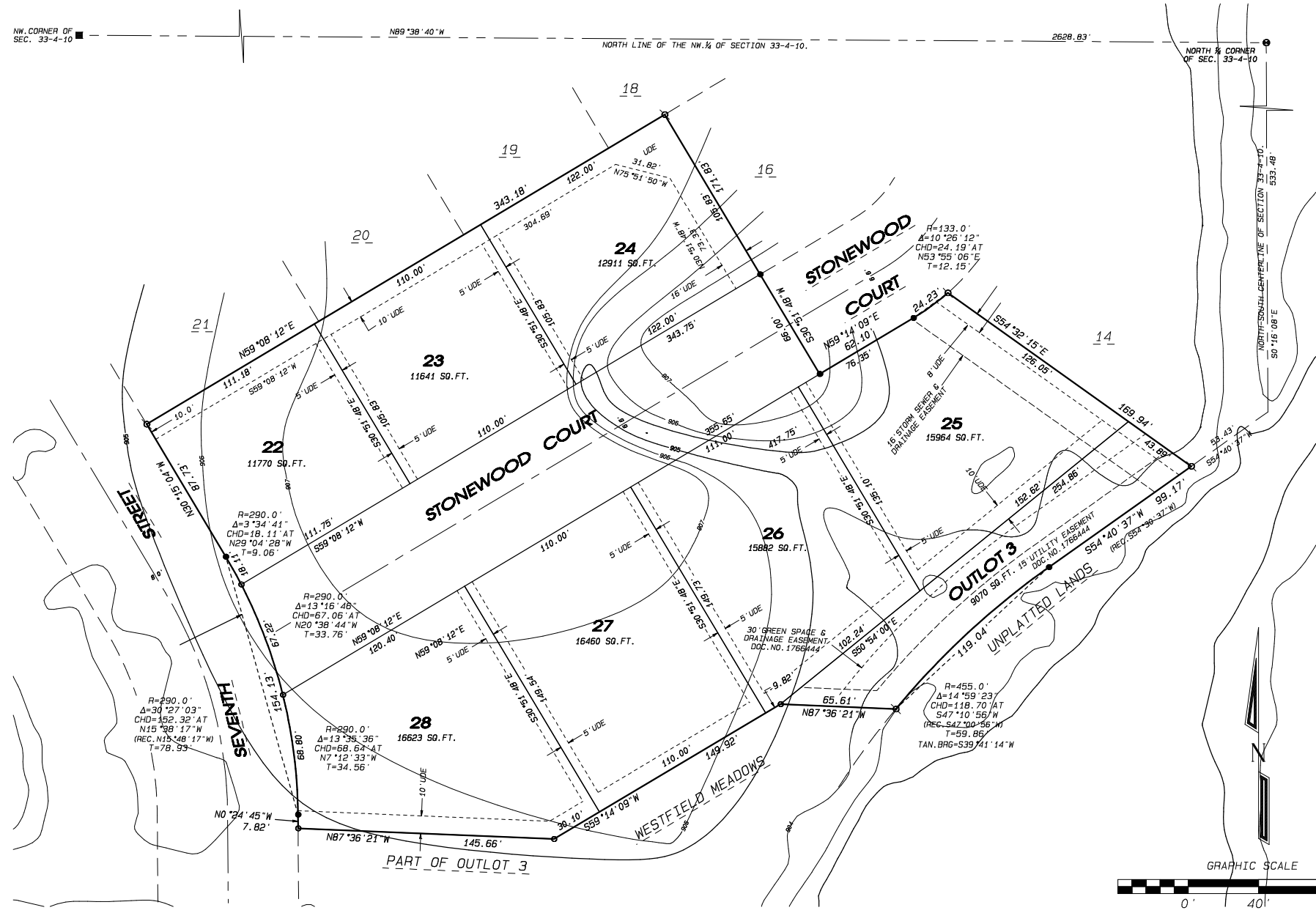
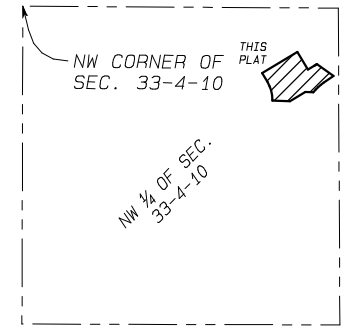
**More Information available at: [ci.evansville.wi.gov/current](http://ci.evansville.wi.gov/current)**

# FIRST ADDITION TO STONEWOOD GROVE SUBDIVISION

LOT 15, STONEWOOD GROVE SUBDIVISION, AND PART OF OUTLOT 3, WESTFIELD MEADOWS, LOCATED IN  
THE NW 1/4 OF SECTION 33, T.4N., R.10E., OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN.

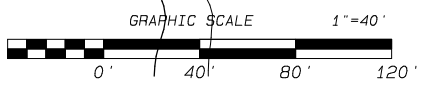
### LOCATION MAP

SCALE 1" = 800'



NOTE: All sidewalk ramps at streets shall be ADA compliant.  
 NOTE: Lowest floor elevation must be 904.0 or higher.  
 NOTE: Lowest foundation opening elevation shall be 905.2 or higher.  
 NOTE: There is known highwater in this area. Appropriate waterproofing techniques should be utilized.  
 NOTE: The temporary turnaround easement is released by the City of Evansville upon the extension of Stonewood Court.

NOTE: BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 33-4-10, HAVING AN ASSUMED BEARING OF N89°38'40"W.



### LEGEND:

- SET 1-1/4"x18", ROUND IRON ROD, WEIGHING 4.17 LBS./LIN.FT.
  - FOUND 1-1/4" IRON ROD
  - ⊙ FOUND 3/4" IRON REBAR
  - ⊗ FOUND 4" ROUND ALUMINUM MONUMENT
  - FOUND 6"x6" SQUARE STONE MONUMENT
- ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 3/4" x 24" ROUND IRON REBAR, WEIGHING 1.5 LBS./LIN.FT.
- UDE UTILITY EASEMENT AND DRAINAGE EASEMENT

NOTE: ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDRETH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

NOTE: UTILITY EASEMENTS AS SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING RIGHTS TO SERVE THE PLATTED AREA. THIS INCLUDES INSTALLATION OF WATER MAINS, STORM SEWER AND SANITARY SEWER IN THE EASEMENT AREAS.

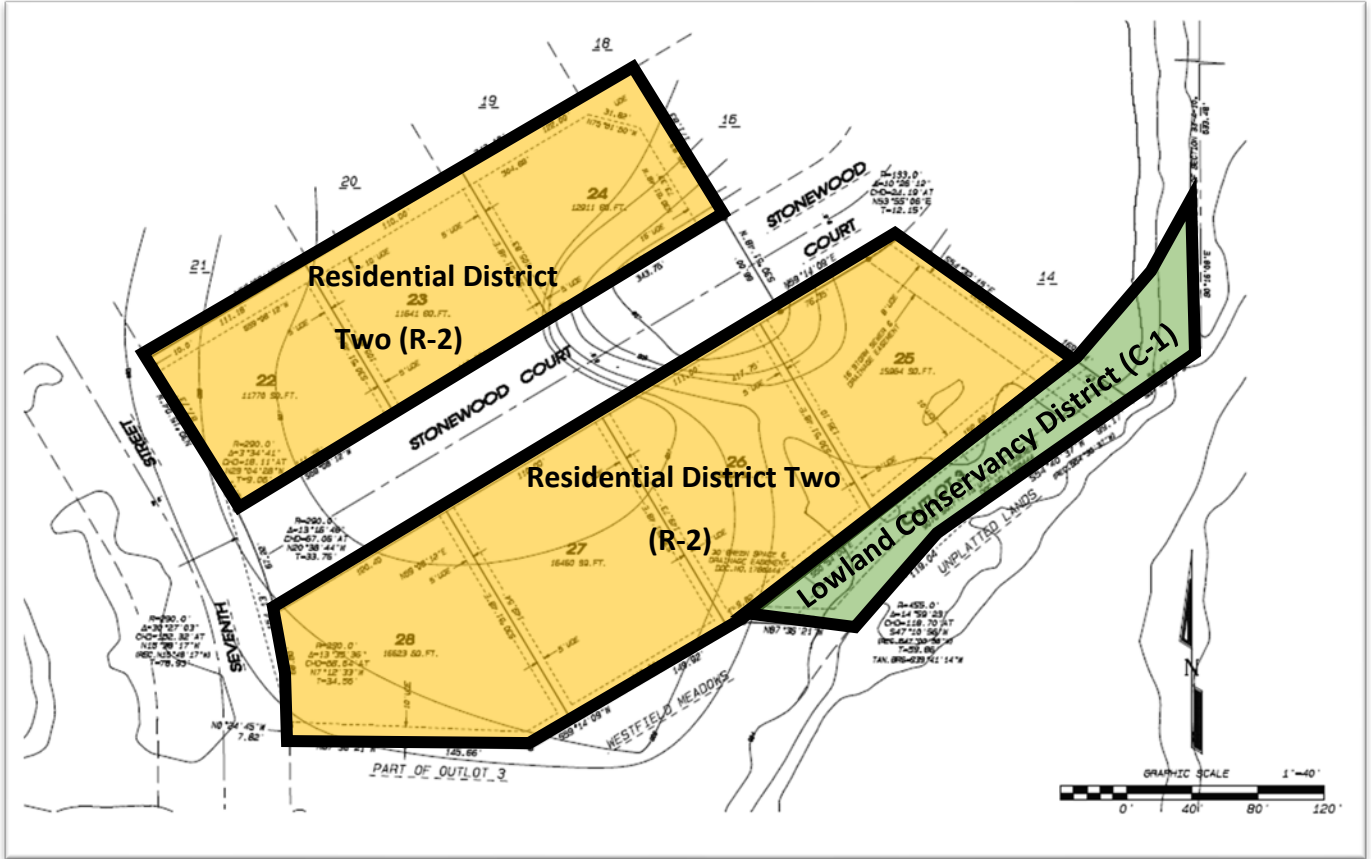
NOTE: STONEWOOD GROVE SUBDIVISION CREATES 7 LOTS AND 1 OUTLOT FROM 3.06 ACRES.

NOTE: DOCUMENT NO. 355896 IS A BLANKET-TYPE EASEMENT TO WP&L AFFECTING THAT PORTION OF THE PLAT LYING IN SECTION 28-4-10

NOTE: WHERE ELECTRIC, GAS AND COMMUNICATIONS FACILITIES ARE LOCATED UNDERGROUND, THE FINAL GRADE AS ESTABLISHED BY THE SUBDIVIDER ON THE UTILITY EASEMENT, SHALL NOT BE ALTERED BY MORE THAN SIX INCHES BY THE SUBDIVIDER, HIS AGENT OR SUBSEQUENT OWNERS OF THE LOTS, EXCEPT WITH THE WRITTEN CONSENT OF THE UTILITIES INVOLVED.

<p style="font-size: 8px;">109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING	DATE	REVISIONS
	• LAND PLANNING	05/17/21	
	• CIVIL ENGINEERING	RMC	
	PROJECT NO.	120-478	
CLIENT		GROVE PARTNERS	

First Addition to Stonewood Grove – Rezone Request Staff Sketch







CITY OF EVANSVILLE  
RESOLUTION #2021-11

7C

*A Resolution for A Public Input Process and Recommendation for Amendment of the City of Evansville, WI Smart Growth Comprehensive Plan*

The Plan Commission along with the Common Council of the City of Evansville, Rock County, Wisconsin, do hereby resolve as follows:

SECTION 1. The City of Evansville, Wisconsin, adopted the *City of Evansville, WI Smart Growth Comprehensive Plan* in June of 2005, and subsequently updated in November of 2015 in compliance with Wisc. Stats. s 66.1001(1)(a) and 66.1001(2).

SECTION 2. City staff, working under the direction of the Plan Commission, has prepared a proposed amendment to *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 3. The Plan Commission along with the Common Council will follow a process to gather public input through a public hearing conducted by the Plan Commission.

SECTION 4. The Plan Commission will conduct a public hearing in compliance with Wisc. Stats. s.66.1001(4)(d), regarding the proposed *City of Evansville, WI Smart Growth Comprehensive Plan Amendment*.

SECTION 5. The proposed amendment is found by city staff to be consistent with the remaining sections of the adopted *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 6. The proposed amendment, together with the adopted *City of Evansville, WI Smart Growth Comprehensive Plan*, contain all of the elements set forth in Wisc. Stats. 66.1001(2)

SECTION 7. The Plan Commission hereby approves a Resolution recommending that the Common Council adopt the Public Input Plan. Following a public hearing and final approval of Application CP-2021-01, Plan Commission recommends Common Council, through an ordinance, amend the *City of Evansville, WI Smart Growth Comprehensive Plan*.

SECTION 8. The Common Council hereby approves a Resolution describing a public input process to gather public comments through a public hearing conducted by the Plan Commission and acknowledges Plan Commission's recommendation.

Passed and approved this 8<sup>th</sup> day of June, 2021

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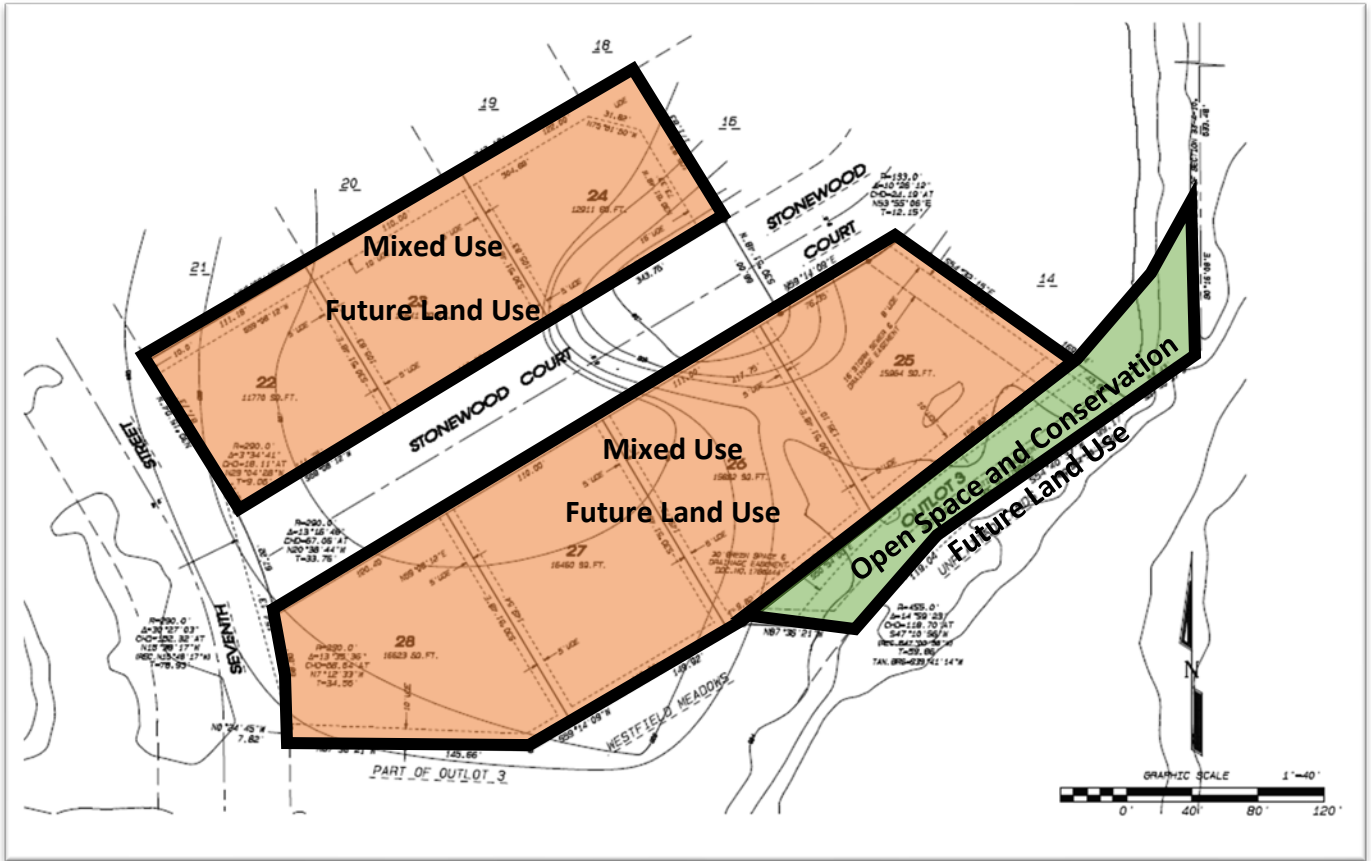
Bill Hurtley, Mayor and Plan Commission Chair

ATTEST:

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Darnisha Haley, Clerk

**First Addition to Stonewood Grove – Comprehensive Plan Amendment Staff Sketch**





**SITE PLAN APPLICATION – STAFF REPORT**

**Applicant: Kimley-Horn**

**Parcels 6-27-870 255 N Union Street**

**June 1, 2021**

Prepared by: Jason Sergeant, Community Development Director  
Prepared for: City of Evansville Plan Commission



**Description of request:** The applicant is seeking approval to redevelop a site in the Allen Creek Redevelopment Corridor. The site is currently covered by floodplain and has an existing commercial building. The existing building will be demolished and the site filled to allow for construction of a 9,200 SF Retail Building with associated parking.

**Staff Analysis of Request:** The proposal meets many of the standards outlined in the Zoning Ordinances. Staff would like to highlight the following:

- **Allen Creek Redevelopment Plan.** The North Allen Creek Redevelopment Master Plan for this area calls for new retail buildings to be highly walkable and create a street

wall as part of the redeveloped streetscape. This translates to building's that have interactive facades, durable materials, and prioritize pedestrians. Buildings should take up a minimum of 60% of the front lot line with built structure. The submitted plans are about 30' short of meeting the required 60% building front coverage, and some provisions should be made for bike racks and pedestrian seating.

**Plan Commission findings:** Section 130-104 (3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of November 2015.  
**Staff Comment: The Comprehensive plan indicates a desire to encourage redevelopment and infill of existing parcels, when possible, where City services are available.**
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.  
**Staff comment: The proposed new construction is consistent with the City's zoning code and other plans, programs, and ordinances.**
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.  
**Staff Comment: No adverse effect is anticipated on nearby property. Parking standards are met on site and the parking lot doesn't exceed 50% of the front lot line.**
4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.  
**Staff Comment: A retail commercial business is an appropriate use in the B3 district.**
5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.  
**Staff Comment: the property is currently served by public utilities**

**Required Plan Commission conclusion:** Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

Staff recommended motion: *The Plan Commission approves the site plan application as presented to construct an approximately 9,075 sf retail building for indoor sales per section 130-403 on parcel 6-27-870, finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria of the Zoning Ordinance, subject to the following conditions:*

- 1. Any variation from presented plans approved by staff or Plan Commission if necessary*
- 2. Site grading plan and Floodplain Permit FP-2021-01 approved by City Engineer*
- 3. Dimensions, cross sections and entry grade of all access points onto public streets approved by city engineer.*
- 4. Final construction drawings approved by City.*
- 5. Proposed land division application submitted, reviewed and approved by City staff, and Plan Commission.*
- 6. All exterior lighting is dark sky compliant.*
- 7. Revise plans to show 30 feet of 18 to 24" low landscape wall along front lot line, a bicycle rack, and a park bench meeting city standards near building entrance.*
- 8. Elevations and materials for trash enclosure approved by commission.*
- 9. Proposed ground and wall signage requires sign application, review and approval by City staff.*
- 10. Outdoor display of merchandise as described in Section 130-404 for more than 12 days require application, review and approval of a conditional use permit per section 130-527.*

# SITE PLAN APPLICATION

## Evansville, Wisconsin

Version: September 28, 2015

**General instructions.** Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov). You may download this file as a Microsoft Word file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

**- Office Use Only -**

Initial application fee	<b>\$300</b>
Receipt No:	1.143596
Date of pre-application meeting	Apr 1, 2021
Date of determination of completeness	<b>4.29.2021</b>
Name of zoning administrator	<b>J. Sergeant</b>
Date of Plan Commission review	<b>JUNE 3, 2021</b>
Application number	<b>SP-2021-04</b>

**1. Applicant information**

Applicant name	<b>Joe Mayer (Kimley-Horn and Associates)</b>
Street address	<b>4201 Winfield Road</b>
City	<b>Warrenville</b>
State and zip code	<b>IL 60555</b>
Daytime telephone number	<b>630-487-5563</b>
Fax number, if any	<b>N/A</b>
E-mail, if any	<b>joe.mayer@kimley-horn.com</b>

**2. Agent contact information.** Include the names of agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2	Agent 3
Name	Jacob W. Stauffer	Mike Sebben	Donald Chaput
Company	The Overland Group (Land Purchaser)	Torgerson Design Partners (Project Architect)	Chaput Land Surveys (Project Surveyor)
Street address	1903 East Battlefield Street	116 N. 2 <sup>nd</sup> Avenue	234 W. Florida Street
City	Springfield	Ozark	Milwaukee
State and zip code	MO 65804	MO 65721	WI 53204
Daytime telephone number	417-293-3332	417-581-8889	414-224-8068
Fax number, if any			
E-mail, if any	<a href="mailto:jacobstauffer@theoverlandgroup.com">jacobstauffer@theoverlandgroup.com</a>	<a href="mailto:msebben@tdp-arch.com">msebben@tdp-arch.com</a>	<a href="mailto:don@chaputlandsurveys.com">don@chaputlandsurveys.com</a>

**3. Subject property information**

Street address	255 Union Street, Evansville, WI 53536	
Parcel number	6 - 27 - 870	Note: the parcel number can be found on the plat obtained from the City.
Current zoning classification(s)	B-3	Note: The zoning districts are listed below
	Agricultural District	A
	Residential Districts	RR LL-R12 LL-R15 R-1 R-2 R-3
	Business Districts	B-1 B-2 <span style="background-color: green; color: white;">B-3</span> B-4 B-5
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3
Describe the current use	The existing property is a commercial use, previously occupied by a Café	

MAYER JON

Previous Balance:	.00
PLANNING/DEVELOPMENT REVENUE	
SITE PLAN FEE-255 UNION ST	300.00
10-44400-560	
ZONING PERMITS & FEES	
<b>Total:</b>	<b>300.00</b>
CHECK	
Check No: 001903	300.00
Payor:	
MAYER JON	
Total Applied:	300.00
Change Tendered:	.00

# SITE PLAN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

## 4. Project Information

Total lot area	a.	57,641	sq. ft. (32,235 sq. ft of Disturbed Area)
Floor area	b.	9,210	sq. ft.
Floor area ratio	( b / a )	0.16	
Total impervious surface area	c.	30,755	sq. ft.
Parking lot area		18,785	sq. ft.
Impervious surface ratio	( c / a )	0.53	
Landscaped area	d.	26,886	sq. ft.
Landscape surface area ratio	( d / a )	0.47	
Number of dwelling units	e.	N/A	
Site density	( e / a )	N/A	dwelling units per acre
Estimated number of employees		8-12 Full Time	
Estimated number of daily customers		+/- 200	
Estimated number of residents		N/A	
Peak hour traffic loads		~40 Trips	

## 5. Describe the proposed use.

The proposed use is a convenience/general store, the tenant is Dollar General. The project will consist of demolition of an existing building and the construction of a 9,210 SF building with an associated parking lot. Site grading, paving, and underground utility installation improvements will be provided. Two existing access points will be closed on the site, replaced with the construction of one access point on Union Street.

## 6. Operating conditions. For non-residential uses, describe anticipated operating conditions (hours of operation, conditions that may affect surrounding properties, etc.)

Estimated hours of operation will be 7 days a week, open from 8am – 10pm. Dollar General stores deliver everyday low prices on items including food, snacks, health and beauty aids, cleaning supplies, family apparel, housewares, seasonal items, paper products and much more from America's most-trusted brands and products, along with Dollar General's high-quality private brands. Dollar General serves its customers with value and convenience and provides career opportunities for the neighborhood it serves.

Sales will only occur within the building, but Dollar General requests outdoor displays for an ice cooler, propane cage, or seasonal items.

# SITE PLAN APPLICATION

## Evansville, Wisconsin

Version: September 28, 2015

- 7. Potential nuisances.** Describe any potential nuisances relating to street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.

A trash enclosure and loading area has been provided at the rear of the property. Deliveries and refuse pick-ups may occur multiple times a week, typically outside of peak business hours.

Lighting for the parking lot and building entrances will be provided in accordance with the City of Evansville code, to provide a safe and secure property.

An ice cooler and propane cage is requested to be displayed outside of the building.

- 8. Potential expansion.** If expansion of the building can be reasonably anticipated, describe the expansion.

Not Applicable

- 9. Other information.** Provide any other information relating to the intended project and its relation to nearby properties.

The property is bound by railroad right of way at the rear of the property which provides a buffer from the residential properties to the west. It has frontage on Union Road, where it will be reducing the amount of existing access points. There are no negative impacts anticipated for neighboring properties.

- 10. Plans and drawings.** Attach one copy of the following drawings and plans (11" x 17") to each application. In addition, provide 3 copies of each (24" x 36").

		Attached?	
		Yes	No
Site plan	See the check list at the end of this application for those elements that should be shown.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping plan	It should be at the same scale as the main plan, show the location of all required buffer and landscaping areas, and existing and proposed landscaping, fences, and berms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Grading and erosion control plan	It should be at the same scale as the main plan, show existing and proposed grades, retention walls and related structures, and erosion control measures as may be needed to comply with City requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation drawing of new or remodeled building (s)	The drawings should show exterior treatments, materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted but not in lieu of adequate drawings showing the intended appearance of the building(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 11. Location map.** Attach a map (8 1/2" x 11") that shows the subject property and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall include a graphic scale and a north arrow.



**SITE PLAN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

**12. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.

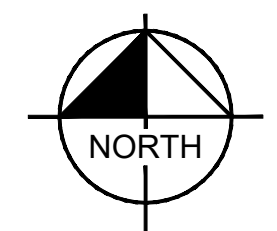
<i>Joseph Meyer</i> As agent of Applicant Signature <i>Overland Group, Land Purchaser</i>	Date <i>2/11/2021</i>
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**Governing Regulations** The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 8, of the Municipal Code.

Site Plan Checklist	Complete ?	
	Yes	No
a. Title block with name, address, and phone and fax numbers of the current property owner and/or agents (developer, architect, engineer, planner) for the project	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Date of the original plan and the latest date of revision	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. North arrow and graphic scale (not smaller than one inch equals 100 feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parcel number of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Property lines and existing and proposed right-of-way lines, with bearings and distances clearly labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Existing and proposed easement lines and dimensions with a key on the margin describing ownership and purpose	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Required building setback lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The location and dimension (cross section and entry throat) of all access points onto public streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The location and dimensions of on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The location and dimension of all loading and service areas of the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. The location of all outdoor storage areas and the design of all screening devices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. The location, type, height, size, and lighting of all signage (existing and proposed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
n. The location, type, height, design/type, illumination power and orientation of all exterior lighting on the subject property, including clear demonstration of compliance with lighting requirements of the zoning code	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o. The location and type of any permanently protected green space areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. The location of existing and proposed drainage facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q. In the legend, data for the subject property as follows:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1. Lot area (square feet or acres)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Floor area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Floor area ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Impervious surface area (square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Impervious surface ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Building height (feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FACT SHEET**

Drawing name: K:\GIS\_DEVELOPMENT\168708008\_DollarGeneral\_Evanville\_MW\2 Design\PlanSheets\C1.0 - SITE PLAN.dwg C1.0 May 19, 2021 3:18pm By: Joe.Meyer  
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### SITE DATA TABLE

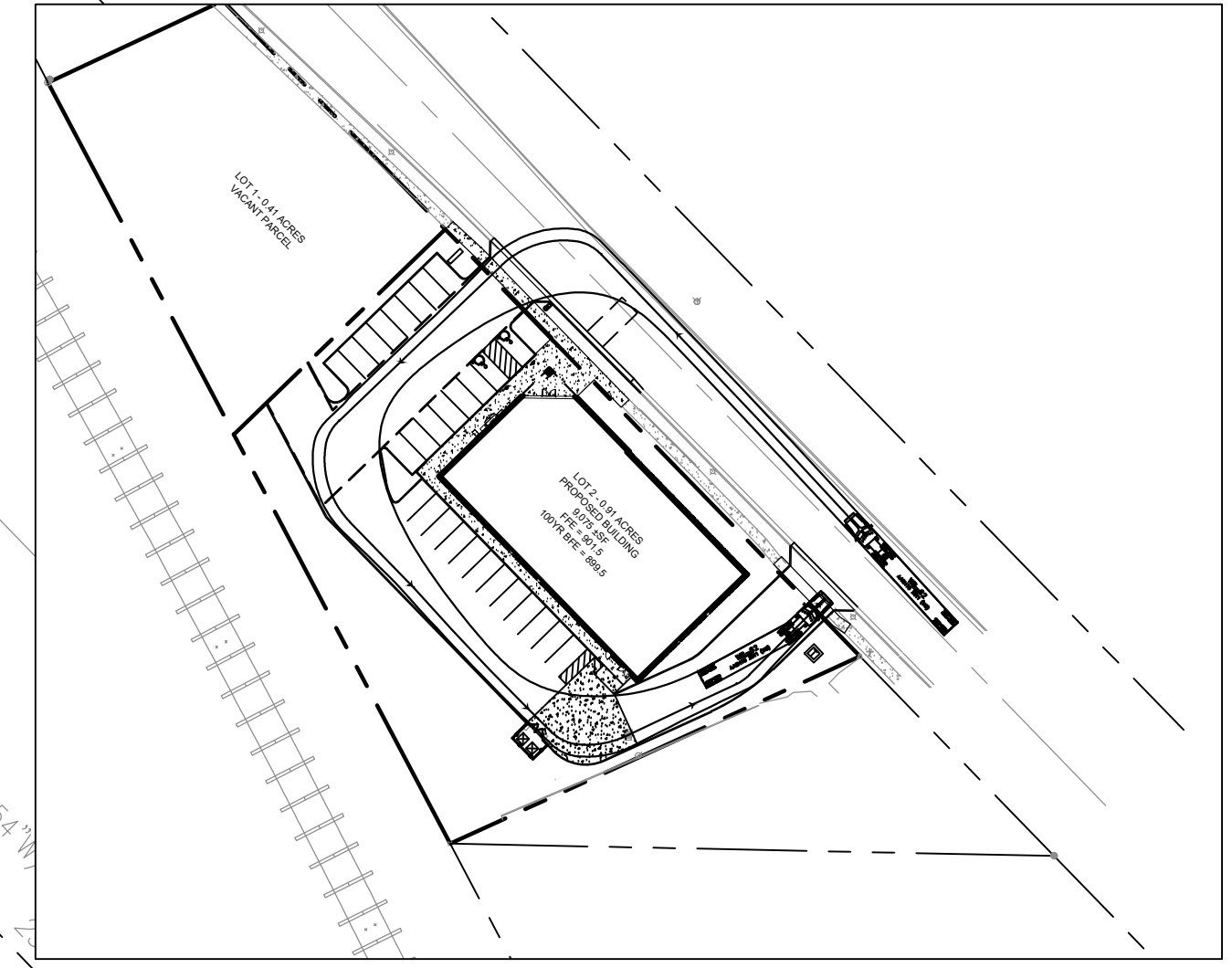
TOTAL LOT AREA	= 1.32 ACRES (57,641 SF)
PROPOSED LOT 1	= 0.41 ACRES
PROPOSED LOT 2	= 0.91 ACRES
ZONING: C-3 COMMUNITY BUSINESS DISTRICT	
TOTAL BUILDING AREA	= 9,075 SF
FLOOR AREA RATIO	= 0.22
LOT FRONTAGE	= 271 FT
BUILDING FRONTAGE	= 131 FT (48%)
TOTAL IMPERVIOUS AREA	= 0.63 ACRES (69%)
TOTAL LANDSCAPE AREA	= 0.28 ACRES (31%)
PARKING SPACES REQUIRED (3 SPACES PER 1,000 SF OF PRIMARY BUILDING AREA) (7,500 SF OF GROSS FLOOR AREA FOR SALES)	= 23 SPACES
STANDARD PARKING SPACES PROVIDED	= 26 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2 SPACES
TOTAL PARKING SPACES PROVIDED	= 28 SPACES

- ### KEY NOTES
- ① INTEGRAL CURB AND WALK, TYP.
  - ② FLUSH CURB AND WALK
  - ③ CONCRETE SIDEWALK, TYP.
  - ④ ACCESSIBLE PAVEMENT MARKINGS, TYP.
  - ⑤ ACCESSIBLE PARKING SIGN, TYP.
  - ⑥ 4" WIDE PAINTED SOLID WHITE LINE, TYP.
  - ⑦ TRANSITION FROM ZERO TO FULL CURB
  - ⑧ TRASH ENCLOSURE (WOOD FENCE AND GATE)
  - ⑨ PROPOSED SIGN
  - ⑩ DEPRESSED CURB
  - ⑪ CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - ⑫ ICE FREEZER, PROPANE CAGE, OUTDOOR DISPLAY

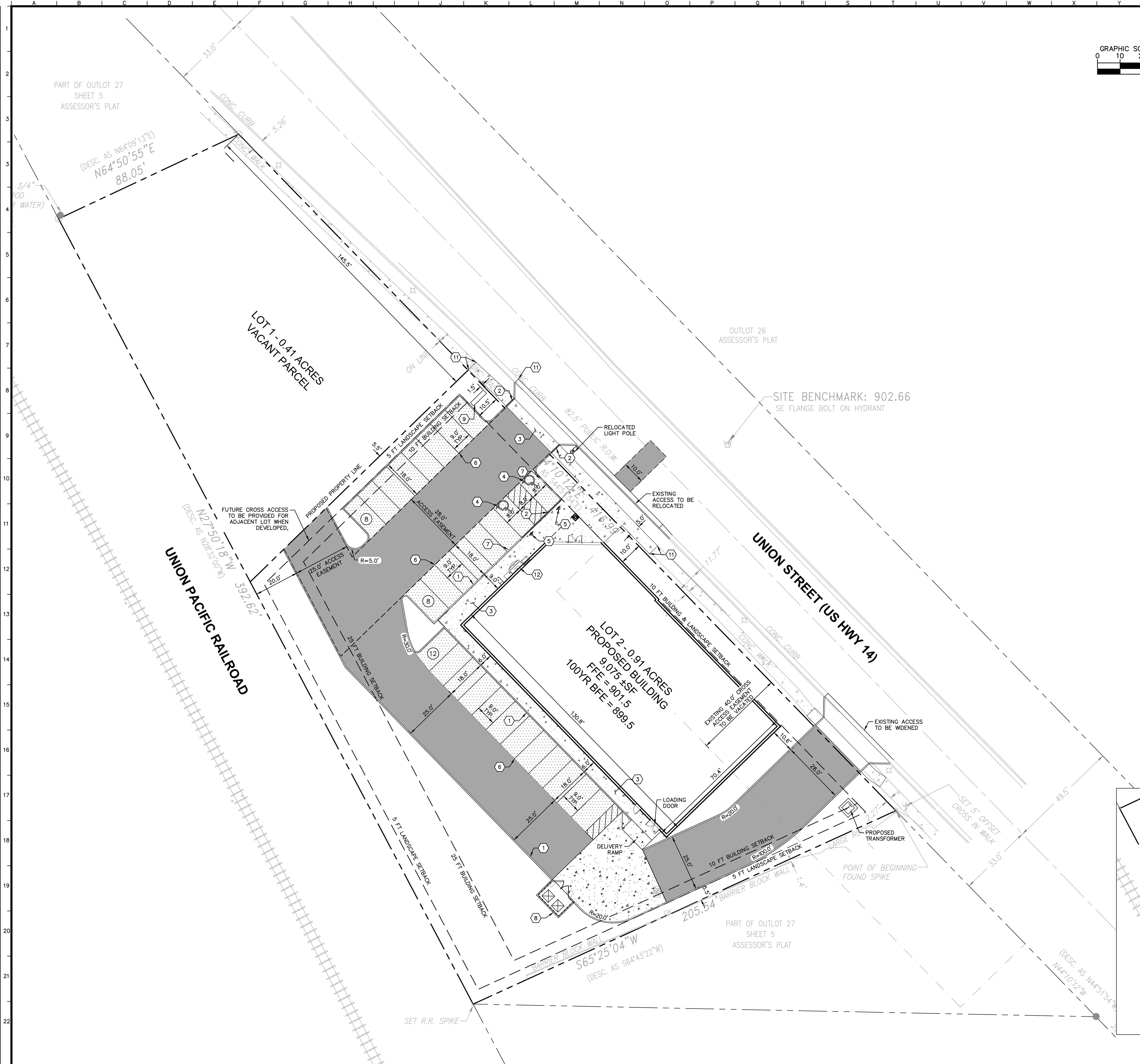
### PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK / PAVEMENT
	6" BARRIER CURB
	FLUSH CURB AND WALK
	PROPERTY LINE
	SETBACK LINE
	PARKING COUNT

- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
  - RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
  - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



**TRUCK ROUTE (WB-62)**  
SCALE: 1" = 80'



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SCALE:	AS NOTED	DESIGNED BY:	JPM
		DRAWN BY:	JPM
		CHECKED BY:	JMM
THE OVERLAND GROUP			
SITE PLAN			
<b>DOLLAR GENERAL</b> 255 N UNION ROAD (US HWY 14) EVANSVILLE, WI 53536			
ORIGINAL ISSUE: 02/09/2021 KHA PROJECT NO. 168708008 SHEET NUMBER			
C1.0			



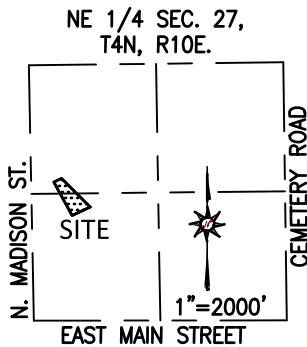
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of Outlot 27, Sheet 5, Assessor's Plat, being part of the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Town 4 North, Range 10 East, in the City of Evansville, Rock County, Wisconsin.

Owner/Subdivider:  
 DGOGEvansvilleWI2042020, LLC  
 3774 E. Moongate Ln.  
 Springfield, MO 65802-6253

Bearings are referenced to Rock County Coordinate System, in which the East line of the Northeast 1/4 of bears N00°47'10"W.

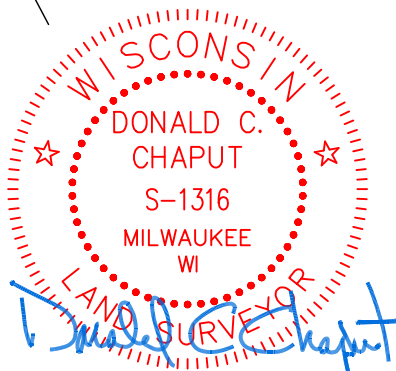
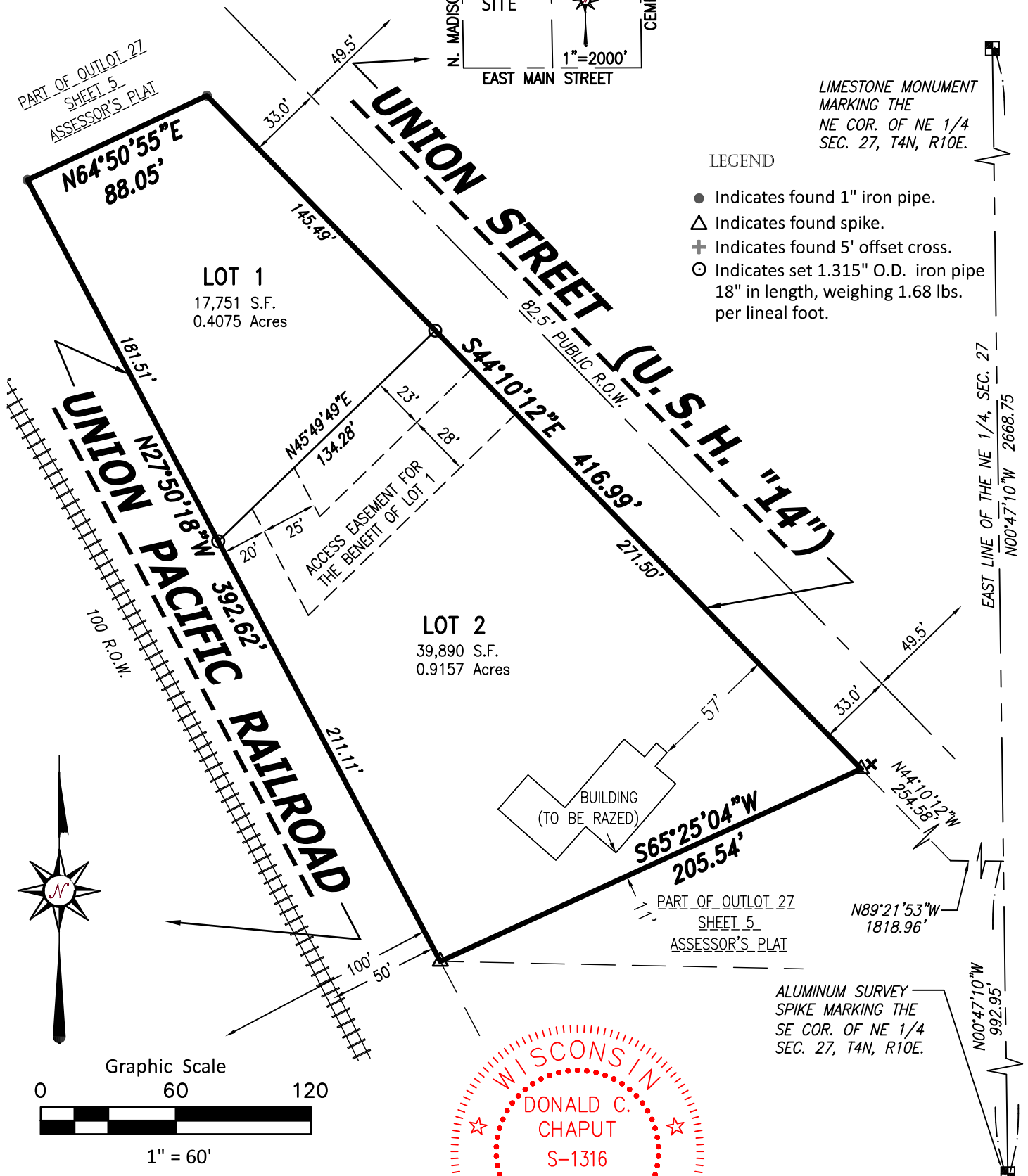
## VICINITY MAP



LIMESTONE MONUMENT MARKING THE NE COR. OF NE 1/4 SEC. 27, T4N, R10E.

## LEGEND

- Indicates found 1" iron pipe.
- △ Indicates found spike.
- + Indicates found 5' offset cross.
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.



**CHAPUT**  
 LAND SURVEYS

234 W. Florida Street  
 Milwaukee, WI 53204

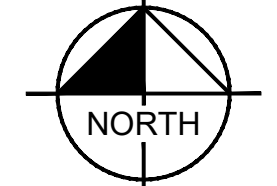
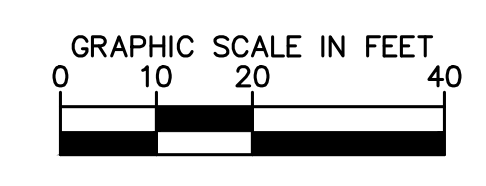
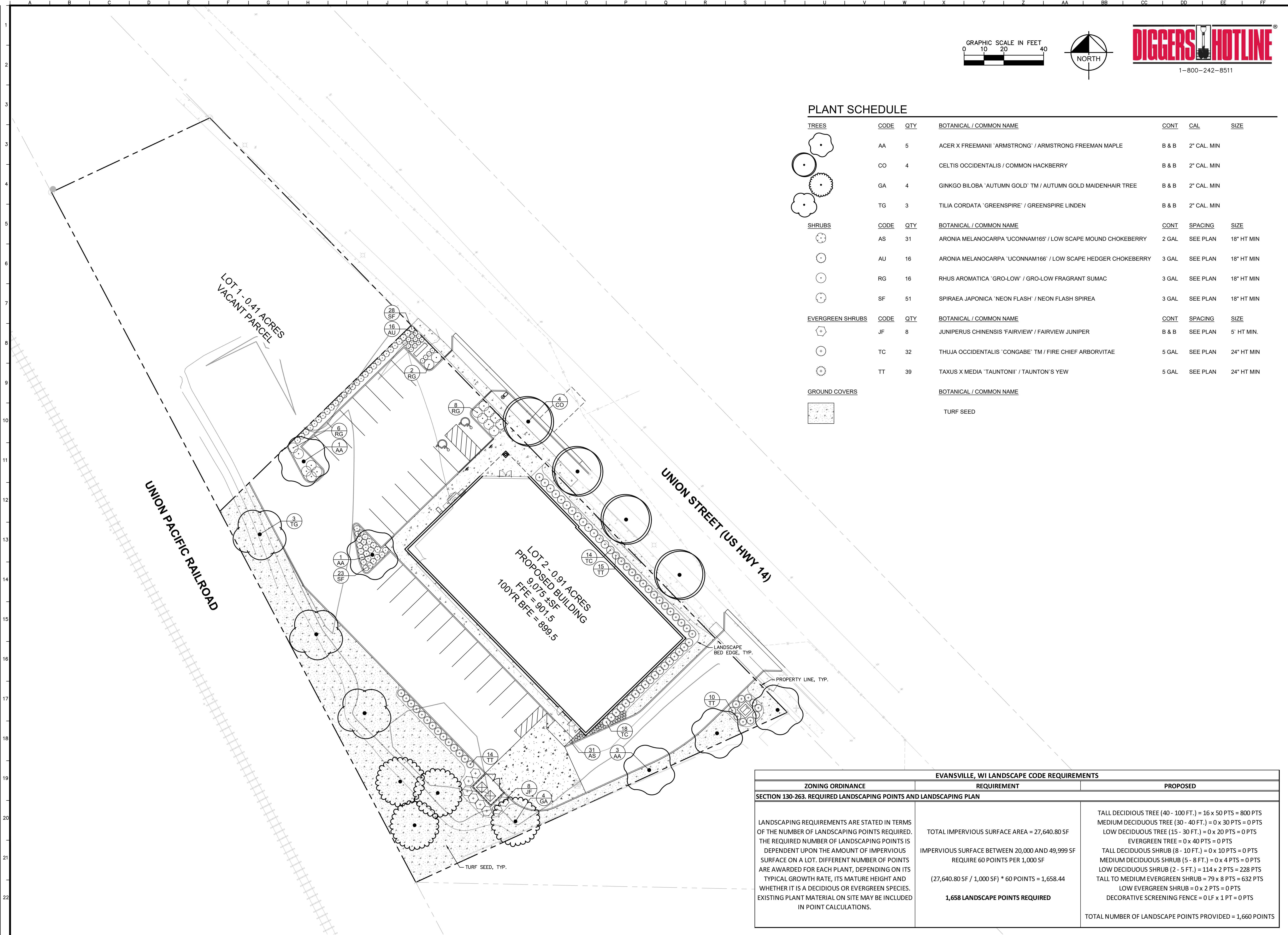
414-224-8068  
 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput  
 Professional Land Surveyor S-1316

Date: May 11, 2021  
 Revised: May 21, 2021  
 Sheet 1 of 4 Sheets  
 Drawing No. 3678-grb



Drawing name: K:\CHS\_LDEV\168708008\_DollarGeneral\_Evanville\_MW2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg May 19, 2021 4:33pm by: Christina Merrill  
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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	5	ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE	B & B		2" CAL. MIN
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B		2" CAL. MIN
	GA	4	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	B & B		2" CAL. MIN
	TG	3	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B		2" CAL. MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AS	31	ARONIA MELANOCARPA 'UCONNAM165' / LOW SCAPE MOUND CHOKEBERRY	2 GAL	SEE PLAN	18" HT MIN
	AU	16	ARONIA MELANOCARPA 'UCONNAM166' / LOW SCAPE HEDGER CHOKEBERRY	3 GAL	SEE PLAN	18" HT MIN
	RG	16	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN	18" HT MIN
	SF	51	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	3 GAL	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF	8	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	5' HT MIN.
	TC	32	THUJA OCCIDENTALIS 'CONGABE' TM / FIRE CHIEF ARBORVITAE	5 GAL	SEE PLAN	24" HT MIN
	TT	39	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S YEW	5 GAL	SEE PLAN	24" HT MIN
GROUND COVERS			BOTANICAL / COMMON NAME			
			TURF SEED			

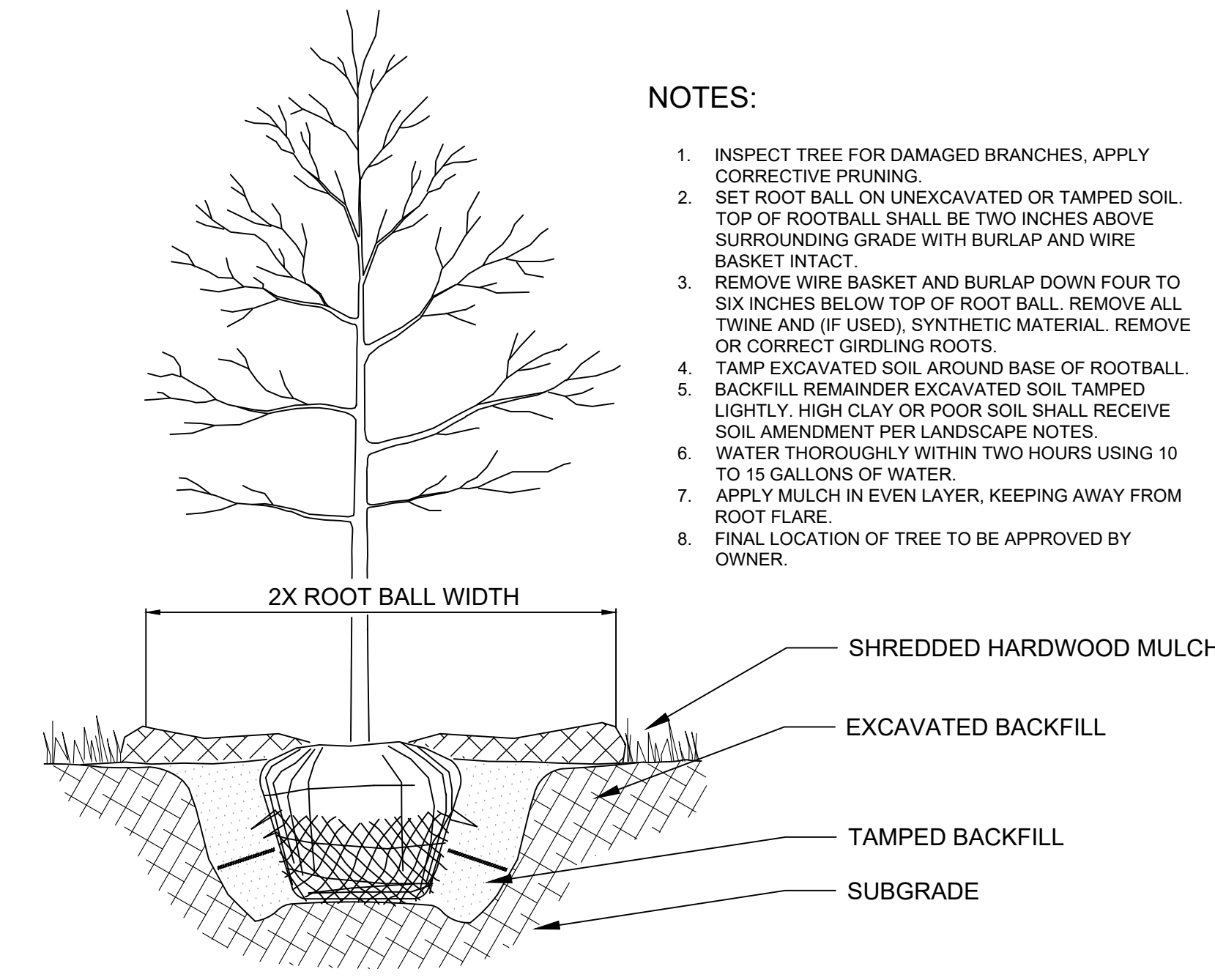
EVANSVILLE, WI LANDSCAPE CODE REQUIREMENTS			
ZONING ORDINANCE	REQUIREMENT	PROPOSED	
<b>SECTION 130-263. REQUIRED LANDSCAPING POINTS AND LANDSCAPING PLAN</b>			
LANDSCAPING REQUIREMENTS ARE STATED IN TERMS OF THE NUMBER OF LANDSCAPING POINTS REQUIRED. THE REQUIRED NUMBER OF LANDSCAPING POINTS IS DEPENDENT UPON THE AMOUNT OF IMPERVIOUS SURFACE ON A LOT. DIFFERENT NUMBER OF POINTS ARE AWARDED FOR EACH PLANT, DEPENDING ON ITS TYPICAL GROWTH RATE, ITS MATURE HEIGHT AND WHETHER IT IS A DECIDUOUS OR EVERGREEN SPECIES. EXISTING PLANT MATERIAL ON SITE MAY BE INCLUDED IN POINT CALCULATIONS.	TOTAL IMPERVIOUS SURFACE AREA = 27,640.80 SF	TALL DECIDUOUS TREE (40 - 100 FT.) = 16 x 50 PTS = 800 PTS MEDIUM DECIDUOUS TREE (30 - 40 FT.) = 0 x 30 PTS = 0 PTS LOW DECIDUOUS TREE (15 - 30 FT.) = 0 x 20 PTS = 0 PTS EVERGREEN TREE = 0 x 40 PTS = 0 PTS TALL DECIDUOUS SHRUB (8 - 10 FT.) = 0 x 10 PTS = 0 PTS MEDIUM DECIDUOUS SHRUB (5 - 8 FT.) = 0 x 4 PTS = 0 PTS LOW DECIDUOUS SHRUB (2 - 5 FT.) = 114 x 2 PTS = 228 PTS TALL TO MEDIUM EVERGREEN SHRUB = 79 x 8 PTS = 632 PTS LOW EVERGREEN SHRUB = 0 x 2 PTS = 0 PTS DECORATIVE SCREENING FENCE = 0 LF x 1 PT = 0 PTS	
	IMPERVIOUS SURFACE BETWEEN 20,000 AND 49,999 SF REQUIRE 60 POINTS PER 1,000 SF	(27,640.80 SF / 1,000 SF) * 60 POINTS = 1,658.44	
		<b>1,658 LANDSCAPE POINTS REQUIRED</b>	
			TOTAL NUMBER OF LANDSCAPE POINTS PROVIDED = 1,660 POINTS

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SCALE:	DESIGNED BY: JPM	DRAWN BY: JPM	CHECKED BY: JMM
<b>THE OVERLAND GROUP</b>			
<b>LANDSCAPE PLAN</b>			
<b>DOLLAR GENERAL</b> 255 N UNION ROAD (US HWY 14) EVANSVILLE, WI 53536			
ORIGINAL ISSUE: 02/09/2021 KHA PROJECT NO. 168708008 SHEET NUMBER <b>L1.0</b>			

Drawing name: K:\GIS\_DEVA\168708008\_DollarGeneral\_Evansville\_MV2 Design\CAD\PlanSheets\L2.0 LANDSCAPE PLAN.dwg L2.0 LANDSCAPE NOTES AND DETAILS May 19, 2021 4:33pm by Christina Merrill  
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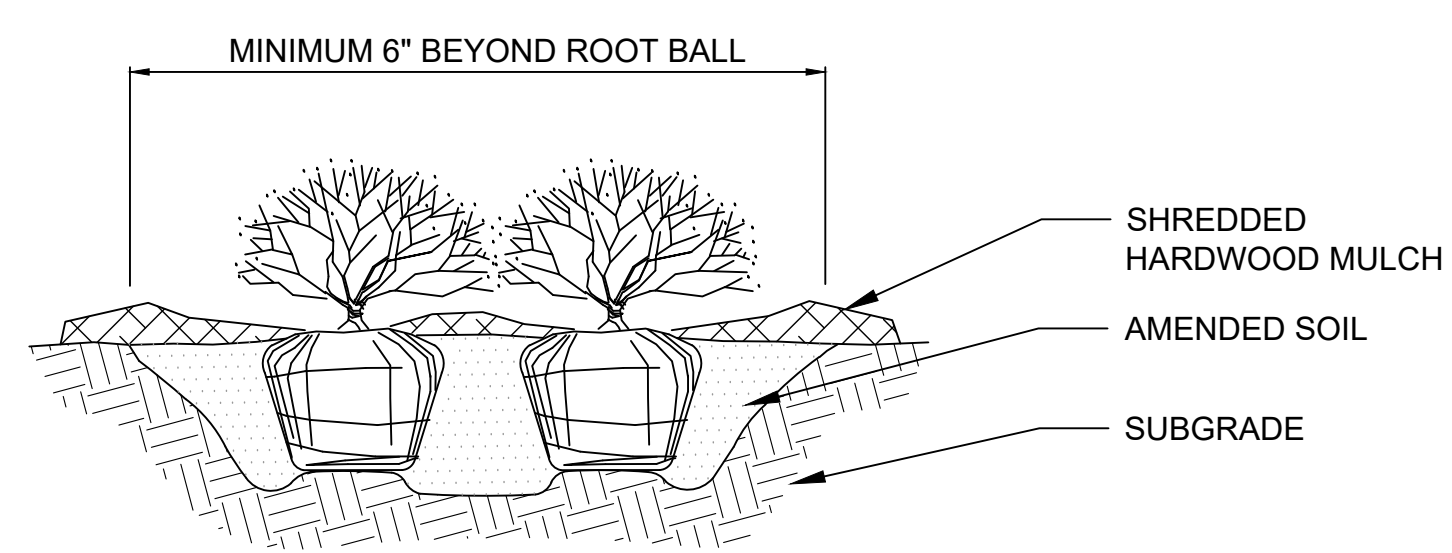


1-800-242-8511



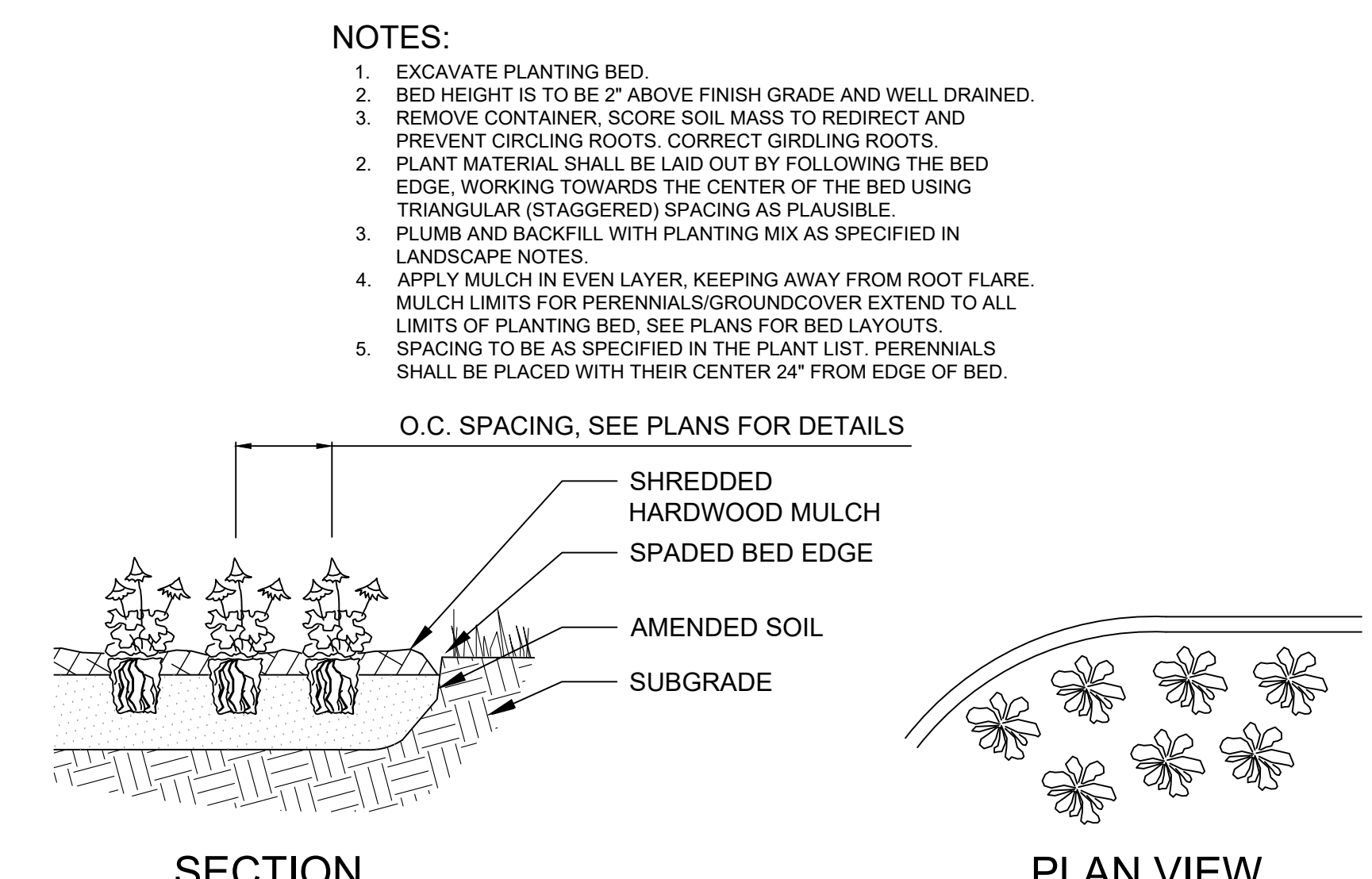
- NOTES:**
1. INSPECT TREE FOR DAMAGED BRANCHES. APPLY CORRECTIVE PRUNING.
  2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
  3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
  4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
  5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
  6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
  7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
  8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

**1 TREE PLANTING** NTS



- NOTES:**
1. APPLY CORRECTIVE PRUNING.
  2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
  3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
  4. REMOVE OR CORRECT GIRDLING ROOTS.
  5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
  6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

**2 SHRUB PLANTING** NTS



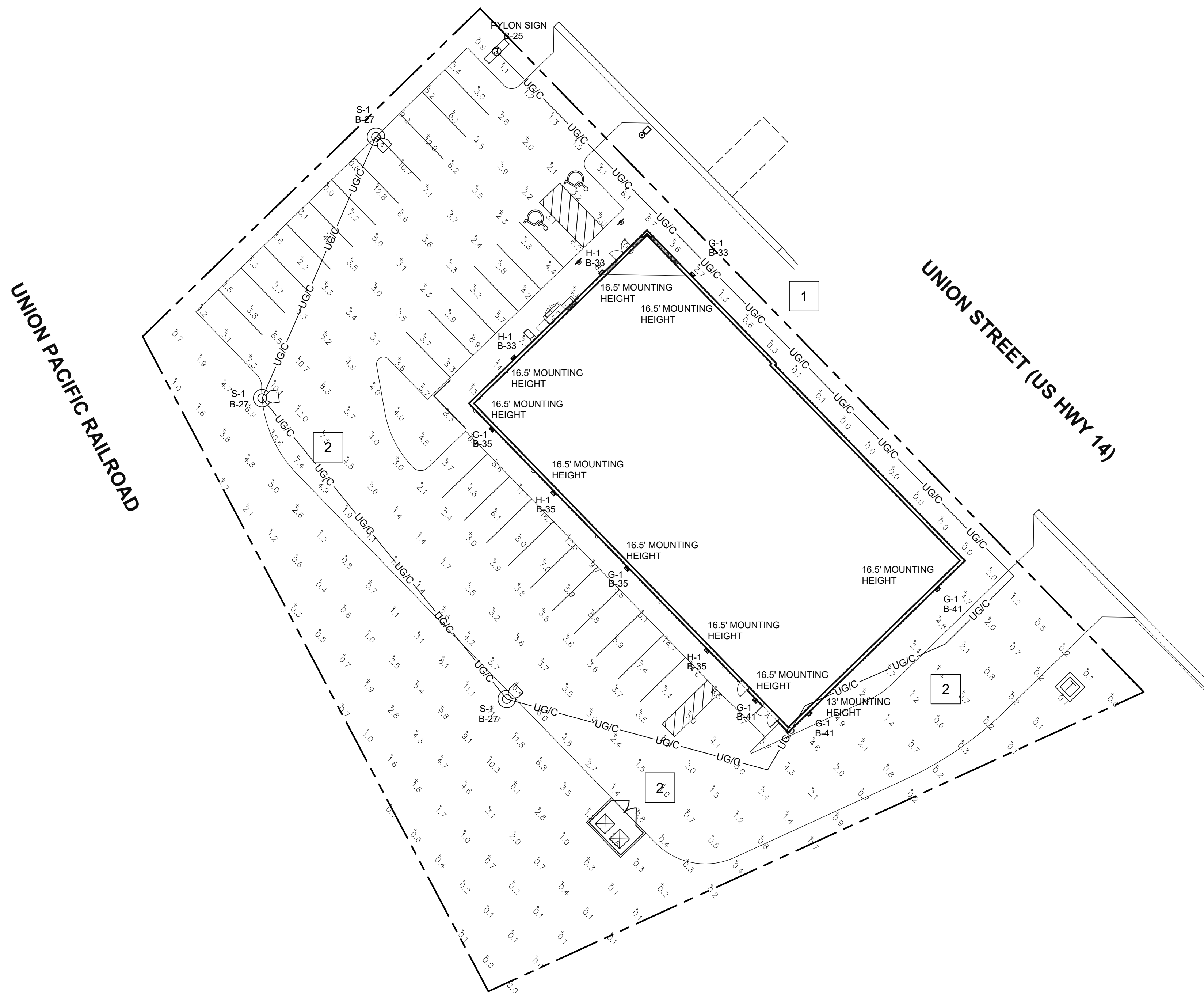
- NOTES:**
1. EXCAVATE PLANTING BED.
  2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
  3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
  4. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
  5. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
  6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUND COVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
  7. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

**3 PERENNIAL PLANTING** NTS

**LANDSCAPE NOTES**

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

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SCALE:	AS NOTED	DESIGNED BY: JPM	
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ORIGINAL ISSUE: 02/09/2021			
KHA PROJECT NO. 168708008			
SHEET NUMBER			
<b>L2.0</b>			



SITE UTILITY LEGEND	
SS	SANITARY SEWER
BS	BUILDING SEWER
W	WATER PIPING
GAS	GAS PIPING
UG/E	UNDERGROUND ELECTRIC
OH/E	OVERHEAD ELECTRIC
UG/C	UNDERGROUND CONDUIT
UG/S	UNDERGROUND SLEEVE
T	TELEPHONE

SITE UTILITY LEGEND	
FO	FIBER OPTICS
E	ELECTRIC METER
G	GAS METER
W	WATER METER
F	FIRE HYDRANT
P	PAD MOUNT TRANSFORMER
MH	MANHOLE
COTG	CLEANOUT TO GRADE

#	KEYNOTES
1	1" CONDUIT TO PYLON SIGN.
2	1" CONDUIT TO POLE LIGHTS.

DISCLAIMER: THE PHOTOMETRIC CALCULATIONS WILL BE CONFIRMED BY THE NATIONAL LIGHTING ACCOUNT VENDOR (NATIONAL LIGHTING ELECTRICAL SERVICE), THE E.C. AND G.C. WILL BE RESPONSIBLE TO CONFIRM THAT NATIONAL LIGHTING ELECTRICAL SERVICE (THE NATIONAL ACCOUNT LIGHTING VENDOR) HAS RUN THEIR PHOTOMETRICS FOR THIS SITE. IT IS ALSO THE RESPONSIBILITY OF THE E.C. AND G.C. TO CONFIRM ALL LIGHT FIXTURE MODEL NUMBERS WITH THE NATIONAL ACCOUNT VENDOR (NATIONAL LIGHTING ELECTRICAL SERVICE).

LED LIGHT HEADS ARE COVERED ON FOUR SIDES PLUS THE BACK WITH LIGHT BEING PROJECTED IN ONE DIRECTION. LIGHT HEADS MOUNTED AND POINTING IN A DOWNWARD DIRECTION ACCOMPLISHES THE GOAL OF WHAT USED TO BE CALLED "FULL CUT-OFF". IN THIS WAY THE PARKING LOT IS LIT AND THERE IS NO BLEED OVER TO THE PROPERTY LINE OR ACROSS PROPERTY LINES.

THE ENGINEER HAS PROVIDED ONLY MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES. FLOOR PLANS AND SITE PLANS HAVE BEEN PROVIDED BY THE ARCHITECT FOR INTENT TO MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING SERVICES ONLY.

**PATRICK D. CROCKER, P.E.**  
 3211 EAST SHADY GLEN  
 SPRINGFIELD, MISSOURI 65804  
 PHONE: (417) 863-4056

**DOLLAR GENERAL**  
 TYPE E  
 HIGHWAY 14  
 EVANSVILLE, ROCK COUNTY, WISCONSIN



SIGNATURE  
 05-17-2021 REV  
 ENGINEER: Patrick D. Crocker  
 LICENSE #: 46902-6

DATE:	4/16/2021
REVISION:	5/17/2021
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	
JOB #:	2021-056
SHEET #:	

**E5**

REVISED SITE PLAN, AND ADDED PHOTOMETRICS.



FIELD VERIFY AND COORDINATE ALL UNDERGROUND UTILITIES WITH STORM WATER DETENTION AND DRAIN PIPING TO AVOID CONFLICT/INTERFERENCE.

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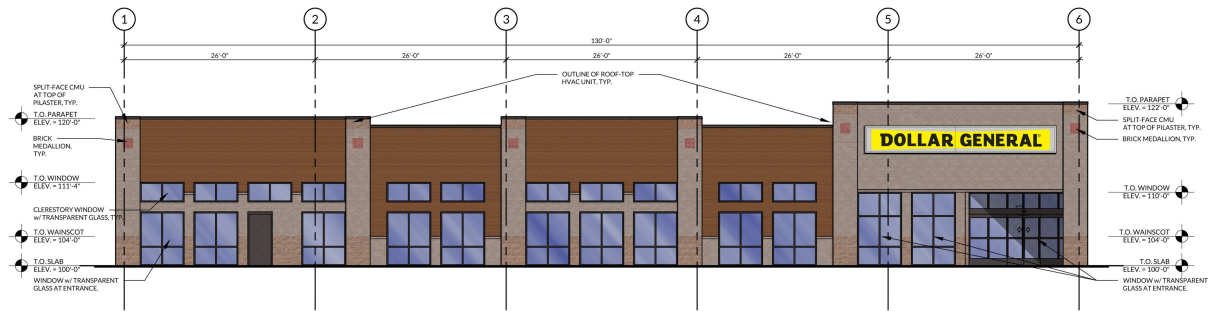




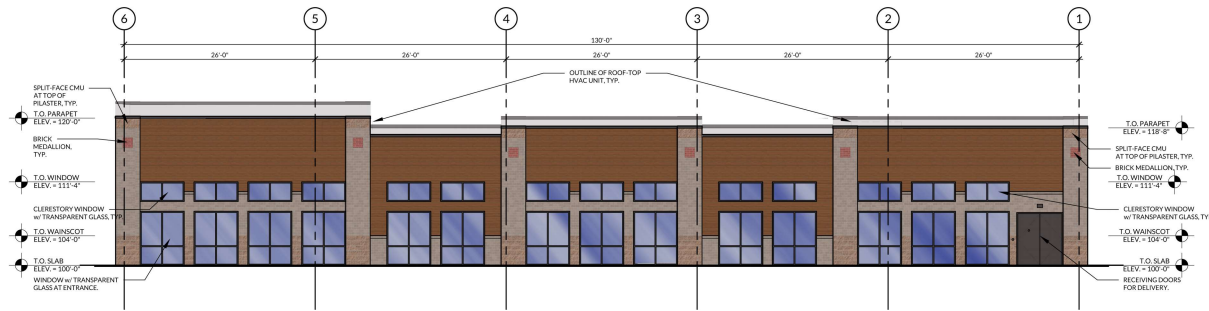
1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



Nichiha Panel  
Vintagewood  
Color: Redwood



Split-Face  
CMU  
Color: Sahara Sand

Proposed Store for:

**DOLLAR GENERAL®**

Union Street/U.S. Highway 14  
Evansville, Rock County, Wisconsin 53536



Acme Brick  
Utility Size  
Color: Slate Gray



Aluminum Frame/  
Metal Frame  
Color: Dark Bronze

