



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Wednesday, November 9, 2022

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

2. Roll call of membership

3. Approval of minutes from previous meeting

[22-1440](#) City Plan Minutes from 10-26-22

Attachments: [City Plan Minutes 10-26-22.pdf](#)

4. Public Hearings/Apearances

[22-1441](#) Special Use Permit #13-22 for gasoline sales and a car wash use located at 1935 E. Calumet Street (Tax Id #31-9-1115-00), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #22-1442)

Attachments: [ClassIIPublicHearingNoticeNewspaper_1935ECalumetSt_SUP#13-22.pdf](#)
[PublicHearingNoticeNeighborhood_1935ECalumetSt_SUP#13-22.pdf](#)

5. Action Items

[22-1442](#) Request to approve Special Use Permit #13-22 for gasoline sales and a car wash use located at 1935 E. Calumet Street (Tax Id #31-9-1115-00), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_Circle K-Holiday Gas Station+Car Wash_SUP_For11-9-22.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
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Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Wednesday, October 26, 2022

3:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order by Chair Mayor Woodford at 3:33 p.m.

2. Roll call of membership

Present: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 1 - Robins

Others present:

Lisa Pitts, Pillow Talk N Wine

Brandon Wentland, 737 E. South River Street

3. Approval of minutes from previous meeting

[22-1343](#)

City Plan Minutes from 10-12-22

Attachments: [City Plan Minutes 10-12-22.pdf](#)

Fenton moved, seconded by Uitenbroek, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 1 - Robins

4. **Public Hearings/Appearances**

[22-1344](#)

Special Use Permit #12-22 for a bar/tavern located at 2310 W. College Avenue, Unit C (Tax Id #31-7-0025-00), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (Associated with Action Item #22-1345)

Attachments: [ClassIIPublicHearingNoticeNewspaper_2310WCollegeAv_SUP#12-22.pdf](#)
[PublicHearingNoticeNeighborhood_2310WCollegeAv_SUP#12-22.pdf](#)

This public hearing was held, and Lisa Pitts spoke on the item.

5. Action Items

[22-1345](#)

Request to approve Special Use Permit #12-22 for a bar/tavern located at 2310 W. College Avenue, Unit C (Tax Id #31-7-0025-00), as shown on the attached materials and per attached plan of operation, to run with the land subject to the conditions in the attached staff report and approve attached Resolution (2/3 vote of Common Council required for approval)

Attachments: [StaffReport_2310WCollegeAv_SUP_For10-26-22.pdf](#)

Palm moved, seconded by Fenton, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 1 - Robins

[22-1346](#)

Request to approve a modification of regulations to Chapter 17 Subdivisions of the Municipal Code relating to Sections 17-26(c)(2) and 17-26(g) for 737 E. South River Street (Tax Id #31-4-0798-01 and #31-4-0798-03)

Attachments: [StaffReport_737ESouthRiverSt_ModificationOfRegulations_For10-26-22.pdf](#)

Palm moved, seconded by Fenton, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 1 - Robins

6. Information Items

7. Adjournment

Fenton moved, seconded by Palm, that the meeting be adjourned at 3:42 p.m. Roll Call. Motion carried by the following vote:

Aye: 6 - Palm, Mayor Woodford, Fenton, Buetow, Dane and Uitenbroek

Excused: 1 - Robins

CITY OF APPLETON
NOTICE OF PUBLIC HEARING
PROPOSED SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a Public Hearing to be held before the City Plan Commission on Wednesday, November 9, 2022, at 3:30 P.M., in Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, or as soon thereafter as can be heard, for the purpose of considering a Special Use Permit.

Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Christian Cabrera of Bergmann Architects, Engineers, Planners, applicant, and Associated Bank National Association, owner, for the property located at 1935 E. Calumet Street (Tax Id #31-9-1115-00) to obtain a Special Use Permit for gasoline sales and a car wash. In the C-2 General Commercial District, a Special Use Permit is required for gasoline sales and a car wash.

All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. Any questions regarding this matter should be directed to Jessica Titel, Principal Planner, in the Community and Economic Development Department at (920) 832-6476 or by email at jessica.titel@appleton.org.

CITY PLAN COMMISSION
APPLETON, WISCONSIN

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
(920) 832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

RUN: October 25, 2022
November 1, 2022

NOTICE OF PUBLIC HEARING
OF THE
APPLETON CITY PLAN COMMISSION

Dear property owner(s):

The City of Appleton Plan Commission will conduct a Public Hearing on Wednesday, November 9, 2022, at 3:30 P.M., or as soon thereafter as can be heard, in Common Council Chambers, 6th Floor, City Hall, 100 North Appleton Street, for the purpose of considering the following proposed Special Use Permit:

- Pursuant to Sections 23-66 and 23-113 of the Appleton Municipal Code, to consider a request by Christian Cabrera of Bergmann Architects, Engineers, Planners, applicant, and Associated Bank National Association, owner, for the property located at 1935 E. Calumet Street (Tax Id #31-9-1115-00) to obtain a Special Use Permit for a gas station with a car wash. In the C-2 General Commercial District, a Special Use Permit is required for gasoline sales and a car wash.

- ALDERMANIC DISTRICT: 5 – Alderperson Katie Van Zeeland

You are being notified as a policy of the City of Appleton Community and Economic Development Department. All persons interested are invited to attend this meeting and will be given an opportunity to be heard. Feedback can also be shared with Plan Commission members via written letter, email, or phone call. The Plan Commission makes a recommendation to the Common Council who makes the final decision on the matter.

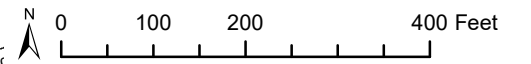
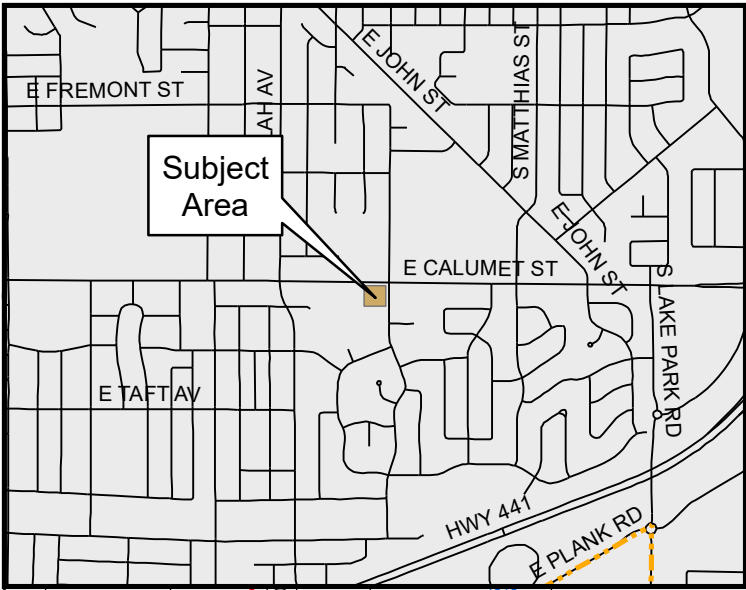
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CITY PLAN COMMISSION

COMMUNITY & ECONOMIC DEVELOPMENT
CITY HALL - 100 NORTH APPLETON STREET
APPLETON, WISCONSIN 54911-4799
920-832-6468

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Zoning Map



0-0918-2

1900

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Aerial Map

E CALUMET ST

1935

9-1115

Subject Area

S SCHAEFER ST

9-1114

0 50 100 200 Feet



City Plan Commission
11-9-22

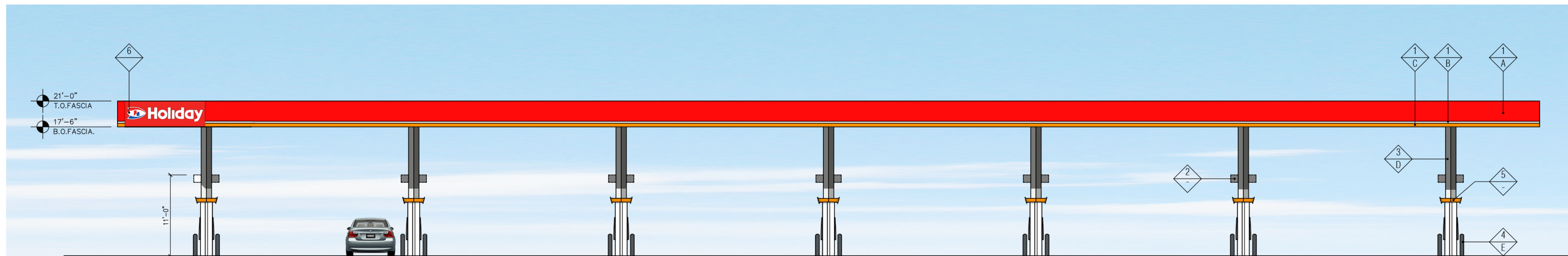


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

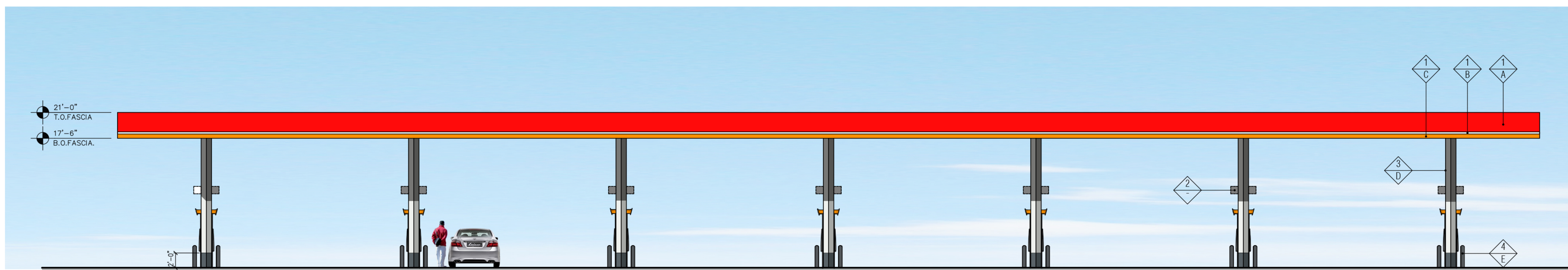
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL "TEX-COTE"
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	RAL9016 SHELL WARM WHITE
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR

Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



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



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



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Hearing Date: November 9, 2022

Common Council Meeting Date: November 16, 2022

Item: Special Use Permit #13-22 for a gas station with car wash

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

Owner: Associated Bank National Association

Applicant: Christian Cabrera - Bergmann

Address/Parcel #: 1935 E. Calumet Street (Tax Id #31-9-1115-00)

Petitioner's Request: The applicant is requesting a Special Use Permit for a gas station with a car wash.

BACKGROUND

The subject parcel currently contains a 5,010 square foot building that was constructed in 1982. The building was formerly used as a bank but is now vacant.

STAFF ANALYSIS

Project Summary: The applicant proposes construct a gas station with a car wash on the subject site as shown on the attached development plans. The proposed development includes the following:

- A 5,200 square foot convenience store, an attached 1,458 square foot self-serve car wash and a 3,936 square foot fuel canopy with six fuel dispensers.
- The attached car wash will be located on the south side of the proposed convenience store. The fuel pumps will be located on the north side of the convenience store.
- The convenience store will operate 24 hours per day.

Operational Information: A plan of operation is attached to the staff report.

Existing Site Conditions: The subject site is approximately 1.5 acres in size and contains a vacant building and drive thru that was previously used as a bank. Access will be from East Calumet Street and South Schaefer Street.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The site is surrounded by existing commercial and multi-family development.

North: PD/R-3 Planned Development Multi-Family District. The adjacent land use to the north is multi-family residential (Rustic Woods Town Homes).

Special Use Permit #13-22

November 9, 2022

Page 2

South: PD/C-2 Calumet Street Planned Development General Commercial District #34-84. The adjacent land uses to the south are currently commercial (car wash and multi-tenant retail).

East: C-2 General Commercial District & R-3 Multi-Family District. The adjacent land uses to the east are commercial and multi-family residential.

West: PD/C-2 Calumet Street Planned Development General Commercial District #34-84. The adjacent land use to the west is multi-tenant retail.

Appleton Comprehensive Plan 2010-2030: Community and Economic Development staff has reviewed this proposal and determined it is compatible with the Commercial designation shown on the City's *Comprehensive Plan 2010-2030* Future Land Use Map. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 8 – Economic Development

Appleton will pursue economic development that retains and attracts talented people, brings good jobs to the area, and supports the vitality of its industrial areas, downtown, and neighborhood business districts.

OBJECTIVE 9.4 Economic Development:

Ensure the continued vitality of downtown and the City's neighborhood commercial districts.

OBJECTIVE 10.5 Land Use:

Support the continued redevelopment and revitalization of land uses adjacent to Appleton's key transportation corridors and downtown.

Current Zoning and Procedural Findings: The subject property has a zoning designation of C-2 General Commercial District. Per Section 23-113(e) of the Municipal Code, gasoline sales and a car wash requires a Special Use Permit in the C-2 District. The Plan Commission makes a recommendation to the Common Council who will make the final decision on the Special Use Permit. A two-thirds vote of the Common Council is required for approval.

Zoning Ordinance Requirements and Substantial Evidence: When reviewing an application for a Special Use Permit, the City must determine if the applicant's proposal satisfies Municipal Code requirements and conditions. Pursuant to Section 23-66(c)(5) of the Municipal Code, the Plan Commission and Common Council must provide substantial evidence supporting their decision to approve, approve with conditions, or deny the Special Use Permit. Substantial evidence means "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a Special Use Permit and that reasonable persons would accept in support of a conclusion." Any requirements and conditions listed for approval must be reasonable, and to the extent practicable, measurable.

Finding of Fact: This request was reviewed in accordance with the standards for granting a Special Use Permit under Section 23-66(e)(1-8) of the Municipal Code: 1. proper zoning district: *C-2 zoning allows gas stations and car washes as a special use permit*, 2. zoning district regulations: *compliance with zoning code regulations will be reviewed with the site plan*, 3. special regulations: *applicant will be required to adhere to the special regulations pertaining to gasoline sales in Section 23-66(h)(8)*, 4. consistent with comprehensive plan and other plans: *yes, see above analysis*, 5. traffic: *applicant has communicated with the City's Traffic Engineer regarding proposed access points, comments are included in the TRG section below*, 6. landscaping and screening: *the landscaping will be reviewed with the Site Plan and is required to be consistent with zoning ordinance standards*, 7. neighborhood compatibility: *the proposed use is located adjacent to existing commercial uses and across the street from an existing multi-family development*, and 8. impact on services: *the City has existing utilities, services and equipment in place to serve this proposed use*). These standards were found in the affirmative, as long as all stipulations are satisfied.

Technical Review Group (TRG) Report: This item appeared on the October 18, 2022 TRG agenda. The following comments were provided by the City's Traffic Engineer and will be reviewed in more detail with the recently submitted Site Plan:

1. It appears they are showing that the public sidewalk will need to be lowered to accommodate the proposed right-in only access on Schaefer St. This would be reviewed in detail at the time of the site plan submittal.
2. The proposed right-in only access is viewed by DPW as a short-term solution. They should be advised that we intend to construct a median island on Schaefer St when the roadway is reconstructed at some future date. The construction of a median island would not further restrict their access (beyond what is currently proposed) but would have the effect of preventing driver misuse.

RECOMMENDATION

Staff recommends, based on the above, that Special Use Permit #13-22 for a gas station and car wash located at 1935 E. Calumet Street (Tax Id #31-9-1115-00), as shown on the attached materials and per attached plan of operation, along with the attached resolution, **BE APPROVED** to run with the land, subject to the following conditions:

1. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #13-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.

Substantial Evidence: Standardized condition to ensure the use is established in a timely manner. This condition will not be applicable when the building permit and/or occupancy permit is issued.

2. Prior to the construction of the gas station and car wash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.

Substantial Evidence: This condition provides notice to the owner and applicant that they are required to receive site plan approval from the Community and Economic Development Department prior to receiving building permits from the Inspection Division for the project pursuant to Section 23-570(e)4) of the Zoning Ordinance.

Special Use Permit #13-22

November 9, 2022

Page 4

3. Any future expansions of the gas station or car wash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

Substantial Evidence: Standardized condition that establishes parameters for the current application and identifies the process for review of any future changes to the special use.

4. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.

Substantial Evidence: Standardized condition to ensure the applicant understands the City's Municipal Code and all applicable State and Federal laws must be followed.

5. The minimum standards for gasoline sales found in Section 23-66(h)(8) of the Municipal Code shall be complied with, as applicable.

Substantial Evidence: This condition provides notice to the applicant that they are required to comply with special regulations included in the Zoning Ordinance for this particular use.

**CITY OF APPLETON
RESOLUTION FOR SPECIAL USE PERMIT #13-22
GASOLINE SALES AND CAR WASH
1935 E. CALUMET STREET**

WHEREAS, Christian Cabrera (Bergmann) on behalf of Holiday Stationstores, LLC has applied for a Special Use Permit for gas station and car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00); and

WHEREAS, the location for the proposed gas station with car wash is located in the C-2 General Commercial District, and the proposed uses may be permitted by Special Use Permit within this zoning district pursuant to Chapter 23 of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission held a public hearing on November 9, 2022 on Special Use Permit #13-22, at which all those wishing to be heard were allowed to speak or present written comments and other materials at the public hearing; and

WHEREAS, the City of Appleton Plan Commission has reviewed and considered the Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for granting a Special Use Permit under Sections 23-66(e)(1-8) of the Municipal Code; and

WHEREAS, the City of Appleton Plan Commission reviewed the standards for imposing conditions on the Special Use Permit under Section 23-66(c)(5) of the Municipal Code, and forwarded Special Use Permit #13-22 to the City of Appleton Common Council with a favorable conditional or not favorable (CIRCLE ONE) recommendation; and

WHEREAS, the City of Appleton Common Council has reviewed the report and recommendation of the City of Appleton Plan Commission at their meeting on November 16, 2022.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Common Council, based on Community and Economic Development Department's staff report and recommendation, as well as other spoken and written evidence and testimony presented at the public hearing and Common Council meeting, and having considered the recommendation of the City Plan Commission, that the Common Council:

1. Determines all standards listed under Sections 23-66(e)(1-8) of the Municipal Code are found in the affirmative YES or NO (CIRCLE ONE)
2. If NO, the City of Appleton Common Council hereby denies Special Use Permit #13-22 for a gas station with car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00), based upon the following standards and determinations: (List reason(s) why the Special Use Permit was denied)
3. If YES, the City of Appleton Common Council hereby approves Special Use Permit ##13-22 for a gas station with car wash located at 1935 E. Calumet Street (also identified as Parcel Number 31-9-1115-00),

subject to the following conditions as they are related to the purpose of the City of Appleton Municipal Code and based on substantial evidence:

CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT #13-22

- A. The owner shall have twelve (12) months from the issuance of the Special Use Permit to obtain a building permit and/or occupancy permit for the proposed carwash or Special Use Permit #13-22 will expire pursuant to Sections 23-66 (f)(1) b. and c. of the Zoning Ordinance.
 - B. Prior to the construction of the gas station and car wash and building permits being issued, site plan review and approval is required, pursuant to Section 23-570 of the Municipal Code.
 - C. Any future expansions of the gas station or car wash, changes to the development plans, plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.
 - D. All applicable codes, ordinances, and regulations, including but not limited to Fire, Building, and Health Codes and the Noise Ordinance, shall be complied with.
 - E. The minimum standards for gasoline sales found in Section 23-66(h)(8) of the Municipal Code shall be complied with, as applicable.
4. The City Clerk’s Office is hereby directed to give a copy of this resolution to the owner/applicant, Community and Economic Development Department, Inspections Division, and any other interested party.

Adopted this _____ day of _____, 2022.

Jacob A. Woodford, Mayor

ATTEST:

Kami Lynch, City Clerk

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Zoning Map



0-0918-2

1900

Special Use Permit
Automotive Fuel Sales and Car Wash
1935 E. Calumet Street
Aerial Map

E CALUMET ST

1935

9-1115

Subject Area

S SCHAEFER ST

9-1114

0 50 100 200 Feet



City Plan Commission
11-9-22

PLAN OF OPERATION AND LOCATIONAL INFORMATION

Business Information:

Name of business: Holiday Stationstores LLC

Years in operation: 94

Type of proposed establishment (detailed explanation of business):

Holiday Stationstores proposes to develop a new 5,200 SF convenience store, an attached 1,458 SF carwash, and a fueling station with six (6) fueling dispensers. The convenience store will operate 24 hours and will sell generic goods, prepackaged food, beer and wine for offsite consumption.

Proposed Hours of Operation:

Day	From	To
Monday thru Thursday	12am	12am
Friday	12am	12am
Saturday	12am	12am
Sunday	12am	12am

Building Capacity and Storage Areas:

Maximum number of persons permitted to occupy the building or tenant space as determined by the International Building Code (IBC) or the International Fire Code (IFC), whichever is more restrictive: 63.00 persons

Gross floor area of the existing building(s):

4,988 SF

Gross floor area of the proposed building(s):

convenience store - 5,200 SF, carwash - 1,458 SF

Identify location, number, capacity and flammable liquid materials stored in storage tanks or containers:

CO2 tank is located just outside of the building along its facade with a 52 gallon capacity. Fuel storage tanks are located adjacent to the fuel canopy with 20K, 12K, 8K and 12K gallon capacities. Propane tanks are located just outside of the building along its facade with multiple 20LB propane tanks for exchange.

Odor:

Describe any potential smoke, odors emanating from the proposed use and plans to control them:

It is not anticipated to omit potential smoke or odors from the proposed use.

Noise:

Describe the noise levels anticipated from the proposed use and all mechanical equipment:

It is not anticipated that noise levels will cause a level of audibility above which can normally be expected when the facilities are functioning under normal operating or working conditions.

How will the noise be controlled?

N/A

Outdoor Lighting:

Type: Lighting of off-street parking and loading areas

Location: Perimeter of parking lot

Off-Street Parking:

Number of spaces existing on-site: 48.00

Number of spaces proposed on-site: 40.00

Street Access:

Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access to the subject property is adequate for Holiday Stationstores operational standards and no street improvements are anticipated for the redevelopment.

Outdoor Uses:

Size: 30.00 square feet

Type and location of outdoor storage area(s) of business property, goods, or merchandise not intended for customer viewing or immediate sale:

Any outside storage including the CO2 tank cabinet and propane exchange cabinets are intended for use / sales. However, trash storage is located at the rear most corner of the site furthest from all street frontages.

Type and height of screening of plantings/fencing/gating for outdoor storage area(s):

The trash enclosure will consist of a 6-ft high fence and gate with nichiha tuff block cladding to act as screening.

Type, location, size of outdoor display area(s) of merchandise for sale or other business property:

CO2 tank cabinet is located just outside of the building along its facade. Propane tank exchange cabinet is located just outside of the building along its facade.

Number of Employees:

Number of existing employees: N/A

Number of proposed employees: TBD

Number of employees scheduled to work on the largest shift: 6.00

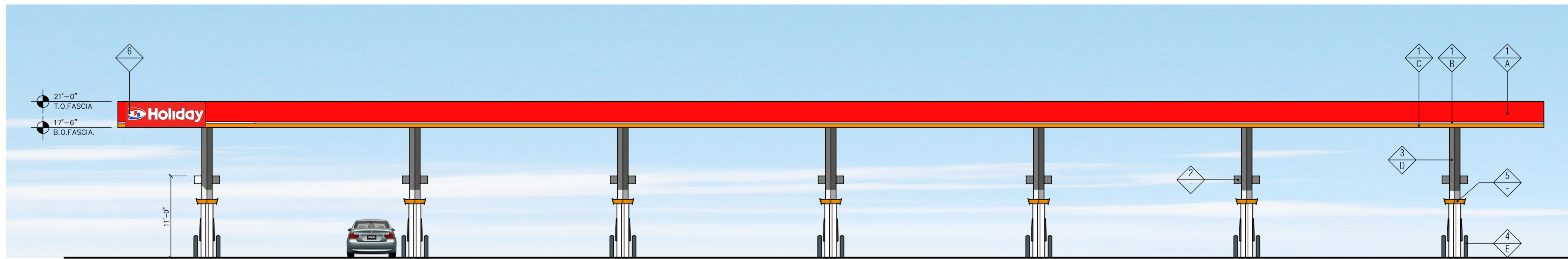


3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

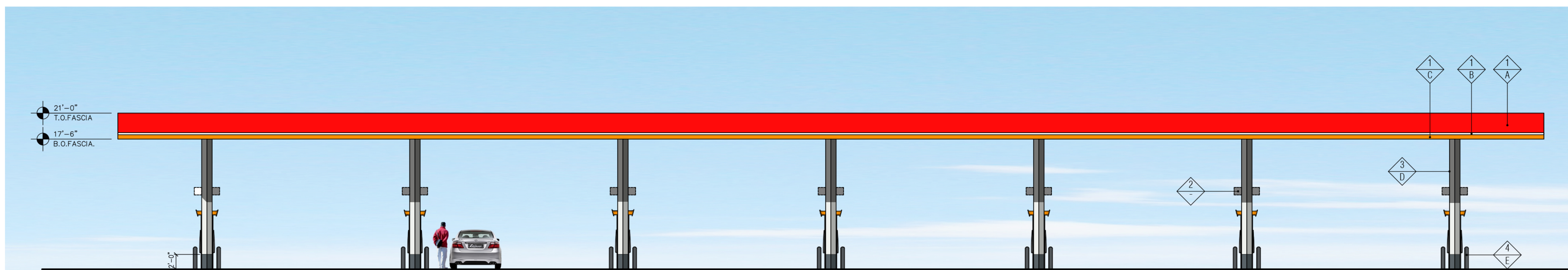
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SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL "TEX-COTE"
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	STEEL COLUMN WITH PAINT FINISH
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
FINISH COLOR	
A	CIRCLE K RED #PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE #PMS 144
D	RAL9016 SHELL WARM WHITE
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR

Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The fascia panels are pre-finished by signage vendor.
 3. All signs require a separate submittal.
 4. All lighting on canopy to be flush mounted with fascia.



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



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



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

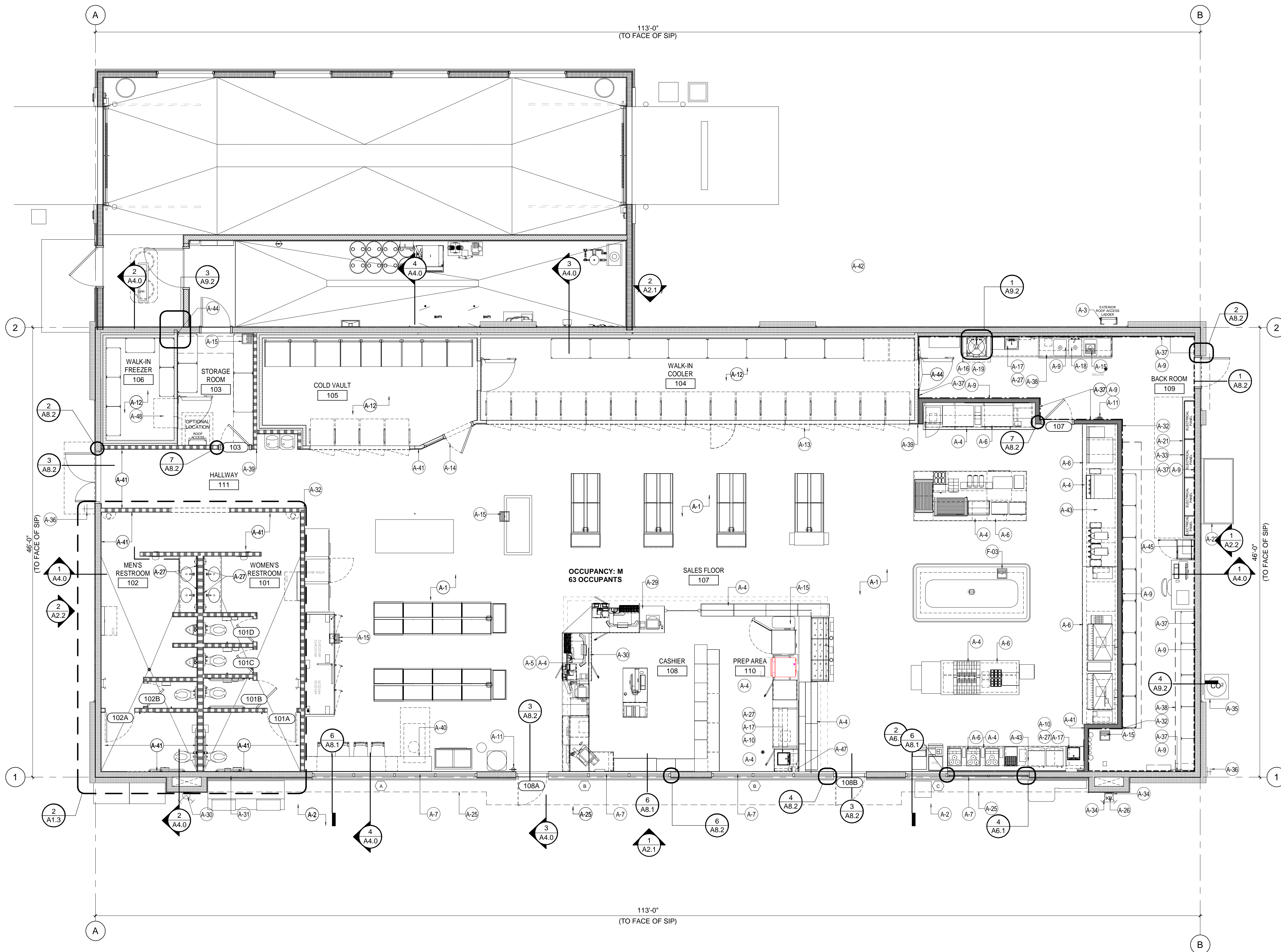


2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 WEST ELEVATION
SCALE: 3/16" = 1'-0"

4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



FLOOR PLAN | 1
3/16" = 1'-0"

KEY NOTES

NUMBER	DESCRIPTION
A-1	CONCRETE SLAB WITH MINIMUM 15ML 'CLASS A' VAPOR BARRIER LAPPED A MINIMUM OF 6" & TAPED PER MANUFACTURER'S SPECIFICATIONS. SEE STRUCTURAL.
A-2	CONCRETE WALK, BROOM FINISH. SEE CIVIL.
A-3	EXTERIOR ROOF ACCESS LADDER. SEE DETAIL 7/A8.3 BY OTHERS.
A-4	CUSTOM CASEWORK SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS.
A-5	SALES COUNTER. SEE SHEET A1.4 FOR EQUIPMENT.
A-6	SOLID SURFACE COUNTER TOP SUPPLIED BY CIRCLE K, INSTALLED BY OTHERS.
A-7	ALUMINUM STOREFRONT SYSTEM. SEE SHEET A6.0 FOR DOOR & WINDOW SCHEDULES.
A-9	PEBBLE SURFACE MARLITE F.R.P. PANELING TO 6" ABOVE FINISH CEILING. P-100 WHITE. OR EQUAL. SEE SHT. A3.2.
A-10	PROVIDE INTEGRAL SPLASH GUARD AT HAND SINK.
A-11	5 LB. 2A-10BC FIRE EXTINGUISHER. SURFACE MOUNTED AT 48" A.F.F., PROVIDE BLOCKING AS REQUIRED.
A-12	COOLER/FREEZER PROVIDED AND INSTALLED BY CIRCLE K. GENERAL CONTRACTOR RESPONSIBLE FOR ELECTRICAL AND PLUMBING CONNECTIONS.
A-13	COOLER REACH-IN DOOR, SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER.
A-14	COLD WALK-UP DOOR & WINDOW, SUPPLIED/INSTALLED BY COOLER/FREEZER BY MANUFACTURER.
A-15	FLOOR SINK ACCESSIBLE FOR CLEANING. SEE PLUMBING DRAWING.
A-16	MOP SINK WITH FAUCET. SEE PLUMBING DRAWING FOR SPECIFIC INFORMATION (G.C. TO ADD 24" LONG GARDEN HOSE FOR MOP SINK FAUCET).
A-17	HAND SINK. SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION.
A-18	3-COMPARTMENT SINK. SEE PLUMBING DRAWINGS FOR SPECIFIC INFORMATION.
A-19	50 GALLON WATER HEATER ON SHELF ABOVE. SEE PLUMBING AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
A-21	LOCATION OF ELECTRICAL PANELS. SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
A-22	LOCATION OF SERVICE DISCONNECT. IF REQUIRED, PROVIDE 4" CONCRETE HOUSEKEEPING PAD ABOVE SIDEWALK UNDER CABINET COORDINATE SIZE AND LOCATION PAD AND CABINET WITH ELECTRICAL CONTRACTOR. SEE ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION.
A-25	LINE OF CANOPY / SOFFIT ABOVE. SEE REFLECTED CEILING PLAN SHEET 1/A8.1 (IF REQUIRED BY FIRE DEPARTMENT).
A-26	KNOX BOX LOCATION. SEE RECESS DETAILS 1/A8.1 (IF REQUIRED BY FIRE DEPARTMENT).
A-27	PROVIDE SIGN ABOVE HAND SINK "EMPLOYEE MUST WASH HANDS BEFORE RETURNING TO WORK".
A-29	3/4" HIGH ACCESSIBLE COUNTERTOP.
A-30	FUEL EMERGENCY SHUT-OFF SWITCH WITH COVER. PROPOSED LOCATION WHEN REQUIRED. SEE FUEL PLAN.
A-31	SIPS PANEL WALL. SEE DETAIL 8/A8.1, SIP SHEETS, STRUCTURAL BUILDING SECTIONS AND EXTERIOR ELEVATIONS.
A-32	2" STAINLESS STEEL CORNER GUARDS TO 54" A.F.F.
A-33	4" CONC. CURB AT ELECTRICAL PANELS.
A-34	FDC PROPOSED LOCATION WHEN CITY REQUIRED.
A-35	CO2 TANK AT EXTERIOR WITH STORAGE TANK CABINET. SEE DET. 2/A9.1 FOR REQUIRED SIGNS.
A-36	HOSE BIBB. SEE PLUMBING DRAWINGS.
A-37	FRP PANELING. SEE LEGEND AND SHT. A3.2.
A-38	STORAGE LOFT. SEE INTERIOR ELEVATIONS FOR HEIGHT. SEE DETAIL 4/A9.2 OR ALTERNATE LOFT DETAIL 11/A9.2.
A-39	FURRED OUT WALL TO CLOSE GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING. SEE DETAIL 6/A9.2.
A-40	29.5" HIGH COUNTERTOP WITH 30"x48" ADA CLEAR FLOOR SPACE.
A-41	PORCELAIN TILE FINISH. SEE FINISH SCHEDULE AND SHEETS A1.11, A3.1 & 3.3.
A-42	LINE OF SOFFIT ABOVE.
A-43	PROVIDE HUB DRAIN AND ROUTE DRAIN TO NEAREST FLOOR SINK. SEE PLUMBING DRAWINGS.
A-44	BREAK METAL TO CLOSE GAP BETWEEN WALL AND WALK IN COOLER FROM BOTTOM TO CEILING. SEE DETAIL 3/A9.2.
A-45	G.C. TO PROVIDE METAL KEY STORAGE BOX FROM GRAINGER MFR.
A-47	6"x8" PIPE CHASE.
A-48	WALK-IN FREEZER RAMP. SUPPLIED/INSTALLED BY COOLER/FREEZER MANUFACTURER.
F-03	FLOOR SINK. SEE PLUMBING DRAWINGS.

LEGEND

- 6 5/8" SIP WALL PANEL. SEE SIP VENDOR SHEETS.
- 6" 20ga. METAL STUD AT 16" O.C. WITH BATT INSULATION. SEE SHEET A1.3 FOR WALL TYPES.
- 3 5/8" 20ga. METAL STUD AT 16" O.C. (WITH BATT INSULATION IF APPLICABLE) SEE SHEET A1.3 FOR WALL TYPES.
- 3 5/8" 20ga. METAL STUD AT 16" O.C. TO DECK WITH BATT INSULATION. SEE SHEET A1.3 FOR WALL TYPES.
- 3 5/8" METAL STUD FURRED WALL (WHERE OCCURS) AT 16" O.C.
- FIBER CEMENT WAINSCOT/PILASTER.
- PRE-MANUFACTURED FREEZER/COOLER WALL.
- SIP PANEL WALL W/ F.R.P. PANELING. SEE KEYNOTES & SHT. A3.2.
- 3/4" FRT. PLYWOOD W/ F.R.P. PANELING. SEE KEYNOTES 37 & SHT. A3.2.
- WINDOW TYPE: SEE WINDOWS SCHEDULE SHEET A6.0.
- DOOR TYPE: SEE DOOR SCHEDULE SHEET A6.0.



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PROFESSIONAL SEAL

REVISION	DATE
△ ISSUE	10/05/22
□ REVIEW SET	

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FLOOR PLAN

A1.2