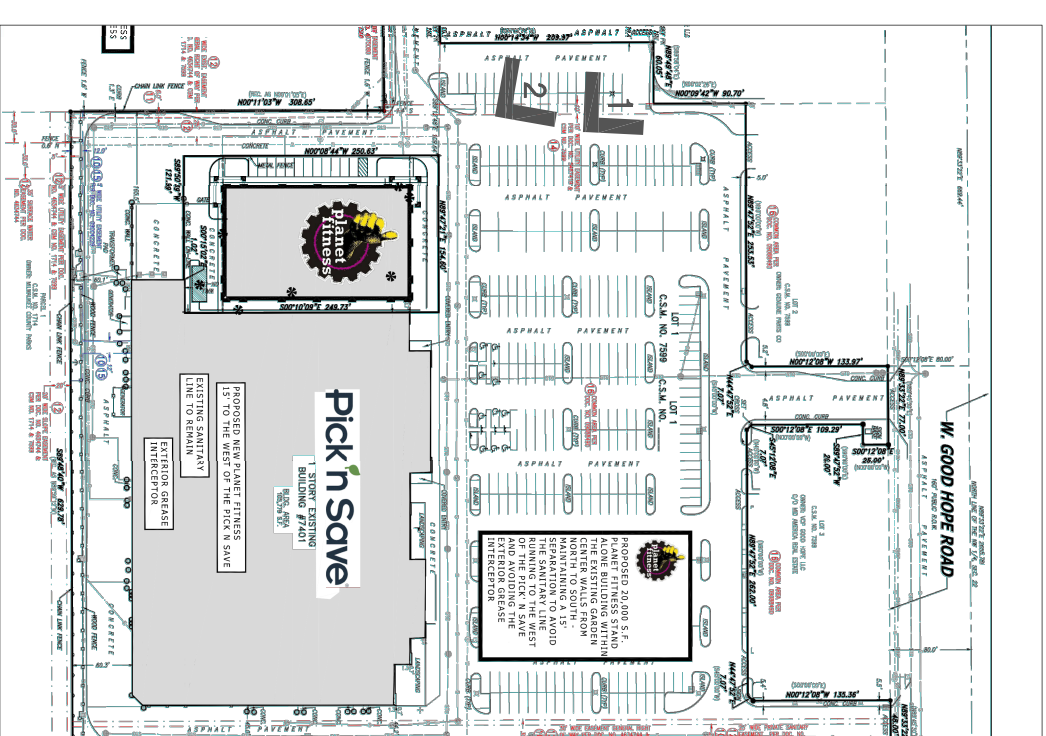


1 Northeast Perspective  
N.T.S



2 Northeast Corner Perspective  
N.T.S



3 Site Plan  
N.T.S

Planet Fitness - Milwaukee  
7401 W. Good Hope Road Milwaukee, WI 53223

DECEMBER 14, 2021

RMA ARCHITECTS, INC. • 1050 SOUTH GRIDER STREET • APPLETON, WISCONSIN 54914 • 920.364.9850



**Planet Fitness**  
7401 West Good Hope Rd, Milwaukee WI  
Vicinity Map

- Legend**
- AutoZone Auto Parts
  - Domino's / Popeyes / McDonlads
  - Dunkin' / Starbucks
  - Haskell Noyes Park
  - Home Depot
  - HORICON NATIONAL WILDLIFE REFUGE
  - Noyes Park Golf Course
  - Pick N Save
  - Uihlein Soccer Park

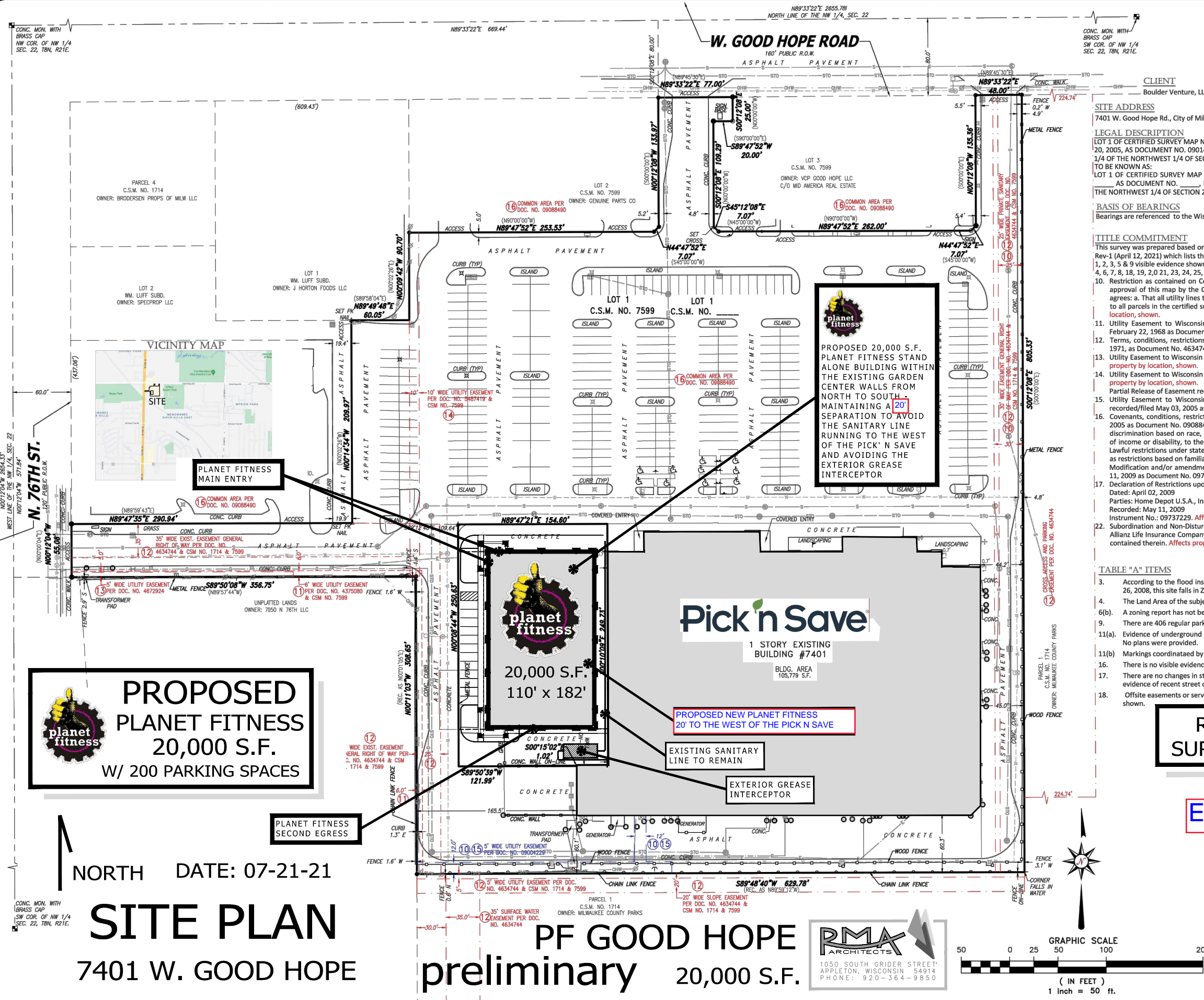


**Proposed Location for Planet Fitness**

1000 ft

# ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS



**CLIENT**  
Boulder Venture, LLC

**SITE ADDRESS**  
7401 W. Good Hope Rd., City of Milwaukee, Milwaukee County, Wisconsin.

**LEGAL DESCRIPTION**  
LOT 1 OF CERTIFIED SURVEY MAP NO. 7599 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON MAY 20, 2005, AS DOCUMENT NO. 09014799, BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1714, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.  
TO BE KNOWN AS:  
LOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN ON \_\_\_\_\_ AS DOCUMENT NO. \_\_\_\_\_, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7599, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

**BASIS OF BEARINGS**  
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1/4 bears N89°33'22"E.

**TITLE COMMITMENT**  
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-995975-MKE, effective date of March 31, 2021, Rev-1 (April 12, 2021) which lists the following easements and/or restrictions from schedule B-I:  
1. 2, 3, 5 & 9 visible evidence shown, if any.  
4, 6, 7, 8, 18, 19, 2, 0 21, 23, 24, 25, 26 & 27 not survey related.  
10. Restriction as contained on Certified Survey Map No. 1714 and Certified Survey Map No. 7599, reciting as follows: In consideration of the approval of this map by the Common Council and in accordance with Chapter 119 of the Milwaukee Code of Ordinances, the undersigned agrees: a. That all utility lines to provide electric power and telephone services and cable television or communications systems lines or cables to all parcels in the certified survey map shall be installed underground in easements provided therefore, where feasible. **Affects property by location, shown.**  
11. Utility Easement to Wisconsin Telephone Power Company and Wisconsin Telephone Company, dated February 07, 1968, recorded/filed February 22, 1968 as Document No. 4375080. **Affects property by location, shown.**  
12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on November 09, 1971, as Document No. 4634744. **Affects & benefits property by location, shown.**  
13. Utility Easement to Wisconsin Electric Power Company, dated April 26, 1972, recorded/filed May 11, 1972 as Document No. 4672924. **Affects property by location, shown.**  
14. Utility Easement to Wisconsin Electric Power Company, dated April 03, 1981, recorded/filed July 10, 1981 as Document No. 5487419. **Affects property by location, shown.**  
Partial Release of Easement recorded July 12, 2005 as Document No. 09046857. **Not shown.**  
15. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated April 21, 2005, recorded/filed May 03, 2005 as Document No. 09004229. **Affects property by location, shown.**  
16. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded September 13, 2005 as Document No. 09088490 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. **Affects & benefits property by location, blanket type.**  
Modification and/or amendment by instrument: First Amendment to Declaration of Restrictions and Easements Recording Information: May 11, 2009 as Document No. 09732228. **Affects property by location, general in nature.**  
17. Declaration of Restrictions upon the terms, conditions and provisions contained therein:  
Dated: April 02, 2009  
Parties: Home Depot U.S.A., Inc., a Delaware corporation  
Recorded: May 11, 2009  
Instrument No.: 09737229. **Affects property by location, general in nature, blanket type.**  
18. Subordination and Non-Disturbance and Attornment Agreement recorded June 15, 2010 as document no. 09884943, made by and between Allianz Life Insurance Company of North America, 'lender' and Roundy's Supermarkets, Inc., 'tenant' and the terms, provisions and conditions contained therein. **Affects property by location, general in nature.**

**TABLE "A" ITEMS**

- According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0019E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The Land Area of the subject property is 429,094 square feet or 9.851 acres.
- A zoning report has not been provided.
- There are 406 regular parking spaces and 10 handicap space marked on this site.
- Evidence of underground utilities existing on or serving the surveyed property as determined by plans and/or reports provided by client. No plans were provided.
- Markings coordinated by a surveyor pursuant to a 811 utility locate request.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
- Offsite easements or servitudes if any, benefiting the survey property disclosed in furnished Title Commitment at the time of survey are shown.

**RMA OVERLAY ON ALTA SURVEY DATED MAY 6, 2021**

TO: BDP 76th & Good Hope RE, LLC, a Wisconsin limited liability company  
Allianz Life Insurance Company of North America, a Minnesota corporation, together its successors

**Exhibit 'AA' 2 of 4**

This is to certify that this map 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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18, 19 of Table A thereof. The field work was completed on May 6, 2021.

Donald C. Chaput  
S-1316  
MILWAUKEE WI  
Professional Land Surveyor  
Registration Number S-1316

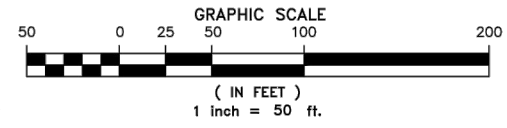
Date of Map: May 6, 2021

NORTH DATE: 07-21-21

**SITE PLAN**  
7401 W. GOOD HOPE

**PF GOOD HOPE**  
preliminary 20,000 S.F.

**RMA ARCHITECTS**  
1050 SOUTH GRIDER STREET  
APPLETON, WISCONSIN 54914  
PHONE: 920-364-9850



**CHAPUT LAND SURVEYS**  
234 W. Florida Street  
Milwaukee, WI 53204  
414-234-8068  
www.chaputlandsurveys.com

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Drawing No. 20210506AL3742-far

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SHELL BUILDING FOR:  
**PLANET FITNESS - MILWAUKEE**  
7401 W. GOOD HOPE ROAD  
MILWAUKEE, WI 53223

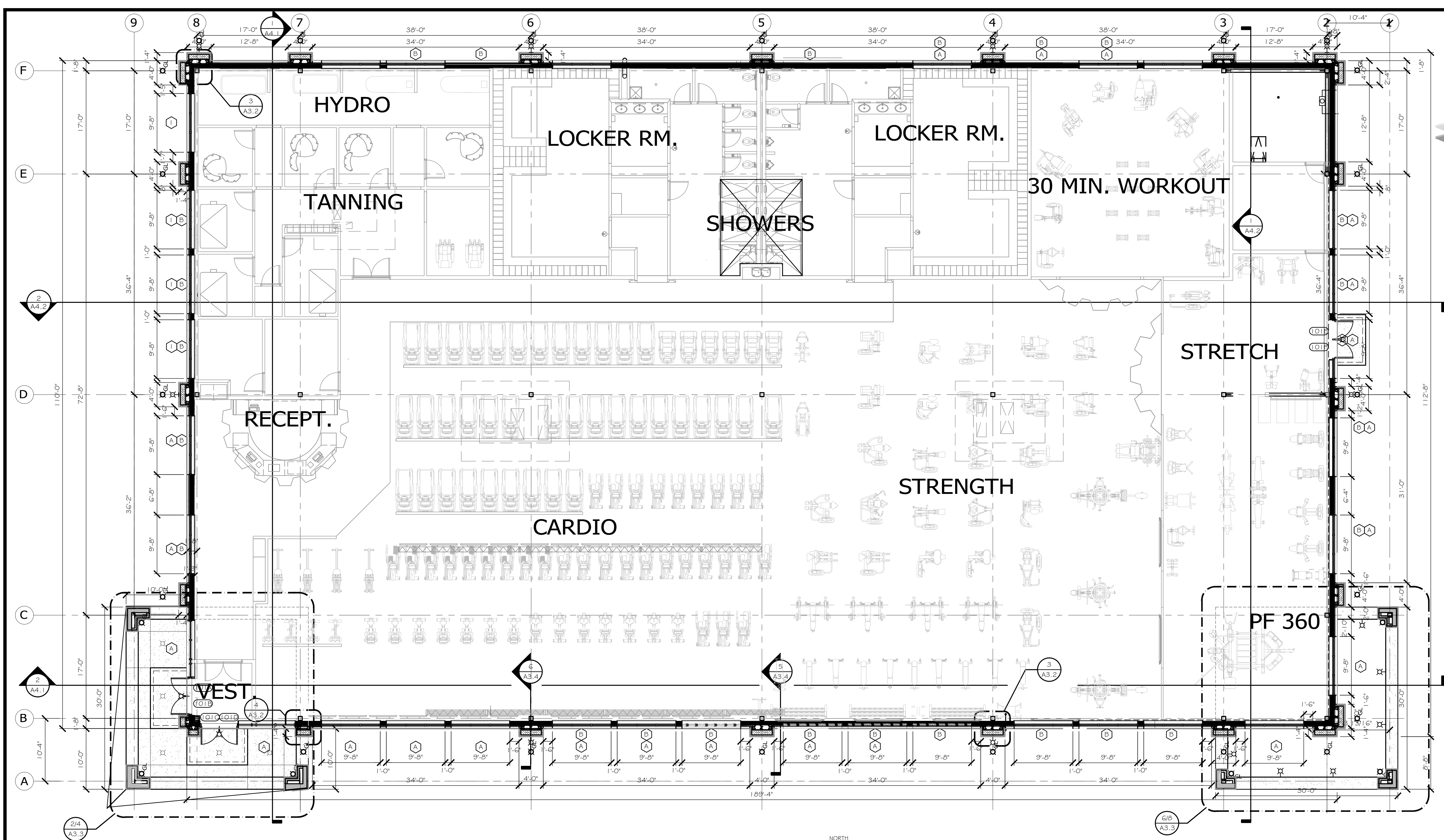
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TFM

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02/10/22

PROJECT NO.  
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**A2.1**



**GENERAL NOTES:**

- ALL WALLS ARE B1, U.N.O. ALL WALLS TO DECK, U.N.O.
- REFER TO SHEET A3.3 FOR EXTERIOR WALL TYPES AND LOCATION(S).
- SEE A7.1 FOR DOOR/FRAME/WINDOW INFORMATION.
- REFER TO SHEET A7.3 FOR ALUMINUM COMPOSITE MATERIAL (ACM) CONNECTION DETAILS.
- SEE A8.1 FOR FLOOR FINISHES, PAINT LAYOUT AND SIGN LOCATIONS.
- PROVIDE STEEL POST STIFFENERS IN UNBRACED WALLS - TYPICAL 5'-0" O/C U.N.O.
- PLACE FIRE EXTINGUISHERS MAX. 150'-0" APART.

**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
\* SEE SHEET A3.3 FOR EXTERIOR WALL TYPES

**SPECIAL NOTES:** PROVIDE MOIST RESISTANT GYPSUM WALL IN ALL WET LOCATIONS!  
REFER TO TENANT BUILD OUT PLANS FOR MORE INFORMATION  
PROVIDE TILE BACKER BOARD BEHIND ALL TILE WORK!

**PLAN NOTES**

- (2) 3" X 20 GAGE BOXED WALLS STUDS AT BEARING POINTS OF BOX HEADER
- BOX HEADER (2) 6" X 18 GAGE STUDS (WITH 3/8" 18 GAGE TRACKS TOP AND BOTTOM); FLANGES OF BOXED HEADER STUDS SHALL BE COPED AND ATTACHED TO WALLS STUDS WITH (3) #12 TEK SCREWS. WEBS OF BOX HEADER SHALL EXTEND ALONGSIDE THE WEBS OF THE WALL STUDS

NOTE: ALL PERIMETER WALLS HAVE GYPSUM BOARD THAT RUNS UP TO THE ROOF DECK.

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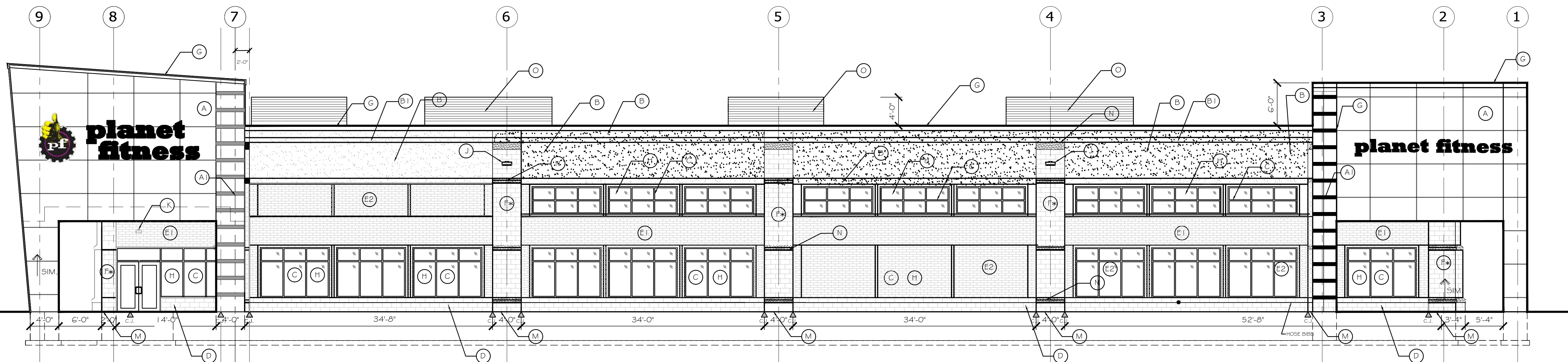
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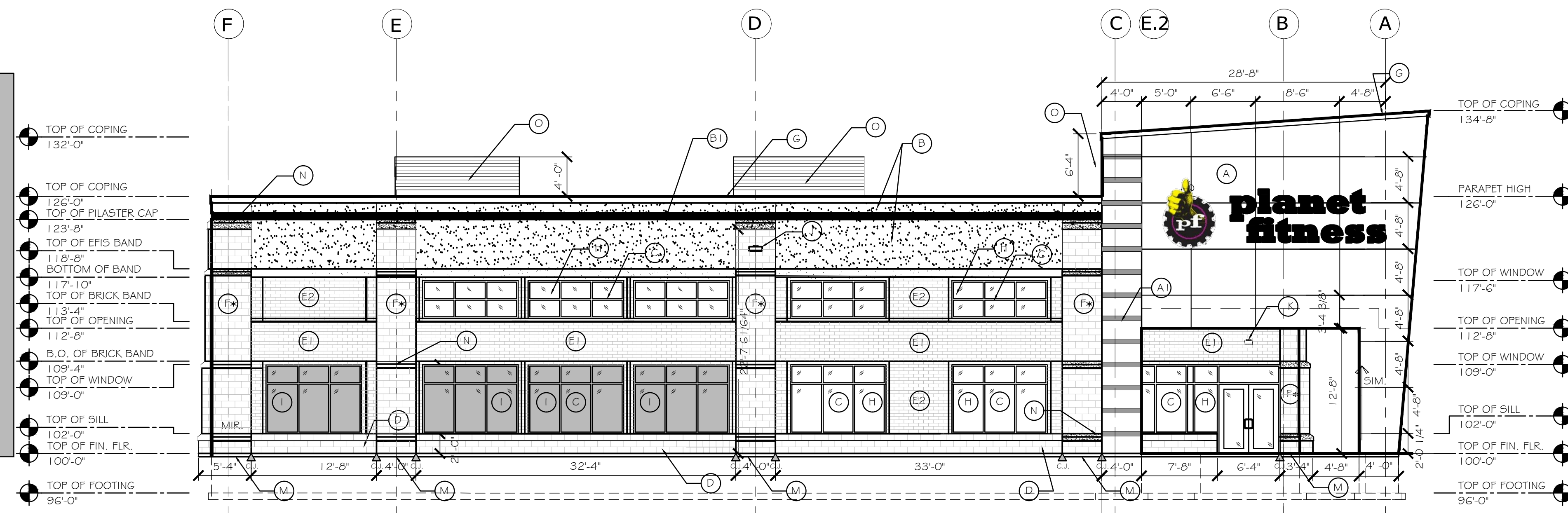
DATE  
02/10/22

PROJECT NO.  
215033

**A3.0**



**RIGHT/WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
A3.0



**FRONT/NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
A3.0

FACING W. GOOD HOPE ROAD

**PLAN/MATERIALS LEGEND**

- (A) ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED CLEAR, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.
- (A) ACCENT BAND - ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED BLACK, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.
- (B) EXTERIOR INSULATION FINISH SYSTEM, (EIFS): EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B; COLOR: MOUNTAIN FOG.
- (E) EXTERIOR INSULATION FINISH SYSTEM, (EIFS): EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B1; COLOR: BLACK, CUSTOM COLOR.
- (C) ALUMINUM WINDOWS/STOREFRONT DOOR ASSEMBLY, MANUFACTURER: KAWNEER, SYSTEM - TRIFAB VERSAGLAZE - 45 IT WITH CENTER GLAZING, COLOR: BLACK ANODIZED #29.
- (D) CMU DECORATIVE BLOCK KNEE WALL, MANUFACTURER: COUNTY MATERIALS - "HERITAGE" COLLECTION, SIZE: FULL BED VENEER, 15 5/8" X 7 5/8" X 3 5/8" EQUAL TO: COLOR: "ASH BLEND", MORTAR COLOR: STANDARD GRAY, MUST SEAL CONCRETE BRICK.
- (E) THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E1 - COLOR: "RUSTIC BURGUNDY THIN BRICK", MORTAR, STANDARD GRAY.
- (E2) THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E2 - COLOR: "EBONITE SMOOTH THIN BRICK", MORTAR, STANDARD GRAY.
- (F) CMU PLASTER, SAME AS ITEM "D", CMU DECORATIVE KNEE WALL. SEE A3.4.
- (G) PREFINISHED METAL COPING, MANUF.: METAL-ERA COLOR: MATTE BLACK.
- (H) 1" INSULATED CLEAR LOW E GLAZING, MANUF.: OLD CASTLE, CARDINAL, ETC. TBD MAKEUP: 1" CLEAR LOW E GLAZING  
  - 1/2" CLEAR GLAZING
  - 1/2" ARGON AIR SPACE
  - 1/2" CLEAR LOW E GLAZING
- (I) 1" INSULATED GLASS SPANDREL, MANUF.: OLD CASTLE, CARDINAL, ETC. TBD MAKEUP: 1" INSULATED GLASS SPANDREL  
  - 1/2" CLEAR GLAZING
  - 1/2" ARGON AIR SPACE
  - 1/2" CLEAR GLAZING W/ RA 7011 IRON GREY ICD SPANDREL COATING
- (J) WALL MOUNT LIGHT, MANUF.: COOPER LIGHTING SOLUTIONS, MODEL: MCGAW-EDISON GWC GALLEON WALL MOUNT, LED 60W, 120 VOLT.
- (K) LED EMERGENCY LIGHT, MANUF.: COOPER LIGHTING SOLUTIONS, MODEL: SURE-LITES SELW, LED 1.4W, UNV VOLT.
- (L) WALL MOUNT LIGHT, MANUF.: COOPER LIGHTING SOLUTIONS, MODEL: WP WAL-PAK, LED 27W, UNV VOLT, LOCATED INSIDE CANOPY. SEE SECTION FOR MORE INFORMATION.
- (M) FLOOR MOUNT 9 COLOR LIGHT, : INSIGHT LIGHTING, MODEL: PROSPOT 9, LED 30W, UNV VOLT.
- (N) LIMESTONE @ TOP OF PLASTER(S), COLOR: STANDARD LIMESTONE - SHAPE PER DRAWINGS. SEE SHEET A3.4 FOR OTHER PLASTER DETAILS
- (O) ROOF TOP UNIT # 4" SCREEN, MANUF.: ARCHITECTURAL LOUVER MODEL # V4.ISD, COLOR: TO MATCH COPING - BLACK.

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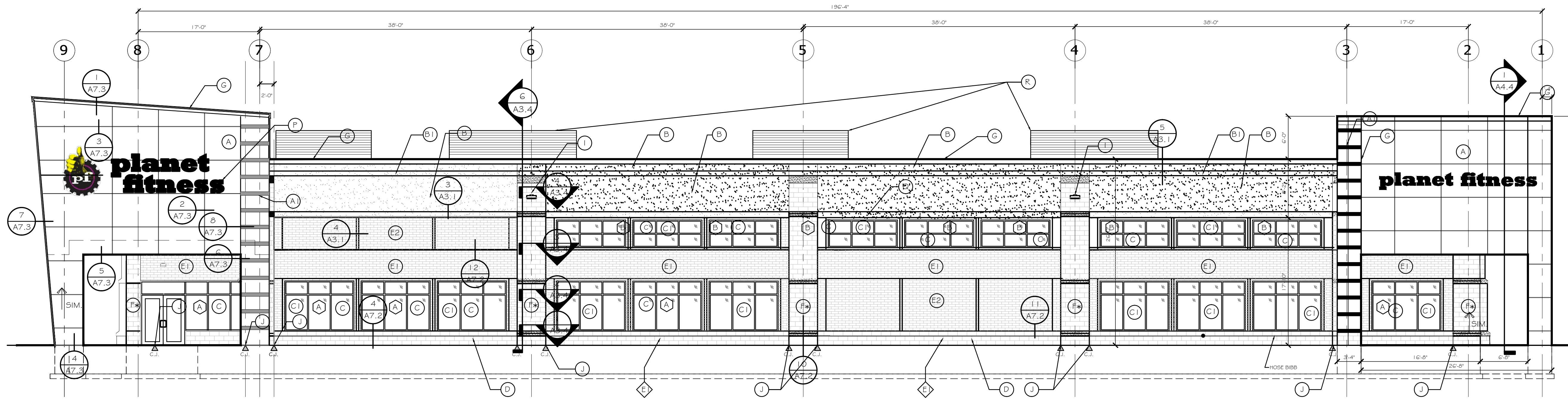
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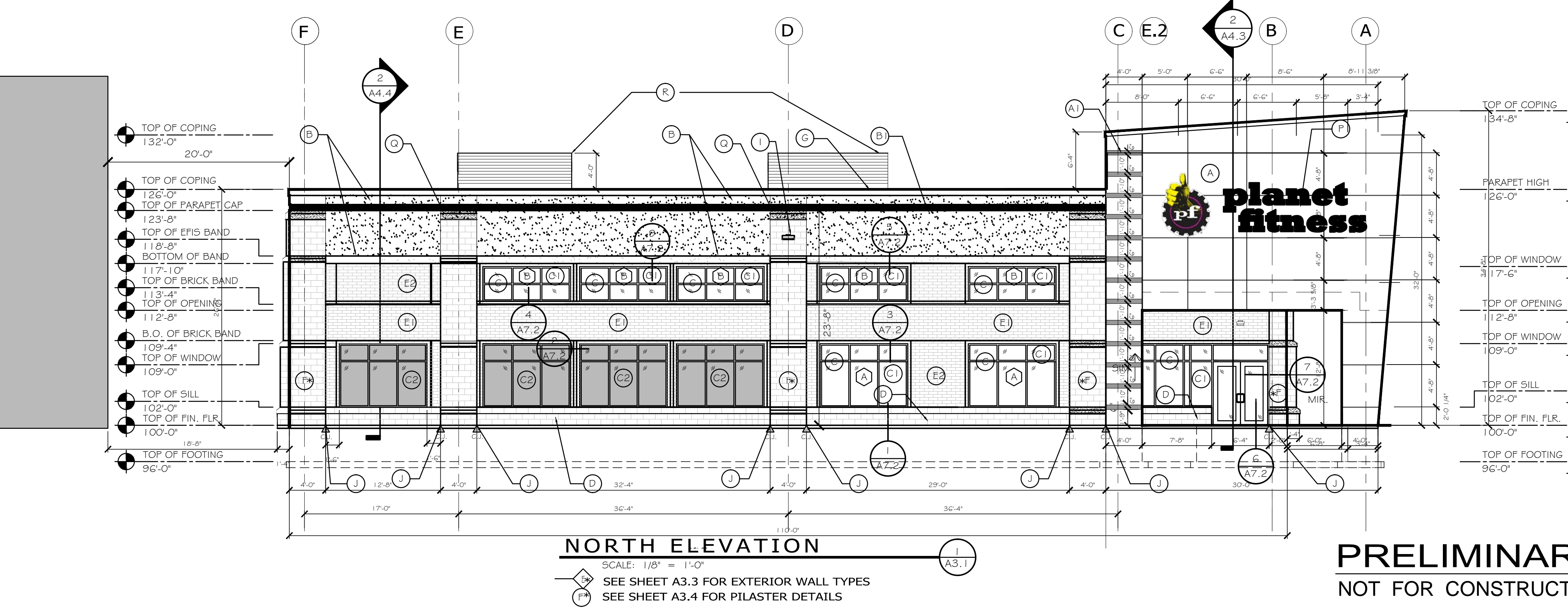
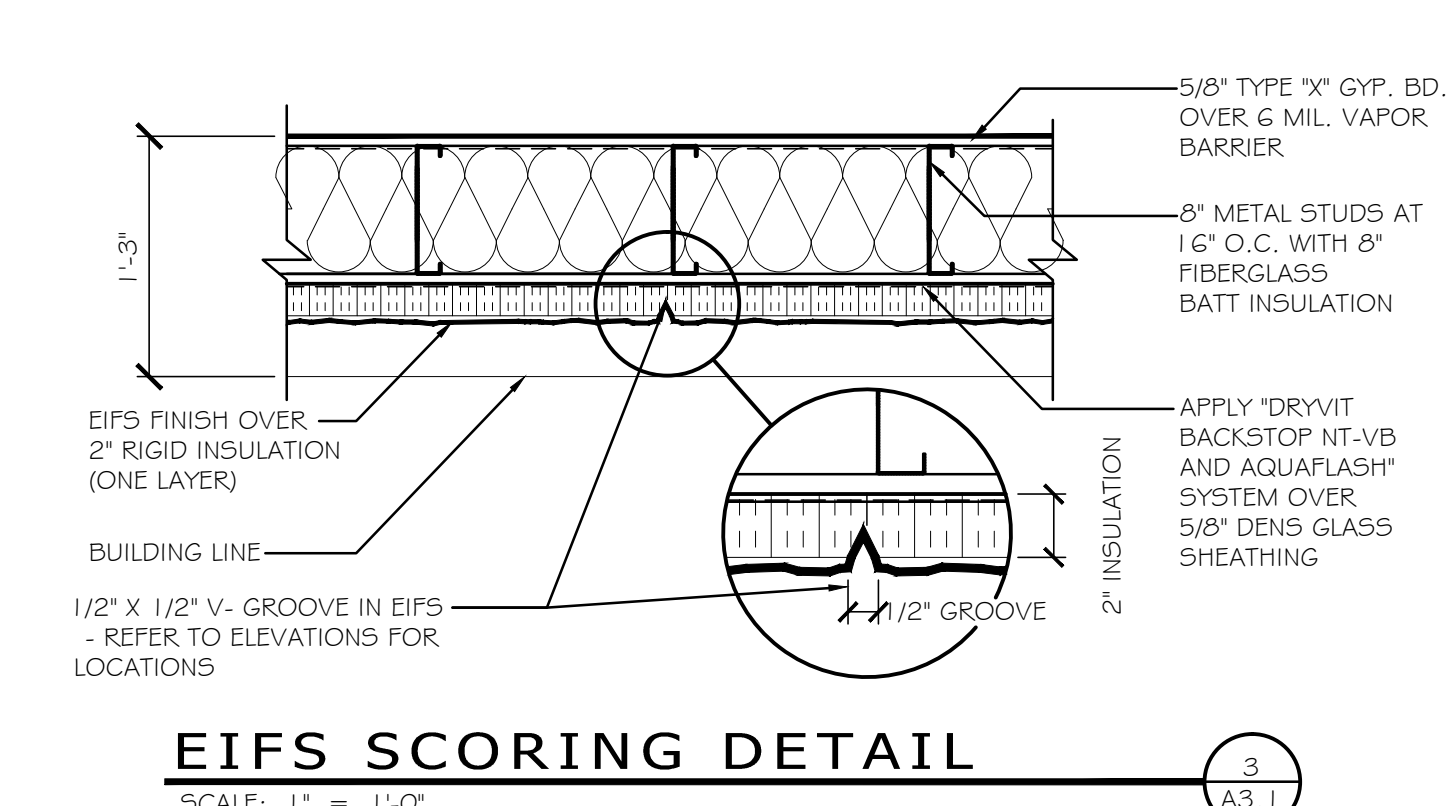
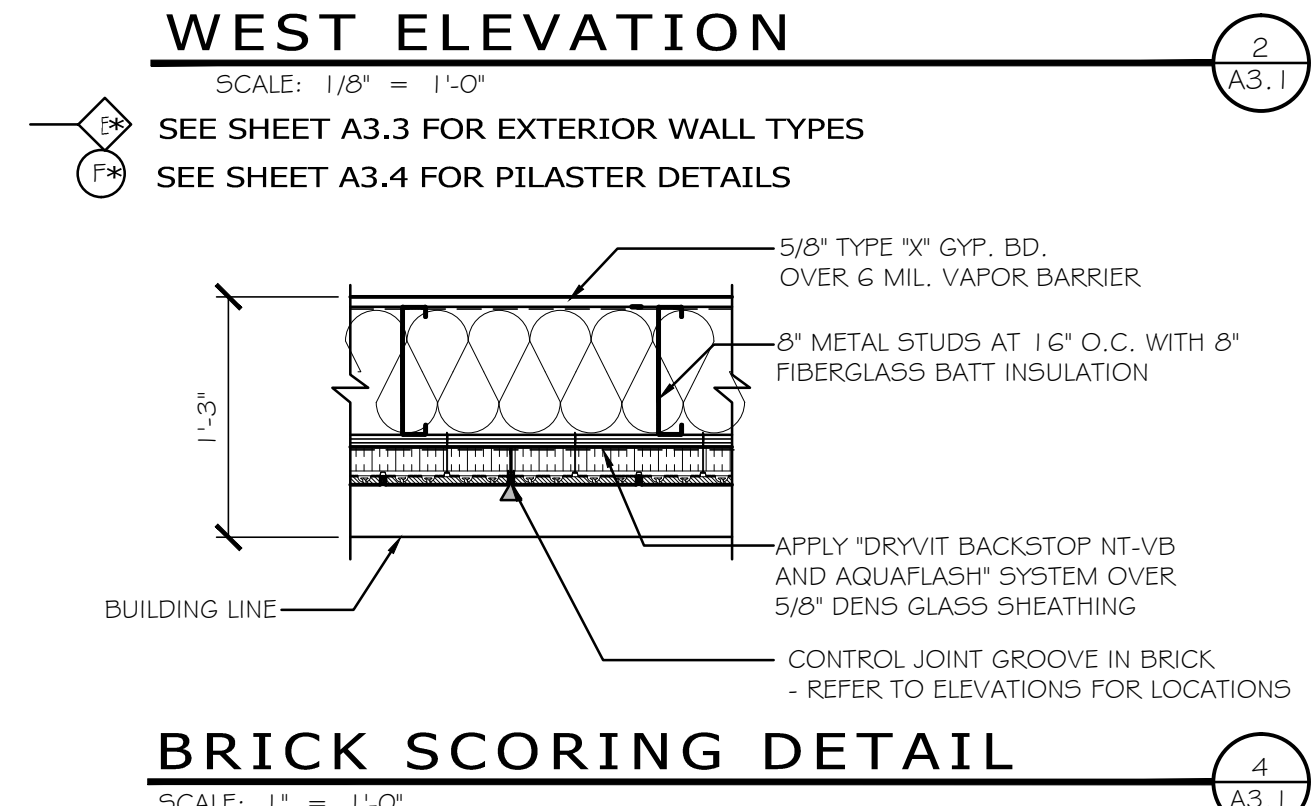
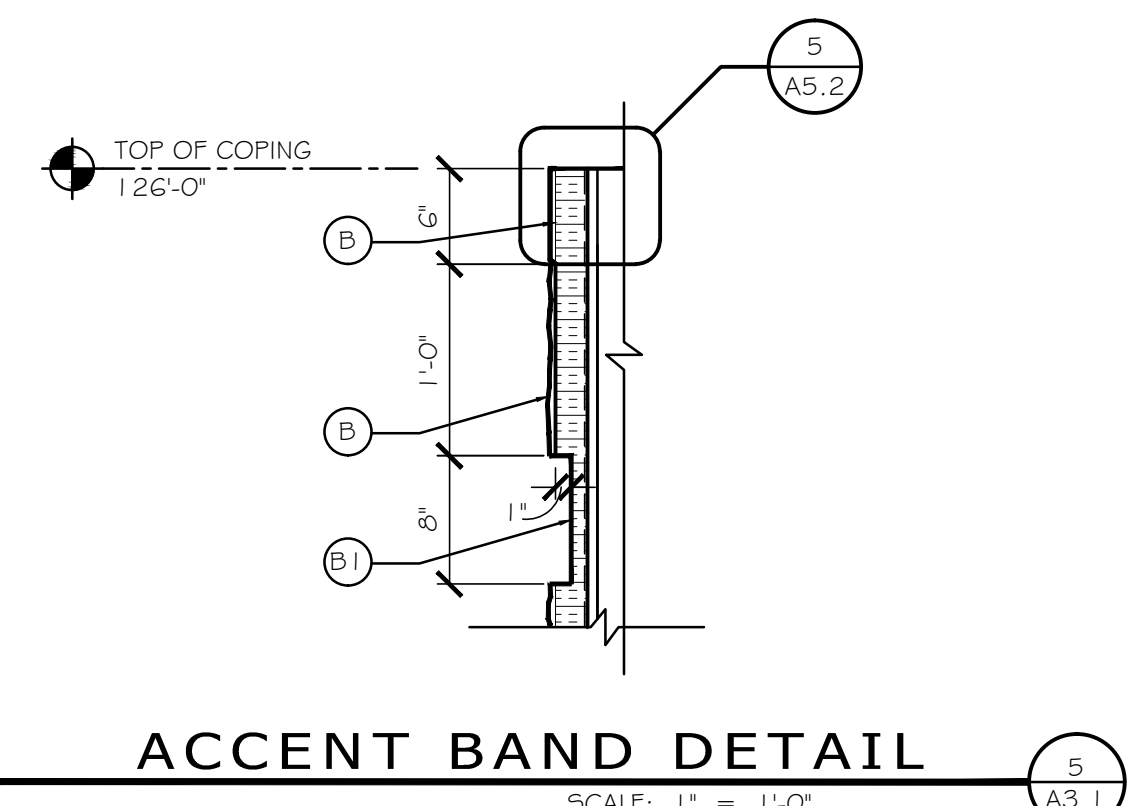
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02/10/22

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**A3.1**



| PLAN/MATERIALS LEGEND |                                                                                                                                                                                                                               |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (A)                   | ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED CLEAR, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.                                |
| (A1)                  | ACCENT BAND - ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED BLACK, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.                  |
| (B)                   | EXTERIOR INSULATION FINISH SYSTEM, (EIFS) EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B; COLOR: MOUNTAIN FOG.                                                                                                                |
| (B1)                  | EXTERIOR INSULATION FINISH SYSTEM, (EIFS) EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B1; COLOR: BLACK.                                                                                                                      |
| (C)                   | ALUMINUM WINDOWS/STOREFRONT DOOR ASSEMBLY, MANUFACTURER: KAWNEER, SYSTEM - TRIFAB VERSAGLAZE - 45 IT WITH CENTER GLAZING, COLOR: BLACK ANODIZED #29.                                                                          |
| (C1)                  | 1" INSULATED CLEAR LOW E GLAZING, MANUF.: OLD CASTLE, CARDINAL, TBD MAKEUP: 1" CLEAR LOW E GLAZING<br>1/4" CLEAR GLAZING<br>1/2" ARGON AIR SPACE<br>1/4" CLEAR LOW E GLAZING                                                  |
| (C2)                  | 1" INSULATED GLASS SPANDREL, MANUF.: OLD CASTLE, CARDINAL, ETC. TBD MAKEUP: 1" INSULATED GLASS SPANDREL<br>1/4" CLEAR GLAZING<br>1/2" ARGON AIR SPACE<br>1/4" CLEAR GLAZING W/ RA 7011 IRON GREY ICD SPANDREL COATING         |
| (D)                   | CMU DECORATIVE BLOCK KNEE WALL, MANUFACTURER: COUNTY MATERIALS - "HERITAGE" COLLECTION, SIZE: FULL BED VENEER, 15 5/8" X 7 5/8" X 3 5/8" EQUAL TO: COLOR: "ASH BLEND", MORTAR COLOR: STANDARD GRAY. MUST SEAL CONCRETE BRICK. |
| (E)                   | THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E1 - COLOR: "RUSTIC BURGUNDY THIN BRICK", MORTAR, STANDARD GRAY.                                                             |
| (E2)                  | THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E2 - COLOR: "ASH BLEND THIN BRICK", MORTAR, STANDARD GRAY.                                                                   |
| (F)                   | CMU PILASTER, SAME AS ITEM "D", CMU DECORATIVE KNEE WALL. SEE A3.4.                                                                                                                                                           |
| (G)                   | PREFINISHED METAL COPING, MANUF.: METAL-ERA COLOR: MATTE BLACK.                                                                                                                                                               |
| (H)                   | EGRESS LIGHT.                                                                                                                                                                                                                 |
| (I)                   | EXTERIOR DECORATIVE LIGHTING.                                                                                                                                                                                                 |
| (J)                   | CONTROL JOINT, PROVIDE AS SHOWN IN MASONRY WITH BACKER ROD AND SEALANT, CAULK COLOR: TO MATCH ADJACENT SURFACES.                                                                                                              |
| (K)                   | GAS METER, PAINT METER AND ASSOCIATED PIPING TO MATCH WALL COLOR.                                                                                                                                                             |
| (L)                   | WATER SERVICE.                                                                                                                                                                                                                |
| (M)                   | ELECTRIC SERVICE.                                                                                                                                                                                                             |
| (N)                   | STORM CONNECTION FOR ROOF DRAIN AND OVERFLOW - "LAMBS TONGUE".                                                                                                                                                                |
| (O)                   | FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM.                                                                                                                                                                          |
| (P)                   | EXTERIOR SIGNAGE # ELEC. REQUIREMENTS BY OTHERS.                                                                                                                                                                              |
| (R)                   | 12" LIMESTONE @ TOP OF PILASTER(S), COLOR: STANDARD LIMESTONE - SHAPE PER DRAWINGS. SEE SHEET A3.4 FOR OTHER PILASTER DETAILS.                                                                                                |
| (S)                   | ROOF TOP UNIT # SCREEN, COLOR: TO MATCH COPING - MATTE BLACK.                                                                                                                                                                 |
| (T)                   | HOSE BIBB, FROST PROOF - REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.                                                                                                                                                     |
| (U)                   | SEE SHEET A7.1 FOR WINDOW INFORMATION.                                                                                                                                                                                        |



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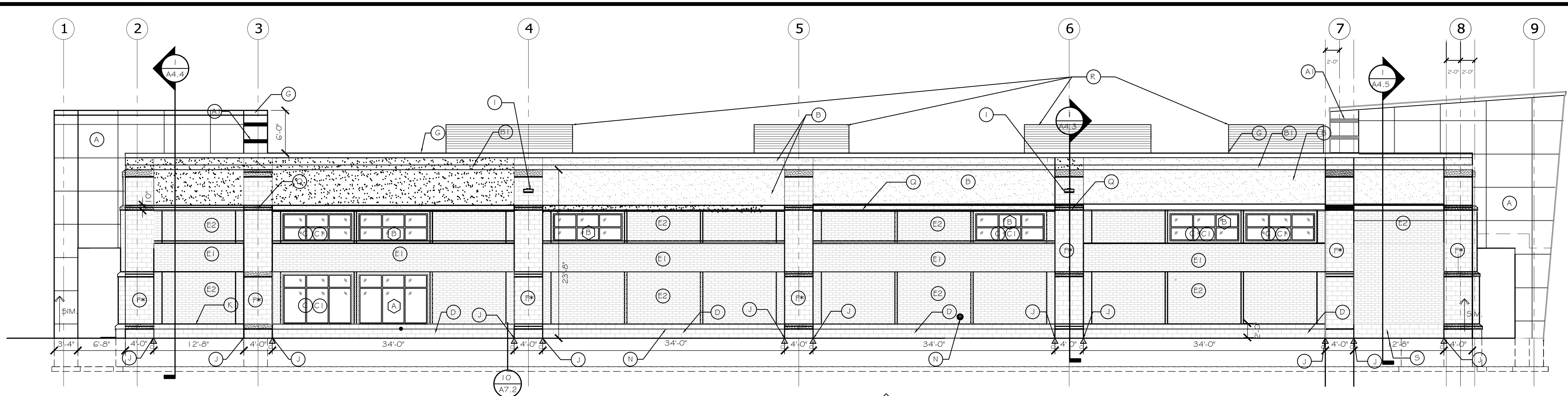
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**A3.2**

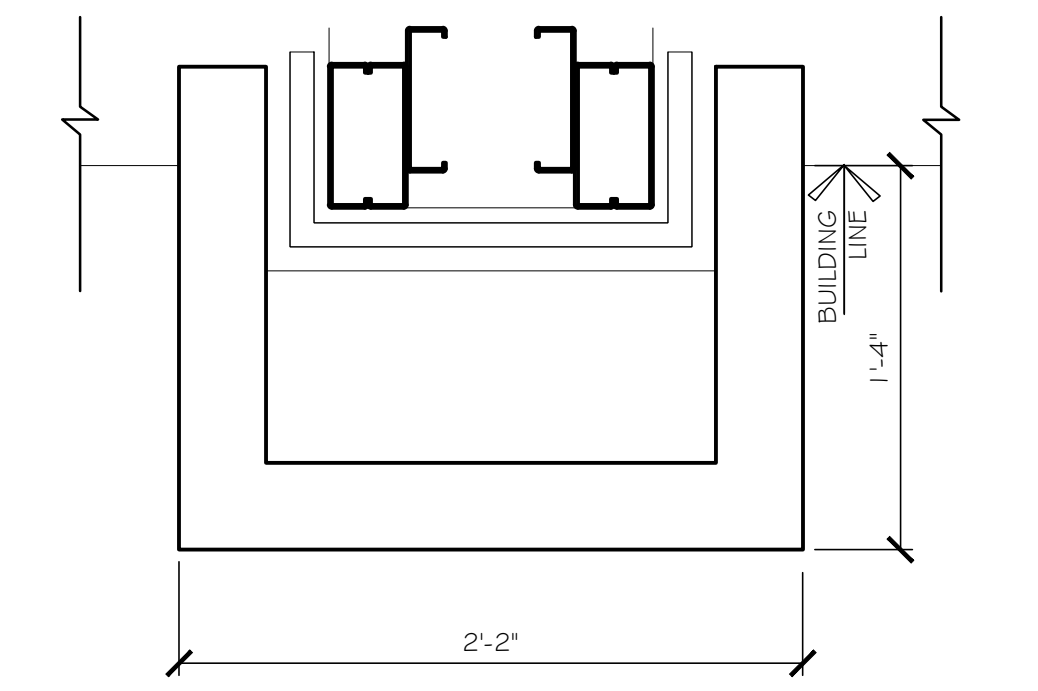


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

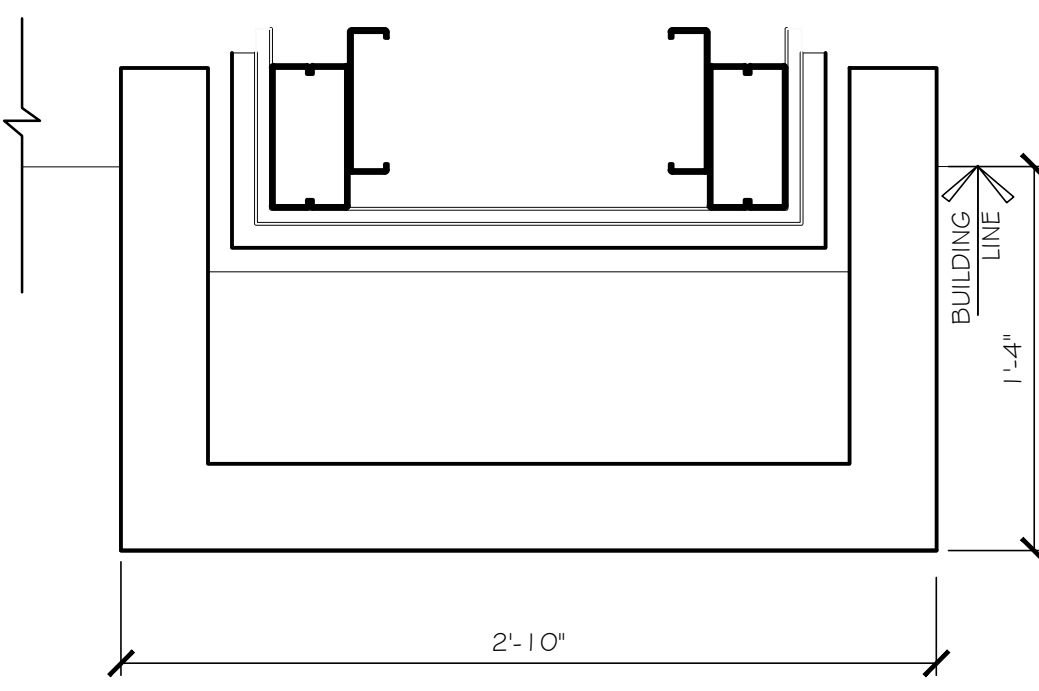
SEE SHEET A3.3 FOR EXTERIOR WALL TYPES  
SEE SHEET A3.4 FOR PILASTER DETAILS  
SPANDREL GLASS

**PLAN/MATERIALS LEGEND**

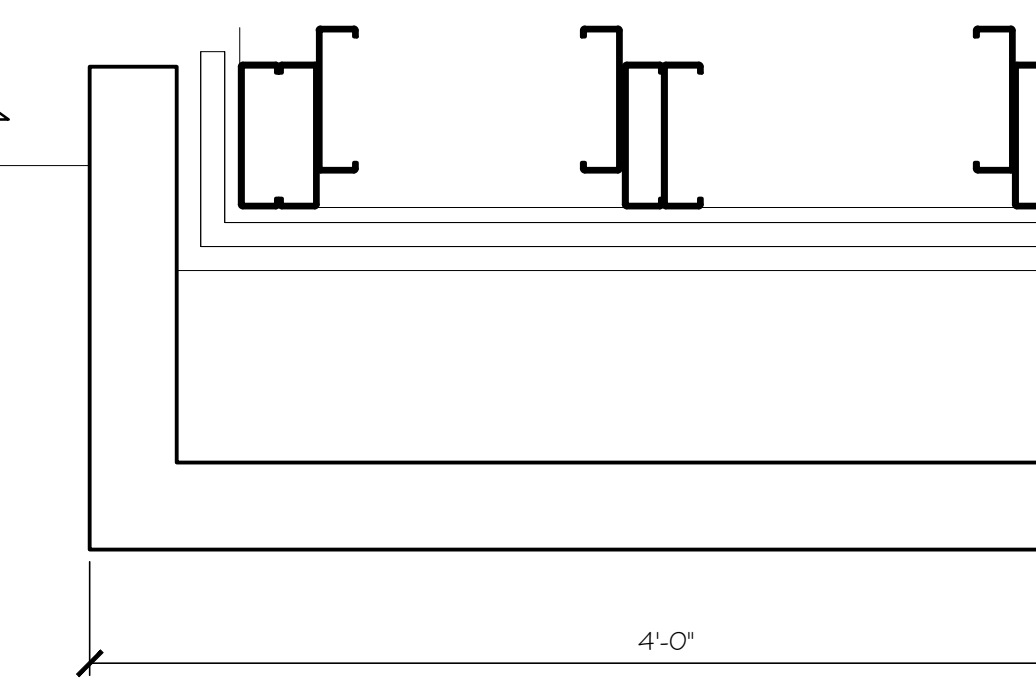
- (A) ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED CLEAR, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.
- (A1) ACCENT BAND - ALUMINUM COMPOSITE PANELS (ACM), MANUFACTURER: ALUCOBOND, COLOR: ANODIZED BLACK, TYPE TO BE - RAINSCREEN SYSTEM 1 - INSTALL DIRECTLY OVER WEATHER BARRIER SYSTEM ON 3/4" FIRE TREATED PLYWOOD.
- (B) EXTERIOR INSULATION FINISH SYSTEM, (EIFS) EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B; COLOR: MOUNTAIN FOG.
- (B1) EXTERIOR INSULATION FINISH SYSTEM, (EIFS) EQUAL TO "DRYVIT", FINISH TO BE "SANDBLAST", B1; COLOR: BLACK.
- (C) ALUMINUM WINDOWS/STOREFRONT DOOR ASSEMBLY, MANUFACTURER: KAWNEER, SYSTEM - TRIFAB VERSAGLAZE - 451T WITH CENTER GLAZING, COLOR: BLACK ANODIZED #29.
- (C1) 1" INSULATED CLEAR LOW E GLAZING, MANUF.: OLD CASTLE, CARDINAL, TBD MAKEUP: 1" CLEAR LOW E GLAZING  
1/4" CLEAR GLAZING  
1/2" ARGON AIR SPACE  
1/4" CLEAR LOW E GLAZING
- (C2) 1" INSULATED GLASS SPANDREL, MANUF.: OLD CASTLE, CARDINAL, ETC. TBD MAKEUP: 1" INSULATED GLASS SPANDREL  
1/4" CLEAR GLAZING  
1/2" ARGON AIR SPACE  
1/4" CLEAR GLAZING W/ RA 7011 IRON GREY ICD SPANDREL COATING
- (D) CMU DECORATIVE BLOCK KNEE WALL, MANUFACTURER: COUNTY MATERIALS - "HERITAGE" COLLECTION, SIZE: FULL BED VENEER, 15 5/8" X 7 5/8" X 3 5/8" EQUAL TO: COLOR: 'ASH BLEND', MORTAR COLOR: STANDARD GRAY, MUST SEAL CONCRETE BRICK.
- (E1) THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E1 - COLOR: 'RUSTIC BURGUNDY THIN BRICK', MORTAR, STANDARD GRAY
- (E2) THIN BRICK VENEER, MANUFACTURER: GLEN-GERY, SIZE: MODULAR - THIN BRICK = 1/2" X 2 1/4" X 7 5/8", E2 - COLOR: 'ASH BLEND THIN BRICK', MORTAR, STANDARD GRAY.
- (F) CMU PILASTER, SAME AS ITEM "D", CMU DECORATIVE KNEE WALL. SEE A3.4.
- (G) PREFINISHED METAL COPING, MANUF.: METAL-ERA COLOR: MATTE BLACK.
- (H) EGRESS LIGHT.
- (I) EXTERIOR DECORATIVE LIGHTING.
- (J) CONTROL JOINT, PROVIDE AS SHOWN IN MASONRY WITH BACKER ROD AND SEALANT, CAULK COLOR: TO MATCH ADJACENT SURFACES.
- (K) GAS METER, PAINT METER AND ASSOCIATED PIPING TO MATCH WALL COLOR.
- (L) WATER SERVICE.
- (M) ELECTRIC SERVICE.
- (N) STORM CONNECTION FOR ROOF DRAIN AND OVERFLOW - "LAMB'S TONGUE".
- (O) FIRE DEPARTMENT CONNECTION FOR THE SPRINKLER SYSTEM.
- (P) EXTERIOR SIGNAGE & ELEC. REQUIREMENTS BY OTHERS.
- (Q) 12" LIMESTONE @ TOP OF PILASTER(S), COLOR: STANDARD LIMESTONE - SHAPE PER DRAWINGS, SEE SHEET A3.4 FOR OTHER PILASTER DETAILS
- (R) ROOF TOP UNIT & SCREEN, COLOR: TO MATCH COPING - MATTE BLACK.
- (S) HOSE BIBB, FROST PROOF - REFER TO PLUMBING DRAWINGS FOR MORE INFORMATION.
- (T) SEE SHEET A7.1 FOR WINDOW INFORMATION



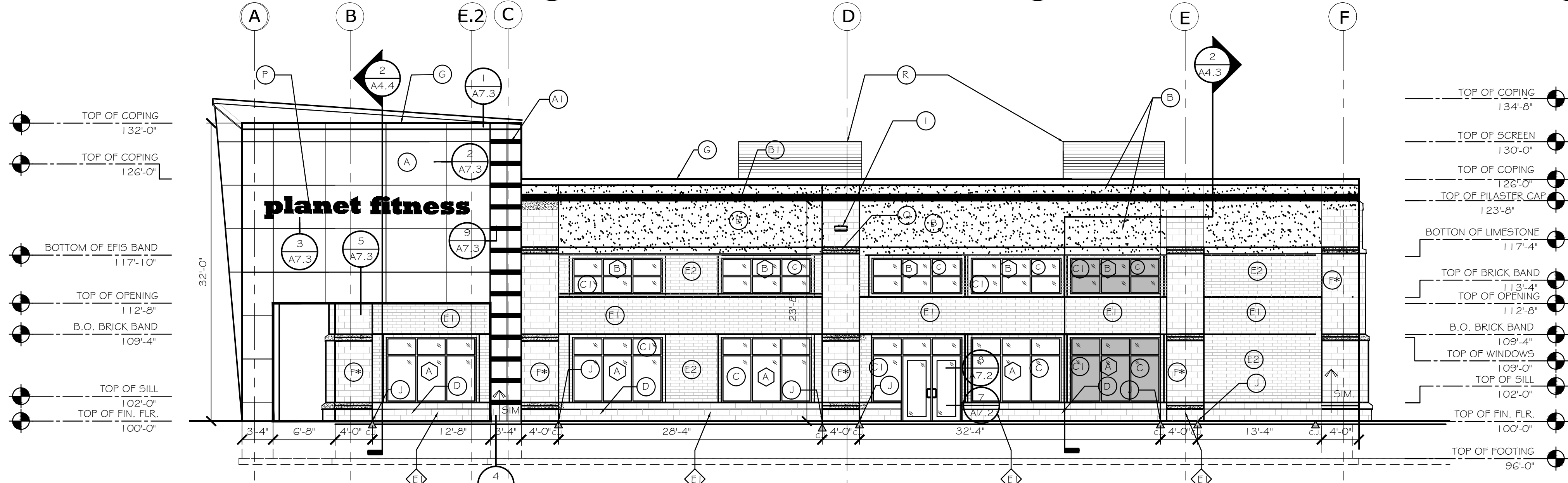
**PILASTER DETAIL PLAN 5**  
SCALE: 1" = 1'-0"



**PILASTER DETAIL PLAN 4**  
SCALE: 1" = 1'-0"



**PILASTER DETAIL PLAN 3**  
SCALE: 1" = 1'-0"



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

SEE SHEET A3.3 FOR EXTERIOR WALL TYPES  
SEE SHEET A3.4 FOR PILASTER DETAILS

- TOP OF COPING 134'-8"
- TOP OF SCREEN 130'-0"
- TOP OF COPING 126'-0"
- TOP OF PILASTER CAP 123'-8"
- BOTTOM OF LIMESTONE 117'-4"
- TOP OF BRICK BAND 113'-4"
- TOP OF OPENING 112'-8"
- B.O. BRICK BAND 109'-4"
- TOP OF WINDOWS 109'-0"
- TOP OF SILL 102'-0"
- TOP OF FIN. FLR. 100'-0"
- TOP OF FOOTING 96'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION

# COVER SHEET

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## LEGAL DESCRIPTION

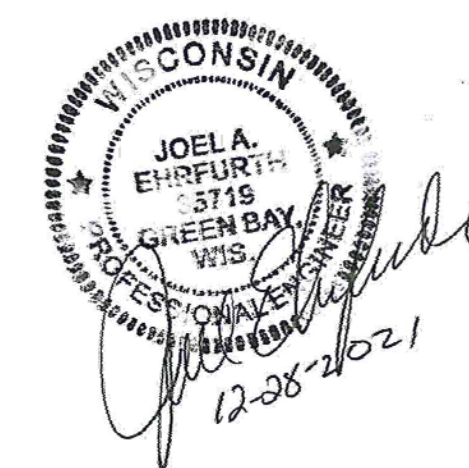
LOT 2 OF CSM 9337

## CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C1.0 EXISTING CONDITIONS
- C2.0 SITE PLAN
- C2.1 SHARED PARKING
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN

## CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC OCTOBER 15, 2021.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE REQUEST AND ALTA.
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1.
19. FOR NOTES SHOWN THUS, (U), SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.



PROPOSED BUILDING  
**PLANET FITNESS**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN 53223

**MACH IV**  
ENGINEERING • SURVEYING • ENVIRONMENTAL  
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www.machiv.com  
Project Number: 191242

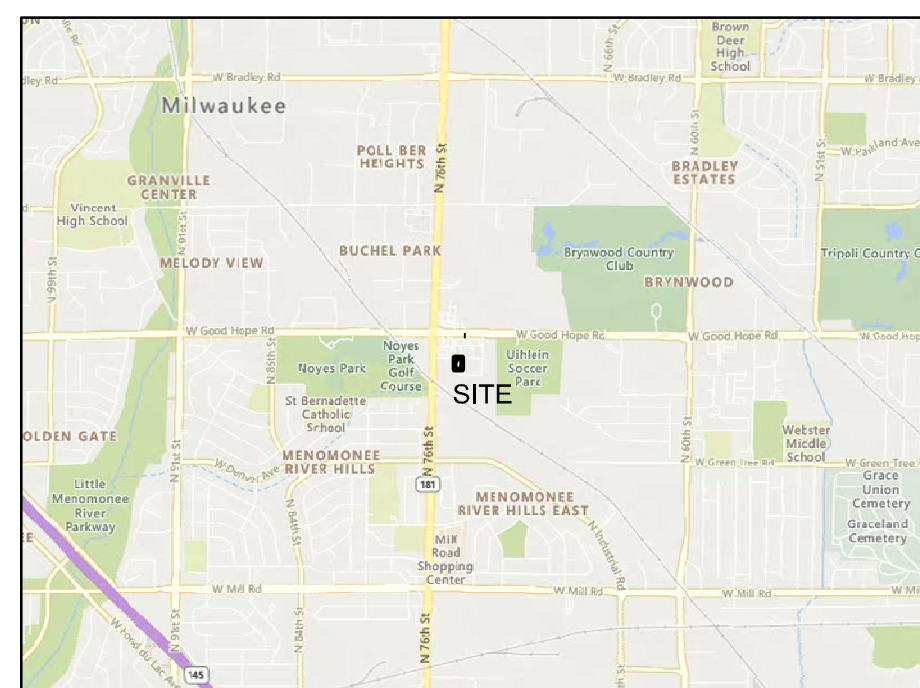
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**C0.1**

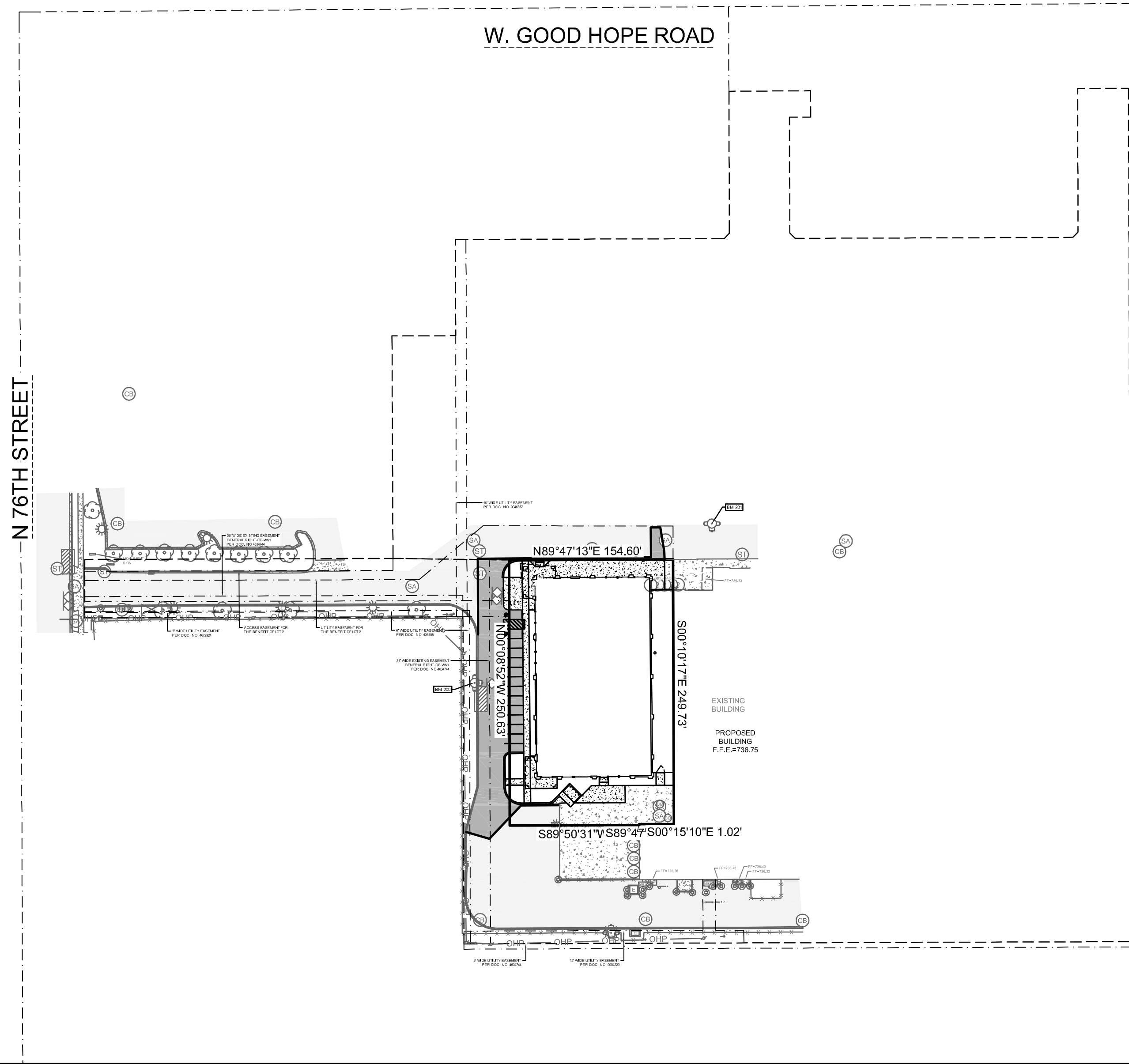


## LOCATION MAP

TBD GOOD HOPE ROAD  
MILWAUKEE, WI 53223  
NOT TO SCALE

## VERTICAL DATUM

ELEVATION ARE REFERENCED TO NGS DATA:  
DATUM: NAVD 88  
CONTROL POINT NAME: H 91  
POINT ID: PN0192  
ELEVATION: 909.42  
ADJUSTMENT: (2012)



## CIVIL LEGEND

| EXISTING             | PROPOSED | EXISTING             | PROPOSED | EXISTING              | PROPOSED |
|----------------------|----------|----------------------|----------|-----------------------|----------|
| CABLE PEDESTAL       |          | EVERGREEN SHRUB      |          | STANDARD DUTY ASPHALT |          |
| ELECTRIC METER       |          | EVERGREEN TREE       |          | HEAVY DUTY ASPHALT    |          |
| ELECTRIC PEDESTAL    |          | TREE                 |          | BUILDING              |          |
| GUY WIRE             |          | TREE SHRUB           |          | ASPHALT               |          |
| LIGHT POLE           |          | BUILDING OVERHANG    |          | CONCRETE              |          |
| POWER POLE           |          | UNDERGROUND CABLE    |          | GRAVEL                |          |
| GAS METER            |          | OVERHEAD WIRE        |          | LANDSCAPE WOOD MULCH  |          |
| GAS VALVE            |          | UNDERGROUND ELECTRIC |          | LANDSCAPE STONE MULCH |          |
| BOLLARD              |          | GAS                  |          |                       |          |
| HANDICAP PARKING     |          | LANDSCAPE            |          |                       |          |
| SANITARY CLEANOUT    |          | FENCE                |          |                       |          |
| SANITARY MANHOLE     |          | GUARDRAIL            |          |                       |          |
| CATCH BASIN          |          | CENTERLINE           |          |                       |          |
| CULVERT              |          | CURB                 |          |                       |          |
| DOWNSPOUT            |          | PARKING STRIPE       |          |                       |          |
| INLET                |          | SANITARY SEWER       |          |                       |          |
| INLET 2' X 2'        |          | CULVERT              |          |                       |          |
| STORM CLEANOUT       |          | STORM SEWER          |          |                       |          |
| STORM MANHOLE        |          | FIBER OPTIC          |          |                       |          |
| FIBER OPTIC PEDESTAL |          | WOOD LINE            |          |                       |          |
| SIGN                 |          | RETAINING WALL       |          |                       |          |
| FIRE HYDRANT         |          | WATERMAIN            |          |                       |          |
| WATER SHUT OFF       |          | CONTOUR MAJOR        |          |                       |          |
| WATER VALVE          |          | CONTOUR MINOR        |          |                       |          |

## ABBREVIATIONS

|        |                                            |        |                                        |
|--------|--------------------------------------------|--------|----------------------------------------|
| Ø      | DIAMETER                                   | MIN    | MINIMUM                                |
| AC     | ACRE                                       | mm     | MILLIMETER                             |
| AEW    | APRON END WALL                             | N      | NORTH                                  |
| ASTM   | AMERICAN SOCIETY FOR TESTING AND MATERIALS | NE     | NORTHEAST                              |
| BM     | BENCHMARK                                  | OC     | ON CENTER                              |
| C      | CABLE                                      | OD     | OUTSIDE DIAMETER                       |
| CB     | CATCH BASIN                                | OHP    | OVER HEAD POWER                        |
| CI     | CURB INLET                                 | OL     | OUTLOT                                 |
| CMP    | CORRUGATED METAL PIPE                      | PSI    | POUNDS PER SQUARE INCH                 |
| CO     | CLEAN OUT                                  | PVC    | POLYVINYL CHLORIDE                     |
| CSM    | CERTIFIED SURVEY MAP                       | R      | RADIUS                                 |
| C.T.H  | COUNTY TRUNK HIGHWAY                       | RAD    | RADIUS                                 |
| DIA    | DIAMETER                                   | RCP    | REINFORCED CONCRETE PIPE               |
| DOT    | DEPARTMENT OF TRANSPORTATION               | REQ    | REQUIRED                               |
| E      | EAST                                       | S      | SOUTH                                  |
| EL     | ELEVATION                                  | SA     | SANITARY                               |
| FDM    | FACILITIES DEVELOPMENT MANUAL              | SAN    | SANITARY                               |
| FFE    | FIRST FLOOR ELEVATION                      | SCHD   | SCHEDULE                               |
| FL     | FLOW LINE                                  | S.D.   | SUMP DEPTH                             |
| FO     | FIBER OPTIC                                | SQ     | SQUARE                                 |
| FT     | FEET                                       | ST     | STORM                                  |
| G      | GAS                                        | S.T.H. | STATE TRUNK HIGHWAY                    |
| G.F.E. | GROUND FLOOR ELEVATION                     | STM    | STORM                                  |
| GR     | GRADE                                      | T      | TELEPHONE                              |
| HDPE   | HIGH DENSITY POLYETHYLENE                  | T/C    | TOP OF CURB                            |
| INL    | INLET                                      | U.S.H. | UNITED STATES HIGHWAY                  |
| INV    | INVERT                                     | V      | VARIES                                 |
| M      | METER                                      | W      | WEST                                   |
| MAX    | MAXIMUM                                    | WAT    | WATER                                  |
| MH     | MANHOLE                                    | WI     | WISCONSIN                              |
|        |                                            | WisDOT | WISCONSIN DEPARTMENT OF TRANSPORTATION |

## DIGGERS HOTLINE

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

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.





# EXISTING CONDITIONS

| Benchmarks |           |              |
|------------|-----------|--------------|
| Label      | Elevation | Description  |
| BM 200     | 738.03    | HYDRANT "OP" |
| BM 201     | 737.81    | HYDRANT "OP" |

WATER MAIN, GAS, ELECTRIC, COMMUNICATION, OVERHEAD POWER AND POLES DERIVED FROM ALTA/SPS LAND TITLE SURVEY THAT WAS COMPLETE ON MAY 6, 2021 BY CHAPUT LAND SURVEYS.

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PROPOSED BUILDING  
**PLANET FITNESS**  
 GOOD HOPE ROAD  
 MILWAUKEE, WISCONSIN 53223

**MACH IV**  
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 Project Number: 1907421

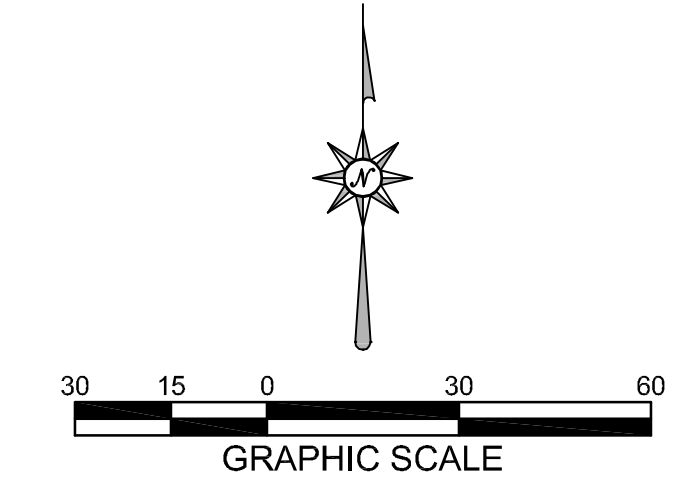
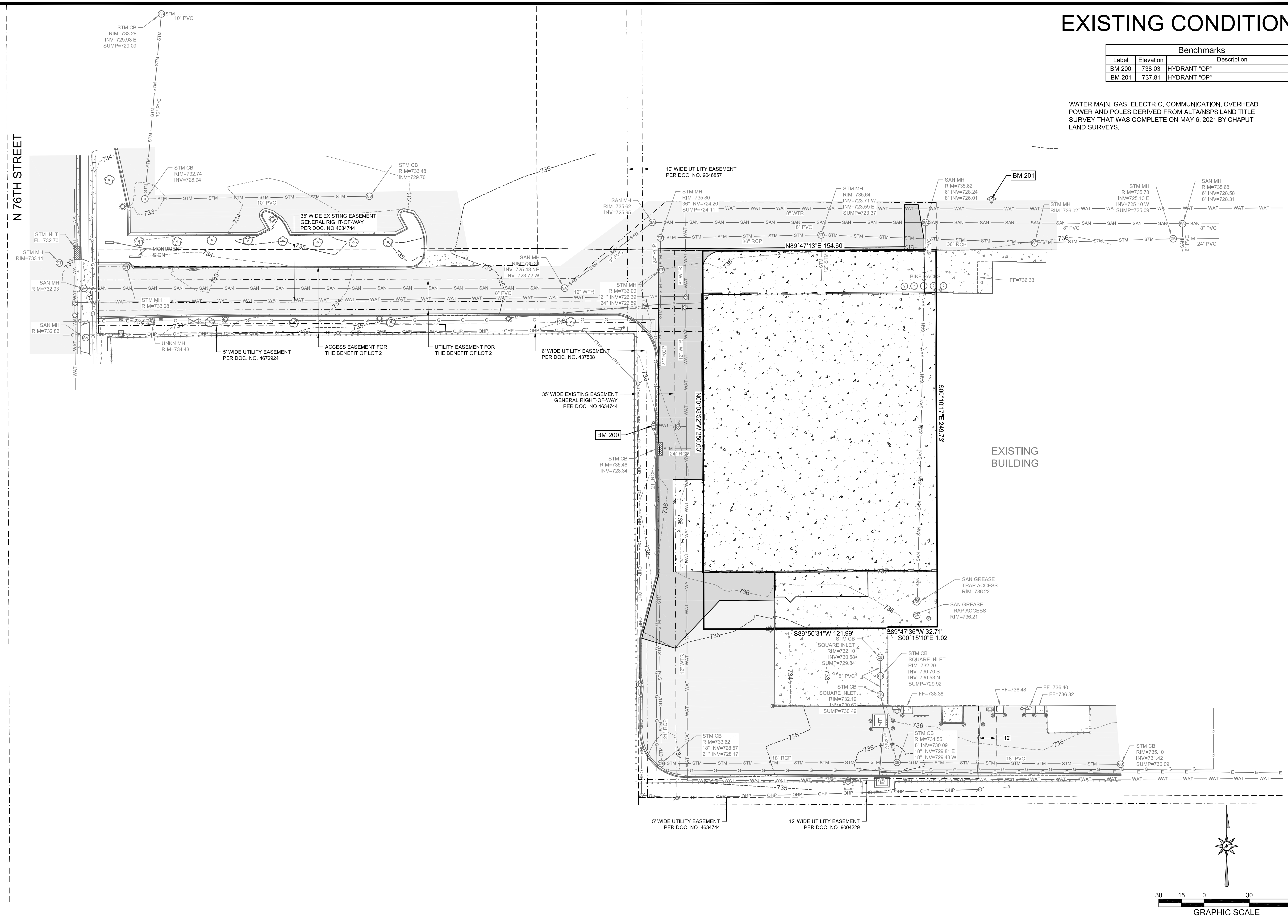
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**C1.0**



# SITE PLAN

## OWNER

DBP 76TH AND GOOD HOPE RE, LLC  
717 EISENHOWER DRIVE, SUITE 'D'  
KIMBERLY, WI 54136

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PHONE: 920-364-9850

## SHEET KEY NOTES:

- ① STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- ② HEAVY DUTY ASPHALT; SEE DETAIL B SHEET C6.0
- ③ CONCRETE PAVEMENT; SEE DETAIL C SHEET C6.0
- ④ DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- ⑤ DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- ⑥ CONCRETE SIDEWALK; SEE DETAIL E SHEET C6.0
- ⑦ 18" CONCRETE CURB AND GUTTER; SEE DETAIL F SHEET C6.0
- ⑧ STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- ⑨ ADA HANDICAP STALL, SYMBOL; SEE DETAIL G SHEET C6.0
- ⑩ ADA HANDICAP RAMP; SEE DETAIL H SHEET C6.0
- ⑪ ADA HANDICAP SIGN; SEE DETAIL I SHEET C6.0
- ⑫ ADA WARNING PLATE; REFER TO DETAIL H SHEET C6.0
- ⑬ 4" WIDE PAINT STRIPE; COLOR BY OWNER
- ⑭ RELOCATE BIKE RACKS AS REQUIRED, INVERTED "U" TYPE
- ⑮ NEW BIKE RACK (7 SPACES); REFER TO ARCHITECTURAL DRAWINGS
- ⑯ BOLLARD; SEE DETAIL J SHEET C6.0
- ⑰ FENCE; REFER TO ARCHITECTURAL DRAWINGS
- ⑱ 8' GATE IN FENCE; REFER TO ARCHITECTURAL DRAWINGS

## SITE STATISTICS

PARCEL ADDRESS: TBD  
PARCEL NUMBER: 1190051000  
PARCEL SIZE: 38,737 SF (0.889 AC)  
ZONING: PD - PLANNED DEVELOPMENT DISTRICT

**EXISTING SITE**  
GREEN SPACE: 0.0 SF (0.0%)  
IMPERVIOUS AREA  
BUILDING: 0.0 SF (0.0%)  
PAVEMENT: 38,737 SF (100%)  
TOTAL IMPERVIOUS: 38,737 SF (100%)

**PROPOSED SITE**  
TOTAL DISTURBED AREA: 42,932 SF (0.99 AC)  
GREEN SPACE REQUIRED: 6,116 SF (16%)  
IMPERVIOUS AREA  
BUILDING: 20,944 SF (54%)  
PAVEMENT: 11,677 SF (30%)  
TOTAL IMPERVIOUS: 32,621 SF (84%)

**PARKING PROVIDED**  
PARKING SPACES REQ'D/CALCS: 1 STALL PER 1,000 SF MIN.; 3.5 STALLS PER 1,000 SF MAX.  
20,944 / 1,000 = 21 MIN., 73 MAX.  
PARKING SPACES PROVIDED: 14 STALLS; INCLUDES 2 ADA HANDICAP STALLS  
BICYCLE PARKING: 1 SPACE PER 3,000 SF  
20,944 SF / 3,000 SF = 7 SPACES

PROPOSED BUILDING  
**PLANET FITNESS**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN 53223

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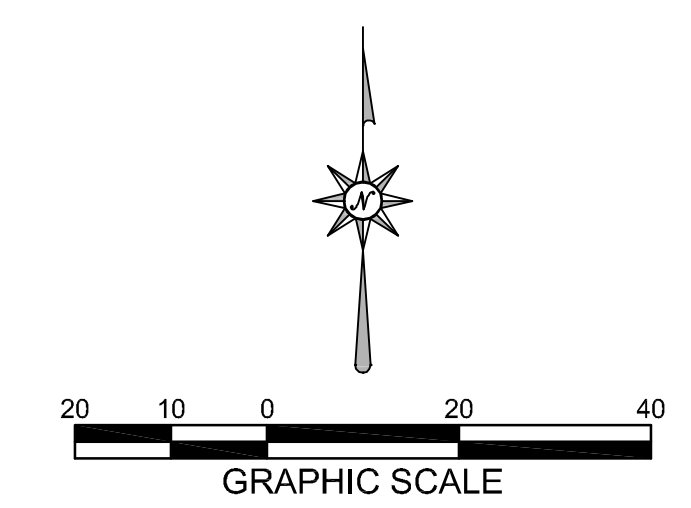
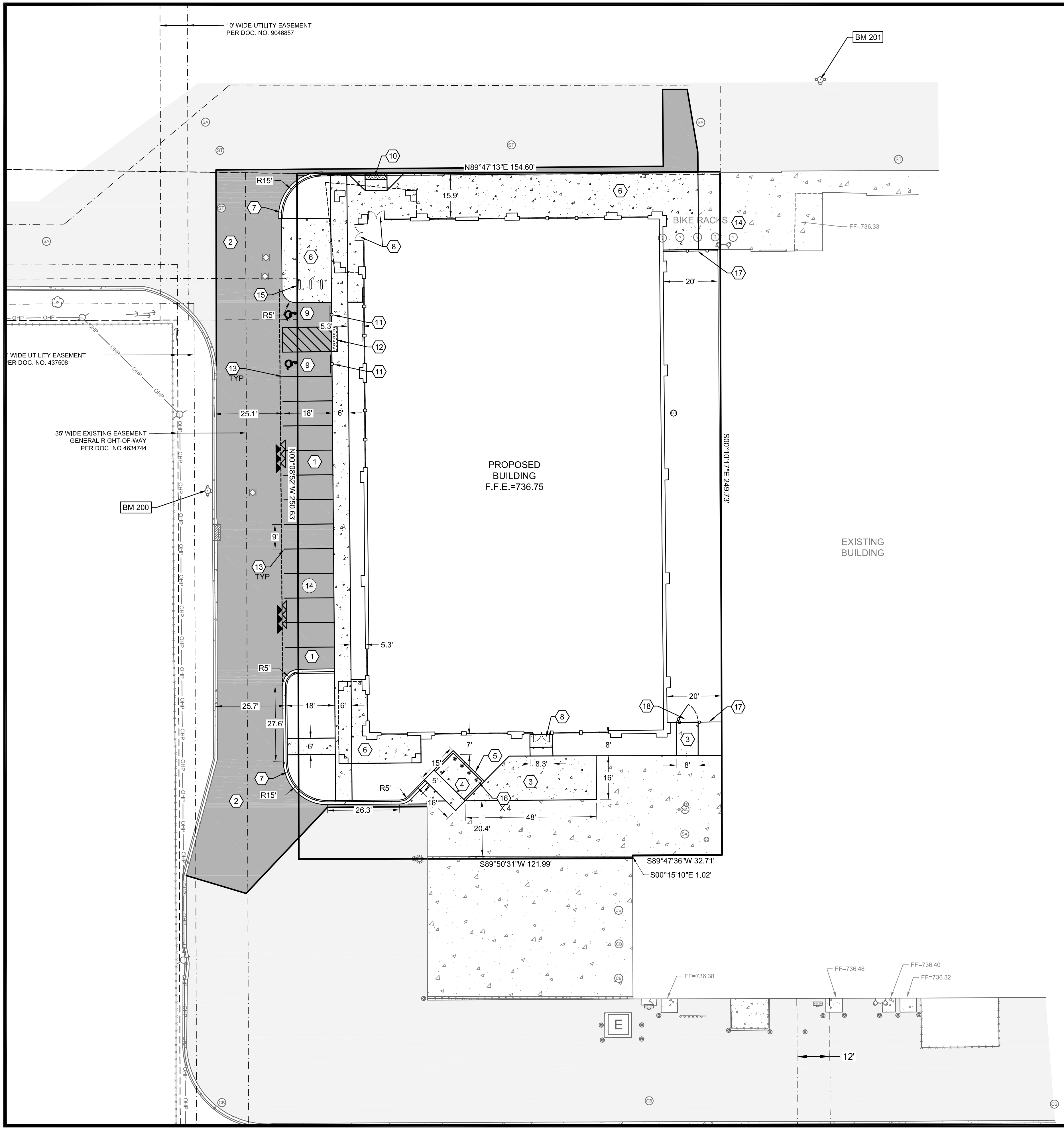
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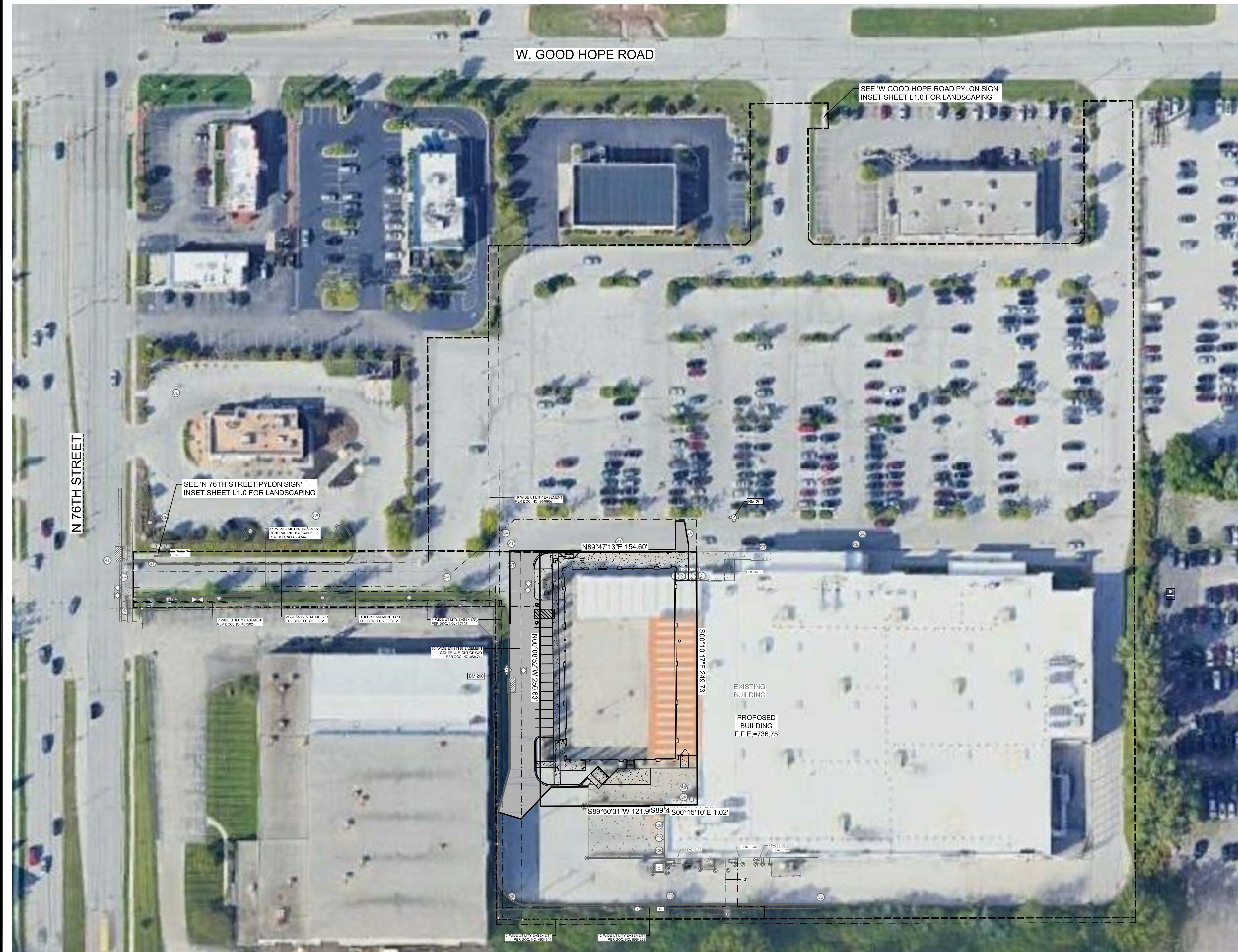
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**C2.0**



SHARED PARKING



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PROPOSED BUILDING  
**PLANET FITNESS**  
GOOD HOPE ROAD  
MILWAUKEE, WISCONSIN 53223

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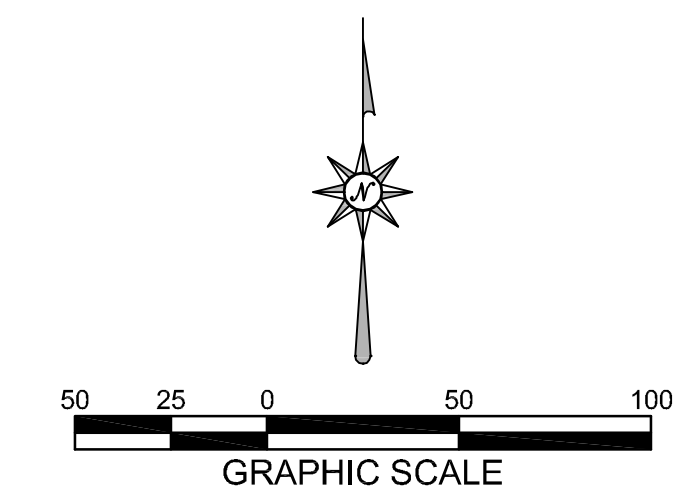
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**C2.1**



# UTILITY PLAN

| Benchmarks |           |              |
|------------|-----------|--------------|
| Label      | Elevation | Description  |
| BM 200     | 738.03    | HYDRANT "OP" |
| BM 201     | 737.81    | HYDRANT "OP" |

WATER MAIN, GAS, ELECTRIC, COMMUNICATION, OVERHEAD POWER AND POLES DERIVED FROM ALTA/NRSPS LAND TITLE SURVEY THAT WAS COMPLETE ON MAY 6, 2021 BY CHAPUT LAND SURVEYS.

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 PHONE: 920-364-9850

## SHEET KEY NOTES:

- ① 6" WATER SERVICE WITH TAPPING SLEEVE AND VALVE; SEE DETAIL A SHEET C6.1
- ② 90° BEND
- ③ COORDINATE CONNECTION OF WATER SERVICE TO BUILDING PLUMBING WITH BUILDING PLUMBER
- ④ CONNECT SANITARY SEWER SERVICE TO EXISTING SANITARY SEWER LINE. FIELD VERIFY EXISTING INVERT
- ⑤ SANITARY SEWER CLEAN OUT; SEE DETAIL B SHEET C6.1
- ⑥ COORDINATE CONNECTION OF SANITARY SERVICE TO BUILDING PLUMBING WITH BUILDING PLUMBER
- ⑦ CONNECT STORM SEWER TO EXISTING STORM SEWER. FIELD VERIFY EXISTING INVERT
- ⑧ YARD DRAIN; SEE DETAIL C SHEET C6.1

## UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

PROPOSED BUILDING  
**PLANET FITNESS**  
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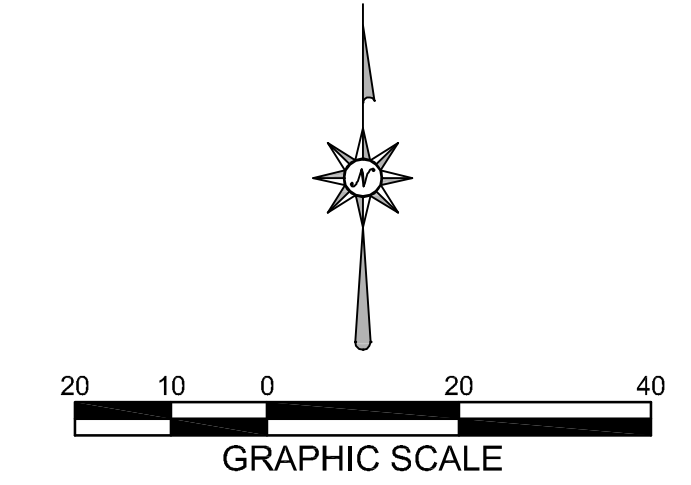
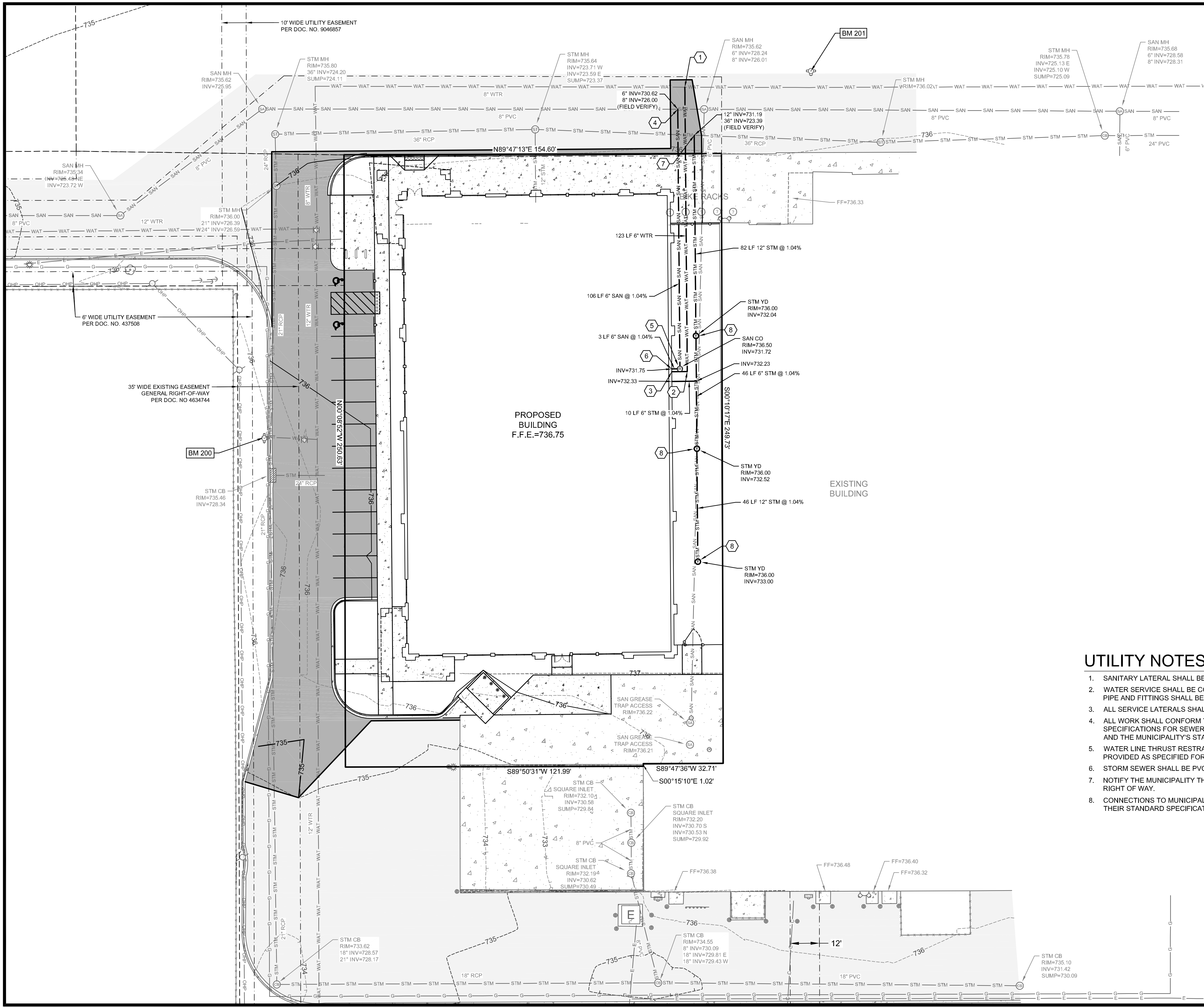
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**C3.0**



# GRADING PLAN

| Benchmarks |           |              |
|------------|-----------|--------------|
| Label      | Elevation | Description  |
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| BM 201     | 737.81    | HYDRANT "OP" |

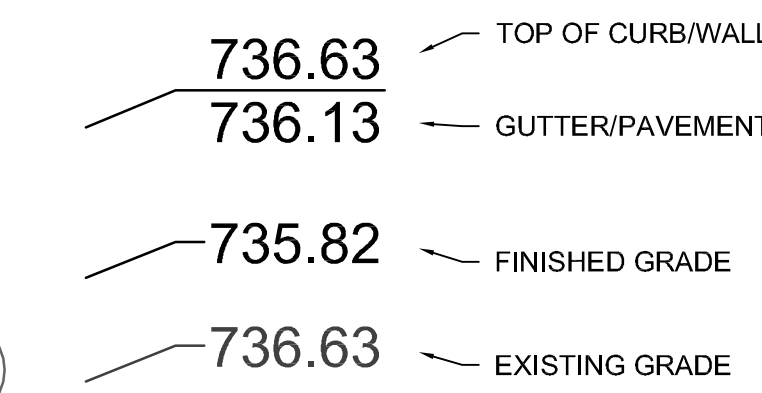
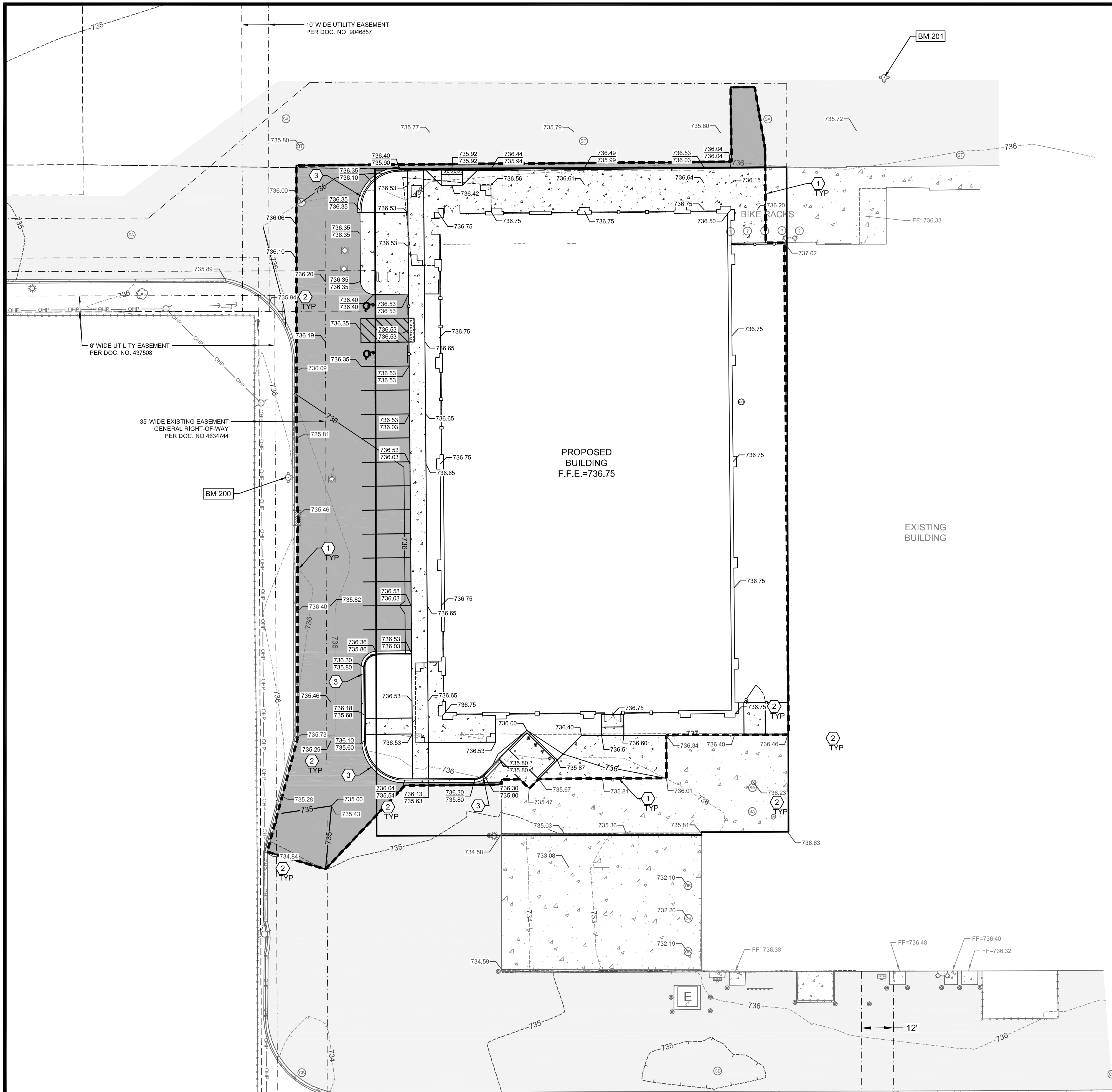
WATER MAIN, GAS, ELECTRIC, COMMUNICATION OVERHEAD POWER AND POLES DERIVED FROM ALTAIRNSP'S LAND TITLE SURVEY THAT WAS COMPLETE ON MAY 6, 2021 BY CHAPUT LAND SURVEYS.

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## SHEET KEY NOTES:

- ① CONSTRUCTION / GRADING LIMITS
- ② SPOT GRADE: SEE DETAIL A THIS SHEET
- ③ REVERSE PAN GURB AND GUTTER



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# EROSION CONTROL PLAN

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## SHEET KEY NOTES:

1. INLET PROTECTION; SEE DETAIL A SHEET C5.1
2. STONE TRACKING PAD; SEE DETAIL B SHEET C5.1

## PLANNED EROSION CONTROL PRACTICES:

1. **INLET PROTECTION** (TECH STANDARD 1060)  
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
2. **DUST CONTROL** (TECH STANDARD 1069)  
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
3. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**  
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
4. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)  
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
5. **DEWATERING** (TECH STANDARD 1061)  
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

## CONSTRUCTION SEQUENCE:

APRIL 2022 TO NOVEMBER 2022

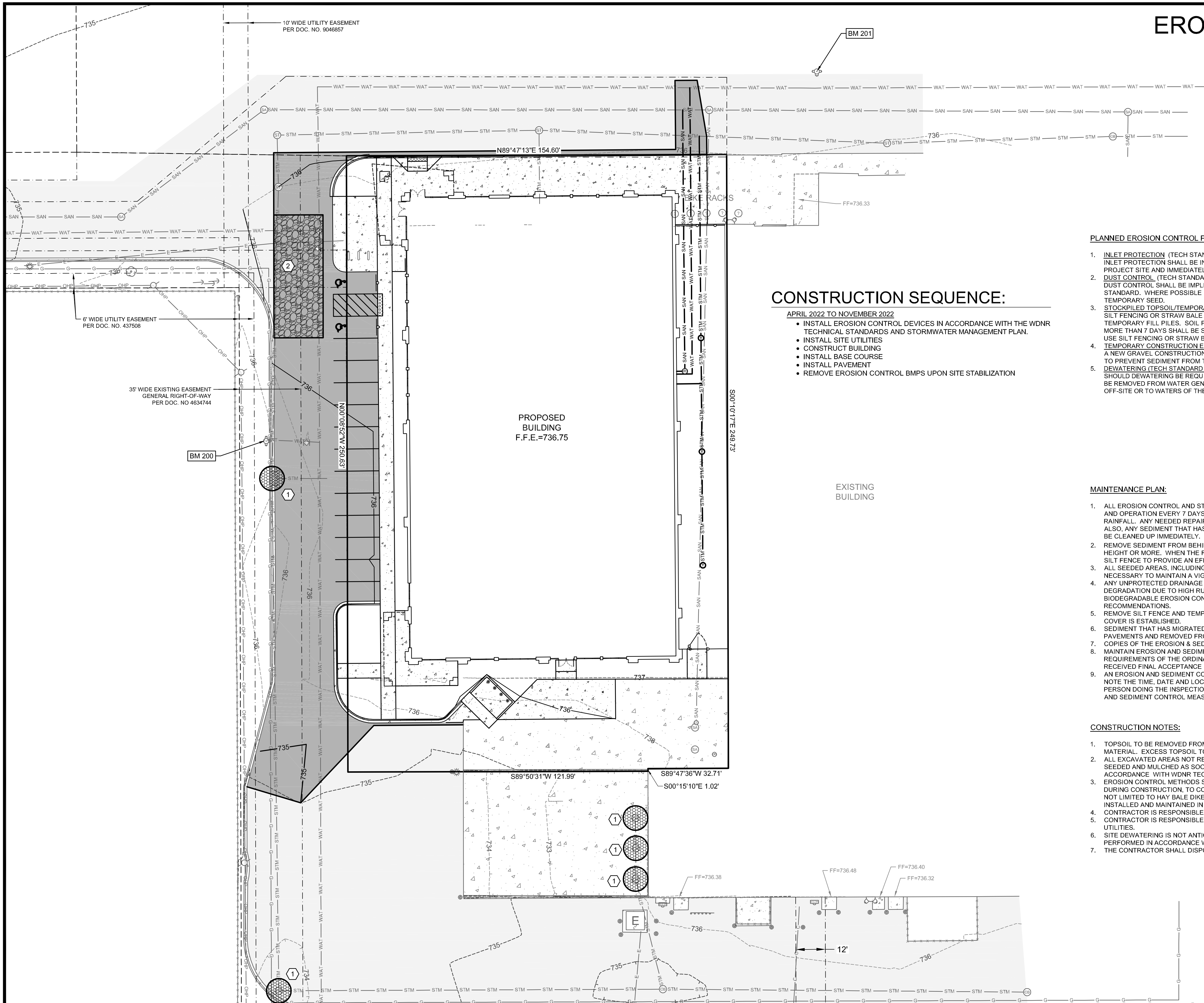
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- INSTALL SITE UTILITIES
- CONSTRUCT BUILDING
- INSTALL BASE COURSE
- INSTALL PAVEMENT
- REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION

## MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDING AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDING AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

## CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.



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# EROSION CONTROL DETAILS

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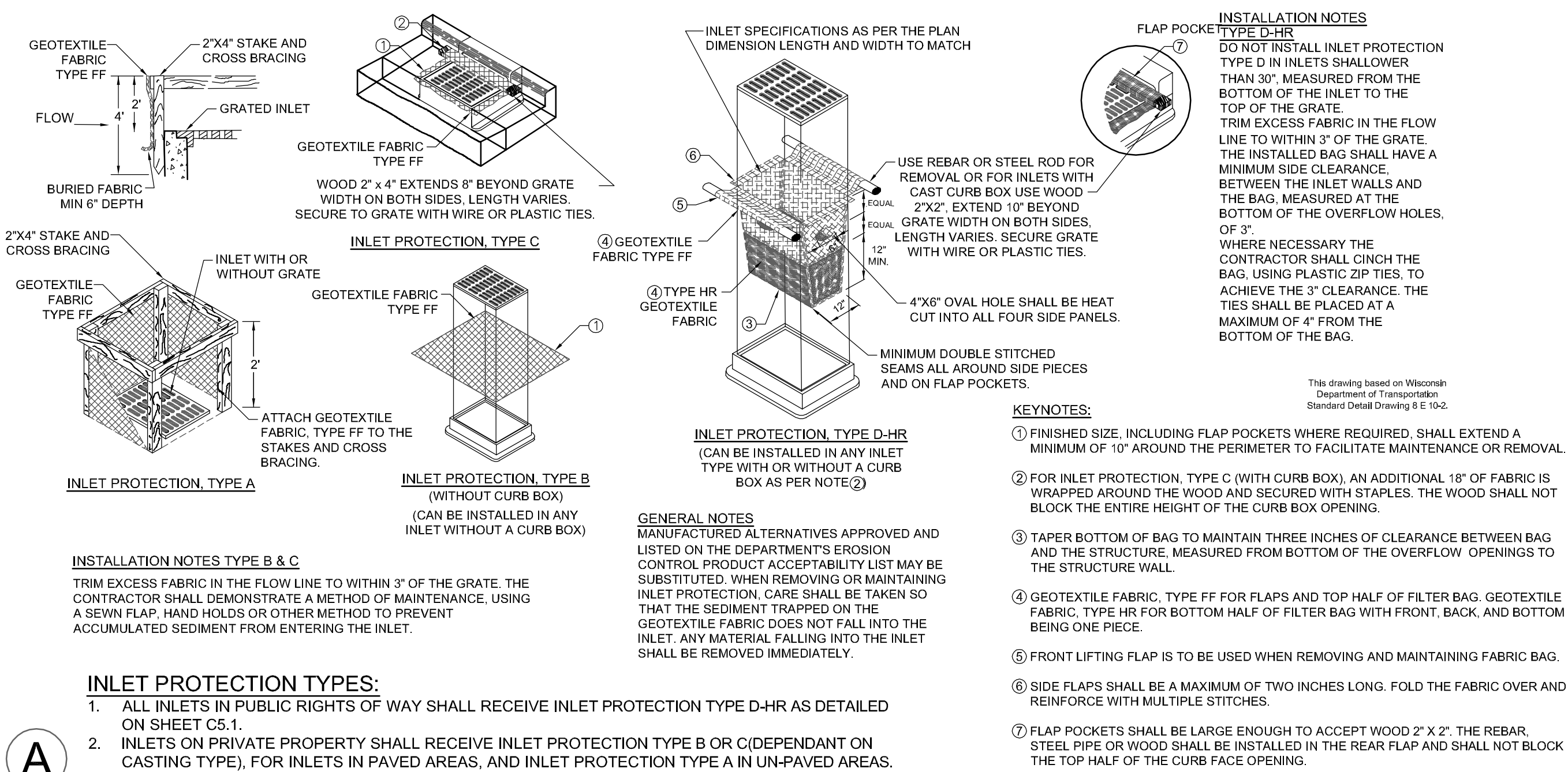
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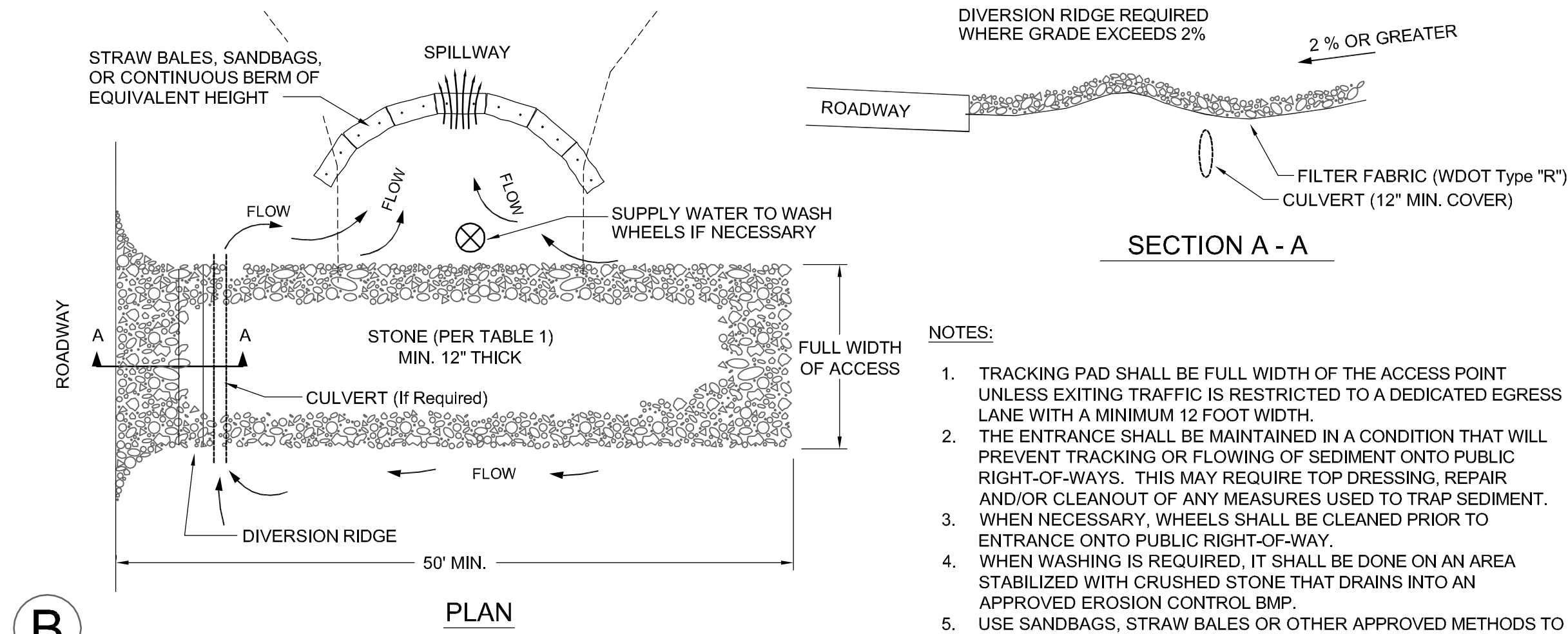
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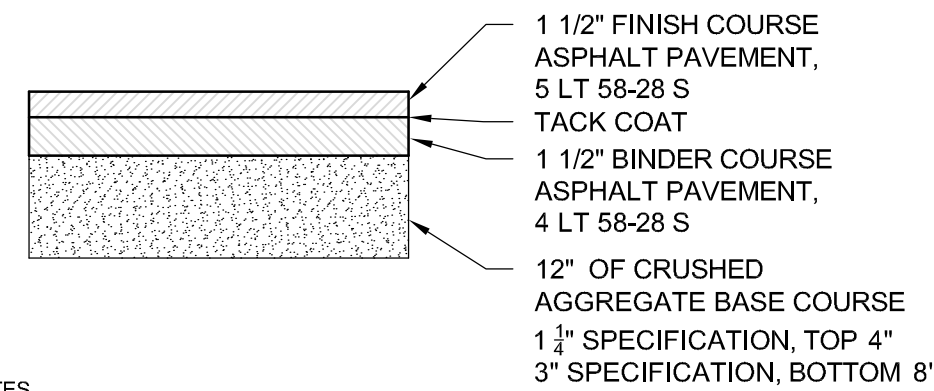
## A INLET PROTECTION

**TABLE 1: GRADATION FOR STONE TRACKING PADS**

| SIEVE SIZE | % PASSING BY WEIGHT |
|------------|---------------------|
| 3"         | 100                 |
| 2 1/2"     | 90-100              |
| 1 1/2"     | 25-60               |
| 3/4"       | 0-20                |
| 3/8"       | 0-5                 |

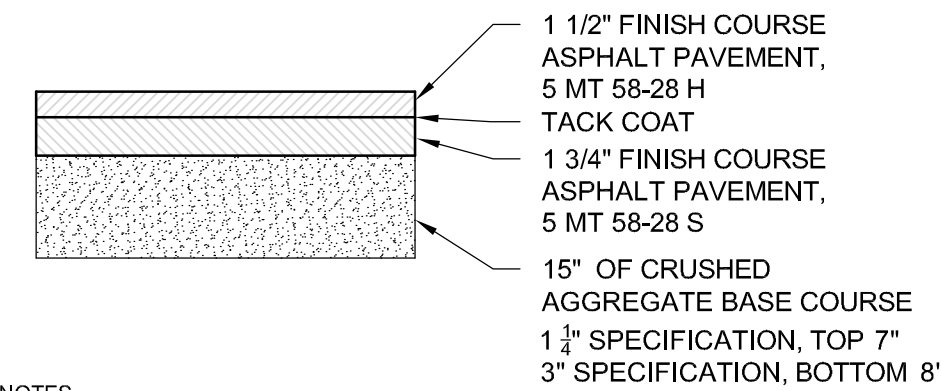


## B STONE TRACKING PAD



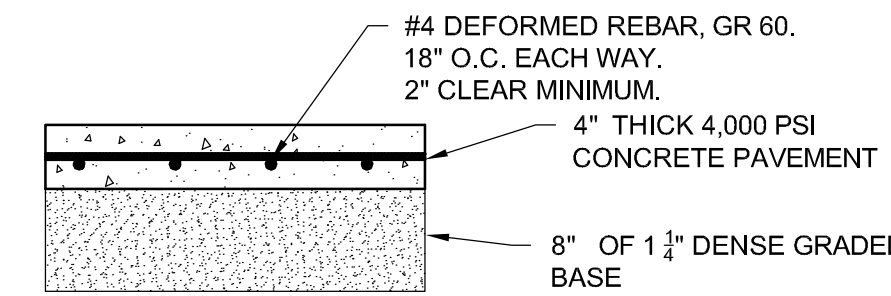
NOTES:  
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

**A** STANDARD DUTY ASPHALT PAVEMENT



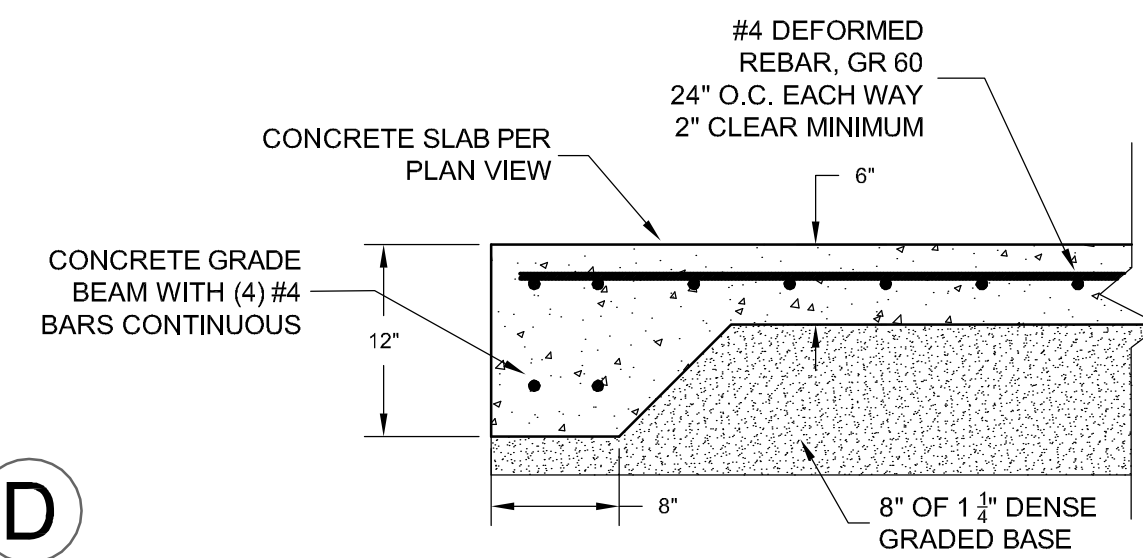
NOTES:  
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

**B** HEAVY DUTY ASPHALT PAVEMENT

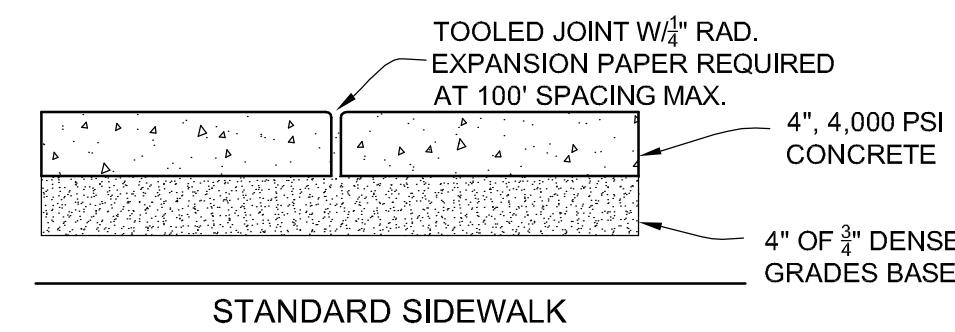


NOTES:  
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.  
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

**C** CONCRETE PAVEMENT/SLAB

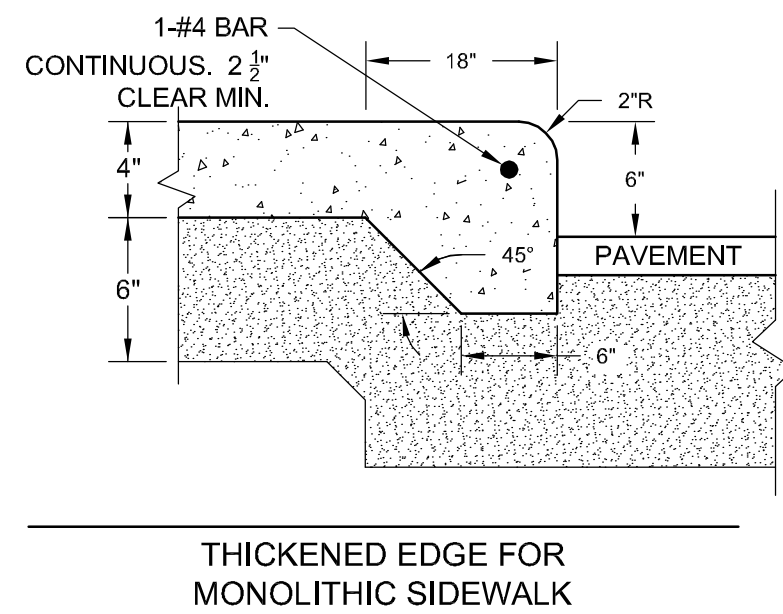


**D** DUMPSTER ENCLOSURE PAD

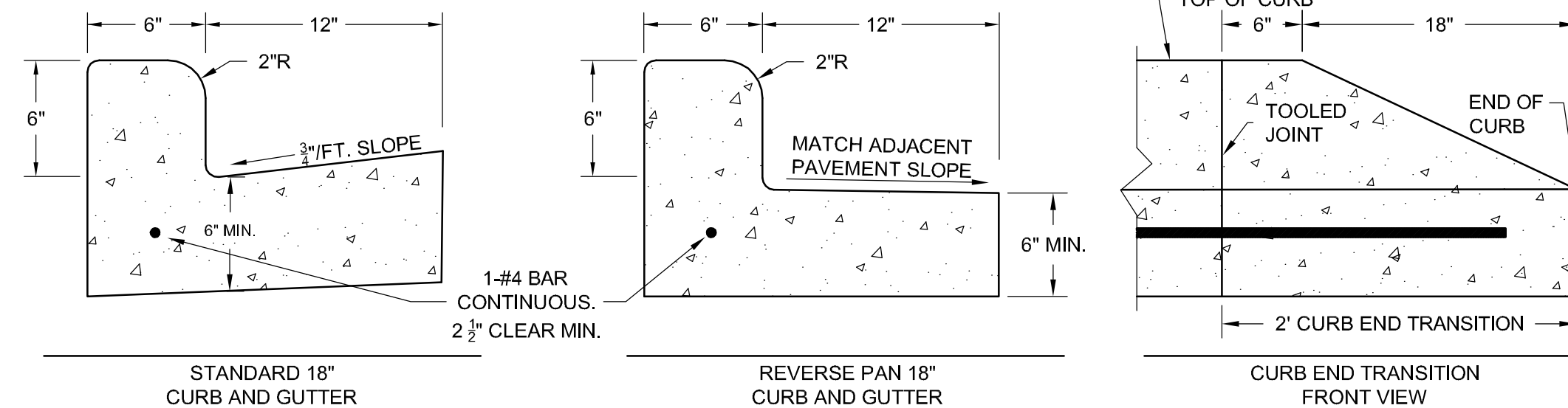


NOTES:  
1. CONCRETE SHALL RECEIVE A BROOMED FINISH.  
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).  
3. SIDEWALK WIDTH VARIES.

**E** CONCRETE SIDEWALK

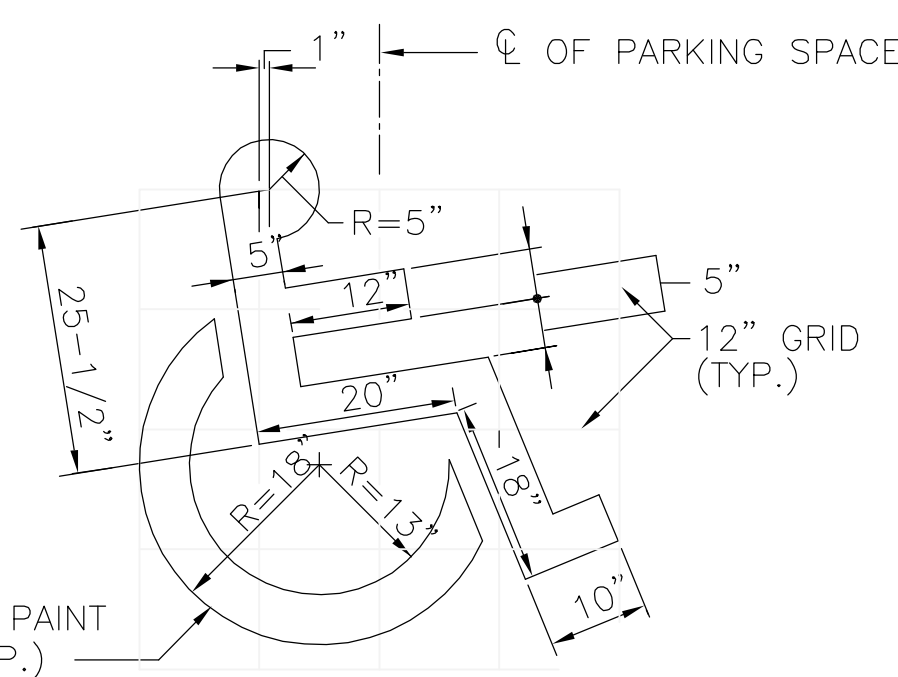


THICKENED EDGE FOR MONOLITHIC SIDEWALK

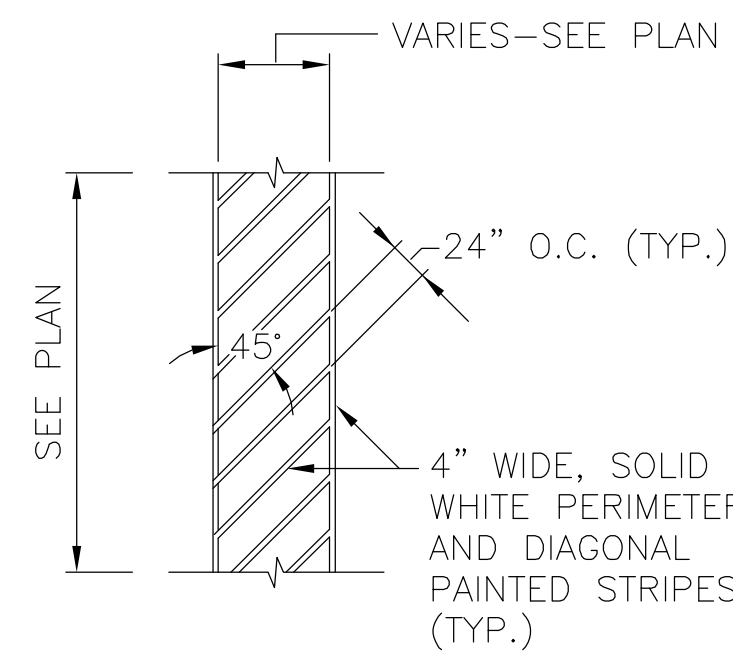


NOTES:  
1. THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.  
2. LOCATION OF STANDARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.  
3. CURB SHALL BE PLACED ON A MINIMUM OF 6" OF COMPACTED DENSE GRADED BASE.

**F** 18" CONCRETE CURB AND GUTTER

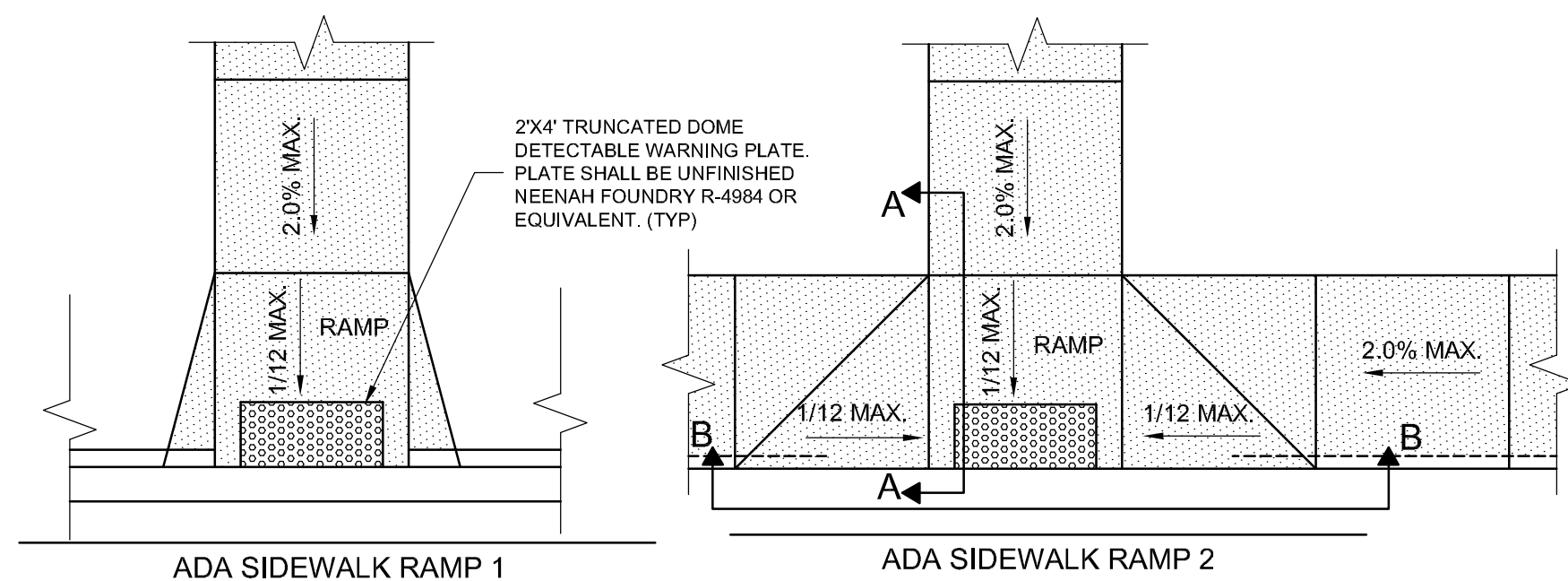


H.C. SYMBOL



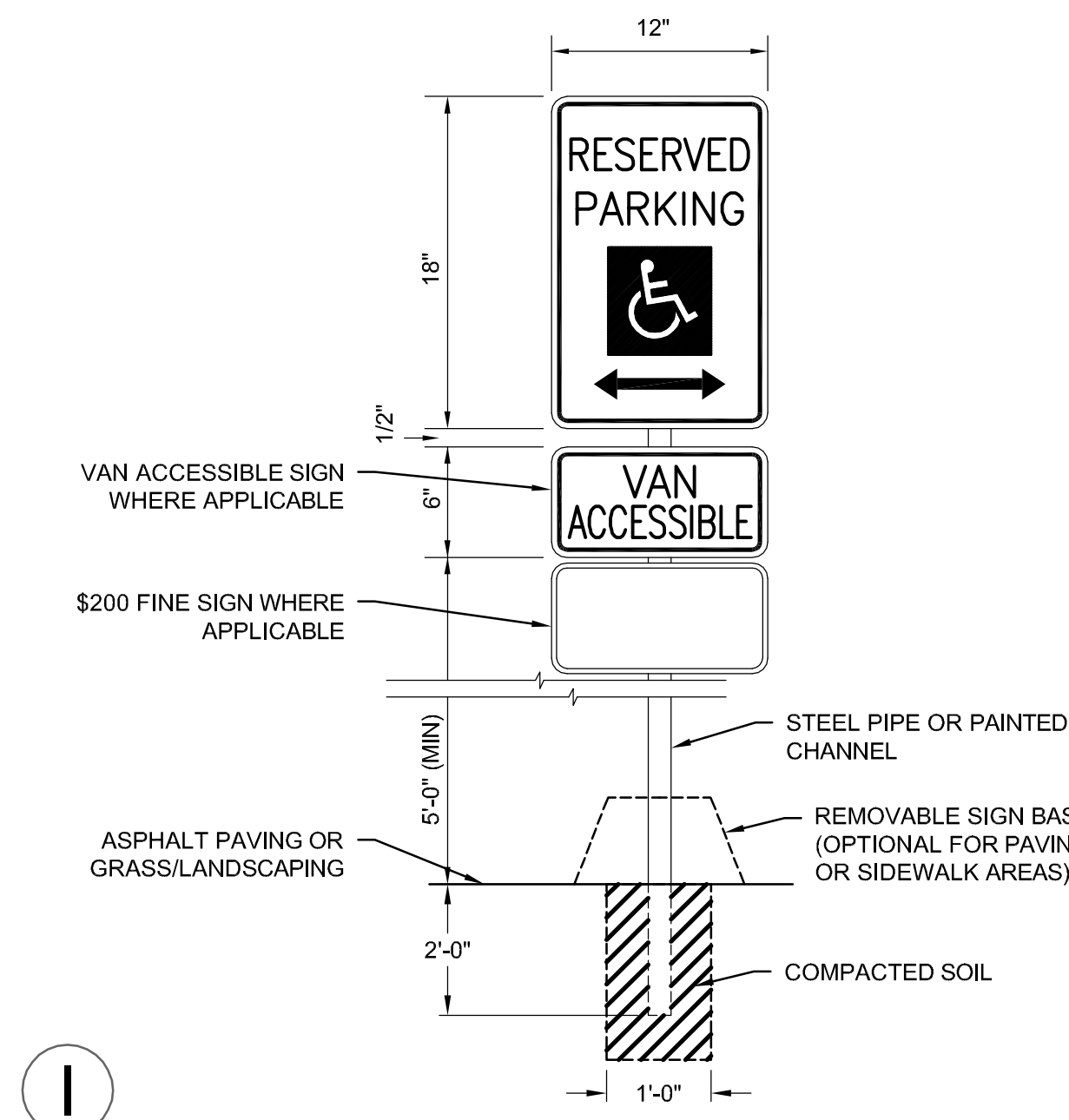
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**G** HANDICAP PAVEMENT MARKING DETAILS

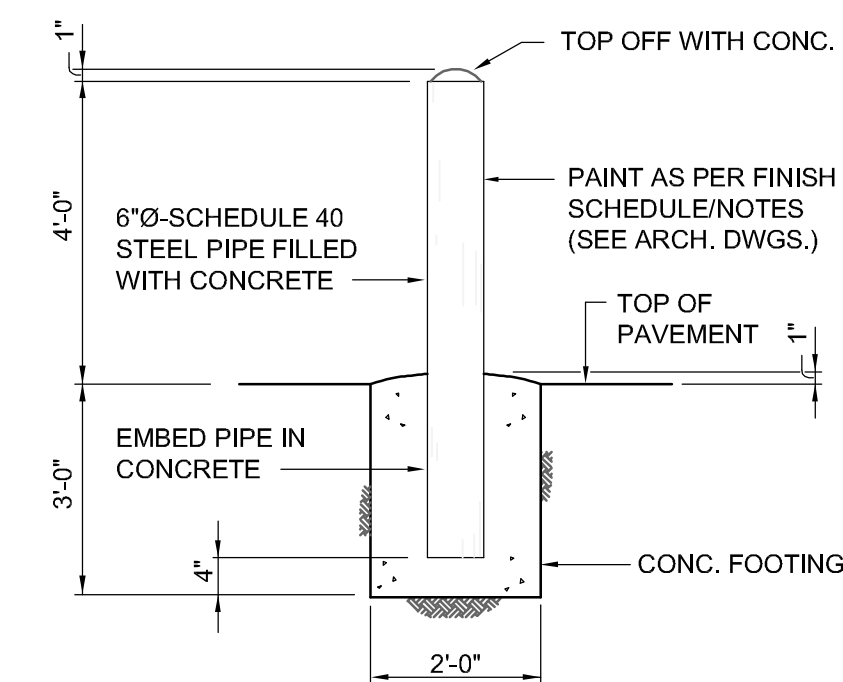


NOTES:  
1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" LATEST EDITION.  
2. USE RAMP 1 WHERE ADA ROUTE MEETS CURB AND THERE IS NO PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.  
3. USE RAMP 2 WHERE ADA ROUTE MEETS CURB AND THERE IS PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.  
4. USE RAMP 3 WHERE ADA ROUTE DOES NOT MEET CURB BUT A RAMP SECTION IS REQUIRED FOR GRADE.  
5. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.  
6. MAXIMUM RAMP RUN IS 6' AT 1/12 SLOPE FOR A MAXIMUM RISE OF 6". RAMPS WITH A RISE OF >6" REQUIRE AN ADA COMPLIANT HANDRAIL.

**H** ADA SIDEWALK RAMPS



**I** ADA HANDICAP SIGN



**J** PIPE BOLLARD - 6"

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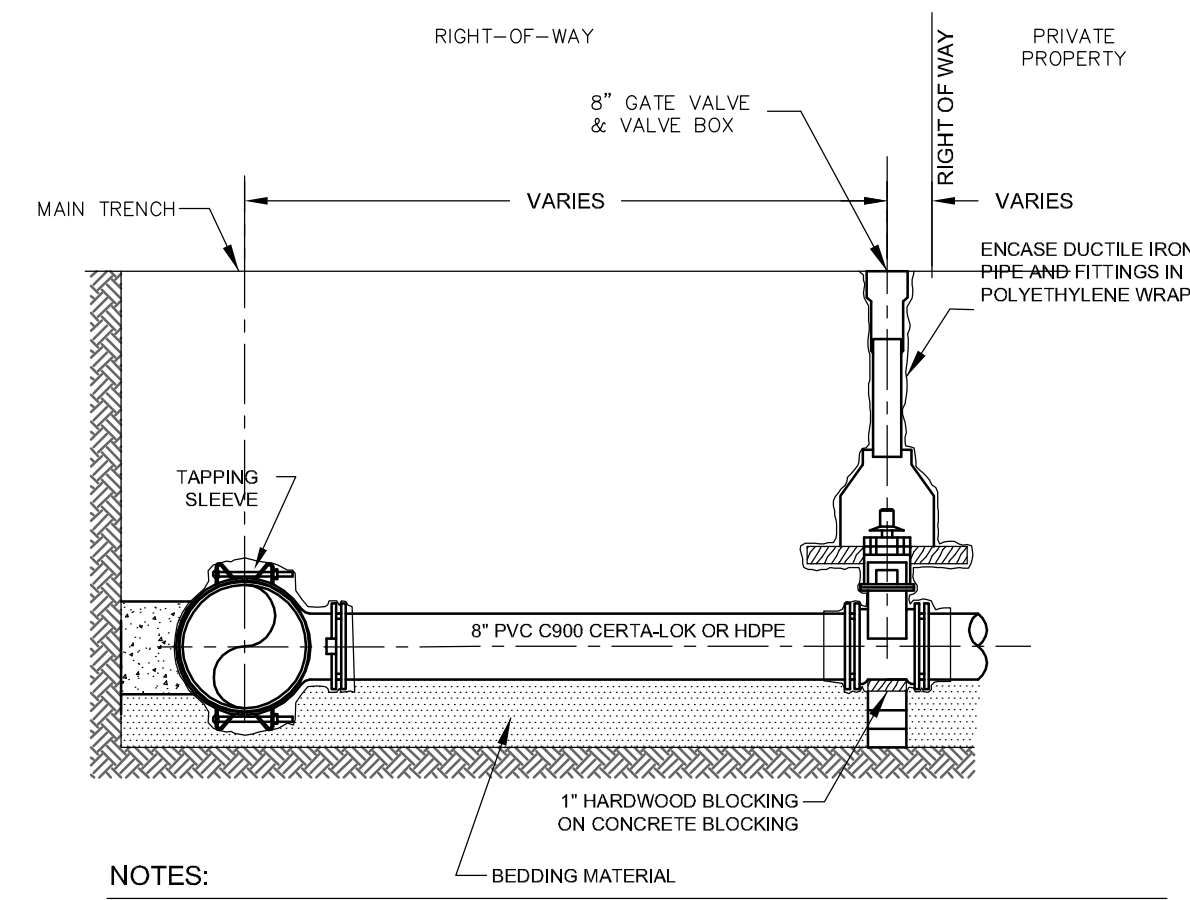
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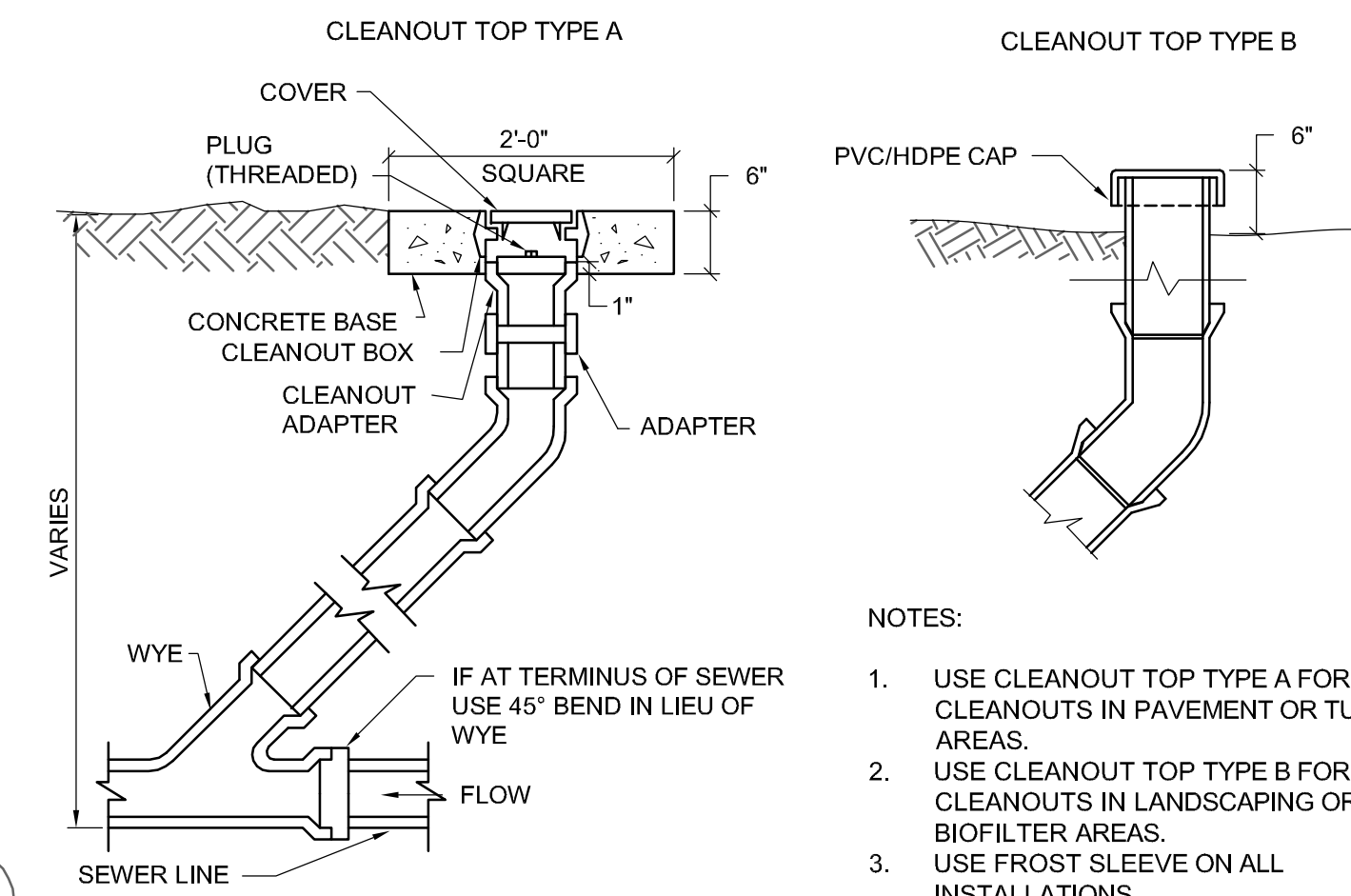
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**NOTES:**

1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD.

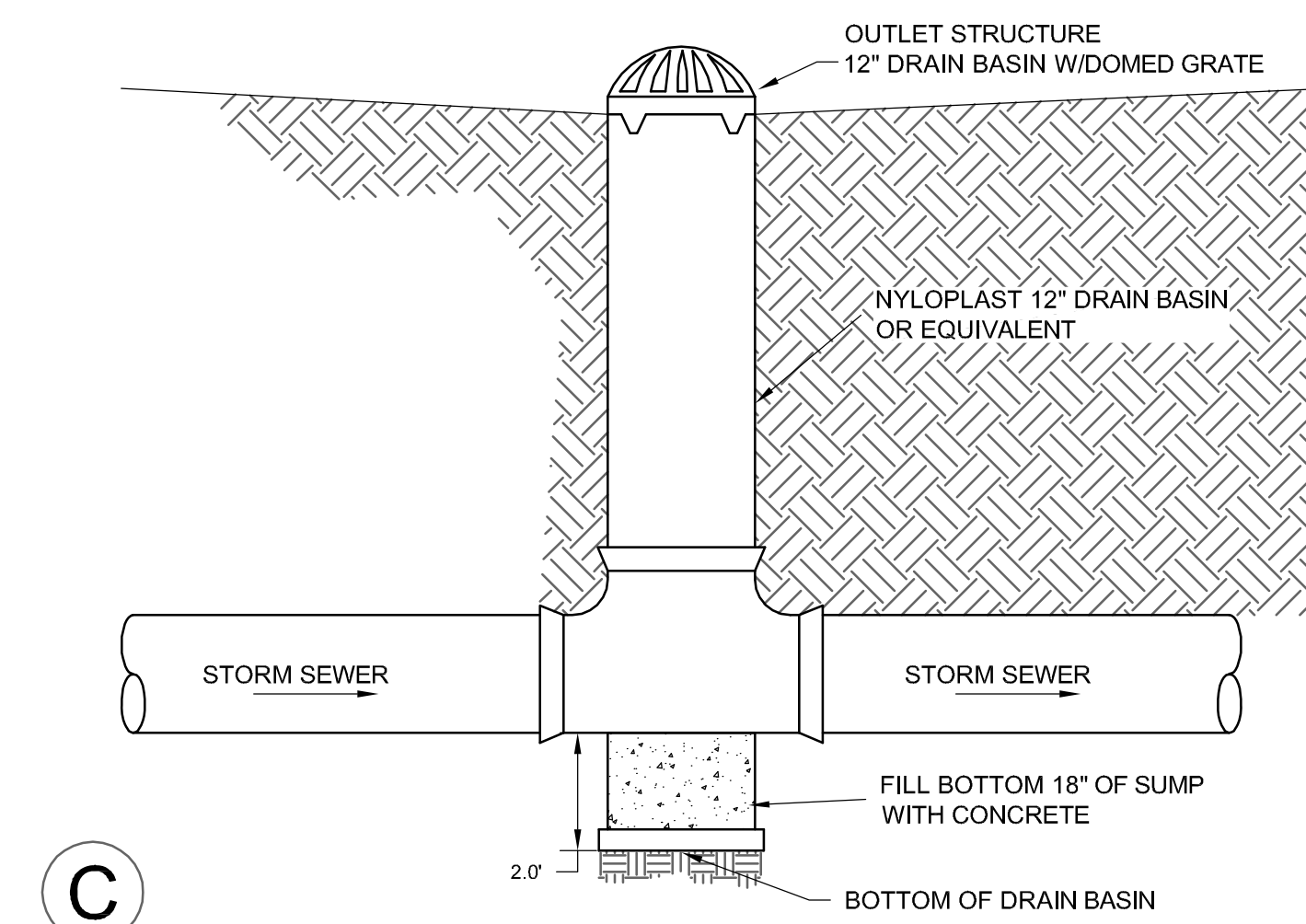
**A** LARGE SERVICE CONNECTION WITH TAPPING SLEEVE



**NOTES:**

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

**B** CLEANOUT



**C** YARD DRAIN

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**C6.1**

# LANDSCAPE PLAN

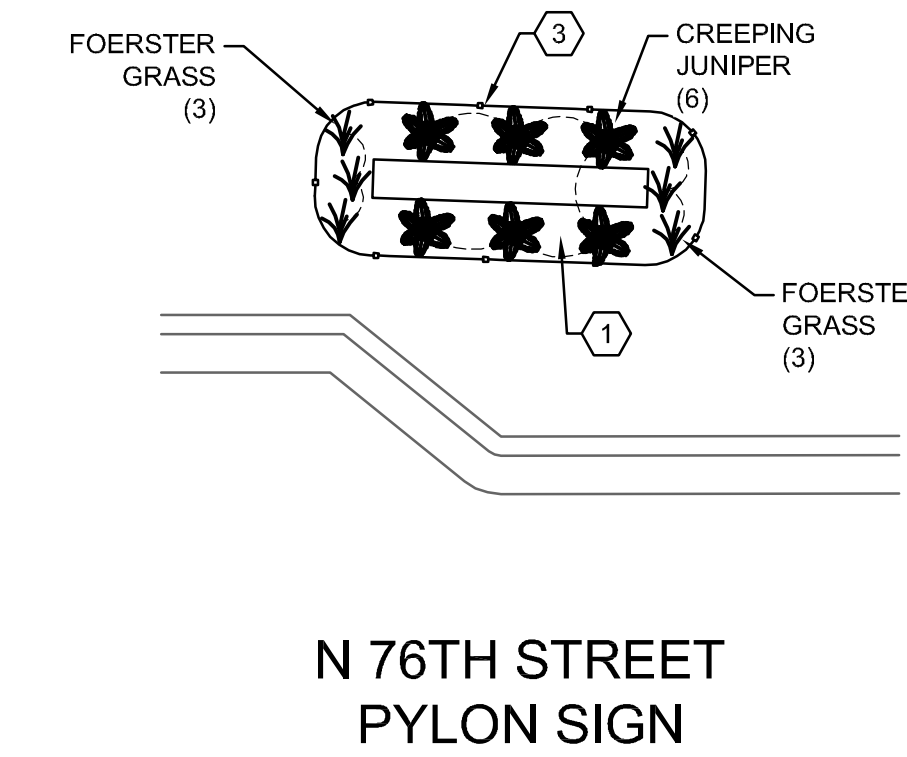
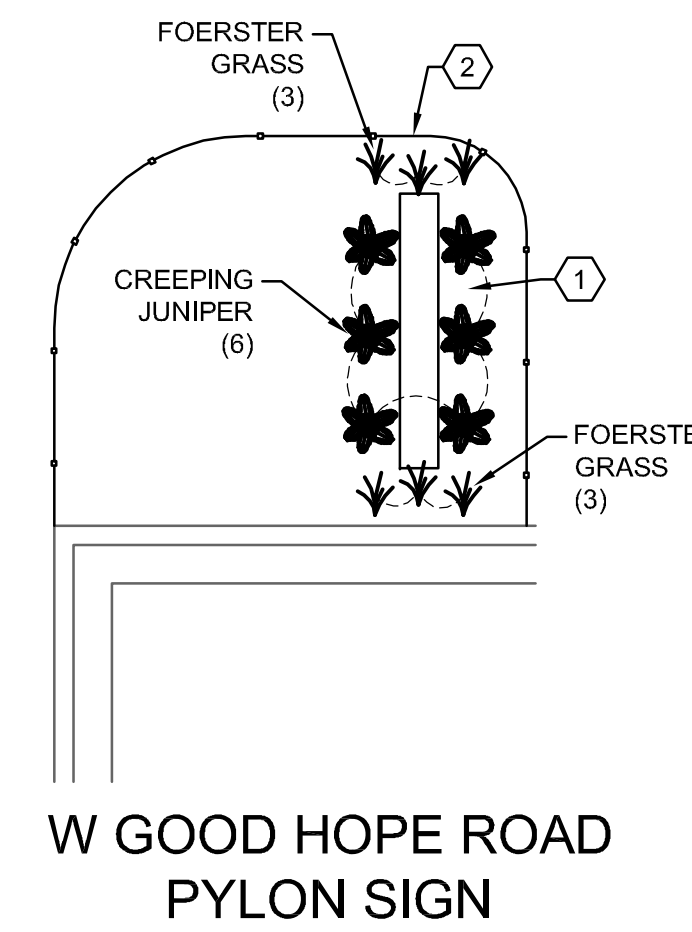
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## SHEET KEY NOTES:

- 1 1/2" STONE MULCH 3" THICK WITH WEED BARRIER FABRIC
- EXISTING EDGING TO BE RE-USED, REMOVE EXISTING LANDSCAPING AND MULCH
- REMOVE EXISTING LANDSCAPING, MULCH AND EDGING. INSTALL NEW PROFESSIONAL GRADE EDGING

## PLANT TABLE

| SYMBOL | COMMON NAME       | SCIENTIFIC NAME               | QUANTITY | SIZE   |
|--------|-------------------|-------------------------------|----------|--------|
| ●      | ARBORVITAE        | THUJA OCCIDENTALIS 'SMARAGD'  | 5        | 2 GAL. |
| ⊗      | GLOBE ARBORVITAE  | THUJA OCCIDENTALIS 'GLOBE'    | 5        | 3 GAL. |
| ✱      | DAYLILIES         | HEMEROCALLIS                  | 25       | 1 GAL. |
| ⊗      | GOLDFLAME SPIRAEA | SPIRAEA X BUMALDA 'GOLDFLAME' | 13       | 3 GAL. |
| ⊗      | MINUET WEIGELA    | WEIGELA FLORIDA 'MINUET'      | 24       | 3 GAL. |
| ⊗      | CREEPING JUNIPER  | JUNIPER HORIZONTALIS          | 12       | 12"    |
| ↓      | FOERSTER GRASS    | CALAMAGROSTIS X ACUTIFLORA    | 12       | 1 GAL. |



## LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.

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