



## Application for Conditional Use Review

Applicant Name: Haman 21st Street, LLC.

Address: 5801 21st Street City: Racine

State: WI Zip: 53406

Telephone: \_\_\_\_\_ Cell Phone: (262) 930-4514

Email: timhaman210@gmail.com

Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

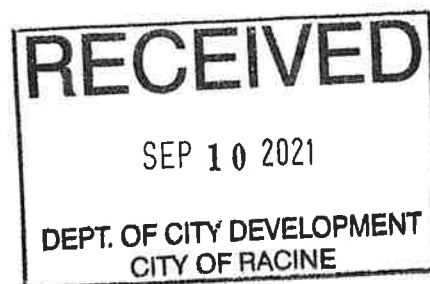
Email: \_\_\_\_\_

Property Address (Es): 5801 21st Street, Racine, WI 53406

Current Zoning: B-2

Current/Most Recent Property Use: Culvers Restaurant

Proposed Use: Culvers Restaurant







The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

No, the existing Culvers Restaurant will be adding a "double" drive-thru lane and additional waiting area for drive-thru customers

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

All work will be done within the existing footprint of the current site.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

All work will be done within the existing footprint of the current site.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The current restaurant has all required utilities, access and drainage. The proposed work does not require any additional "facilities".

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

The existing ingress / egress will be utilized and is sufficient.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

No, this is an upgrade to the existing restaurant.

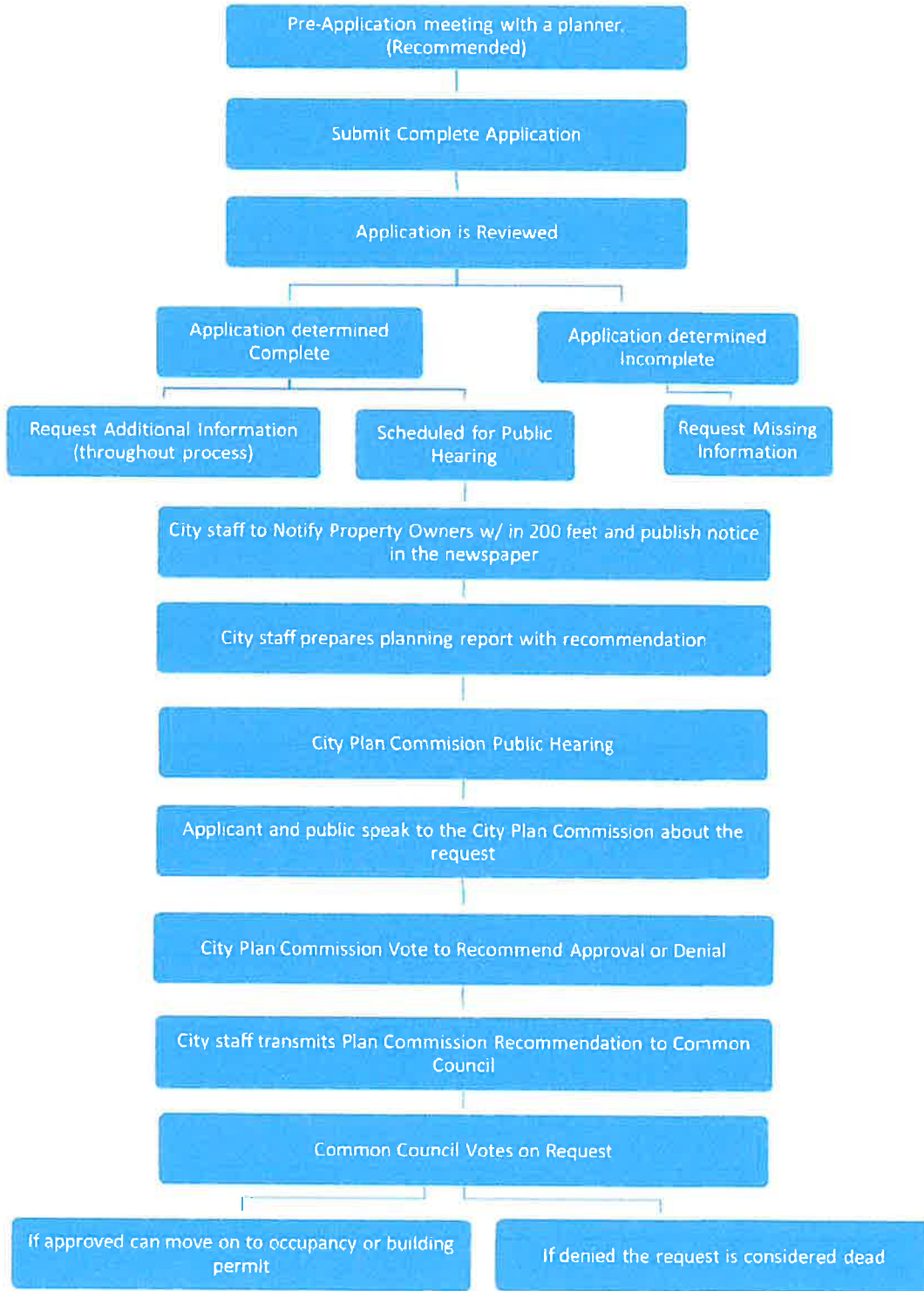
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

Yes.





## Application Review Process







If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

### **Required Submittal Format**

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

| Required Submittal Item                                                                                                                                                                                                                                                                                                                                                                                                                         | Applicant Submitted                 | City Received |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------|
| 1. Conditional Use Review Application                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |               |
| 2. Written description of project, including:<br>a. Hours of operation <i>mon - sun 10:00 - 10:00</i><br>b. Anticipated delivery schedule <i>same</i><br>c. Maintenance plan <i>same</i><br>d. General use of the building and lot                                                                                                                                                                                                              | <input checked="" type="checkbox"/> |               |
| 3. Site Plan (drawn to scale), including:<br>a. Fully dimensioned property boundary<br>b. All buildings (existing and proposed)<br>c. Setbacks from property lines<br>d. Identification as to whether all elements are "Existing" or "Proposed"<br>e. Dimensioned parking spaces and drive aisle layout<br>f. Trash enclosure location and materials<br>g. Loading spaces<br>h. Fire hydrant locations<br>i. Location of signage, with setbacks | <input checked="" type="checkbox"/> |               |
| 4. Zoning Analysis Table<br>a. Land area (in acres and square feet)<br>b. Building area (in square feet)<br>c. Setbacks (required yards in feet)<br>d. Floor Area Ratio (building area divided by lot area)<br>e. Lot Coverage (building footprint divided by lot area)<br>f. Height of all buildings and structures<br>g. Percentage of greenspace (landscaped areas divided by lot area)<br>h. Parking spaces                                 | <input checked="" type="checkbox"/> |               |
| 5. Landscape Plan<br>a. Bufferyards<br>b. Parking Areas<br>c. Screening and fencing locations<br>d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.                                                                                                                                                                                                                        | <input type="checkbox"/><br>NA      |               |







| Required Submittal Item                                                                                                                                                                                     | Applicant Submitted                                                                                   | City Received |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------|
| 6. Lighting Plan<br>a. Location of light fixtures<br>b. A cut sheet of light fixtures with indication of cut-offs or shielding<br>c. Illumination diagram indicating intensity of lighting on the property. | No Change in Lighting<br><input type="checkbox"/> NA                                                  |               |
| 7. Floor Plan<br>a. Preliminary floor plan layout of all buildings/structures<br>b. Labels for the type of use of the area<br>c. Labels for square footage of the area                                      | No Change to the Building<br><input type="checkbox"/> NA                                              |               |
| 8. Engineering Plan<br>a. Stormwater Plan (Drainage pattern, flow, detention)<br>b. Existing and proposed roadway and access configurations<br>c. Cross access                                              | <input checked="" type="checkbox"/>                                                                   |               |
| 9. Signage Plan<br>a. dimensioned color elevations of signage<br>b. A diagram showing the location of the proposed signage                                                                                  | Signage to remain the same except for an additional menu board<br><input checked="" type="checkbox"/> |               |
| 10. Building/site elevations (if new building or exterior changes planned)<br>a. Building elevations showing all four sides of the buildings in color<br>b. Elevation of trash enclosure area               | No Change to the Building<br><input type="checkbox"/> NA                                              |               |
| 11. Building Material Samples (if making exterior changes)                                                                                                                                                  | <input type="checkbox"/>                                                                              |               |
| 12. Review Fee                                                                                                                                                                                              | <input checked="" type="checkbox"/>                                                                   |               |

### Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization): Jim Hansen Date: 9-10-21

Applicant Signature (acknowledgement): Jim Hansen Date: 9-10-21







Nielsen Madsen & Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

## *Culvers 21st Street*

City of Racine

NMB Project Number: 2021.0156.01

September 9, 2021

### Zoning Analysis Table

**Land Area:**

|                             |                       |
|-----------------------------|-----------------------|
| Boundary                    | 78,748 SF or 1.808 ac |
| Disturbance Limits          | 10,266 SF or 0.236 ac |
| Area not including building | 74,000 SF or 1.699 ac |

**Building Area:**

4,748 SF

**Setbacks:**

|           |    |
|-----------|----|
| Building: | NA |
| Parking:  | NA |

**Floor Area Ratio:**

4,748 SF / 78,748 SF      0.063 SF

**Lot Coverage:**

4,748 SF / 78,748 SF      0.0603 SF

**Height of Structures:**

1 Floor      9 Ft

**Greenspace:**

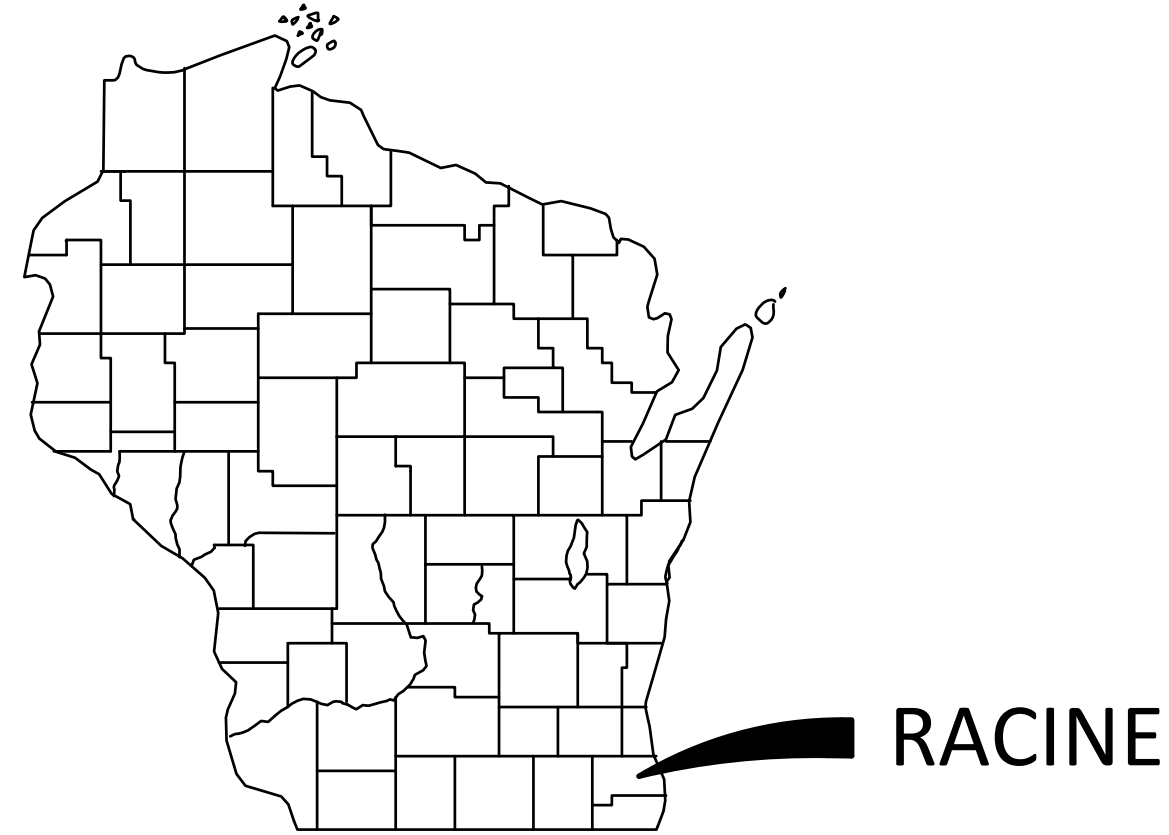
Within Project Area = 990  
Outside of Project area = 18,102  
19,092 SF / 78,748 SF      0.242

**Parking Spaces:**

4 ADA  
77 Regular Parking Spaces  
Drive-thru 13 parking spaces



CONSTRUCTION PLANS  
for  
**CULVER'S RESTAURANT**  
SITE GRADING, DRAINAGE, & PAVEMENT IMPROVEMENTS  
City of Racine, Racine County, Wisconsin

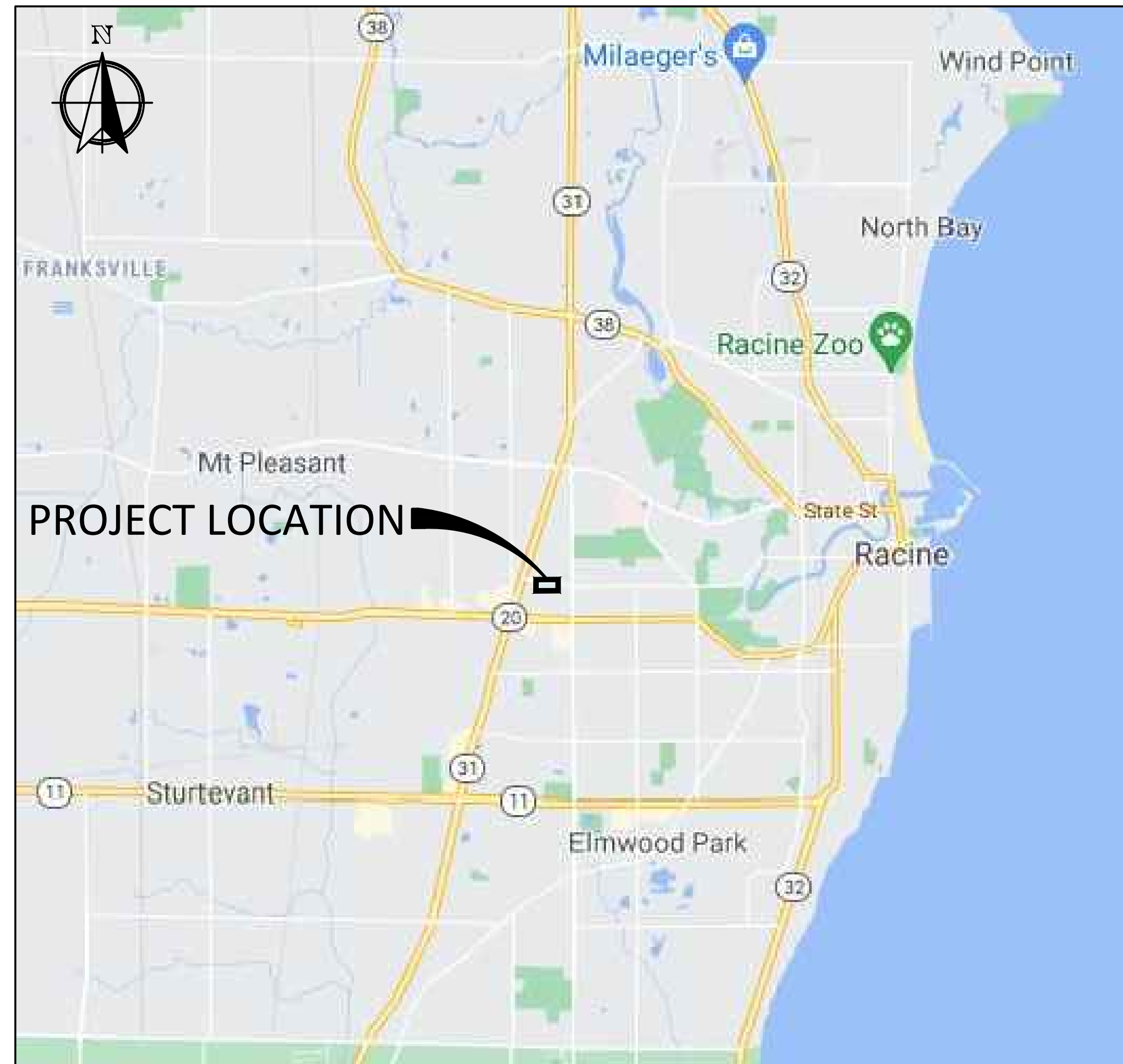


## LEGEND

| Description                 | Existing | Proposed | Description           | Existing | Proposed |
|-----------------------------|----------|----------|-----------------------|----------|----------|
| EDGE OF WOODS               |          |          | SOIL BORING           |          |          |
| DECIDUOUS TREE              |          |          | WATER SHUT OFF        |          |          |
| DECIDUOUS TREE REMOVAL      |          |          | WATER MAIN VALVE      |          |          |
| CONIFEROUS TREE             |          |          | HYDRANT               |          |          |
| CONIFEROUS TREE REMOVAL     |          |          | WATER MAIN REDUCER    |          |          |
| BUSH                        |          |          | SANITARY MANHOLE      |          |          |
| STORM SEWER                 |          |          | SANITARY CLEAN OUT    |          |          |
| SANITARY SEWER              |          |          | STORM MANHOLE         |          |          |
| WATERMAIN                   |          |          | CATCH BASIN           |          |          |
| CONTOURS                    |          |          | TELEPHONE BOX         |          |          |
| UNDERGROUND CABLE, ELECTRIC |          |          | GUY WIRE              |          |          |
| UNDERGROUND, GAS MAIN       |          |          | UTILITY POLE          |          |          |
| UNDERGROUND COMMUNICATIONS  |          |          | GAS VALVE             |          |          |
| SILT FENCE                  |          |          | GAS METER             |          |          |
| OVERHEAD ELECTRIC           |          |          | LIGHT POLE            |          |          |
| FORCE MAIN                  |          |          | ENDWALL               |          |          |
| FIRE PROTECTION             |          |          | CULVERT               |          |          |
| UTILITY CROSSING            |          |          | RAILROAD TRACKS       |          |          |
| SEPTIC VENT                 |          |          | FENCE                 |          |          |
| ELECTRIC MANHOLE            |          |          | NO VEHICULAR ACCESS   |          |          |
| COMMUNICATION MANHOLE       |          |          | DITCH OR SWALE        |          |          |
| WATER MANHOLE               |          |          | STREET SIGN           |          |          |
| HVAC UNIT                   |          |          | ELECTRIC PEDESTAL     |          |          |
| UNDERGROUND VAULT           |          |          | ELECTRIC METER        |          |          |
| SECTION CORNER              |          |          | PAD MOUNT TRANSFORMER |          |          |
| MAIL BOX                    |          |          | FOUND IRON PIPE       |          |          |
| GUARD POST                  |          |          | SET IRON PIPE         |          |          |

## ABBREVIATIONS

|                          |      |                                |     |
|--------------------------|------|--------------------------------|-----|
| BASE LINE                | BL   | INVERT ELEVATION               | IE  |
| LONG CURB OF CURVE       | CHD  | LENGTH OF CURVE                | ARC |
| CURB AND GUTTER          | C&G  | MANHOLE                        | MH  |
| CATCH BASIN              | CB   | NORMAL WATER LEVEL             | NWL |
| CENTERLINE               | CL   | POINT OF CURVATURE             | PC  |
| EDGE OF PAVEMENT         | EOP  | POINT OF TANGENCY              | PT  |
| FINISHED FIRST FLOOR     | FFF  | TANGENCY OF CURVE              | TAN |
| FINISHED GRADE           | FG   | POINT OF VERTICAL INTERSECTION | PVI |
| FLOW LINE                | FL   | RADIUS                         | R   |
| FLOODPLAIN               | FP   | RIGHT OF WAY                   | ROW |
| ORDINARY HIGH WATER MARK | OHWM | SANITARY SEWER                 | SAN |
| TOP OF BANK              | TOB  | STORM SEWER                    | STM |
| TOP OF CURB              | TOC  | TOP OF FOUNDATION              | TOF |
| TOP OF WALK              | TOW  | WATER MAIN                     | WM  |



## BENCH MARK

1. LIGHT POLE BASE ON SOUTH MEDIAN OF PROJECT SITE  
ELEVATION: 726.43

## UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



## SHEET INDEX

| <u>Plan Sheet</u>                       | <u>Sheet No.</u> |
|-----------------------------------------|------------------|
| TITLE SHEET                             | C-1              |
| EXISTING CONDITIONS                     | C-2              |
| SITE DEMOLITION PLAN                    | C-3              |
| DIMENSIONED SITE PLAN                   | C-4              |
| SITE GRADING & EROSION CONTROL PLAN     | C-5              |
| PAVEMENT GRADING PLAN                   | C-6              |
| TYPICAL SECTIONS & CONSTRUCTION DETAILS | C-7 - C-8        |

**OWNER**

TRIPLE H LIMITED, LLP  
TIM HAMAN  
722 SOUTH SYLVANIA AVENUE  
STURTEVANT, WI 53177  
EMAIL: racineculv1@hotmail.com

## GOVERNING AGENCIES CONTACTS

CITY OF RACINE - DEPARTMENT OF PUBLIC WORKS  
JOHN ROONEY, COMMISSIONER OF PUBLIC WORKS  
OFFICE: 262-636-9121  
EMAIL: [john.rooney@cityofracine.org](mailto:john.rooney@cityofracine.org)

CITY OF RACINE - DEPARTMENT OF CITY DEVELOPMENT  
BILL BOWERS, DIRECTOR OF CITY DEVELOPMENT  
DIRECTOR OF CITY DEVELOPMENT OFFICE: 262-636-9151  
EMAIL: [bill.bowers@cityofracine.org](mailto:bill.bowers@cityofracine.org)

CITY OF RACINE - ENGINEERING DEPARTMENT  
RON PRITZLAFF  
ASSISTANT COMMISSIONER OF PUBLIC WORKS  
OFFICE: 262-636-9121  
EMAIL: ron.pritzlaff@cityofracine.org

CITY OF RACINE - ENGINEERING DEPARTMENT  
ARA MOLITOR, CITY ENGINEER  
ENGINEERING DEPARTMENT OFFICE: 262-636-9121  
EMAIL: [ara.molitor@cityofracine.org](mailto:ara.molitor@cityofracine.org)

CITY OF RACINE - BUILDING INSPECTION DEPARTMENT  
KENNETH D. PLASKI, CHIEF BUILDING INSPECTOR  
BUILDING DEPARTMENT OFFICE: 262-636-9464  
EMAIL: kenneth.plaski@cityofracine.org

CITY OF RACINE - RACINE WATER UTILITY (RWU)  
MIKE GITTER, INTERIM GENERAL MANAGER  
BUILDING DEPARTMENT OFFICE: 262-636-9430  
EMAIL: Mike.Gitter@cityofracine.org

## PUBLIC UTILITY CONTACTS

TIME WARNER CABLE  
STEVE CRAMER  
UTILITY COORDINATOR  
OFFICE: 414-277-4045  
EMAIL: [steve.cramer@twcable.com](mailto:steve.cramer@twcable.com)  
EMERGENCY NUMBER: (800) 627-2288

AT&T  
MIKE TOYEK  
OFFICE: 262-636-0549  
EMAIL: mt1734@att.com

TDS TELECOM  
SOUTHEAST WISCONSIN  
OFFICE: 877-483-7142

WE-ENERGIES  
DAVID SATTLER  
CITY OF RACINE  
OFFICE: (262) 552-3280  
EMAIL: david.sattler@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325  
ELECTRICAL EMERGENCY: (800) 662-4797

AMERICAN TRANSMISSION COMPANY  
BRIAN MCGEE  
OFFICE: 262-506-6895  
EMAIL: bmcgee@atcllc.com  
EMERGENCY NUMBER: (800) 972-5341



**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 534  
Tel: (262)634-5588 Website: [www.nmbssc.net](http://www.nmbssc.net)

**CULVERS RESTAURANT**  
SITE GRADING, DRAINAGE, & PAVEMENT  
IMPROVEMENTS  
FOR  
TRIPLE H LIMITED, LLP

LIMITED, LLP

CITY OF RACINE, RACINE COUNTY, WISCONSIN

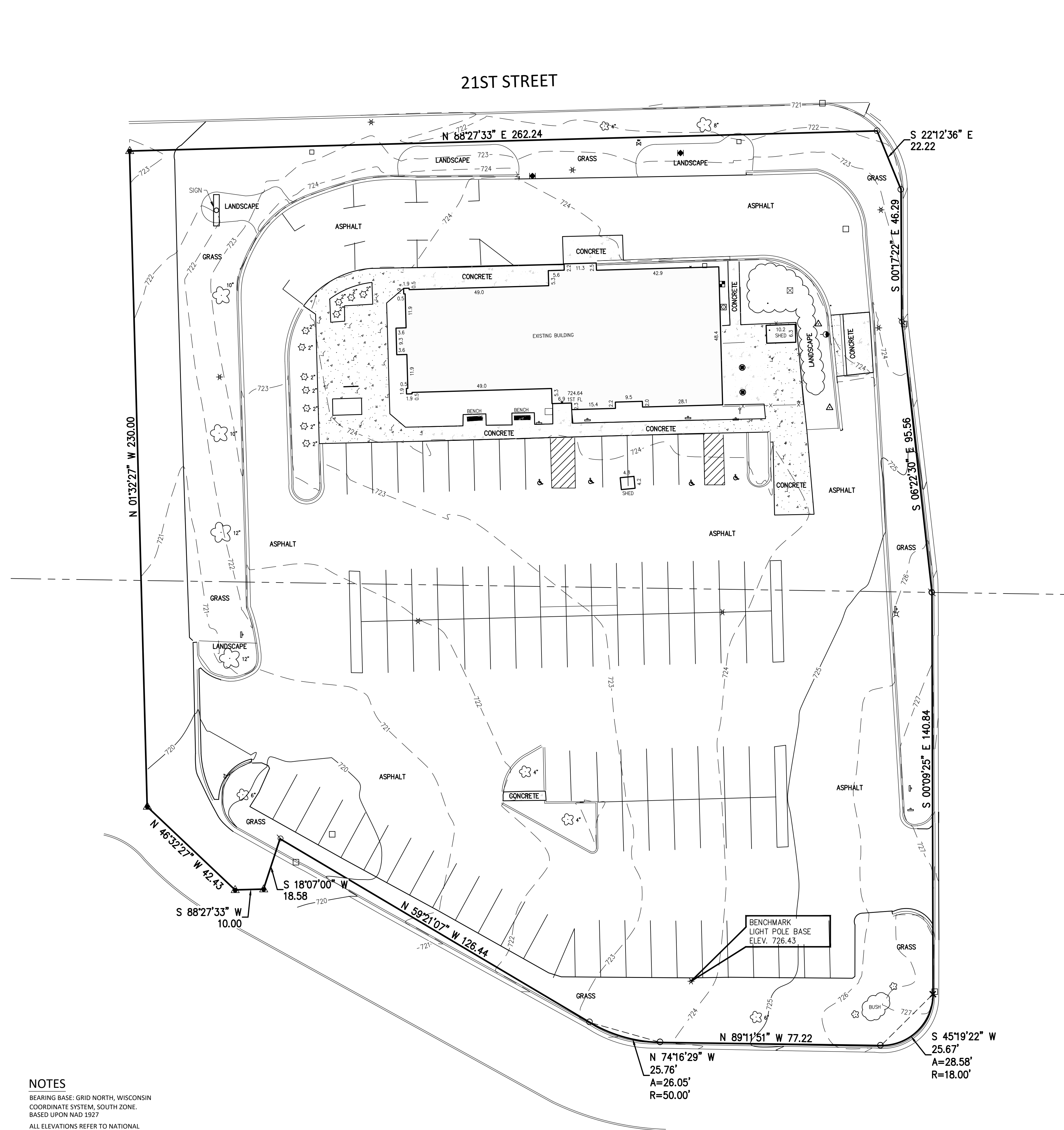
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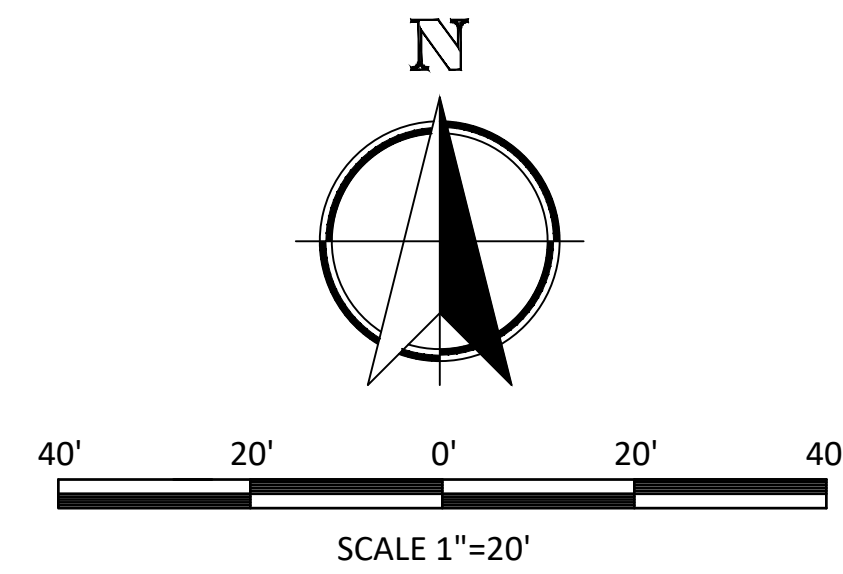
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C-1





### UTILITY NOTE

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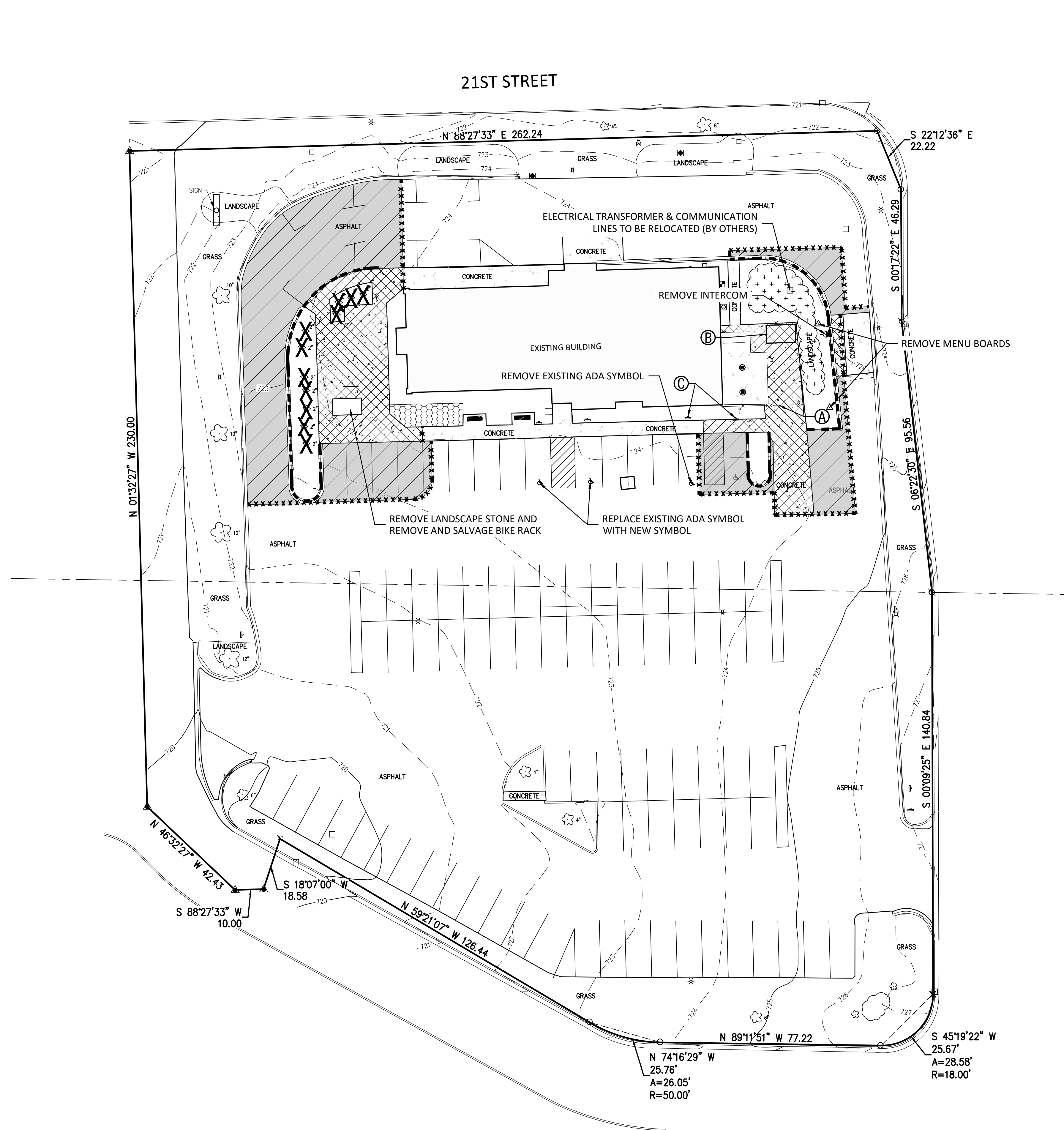


**CULVERS RESTAURANT**  
EXISTING CONDITIONS  
FOR  
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CITY OF RACINE, RACINE COUNTY, WISCONSIN

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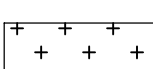
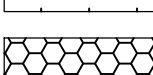
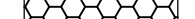






## DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED BY (ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PAADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION (OR MODIFICATION) OF THE BUILDINGS.
6. ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.
10. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
11. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
12. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
13. EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE DISTRICT.
14. PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE DISTRICT.
15. CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.
16. IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
17. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## SITE DEMOLITION LEGEND

- |                                                                                       |                                                |
|---------------------------------------------------------------------------------------|------------------------------------------------|
|  | REMOVE CONCRETE PAVEMENT & BASE                |
|  | REMOVE ASPHALT PAVEMENT & BASE                 |
|  | CLEAR & GRUB TREES/BUSHES                      |
|  | REMOVE LANDSCAPE STONE                         |
|  | SAW CUT PAVEMENT (FULL DEPTH)                  |
|  | CLEAR & GRUB ISOLATED TREES                    |
|  | REMOVE CURB & GUTTER                           |
| Ⓐ                                                                                     | REMOVE EXISTING FENCE/GATE                     |
| Ⓑ                                                                                     | REMOVE EXISTING SHED AND RELOCATE              |
| Ⓒ                                                                                     | REMOVE EXISTING ADA SIGN/POST AND SALVAGE SIGN |

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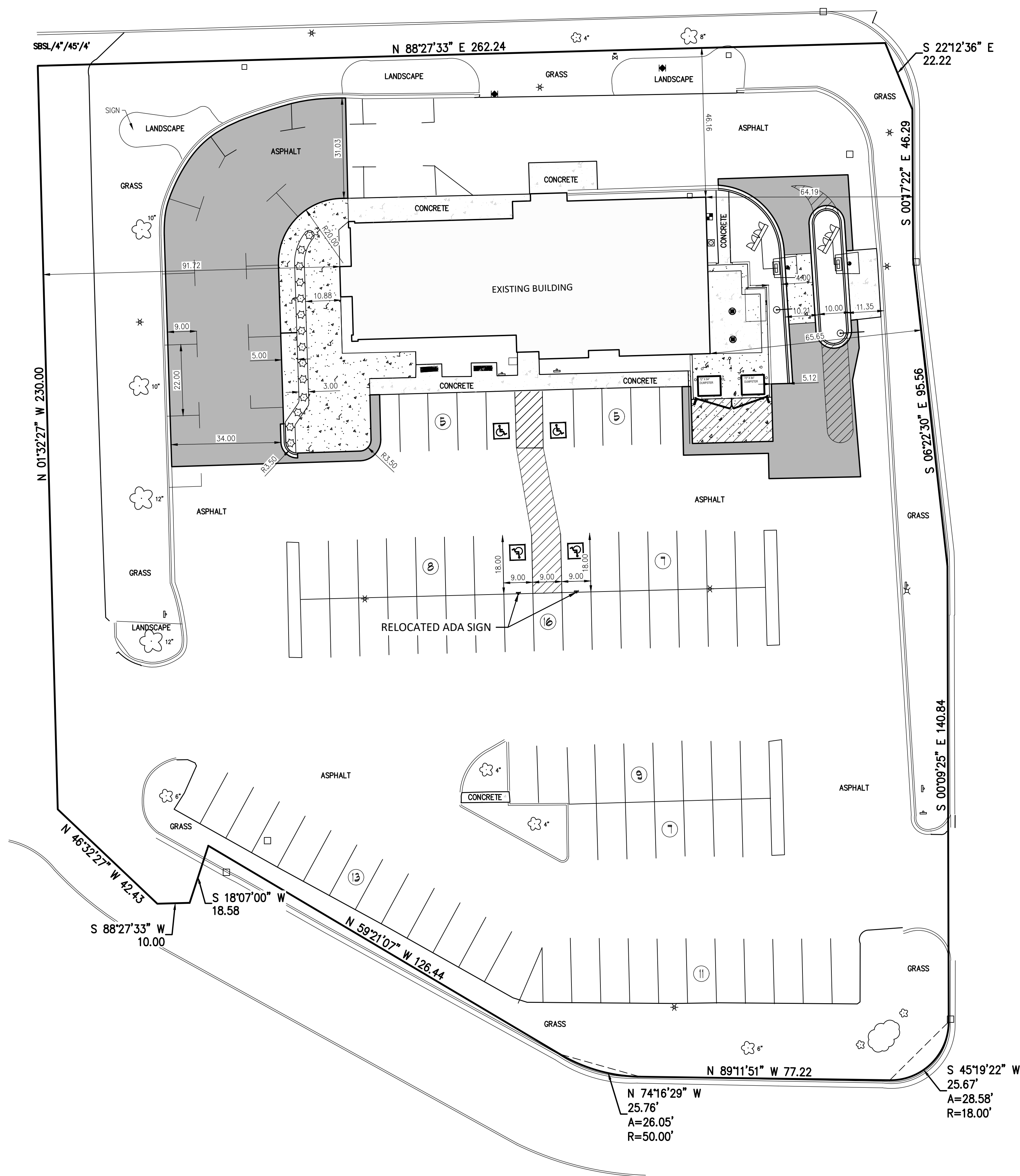
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DATE: \_\_\_\_\_ 8-30-202

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C-3





## PARKING DATA

EXISTING DRIVE-THRU PARKING

|                |   |
|----------------|---|
| PARKING SPACES | 6 |
|----------------|---|



PROPOSED DRIVE-THRU PARKING

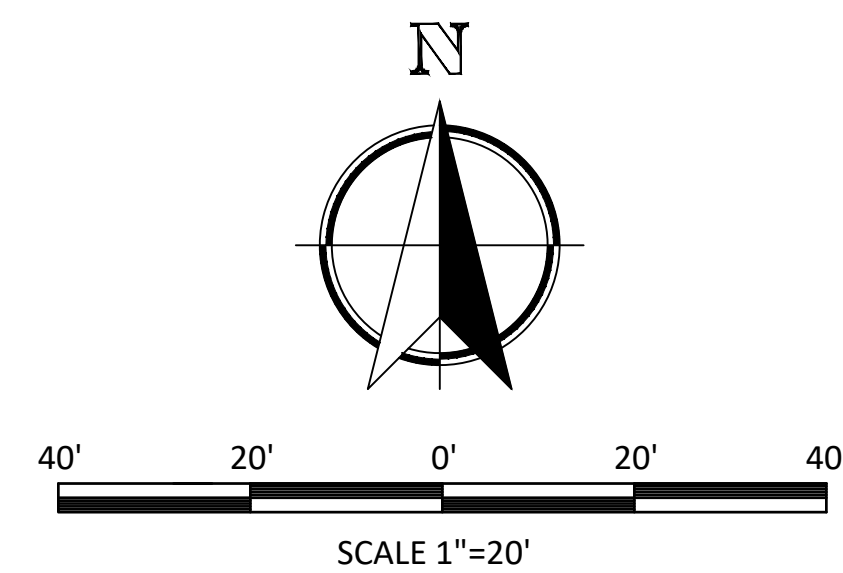
|                |    |
|----------------|----|
| PARKING SPACES | 13 |
|----------------|----|

|                             |    |
|-----------------------------|----|
| <u>EXISTING PARKING LOT</u> |    |
| ADA PARKING SPACES          | 4  |
| REGULAR PARKING SPACES      | 83 |

|                             |    |
|-----------------------------|----|
| <u>PROPOSED PARKING LOT</u> |    |
| ADA PARKING SPACES          | 4  |
| REGULAR PARKING SPACES      | 77 |

## LEGEND

 PROPOSED ASPHALT PAVEMENT  
 PROPOSED CONCRETE PAVEMENT



## UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

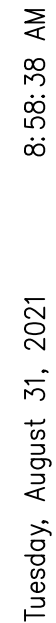
[illegible]

PROJ. MGR: \_\_\_\_\_ MRM  
DRAFTED: \_\_\_\_\_ JR  
DATE: \_\_\_\_\_ 8-18-202  
CHECKED: \_\_\_\_\_ AL  
DATE: \_\_\_\_\_ 8-18-202

2021.0156.01

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## EROSION CONTROL

1. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:
  - (A) AT LEAST WEEKLY.
  - (B) WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN A MONITORING RECORD WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITY INVOLVES ONE OR MORE ACRES. THE MONITORING RECORD SHALL CONTAIN AT LEAST THE FOLLOWING INFORMATION:
  - (A) THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED ABOVE.
  - (B) A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.

INSTALL SEDIMENT CONTROL WATTLES PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1062 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT ALL WATTLES PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED WATTLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED WATTLE MATERIAL.

ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

## SITE GRADING & SUB-GRADE PREPARATION

EXCAVATE, GRADE & SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

TEMPORARY SEEDING IS REQUIRED FOR ALL STOCKPILES AND OTHER EXPOSED LAND AREAS IF NOT UTILIZED WITHIN 30 DAYS. AT THE COMPLETION OF THE PAVEMENT WORK, SPREAD TOPSOIL TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LANDSCAPE AND LAWN AREAS. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTIONS 627, 629 AND 630 OF THE "STATE SPECIFICATIONS".

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

3  
C-7

1  
C-7

- ## IMPERVIOUS AREA CALCULATIONS

## UTILITY NOTE

**DIGGERS HOTLINE**  
Call 811 or (800) 242-8511  
[www.DiggersHotline.com](http://www.DiggersHotline.com)

**CULVERS 21st STREET**  
FOR  
GRADING & EROSION CONTROL PLAN

**TRIPLE H LIMITED, LLP**  
CITY OF RACINE, RACINE COUNTY, WISCONSIN

PROJ. MGR: MRM  
DRAFTED: JRT  
DATE: 8-30-2021  
CHECKED: ALJ  
DATE: 8-30-2021

2021.0156.01

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**ISSUE FOR REVIEW: 8-30-2021**











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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------|--|---------------------------------------------------------------------|--|--|--|
| <p><b>INSTALLATION NOTES FOR CURB AND GUTTER DETAILS</b></p> <ol style="list-style-type: none"><li>1. CONCRETE CURB &amp; GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED DENSE AGGREGATE BASE COURSE EXTENDING A MINIMUM OF 12 INCHES BEHIND THE BACK OF CURB.</li><li>2. CURB PAN SHALL BE A MINIMUM OF SIX INCHES (6") THICK, EXPECT AT DRIVEWAY LOCATIONS WHERE IT SHALL BE A MINIMUM OF EIGHT INCHES (8") THICK.</li><li>3. INSTALL TWO (2) NO. 4, 18-INCH LONG EPOXY COATED TIE BARS ANCHORED WITH AN EPOXY, EVENLY SPACED, DRIVEN NINE INCHES (9") INTO TO EXISTING OR PREVIOUSLY INSTALLED CURB AND GUTTER.</li><li>4. WHEN PLACED ADJACENT TO NEW CONCRETE, INSTALL NO. 4 18-INCH LONG EPOXY COATED TIE BARS, 36" ON CENTER PLACED A MINIMUM OF THREE AND ONE HALF INCHES (3½") BELOW THE TOP OF THE CURB PAN.</li><li>5. LATERAL CONTRACTION JOINTS TO BE PLACED AT AN INTERVAL OF 10 FEET TO A MINIMUM DEPTH OF TWO INCHES (2").</li><li>6. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT POINTS OF CURVATURE, ANGLE POINTS, THREE FEET (3') FROM EACH SIDE OF EVERY INLET AND EVERY 300 FEET ALONG TANGENT SECTIONS OR AS DIRECTED BY THE ENGINEER. EXPANSION JOINT FILLER MATERIAL SHALL MEET WSDOT SPECIFICATIONS HAVING THE SAME DIMENSIONS AS THE CURB &amp; GUTTER WITH A 3/4" THICKNESS.</li><li>7. APPLY CONCRETE CURING COMPOUND PER WSDOT SPECIFICATIONS.</li></ol> |  |                                                                        |  |                                                                     |  |  |  |
| <p><b>1 CONCRETE CURB &amp; GUTTER DETAIL NOTES</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | <p><b>2 INTEGRAL CONCRETE SIDEWALK / BARRIER CURB DETAIL</b></p>       |  | <p><b>3 18" VERTICAL FACE CONCRETE CURB AND GUTTER DETAIL</b></p>   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                        |  |                                                                     |  |  |  |
| <p><b>4 18" VERTICAL FACE REVERSE PAN CONCRETE CURB AND GUTTER DETAIL</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <p><b>5 MEDIUM-DUTY ASPHALT PAVEMENT (4") (TYPICAL SECTION)</b></p>    |  | <p><b>6 LIGHT-DUTY CONCRETE PAVEMENT (4") (TYPICAL SECTION)</b></p> |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                        |  |                                                                     |  |  |  |
| <p><b>7 HEAVY-DUTY CONCRETE PAVEMENT (8") (TYPICAL SECTION)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | <p><b>8 ADA "RESERVED PARKING" SIGN DETAIL</b></p>                     |  | <p><b>9 ADA "RESERVED PARKING VAN ACCESSIBLE" SIGN DETAIL</b></p>   |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                        |  |                                                                     |  |  |  |
| <p><b>10 6" STEEL PIPE BOLLARD DETAIL</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | <p><b>11 PAINTED INTERNATIONAL SYMBOL FOR ACCESSIBILITY DETAIL</b></p> |  |                                                                     |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                        |  |                                                                     |  |  |  |



**F2 FOUNDATION PLAN**  
SCALE : 1/4" = 1'-0"

**F3 FLOOR PLAN**  
SCALE : 1/4" = 1'-0"

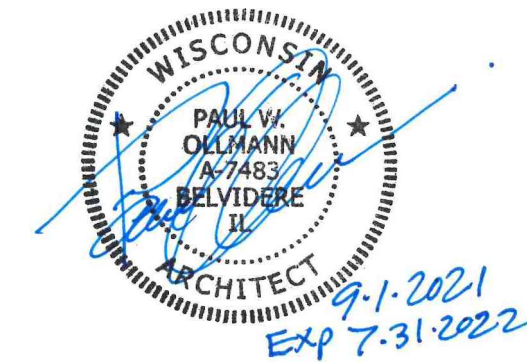
# H1 ENCLOSURE ELEVATIONS

**E8** SECT @ GATE MTG STILES  
SCALE : 3" = 1'-0"

**G8** **DETAIL**  
SCALE : 1 1/2" = 1'-0"

**H5 ENCLOSURE WALL**  
SCALE : 3/4" = 1'-0"

**H7 ENCLOSURE GATE ELEV**  
SCALE : 1/2" = 1'-0"

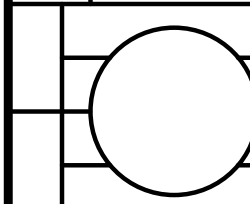


CULVER'S RESTAURANT IMPROVEMENTS  
5801 21st St  
RACINE, WI 53406  
County of RACINE



OWNER:

**COLLMANN ERNEST MARTIN ARCHITECTS**  
200 South State Street  
Belvidere Illinois 61008  
815-544-7790 Phone



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## GARBAGE DUMPSTER

Revision:

Date: 9-1-2021

2021-099

GD  
101