

**CITY OF EDGERTON
EDGERTON CITY HALL
12 ALBION STREET
EDGERTON, WI**

PLANNING COMMISSION
Monday, May 16, 2022 at 6:15 P.M.

NOTICE: The meeting noticed above will also be live streamed on a Zoom platform: To view the meeting, please select the link to the meeting listed on the **calendar events** on the City website's home page at www.cityofedgerton.com. Due to occasional technical difficulties, citizen participation via Zoom may not be possible.

1. Call to Order; Roll Call.
2. Confirmation of appropriate meeting notice posted Friday, May 13, 2022.
3. Consider approval of Plan Commission meeting minutes.
 - A. April 6, 2022
 - B. April 25, 2022
4. Consider site plan approval for 1905 Marshview Court for Weber to allow the construction of a storage building.
5. Set next meeting date and future agenda items.
6. Adjourn.

cc: Commission Members All Council Members Department Heads
City Engineer Newspapers

NOTICE: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: 884-3341.

Notice is hereby given that a majority of the Common Council is expected to be present at the above scheduled noticed meeting to gather information about a subject over which they have decision-making responsibility. The only action to be taken at this meeting will be action by the Planning Commission."

**APRIL 6, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Jim Burdick, Paul Davis (arrived at 6:01), Theran Springstead, Jim Kapellen, Julie Hagemann and Ron Webb.

Also present: City Administrator Ramona Flanigan and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, April 1st at the Post Office, Edgerton Library, City website and City Hall.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the Edgerton retirement Apartments/Judith Fischer for the approval of a Planned Development/General Development Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Rd (parcel 6-26-931.3).

Flanigan stated the upgrades for this property do not involve any changes to the land use or the structure, therefore both public hearings will be held at the same time. This structure is currently a legal nonconforming use. The petitioner is requesting approval of a Planned Development/General Development Plan to bring the existing development in conformance with the current zoning regulations.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY EDGERTON RETIREMENT APARTMENTS/JUDITH FISCHER FOR THE APPROVAL OF A PLANNED DEVELOPMENT/GENERAL DEVELOPMENT PLAN FOR 505 STOUGHTON RD. Jim Kapellen/Ron Webb moved to approve the General Development Plan/Planned Development for the Edgerton Apartments at 505 Stoughton Rd.

The motion passed on a 6/0/1 roll call vote. Mayor Lund abstained

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by the Edgerton Retirement Apartments/Judith Fischer for the approval of a Planned Development/Precise Implementation Plan to bring the existing development in conformance with zoning regulations for the property located at 505 Stoughton Rd (parcel 6-26-931.3).

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY EDGERTON RETIREMENT APARTMENTS/JUDITH FISCHER FOR THE APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN FOR 505 STOUGHTON RD. Jim Burdick/Jim Kapellen moved to approve the Planned Development/Precise Implementation Plan for the Edgerton Retirement Apartments/Judith Fischer at 505 Stoughton Rd.

The motion passed on a 6/0/1 roll call vote. Mayor Lund abstained.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by Lee Larsen/Bug Tussel Wireless for approval of a conditional use permit to allow the construction of a communication tower on Elm High Drive approximately 400' west of Edgerton Middle School on parcel 6-26-930.2.

City Administrator Ramona Flanigan stated the petitioner is seeking approval to construct a communication tower on Elm High Dr west of the Edgerton Middle School. State Statutes have severely limited a municipality's authority over the siting of communication towers. The petitioner must provide a sworn statement attesting that the collocation withing the applicant's search ring would not result in the same mobile service functionality, coverage and capacity. They must also provide an engineering certificate showing the structure is designed to collapse within a smaller area than the setback or fall zone.

Lee Larson, Representative for Bug Tussel Wireless stated they have exhausted all other options for this project. He reported this project will provide wireless internet to the area and it will also expand the First Responder Network and AT&T's mobile phone network in the county.

Larson stated they tried to limit the impact as much as possible. They lowered the height to 199' which would eliminate the light on the tower.

Paul Zellmer, 407 Colonial Cir, inquired if this tower is needed for emergency response. Mr. Larson stated during Covid there was a strain on communications. With more people teaching and working from home, the strain became greater. Mr. Zellmer was concerned about the tower being close to a school and the health repercussions.

Patricia Sund, 1111 Stoughton Rd inquired about the structure being constructed in a wetland. She is concerned about the tower being structurally sound. She also inquired about how far service from the tower will reach. Mr. Larson stated there were other locations considered but were turned down by AT&T for various reasons and that it will serve approximately a 5 mile radius.

Hearing no other comments, Mayor Christopher Lund closed the public hearing.

CONSIDER REQUEST BY LEE LARSEN/BUG TUSSEL WIRELESS FOR THE APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A COMMUNICATION TOWER ON ELM HIGH DR: Jim Kapellen/Ron Webb moved to approve a conditional use permit to allow the construction of a communication tower on Elm High Dr approximately 400' west of Edgerton Middle School on parcel 6-26-930.2.

The motion passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to take comments regarding a request by Ilir Banushi for the approval of a Planned Development/Precise Implementation Plan to allow the construction of a 42-unit apartment building located south of Lake Drive and west of Dairyland Drive (parcel 051234481982).

City Administrator Ramona Flanigan stated this is the last step in the Planned Development process.

The city has not received detailed engineering plans indicating how they will handle the accessibility from the curbed parking lot to the main sidewalk to the apartment building. There should be accessible ramps or the main walk should be depressed for accessibility. The petitioner will also need to submit more detailed grading and stormwater control plans. Flanigan discussed a need to address mail/package delivery and screening of ground floor apartments from the parking lot. The Committee agreed to leave the public hearing open to allow the petitioner and the engineer to submit completed plans that address the concerns.

CONSIDER REQUEST BY ILIR BANUSHI FOR THE APPROVAL OF A PLANNED DEVELOPMENT/PRECISE IMPLEMENTATION PLAN TO ALLOW THE CONSTRUCTION OF A 42-UNIT APARTMENT BUILDING: Ron Webb/Theran Springstead moved to continue the public hearing for the Planned Development/Precise Implementation Plan for Ilir Banushi to allow for complete plans to be submitted.

The motion passed on a 7/0 roll call vote.

PUBLIC HEARING: The Plan Commission held a public hearing to hear comments regarding a request by the City of Edgerton to amend Sections 22.102 Definitions; 22.304(5) Accessory Land Uses; 22.304(f) In Vehicle Sales and Service; and 22.404(6) Off-Street Parking and Traffic Circulation to regulate electric vehicle charging stations.

City Administrator Ramona Flanigan stated the draft ordinance addresses the definition of charging stations and charging facilities; allows for Level 1 and 2 charging stations in all districts as a special use; allows Level 3 charging stations as a conditional use in nonresidential districts; allows charging facilities in the same locations where gas stations are allowed; and requires new multi-family development with 10 or more units to install electric vehicle charging stations in 10% of the required stalls, and new or reconstructed parking lots having 20 or more cars install EV charging stations.

Hearing no comments, the Mayor closed the public hearing.

CONSIDER AMENDMENT TO SECTIONS 22.102 DEFINITIONS; 22.304(5) ACCESSORY LAND USES; 22.304(F) IN VEHICLE SALES AND SERVICES; AND 22.404(6) OFF STREET PARKING AND TRAFFIC CIRCULATION: Theran Springstead inquired about the enforcement of excessive time parked in a stall reserved for charging electric vehicles after the vehicle is fully charged. Flanigan stated the police department would need to be notified. Springstead also suggested the ordinance should give a definition of “electric vehicle”.

The Committee debated the requirement for expanded and reconstructed parking areas to be converted to charging stalls. Springstead and Burdick felt the existing properties should not be required to follow this requirement. This should be enforced for new construction. Amendments were made to the draft ordinance for consideration by Council.

A Jim Burdick/Theran Springstead motion to approve the draft ordinance to regulate electric vehicle charging stations with amendments passed on a 7/0 roll call vote.

MINUTES: A Ron Webb/Jim Kapellen motion to approve the minutes from the March 21, 2022 Plan Commission meeting passed on a 7/0 roll call vote.

PRELIMINARY AND FINAL 2 LOT CSM ON LADD LANE AND THRONSON RD FOR KEINBAUM: City Administrator Ramona Flanigan stated the petitioner plans to divide the lot into 2 separate lots. The petitioner would develop lot 1 and sell off lot 2.

A Ron Webb/Chris Lund motion to approve a preliminary and final 2 lot CSM on Ladd Ln and Thronson Rd for Keinbaum passed on a 7/0 roll call vote.

CONSIDER VACATION OF MAPLE CT NORTH OF RAILROAD TRACKS: City Administrator Ramona Flanigan reported IKI Manufacturing has requested the city vacate the Maple court right of way in its entirety. Their interest is to improve security fencing. IKI owns all of the numerous lots that front on Maple Ct. Staff is recommending approval of the vacation with the following conditions.

Jim Kapellen/Ron Webb moved to approve the vacation of Maple Ct north of the railroad tracks with the following conditions:

1. Easements are recorded for all public utilities that are located in the current Maple Court right of way.
2. An access easement is recorded for the house on the SE corner of Stoughton Rd and Maple Ct which has a driveway that accesses Maple Court.
3. Emergency access is granted to owners of all public utilities that are or may be located behind any fence that is installed across the current Maple Court right of way.

The motion passed on a 7/0 roll call vote.

EXTRATERRITORIAL LAND DIVISIONS: A Jim Burdick/Ron Webb motion to approve a two-lot extraterritorial CSM in Section 8 of the Town of Fulton on the SW corner of Dallman Rd and Hwy 59 for Feggstad passed on a 7/0 roll call vote.

A Jim Kapellen/Paul Davis motion to approve a one-lot extraterritorial CSM in Section 15 of the Town of Fulton on E Dalby Rd for Schuette passed on a 7/0 roll call vote.

A Ron Webb/Jim Burdick motion to approve a five-lot extraterritorial plan of Olson's Bliven Rd Addition in Section 21 of the Town of Albion on Bliven Rd for Olson passed on a 7/0 roll call vote.

Being no other business before the Commission, a Ron Webb/Julie Hagemann motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator

**APRIL 25, 2022 PLAN COMMISSION MEETING MINUTES
CITY OF EDGERTON**

Commission Chair Chris Lund called the meeting to order at 6:00 p.m.

Present: Chris Lund, Paul Davis, Jim Kapellen, Julie Hagemann and Ron Webb.

Excused: Jim Burdick & Theran Springstead

Also present: City Administrator Ramona Flanigan and a few of citizens.

City Administrator Ramona Flanigan confirmed the meeting agendas were properly posted on Friday, April 22nd at the Post Office, Edgerton Library, City website and City Hall.

PRELIMINARY AND FINAL 2 LOT CSM ON LADD LANE AND THRONSON RD FOR KEINBAUM: Ron Webb/Paul Davis moved to approve a preliminary and final 2 lot CSM on Ladd Ln and Thronson Rd for Keinbaum with the following conditions:

1. The final CSM indicates all easements.
2. The petitioner pays the \$10 platting fee for the creation of a new lot.

The motion passed on a 5/0 roll call vote.

PRELIMINARY AND FINAL 1 LOT CSM TO COMBINE TWO LOTS AT 110 WEST MEADOWS DR FOR BRAUN: A Jim Kapellen/Ron Webb motion to approve a preliminary and final 1 lot CSM to combine two lots at 110 W Meadows Dr for Braun passed on a 5/0 roll call vote.

SUBDIVISION ORDINANCE AMENDMENTS: Flanigan stated our subdivision code is significantly out of date. Currently the city is in the middle of a recodification. Staff presented a rewrite of the entire subdivision chapter. Staff highlighted the sections that were either new or amended. The approval process requires the Plan Commission to recommend the amended code to the Council and either the Council or the Plan Commission would hold a public hearing before adoption.

Due to the insufficiency of the subdivision ordinance the details or requirements for new subdivision developments are addressed in the developer agreement. This is not an ideal way to determine these requirements. Updating the ordinance would alleviate the need for negotiations with the developers.

The Commission discussed the oversizing requirements for infrastructure for new development to account for future growth. Requirements for parkland were also discussed in regards to determining the acreage required by each development and also the option to the city to request more land if needed.

The Committee agreed they would like discuss this ordinance language further at a future meeting and then hold a public hearing. They would like the public hearing to be at a Plan Commission meeting.

Being no other business before the Commission, a Chris Lund/Ron Webb motion to adjourn passed, all voted in favor.

Ramona Flanigan/wl
City Administrator

TO: Edgerton Plan Commission

FROM: Staff

MEETING DATE: May 16, 2022

GENERAL DESCRIPTION

Description of Request: Petition for approval of a site plan to allow the construction of a storage building in the M-2 General Industrial District

Location: 1905 Marshview Court (West of Gear Drive near the Westside Industrial Park) Lot 2 on the attached CSM

Applicant: Bill Weber

Current Zoning/Land Use: M-2 General Industrial District/vacant

Lot Size: 1.5 acres

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Subdivision Ordinances and has the following comments:

1. The subject parcel is located on Marshview Court near the Westside Industrial Park. The parcel is zoned M-2 General Industrial District. The petitioner proposes to establish a 6,000 sf building for storage.
2. The east elevation (facing Marshview Court) has 2 overhead doors, the main service entrance, and one window. There is one overhead door on the south face of the building (facing the pond). While the plan does not indicate the location of the 3 required parking spaces, there is adequate space on the east and south sides of the building.
3. The site complies with the: landscape surface ratio; building setbacks; lot dimension, area, and height standards. The plan should note the required 10' setback for the pavement (other than the driveway) from the front property line.
4. The exterior building materials will be steel siding with a vertical pattern having two colors.
5. The site plan provides a shared driveway for car and truck access. The parking lot will be asphalt and the driveway will be concrete. There is no curbing proposed for the parking lot other than the driveway.
6. Storm water drainage from the south half of the building and parking area will generally travel to the south to the regional pond. Stormwater from the north half of the building will drain to a swale that will be created on the north property line. Stormwater in the swale on the northern property line will travel west to a drainage easement on the western property line. Ideally this swale would straddle the property line so as to accommodate the needs of the

property to the north. The petition should work with the adjoining property owner to accomplish this.

7. The building elevation will be slightly higher than the curb to ensure positive drainage.
8. Utilities such as the gas meter should be screened as part of the landscape plan.
9. The petitioner does not plan to have a dumpster. If one is installed in the future it must comply with the location and screening requirements.
10. Wall pack lights will be located over the loading docks. The petitioner does not plan to provide parking lot lighting.

STAFF RECOMMENDATION

Staff recommends the Plan Commission approve the site plan for 1905 Marshview Court to allow the construction of a storage building in the M-2 General Industrial District located West of Gear Drive near the Westside Industrial Park with the following conditions:

1. The petitioner obtains a sign permit if a sign is planned.
2. The petitioner create a swale along the northern property line to convey water to the west, and to ensure stormwater does not drain to the neighbor's property. The creation of the swale may require cooperation for the adjoining property owner.
3. There is a berm along the western boundary of the site that ensures stormwater from the site does not impact the adjacent property owner. The petitioner must create a swale on the east side of the berm that is 2 feet deeper than the top of berm and has a 5' wide bottom.
4. Outside utilities are screened.
5. The petitioner provides landscaping to screen the site utilities. The petitioner must provide a landscape plan having a total of 133 landscape points.
6. The Plan Commission determine if any additional curbing (other than the driveway) will be required.
7. The optics of the building lighting are "cut-offs" that restrict light from spilling from the site.
8. Riprap is provided at the outflow of any site stormsewers/gutters that drain to the pond.
9. The petitioner obtain all permits needed for the project.
10. The plan indicate there will be the required 10' setback for the pavement from the street (other than the driveway).



8066815
Tx:4037654

2179694

SANDY DISRUD
REGISTER OF DEEDS
ROCK COUNTY, WI
RECORDED ON

02/18/2021 02:49 PM

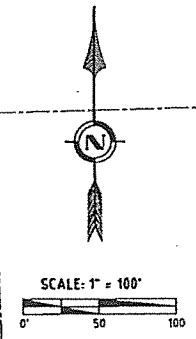
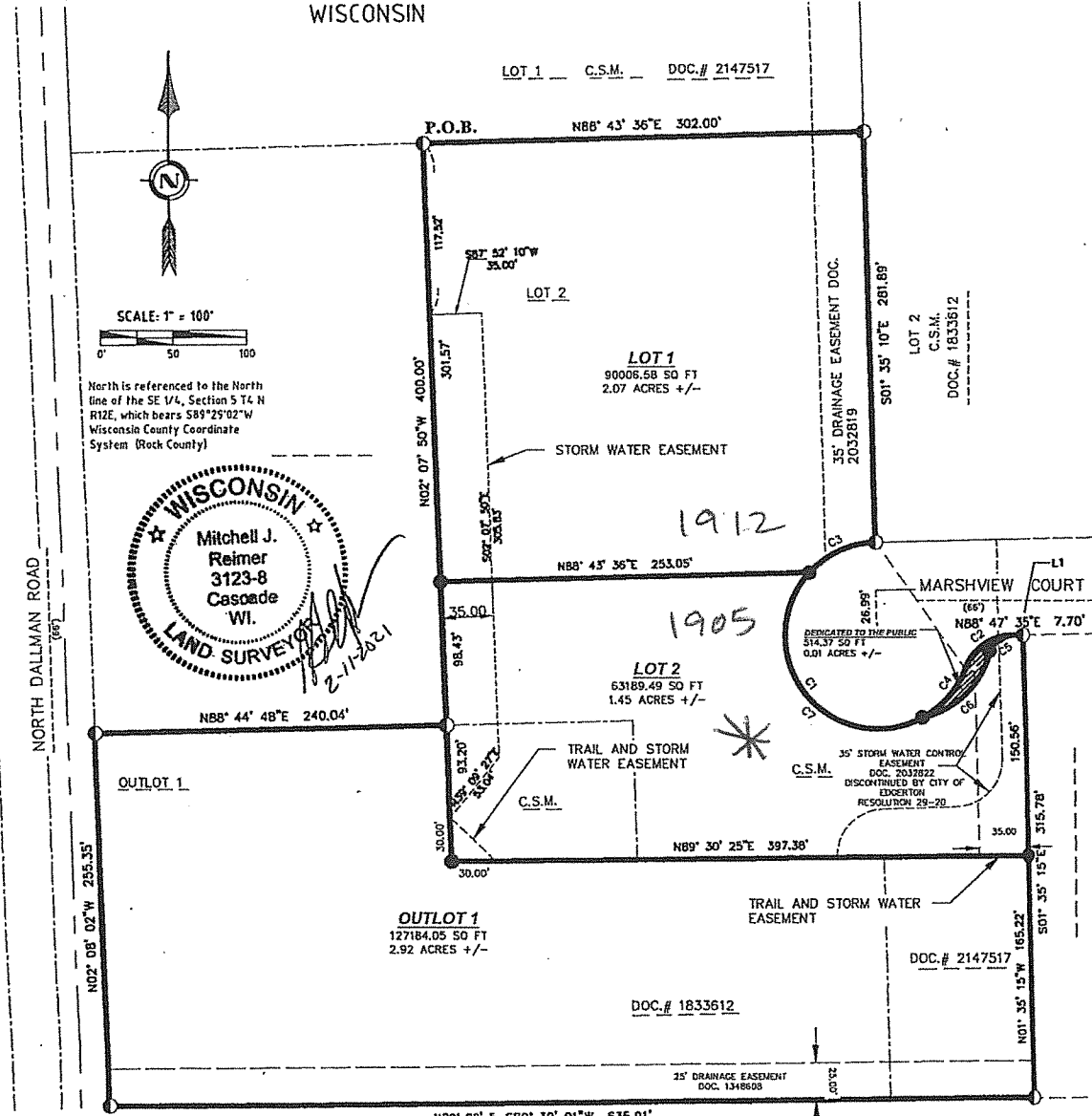
REC FEE: 30.00

FILED: CSM 41-65

PAGES: 3

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____

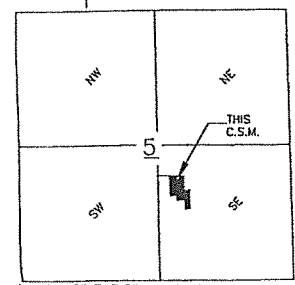
A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED
AS DOCUMENT 2147517, AND OUTLOT 1 OF CERTIFIED SURVEY MAP
AS RECORDED AS DOCUMENT 1833612 OF SECTION 5, TOWNSHIP 4
NORTH, RANGE 12, EAST, CITY OF EDGERTON, ROCK COUNTY,
WISCONSIN



North is referenced to the North
line of the SE 1/4, Section 5 T4 N
R12E, which bears S89°25'02"W
Wisconsin County Coordinate
System (Rock County)



NORTH DALLMAN ROAD
(66')



NW 1/4 OF THE SE 1/4 SECTION 5
T5N R12E
1"=3000'
OWNER/PREPARED FOR:
City of Edgerton
12 Albion Street
Edgerton, WI 53534

Line Table

Line #	Length	Direction
L1	7.70'	N88° 47' 30"E

Curve Table

Curve #	Length	Radius	Central Angle	Chord Length	Chord Bearing
C1	276.41'	64.00'	247° 27' 18"	106.46'	S35° 08' 45"E
C2	42.52'	36.00'	67° 39' 59"	40.09'	N54° 57' 36"E
C3	51.37'	64.00'	45° 59' 12"	50.00'	S65° 35' 18"W
C4	45.31'	64.00'	40° 33' 58"	44.37'	N41° 24' 35"E
C5	19.83'	20.10'	56° 30' 16"	19.03'	S56° 10' 56"W
C6	68.50'	62.28'	63° 01' 19"	65.10'	S45° 24' 30"W
C7	179.73'	64.00'	160° 54' 07"	126.23'	N37° 51' 22"W

- LEGEND
- --- Road Dedication
 - ⊕ --- Government Corner (As Noted)
 - ⊙ --- Found 3/4" Rebar Stake
 - --- Set 3/4" x 18" Rebar Weighing 1502 Pounds/Lineal Foot
 - () --- Recorded As

Mitchell J. Reimer
Cedar Corporation
W61 N497 Washington Ave
Cedarburg, Wisconsin 53012
SHEET 1 OF 3 SHEETS

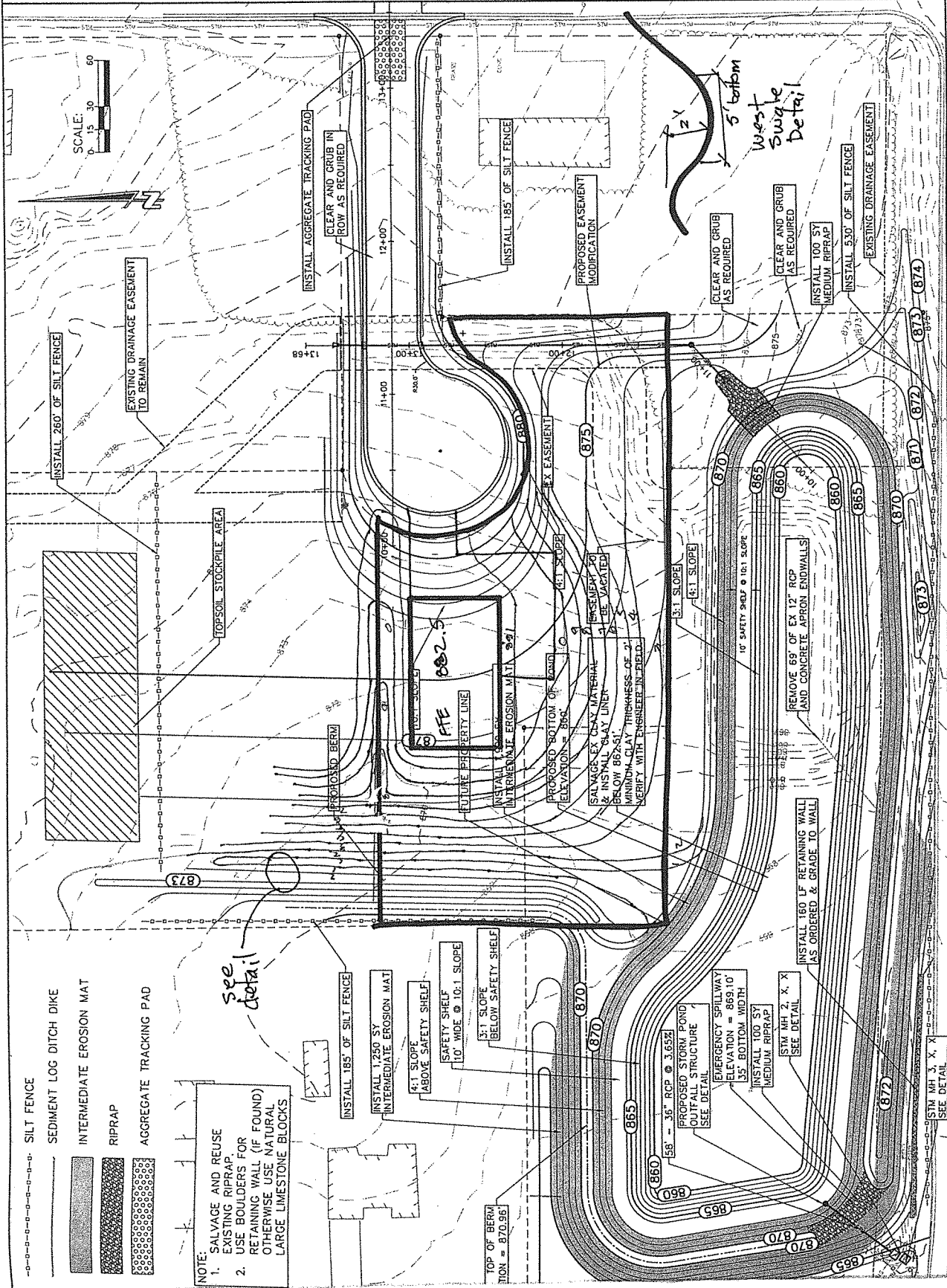
65

JOB NO. 4894-089
 BOOK NO.
 DRAWN BY JMD
 CHECKED BY JMD
 DATE FEBRUARY 2020
 REVISIONS
 REFERENCE FILE
 DRAWING FILE

Cedar Corporation
 Engineers & Architects • Planners • Environmental Scientists
 1835 Biscayne Blvd. 6th Floor
 Miami, FL 33132
 Tel: 305-375-2600 Fax: 305-375-2602
 www.cedarcorp.com 800-472-7374

CITY OF EDGERTON
 REGIONAL STORM POND AND MARSHWEE COURT
 GRADING PLAN

SHEET NO.
 7 of 17



- SILT FENCE
- ▨ SEDIMENT LOG DITCH DIKE
- ▨ INTERMEDIATE EROSION MAT
- ▨ RIPRAP
- ▨ AGGREGATE TRACKING PAD

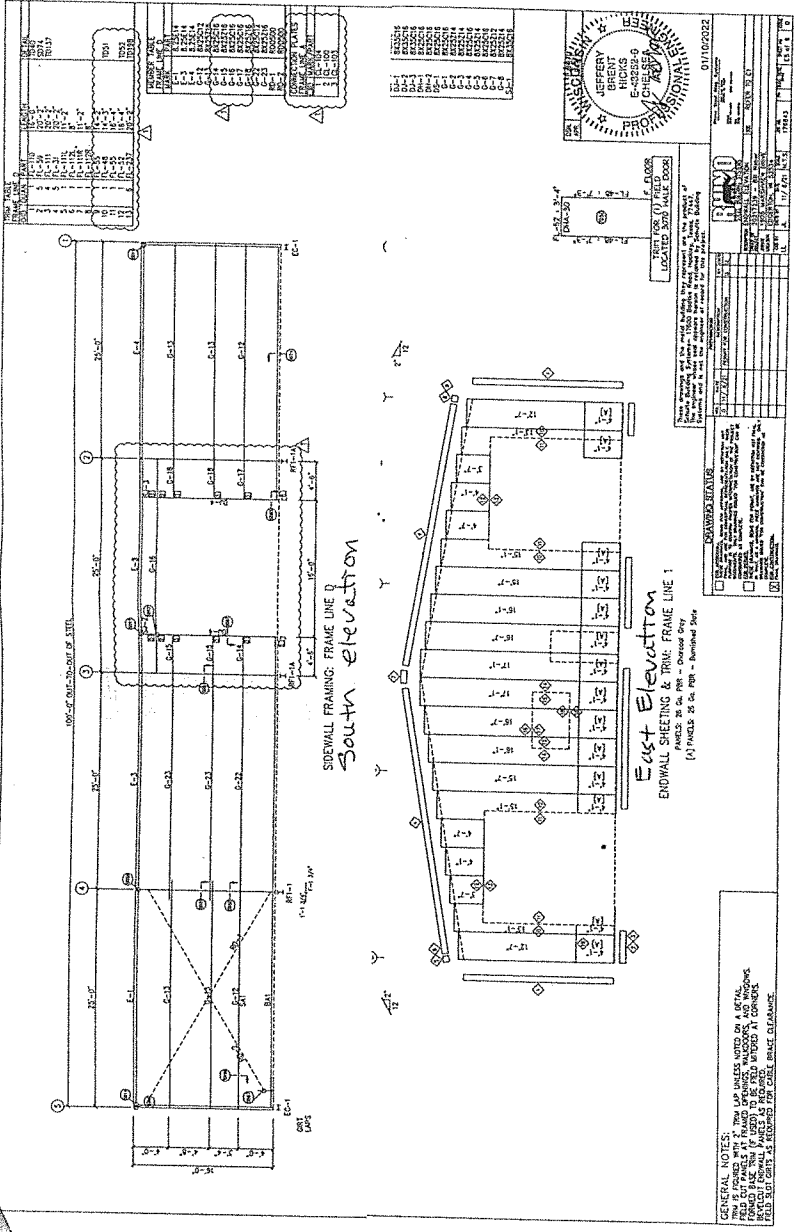
NOTE:
 1. SALVAGE AND REUSE EXISTING RIPRAP.
 2. USE Boulders FOR RETAINING WALL (IF FOUND) OTHERWISE USE NATURAL LARGE LIMESTONE BLOCKS.

see detail

west swathe detail

STM MH 2' x 4'
 SEE DETAIL

SCALE:
 0 15 30 60



GENERAL NOTES:

1. THIS DRAWING IS A PART OF A SET OF DRAWINGS FOR THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL WORK DONE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.

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PROFESSIONAL

01/10/2022

PROJECT NO. 2022-001

DATE: 01/10/2022

SCALE: AS SHOWN

PROJECT: [REDACTED]

CLIENT: [REDACTED]

LOCATION: [REDACTED]

PROJECT NO. 2022-001

DATE: 01/10/2022

SCALE: AS SHOWN

PROJECT: [REDACTED]

CLIENT: [REDACTED]

LOCATION: [REDACTED]

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SCALE: AS SHOWN

PROJECT: [REDACTED]

CLIENT: [REDACTED]

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PROFESSIONAL

01/10/2022

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DATE: 01/10/2022

SCALE: AS SHOWN

PROJECT: [REDACTED]

CLIENT: [REDACTED]

LOCATION: [REDACTED]

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