CITY PLAN COMMISSION AGENDA

February 24, 2026 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI

This meeting may be viewed LIVE on:

Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

4. Approval of the Plan Commission minutes from February 10, 2026.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Urban Middle School located 1226 North Avenue.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Quasius Construction Co. to operate a Faye's Pizza located at 1803 Calumet Dr.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use Permit with exceptions by Kapur & Associates, Inc. to construct a building addition at Urban Middle School located 1226 North Avenue.

9. Architectural review of the proposed building addition at Urban Middle School located at 1226 North Avenue.

10. Application for Conditional Use with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue.

11. Architectural review of a proposed building addition to Farnsworth Middle School located at 1017 Union Avenue.

12. Application for Conditional Use Permit with exceptions by Quasius Construction Co. to renovate and operate Feye's Pizza located at 1803 Calumet Dr.

13. Architectural review of the exterior remodel of a new Faye's Pizza located at 1803 Calumet Drive.

14. Application for Site Plan Review by Abacus Architects, Inc. to construct an 824 square-foot manufacturing addition to Vollrath Co. LLC located at 1236 N 18th Street.

15. Architectural Review of exterior remodel at 1202 Michigan Avenue.

16. Gen. Ord. No. 38-25-26 by Alderpersons Menzer and Close annexing territory to the City of Sheboygan, Wisconsin (Tax Parcel ID Number: 59024346880). REFER TO CITY PLAN COMMISSION

TENTATIVE DATE OF NEXT REGULAR MEETING

17. Tentative next meeting date: March 10, 2026 at 4:00 PM

ADJOURN

18. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, February 10, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke
EXCUSED: Alderperson Michael Close
STAFF/OFFICIALS PRESENT: City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, City Planner Jeff Witte, Zoning Administrator Ellise Rose, and Administrative Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

   Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

   No conflict is identified.

MINUTES

4. Approval of the Plan Commission minutes from January 27, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JANUARY 27, 2026.
   Motion made by Braden Schmidt, seconded by Jerry Jones
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit by SEAR'D – Korean & Karaoke to operate a Restaurant at 723 New York Avenue.

   Greg Desrosier spoke about the limited parking in the area.

   May Yai Xiong spoke about her business plans.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Dollar Loan Center of Wisconsin LLC to install an off-premises Pylon sign located 813 Ashland Avenue.

   No public comment.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Joe Clarke
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

7. Public hearing regarding application for Conditional Use Permit with exceptions by Dollar Loan Center of Wisconsin LLC to install a wall sign located 2315 S Business Drive.

   No public comment.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Joe Clarke
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use Permit by SEAR'D – Korean & Karaoke to operate a Restaurant at 723 New York Avenue.

   MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.
   Motion made by Braden Schmidt, seconded by Jerry Jones
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
   2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
   3. Outdoor storage of materials, products or equipment shall be prohibited.
   4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
   5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
   6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation.
   7. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Motion carried.

9. Application for Conditional Use Permit with exceptions by Dollar Loan Center of Wisconsin LLC to install an off-premises Pylon sign located 813 Ashland Avenue.

   MOTION TO TABLE.
   Motion made by Joe Clarke, seconded by Braden Schmidt
   Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

10. Application for Conditional Use with exceptions by Dollar Loan Center of Wisconsin LLC to install a wall sign located 2315 S Business Drive.

    MOTION TO DENY.
    Motion made by Jerry Jones, seconded by Joe Clarke
    Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

    Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. Tentative next meeting date: February 24, 2026 at 4:00 PM

ADJOURN

12. Motion to Adjourn

    MOTION TO ADJOURN THE MEETING.
    Motion made by Jerry Jones, seconded by Kimberly Meller
    Voting yea: Mayor Ryan Sorenson, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

    Motion carried.

    Meeting adjourned at 5:01 pm.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Kapur & Associates, Inc. to construct a building addition at Urban Middle School located at 1226 North Avenue. SR-5 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kapur & Associates, Inc. is proposing to construct a building addition at Urban Middle School located at 1226 North Avenue. The applicant states the following:

- The project involves a significant addition and renovation of the existing public-school facility. While the school's use remains unchanged, the project will modernize the existing structure to remain and be comprised primarily of an addition to the North and West.
- The current student body levels at the existing site are 500 students and 80 staff. TIA accounts for a modest expansion to 600 students. The daily expected visits with this expansion would revise the estimated daily visits to 1260 on a typical weekday, up from 1220.
- The proposed footprint of the building is 106,643 square feet with a total floor area of 175,260 square feet.
- Total Area of parking is 59,676 square feet or 1.37 acres.
- Total Area of landscaping is 52,206 square feet or 1.20 acres.
- Given that the intended use remains consistent with the existing facility, no significant change in community impact or nuisance levels are anticipated.
- The proposed plan replaces a portion of the original structure with a three-story classroom addition designed to match the scale of the existing building.
  - Materials: The exterior will feature brick, Stone, and metal panel with cast stone accents.
  - Orientation: The main entrance will shift from North Ave to 13th Street, while maintaining a presence along North Ave
  - Screening: Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.

- Access & Infrastructure
  - Traffic Flow: Add a combined entrance/exit on 13th Street for the new parking lot and drive line for the main parking lot. Add access to the north parking lot off the exiting drive lane. Existing parking lot access off 12th Street will be removed
  - Parking: On-site staff and visitor parking have been maximized; overflow parking will continue to utilize existing street capacity.
  - Recreation: The play area will be relocated to the northeast corner of the site.
  - Utilities: one new underground stormwater detention system and Bio-Retention basin will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.
- Timeline & Budget
  - Construction Start: June 2026
  - Target Completion: August 2028
  - Estimated Value: ~$56.4 million
- With the site being unchanged in use we feel that the impact to the surrounding area would be minimal and be consistent with the existing city planning for this parcel. While the main presence of the building would shift on the site, we have maintained the original scale of the existing facility to be consistent with the surrounding residential neighborhood and not impose any undue hardships. Since this facility is maintaining its scale, we do not see any inadequacies in the utilities or services provided by public agencies and is currently served adequately.
- Exceptions/Variances
  - Reduce the paved surface to street setback from 10’ to 5’
  - Variance requested for the northeast portion of the building addition which extends beyond the 30’ building to front or street side lot line setback. Building designed to be within the same distance from street as existing facility.

STAFF COMMENTS:

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Minimum paved surface setback: 10 feet – Applicant is requesting a 5-foot setback

  Applicant is requesting an exception to the paved surface setback along the east and west property lines for parking.

- Building to street side setback 30 feet – Applicant is requesting to match the distance from the street as the existing building.
- Building height: 35 feet – Applicant is requesting a building height of 48 feet.
- Fence height: 6 feet – applicant is requesting an 8-foot fence within the street yard setback. The fence is required to fence in the basketball court on the north side of the school.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
10. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** 2/20/2026 **Zoning:** Suburban Residential-5 District

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) Kapur & Associates, Inc.	Authorized Representative Michael J. Froehlich, P.E.	Title Associate / Project Manager	
Mailing Address 788 N. Jefferson St., Suite 900	City Milwaukee	State WI	ZIP Code 53202
Email Address mfroehlich@kapurinc.com	Phone Number (incl. area code) 414-751-7245		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) Sheboygan Area School District	Contact Person Jacob Konrath	Title Superintendent	
Mailing Address 3330 Stahl Rd	City Sheboygan	State WI	ZIP Code 53081
Email Address jkonrath@sasd.net	Phone Number (incl. area code) 920-459-3514		

SECTION 3: Project or Site Location

Project Address/Description 1226 North Ave, Sheboygan, WI 53083	Parcel No.

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Urban Middle School
Existing Zoning:	SR-5 - Suburban Residential-5 District
Present Use of Parcel:	Education
Proposed Use of Parcel:	Education
Present Use of Adjacent Properties:	Residential

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Jacob Konrath	Title Superintendent	Phone Number 920-459-3514
Signature of Applicant [signature]		Date Signed 2-2-26

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Project Overview: Urban Middle School Renovation & Addition

The project involves a significant addition and renovation of the existing public-school facility. While the school's use remains unchanged, the project will modernize the existing structure to remain and be comprised primarily of an addition to the North and West. The current student body levels at the existing site are 500 students and 80 staff. TIA accounts for a modest expansion to 600 students. The daily expected visits with this expansion would revise the estimated daily visits to 1260 on a typical weekday, up from 1220. The proposed footprint of the building is 106,643 square feet with a total floor area of 175,260 square feet. Total Area of parking is 59,676 square feet or 1.37 acres. Total Area of landscaping is 52,206 square feet or 1.20 acres. Given that the intended use remains consistent with the existing facility, no significant change in community impact or nuisance levels are anticipated.

Site & Architectural Design

The proposed plan replaces a portion of the original structure with a three-story classroom addition designed to match the scale of the existing building.

- **Materials:** The exterior will feature brick, Stone, and metal panel with cast stone accents.
- **Orientation:** The main entrance will shift from North Ave to 13th Street, while maintaining a presence along North Ave
- **Screening:** Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.

Access & Infrastructure

- **Traffic Flow:** Add a combined entrance/exit on 13th Street for the new parking lot and drive line for the main parking lot. Add access to the north parking lot off the exiting drive lane. Existing parking lot access off 12th Street will be removed
- **Parking:** On-site staff and visitor parking have been maximized; overflow parking will continue to utilize existing street capacity.
- **Recreation:** The play area will be relocated to the northeast corner of the site.
- **Utilities:** one new underground stormwater detention system and Bio-Retention basin will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.

Timeline & Budget

- **Construction Start:** June 2026
- **Target Completion:** August 2028
- **Estimated Value:** ~$56.4 million

Conditional Use

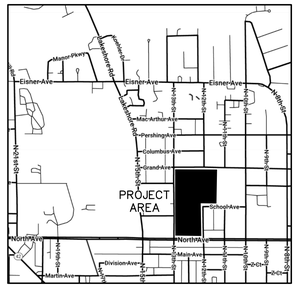
With the site being unchanged in use we feel that the impact to the surrounding area would be minimal and be consistent with the existing city planning for this parcel. While the main presence of the building would shift on the site, we have maintained the original scale of the existing facility to be consistent with the surrounding residential neighborhood and not impose any undue hardships. Since this facility is maintaining its scale, we do not see any inadequacies in the utilities or services provided by public agencies and is currently served adequately.

Exceptions/Variances

- Reduce the paved surface to street lot line setback from 10’ to 5’
- Variance requested for the northeast portion of the building addition which extends beyond the 30’ building to front or street side lot line setback. Building designed to be within the same distance from street as existing facility.

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST, AND PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN.



VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM (WISCORS), AND THE EAST LINE OF THE S.E 1/4 OF SEC. 10, T15N, R23E. BEARING N00-37-03W. VERTICAL DATUM IS REFERENCED TO THE CITY OF SHEBOYGAN DATUM, BEING NGVD MINUS 581.00'

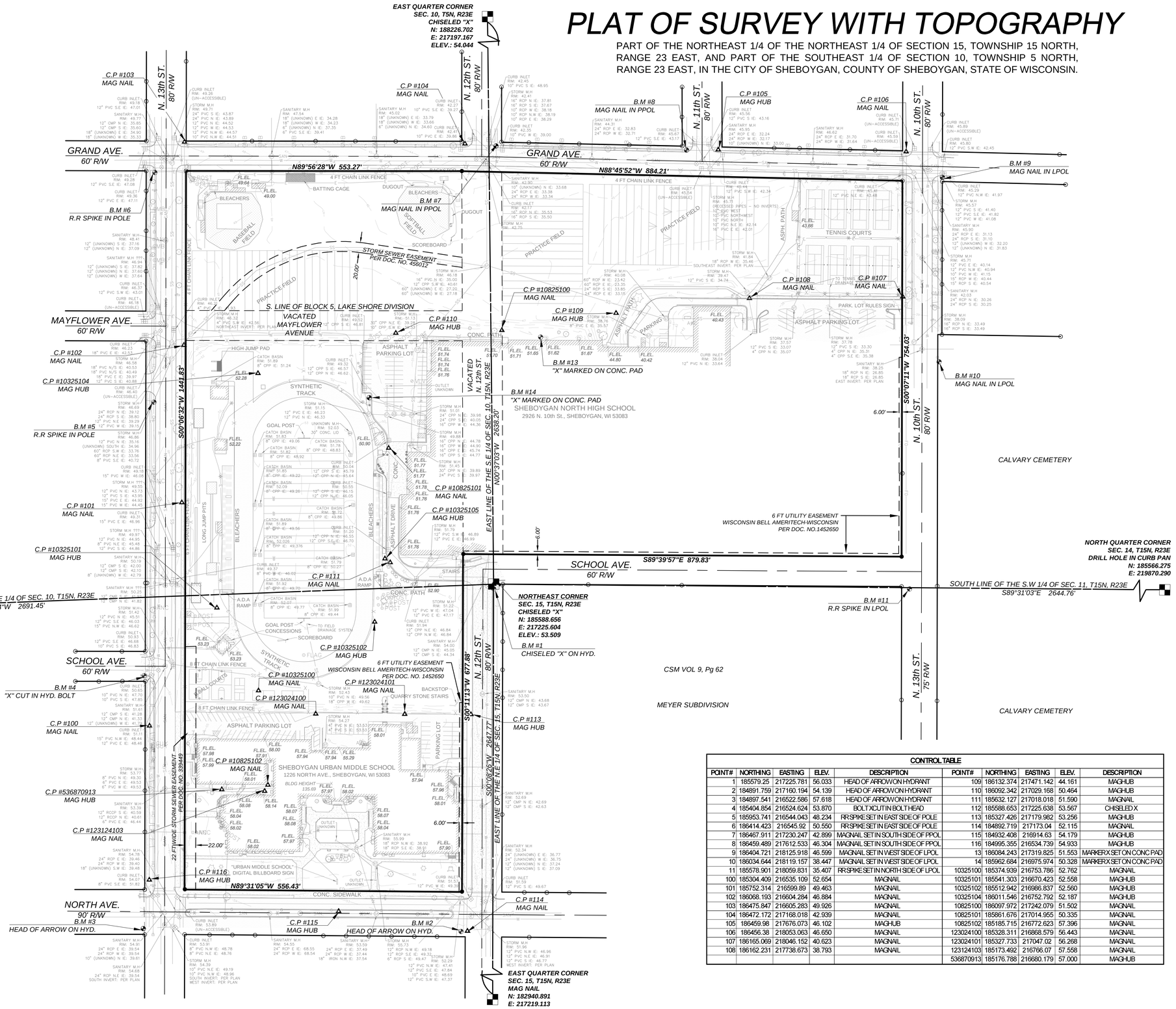
DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20244900802, 20244900805, 20244900820, 20244900824, 20244900834, 20244900837, 20244900846, 20244900848, 20244900869, 20244900880, 20244900881, 20244900921, 20244900925, 20245104991, 20245104992, 20245104993, 20245104994, 20245104995, 20245104996, 20245104997.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL.= FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- C = UNDERGROUND CABLE TV
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND / CRUSHED AGG. SURFACE



LEGAL DESCRIPTION:

PROVIDED BY KNIGHT BARRY TITLE GROUP. EFFECTIVE DATE: DECEMBER 12, 2024.

All of Block One (1) in North Avenue Subdivision being a part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 15 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin; AND All of Block Five (5) in Lake Shore Division being a part of the Southeast 1/4 of Section 10, Township 5 North, Range 23 East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin; AND such unplatted lands; all of the above-described as:

Commencing at the Southeast corner of Lot One (1), Block One (1), of North Avenue Subdivision; thence North along the West line of North 12th Street extended, one-thousand one-hundred thirty-eight and sixteen hundreths (1138.16) feet to the South line of Grand Avenue; thence West along the South line of Grand Avenue five-hundred fifty-three and six tenths (553.6) feet to the East line of North 13th Street; thence South along the East line of North 13th Street one-thousand one-hundred thirty-three and two tenths (1133.2) feet to the North line of North Avenue; thence East along the North line of North Avenue five-hundred fifty-six and five tenths (556.5) feet to the point of beginning. Said tract being in Section Ten (10) and Section Fifteen (15) of Township Fifteen (15) North, Range Twenty-three (23) East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

For informational purposes only:
Property Address: 1226 North Avenue, Sheboygan, WI 53083
Tax Key Number: 59281714310 Current Zoning: Suburban Residential-5 District

CONTROL TABLE

POINT#	NORTHING	EASTING	ELEV.	DESCRIPTION	POINT#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	185579.25	217225.781	56.033	HEAD OF ARROW ON HYDRANT	109	186132.374	217471.142	44.161	MAG+HUB
2	184891.759	217160.194	54.139	HEAD OF ARROW ON HYDRANT	110	186092.342	217029.168	50.464	MAG+HUB
3	184897.541	216522.586	57.618	HEAD OF ARROW ON HYDRANT	111	185632.127	217018.018	51.590	MAGNAIL
4	185404.854	216524.624	53.870	BOLT X CUT IN BOLT HEAD	112	185588.653	217225.638	53.567	CHISELED X
5	185953.741	216544.043	48.234	RR SPIKE SET IN EAST SIDE OF POLE	113	185327.426	217179.982	53.256	MAG+HUB
6	186414.423	216545.92	50.550	RR SPIKE SET IN EAST SIDE OF POLE	114	184892.719	217173.04	52.115	MAGNAIL
7	186467.911	217230.247	42.899	MAGNAIL SET IN SOUTH SIDE OF PPOL	115	184932.408	216914.63	54.179	MAG+HUB
8	186459.489	217612.533	46.304	MAGNAIL SET IN SOUTH SIDE OF PPOL	116	184995.355	216534.739	54.933	MAG+HUB
9	186404.721	218125.918	46.599	MAGNAIL SET IN WEST SIDE OF LPOL	13	186084.243	217319.825	51.553	MARKER X SET ON CONC PAD
10	186034.644	218119.157	38.447	MAGNAIL SET IN WEST SIDE OF LPOL	14	185962.684	216975.974	50.328	MARKER X SET ON CONC PAD
11	185578.901	218059.831	35.407	RR SPIKE SET IN NORTH SIDE OF LPOL	10325100	185374.939	216753.786	52.762	MAGNAIL
100	185304.409	216535.109	52.654	MAGNAIL	10325101	185541.303	216670.423	52.558	MAG+HUB
101	185752.314	216599.89	49.463	MAGNAIL	10325102	185512.942	216986.837	52.560	MAG+HUB
102	186068.193	216604.284	46.884	MAGNAIL	10325104	186011.546	216752.792	52.187	MAG+HUB
103	186475.847	216605.283	49.926	MAGNAIL	10825100	186097.972	217242.079	51.502	MAGNAIL
104	186472.172	217168.018	42.939	MAGNAIL	10825101	185861.676	217014.955	50.335	MAGNAIL
105	186459.98	217676.073	46.102	MAG+HUB	10825102	185185.715	216772.623	57.396	MAGNAIL
106	186456.38	218053.063	46.650	MAGNAIL	123024100	185328.311	216868.579	56.443	MAGNAIL
107	186165.069	218046.152	40.623	MAGNAIL	123024101	185327.733	217047.02	56.268	MAGNAIL
108	186162.231	217738.673	38.793	MAGNAIL	123124103	185173.492	216766.07	57.558	MAGNAIL
					536870913	185176.788	216680.179	57.000	MAG+HUB

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 12/17/2024 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
February 6th, 2025.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
SHEBOYGAN AREA SCHOOL DISTRICT
URBAN MIDDLE SCHOOL

LOCATION:
1226 NORTH AVE., SHEBOYGAN, WI 53083

CLIENT:
BRAY ARCHITECTS

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 80'
0 40' 80' 160'

SEAL:
WISCONSIN
BRIAN SANDBERG
S-2500
PORT WASHINGTON
WISCONSIN
LAND SURVEYOR

all in

SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	R.J.C
PROJECT NUMBER:	25.0295
DATE:	02/06/2025

SHEET NUMBER:
SU1.10

FILENAME: S:_SiteDsgn\Bray Architects\250128 Sheboygan Area SD 2024 Referendum\250295 Urban MS\Survey\DWG\250295_Plot.dwg

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 23 EAST, AND PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN.

N. 13th ST. 80' R/W

SCHOOL AVE. 60' R/W

SCHOOL AVE. 60' R/W

N. 12th ST. 80' R/W

6.00

STAIRS

A.D.A RAMP

CONC. PATH

A.D.A RAMP

GOAL POST

CONCESSIONS

SCOREBOARD

SYNTHETIC TRACK

8 FT CHAIN LINK FENCE

B.BALL COURTS

6 FT UTILITY EASEMENT
WISCONSIN BELL AMERITECH-WISCONSIN
PER DOC. NO. 1452650

BACKSTOP

QUARRY STONE STAIRS

S00°11'13"W 677.88'

8 FT CHAIN LINK FENCE

ASPHALT PARKING LOT

STORM M.H
RIM: 54.2

PARKING LOT

SHEBOYGAN URBAN MIDDLE SCHOOL
1226 NORTH AVE., SHEBOYGAN, WI 53083

22 FT WIDE STORM SEWER EASEMENT
PER DOC. NO. 339449

22.00'

6.00'

S00°08'26"W 2647.77'

EAST LINE OF THE N.E 1/4 OF SEC. 15, T15N, R23E

OUTLET UNKNOWN

OUTLET UNKNOWN

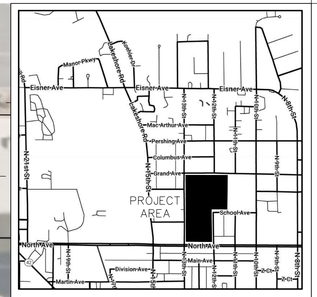
N89°31'05"W 556.43'

CONC. SIDEWALK

NORTH AVE.
90' R/W

"URBAN MIDDLE SCHOOL"
DIGITAL BILLBOARD SIGN

STORM M.H
RIM: 54.5
12" RCP N, W, E
12" RCP S, E 49.32



VICINITY MAP
NOT TO SCALE

Scale: 0 15 30 60

Scale: 1" = 30'

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM (WISCORS), AND THE EAST LINE OF THE S.E 1/4 OF SEC. 10, T15N, R23E. BEARING N00-37-03W. VERTICAL DATUM IS REFERENCED TO THE CITY OF SHEBOYGAN DATUM, BEING NGVD MINUS 581.00'

DIGGERS HOTLINE
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www.DiggersHotline.com

REGISTER'S HOTLINE TICKETS:
20244900802, 20244900805, 20244900820, 20244900824, 20244900834, 20244900837, 20244900846, 20244900848, 20244900869, 20244900880, 20244900881, 20244900921, 20244900925, 20245104991, 20245104992, 20245104993, 20245104994, 20245104995, 20245104996, 20245104997.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GUY) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- (FLAG) = FLAG POLE
- (UMP) = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- (VLV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

BRAY ARCHITECTS
Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Sheboygan • Davenport
Saint Paul
www.brayarch.com
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Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
EXISTING SITE CONDITIONS PLAN

Sheet Number:
C1.00

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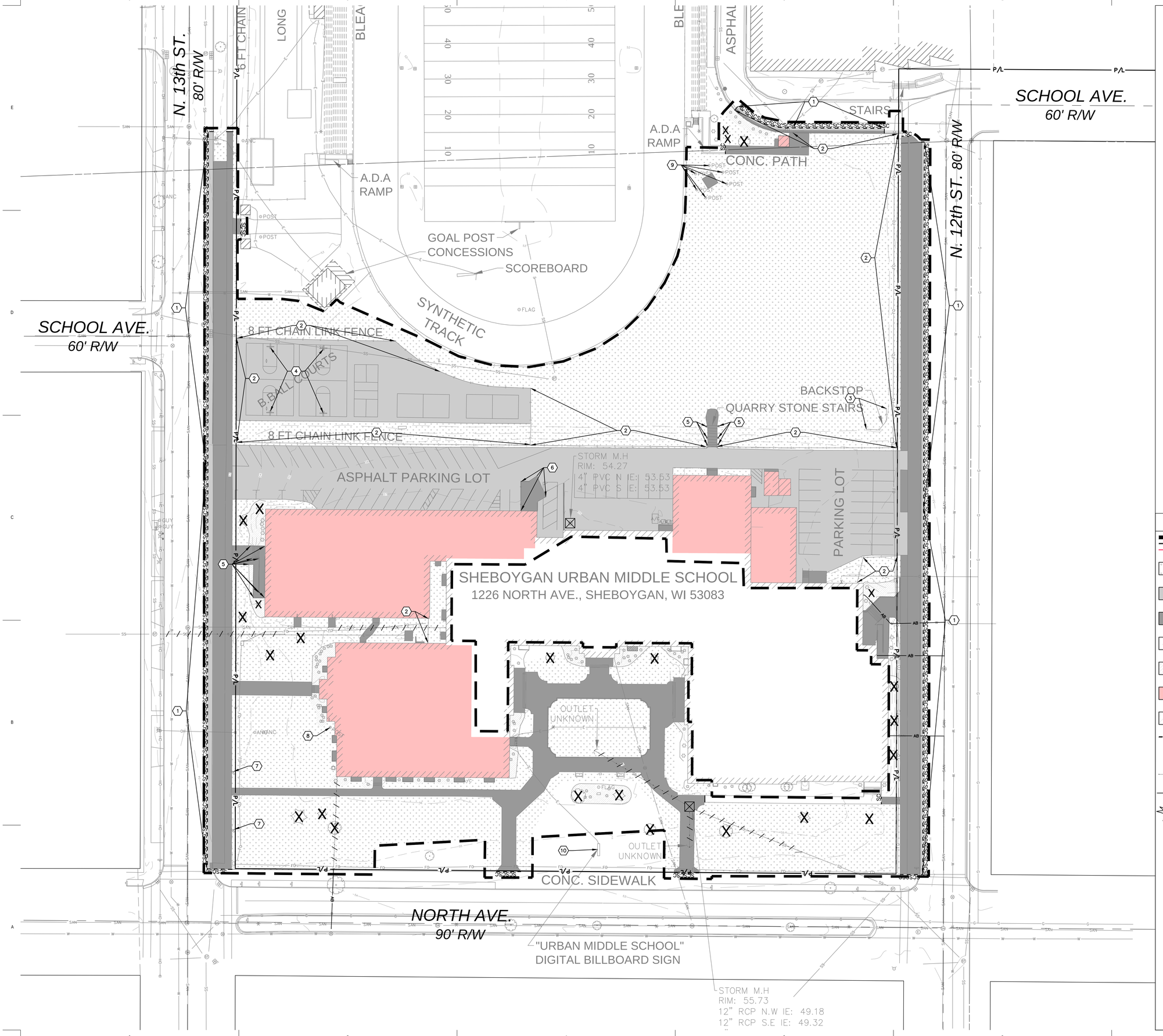

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
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- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- GRAVEL MATERIAL TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKPILED. UNUSED GRAVEL MATERIAL TO BE REMOVED OFFSITE. GRAVEL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE PULVERIZED & REUSED AS PAVEMENT BASE MATERIAL REFER TO SPECIFICATION SECTION 321216-ASPHALT PAVING.
- SCSCSCSC — SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- AB — DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- CAUTION — KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- -UTILITY STRUCTURE REMOVAL/ABANDONMENT
- 1 — SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- 2 — REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS
- 3 — REMOVE & DISPOSE OF EXISTING BACKSTOP FENCING INCLUDING POSTS & FOOTINGS
- 4 — REMOVE & DISPOSE OF EXISTING BASKETBALL HOOP, POST, & FOOTING.
- 5 — REMOVE & DISPOSE OF EXISTING HANDRAILS INCLUDING POST & FOOTING
- 6 — REMOVE & DISPOSE OF EXISTING TRASH ENCLOSURE
- 7 — REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
- 8 — REMOVE & DISPOSE OF EXISTING POST & FOOTING
- 9 — REMOVE & RELOCATE EXISTING DISCUSS THROWING CAGE.
- 10 — REMOVE & DISPOSE OF EXISTING MONUMENT SIGN, INCLUDING FOUNDATIONS.

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Sheet Title:
SITE DEMOLITION PLAN

Sheet Number:
C1.10

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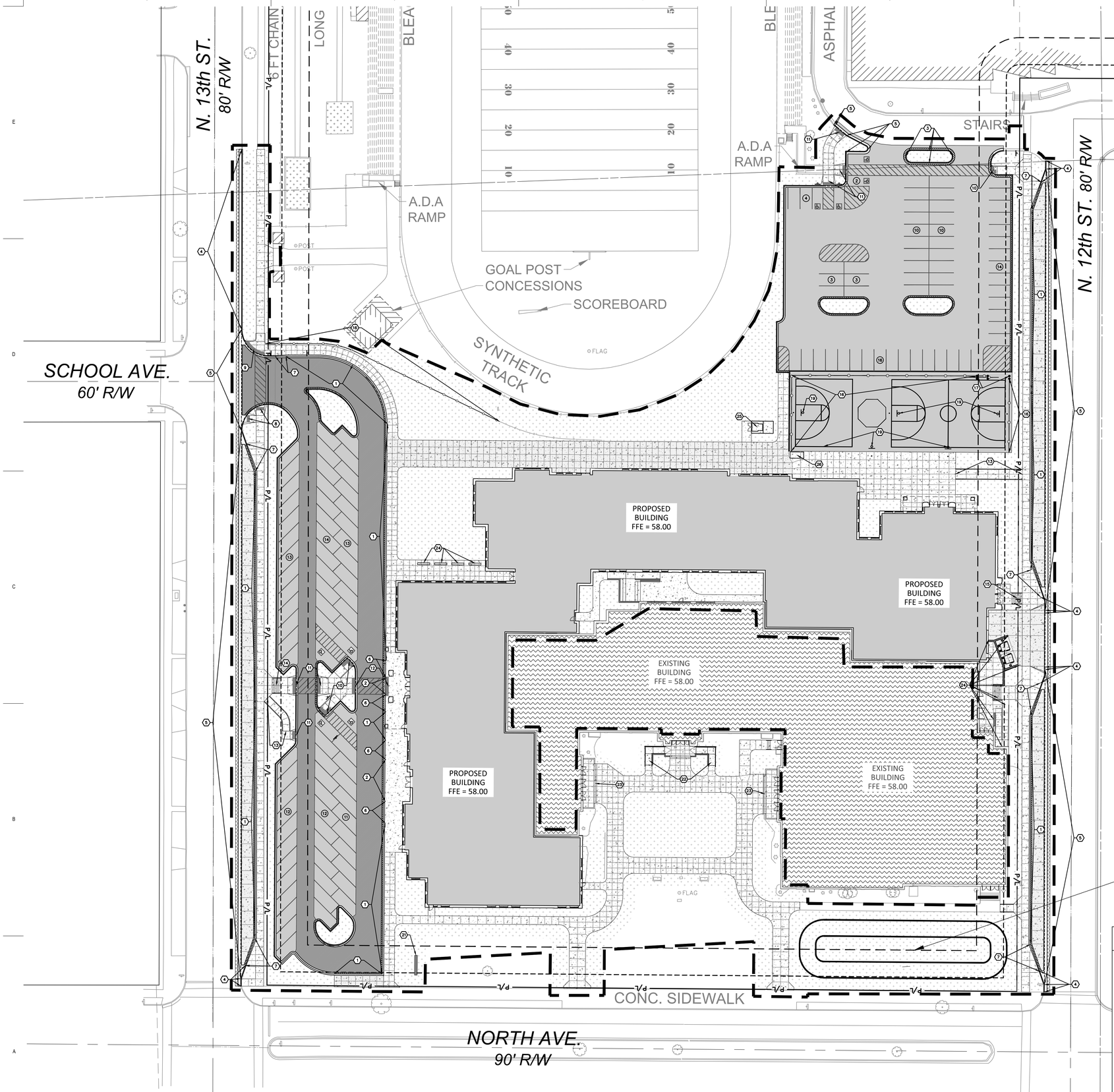

BIO-RETENTION BASIN
TOP OF BERM ELEV. = 54.50
TOP OF SPILLWAY ELEV. = 54.00
TOP OF ENGINEERED SOIL ELEV. = 50.50
BOTTOM OF BASIN ELEV. = 48.00
SEE DETAILS 1-3/C2.21

SITE STATISTICS
URBAN MIDDLE SCHOOL

SITE COVERAGE SUMMARY
AREA OF SITE COVERED BY MIDDLE SCHOOL BUILDING:
106,643 SQ. FT. = 2.45 ACRES

AREA OF SITE COVERED BY NEW PARKING:
59,676 SQ. FT. = 1.37 ACRES

AREA OF SITE COVERED BY NEW LANDSCAPING:
52,206 SQ. FT. = 1.20 ACRES

PARKING SUMMARY
MINIMUM REQUIRED PARKING: 1 SPACE PER TEACHER AND PER STAFF MEMBER, PLUS 1 SPACE PER TWO CLASSROOMS PER SECTION 105-717(c)(4)f OF THE ZONING ORDINANCE.

ANTICIPATED STAFFING: APPROXIMATELY 80 EMPLOYEES

TOTAL NUMBER OF CLASSROOMS: 55

MINIMUM REQUIRED PARKING PER ORDINANCE: 108 SPACES

PROPOSED SPACES IN WEST PARKING LOT - 75
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 4

PROPOSED SPACES IN NORTHEAST PARKING LOT - 62
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 4

TOTAL NEW PARKING ON SITE - 137 SPACES

PROPERTY OWNER:
JOSEPH VOLLMER
SHEBOYGAN AREA SCHOOL DISTRICT
3330 STAHL ROAD
SHEBOYGAN, WI 53081
920-459-3571
jvollmer@sasd.net

ARCHITECT:
KYLE DOWNING
BRAY ARCHITECTS
829 S. 1ST STREET
MILWAUKEE, WI 53204
414-615-1717
kdowning@brayarch.com

CIVIL ENGINEER / APPLICANT:
MICHAEL J. FROEHLICH, P.E.
KAPUR & ASSOCIATES, INC.
400 E. WISCONSIN AVE.
MILWAUKEE, WI 53202
414-751-7245
mfroehlich@kapurinc.com

Scale: 0 15 30 60
Scale: 1" = 30'

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- NEW ASPHALTIC CONCRETE (HEAVY-DUTY) — 1/C2.11
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- 26 NEW GENERATOR. REFER TO ELECTRICAL PLANS FOR MORE INFORMATION..

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Project Title:
Addition & Renovation to:
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SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

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2/02/2026

Project Number:
3415

Sheet Title:
SITE LAYOUT PLAN

Sheet Number:
C1.20

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N. 12th ST.
80' R/W

N. 11th ST.
80' R/W

GRAND AVE.
60' R/W

4 FT CHAIN LINK FENCE

BACKSTOP

BATTING CAGE

DUGOUT

BLEACHERS

SOFTBALL FIELD

DUGOUT

SCOREBOARD

PRACTICE FIELD

4 FT CHAIN LINK FENCE

PRACTICE FIELD

ASPHALT PATH

PARKING

CONC. PATH

ASPHALT PARKING LOT

SYNTHETIC TRACK

VACATED N. 12th ST.

E OF BLOCK 5, LAKE SHORE DIVISION
ACATED
YFLOWER
AVENUE

SHEBOYGAN NORTH HIGH SCHOOL
2926 N. 10th St., SHEBOYGAN, WI 53083

Scale: 0 15 30 60
Scale: 1" = 30'

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SITE LAYOUT PLAN - DISCUS

Sheet Number:
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N. 13th ST.
80' R/W

SCHOOL AVE.
60' R/W

N. 12th ST. 80' R/W

SCHOOL AVE.
60' R/W

NORTH AVE.
90' R/W

6 FT CHAIN LINK FENCE

LONG JUMP

BLEACHERS

ASPHALT

STAIRS

A.D.A RAMP

A.D.A RAMP

POST

POST

GOAL POST

CONCESSIONS

SCOREBOARD

SYNTHETIC TRACK

FLAG

PROPOSED BUILDING
FFE = 58.00

PROPOSED BUILDING
FFE = 58.00

EXISTING BUILDING
FFE = 58.00

PROPOSED BUILDING
FFE = 58.00

EXISTING BUILDING
FFE = 58.00

FLAG

CONC. SIDEWALK

BIO-RETENTION BASIN
TOP OF BERM ELEV. = 54.50
TOP OF SPILLWAY ELEV. = 54.00
TOP OF ENGINEERED SOIL ELEV. = 50.50
BOTTOM OF BASIN ELEV. = 48.00
SEE DETAILS 1-3/C2.21

Scale: 0 15 30 60
Scale: 1" = 30'

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 30' BUILDING TO FRONT OR STREET SIDE LOT LINE SETBACK
- 10' PAVED SURFACE TO STREET LOT LINE SETBACK

1	PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
2	PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
3	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
4	PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)	
5	PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
6	PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING	
7	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	3 C2.14
8	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	6 C2.14
9	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	7 C2.14
10	NEW ACCESSIBLE PARKING SYMBOL	1 C2.14
11	NEW ACCESSIBLE SIGNS	2 C2.14

SIGN INDEX

(A) STOP — R1-1, 30" X 30", SEE DETAIL 3/C2.14

(B) DO NOT ENTER — R5-1, 30" X 30", SEE DETAIL 3/C2.14

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Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
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Sheet Title:
SITE SIGNAGE & TRAFFIC CONTROL PLAN

Sheet Number:
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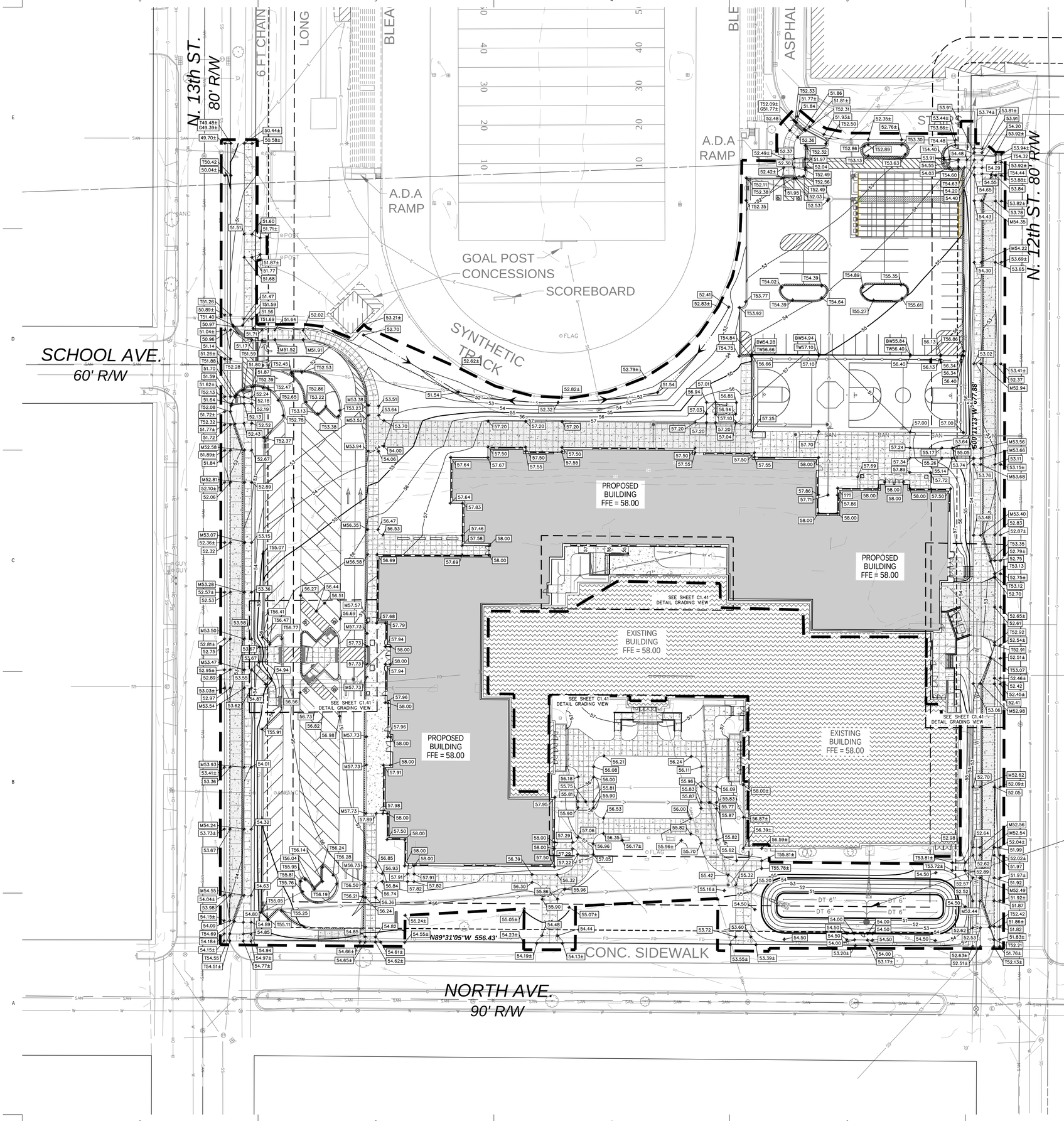

BIO-RETENTION BASIN
TOP OF BERM ELEV. = 54.50
TOP OF SPILLWAY ELEV. = 54.00
TOP OF ENGINEERED SOIL ELEV. = 50.50
BOTTOM OF BASIN ELEV. = 48.00
SEE DETAILS 1-3/C2.21

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- 54 — EXISTING CONTOUR MINOR
- 55 — EXISTING CONTOUR MAJOR
- 54 — PROPOSED CONTOUR MINOR
- 55 — PROPOSED CONTOUR MAJOR
- 54.00 — PROPOSED SPOT GRADE
- 54.00± — MATCH EXISTING GRADE
- TS4.50 — PROPOSED TOP OF CURB GRADE. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- TS4.50± — MATCH EXISTING TOP OF CURB GRADE. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MS4.33 — PROPOSED TOP OF MOUNTABLE CURB GRADE. GUTTER IS 4" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- TW56.00 — PROPOSED TOP OF WALL GRADE
- BW54.00 — PROPOSED BOTTOM OF WALL GRADE
- DRAINAGE SWALE

Scale: 0 15 30 60
Scale: 1" = 30'

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△	DATE	DESCRIPTION

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SITE GRADING PLAN

Sheet Number:
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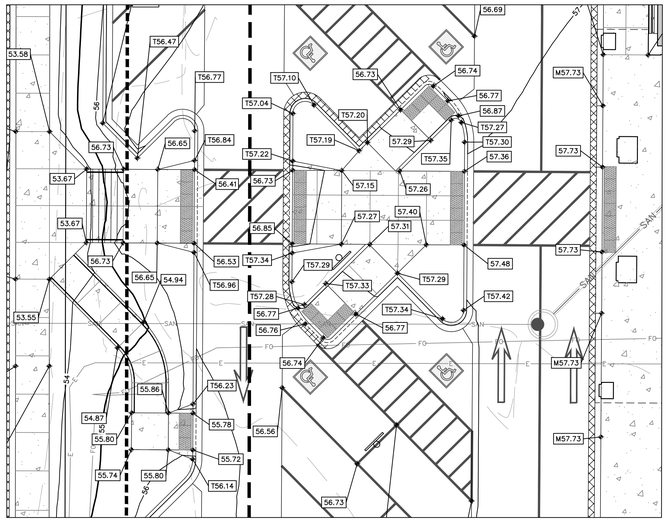
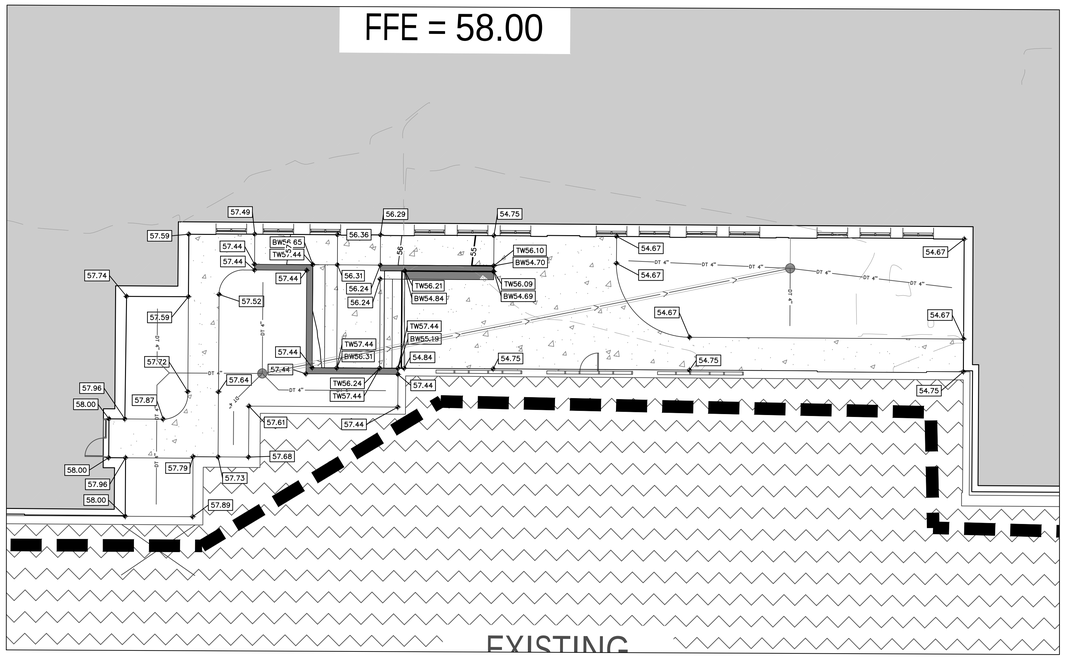
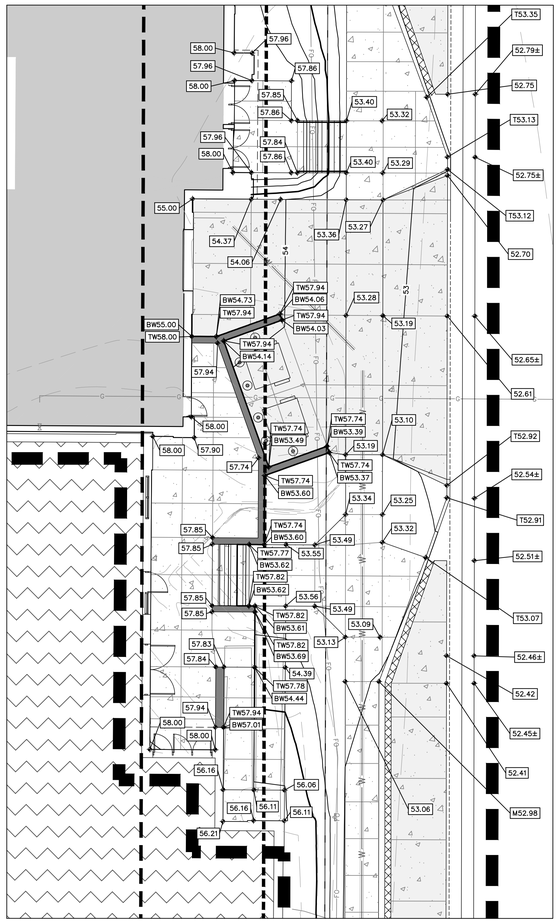


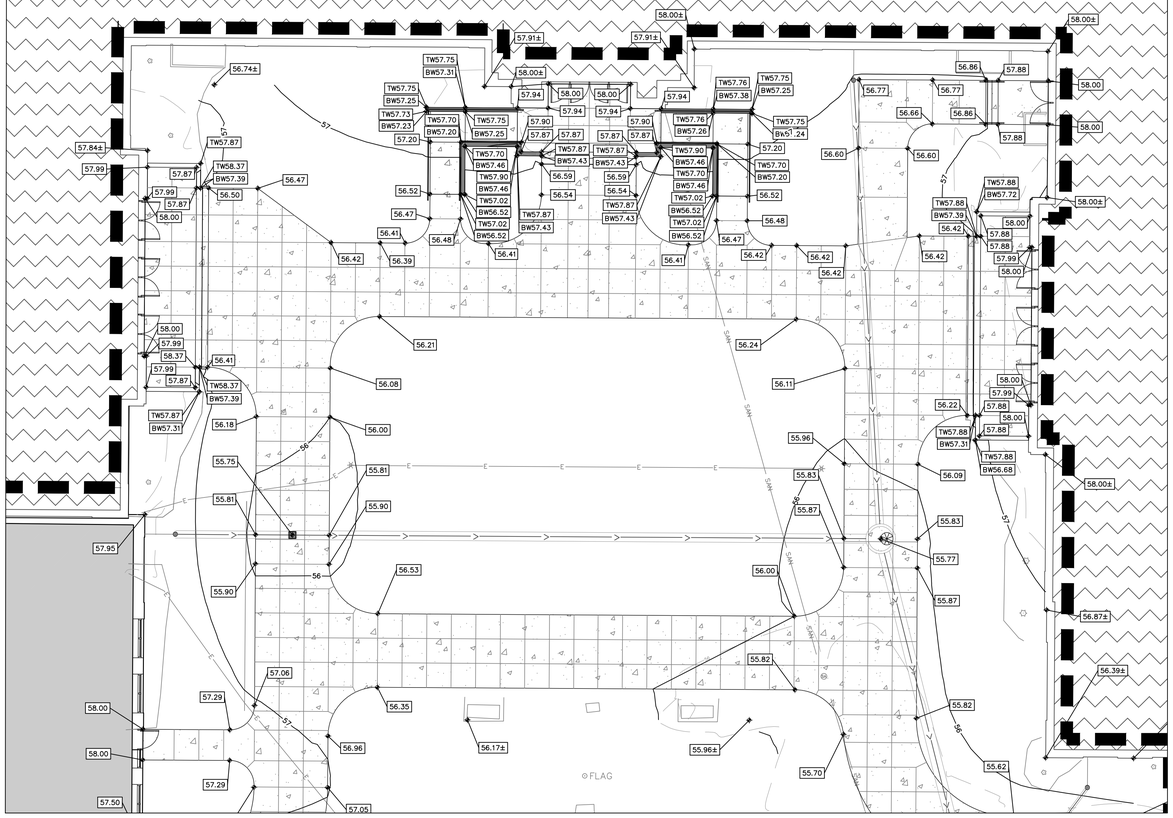
DETAIL GRADING VIEW OF WEST PARKING LOT ISLAND



DETAIL GRADING VIEW OF CENTRAL COURTYARD



DETAIL GRADING VIEW OF TRASH ENCLOSURE AND EAST ENTRY STAIRS AND RAMP



DETAIL GRADING VIEW OF SOUTH COURTYARD

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SHEBOYGAN SCHOOL DISTRICT
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SHEBOYGAN, WI 53083

REVISIONS:

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Scale: 0 5 10 20
Scale: 1" = 10'

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GRADING NOTES

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KEY INDEX

- PROJECT LIMITS
- PL — PROPERTY LINE
- CASE — EASEMENT LINE
- 54 — EXISTING CONTOUR MINOR
- 55 — EXISTING CONTOUR MAJOR
- 54 — PROPOSED CONTOUR MINOR
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- 54.00± — MATCH EXISTING GRADE
- T54.50 — PROPOSED TOP OF CURB GRADE. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
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SITE GRADING PLAN

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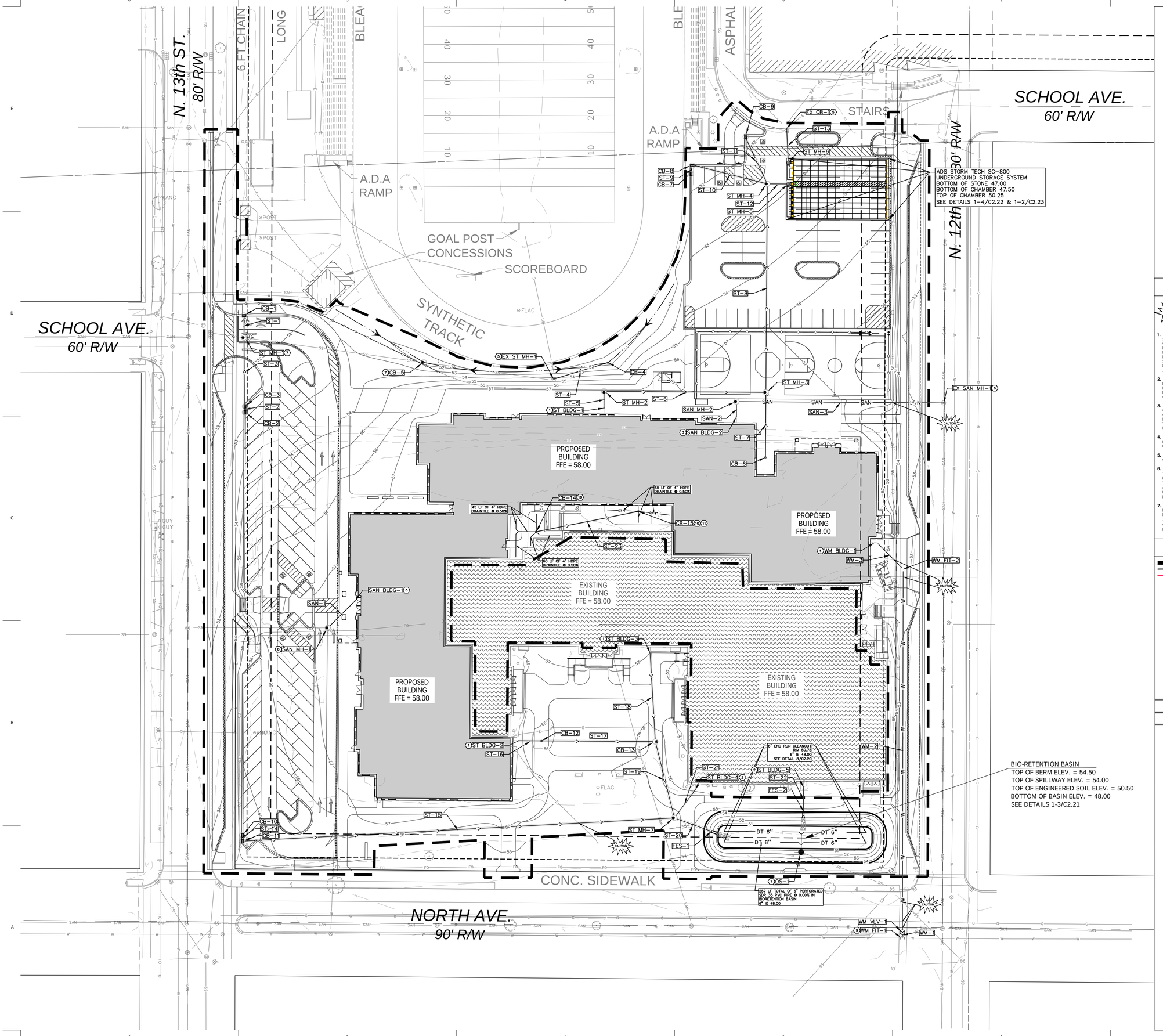

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UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE (1 C2.20)
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE (6 C2.20)
- RCP APRON ENDWALL (4 C2.21, 5 C2.21)
- RIP RAP (4 C2.21)
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 12" STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
2. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
3. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
4. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
5. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY EXISTING LOCATION AND INVERT OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
6. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
7. SITE UTILITY CONTRACTOR TO CONNECT EXISTING STORM SEWER TO PROPOSED STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND INVERT OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
8. SITE UTILITY CONTRACTOR TO CONNECT EXISTING SANITARY SEWER TO PROPOSED SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND INVERT OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
9. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND CITY OF SHEBOYGAN SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE LOCATION AND INVERT PRIOR TO CONSTRUCTION.
10. CATCH BASIN RIM TO BE SET 5" BELOW PROPOSED TURF GRADE. INSTALL FILTER FABRIC OVER GRATE TO KEEP STONE FROM ENTERING THE STORM SEWER.
11. SITE UTILITY CONTRACTOR TO PROVIDE CONNECTION OF PROPOSED 8" STORM SEWER LATERAL FROM BUILDING DIRECTLY TO CB-15. VERIFY EXACT LOCATION AND INVERT IN FIELD.

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2/02/2026

Project Number:
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SITE UTILITY PLAN

Sheet Number:
C1.50

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STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
CB-1	48" DIAMETER (R-3067-R)	51.11		ST-1, 12" S INV = 48.62	47.12	6&11/C2.20
CB-2	48" DIAMETER (R-3067-R)	52.07		ST-2, 12" N INV = 48.94	47.44	6&11/C2.20
CB-3	48" DIAMETER (R-3067-R)	51.92	ST-2, 12" S INV = 48.89	ST-3, 12" N INV = 48.87	47.37	6&11/C2.20
CB-4	18" NYLOPLAST DRAIN (1899CGS)	51.54		ST-4, 8" W INV = 49.86	48.36	9/C2.20
CB-5	48" DIAMETER (R-2502-D)	51.54	EX ST, 12" E INV = 49.19	EX ST, 12" W INV = 49.19	46.54	5/C2.20
CB-6	18" NYLOPLAST DRAIN (1899CGS)	57.71		ST-7, 8" N INV = 54.71	53.21	9/C2.20
CB-7	48" DIAMETER (R-3067-R)	51.72		ST-9, 12" N INV = 48.70	47.20	6&11/C2.20
CB-8	48" DIAMETER (R-3067-R)	51.63	ST-9, 12" S INV = 48.62	ST-10, 15" E INV = 48.37	46.87	6&11/C2.20
CB-9	48" DIAMETER (R-3067-R)	51.83		ST-11, 12" SE INV = 48.82	47.32	6&11/C2.20
CB-10	48" DIAMETER (R-3067-R)	54.59		ST-14, 12" S INV = 51.48	49.98	6&11/C2.20
CB-11	48" DIAMETER (R-3067-R)	54.56	ST-14, 12" N INV = 51.45	ST-15, 15" E INV = 51.55	49.95	6&11/C2.20
CB-12	15" NYLOPLAST DRAIN (1599CGP)	55.75	ST-16, 12" W INV = 52.31	ST-17, 15" E INV = 52.06	50.56	10/C2.20
CB-13	48" DIAMETER (R-2502-D)	55.77	ST-17, 15" W INV = 51.50 ST-18, 12" N INV = 51.75	ST-19, 18" S INV = 51.25	51.25	5&11/C2.20
CB-14	18" NYLOPLAST DRAIN (1899CGS)	57.22	DT, 4" N/W/SW/SE INV = 54.82	ST-23, 8" E INV = 51.79	50.29	10/C2.20
CB-15	18" NYLOPLAST DRAIN (1899CGS)	54.35	DT, 4" W/S/E INV = 51.68 ST-23, 8" W INV = 51.35	ST, 8" N INV = 51.35	49.85	10/C2.20
EX CB-1	EXISTING CATCH BASIN	52.07	EX ST, 12" NE INV = 46.84 ST-13, 12" S INV = 46.84	EX ST, 12" NW INV = 46.84	45.34	
EX ST MH-1	EXISTING STORM MANHOLE	54.42	EX ST, 10" N INV = 49.62 ST-4, 8" E INV = 49.62	EX ST, 18" W INV = 49.56	48.12	
FES-1	18" RCP APRON ENDWALL		ST-20, 18" W INV = 50.50			4&5/C2.21
FES-2	SDD 8F6 REINFORCED CONCRETE APRON ENDWALL		ST-22, 6" N INV = 52.75			4&5/C2.21
OS-1	48" OUTLET STRUCTURE	52.50	ST, 6" N INV = 48.00	EX ST, 12" SE INV = 47.59	46.39	3/C2.21
ST BLDG-1	BUILDING CONNECTION			ST-5, 12" N INV = 52.75		
ST BLDG-2	BUILDING CONNECTION			ST-16, 12" E INV = 52.50		
ST BLDG-3	BUILDING CONNECTION			ST-18, 12" S INV = 52.50		
ST BLDG-4	N/A			ST-21, 6" SW INV = 52.50		
ST BLDG-5	N/A			ST-22, 6" S INV = 53.17		
ST MH-1	48" DIAMETER (R-1661)	51.57	EX ST, 12" E INV = 48.57 ST-1, 12" N INV = 48.57 ST-3, 12" S INV = 48.57	EX ST, 12" W INV = 48.57	48.57	1/C2.20
ST MH-2	48" DIAMETER (R-1661)	57.21	ST-5, 12" S INV = 52.61	ST-6, 12" E INV = 52.61	52.61	1/C2.20
ST MH-3	48" DIAMETER (R-1661)	57.57	ST-6, 12" W INV = 51.25 ST-7, 8" S INV = 54.16	ST-8, 12" N INV = 51.25	51.25	1/C2.20
ST MH-4	48" DIAMETER (R-1661)	52.56	ST-8, 12" S INV = 48.10 ST-10, 15" W INV = 47.85 ST-11, 12" NW INV = 48.38	ST-12, 15" E INV = 47.85	47.85	1/C2.20
ST MH-5	30" NYLOPLAST DRAIN (3099CGS)		ST-12, 15" W INV = 47.67			2/C2.23
ST MH-6	30" NYLOPLAST DRAIN (3099CGS)			ST-13, 12" N INV = 47.00		2/C2.23
ST MH-7	48" DIAMETER (R-1661)	55.28	ST-15, 15" W INV = 51.00 ST-19, 18" N INV = 50.75 ST-21, 6" NE INV = 52.20	ST-20, 18" E INV = 50.75	50.75	1/C2.20

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
EX SAN MH-1	N/A		SAN-3, 6" W INV = 45.57	EX SAN, 12" S INV= 43.67± EX SAN, 12" N INV= 43.68±		
SAN BLDG-1	N/A			SAN-1, 6" SW INV = 50.25		
SAN BLDG-2	N/A			SAN-2, 6" N INV = 51.25		
SAN MH-1	48" DIAMETER (R-1661)	57.23	SAN-1, 6" NE INV = 49.47	EX SAN, 6" W INV = 47.57±	49.47	2/C2.20
SAN MH-2	48" DIAMETER (R-1661)	57.59	SAN-2, 6" S INV = 50.99	SAN-3, 6" E INV = 49.06	49.06	2/C2.20

STORM SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	GPM:
ST-1	CB-1	ST MH-1	48.62	48.57	19.12'	0.25%	12" DUAL WALL HDPE	
ST-2	CB-2	CB-3	48.94	48.89	4.99'	1.00%	12" DUAL WALL HDPE	
ST-3	CB-3	ST MH-1	48.87	48.57	57.95'	0.52%	12" DUAL WALL HDPE	
ST-4	CB-4	EX ST MH-1	49.86	49.62	47.81'	0.50%	8" SDR 35 PVC	
ST-5	ST BLDG-1	ST MH-2	52.75	52.61	14.15'	1.00%	12" DUAL WALL HDPE	
ST-6	ST MH-2	ST MH-3	52.61	51.25	136.36'	1.00%	12" DUAL WALL HDPE	
ST-7	CB-6	ST MH-3	54.71	54.16	54.90'	1.00%	8" SDR 35 PVC	
ST-8	ST MH-3	ST MH-4	51.25	48.10	175.66'	1.79%	12" DUAL WALL HDPE	
ST-9	CB-7	CB-8	48.70	48.62	7.62'	1.00%	12" DUAL WALL HDPE	
ST-10	CB-8	ST MH-4	48.37	47.85	65.20'	0.80%	15" DUAL WALL HDPE	
ST-11	CB-9	ST MH-4	48.82	48.38	43.92'	1.00%	12" DUAL WALL HDPE	
ST-12	ST MH-4	ST MH-5	47.85	47.67	17.50'	1.00%	15" DUAL WALL HDPE	
ST-13	ST MH-6	EX CB-1	47.00	46.84	28.92'	0.55%	12" DUAL WALL HDPE	
ST-14	CB-10	CB-11	51.48	51.45	5.00'	0.50%	12" DUAL WALL HDPE	
ST-15	CB-11	ST MH-7	51.55	51.00	365.19'	0.15%	15" DUAL WALL HDPE	
ST-16	ST BLDG-2	CB-12	52.50	52.31	19.08'	1.00%	12" DUAL WALL HDPE	
ST-17	CB-12	CB-13	52.06	51.50	95.92'	0.58%	15" DUAL WALL HDPE	
ST-18	ST BLDG-3	CB-13	52.50	51.75	74.87'	1.00%	12" DUAL WALL HDPE	
ST-19	CB-13	ST MH-7	51.25	50.75	66.28'	0.75%	18" DUAL WALL HDPE	
ST-20	ST MH-7	FES-1	50.75	50.50	33.41'	0.75%	18" CLASS IV RCP	
ST-21	ST BLDG-4	ST MH-7	52.50	52.20	29.56'	1.00%	6" SDR 35 PVC	
ST-22	ST BLDG-5	FES-2	53.17	52.75	20.09'	2.09%	6" SDR 35 PVC	
ST-23	CB-14	CB-15	51.79	51.35	87.76'	0.50%	8" SDR 35 PVC	

SANITARY SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	SAN MH-1	50.25	49.47	32.17'	2.42%	6" SDR 35 PVC	
SAN-2	SAN BLDG-2	SAN MH-2	51.25	50.99	12.82'	2.00%	6" SDR 35 PVC	
SAN-3	SAN MH-2	EX SAN MH-1	49.06	45.57	174.59'	2.00%	6" SDR 35 PVC	

WATER MAIN PIPE TABLE

PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM-1	WM FIT-1	WM VLV-1	45.26	45.25	5.00'	0.25%	6" C900 PVC PIPE
WM-2	WM VLV-1	WM FIT-2	45.25	45.45	305.95'	-0.07%	6" C900 PVC PIPE
WM-3	WM FIT-2	WM BLDG-1	47.00	45.45	32.15'	4.82%	6" C900 PVC PIPE

WATER MAIN FITTINGS TABLE

STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
WM BLDG-1	6" 45 DEGREE BEND	45.45
WM FIT-1	8" X 6" TEE	6" IE 45.26±
WM FIT-2	6" 45 DEGREE BEND	45.45
WM VLV-1	6" GATE VALVE W/VALVE BOX	45.25

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Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

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SITE UTILITY TABLES

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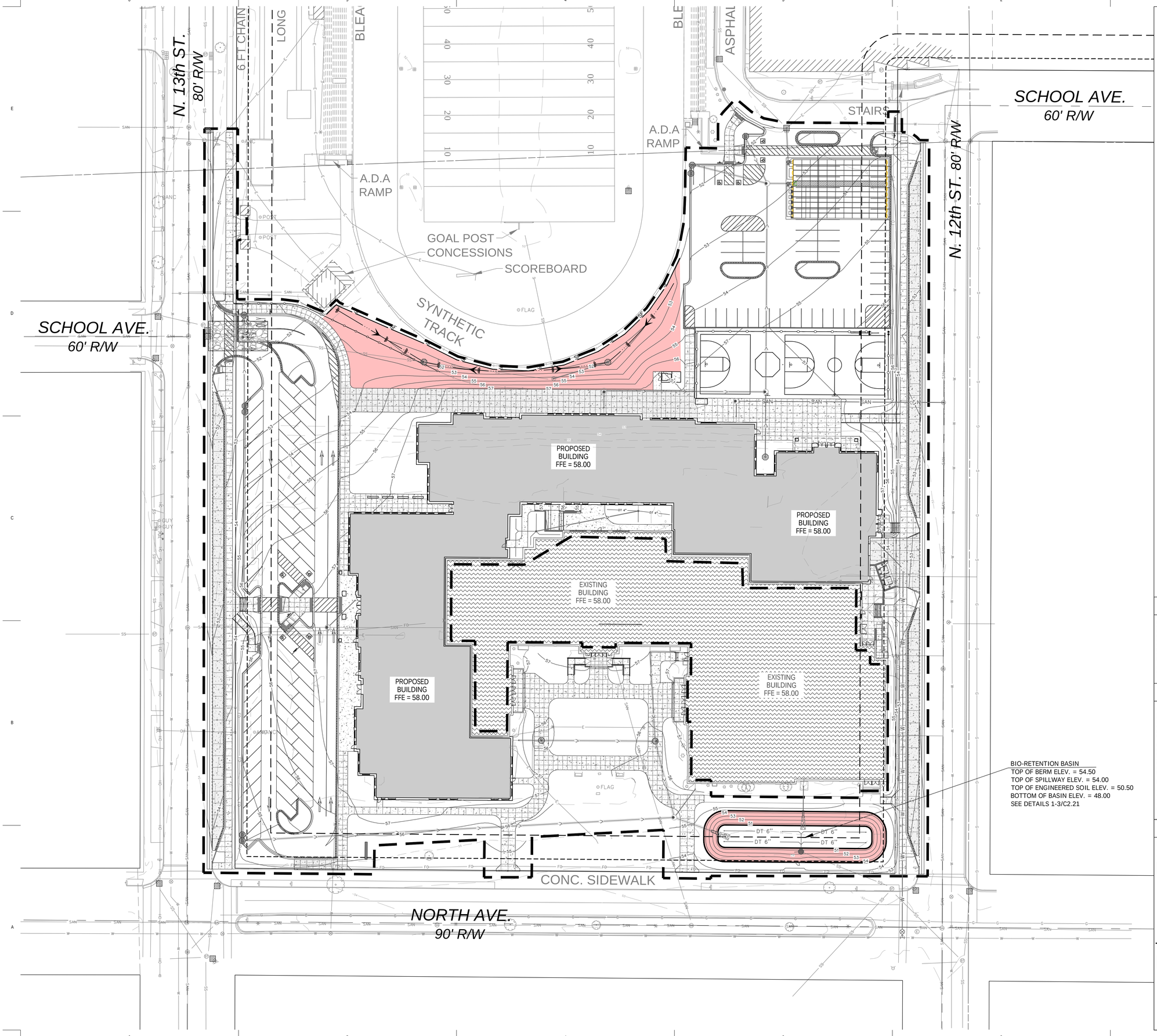

BIO-RETENTION BASIN
TOP OF BERM ELEV. = 54.50
TOP OF SPILLWAY ELEV. = 54.00
TOP OF ENGINEERED SOIL ELEV. = 50.50
BOTTOM OF BASIN ELEV. = 48.00
SEE DETAILS 1-3/C2.21

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

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---- – PROJECT MANAGER
---- CONSTRUCTION
---- STREET
---- WI ----
PHONE: (----) ----------

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- SF — FILTER FABRIC FENCE — 1/C2.10
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 2/C2.10
- TRIANGULAR SILT DIKES — 3/C2.10
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 4/C2.10
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 4/C2.10

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SITE EROSION CONTROL PLAN

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.htm

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WisDOT PRODUCT ACCEPTABILITY LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
   http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ¾ INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ¾ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ¾ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ¾ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED WHEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ¾ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF SHEBOYGAN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING/SUMMER 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES LISTED IN ITEM #4, THE BIO-RETENTION BASIN SHALL BE CONSTRUCTED TO SERVE AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. THE CONTRACTOR SHALL INSTALL DIVERSION SWALES AND DIVERSION BERMS TO DIRECT WATER TO THE TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY STABILIZE THE BIO-RETENTION BASIN BANKS AND OUTLET STRUCTURE.
6. THE BIO-RETENTION BASIN SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½-INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREAT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, SIDEWALKS, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION.
12. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
13. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
14. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK SURFACE MATERIAL (I.E. ASPHALT & CONCRETE) WILL BE APPLIED PER PROJECT PLANS AND SPECIFICATIONS.
15. AFTER THE SITE HAS BEEN STABILIZED AND THE SEDIMENT BASIN IS NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE DREDGED OUT OF THE FOOTPRINT OF THE BIO-RETENTION BASIN AND DISPOSED OF. FOLLOWING DREDGING ACTIVITIES, FULL CONSTRUCTION OF THE BIO-RETENTION BASINSHALL BE COMPLETED, INCLUDING INSTALLATION OF THE DRAINTILE, CLEAR STONE AND ENGINEERED SOIL PER THE PROJECT PLANS AND DETAILS.
16. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
17. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
18. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 13 ABOVE.
19. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 300 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF .2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:

   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.

   C. MAINTENANCE ACTIVITIES

   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE.
      APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER.
      DATE AND TIME APPLIED.
      WEATHER CONDITIONS DURING APPLICATION.
      METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

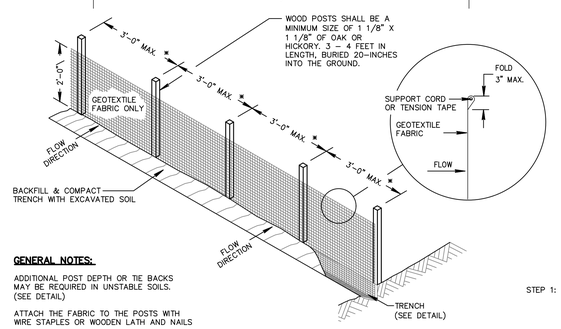
WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06		



GENERAL NOTES:

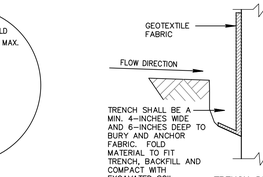
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

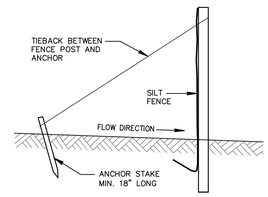
•8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

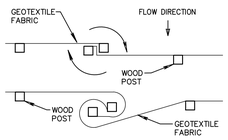
AXONIMETRIC VIEW



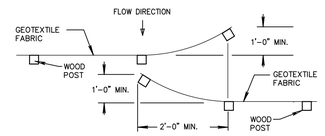
TRENCH DETAIL



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



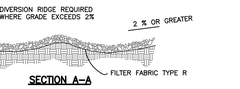
TWIST METHOD



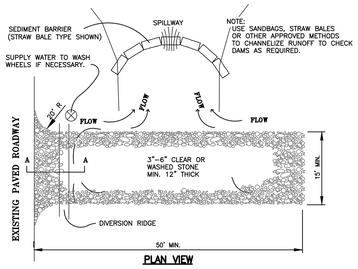
HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

1 C2.10 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



SECTION A–A



PLAN VIEW

GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3– TO 6–INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

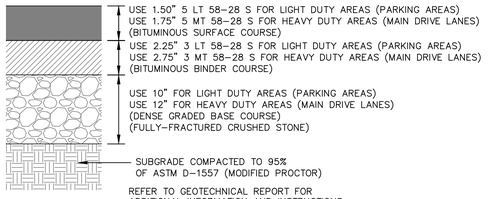
THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

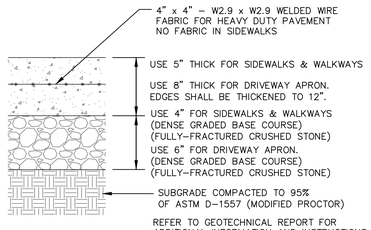
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

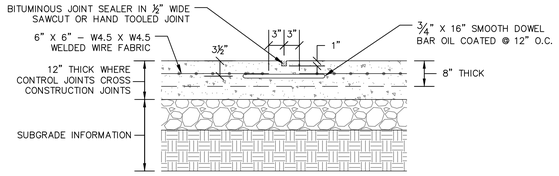
ALL SE



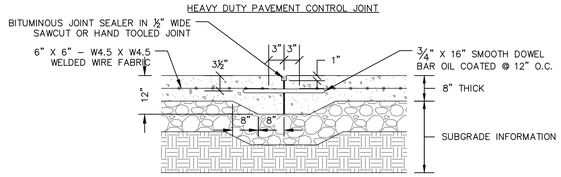
1 C2.11 **ASPHALTIC CONCRETE PAVEMENT**
N.T.S.



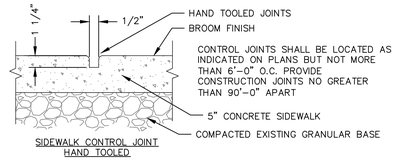
2 C2.11 **CONCRETE SIDEWALK/SLAB**
N.T.S.



HEAVY DUTY PAVEMENT CONTROL JOINT

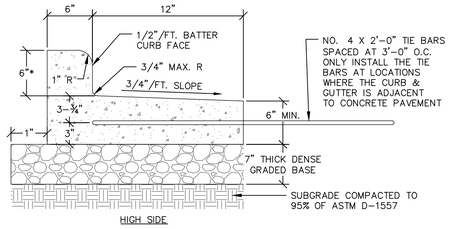


HEAVY DUTY PAVEMENT CONSTRUCTION JOINT

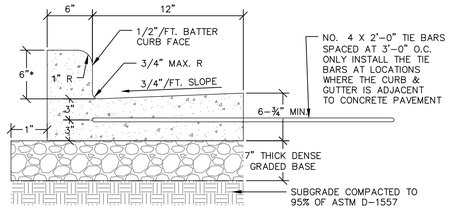


SIDEWALK CONTROL JOINT
HAND TOOLED

3 C2.11 **CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)**
N.T.S.



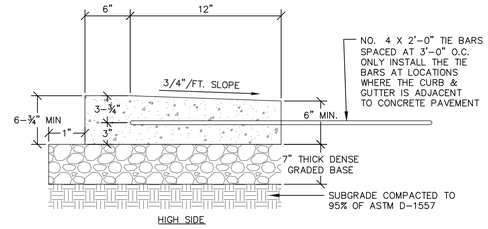
HIGH SIDE



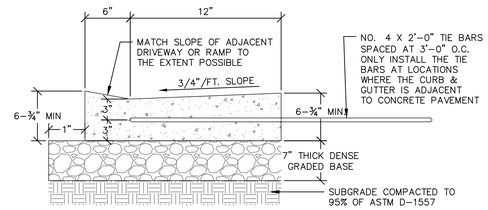
LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

4 C2.11 **18-INCH BARRIER CONCRETE CURB & GUTTER**
N.T.S.



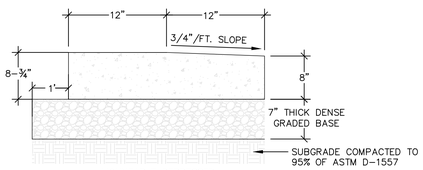
HIGH SIDE



LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

5 C2.11 **18-INCH DEPRESSED CONCRETE CURB & GUTTER**
N.T.S.

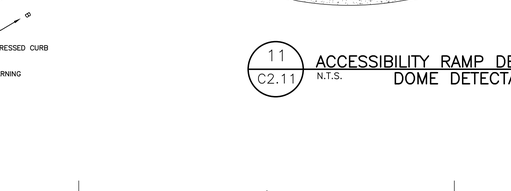


MOUNTABLE

MOUNTABLE DEPRESSED

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

6 C2.11 **24-INCH MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER**
N.T.S.

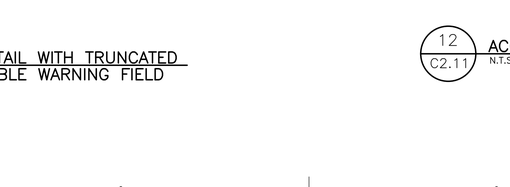


HIGH-SIDE

LOW-SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

7 C2.11 **24-INCH BARRIER CONCRETE CURB & GUTTER**
N.T.S.



HIGH-SIDE

LOW-SIDE

8 C2.11 **24-INCH DEPRESSED CONCRETE CURB & GUTTER**
N.T.S.

9 C2.11 **CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB**
N.T.S.

SECTION B-B

SECTION A-A

10 C2.11 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.

11 C2.11 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.

12 C2.11 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.

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kapur

Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE DETAILS

Sheet Number:
C2.11

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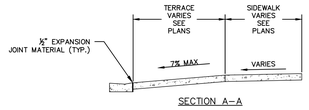
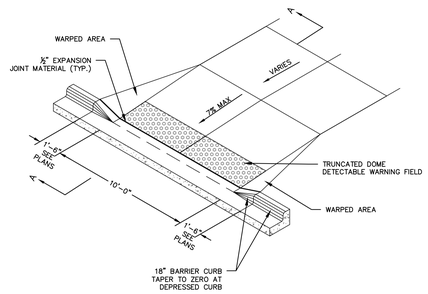
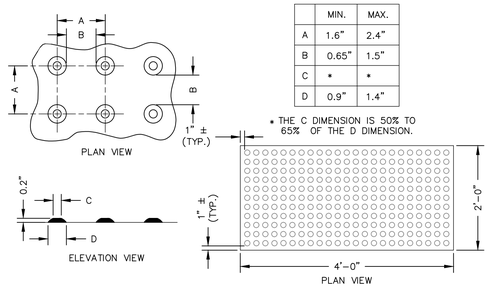


SECTION A–A



1 / C2.12 ACCESSIBILITY RAMP DETAIL WITH STAMPED CONCRETE TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

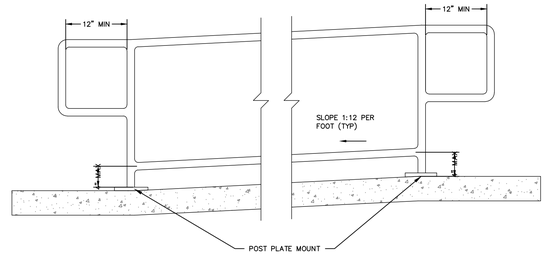
TRUNCATED DOMES
DETECTABLE WARNING
PATTERN DETAIL

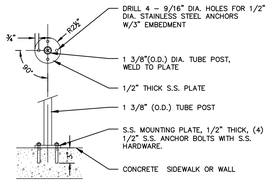
TRUNCATED DOME PANEL
DETECTABLE WARNING
FIELD DETAIL

GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

2 / C2.12 CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.





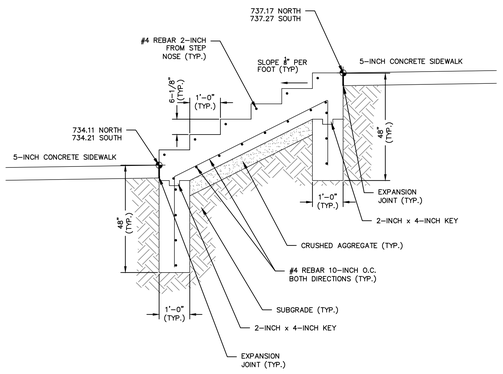
HANDRAIL POST–PLATE MOUNTING

NOTES:
HANDRAIL AND POSTS TO BE CONSTRUCTED WITH 1–3/8" SCHEDULE 40 STEEL PIPE. HANDRAIL POSTS SHALL BE LOCATED WITHIN THE CONCRETE, 6" FROM THE EDGE.

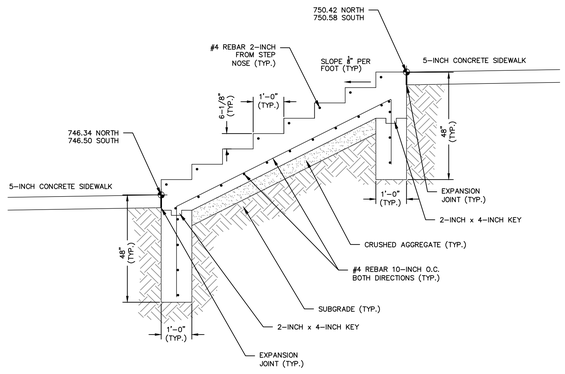
ADJUST DESIGN AS NECESSARY TO MATCH THE CONDITIONS SHOWN ON THE SITE AND GRADING PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL RAILING COMPONENTS AND CONNECTIONS.

VERIFY FIELD CONDITIONS PRIOR TO MANUFACTURING HANDRAILS. CONFIRM FINAL MATERIAL CHOICE WITH OWNER.

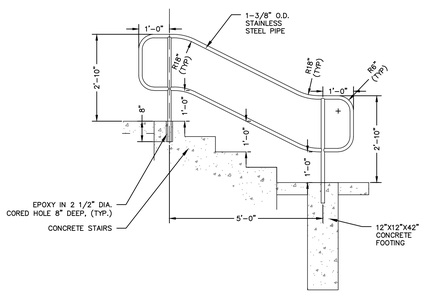
3 / C2.12 STAINLESS STEEL SLOPED WALK HANDRAIL
N.T.S.



4 / C2.12 SECTION AT CONCRETE STAIR A–A
N.T.S.



5 / C2.12 SECTION AT CONCRETE STAIR E–E
N.T.S.



6 / C2.12 STAINLESS STEEL PIPE STAIR HANDRAIL
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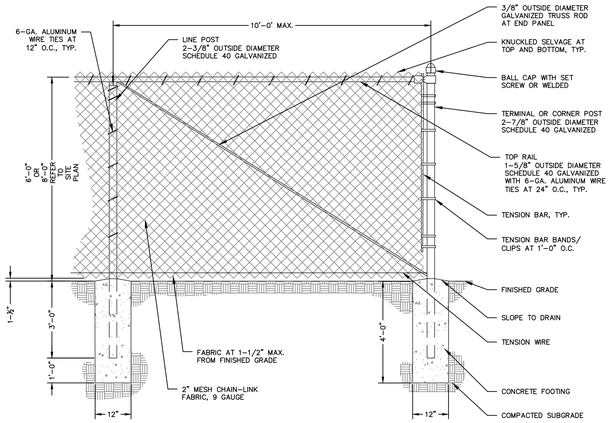
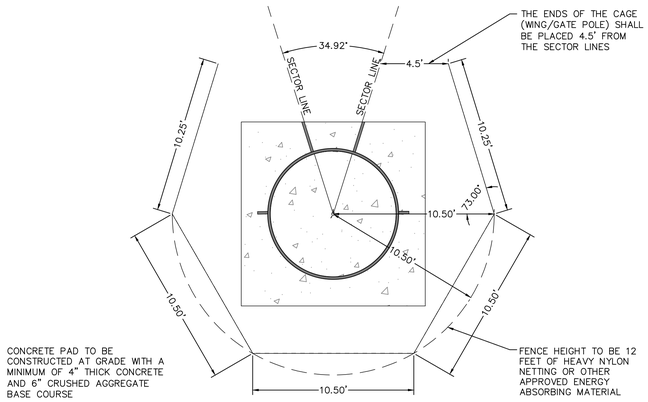
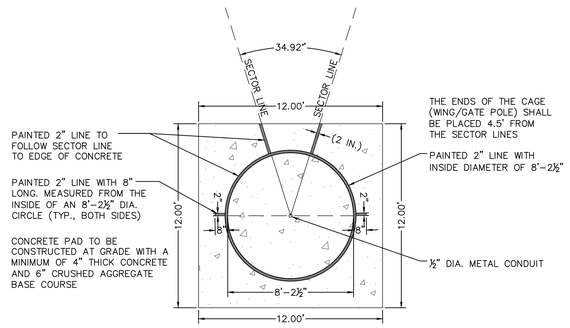


*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

7 / C2.12 6'–0"/8'–0" HIGH CHAIN–LINK FENCE DETAIL
N.T.S.





8 / C2.12 CONCRETE DISCUS PAD DETAIL
N.T.S.

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Project Title:
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URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF
SHEBOYGAN
PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE DETAILS

Sheet Number:
C2.12

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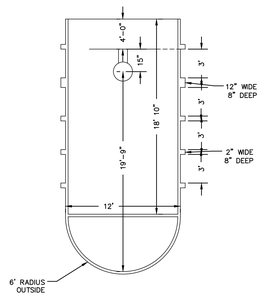
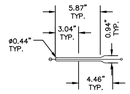
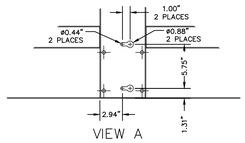


ALL BASKETBALL COURT LINES SHALL BE 2 INCHES WIDE WHITE PAINT

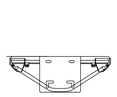
1 C2.13 **BASKETBALL COURT LAYOUT**
N.T.S.

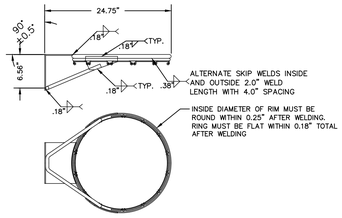


VIEW B



VIEW A

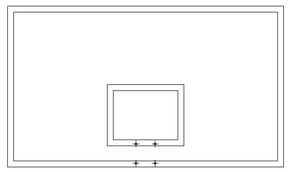




ALTERNATE SKIP WELDS INSIDE AND OUTSIDE 2.0" WELD LENGTH WITH 4.0" SPACING

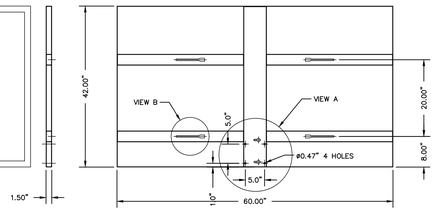
INSIDE DIAMETER OF RIM MUST BE ROUND WITHIN 0.25" AFTER WELDING. RING MUST BE FLAT WITHIN 0.18" TOTAL AFTER WELDING

GOAL TO BE ATTACHED TO POLE MOUNTED BRACKET, AND BRACED PER MANUFACTURES SPECIFICATIONS.



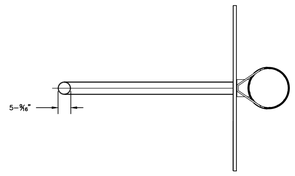
FRONT VIEW

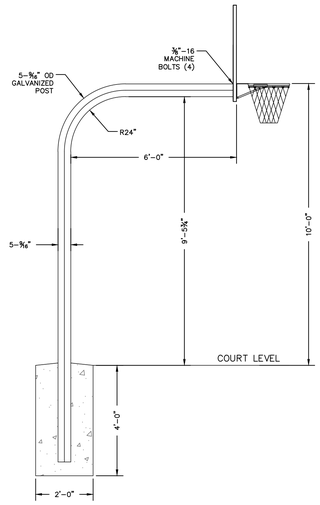
BOARD TO BE WHITE WITH ORANGE BORDER AND TARGET



REAR VIEW

2 C2.13 **BASKETBALL BACKBOARD AND GOAL**
N.T.S.





3 C2.13 **BASKETBALL POLE**
N.T.S.

BRAY ARCHITECTS
Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Sheboygan • Davenport
Saint Paul
www.brayarch.com

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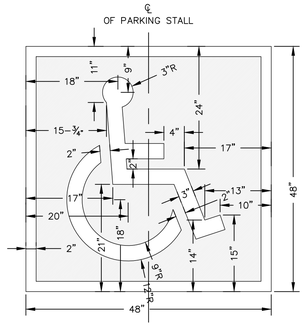
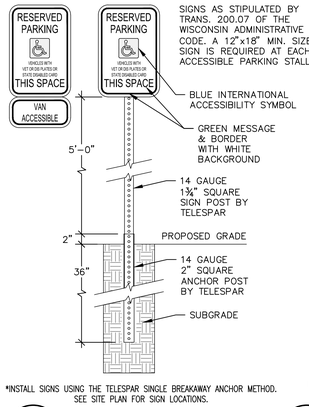


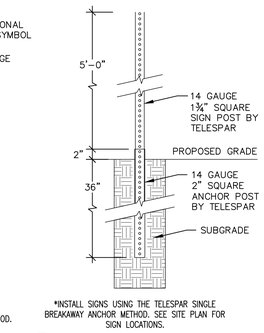
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

1 C2.14 **INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS**
N.T.S.



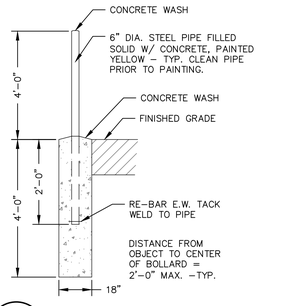
*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

2 C2.14 **ACCESSIBLE PARKING STALL SIGN**
N.T.S.

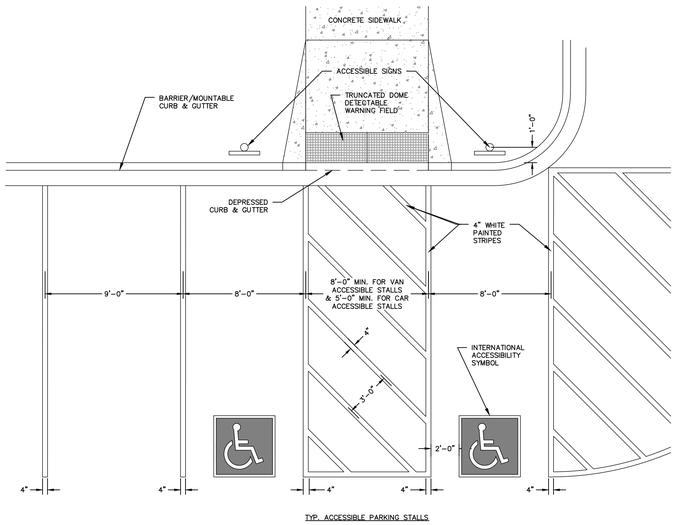


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

3 C2.14 **SIGN POST DETAIL**
N.T.S.

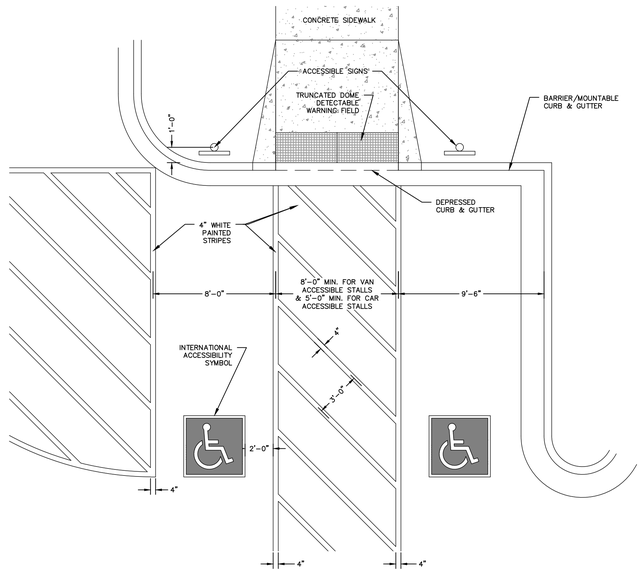


4 C2.14 **STANDARD STEEL BOLLARD**
N.T.S.



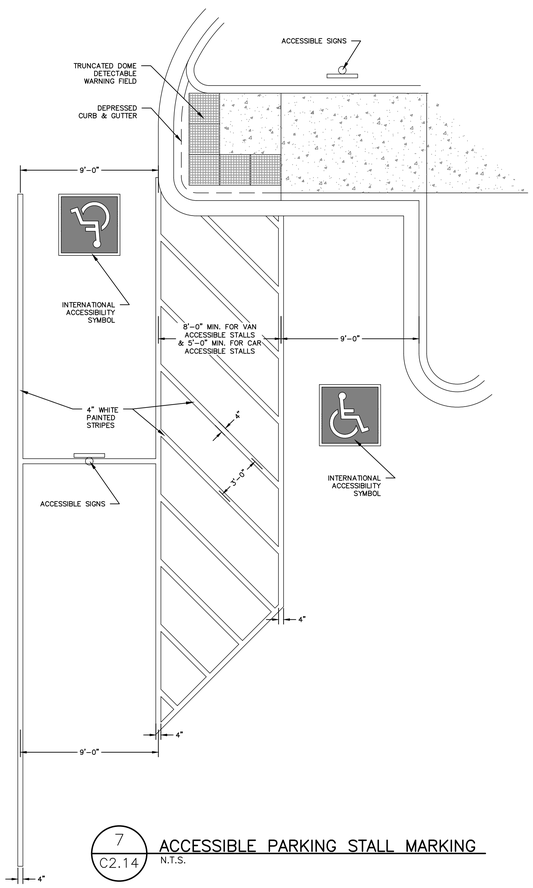
TYP. ACCESSIBLE PARKING STALLS

5 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.



TYP. ACCESSIBLE PARKING STALLS

6 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.



7 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.

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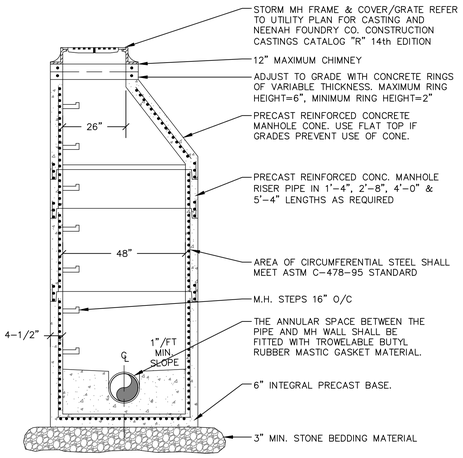


STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

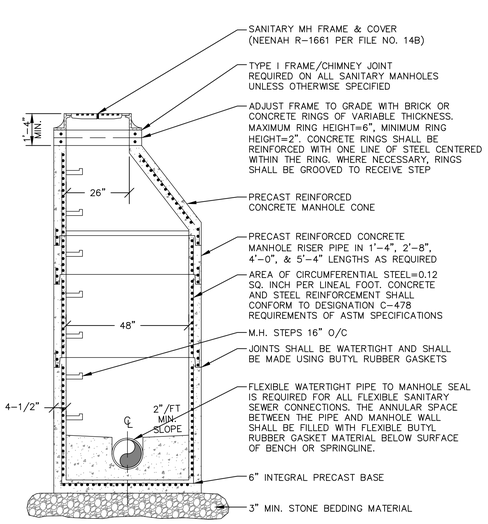
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

1 / C2.20 STORM MANHOLE DETAIL
N.T.S.

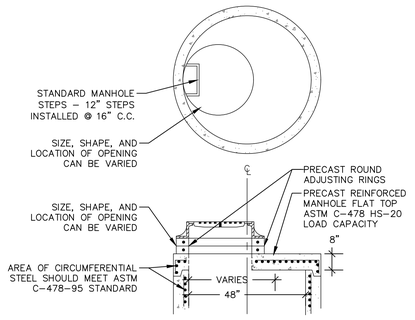


SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.

2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

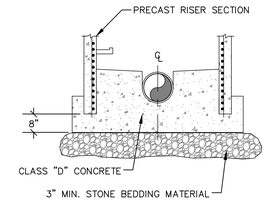
2 / C2.20 SANITARY MANHOLE DETAIL
N.T.S.



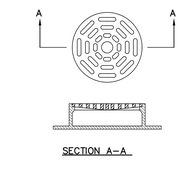
FLAT MANHOLE TOP OPTION

NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

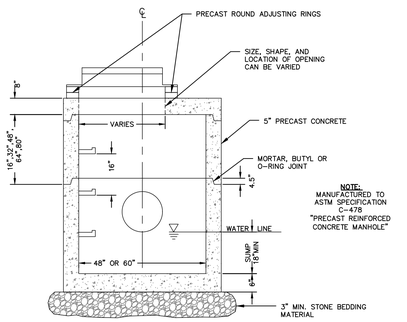
3 / C2.20 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



4 / C2.20 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.

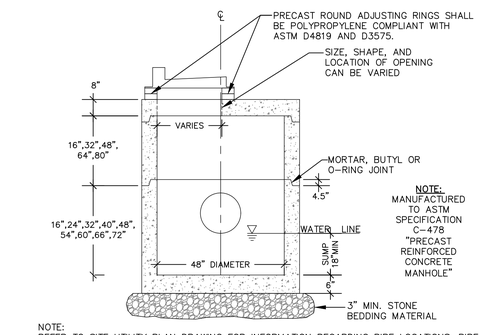


SECTION A-A



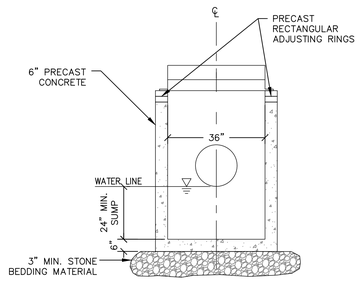
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

5 / C2.20 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.

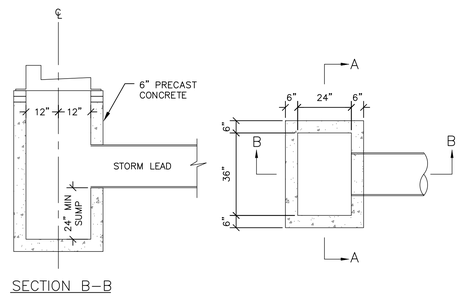


NOTE:
REFER TO SITE UTILITY PLAN DRAWING FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

6 / C2.20 ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



SECTION A-A

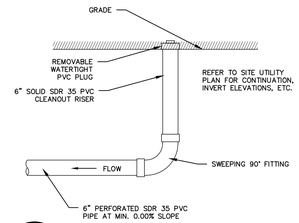


SECTION B-B

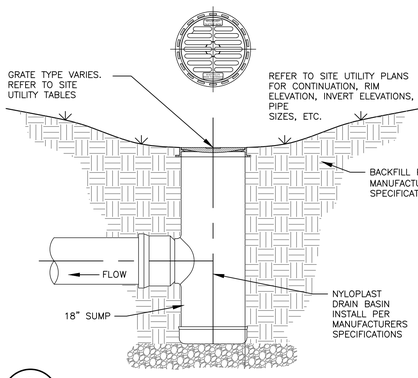
MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

NOTE:
REFER TO SITE UTILITY PLAN DRAWINGS FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

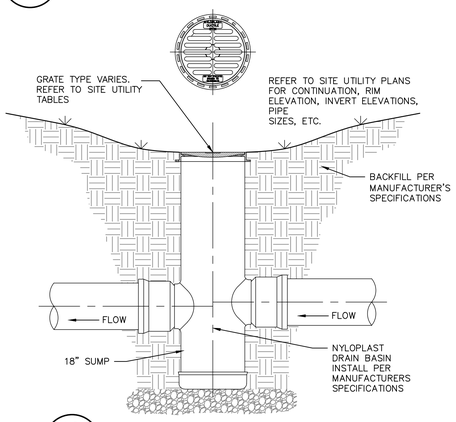
7 / C2.20 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.



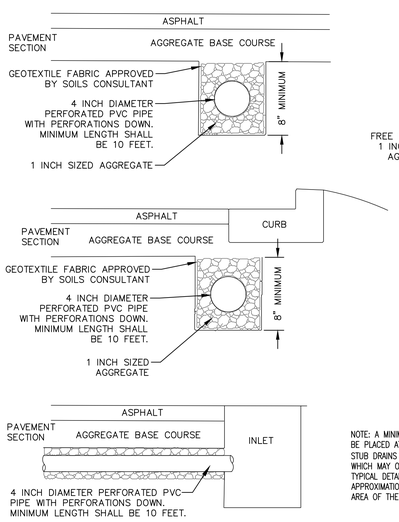
8 / C2.20 STORM SEWER END RUN 6" CLEANOUT
N.T.S.

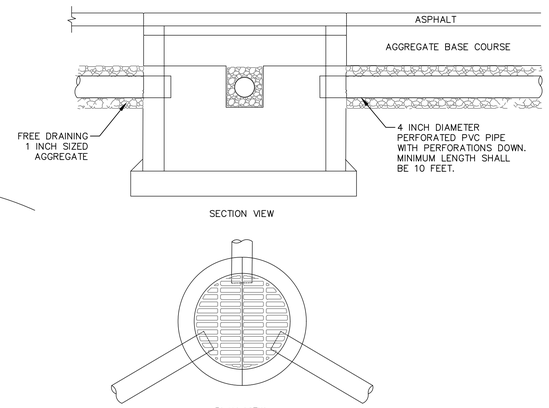


9 / C2.20 NYLOPLAST DRAIN BASIN WITH OUTLET
N.T.S.



10 / C2.20 NYLOPLAST DRAIN BASIN WITH INLET AND OUTLET
N.T.S.





SECTION VIEW

PLAN VIEW

NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN, AND THE INVERTS OF THE STUB DRAINS SHALL BE PLACED AT OR ABOVE THE CROWN OF THE DOWNSTREAM STORM SEWER PIPE OR BE PROTECTED WITH A BACKWATER VALVE. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

11 / C2.20 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.

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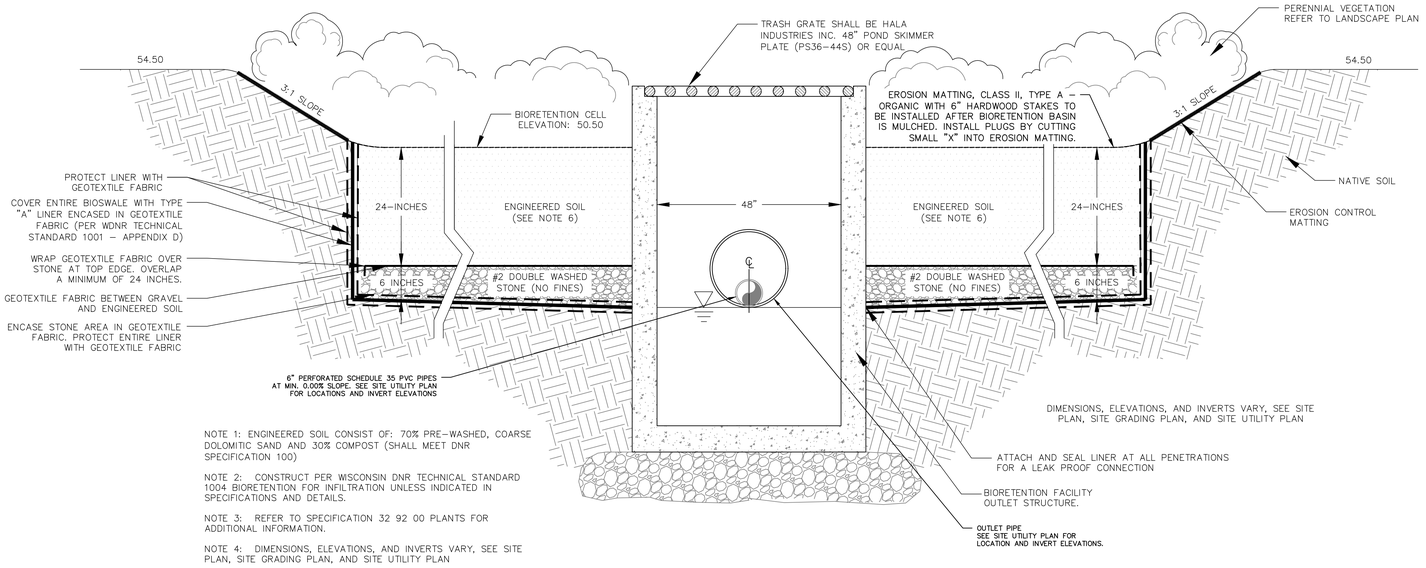


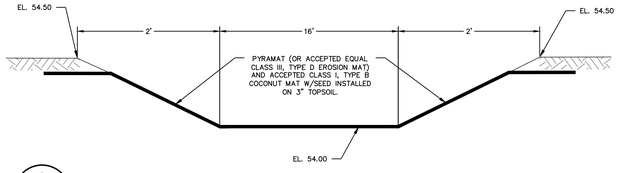
NOTE 1: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100)

NOTE 2: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 3: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 4: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

1 C2.21 **BIORETENTION BASIN DETAIL**
N.T.S.



2 C2.21 **STORM WATER POND EMERGENCY SPILLWAY CROSS SECTION FOR BIORETENTION BASIN-1**
N.T.S.

CARE SHALL BE TAKEN TO AVOID COMPACTION OF THE ENGINEERED SOIL WITHIN THE LIMITS OF THE BIORETENTION FACILITY DURING AND AFTER CONSTRUCTION.

NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF FUTURE BIO-RETENTION BASIN AND EXCAVATED TO THE APPROXIMATE DIMENSIONS OF THE FUTURE BIO-RETENTION BASIN. SEDIMENT BASINS SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

NOTE 4: ONCE CONSTRUCTION OF THE BIO-RETENTION BASIN BEGINS, ALL HEAVY EQUIPMENT AND CONSTRUCTION TRAFFIC IS PROHIBITED WITHIN THE FOOTPRINT OF THE BIO-RETENTION BASIN. INSTALL CONSTRUCTION FENCING TO PREVENT TRAFFIC AS NEEDED. PLACEMENT OF THE STONE AND ENGINEERED SOIL LAYERS SHALL BE COMPLETED WITH A BACKHOE FROM THE SIDE SLOPES OF THE BASIN. EVERY EFFORT SHALL BE MADE TO AVOID THE COMPACTION OF THE ENGINEERED SOIL WITHIN THE BASIN DURING AND AFTER CONSTRUCTION. IF COMPACTION OCCURS, REFER TO DNR TECHNICAL STANDARD 1004 FOR COMPACTION REMEDIATION.

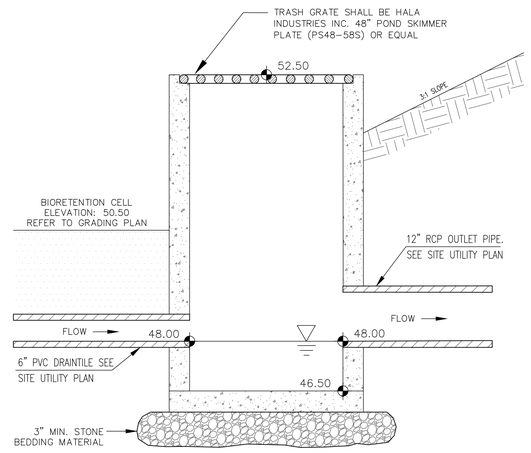
NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

NOTE 6: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100)

NOTE 7: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 8: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 9: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN



OUTLET STRUCTURE NOTES:

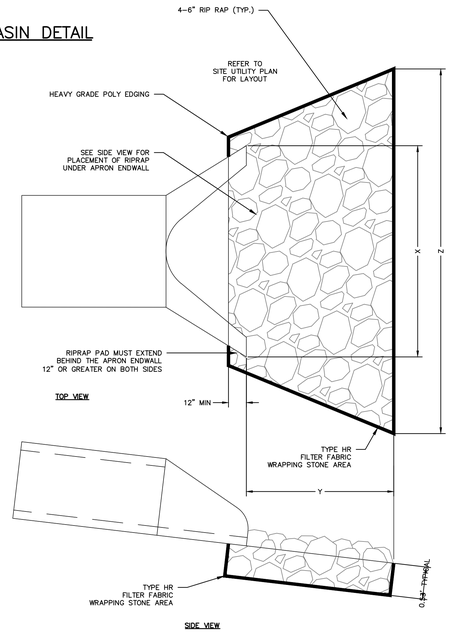
1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

3 C2.21 **48-INCH STORM OUTFALL STRUCTURE FOR BIO-RETENTION BASIN-1**
N.T.S.



4 C2.21 **TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS**
N.T.S.

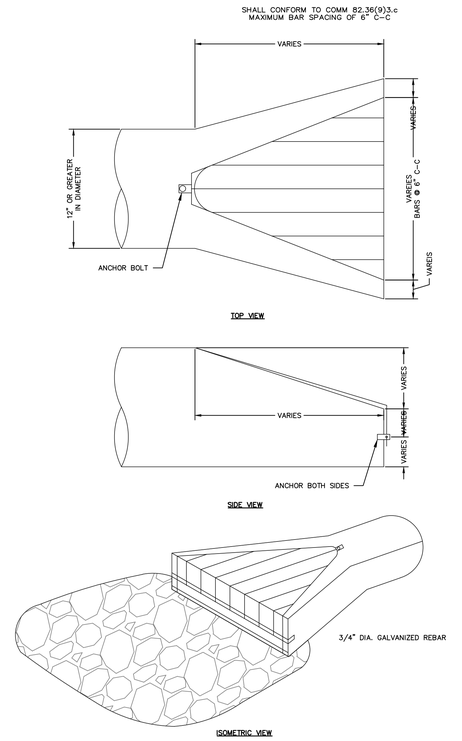
DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

NOTES:
1.) STANDARD SPECIFICATION SHALL APPLY TO ALL INSTALLATIONS.

2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.

3.) PIPES 36" OR GREATER SHALL HAVE 50% OF THE RIPRAP PAD PLACED WITH A SLURRY GROUT MIX ON AN UNEVEN RIPRAP SURFACE.

4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.



5 C2.21 **TRASH GUARD AT RCP APRON ENDWALLS**
N.T.S.

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kapur

Item 8.

Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.21

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URBAN MIDDLE SCHOOL - UGS-1

SHEBOYGAN, WI, USA

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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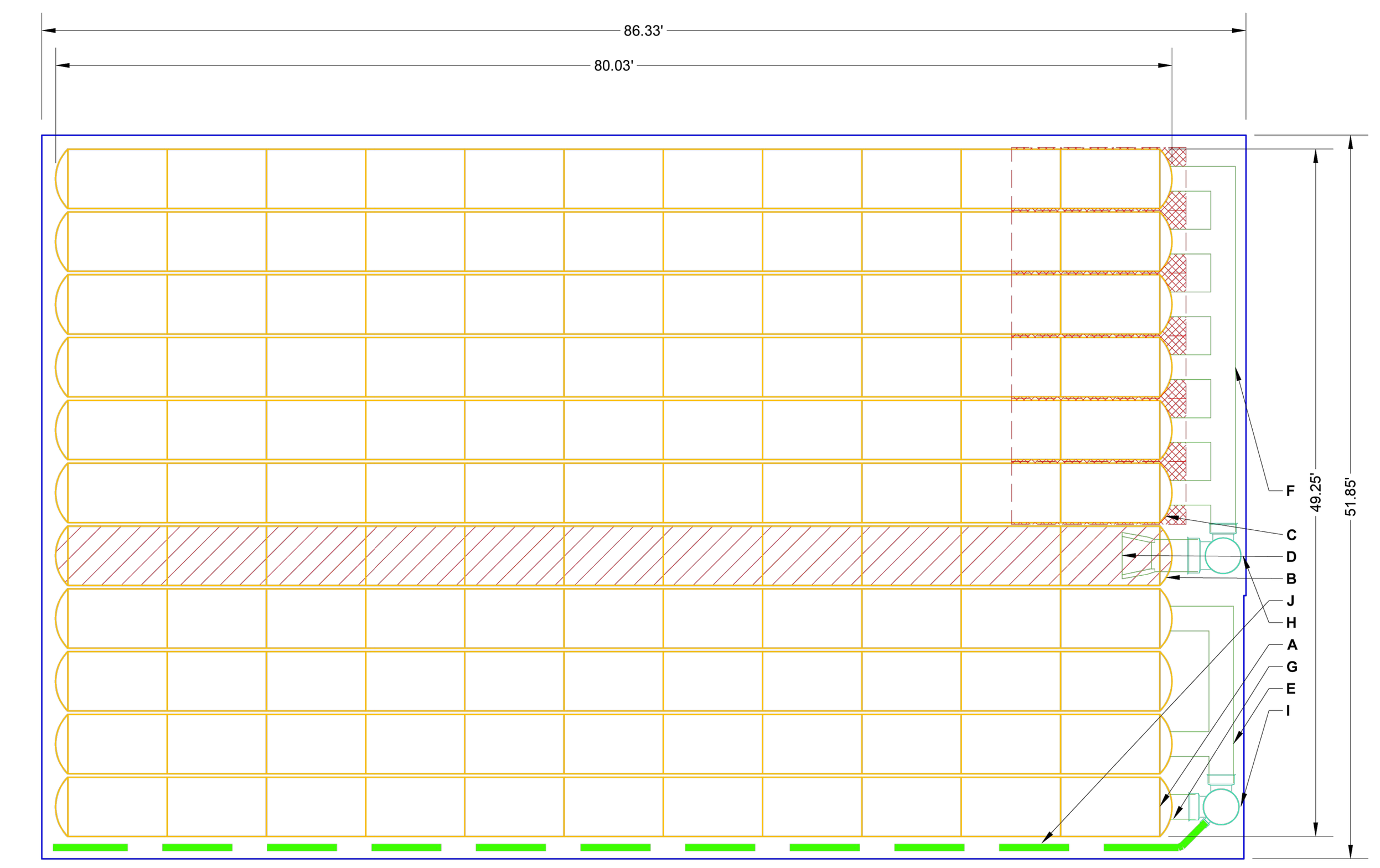
1 / C2.22 UNDERGROUND STORAGE DETAIL 1 OF 6

PROPOSED LAYOUT	
121	STORMTECH SC-800 CHAMBERS
22	STORMTECH SC-800 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
10431	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
4473	SYSTEM AREA (SF)
276.4	SYSTEM PERIMETER (ft)
735	THERMOPLASTIC LINER (SY) (20% OVERAGE)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	58.25
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	52.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	51.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	51.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	51.50
TOP OF STONE:	50.75
TOP OF SC-800 CHAMBER:	50.25
18" x 18" TOP MANIFOLD INVERT:	48.17
24" ISOLATOR ROW PLUS INVERT:	47.69
18" x 18" BOTTOM MANIFOLD INVERT:	47.67
18" BOTTOM CONNECTION INVERT:	47.67
BOTTOM OF SC-800 CHAMBER:	47.50
UNDERDRAIN INVERT:	47.00
BOTTOM OF STONE:	47.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PRE-CORED END CAP	A	18" BOTTOM PRE-CORED END CAP, PART#: SC800EPE18BPC / TYP OF ALL 18" BOTTOM CONNECTIONS		
PREFABRICATED EZ END CAP	B	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
PRE-CORED END CAP	C	18" TOP PRE-CORED END CAP, PART#: SC800EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	2.00"	
MANIFOLD	F	18" x 18" TOP MANIFOLD, ADS N-12	8.00"	
PIPE CONNECTION	G	18" BOTTOM CONNECTION	2.00"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		14.4 CFS IN
NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		8.0 CFS OUT
UNDERDRAIN	J	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

URBAN MIDDLE SCHOOL - UGS-1
SHEBOYGAN, WI, USA
DATE: 01/19/2026 DRAWN: NM
PROJECT #: CHECKED: N/A

DATE	DWN	CHK

StormTech® Chamber System

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0 10 20

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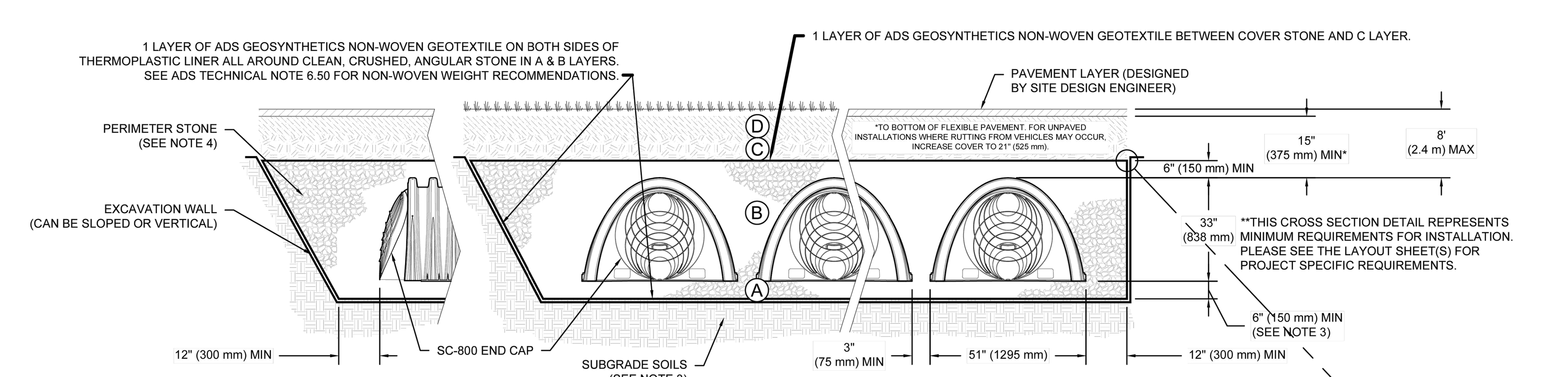
SHEET 2 OF 6

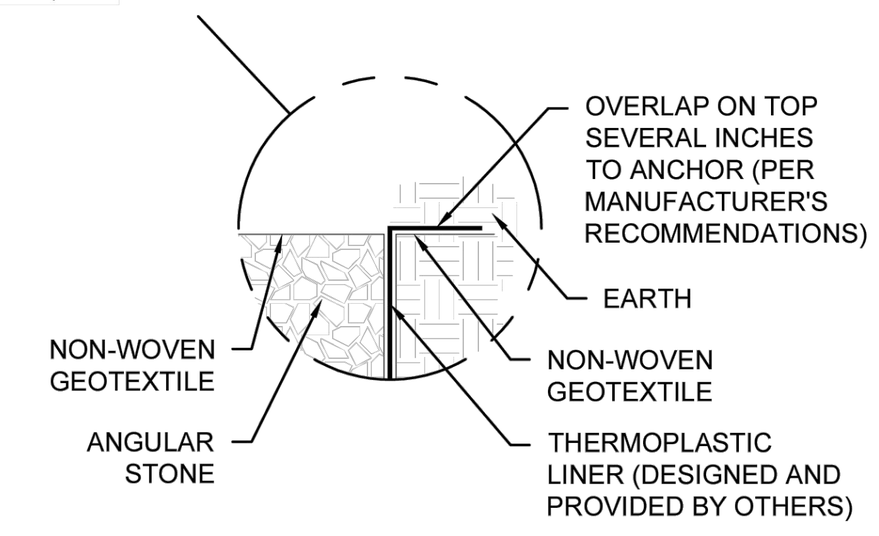
2 / C2.22 UNDERGROUND STORAGE DETAIL 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".





THERMOPLASTIC LINER DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

URBAN MIDDLE SCHOOL - UGS-1
SHEBOYGAN, WI, USA
DATE: 01/19/2026 DRAWN: NM
PROJECT #: CHECKED: N/A

StormTech® Chamber System

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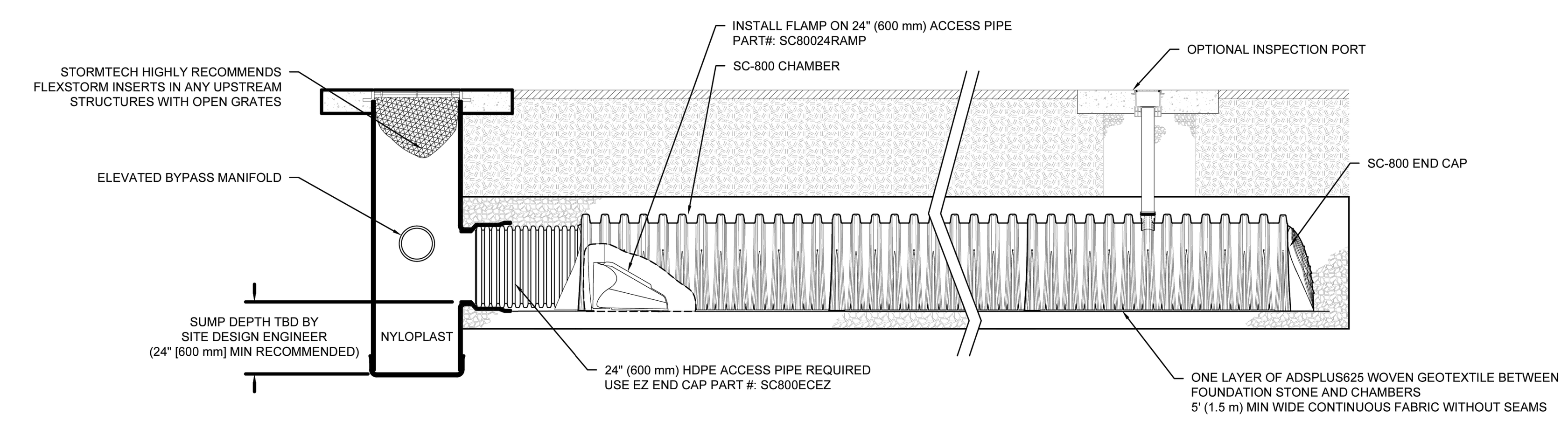
SHEET 3 OF 6

3 / C2.22 UNDERGROUND STORAGE DETAIL 3 OF 6



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

URBAN MIDDLE SCHOOL - UGS-1
SHEBOYGAN, WI, USA
DATE: 01/19/2026 DRAWN: NM
PROJECT #: CHECKED: N/A

StormTech® Chamber System

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SHEET 4 OF 6

4 / C2.22 UNDERGROUND STORAGE DETAIL 4 OF 6

BRAY ARCHITECTS

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
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Sheboygan • Davenport
Saint Paul

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Project Title:
Addition & Renovation to:
URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

#	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.22

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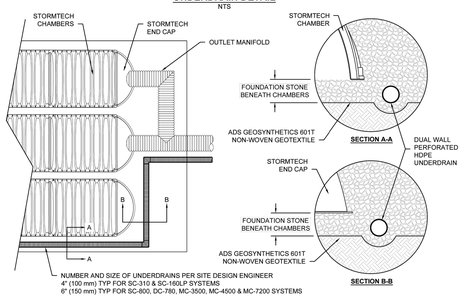
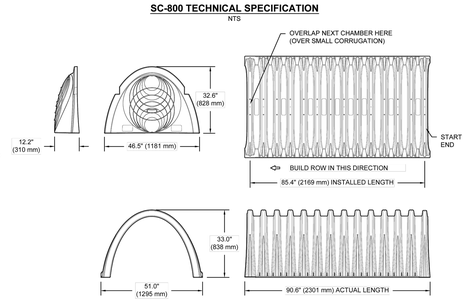
UNDERDRAIN DETAIL

NTS



SC-800 TECHNICAL SPECIFICATION

NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

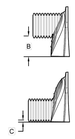
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	



NOTE: ALL DIMENSIONS ARE NOMINAL

URBAN MIDDLE SCHOOL - UGS-1
SHEBOYGAN, WI, USA
PLAN NO. N/A
DATE: 01/19/2026
PROJECT #
CHECKED: NA

DATE | DWN | CHK

StormTech® Chamber System
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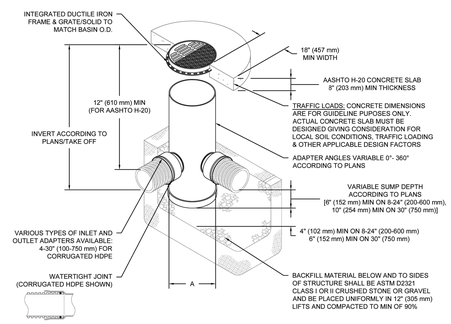
ADS

SHEET 5 OF 6

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

URBAN MIDDLE SCHOOL - UGS-1
SHEBOYGAN, WI, USA
PLAN NO. N/A
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DATE | DWN | CHK

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SHEET 6 OF 6

1 C2.23 UNDERGROUND STORAGE DETAIL 5 OF 6

2 C2.23 UNDERGROUND STORAGE DETAIL 6 OF 6

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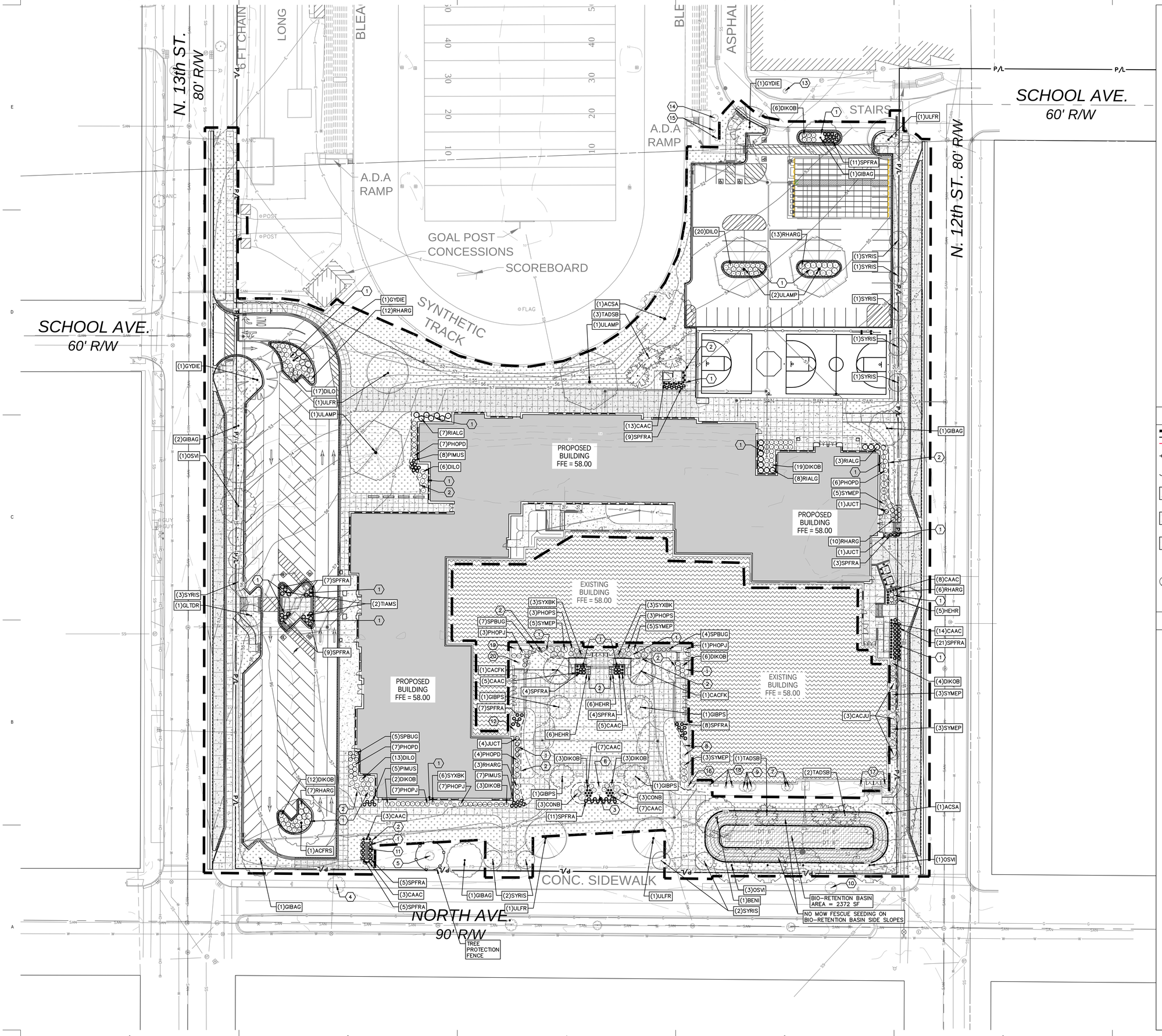

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- TEMPORARY TREE PROTECTION FENCE (10 / L2.11)
- ALUMINUM EDGING (6 / L2.11)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12--INCHES O.C. (9 / L2.11)

(10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (5 / L2.11)
2. ALUMINUM EDGING AT PLANTING BED (6 / L2.11)
3. EXISTING MONUMENTAL BELL TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
4. (1) EXISTING 24" DBH TALL DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
5. (1) EXISTING 12" DBH TALL DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
6. EXISTING FLAGPOLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
7. (2) EXISTING 6" DBH LOW DECIDUOUS TREES TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
8. (2) EXISTING MEDIUM EVERGREEN SHRUBS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
9. (3) EXISTING 6" DBH LOW DECIDUOUS TREES TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
10. (1) EXISTING 16" DBH TALL DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
11. NEW MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.
12. (1) EXISTING MEDIUM SHRUB TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
13. (1) EXISTING 6" DBH TALL DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
14. (1) EXISTING 6" DBH TALL DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
15. (2) EXISTING LOW EVERGREEN TREES TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
16. (1) EXISTING TALL DECIDUOUS SHRUB TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
17. (2) EXISTING MEDIUM DECIDUOUS SHRUBS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
18. (3) EXISTING LOW SHRUBS TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
19. (1) EXISTING MEDIUM SHRUB TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
20. (1) EXISTING MEDIUM SHRUB TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)

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Sheet Title:
SITE LANDSCAPE PLAN

Sheet Number:
L1.10

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Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Building Foundations landscape points for proposed building addition	Building Foundations landscape points for existing building	Street Frontages landscape points N. 13th St.	Street Frontages landscape points North Avenue	Street Frontages landscape points S. 12th Street	Paved Areas landscape points - West Parking Lot	Paved Areas landscape points - Northeast Parking Lot	Developed Lots landscape points
Shade and Tall Trees: (Install in accordance with detail 1/L2.11)															
ACSA	Acer saccharum	Sugar Maple	2	Per Plan	2" caliper / B&B	50'-75'/50'	75 points					75			75
ACFRS	Acer x freemanii 'Sienna'	Sienna Glenn Maple	1	Per Plan	2" caliper / B&B	60'/40'	30 points						30		
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	6	Per Plan	2" caliper / B&B	50'/30'	75 points			150	150	75		75	
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	4	Per Plan	2" caliper / B&B	40'/15'	75 points								300
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1	Per Plan	2" caliper / B&B	45'/20'	30 points						30		
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	3	Per Plan	2" caliper / B&B	50'/35'	30 points						60	30	
TADSB	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	6	Per Plan	2" caliper / B&B	60'/20'	30 points								180
TIAMS	Tilia americana 'Sentry'	Sentry American Linden	2	Per Plan	2" caliper / B&B	50'-60'/25'-35'	30 points						60		
ULAMP	Ulmus americana 'Princeton'	Princeton Elm	4	Per Plan	2" caliper / B&B	60'-80'/40'-60'	30 points							60	60
ULFR	Ulmus 'Frontier'	Frontier Elm	4	Per Plan	2" caliper / B&B	40'-50'/25-35'	30 points					30			90
Medium and Low Trees: (Install in accordance with detail 1/L2.11)															
BENI	Betula nigra	River Birch	1	Per Plan	8' multi-stem / B&B	40'-70'/35'-50'	15 points								15
CACFK	Carpinus caroliniana 'JN Select A' PPAF	Fire King Musclewood	2	Per Plan	2" caliper / B&B	20'-25'/20'-25'	10 points								20
CACJU	Carpinus caroliniana 'J.N. Upright'	Firespire Musclewood	3	Per Plan	2" caliper / B&B	20'/8'-10'	10 points					30			
OSVI	Ostrya virginiana	Ironwood, Hophornbeam	5	Per Plan	2" caliper / B&B	25'-40'/15'-30'	10 points			10	40				
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	12	Per Plan	2" caliper / B&B	25'/15'	10 points			30	40	50			
Evergreen Trees: (Install in accordance with detail 2/L2.11)															
JUCT	Juniperus chinensis 'Trautman'	Trautman Chinese Juniper	6	Per Plan	4' tall / B&B	10'-12'/3'-4'	12 points	72							
Deciduous Shrubs: (Install in accordance with detail 3/L2.11)															
CONB	Cornus alba 'ByBoughen' PP27,956	Neon Burst Dogwood	6	Per Plan	36" tall / pot	4'-6'/4'-6'	5 points								30
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	58	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	72	30				36	18	18
DILO	Diervilla lonicera	Dwarf Bush Honeysuckle	56	Per Plan	24" tall / pot	2'-3'/4'-5'	3 points	57					51	60	
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	24	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	72							
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	18	Per Plan	36" tall / pot	5'-6'/4'	5 points	70	20						
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	6	Per Plan	36" tall / pot	5'-6'/4'-5'	5 points		30						
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	51	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point	13					19	13	6
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18	Per Plan	18" tall / pot	3'-5'/3'-5'	1 point	18							
SPBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	16	Per Plan	18" tall / pot	2'-3'/3-4'	1 point	5	11						
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	104	Per Plan	18" tall / pot	2'-3'/2'-3'	1 point	3	23				16	11	51
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	24	Per Plan	36" tall / pot	4'-5'/5'-7'	5 points	25	95						
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	12	Per Plan	18" tall / pot	2'-3'/2.5'-3'	1 point	6	6						
Evergreen Shrubs: (Install in accordance with detail 3/L2.11)															
PIMUS	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	20	Per Plan	18" spread / pot	3'/3'	5 points	100							
Perennials: (Install in accordance with detail 7/L2.11)															
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	65	Per Plan	#1 cont.	4'-5'/18"-24"	0 points								
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	17	Per Plan	#1 cont.	12"-18"/16"-24"	0 points								
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.															
Total Landscape Points Provided								513	215	190	230	260	302	267	845
Total Existing Landscape Points									81						
Grand Total Landscape Points								**513**	**296**	**190**	**230**	**260**	**302**	**267**	**845**
Total Landscape Points Required								512	296	187	223	250	296	248	840

1 / L2.10 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1–800–476–9453 FAX: 608–296–2741. INSTALL 4' TALL TEMPORARY WOOD STAKES 6' ON CENTER WITH SIGNAGE READING "NO MOW SEEDING – PLEASE DO NOT ENTER OR MOW" AROUND THE PERIMETER OF THE NO MOW FESCUE SEEDING AREA ALONG WITH PLASTIC YELLOW TAPE BETWEEN THE TOP OF THE STAKES TO DELINEATE IT FROM THE LAWN AREA SO THAT IT IS NOT ACCIDENTALLY MOWED ALONG WITH THE LAWN DURING THE ESTABLISHMENT PERIOD
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 / L2.10 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

City of Sheboygan Landscaping Requirements

Site Zoning = SR-5 (Suburban Residential-5)
Properties across the street to the north, south, and west of the project site are zoned = SR-5 (Suburban Residential-5)
Properties across the street to the east of the project site are zoned = SR-5 (Suburban Residential-5) and UR-12 (Urban Residential-12)

Building Foundation Landscaping

Proposed Building Foundation length = 1,278 linear feet
Existing Building Foundation length = 740 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or buffer yards.	The landscaping for building foundations is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
40 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	More than or equal to 40 landscaping points per 100 ft of building foundation is provided
(1,278 ft of proposed building foundation/100 lf) x (40 points) = 511.2 landscaping points required	512 landscape points required	513 landscape points provided
Calculation of Landscaping Points for existing building foundation		
40 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	More than or equal to 40 landscaping points per 100 ft of building foundation is provided
		Existing landscaping points:
		(5) Low deciduous trees x 10 points = 50 points
		(1) Tall deciduous shrubs x 5 points = 5 points
		(4) Medium deciduous shrubs x 3 points = 12 points
		(4) Low deciduous shrubs x 1 points = 4 points
		(2) Medium evergreen shrubs x 5 points = 10 points
		Total existing landscaping points = 81 existing points
(740 ft of existing building foundation/100 lf) x (40 points) = 296 landscaping points required	296 landscape points required	81 existing landscape points + 215 proposed landscape points = 296 total landscape points provided

Street Frontage Landscaping

Length of street yard along N. 13th Street up to the north driveway = 467.2 linear feet
Length of street yard along North Avenue = 556.4 linear feet
Length of street yard along S. 12th Street = 623.4 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
	Landscaping shall not impede vehicle or pedestrian visibility.	Landscaping does not impede vehicle or pedestrian visibility.
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	A minimum of 50% of all points is devoted to climax and/or tall trees and a minimum of 30% of all points is devoted to small trees.
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	(450 climax and tall tree points)/(660 total landscape points required) = 68.2% climax and tall trees
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	(30 existng small tree points = 170 proposed small tree points)/(660 total landscape points required) = 30.3% small trees
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
40 landscaping points per 100 feet of street frontage required	40 landscaping points per 100 feet of street frontage required	Equal to or greater than 40 landscaping points per 100 lf of street frontage is provided
North 13th Street		
(467.2 total feet of street frontage / 100 feet) x 40 points = 186.9 landscaping points required	187 Landscaping Points required	190 Landscaping Points provided
North Avenue		
(556.4 total feet of street frontage / 100 feet) x 40 points = 222.6 landscaping points required	223 Landscaping Points required	230 Landscaping Points provided
S. 12th Street		
(623.4 total feet of street frontage / 100 feet) x 40 points = 249.4 landscaping points required	250 Landscaping Points required	260 Landscaping Points provided

Paved Areas - West Parking Lot

Parking Lot paving area = 33,599 square feet
Parking Stalls = 74 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(180 climax and/or tall tree points)/(296 total landscape points required) = 60.8% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(122 shrub points)/(296 total landscape points) = 41.2% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(74 total parking stalls provided / 20) x 80 landscaping points = 296 landscaping points required	296 total landscaping points required in the stall calculation method	302 landscaping points provided
(33,599 sf total parking area/10,000 sf) x 80 landscaping points = 268.7 landscaping points	269 total landscaping points required in the paved area calculation method	N/A - more points required with parking stall method (see above cell)

Paved Areas - Northeast Parking Lot

Parking Lot paving area = 26,171 square feet
Parking Stalls = 62 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(165 climax and/or tall tree points)/(248 total landscape points required) = 66.5% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(102 shrub points)/(248 total landscape points) = 41.1% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(62 total parking stalls provided / 20) x 80 landscaping points = 248 landscaping points required	248 total landscaping points required in the stall calculation method	267 landscaping points provided
(26,171 sf total parking area/10,000 sf) x 80 landscaping points = 209.4 landscaping points	210 total landscaping points required in the paved area calculation method	N/A - more points required with paved area method (see above cell)

Developed Areas

Undesignated area = 41,972 square feet

	Required	Provided
Landscaping points (as described in Section 15.603) shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
20 landscaping points shall be provided per every 1,000 sf of gross floor area		
(41,972 sf total parking area/1,000 sf) x 20 landscaping points = 839.4 landscaping points	840 total landscaping points required in the paved area calculation method	845 landscaping points provided

3 / L2.10 LANDSCAPE CALCULATIONS
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

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Project Title:
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SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

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Sheet Number:
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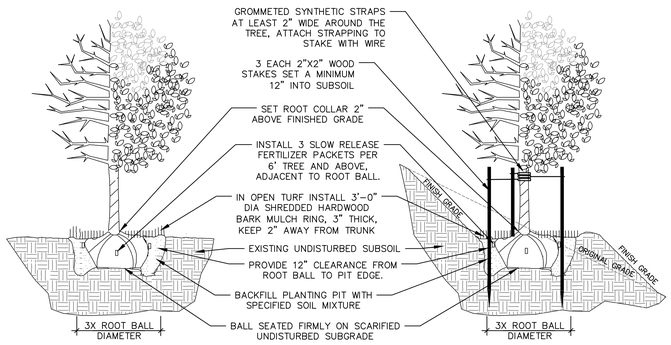
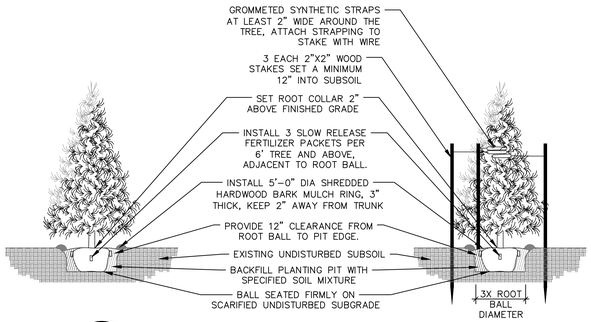
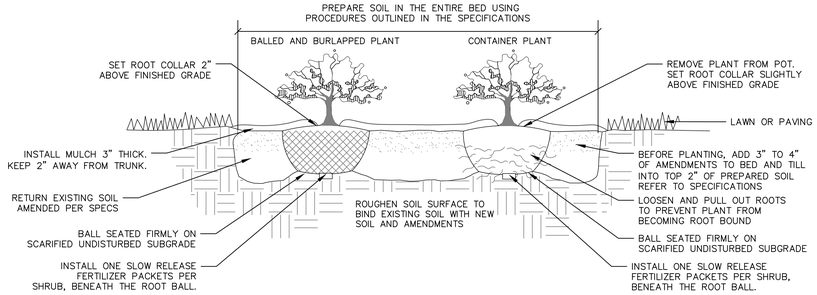


1 L2.11 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



2 L2.11 EVERGREEN TREE PLANTING & STAKING
N.T.S.



3 L2.11 DECIDUOUS & EVERGREEN SHRUB PLANTING
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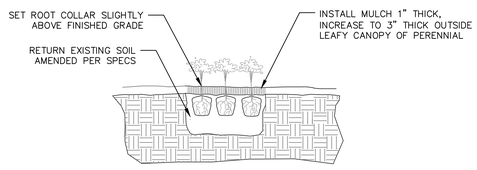
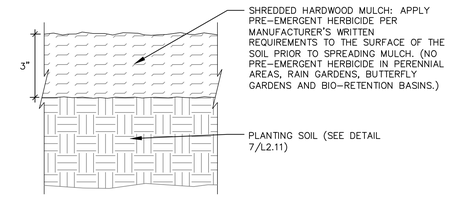


4 L2.11 PERENNIAL PLANTING
N.T.S.



5 L2.11 SHREDDED HARDWOOD MULCH SECTION
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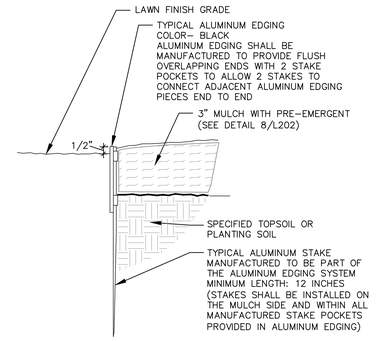
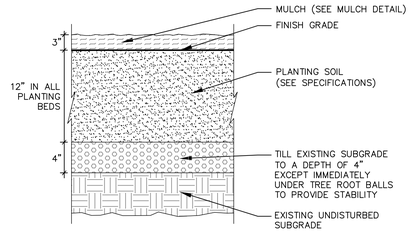
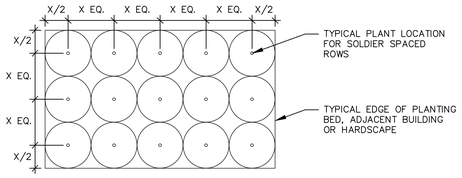


6 L2.11 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

7 L2.11 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.



NOTE:
1. X IS EQUAL TO ON CENTER SPACING. SEE LANDSCAPE SCHEDULE FOR SPACING PER PLANT.

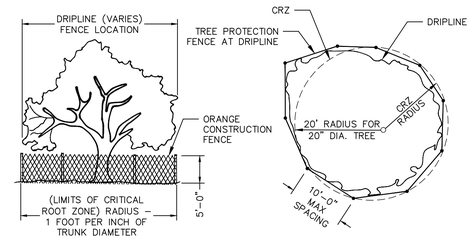
8 L2.11 PERENNIALS AND GROUNDCOVERS SPACING: SOLDIER
N.T.S.

Bio-Retention Basin Plant Plug Schedule

Code	Scientific Name	Common Name	Bio #1 Quantity	Soldier Spacing	Install Size	Mature Size (Height/Spread)
Bio-mix: (Space according to detail 8/L2.11)						
BIOMIX 1	Aster ericoides	Heath Aster	140	12" o.c.	3" plug	18"-24"/12"-18"
BIOMIX 1	Aster novae-angliae	New England Aster	140	12" o.c.	3" plug	48"-60"/18"-24"
BIOMIX 1	Physostegia virginiana	Obedient Plant	140	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Verbena hastata	Blue Vervain	140	12" o.c.	3" plug	36"-48"/18"-24"
BIOMIX 1	Liatris spicata	Marsh Blazing Star	140	12" o.c.	3" plug	36"-48"/12"-24"
BIOMIX 1	Monarda fistulosa	Wild Bergamot	140	12" o.c.	3" plug	36"-48"/24"-36"
BIOMIX 1	Rudbeckia hirta	Black-eyed Susan	140	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	140	12" o.c.	3" plug	42"-48"/18"-24"
BIOMIX 1	Tradescanta ohiensis	Spiderwort	140	12" o.c.	3" plug	24"-36"/12"-18"
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	140	12" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Carex bebbi	Bebb's Sedge	206	12" o.c.	3" plug	12"-24"/8"-12"
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	140	12" o.c.	3" plug	20"-40"/12"-18"
BIOMIX 1	Panicum virgatum	Switch Grass	140	12" o.c.	3" plug	60"-108"/24"-36"
BIOMIX 1	Elymus canadensis	Canada Wild Rye	140	12" o.c.	3" plug	24"-48"/10"-12"
BIOMIX 1	Elymus virginius	Virginia Wild Rye	140	12" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Carex vulpinoidea	Fox Sedge	206	12" o.c.	3" plug	12"-36"/24"-36"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity. Native plugs of same species shall be planted in groupings of a minimum 20 plugs.

9 L2.11 BIO-RETENTION BASIN PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



SECTION VIEW PLAN VIEW

NOTES:
1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING AS SHOWN.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BY BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL, TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
9. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AND REPAIR LANDSCAPE DAMAGED BY REMOVAL ACTIVITIES WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.

10 L2.11 TREE PROTECTION FENCE PLAN AND SECTION
N.T.S.

Item 8.

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Project Title:
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1226 NORTH AVE.
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Sheet Number:
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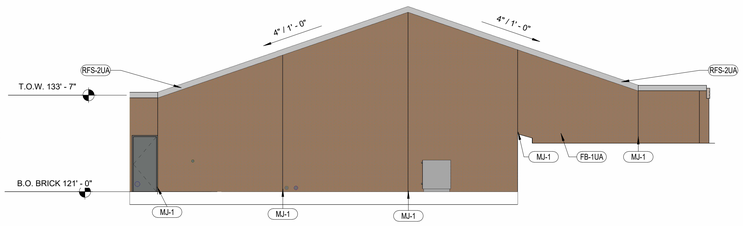
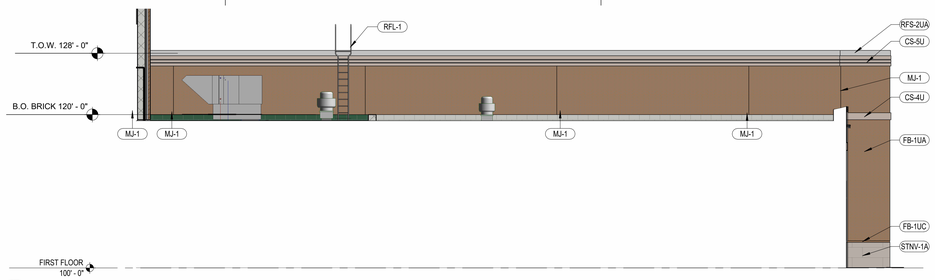


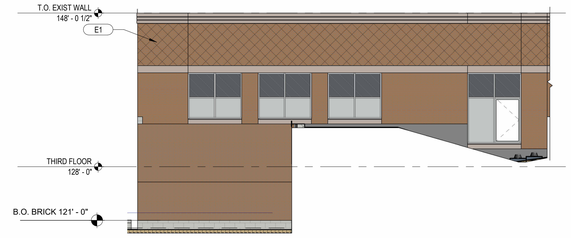
6E UNIT B - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



3D UNIT A - ORCHESTRA HIGH WALL
A2.1 Scale: 1/8" = 1'-0"



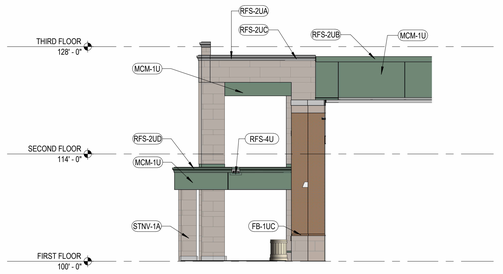
6D UNIT A - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



2D UNIT A - SOUTH ELEVATION ABOVE AUDITORIUM
A2.1 Scale: 1/8" = 1'-0"



6B UNIT A - SOUTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



2C UNIT A - SOUTH ENCLOSURE
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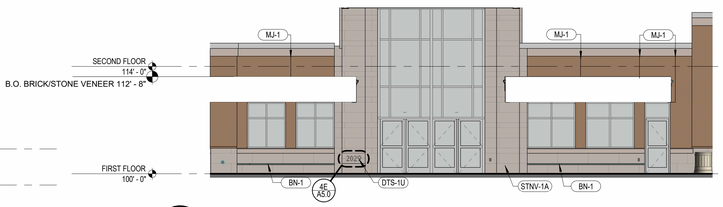

2B UNIT A - EAST ENTRY ELEVATION
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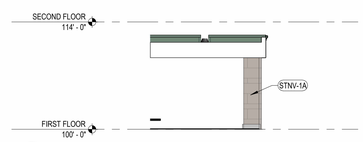
6A UNIT A - WEST ELEVAION
A2.1 Scale: 1/8" = 1'-0"



2A UNIT A - NORTH ENTRY ELEVATION
A2.1 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
DTS-1U	DATE STONE
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E5	TOOTH IN NEW FACE BRICK (FB-1UA) WRAP CORNER
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-1UA	24" TALL ILLUMINATED LETTERS
SN-1UB	14" TALL ILLUMINATED LETTERS
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN

GENERAL NOTES

1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10

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UNIT A - EXTERIOR ELEVATIONS

Sheet Number:
A2.1

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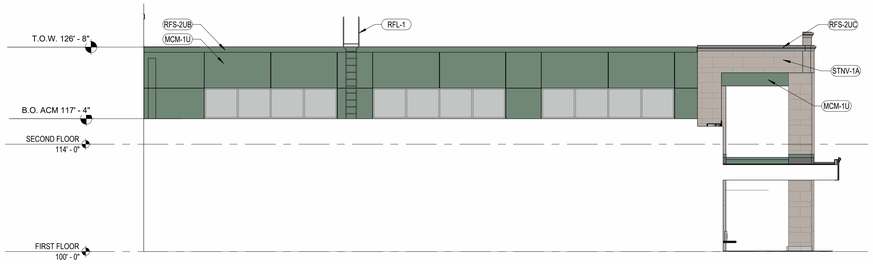
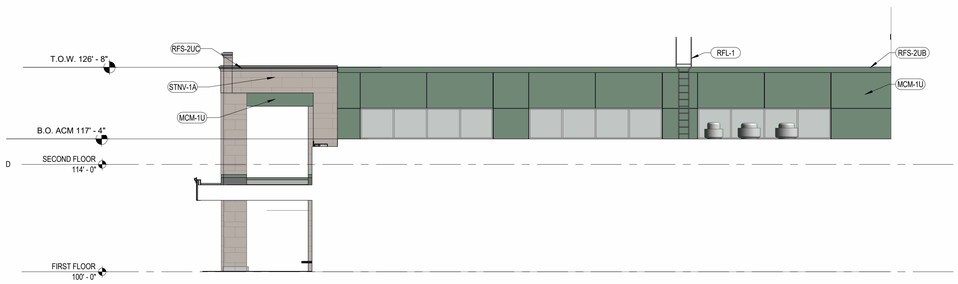
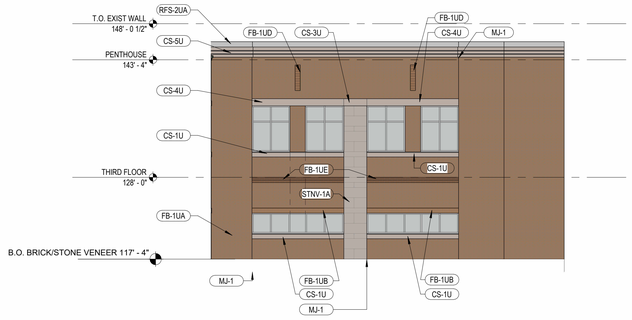


6E UNIT B HIGH - NORTH
A2.2 Scale: 1/8" = 1'-0"



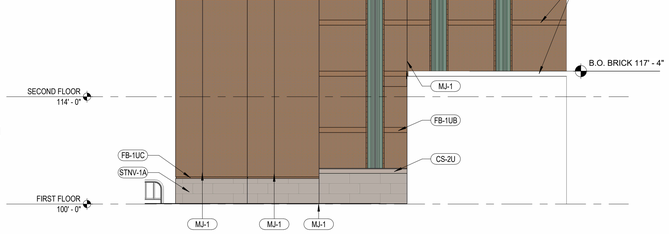
5D UNIT B HIGH - SOUTH
A2.2 Scale: 1/8" = 1'-0"



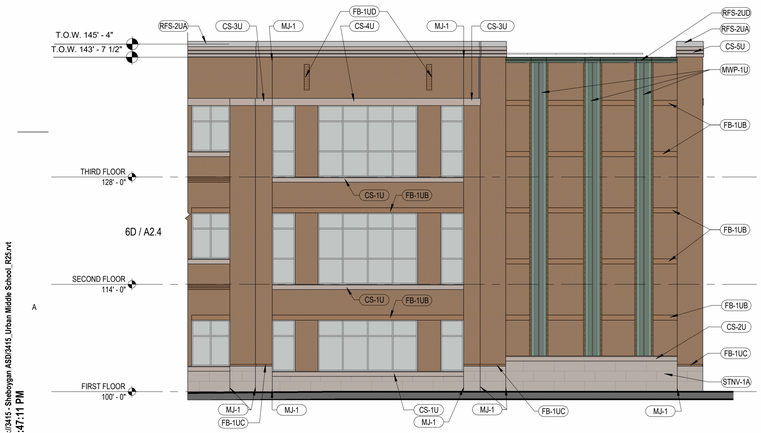
3D UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



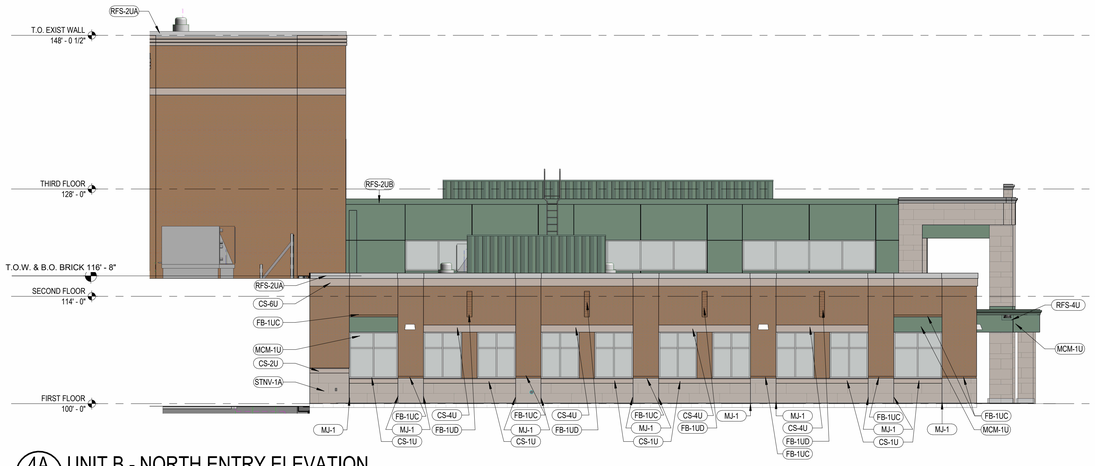
6B UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



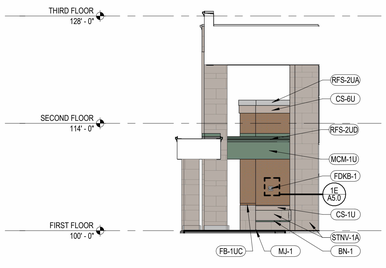
2B UNIT B - SOUTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6A UNIT B - NORTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



4A UNIT B - NORTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



1A UNIT B - SOUTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
STNV-1A	ANCHORED STONE VENEER

GENERAL NOTES

1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10

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Sheet Title:
UNIT B - EXTERIOR ELEVATIONS

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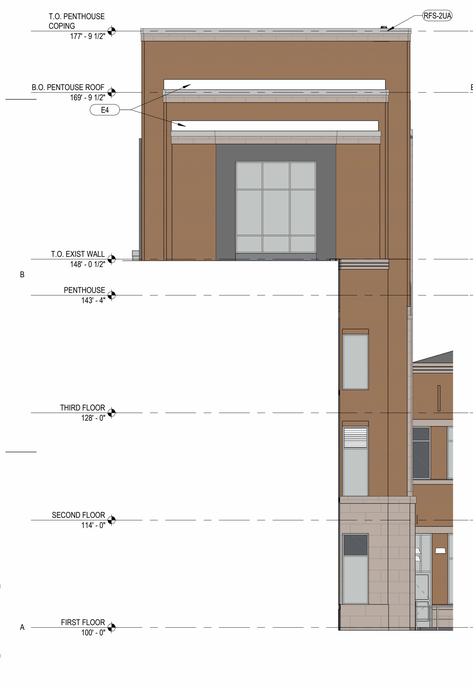
KEYNOTE LEGEND

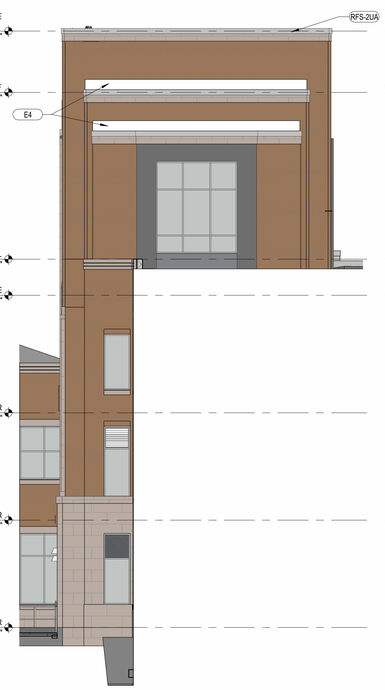
BN-1	PLASTIC LUMBER BENCH
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E3	PATCH STONE (STNV-1A) AT REMOVED UNIT VENTILATOR GRILL
E4	REPLACE FLASHING
RFS-2UA	ROOF EDGE FASCIA
SN-3U	12" TALL LETTERS WITH METAL LINES

GENERAL NOTES

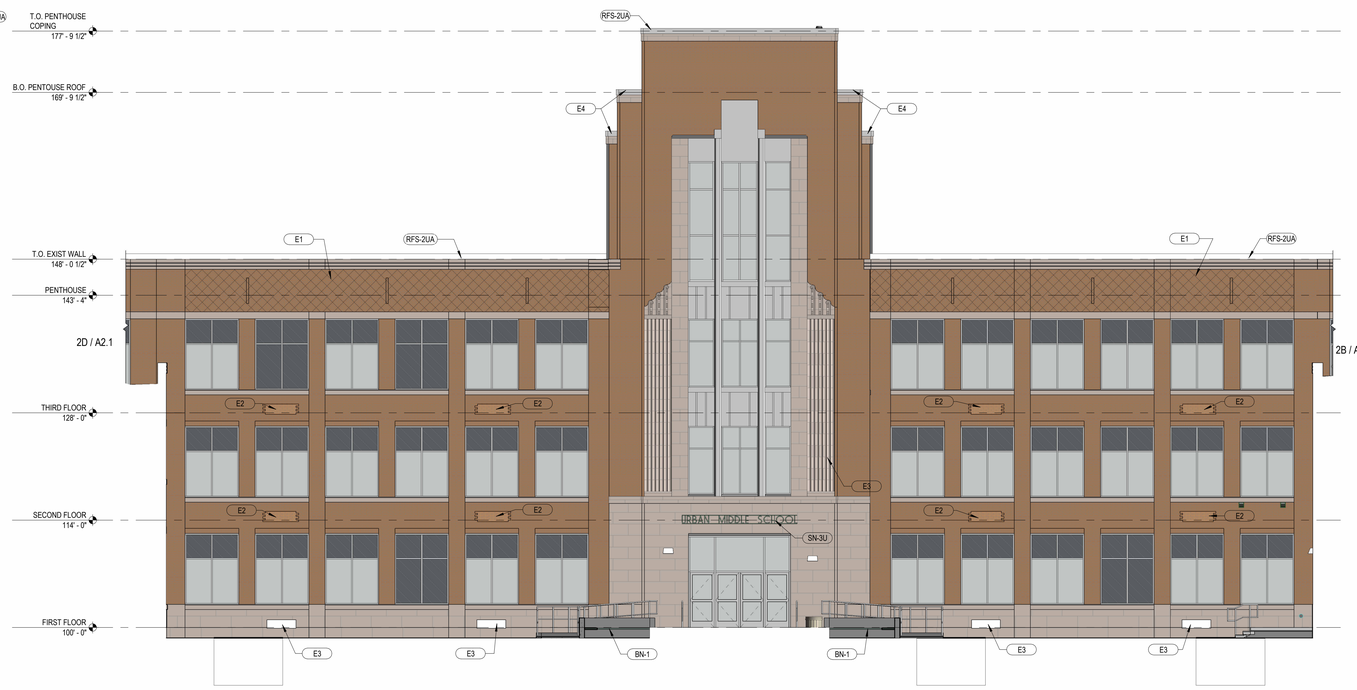
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



6A A2.3 TOWER - WEST ELEVATION
Scale: 1/8" = 1'-0"



5A A2.3 TOWER - EAST ELEVATION
Scale: 1/8" = 1'-0"



4A A2.3 UNIT C - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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Sheet Title:
UNIT C - EXTERIOR ELEVATIONS

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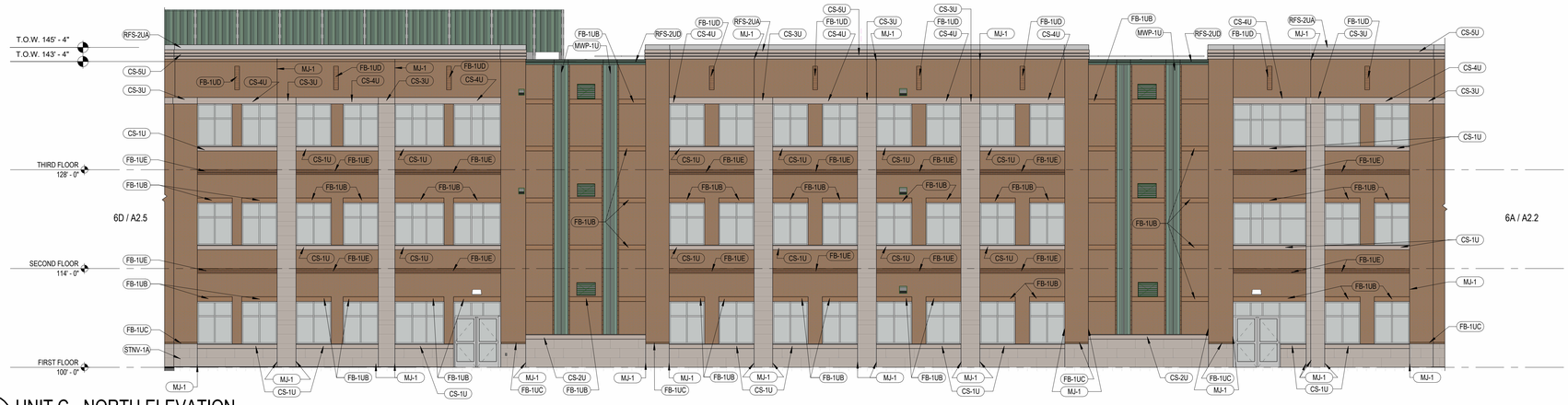
KEYNOTE LEGEND

CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-8U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E4	REPLACE FLASHING
E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MSP-1U	METAL SOFFIT PANEL - PATINA GREEN
MWP-1U	FORMED METAL PANEL
RFS-2UA	ROOF EDGE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-3U	METAL COPING
STNV-1A	ANCHORED STONE VENEER

GENERAL NOTES

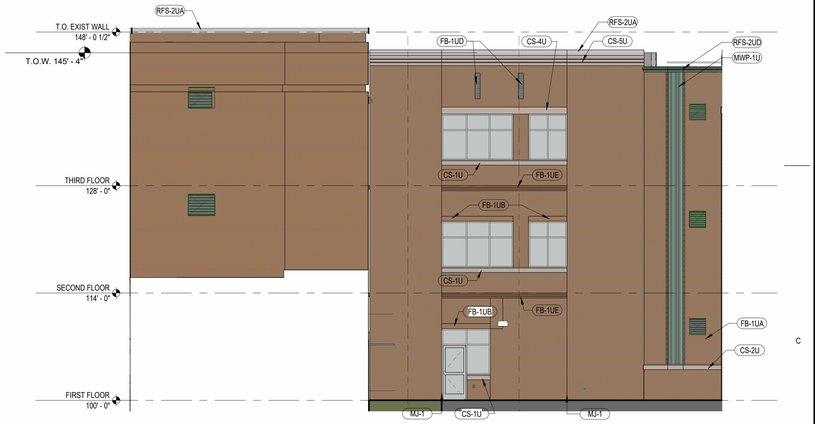
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



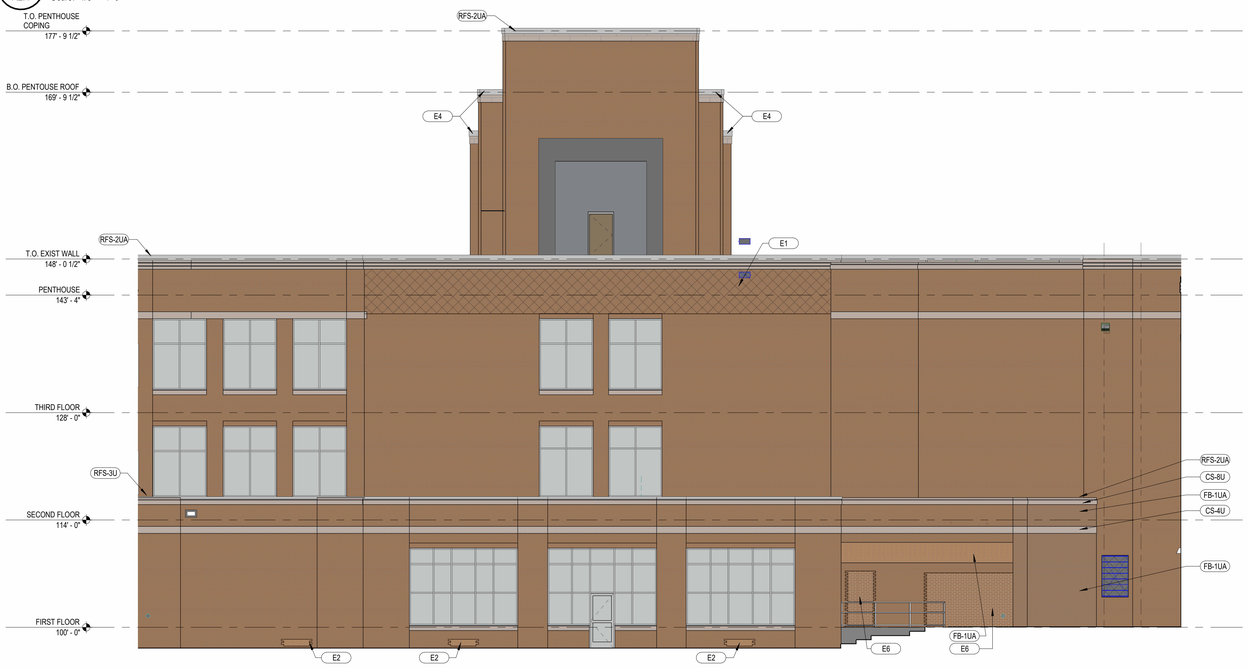
6D UNIT C - NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



6C UNIT C - COURTYARD SOUTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2C UNIT C - COURTYARD EAST ELEVATION
A2.4 Scale: 1/8" = 1'-0"



6A UNIT C - COURTYARD NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2A UNIT C - COURTYARD WEST ELEVATION
A2.4 Scale: 1/8" = 1'-0"

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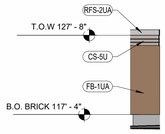
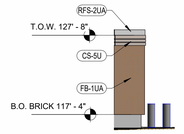


3E UNIT D - SOUTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"



2E UNIT D - NORTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

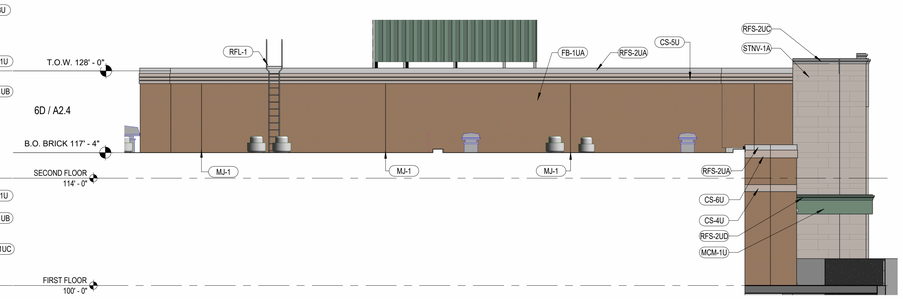
BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL, STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
LD-1	LOADING DOCK BUMPER
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-2U	ILLUMINATED KNIGHT LOGO
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN

GENERAL NOTES

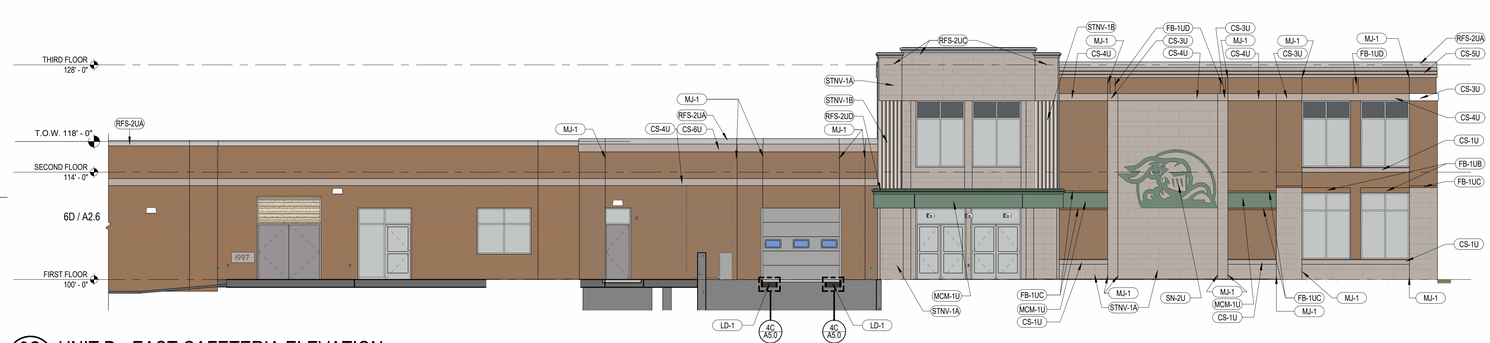
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



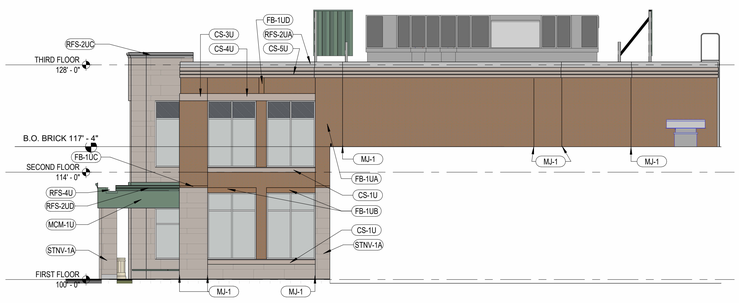
6D UNIT D - NORTH ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2D UNIT D - SOUTH ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



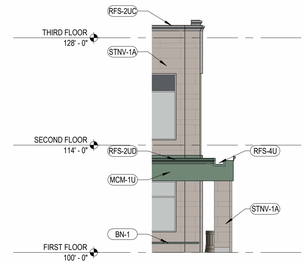
6C UNIT D - EAST CAFETERIA ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2C UNIT D - WEST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



6A UNIT D - EAST ACADEMIC ELEVATION
A2.5 Scale: 1/8" = 1'-0"



1A UNIT D - EAST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"

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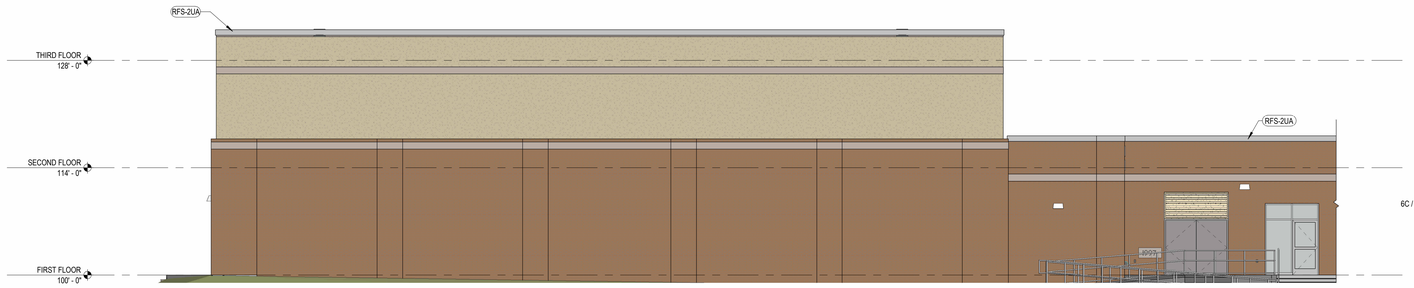
KEYNOTE LEGEND

E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
RFS-2UA	ROOF EDGE FASCIA
SN-5	14" TALL ILLUMINATED LETTERS

GENERAL NOTES

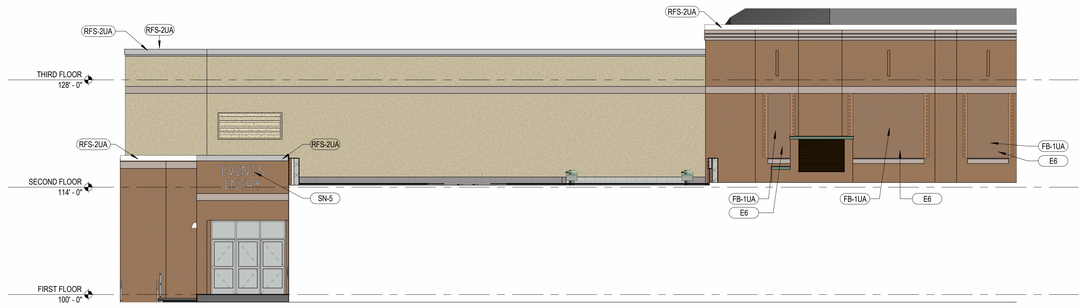
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



6D A2.6 UNIT E - EAST ELEVATION
Scale: 1/8" = 1'-0"



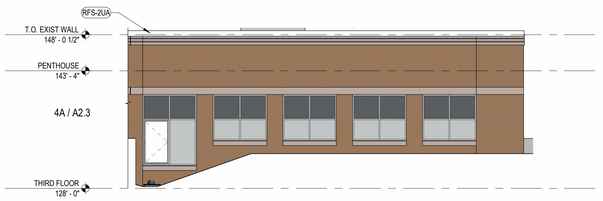
6B A2.6 UNIT E - WEST ELEVATION
Scale: 1/8" = 1'-0"



3B A2.6 UNIT E - NORTH ENTRY ELEVATION
Scale: 1/8" = 1'-0"



6A A2.6 UNIT E - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2B A2.6 UNIT E - SOUTH ELEVATION ABOVE GYMNASIUM
Scale: 1/8" = 1'-0"

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EXTERIOR CAMERA SYMBOL			
CAMERA NUMBER # AND SYMBOL	CAMERAS	PART NUMBER	QTY
1	AXIS P3265-LV	0237-001	11
2	AXIS P3738-PLE	02635-001	11
Note: SEE SPECIFICATION SECTION 26 05 01 FOR MORE INFORMATION. PROVIDE ALL HARDWARE AS NEEDED.			

4 / E1.0 EXTERIOR CAMERA SCHEDULE
SCALE: NTS

SECURITY CAMERA KEY PLAN

CAMERAS

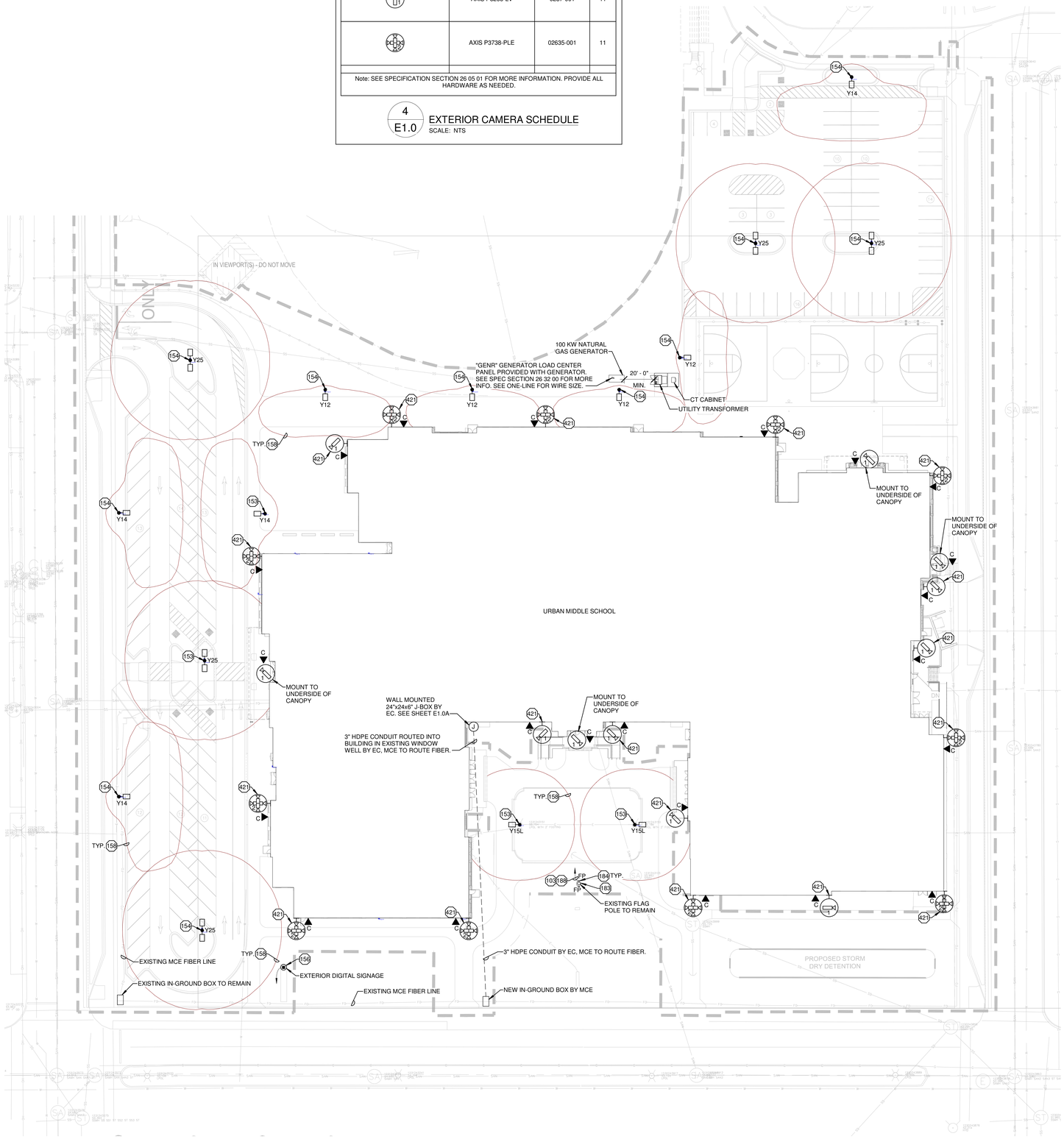
- SECURITY CAMERA - DIRECTIONAL — LINES REPRESENT WALL OR POLE MOUNTED; NO LINES REPRESENT CEILING MOUNTED (TYPICAL)
- SECURITY CAMERA - 90°
- SECURITY CAMERA - 180°
- SECURITY CAMERA - 270°
- SECURITY CAMERA - 360°

GENERAL NOTES

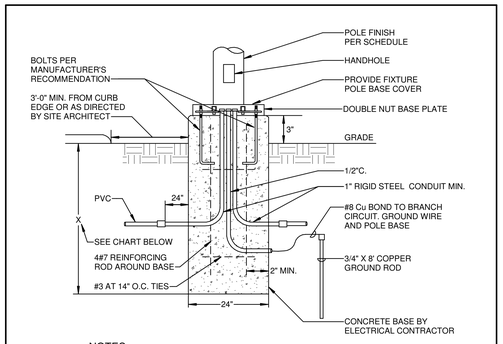
1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
2. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
3. PROVIDE CONCRETE BASE ROUGH-IN FIXTURES PER DETAIL 2/E1.0.
4. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
5. BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
6. ALL CONDUITS STUBBED OUT OF BUILDINGS SHALL BE DONE PER DETAIL 3/E6.0.
7. FOR EXTERIOR CAMERA INSTALLATION, SEE DETAIL 3/E4.4
8. FOR EXTERIOR CAMERA SCHEDULE, SEE DETAIL 4/E1.0 FOR TYPE AND PART NUMBER.

PLAN NOTES

103	CONTROL THROUGH BAS SYSTEM. ROUTE THROUGH RELAY PER DETAIL 3/E6.1
153	PRIVODE 3" CONCRETE POLE BASE PER DETAIL 3/E1.0
154	PRIVODE 36" CONCRETE POLE BASE PER DETAIL 2/E1.0
156	PROVIDE ELECTRICAL CONNECTION TO DIGITAL SIGN. CONFIRM LOCATION AND REQUIREMENTS WITH OWNER.
158	TYPICAL LIGHT DISTRIBUTION OF 0.5 FOOT CANDLES. TYPICAL FOR ALL LIGHT FIXTURES OF THIS TYPE.
183	EXISTING FLAG POLE TO REMAIN. FOR INSTALLATION OF NEW FLAG POLE LIGHTING SEE DETAIL 7/E6.1
184	LOCATE TYPE FP FIXTURE IN GRASS AREA. ADJUST FIXTURE TO LIGHT UP FLAG POLE. PROVIDE CONCRETE BASE PER DETAIL 8/E6.1
188	WIRE USING 2#10, #10 GND IN 1" PVC.
421	WALL MOUNT CAMERA AT ELEVATION OF 112'-0" TO CENTER



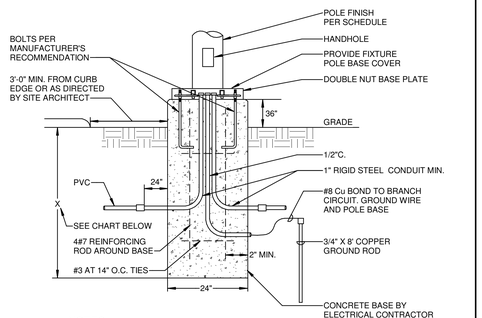
1 / E1.0 ELECTRICAL SITE PLAN - NEW
Scale: 1" = 30'-0"



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

3 / E1.0 3" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
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15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

2 / E1.0 36" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS

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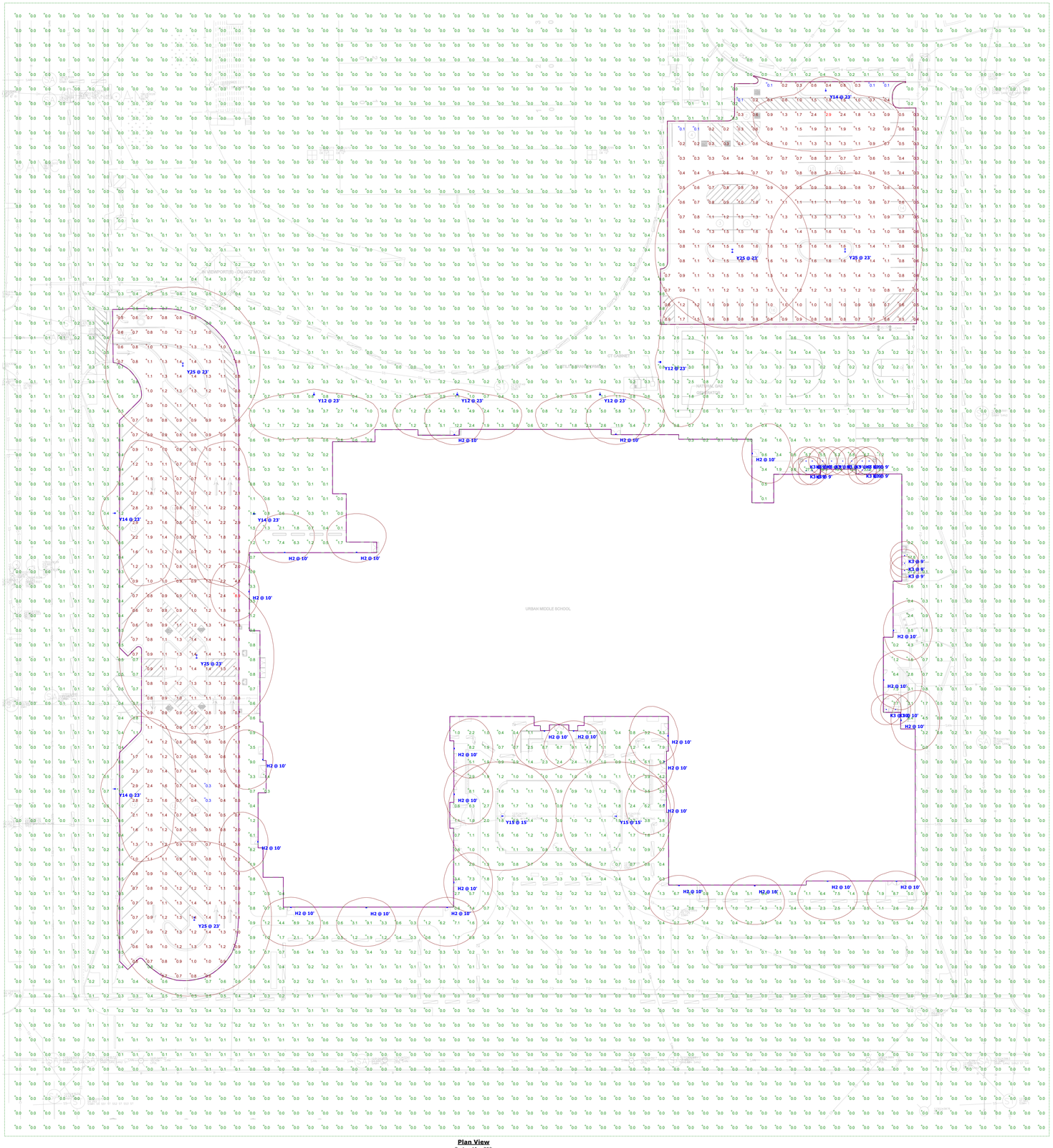


Plan View
Scale - 1" = 30ft

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	Y12		4	Lithonia Lighting	RSX1 LED P1 50K R2 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 5000K CCT Type R2 Distribution with HS shield	1	5384	0.9	51.34
	Y13		0	Lithonia Lighting	RSX1 LED P4 50K R3 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 5000K CCT Type R3 Distribution with HS shield	1	11482	0.9	133.14
	Y15		2	Lithonia Lighting	RSX1 LED P1 50K R5	RSX Area Fixture Size 1 P1 Lumen Package 5000K CCT Type R5 Distribution	1	7285	0.9	51.34
	Y25		5	Lithonia Lighting	RSX1 LED P1 50K R5	RSX Area Fixture Size 1 P1 Lumen Package 5000K CCT Type R5 Distribution	1	7285	0.9	102.68
	H2		26	Lithonia Lighting	ARC2 LED P3 50K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 5000K	1	3410	0.9	23.7345
	K3		17	Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (5000K) AR LSS MWD 80CRI	6IN LBR Retrofit 750LM 5000K Clear Semi-Specular Medium Wide 80CRI	1	957	1.35	9.06

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH PARKING LOT	+	1.0 fc	2.9 fc	0.1 fc	29.0:1	10.0:1
SITE	+	0.3 fc	33.8 fc	0.0 fc	N/A	N/A
WEST PARKING LOT	+	1.2 fc	8.9 fc	0.3 fc	29.7:1	4.0:1

SASD URBAN MIDDLE SCHOOL - SITE LIGHTING PHOTOMETRIC

Designer
ABG
Date
01/15/2026
Scale
Not to Scale
Drawing No.
E1.0P
Summary

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the proposed building addition at Urban Middle School located at 1226 North Avenue.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 13, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kapur & Associates, Inc. is proposing a building addition to Urban Middle School located at 1226 North Avenue. The applicant states the following:

- This project consists of a large addition with major restoration to the existing structure that is to remain.
- Portions of the existing original structure will be removed.
- The new addition will primarily be on the West and North of the existing facility on the same site.
- The new addition will consist primarily of a proposed three story classroom addition that would match the existing facility in scale compared to the surrounding residential neighborhood.
- Urban Middle School features an Art Deco style, characterized by its brick facade and stone accents.
- The existing facility is comprised of a three story primary structure with auxiliary one and two story portions attached.
- The proposed new exterior design of Urban Middle School attempts to match in scale and language the existing facility.
- It will be comprised largely of a three story primary classroom addition with auxiliary one and two story portions attached containing specialty education environments and supporting spaces.
- The new exterior materials are comprised primarily of brick and stone to match the existing to remain.
- There are planned accents of metal panel and cast stone in select areas to complement the existing building.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** _____ **Review Date:** 2/20/2026

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
Kapur & Associates, Inc.	Michael J. Froehlich, P.E.	Associate / Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
788 N. Jefferson St., Suite 900	Milwaukee	WI	53202
Email Address	**Phone Number (incl. area code)**		
mfroehlich@kapurinc.com	414-751-7245		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Sheboygan Area School District	Jacob Konrath	Superintendent	
Mailing Address	**City**	**State**	**ZIP Code**
3330 Stahl Rd	Sheboygan	WI	53081
Email Address	**Phone Number (incl. area code)**		
jkonrath@sasd.net	920-459-3514		

SECTION 3: Architect Information

Name			
Kyle Downing			
Mailing Address	**City**	**State**	**Zip**
829 S 1st St	Milwaukee	WI	53204
Email Address	**Phone Number (incl. area code)**		
kdowning@brayarch.com	414-615-1717		

SECTION 4: Contractor Information

Name			
Quasius|Smith			
Mailing Address	**City**	**State**	**Zip**
125 Camelot Dr	Fond du Lac	WI	54935
Email Address	**Phone Number (incl. area code)**		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jacob Konrath	Superintendent	920-459-3514
Signature of Applicant		**Date Signed**
		2-2-26

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
1226 North Ave, Sheboygan, WI 53083	

Name of Proposed/Existing Business:	Urban Middle School - Addition & Renovation
Address of Property Affected:	1226 North Ave., Sheboygan, WI 53083
Zoning Classification:	SR-5 - Suburban Residential-5 District

New Building: ☐ Addition: ☒ Remodeling: ☒

SECTION 7: Description of Proposed Project

This project consists of a large addition with major restoration to the existing structure that is to remain. Portions of the existing original structure will be removed. The new addition will primarily be on the West and North of the existing facility on the same site. The new addition will consist primarily of a proposed three story classroom addition that would match the existing facility in scale compared to the surrounding residential neighborhood.

SECTION 8: Description of EXISTING Exterior Design and Materials

Urban Middle School features an Art Deco style, characterized by its brick facade and stone accents. The existing facility is comprised of a three story primary structure with auxiliary one and two story portions attached.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The proposed new exterior design of Urban Middle School attempts to match in scale and language the existing facility. It will be comprised largely of a three story primary classroom addition with auxiliary one and two story portions attached containing specialty education environments and supporting spaces. The new exterior materials are comprised primarily of brick and stone to match the existing to remain. There are planned accents of metal panel and cast stone in select areas to complement the existing building.

APPLICATION SUBMITTAL REQUIREMENTS

A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. Submit digital plans and drawings of the project by email, flash drive, etc.

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

_____

_____

_____

_____

_____

_____

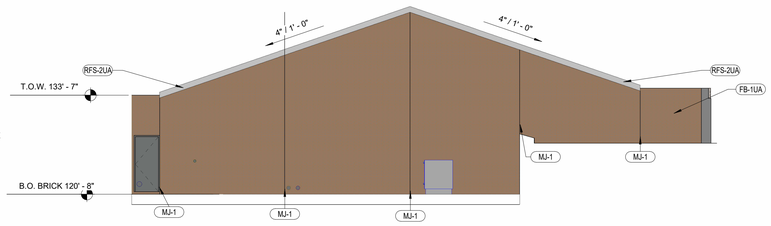
_____

SIGNATURE: _____ DATE: _____

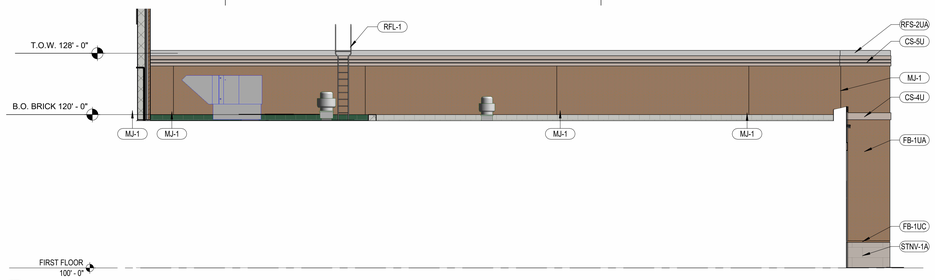
Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

Architectural Review Application Project

The proposed new exterior design of Urban Middle School attempts to match in scale and language the existing facility. It will be comprised largely of a three-story primary classroom addition with auxiliary one- and two-story portions attached containing specialty education environments and supporting spaces. The new exterior materials are comprised primarily of brick and stone to match the existing to remain. There are planned accents of metal panels and cast stone in select areas to complement the existing building. The existing building and the proposed new addition design are significantly different from those of the adjacent residential proprieties, but our intent is to match the architectural language of the portion of the original building that is to remain on the site. We intend to keep the existing neutral colors of the original brick and stonework while introducing modest areas of the school's color represented by a patina green. This design helps to visually make the addition look like it could have been part of the original building while simultaneously introducing some small elements of school branding.



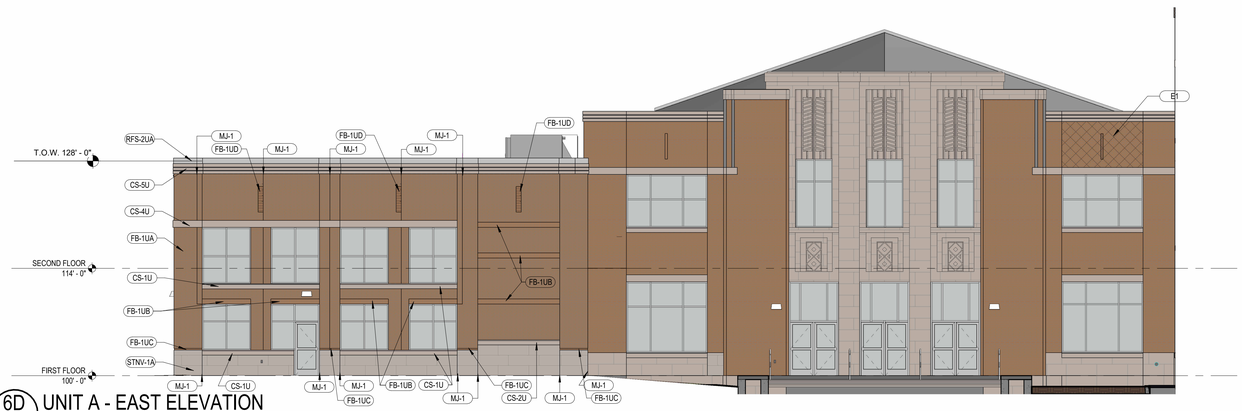
6E UNIT B - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



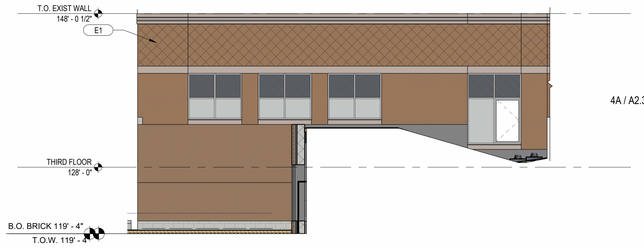
3D UNIT A - ORCHESTRA HIGH WALL
A2.1 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
DTS-1U	DATE STONE
E1	TUCKPOINT FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E5	TOOTH IN NEW FACE (FB-1) BRICK WRAP CORNER
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-1UA	24" TALL ILLUMINATED LETTERS
SN-1UB	14" TALL ILLUMINATED LETTERS
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN



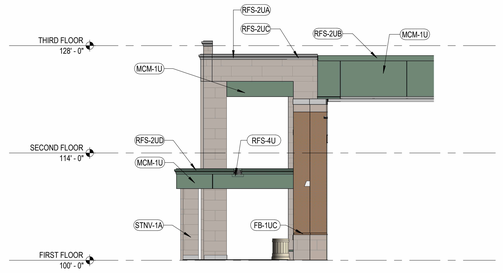
6D UNIT A - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



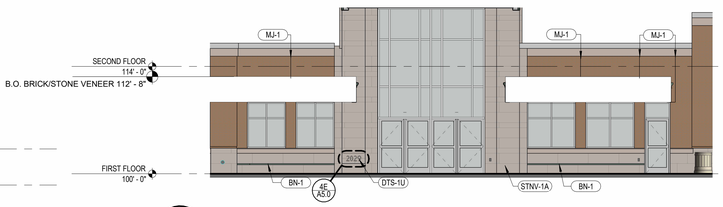
2D UNIT A - SOUTH ELEVATION ABOVE AUDITORIUM
A2.1 Scale: 1/8" = 1'-0"



6B UNIT A - SOUTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"

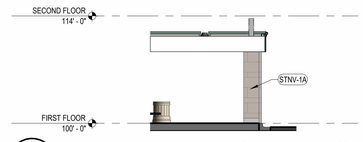


2C UNIT A - SOUTH ENCLOSURE
A2.1 Scale: 1/8" = 1'-0"



2B UNIT A - EAST ENTRY ELEVATION
A2.1 Scale: 1/8" = 1'-0"

6A UNIT A - WEST ELEVAION
A2.1 Scale: 1/8" = 1'-0"



2A UNIT A - NORTH ENTRY ELEVATION
A2.1 Scale: 1/8" = 1'-0"

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Saint Paul
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Project Title:
Addition & Renovation to URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
UNIT A - EXTERIOR ELEVATIONS

Sheet Number:
A2.1

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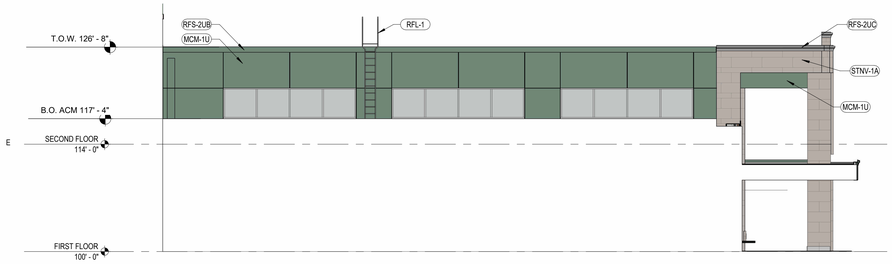
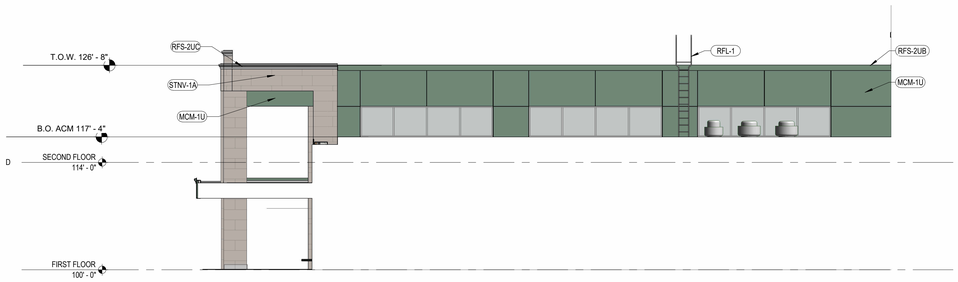
KEYNOTE LEGEND

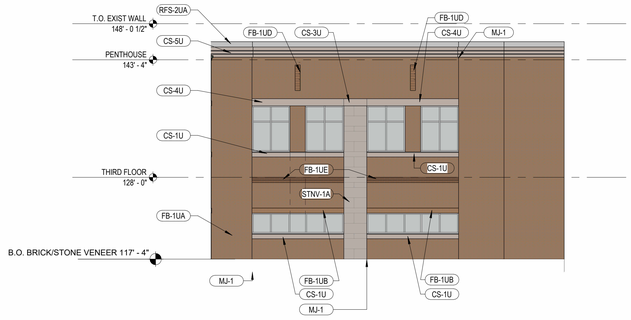
BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
STNV-1A	ANCHORED STONE VENEER



6E UNIT B HIGH - NORTH
A2.2 Scale: 1/8" = 1'-0"



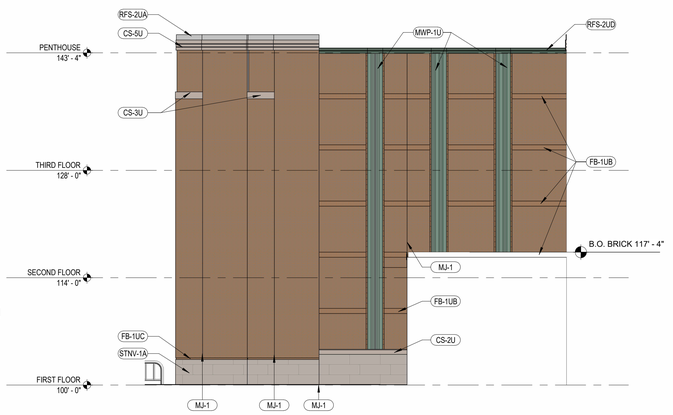
5D UNIT B HIGH - SOUTH
A2.2 Scale: 1/8" = 1'-0"



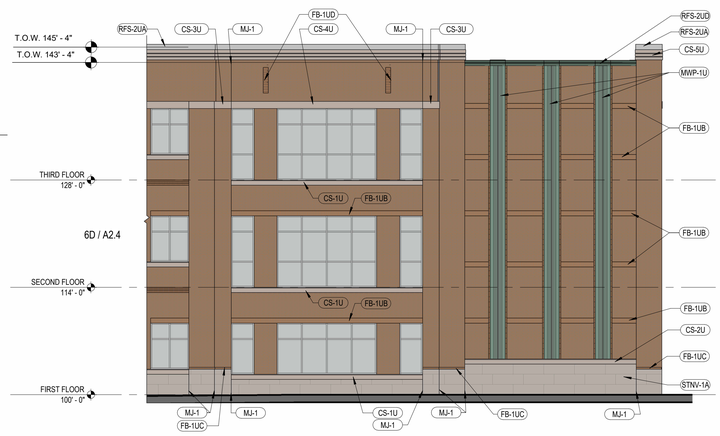
3D UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



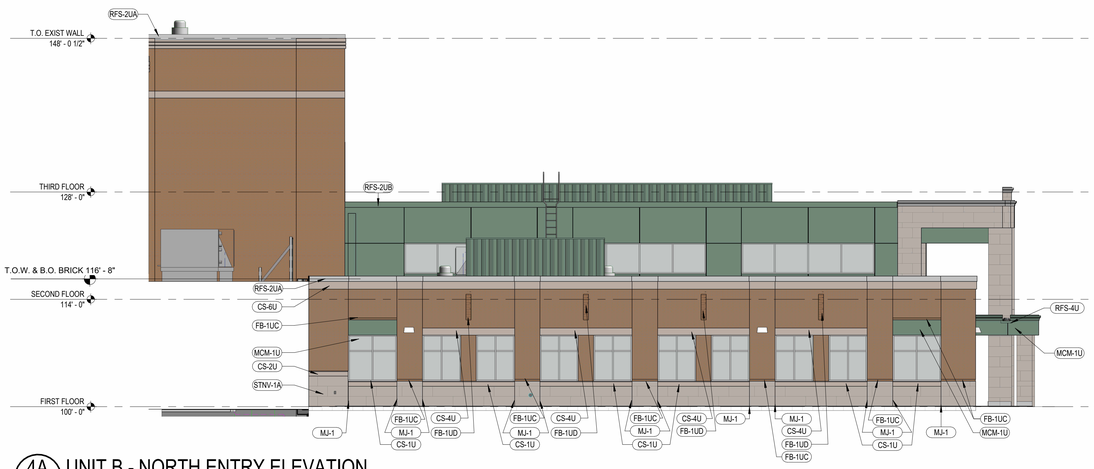
6B UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



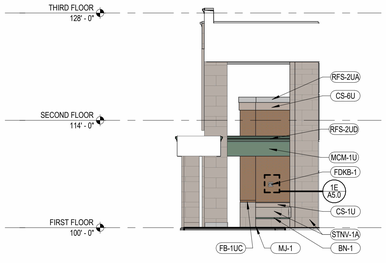
2B UNIT B - SOUTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6A UNIT B - NORTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



4A UNIT B - NORTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



1A UNIT B - SOUTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"

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Issued for:
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2/02/2026

Project Number:
3415

Sheet Title:
UNIT B - EXTERIOR ELEVATIONS

Sheet Number:
A2.2

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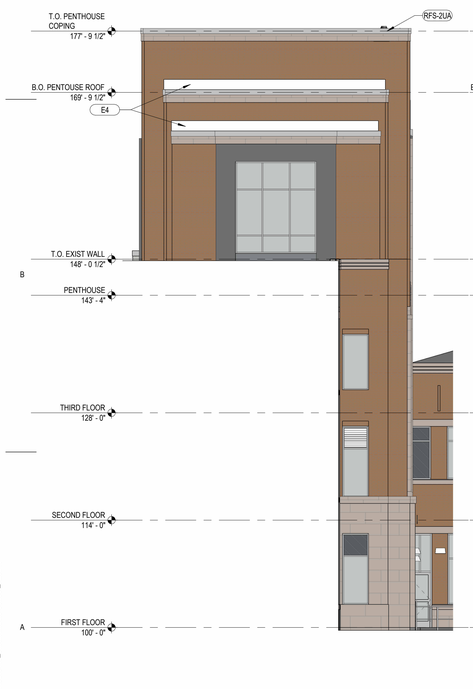
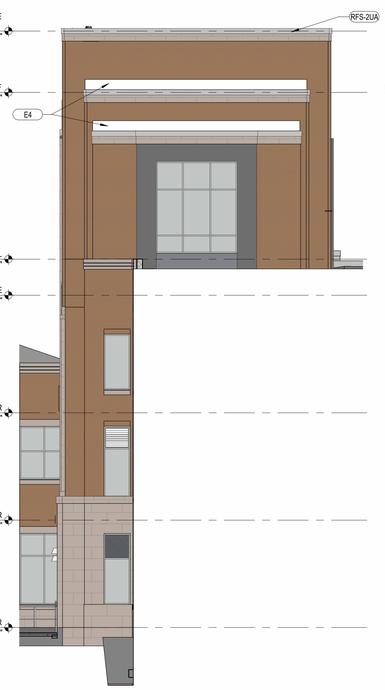
KEYNOTE LEGEND

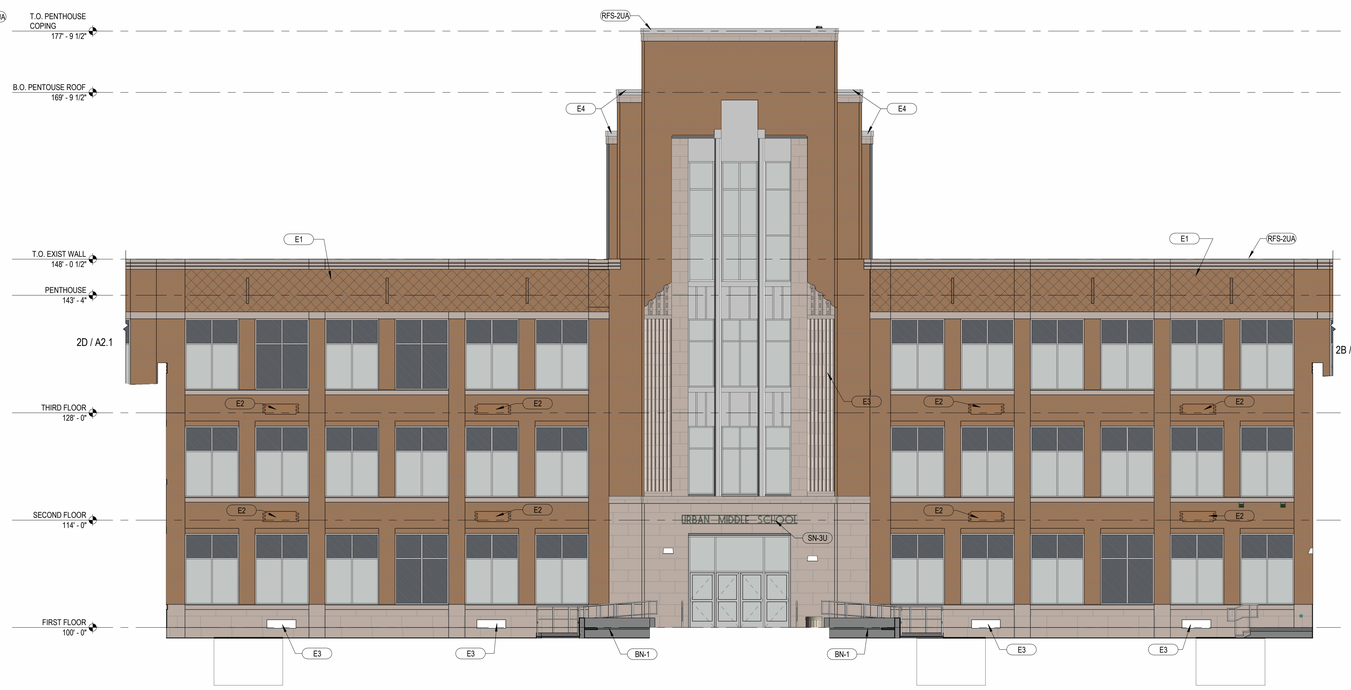
BN-1	PLASTIC LUMBER BENCH
E1	TUCKPOINT FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E3	PATCH STONE (SV-1A) AT REMOVED UNIT VENTILATOR GRILL
E4	REPLACE FLASHING
RFS-2UA	ROOF EDGE FASCIA
SN-3U	12" TALL LETTERS WITH METAL LINES



6A A2.3 TOWER - WEST ELEVATION
Scale: 1/8" = 1'-0"



5A A2.3 TOWER - EAST ELEVATION
Scale: 1/8" = 1'-0"



4A A2.3 UNIT C - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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2/02/2026

Project Number:
3415

Sheet Title:
UNIT C - EXTERIOR ELEVATIONS

Sheet Number:
A2.3

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KEYNOTE LEGEND

CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-8U	CAST STONE TOP BANDING
E1	TUCKPOINT FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E4	REPLACE FLASHING
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
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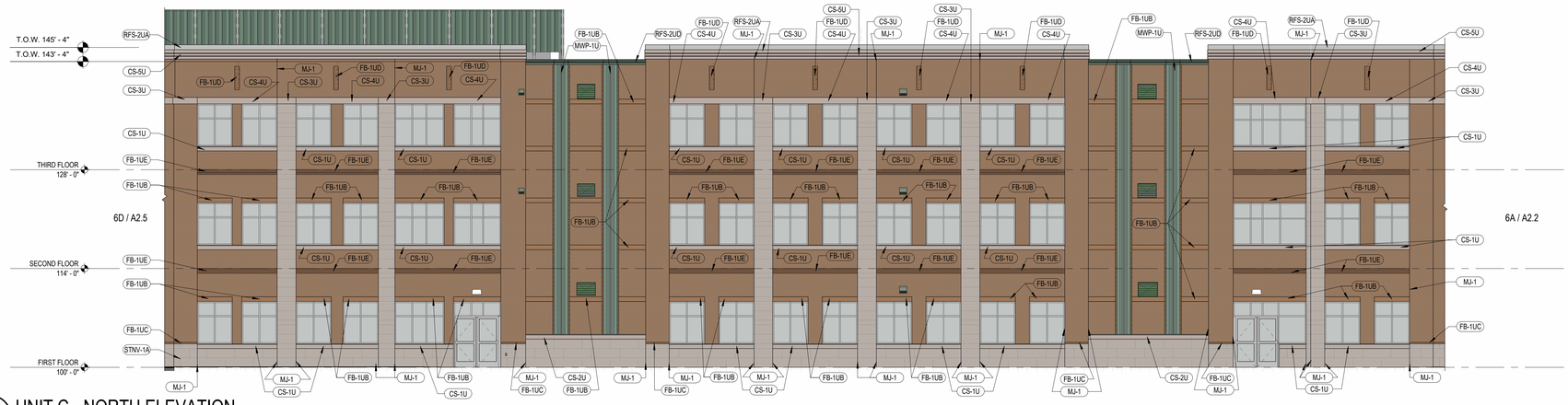
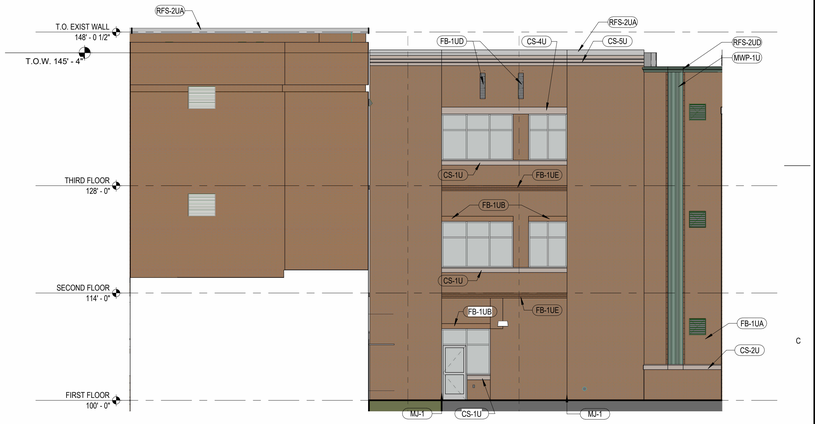
RFS-2UA	ROOF EDGE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-3U	METAL COPING
STNV-1A	ANCHORED STONE VENEER



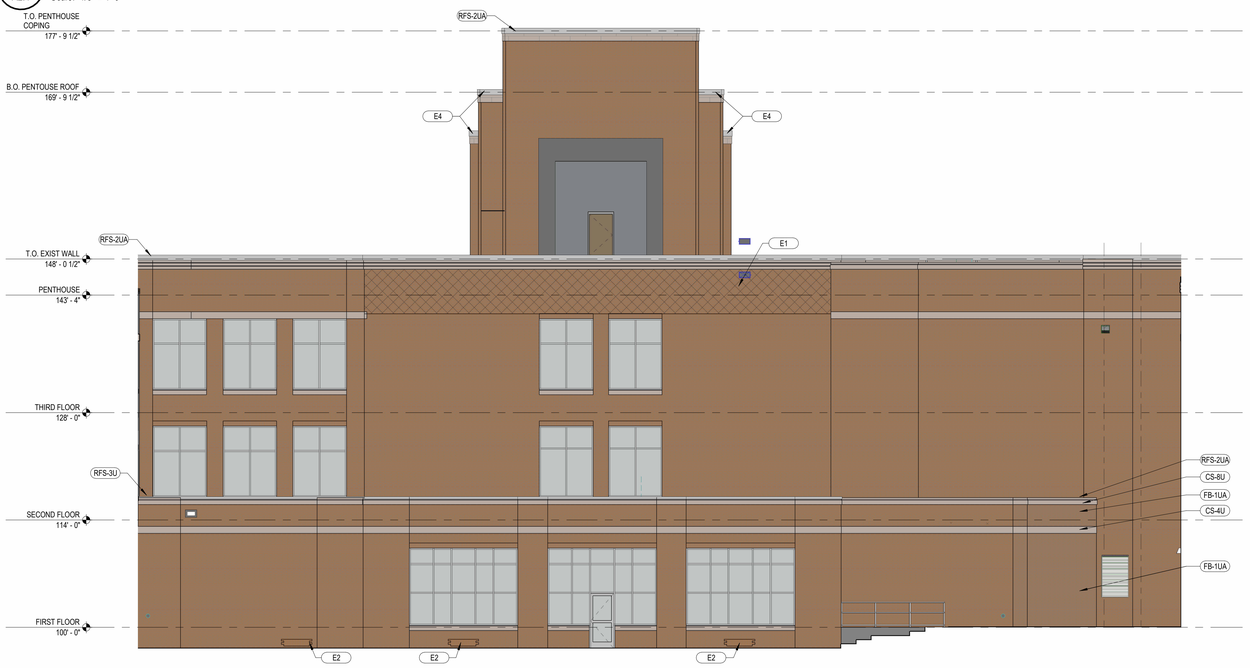
6D UNIT C - NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



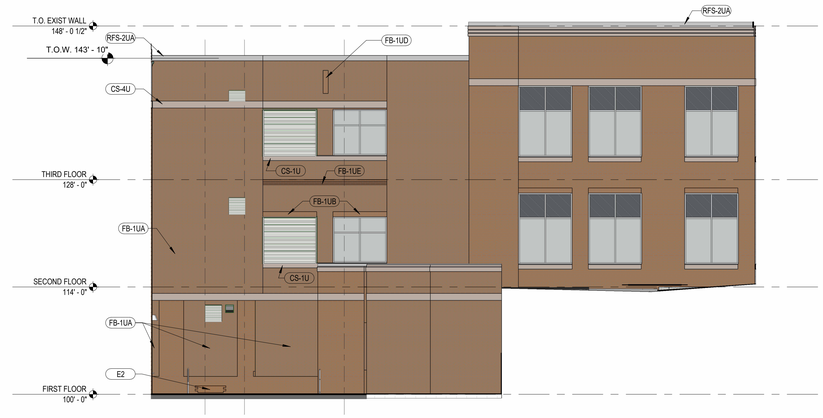
6C UNIT C - COURTYARD SOUTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2C UNIT C - COURTYARD EAST ELEVATION
A2.4 Scale: 1/8" = 1'-0"



6A UNIT C - COURTYARD NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2A UNIT C - COURTYARD WEST ELEVATION
A2.4 Scale: 1/8" = 1'-0"

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SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

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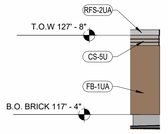
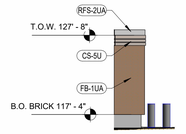
KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
LD-1	LOADING DOCK BUMPER
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-2U	ILLUMINATED KNIGHT LOGO
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN



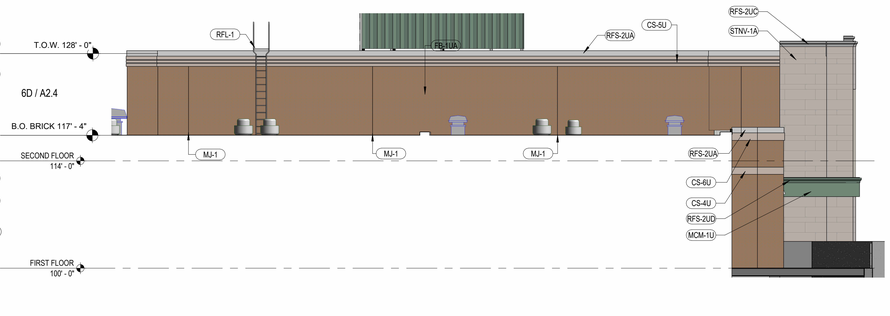
3E UNIT D - SOUTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"



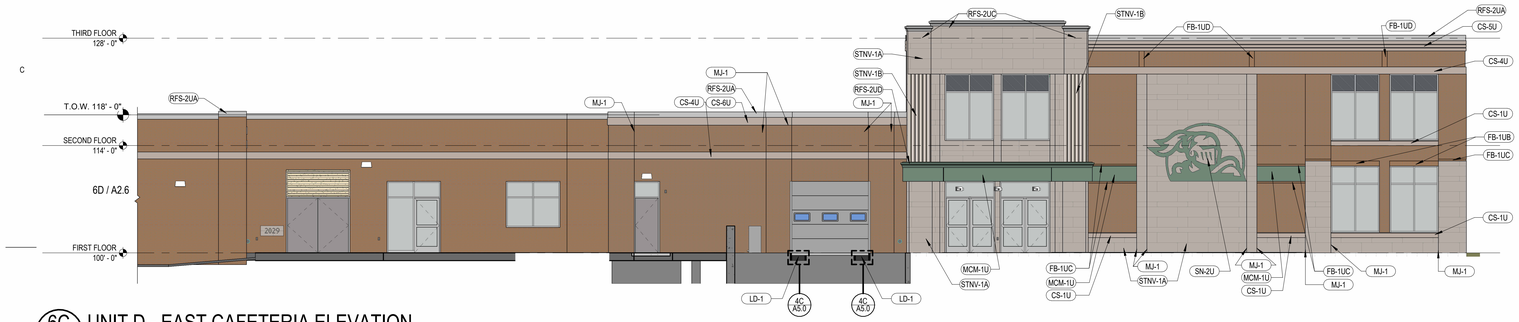
2E UNIT D - NORTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"



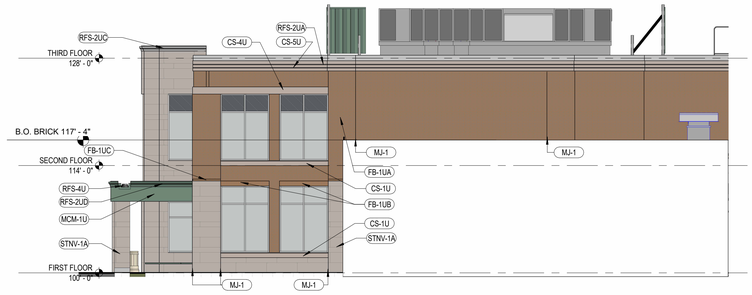
6D UNIT D - NORTH ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2D UNIT D - SOUTH ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



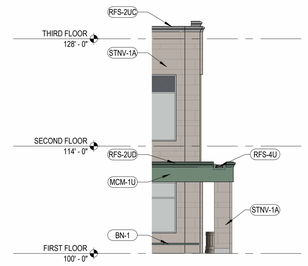
6C UNIT D - EAST CAFETERIA ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2C UNIT D - WEST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



6A UNIT D - EAST ACADEMIC ELEVATION
A2.5 Scale: 1/8" = 1'-0"



1A UNIT D - EAST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"

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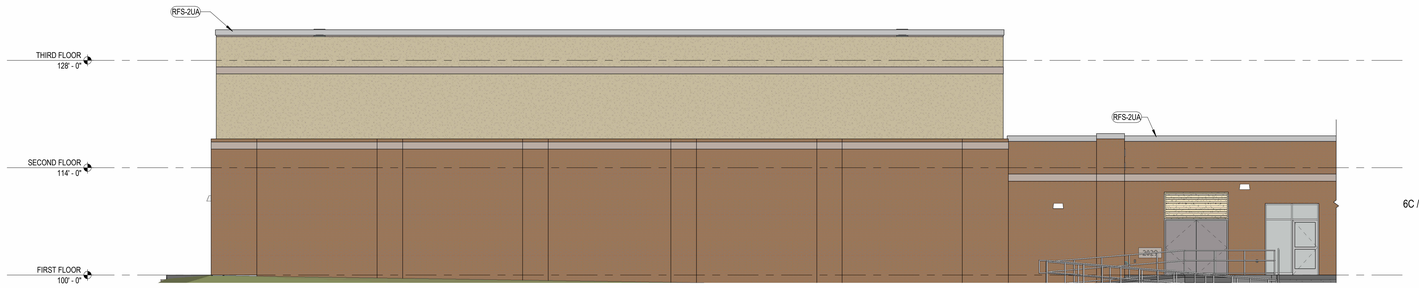
KEYNOTE LEGEND

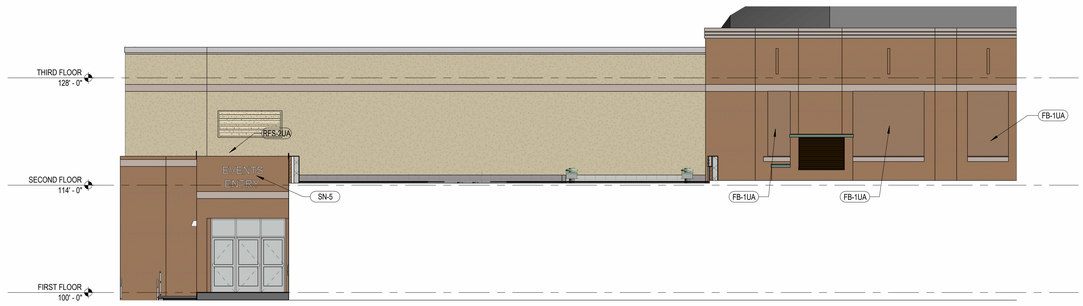
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
RFS-2UA	ROOF EDGE FASCIA
SN-5	14" TALL ILLUMINATED LETTERS



6D A2.6 UNIT E - EAST ELEVATION
Scale: 1/8" = 1'-0"



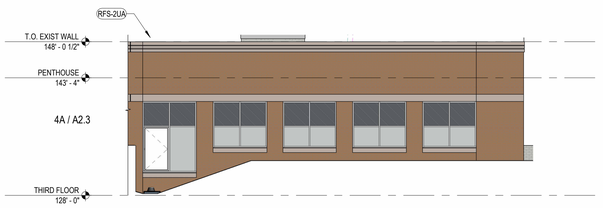
6B A2.6 UNIT E - WEST ELEVATION
Scale: 1/8" = 1'-0"



3B A2.6 UNIT E - NORTH ENTRY ELEVATION
Scale: 1/8" = 1'-0"



6A A2.6 UNIT E - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2B A2.6 UNIT E - SOUTH ELEVATION ABOVE GYMNASIUM
Scale: 1/8" = 1'-0"

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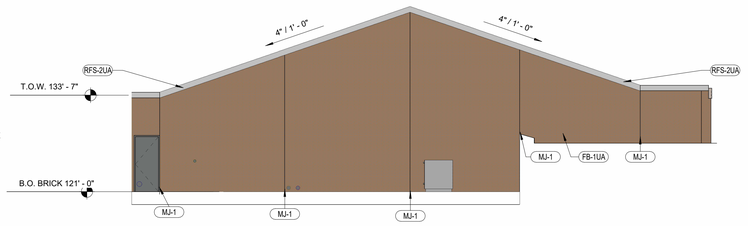
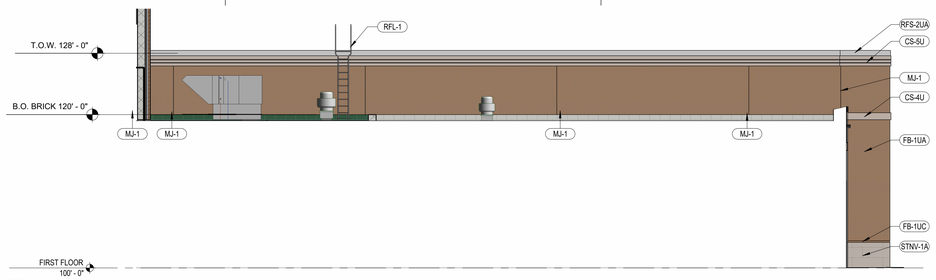
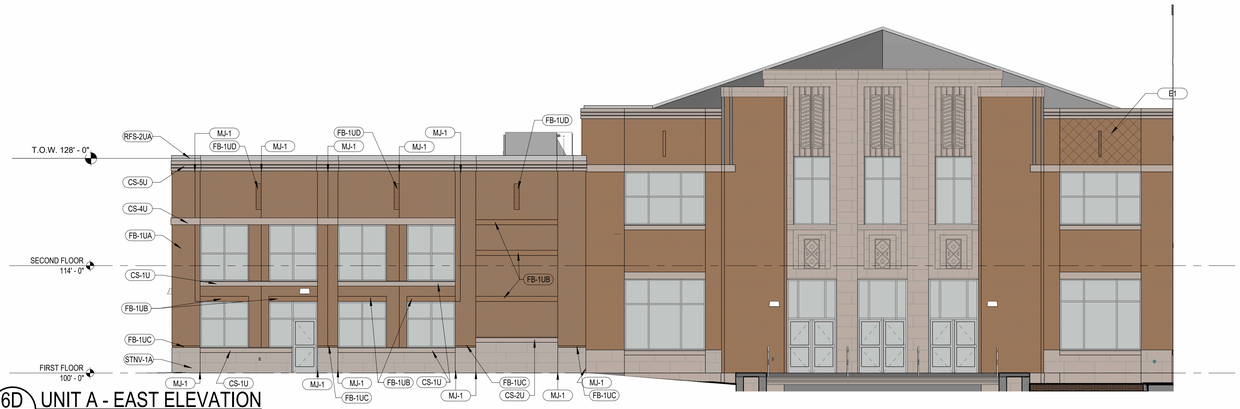


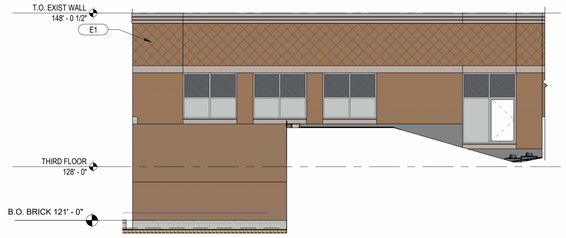
6E UNIT B - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



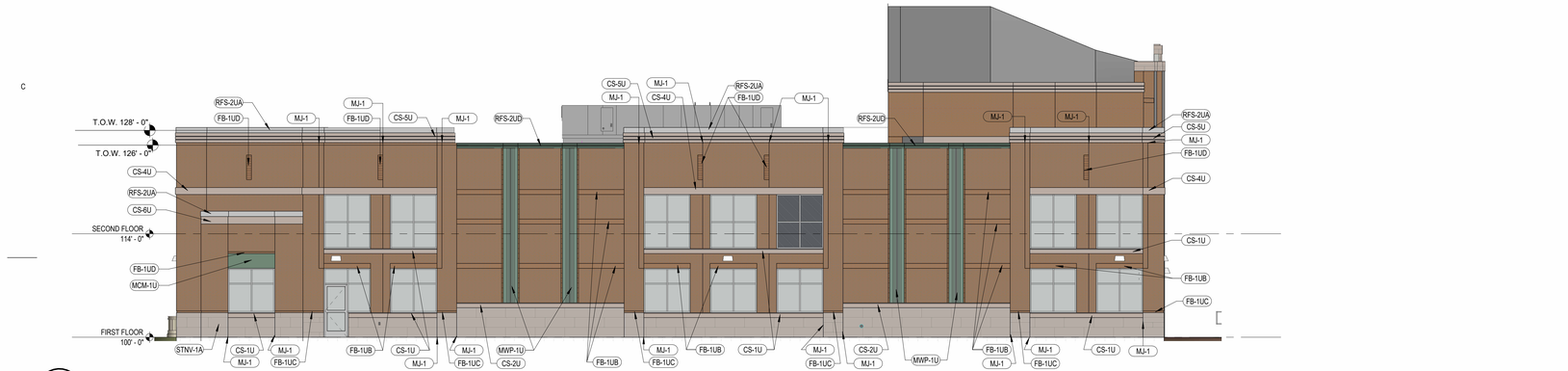
3D UNIT A - ORCHESTRA HIGH WALL
A2.1 Scale: 1/8" = 1'-0"



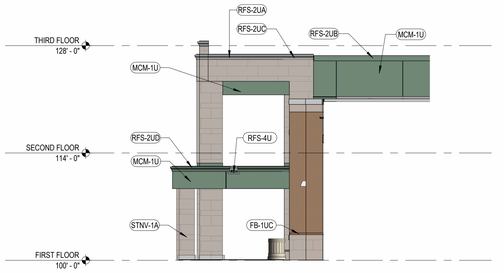
6D UNIT A - EAST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



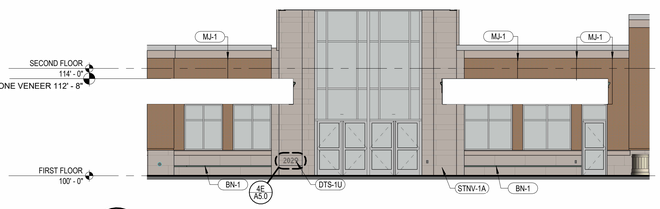
2D UNIT A - SOUTH ELEVATION ABOVE AUDITORIUM
A2.1 Scale: 1/8" = 1'-0"



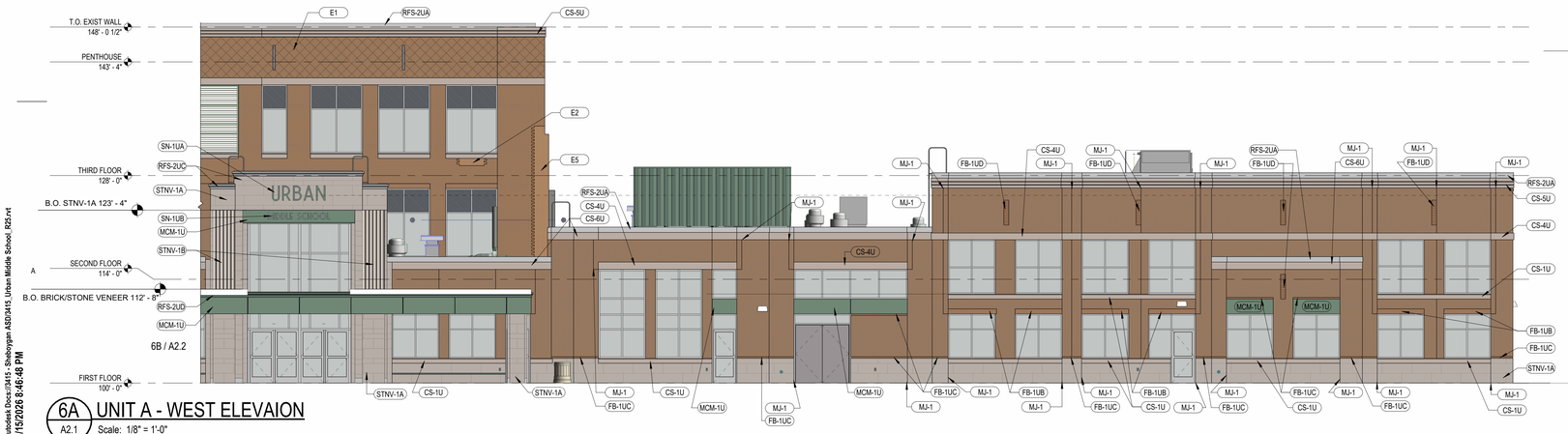
6B UNIT A - SOUTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



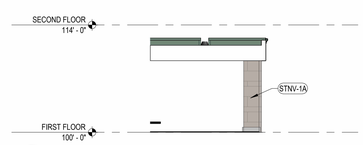
2C UNIT A - SOUTH ENCLOSURE
A2.1 Scale: 1/8" = 1'-0"



2B UNIT A - EAST ENTRY ELEVATION
A2.1 Scale: 1/8" = 1'-0"



6A UNIT A - WEST ELEVAION
A2.1 Scale: 1/8" = 1'-0"



2A UNIT A - NORTH ENTRY ELEVATION
A2.1 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
DTS-1U	DATE STONE
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E5	TOOTH IN NEW FACE BRICK (FB-1UA) WRAP CORNER
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-1UA	24" TALL ILLUMINATED LETTERS
SN-1UB	14" TALL ILLUMINATED LETTERS
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN

GENERAL NOTES

1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10

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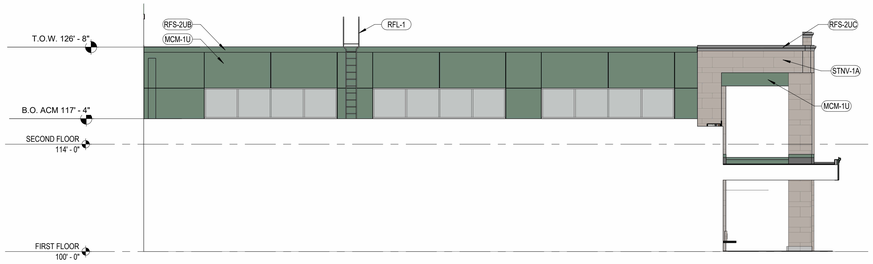
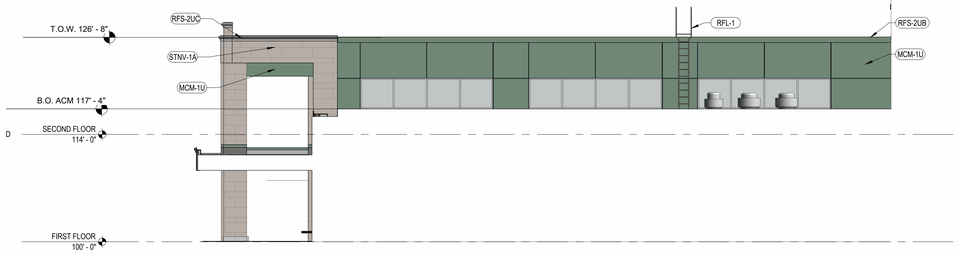
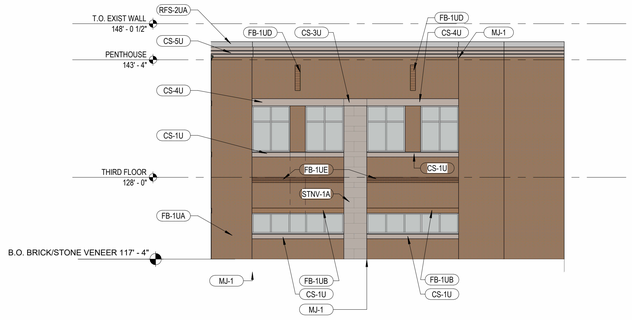


6E UNIT B HIGH - NORTH
A2.2 Scale: 1/8" = 1'-0"



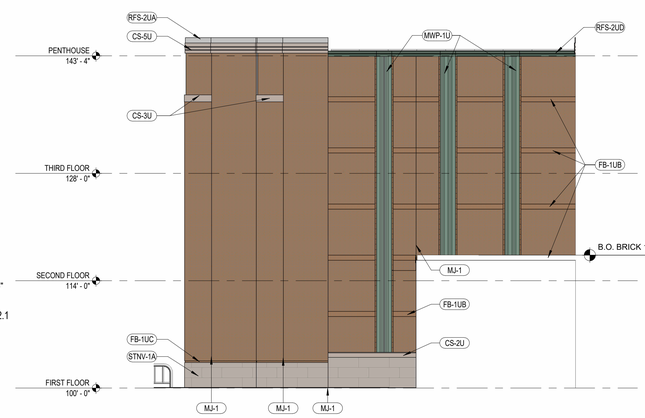
5D UNIT B HIGH - SOUTH
A2.2 Scale: 1/8" = 1'-0"



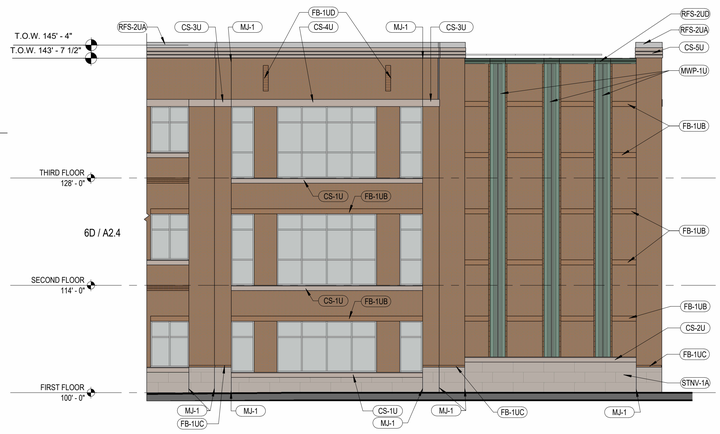
3D UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



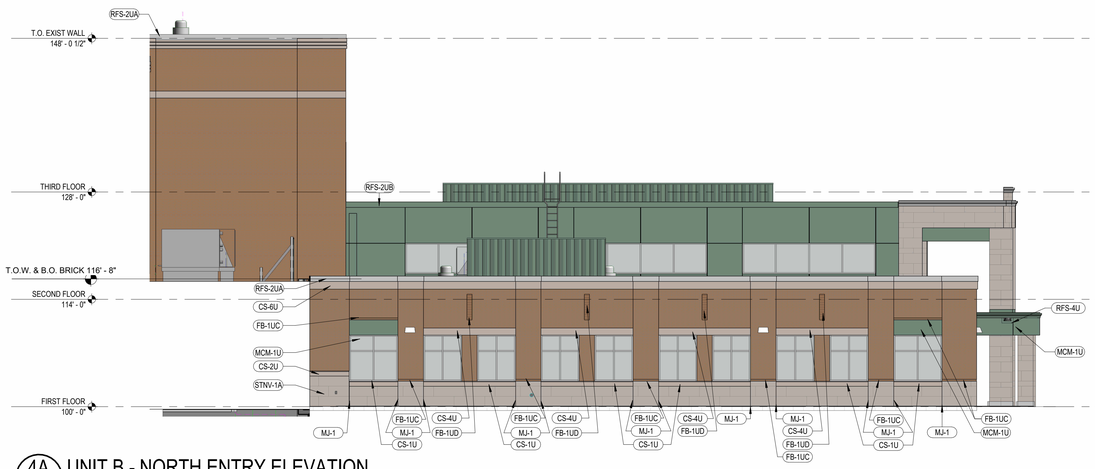
6B UNIT B - EAST ELEVATION
A2.2 Scale: 1/8" = 1'-0"



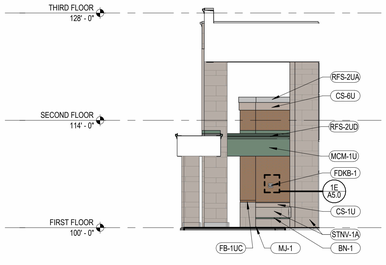
2B UNIT B - SOUTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6A UNIT B - NORTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



4A UNIT B - NORTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



1A UNIT B - SOUTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UB	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
STNV-1A	ANCHORED STONE VENEER

GENERAL NOTES

1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10

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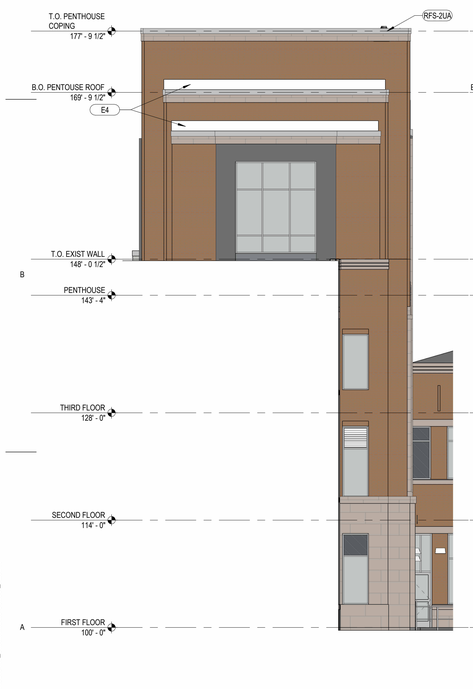
KEYNOTE LEGEND

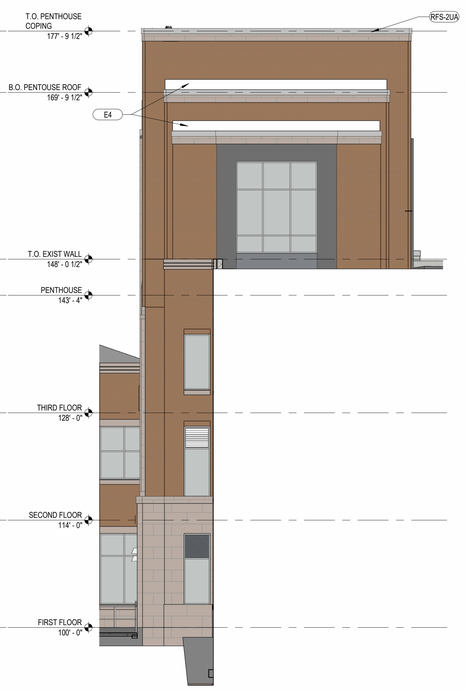
BN-1	PLASTIC LUMBER BENCH
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E3	PATCH STONE (STNV-1A) AT REMOVED UNIT VENTILATOR GRILL
E4	REPLACE FLASHING
RFS-2UA	ROOF EDGE FASCIA
SN-3U	12" TALL LETTERS WITH METAL LINES

GENERAL NOTES

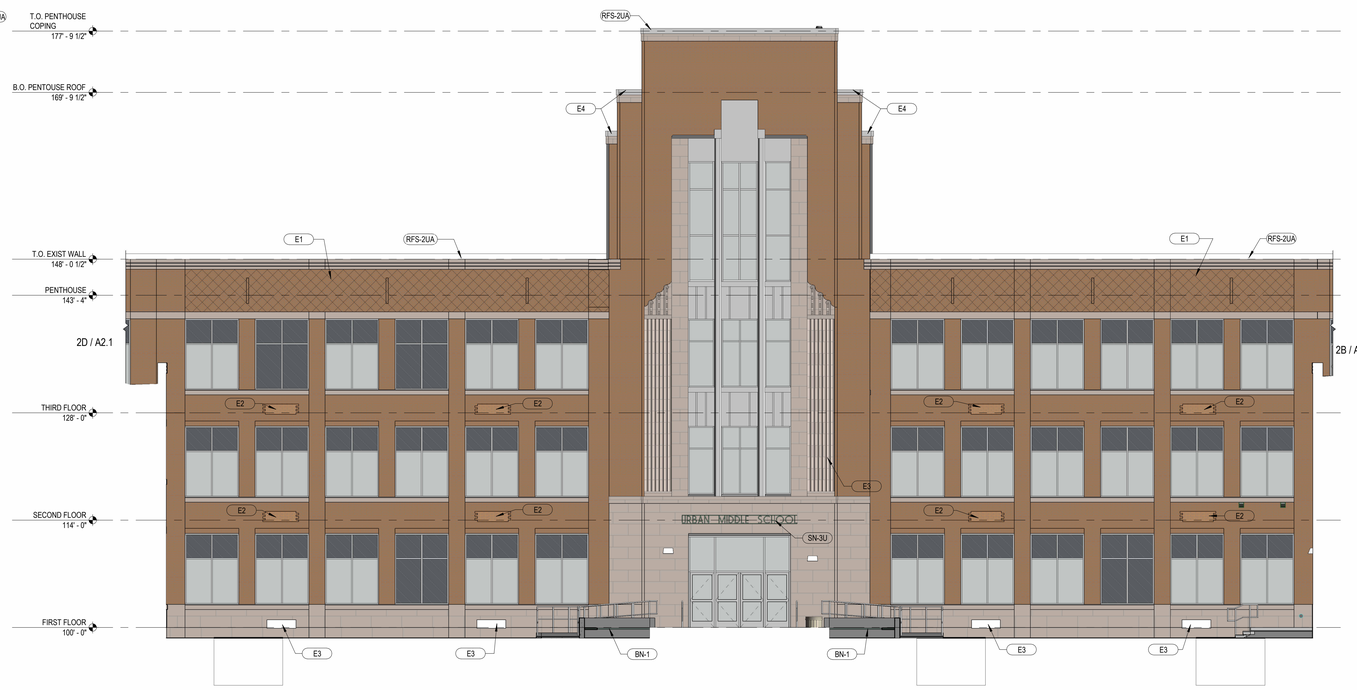
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



6A A2.3 TOWER - WEST ELEVATION
Scale: 1/8" = 1'-0"



5A A2.3 TOWER - EAST ELEVATION
Scale: 1/8" = 1'-0"



4A A2.3 UNIT C - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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Sheboygan • Davenport
Saint Paul
www.brayarch.com

Project Title:
Addition & Renovation to URBAN MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1226 NORTH AVE.
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

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2/16/2026

Project Number:
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Sheet Title:
UNIT C - EXTERIOR ELEVATIONS

Sheet Number:
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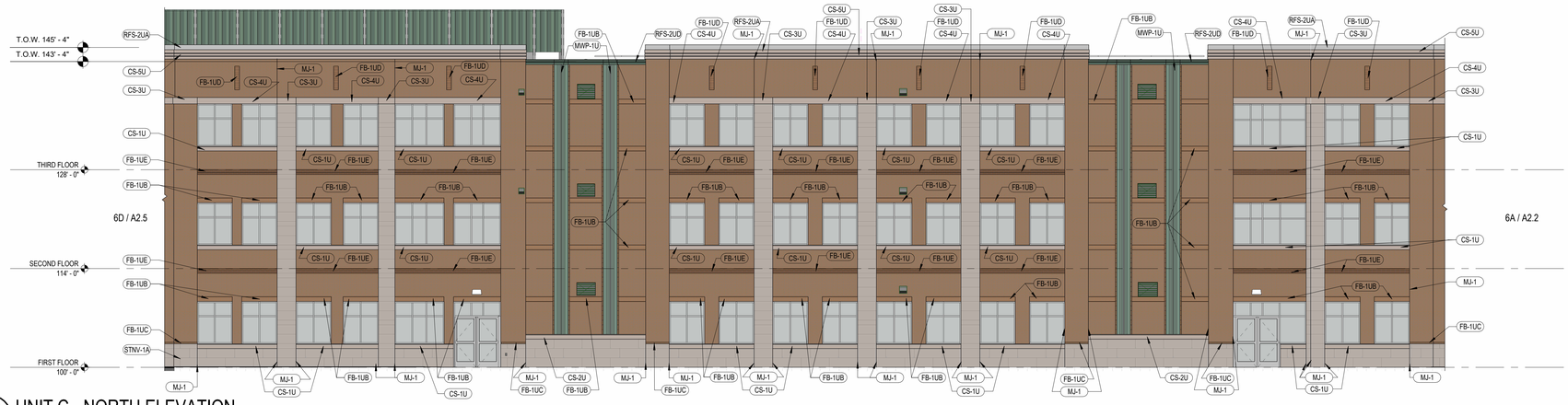
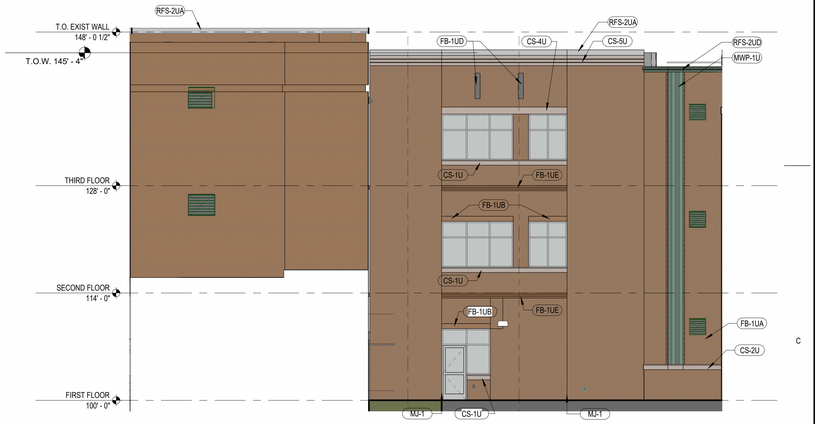


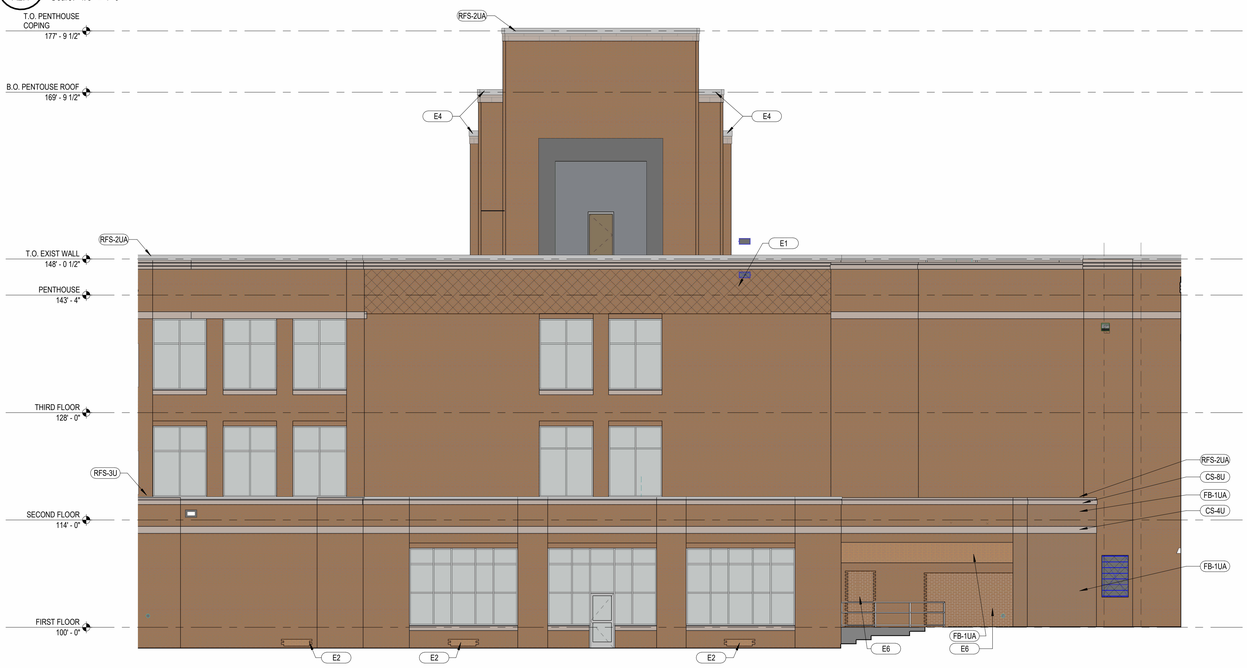
6D UNIT C - NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



6C UNIT C - COURTYARD SOUTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2C UNIT C - COURTYARD EAST ELEVATION
A2.4 Scale: 1/8" = 1'-0"



6A UNIT C - COURTYARD NORTH ELEVATION
A2.4 Scale: 1/8" = 1'-0"



2A UNIT C - COURTYARD WEST ELEVATION
A2.4 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

CS-1U	CAST STONE SILL
CS-2U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-8U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
E4	REPLACE FLASHING
E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MSP-1U	METAL SOFFIT PANEL - PATINA GREEN
MWP-1U	FORMED METAL PANEL
RFS-2UA	ROOF EDGE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-3U	METAL COPING
STNV-1A	ANCHORED STONE VENEER

GENERAL NOTES

1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10

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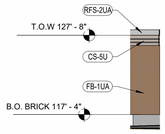
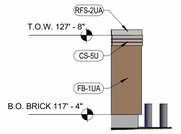


3E UNIT D - SOUTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"



2E UNIT D - NORTH CAFETERIA BUMP
A2.5 Scale: 1/8" = 1'-0"

KEYNOTE LEGEND

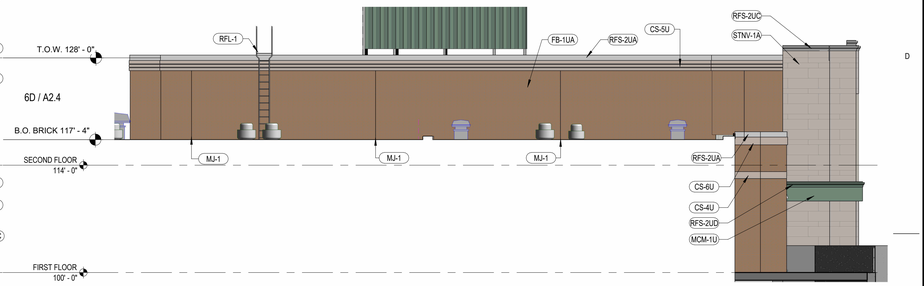
BN-1	PLASTIC LUMBER BENCH
CS-1U	CAST STONE SILL
CS-3U	CAST STONE LINTEL
CS-4U	CAST STONE BANDING
CS-5U	CAST STONE TOP BANDING
CS-6U	CAST STONE TOP BANDING
E1	TUCKPOINT EXISTING FACE BRICK WHERE INDICATED WITH HATCH
E2	TOOTH IN NEW FACE BRICK (FB-1UA) AT REMOVED UNIT VENTILATOR GRILL - MATCH COURSING
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
FB-1UB	FACE BRICK - SOLDIER COURSE
FB-1UC	FACE BRICK - 1/2" REVEAL
FB-1UD	FACE BRICK - 1/2" REVEAL, STACKED BOND
FB-1UE	FACE BRICK - 3 COURSE STEP OUT
FDKB-1	FIRE DEPARTMENT KEY BOX
LD-1	LOADING DOCK BUMPER
MCM-1U	METAL COMPOSITE MATERIAL WALL PANEL
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MWP-1U	FORMED METAL PANEL
RFL-1	STEEL LADDER (ROOF)
RFS-2UA	ROOF EDGE FASCIA
RFS-2UC	ROOF EDGE CORNICE FASCIA
RFS-2UD	ROOF EDGE CORNICE FASCIA
RFS-4U	OVERFLOW SCUPPER UNIT
SN-2U	ILLUMINATED KNIGHT LOGO
STNV-1A	ANCHORED STONE VENEER
STNV-1B	MASONRY STONE VENEER - FLUTED PATTERN

GENERAL NOTES

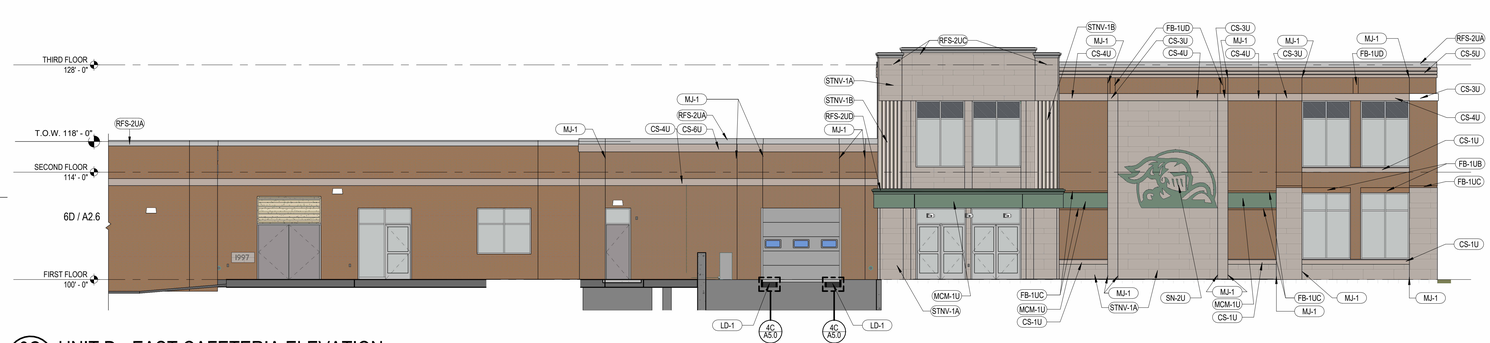
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



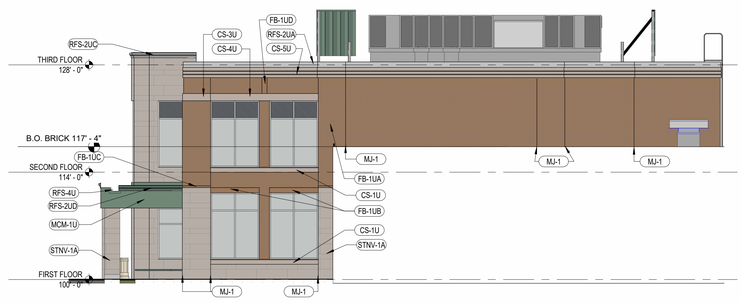
6D UNIT D - NORTH ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2D UNIT D - SOUTH ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



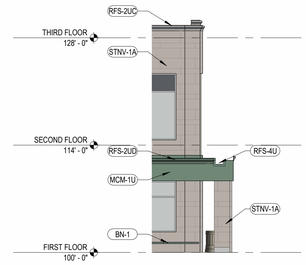
6C UNIT D - EAST CAFETERIA ELEVATION
A2.5 Scale: 1/8" = 1'-0"



2C UNIT D - WEST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"



6A UNIT D - EAST ACADEMIC ELEVATION
A2.5 Scale: 1/8" = 1'-0"



1A UNIT D - EAST ENTRY ELEVATION
A2.5 Scale: 1/8" = 1'-0"

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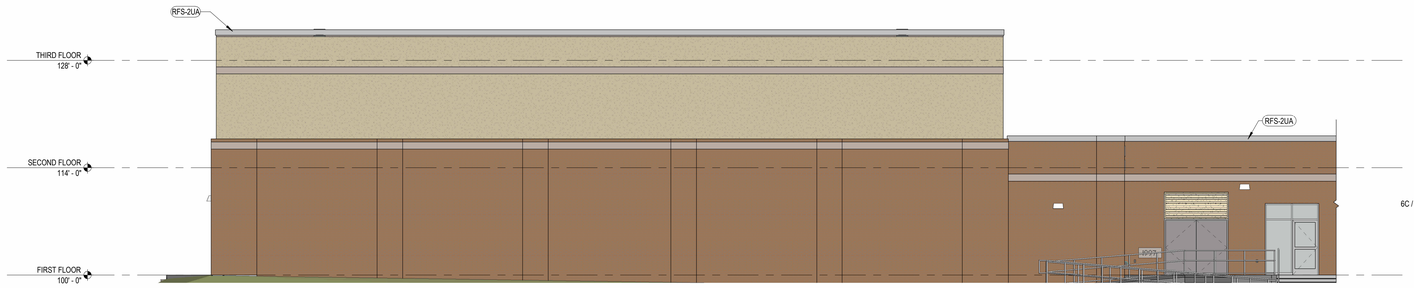
KEYNOTE LEGEND

E6	TOOTH IN NEW FACE BRICK (FB-1UA) AT OPENING INFILL
FB-1UA	FACE BRICK - MODULAR RUNNING BOND
RFS-2UA	ROOF EDGE FASCIA
SN-5	14" TALL ILLUMINATED LETTERS

GENERAL NOTES

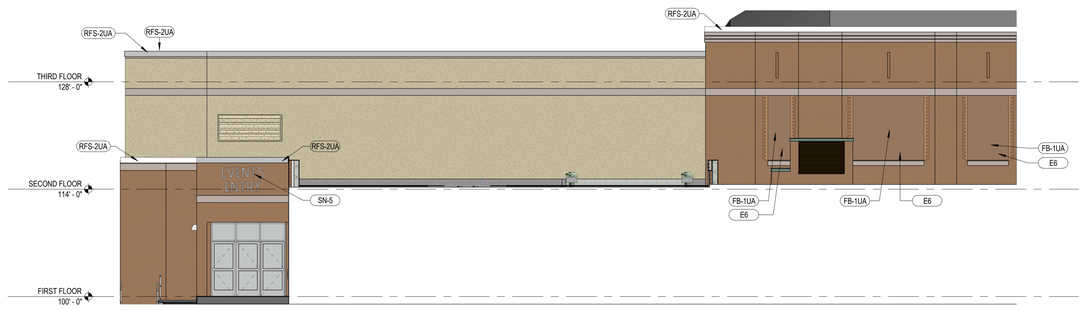
1. SEE SHEET A2.7 FOR EXTERIOR COURSING ELEVATIONS
2. ALL REMAINING EXISTING EXTERIOR FACE BRICK AND STONE TO BE CLEANED PER SPECIFICATION SECTION 04 01 10



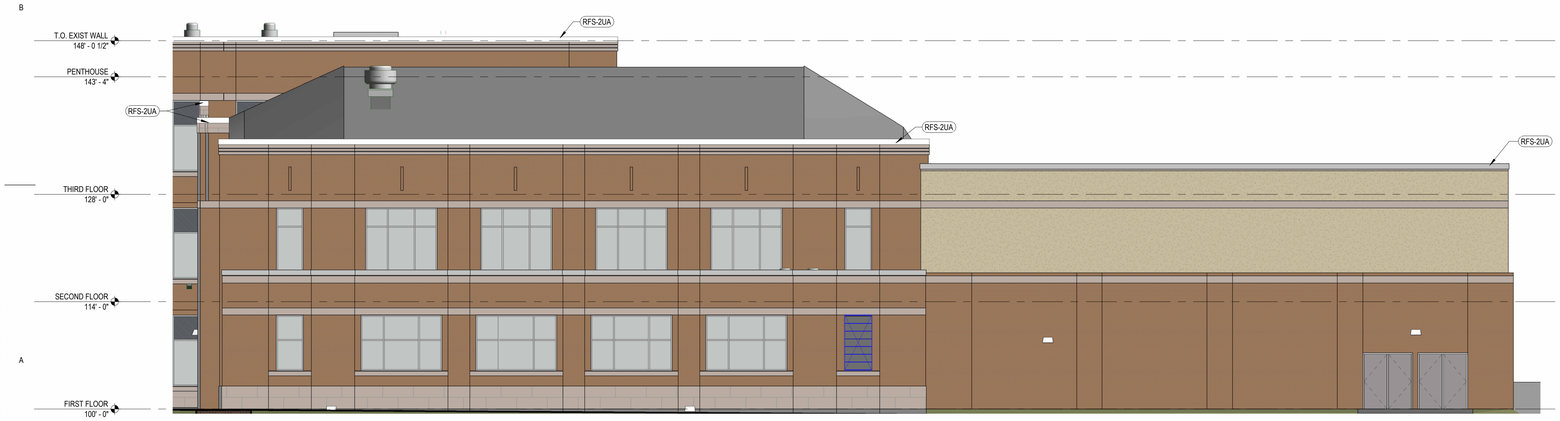
6D A2.6 UNIT E - EAST ELEVATION
Scale: 1/8" = 1'-0"



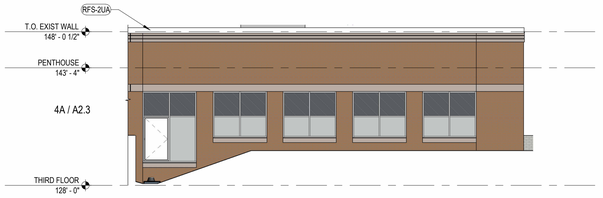
6B A2.6 UNIT E - WEST ELEVATION
Scale: 1/8" = 1'-0"



3B A2.6 UNIT E - NORTH ENTRY ELEVATION
Scale: 1/8" = 1'-0"



6A A2.6 UNIT E - SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2B A2.6 UNIT E - SOUTH ELEVATION ABOVE GYMNASIUM
Scale: 1/8" = 1'-0"

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URBAN MIDDLE SCHOOL


URBAN MIDDLE SCHOOL


URBAN MIDDLE SCHOOL


URBAN MIDDLE SCHOOL
226 NORTH AVENUE




URBAN
MIDDLE SCHOOL


URBAN
MIDDLE SCHOOL


URBAN
MIDDLE SCHOOL








EVENTS
ENTRY







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 13, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kapur & Associates, Inc. is proposing to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue. The applicant states the following:

- The project involves a significant addition and renovation of the existing public-school facility.
- While the school's use remains unchanged, the project will modernize the structure, shift the primary campus orientation to the south, and increase student capacity modestly. The current student body levels at the existing site are 445 students and 80 staff.
- TIA accounts for a modest expansion to 500 students. The daily expected visits with this expansion would revise the estimated daily visits to 1050 on a typical weekday, up from 930.
- The proposed footprint of the building is 100,388 square feet with a total floor area of 175,260 square feet.
- Total Area of parking is 44,514 square feet or 1.02 acres.
- Total Area of landscaping is 46,628 square feet or 1.07 acres.
- Given that the intended use remains consistent with the existing facility, no significant change in community impact or nuisance levels are anticipated.
- The proposed plan replaces a portion of the original structure with a three-story classroom addition designed to match the scale of the existing building.
    - Materials: The exterior will feature brick, burnished block, and metal panels with cast stone accents.
    - Orientation: The main entrance will shift from Union Ave to 10th Street, effectively moving the building’s primary presence to the south end of the site.

    - Screening: Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.
- Access & Infrastructure
    - Traffic Flow: Three new drive lanes are proposed: an entrance-only and exit-only lanes on 10th Street, and a combined entrance/exit on 11th Street for the new parking lot. The existing 10th Street entrance will be removed.
    - Parking: On-site staff and visitor parking have been maximized; overflow parking will continue to utilize existing street capacity.
    - Recreation: The play area (hard-scape and soccer field) will be relocated to the north end of the site.
    - Utilities: Two new underground stormwater detention systems will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.
- Timeline & Budget
    - Construction Start: June 2026
    - Target Completion: July 2028
    - Estimated Value: ~$50.2 Million
- With the site being unchanged in use we feel that the impact to the surrounding area would be minimal and be consistent with the existing city planning for this parcel. While the main presence of the building would shift on the site, we have maintained the original scale of the existing facility to be consistent with the surrounding residential neighborhood to not impose any undue hardships. Since this facility is maintaining its scale, we do not see any inadequacies in the utilities or services provided by public agencies and is currently served adequately.
- Exceptions/Variances: reduce the paved surface to street lot line setback from 10’ to 5’.

STAFF COMMENTS:

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Minimum paved surface setback: 10 feet from street lot line – Applicant is requesting a 5 foot setback

Applicant is requesting an exception to the paved surface setback along the north, east, and west sides of the site for parking lots.

- Building height: 35 feet – Applicant is requesting a building height of 46 feet.
- Fence height: 6 feet – applicant is requesting an 8-foot and a 10-foot fence. The fence is required to fence in the basketball court and athletic field on the north side of the school.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** 2/20/2026 **Zoning:** Neighborhood Residential-6 District

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Kapur & Associates, Inc.	Michael J. Froehlich, P.E.	Associate / Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
788 N. Jefferson St., Suite 900	Milwaukee	WI	53202
Email Address	**Phone Number (incl. area code)**		
mfroehlich@kapurinc.com	414-751-7245		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Sheboygan Area School District	Jacob Konrath	Superintendent	
Mailing Address	**City**	**State**	**ZIP Code**
3330 Stahl Rd	Sheboygan	WI	53081
Email Address	**Phone Number (incl. area code)**		
jkonrath@sasd.net	920-459-3514		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
1017 Union Ave, Sheboygan, WI 53081	

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Farnsworth Middle School
Existing Zoning:	NR-6 - Neighborhood Residential-6 District
Present Use of Parcel:	Education
Proposed Use of Parcel:	Education
Present Use of Adjacent Properties:	Residential

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jacob Konrath	Superintendent	920-459-3514
Signature of Applicant		**Date Signed**
		2-2-26

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Project Overview: Farnsworth Middle School Renovation & Addition

The project involves a significant addition and renovation of the existing public-school facility. While the school's use remains unchanged, the project will modernize the structure, shift the primary campus orientation to the south, and increase student capacity modestly. The current student body levels at the existing site are 445 students and 80 staff. TIA accounts for a modest expansion to 500 students. The daily expected visits with this expansion would revise the estimated daily visits to 1050 on a typical weekday, up from 930. The proposed footprint of the building is 100,388 square feet with a total floor area of 175,260 square feet. Total Area of parking is 44,514 square feet or 1.02 acres. Total Area of landscaping is 46,628 square feet or 1.07 acres. Given that the intended use remains consistent with the existing facility, no significant change in community impact or nuisance levels are anticipated.

Site & Architectural Design

The proposed plan replaces a portion of the original structure with a three-story classroom addition designed to match the scale of the existing building.

- **Materials:** The exterior will feature brick, burnished block, and metal panels with cast stone accents.
- **Orientation:** The main entrance will shift from Union Ave to 10th Street, effectively moving the building’s primary presence to the south end of the site.
- **Screening:** Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.

Access & Infrastructure

- **Traffic Flow:** Three new drive lanes are proposed: an entrance-only and exit-only lanes on 10th Street, and a combined entrance/exit on 11th Street for the new parking lot. The existing 10th Street entrance will be removed.
- **Parking:** On-site staff and visitor parking have been maximized; overflow parking will continue to utilize existing street capacity.
- **Recreation:** The play area (hard-scape and soccer field) will be relocated to the north end of the site.
- **Utilities:** Two new underground stormwater detention systems will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.

Timeline & Budget

- **Construction Start:** June 2026
- **Target Completion:** July 2028
- **Estimated Value:** ~$50.2 Million

Conditional Use

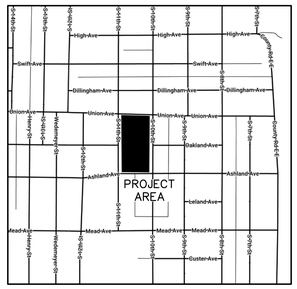
With the site being unchanged in use we feel that the impact to the surrounding area would be minimal and be consistent with the existing city planning for this parcel. While the main presence of the building would shift on the site, we have maintained the original scale of the existing facility to be consistent with the surrounding residential neighborhood to not impose any undue hardships. Since this facility is maintaining its scale, we do not see any inadequacies in the utilities or services provided by public agencies and is currently served adequately.

Exceptions/Variances

- reduce the paved surface to street lot line setback from 10’ to 5’

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN.



VICINITY MAP
NOT TO SCALE

BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS: SHEBOYGAN COUNTY, VERTICAL DATUM IS NAVD88.

DIGGERS HOTLINE
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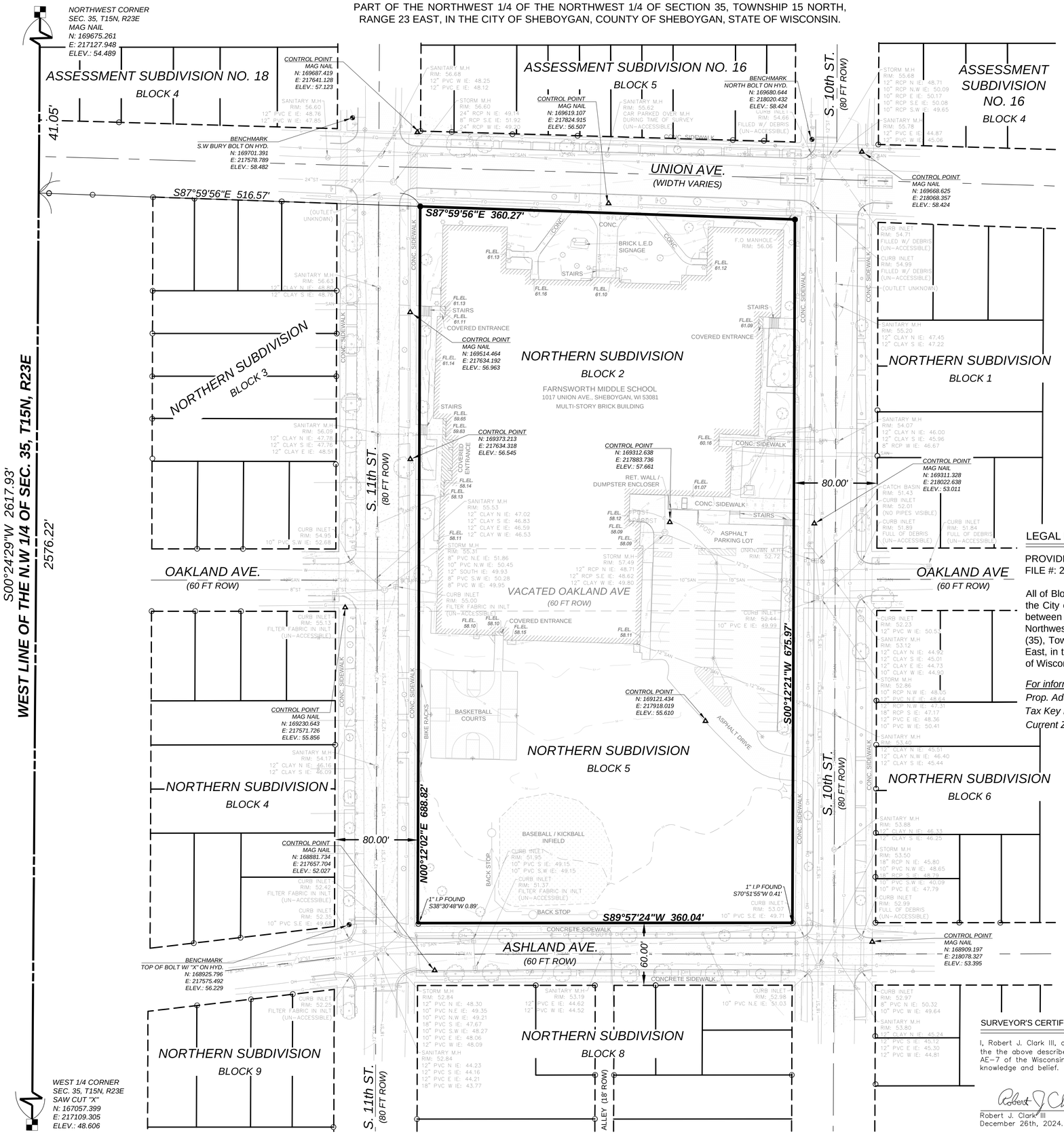
REGISTER'S HOTLINE TICKETS:
20244712338, 20244712339, 20245002944.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- (P) = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- GMP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND/ CRUSHED AGG. INFIELD SURFACE



LEGAL DESCRIPTION:

PROVIDED PER KNIGHT BARRY TITLE INC., FILE #: 2308758, EFFECTIVE DATE DECEMBER 12, 2024.

All of Blocks Two (2) and Five (5) of Northern Subdivision of the City of Sheboygan and that portion of Oakland Avenue, between said blocks, which has been vacated, all in the Northwest 1/4 of the Northwest 1/4 of Section Thirty-five (35), Township Fifteen (15) North, Range Twenty-three (23) East, in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

For informational purposes only:

Prop. Address: 1017 Union Avenue, Sheboygan, WI 53081

Tax Key Number: 59281314270

Current Zoning: Neighborhood Residential-6 District

SURVEYOR'S CERTIFICATE:

I, Robert J. Clark III, do hereby certify that that under My direction and control the the above described property was surveyed on 12/04/2024 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Robert J. Clark III S-2710
December 26th, 2024.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
FARNSWORTH MIDDLE SCHOOL

LOCATION:
1017 UNION AVE., SHEBOYGAN, WI 53081

CLIENT:
BRAY ARCHITECTS

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 40'
0' 20' 40' 80'

SEAL:
WISCONSIN
ROBERT J. CLARK III
S-2710
OCONTO FALLS, WISCONSIN
LAND SURVEYOR

all in

SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	B.S
PROJECT NUMBER:	25.0128
DATE:	12/26/2024

SHEET NUMBER:
SU1.10

FILENAME: S:_SiteDsgn\Bray Architects\25012B Sheboygan Area SD 2024 Referendum\25012803 Fornsworth MS\Survey\DWG\25012803_Plat.dwg

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN.

UNION AVE. (WIDTH VARIES)

S. 10th ST. (80 FT ROW)

S. 11th ST. (80 FT ROW)

OAKLAND AVE. (60 FT ROW)

ASHLAND AVE. (60 FT ROW)

FARNSWORTH MIDDLE SCHOOL
1017 UNION AVE., SHEBOYGAN, WI 53081
MULTI-STORY BRICK BUILDING

BRICK L.E.D SIGNAGE

COVERED ENTRANCE

STAIRS

RET. WALL / DUMPSTER ENCLOSER

ASPHALT PARKING LOT

ASPHALT DRIVE

BASKETBALL COURTS

BASEBALL / KICKBALL INFIELD

BACK STOP

BIKE RACKS

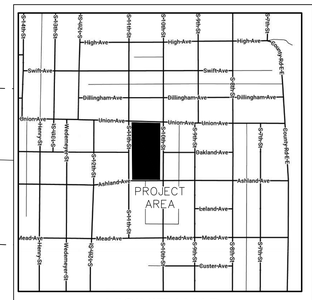
CONCRETE SIDEWALK

CONC. SIDEWALK

P/L

VICINITY MAP

NOT TO SCALE



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Scale: 0 15 30 60

Scale: 1" = 30'

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- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = UTILITIES PER PLAN

= ASPHALT SURFACE

= CONCRETE SURFACE

= WETLANDS

BRAY ARCHITECTS

Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
EXISTING SITE CONDITIONS PLAN

Sheet Number:
C1.00

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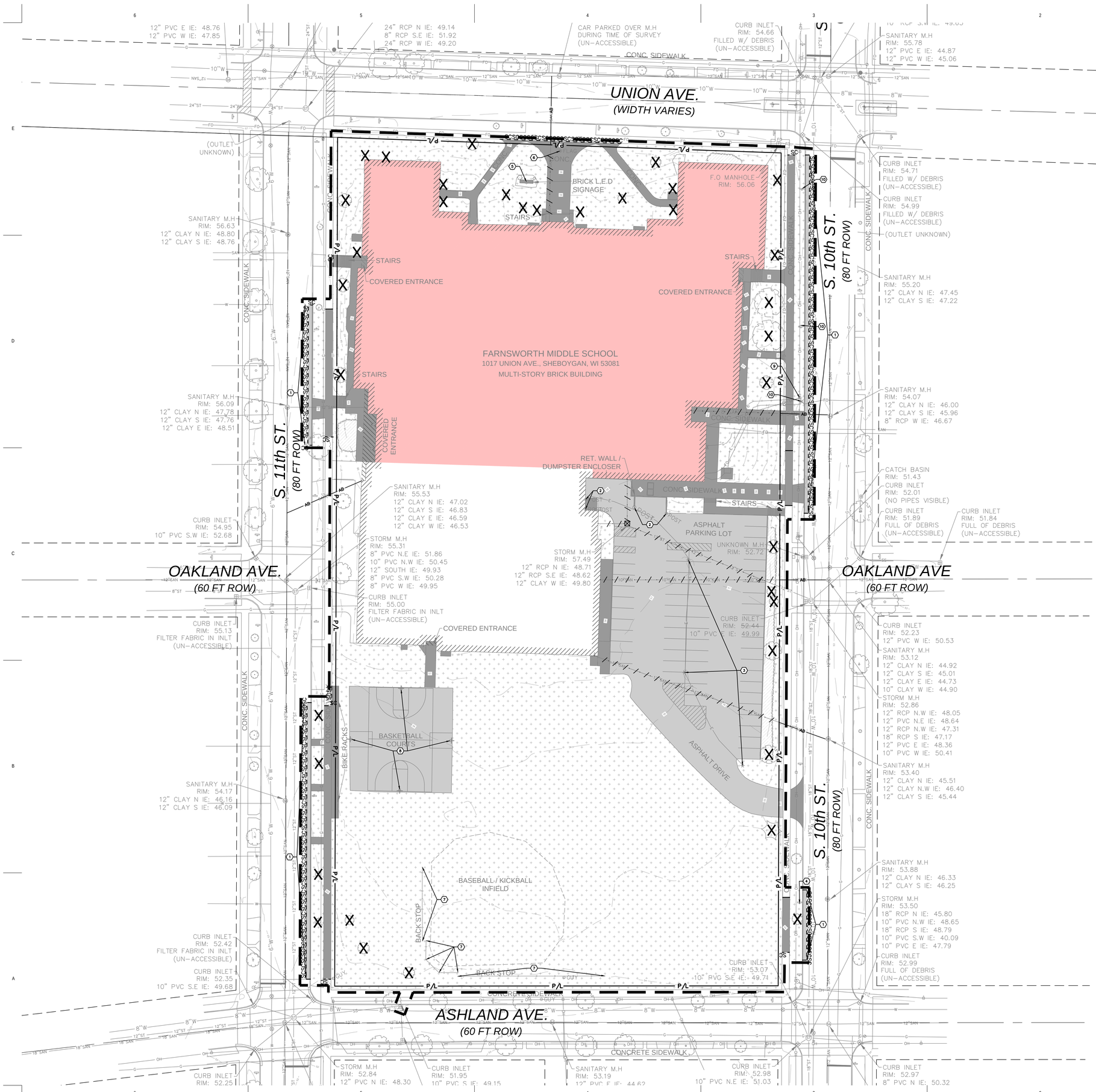

Scale: 0 15 30 60
Scale: 1" = 30'

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DEMOLITION NOTES

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2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
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KEY INDEX

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

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Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
OVERALL SITE DEMOLITION PLAN

Sheet Number:
C1.10

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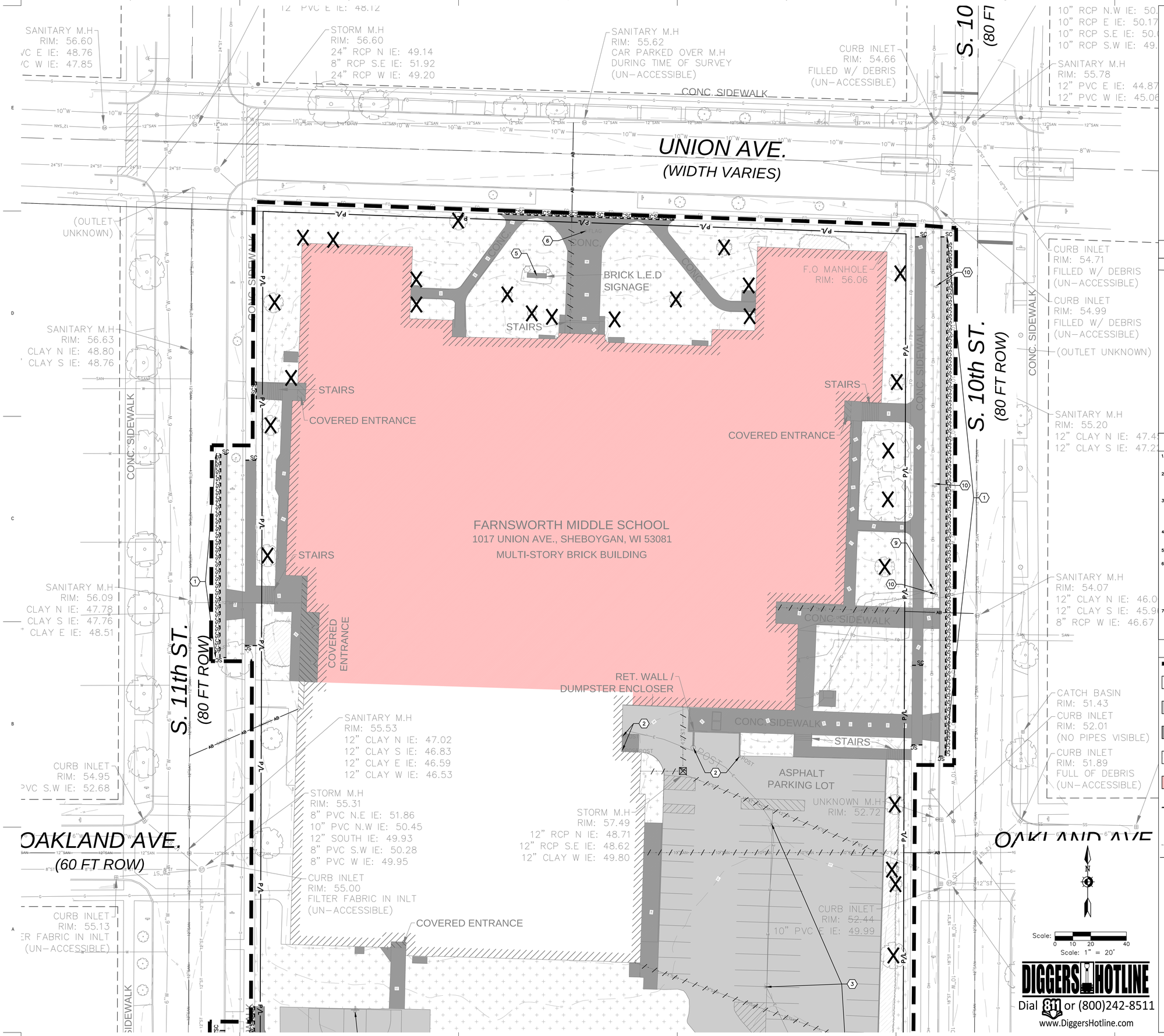
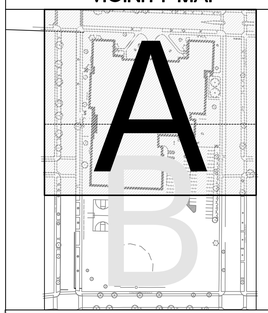


VICINITY MAP



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Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE DEMOLITION PLAN - AREA A

Sheet Number:
C1.11A

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RET. WALL / DUMPSTER ENCLOSER

CONC. SIDEWALK

STAIRS

ASPHALT PARKING LOT

COVERED ENTRANCE

BASKETBALL COURTS

BIKE RACKS

BASEBALL / KICKBALL INFIELD

BACK STOP

BACK STOP

ASPHALT DRIVE

CONCRETE SIDEWALK

CONCRETE SIDEWALK

CONC. SIDEWALK

CONC. SIDEWALK

CONC. SIDEWALK

S. 11th (80 FT R

OAKLAND AVE. (60 FT ROW)

OAKLAND AVE (60 FT ROW)

S. 10th ST. (80 FT ROW)

ASHLAND AVE. (60 FT ROW)

SANITARY M.H
RIM: 55.53
12" CLAY N IE: 47.02
12" CLAY S IE: 46.83
12" CLAY E IE: 46.59
12" CLAY W IE: 46.53

STORM M.H
RIM: 55.31
8" PVC N.E IE: 51.86
10" PVC N.W IE: 50.45
12" SOUTH IE: 49.93
8" PVC S.W IE: 50.28
8" PVC W IE: 49.95

CURB INLET
RIM: 55.00
FILTER FABRIC IN INLT
(UN-ACCESSIBLE)

STORM M.H
RIM: 57.49
12" RCP N IE: 48.71
12" RCP S.E IE: 48.62
12" CLAY W IE: 49.80

UNKNOWN M.H
RIM: 52.72

CURB INLET
RIM: 52.44
10" PVC E IE: 49.99

CURB INLET
RIM: 53.07
10" PVC S.E IE: 49.74

CURB INLET
RIM: 54.95
/C S.W IE: 52.68

CURB INLET
RIM: 55.13
: FABRIC IN INLT
UN-ACCESSIBLE)

SANITARY M.H
RIM: 54.17
CLAY N IE: 46.16
CLAY S IE: 46.09

CURB INLET
RIM: 52.42
R FABRIC IN INLT
UN-ACCESSIBLE)

CURB INLET
RIM: 52.35
VC S.E IE: 49.68

CURB INLET
RIM: 52.25
R FABRIC IN INLT
UN-ACCESSIBLE)

STORM M.H
RIM: 52.84
12" PVC N IE: 48.30
10" PVC N.E IE: 49.35
10" PVC N.W IE: 49.21
18" PVC S IE: 47.67
10" PVC S.W IE: 48.27
10" PVC E IE: 48.06
12" PVC W IE: 48.09

SANITARY M.H
RIM: 52.84
12" PVC N IE: 44.23

CURB INLET
RIM: 51.95
10" PVC S IE: 49.15
10" PVC S.W IE: 49.15

CURB INLET
RIM: 51.37
FILTER FABRIC IN INLT
(UN-ACCESSIBLE)

SANITARY M.H
RIM: 53.19
12" PVC E IE: 44.62
12" PVC W IE: 44.52

CURB INLET
RIM: 52.98
10" PVC N.E IE: 51.03

CATCH BASIN
RIM: 51.43

CURB INLET
RIM: 52.01
(NO PIPES VISIBLE)

CURB INLET
RIM: 51.89
FULL OF DEBRIS
(UN-ACCESSIBLE)

CURB INLET
RIM: 52.23
12" PVC W IE: 50.53

SANITARY M.H
RIM: 53.12
12" CLAY N IE: 44.92
12" CLAY S IE: 45.01
12" CLAY E IE: 44.73
10" CLAY W IE: 44.90

STORM M.H
RIM: 52.86
12" RCP N.W IE: 48.05
12" PVC N.E IE: 48.64
12" RCP N.W IE: 47.31
18" RCP S IE: 47.17
12" PVC E IE: 48.36
10" PVC W IE: 50.41

SANITARY M.H
RIM: 53.40
12" CLAY N IE: 45.51
12" CLAY N.W IE: 46.4
12" CLAY S IE: 45.44

SANITARY M.H
RIM: 53.88
12" CLAY N IE: 46.33
12" CLAY S IE: 46.25

STORM M.H
RIM: 53.50
18" RCP N IE: 45.80
10" PVC N.W IE: 48.65
18" RCP S IE: 48.79
10" PVC S.W IE: 40.09
10" PVC E IE: 47.79

CURB INLET
RIM: 52.99
FULL OF DEBRIS
(UN-ACCESSIBLE)

N

Scale: 0 10 20 40
Scale: 1" = 20'

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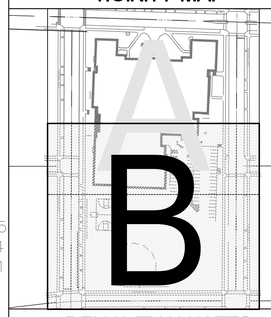
VICINITY MAP



DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITON AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITONAL INFORMATION.
- SCSCSCSC SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- AB DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- 1 SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- 2 REMOVE & DISPOSE OF EXISTING BOLLARD
- 3 REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
- 4 REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
- 5 REMOVE & DISPOSE OF EXISTING BRICK L.E.D. SIGN INCLUDING BASE & FOOTING
- 6 REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST & FOOTING
- 7 NEW REMOVE & DISPOSE OF EXISTING BACKSTOP FENCING INCLUDING POSTS & FOOTINGS
- 8 REMOVE & DISPOSE OF EXISTING BASKETBALL HOOP, POST, & FOOTING.
- 9 RELOCATE EXISTING ELECTRICAL POLE. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY OWNER.
- 10 RELOCATE EXISTING FIBER OPTIC PEDESTAL. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY OWNER.

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE DEMOLITION PLAN - AREA B

Sheet Number:
C1.12B

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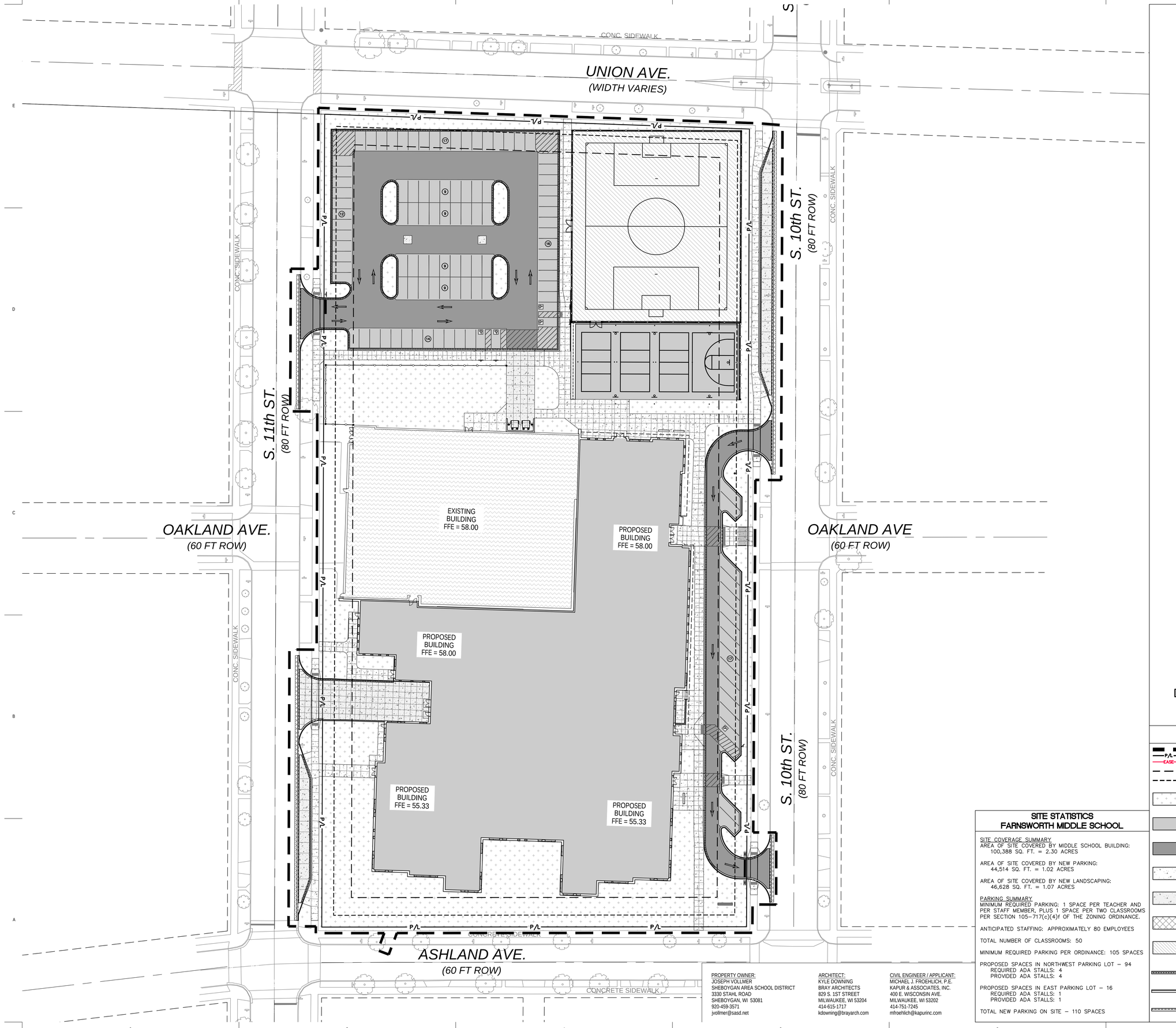

Scale: 0 15 30 60
Scale: 1" = 30'

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SITE STATISTICS
FARNSWORTH MIDDLE SCHOOL

SITE COVERAGE SUMMARY
AREA OF SITE COVERED BY MIDDLE SCHOOL BUILDING:
100,388 SQ. FT. = 2.30 ACRES

AREA OF SITE COVERED BY NEW PARKING:
44,514 SQ. FT. = 1.02 ACRES

AREA OF SITE COVERED BY NEW LANDSCAPING:
46,628 SQ. FT. = 1.07 ACRES

PARKING SUMMARY
MINIMUM REQUIRED PARKING: 1 SPACE PER TEACHER AND PER STAFF MEMBER, PLUS 1 SPACE PER TWO CLASSROOMS PER SECTION 105-717(c)(4)f OF THE ZONING ORDINANCE.

ANTICIPATED STAFFING: APPROXIMATELY 80 EMPLOYEES

TOTAL NUMBER OF CLASSROOMS: 50

MINIMUM REQUIRED PARKING PER ORDINANCE: 105 SPACES

PROPOSED SPACES IN NORTHWEST PARKING LOT - 94
REQUIRED ADA STALLS: 4
PROVIDED ADA STALLS: 4

PROPOSED SPACES IN EAST PARKING LOT - 16
REQUIRED ADA STALLS: 1
PROVIDED ADA STALLS: 1

TOTAL NEW PARKING ON SITE - 110 SPACES

PROPERTY OWNER:
JOSEPH VOLLMER
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3330 STAHL ROAD
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OVERALL SITE LAYOUT PLAN

Sheet Number:
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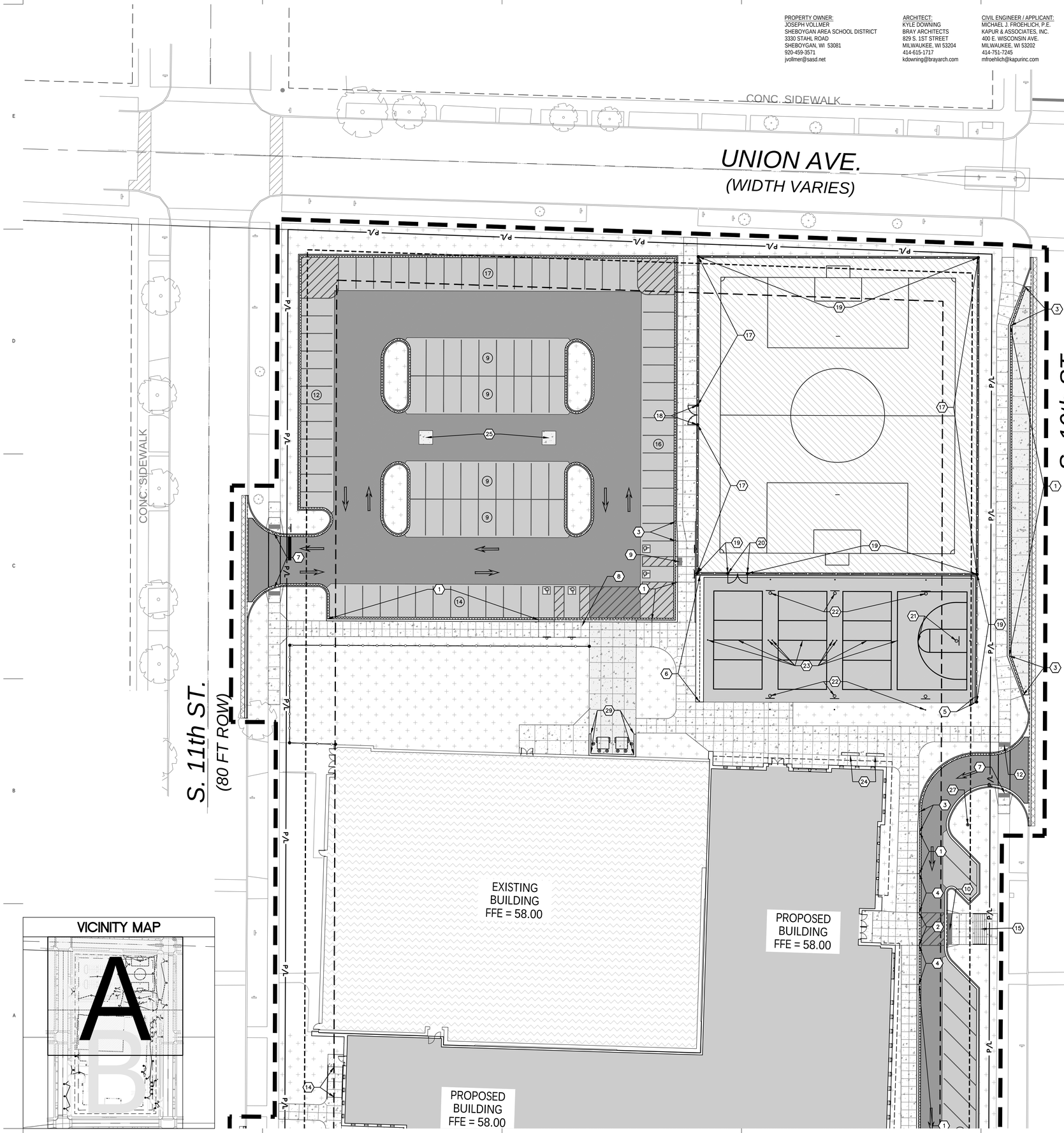

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Sheet Title:
SITE LAYOUT PLAN - AREA A

Sheet Number:
C1.21A

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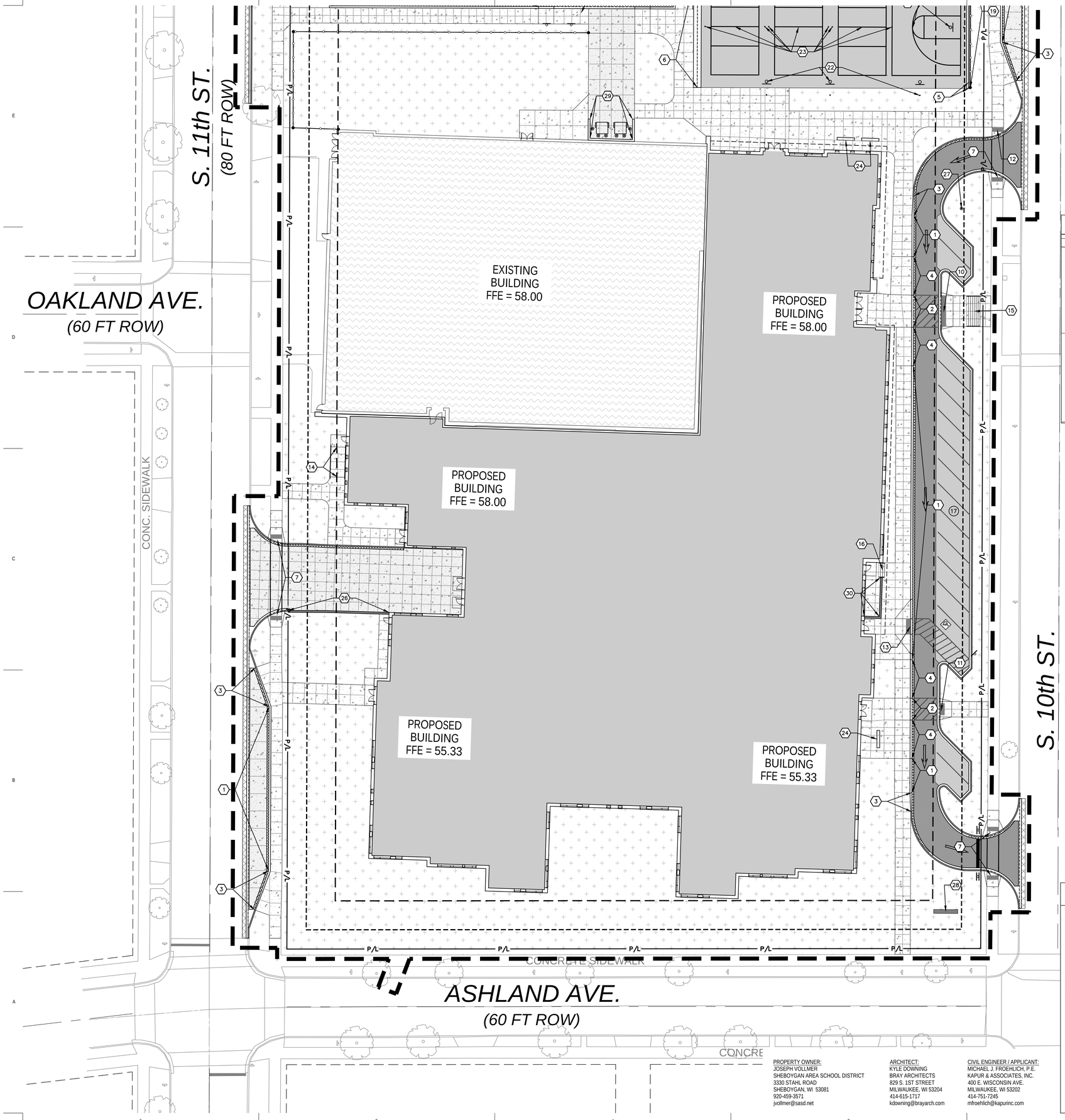

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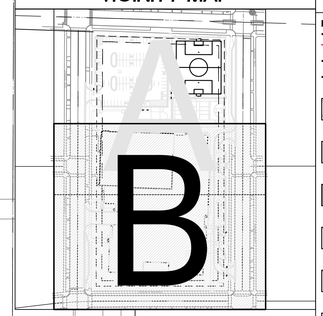

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Sheet Title:
SITE LAYOUT PLAN - AREA B

Sheet Number:
C1.22B

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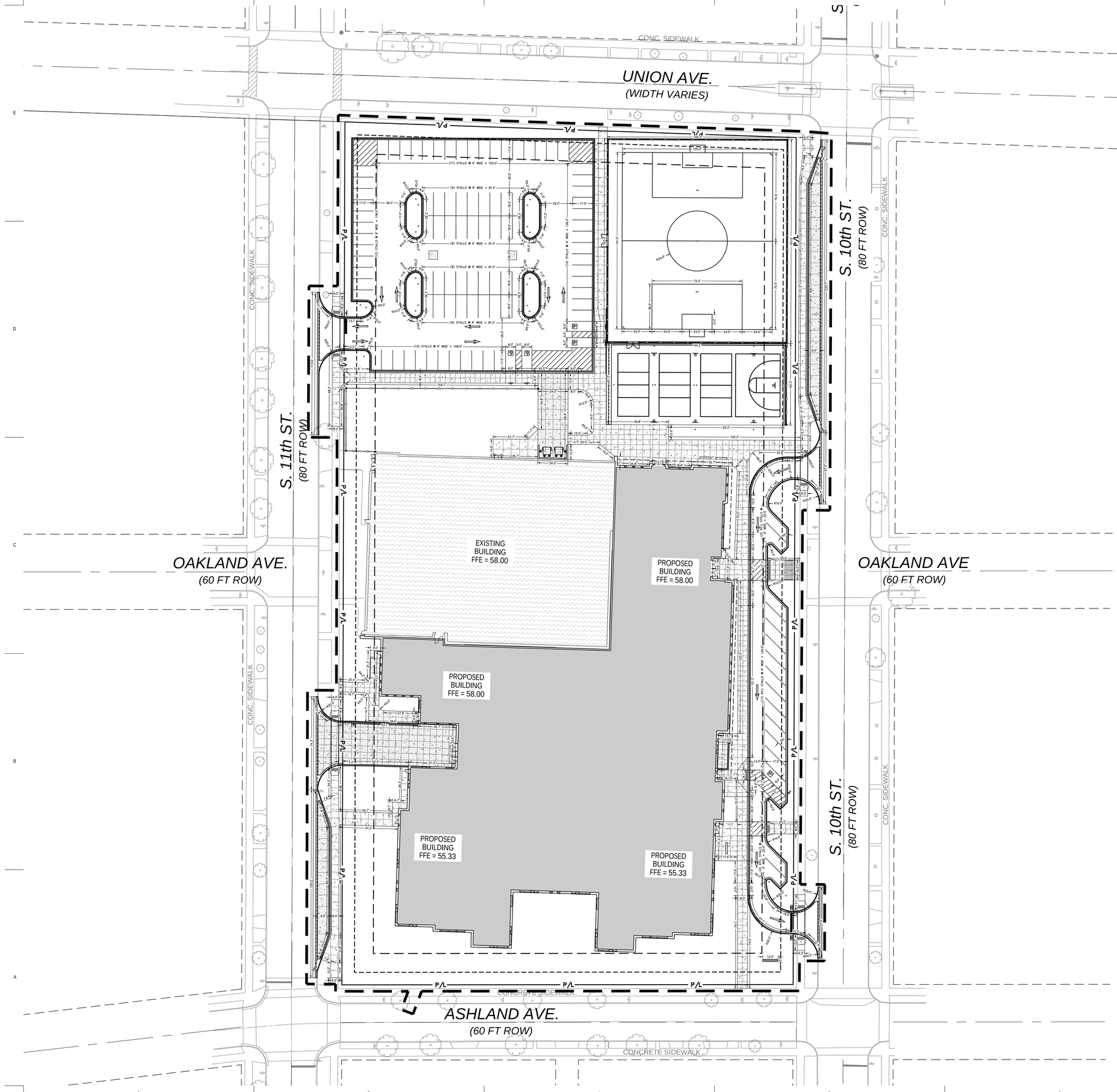

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Scale: 0 15 30 60
Scale: 1" = 30'

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SIGN INDEX

A — STOP — R1–1, 30" X 30"

B — DO NOT ENTER — R5–1, 30" X 30"

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 25' BUILDING TO FRONT OR STREET SIDE LOT LINE SETBACK
- 10' PAVED SURFACE TO STREET LOT LINE SETBACK

1. PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
2. PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
3. PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4–INCH LONGITUDINAL BAR STRIPING.
4. PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4–INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
5. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 5/C2.14
6. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 6/C2.14
7. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 7/C2.14
8. NEW ACCESSIBLE PARKING SYMBOL — 1/C2.14
9. NEW ACCESSIBLE SIGNS — 2/C2.14
10. NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
OVERALL SITE SIGNAGE & TRAFFIC CONTROL PLAN

Sheet Number:
C1.30

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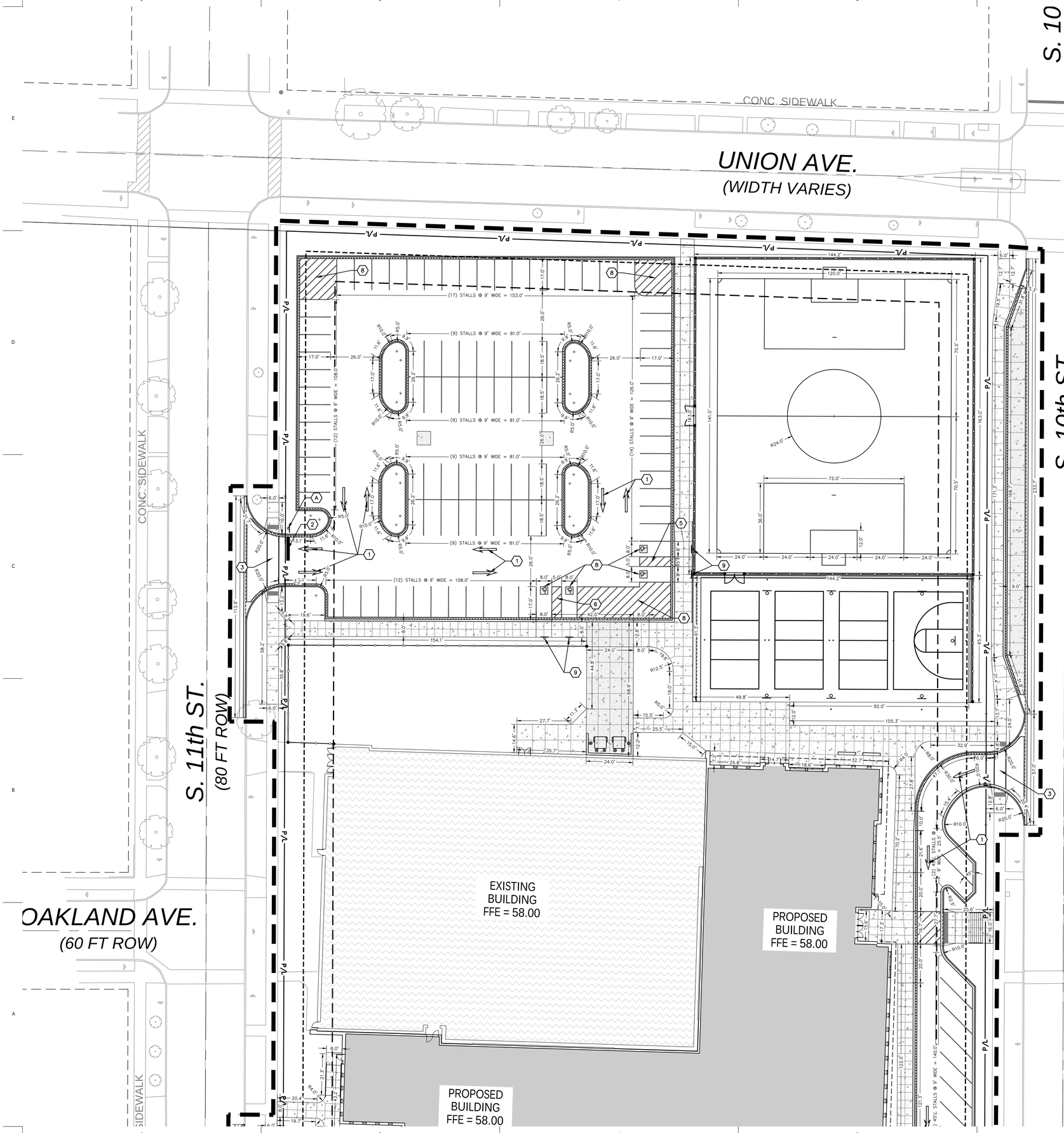

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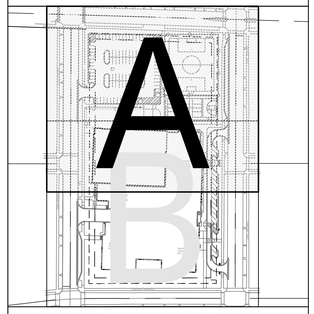
VICINITY MAP



SIGN INDEX

A	 R1–1 30" X 30"	 R5–1 30" X 30" B

KEY INDEX

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8	NEW ACCESSIBLE PARKING SYMBOL	C2.14
9	NEW ACCESSIBLE SIGNS	2 C2.14
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2/02/2026

Project Number:
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Sheet Title:
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

Sheet Number:
C1.31A

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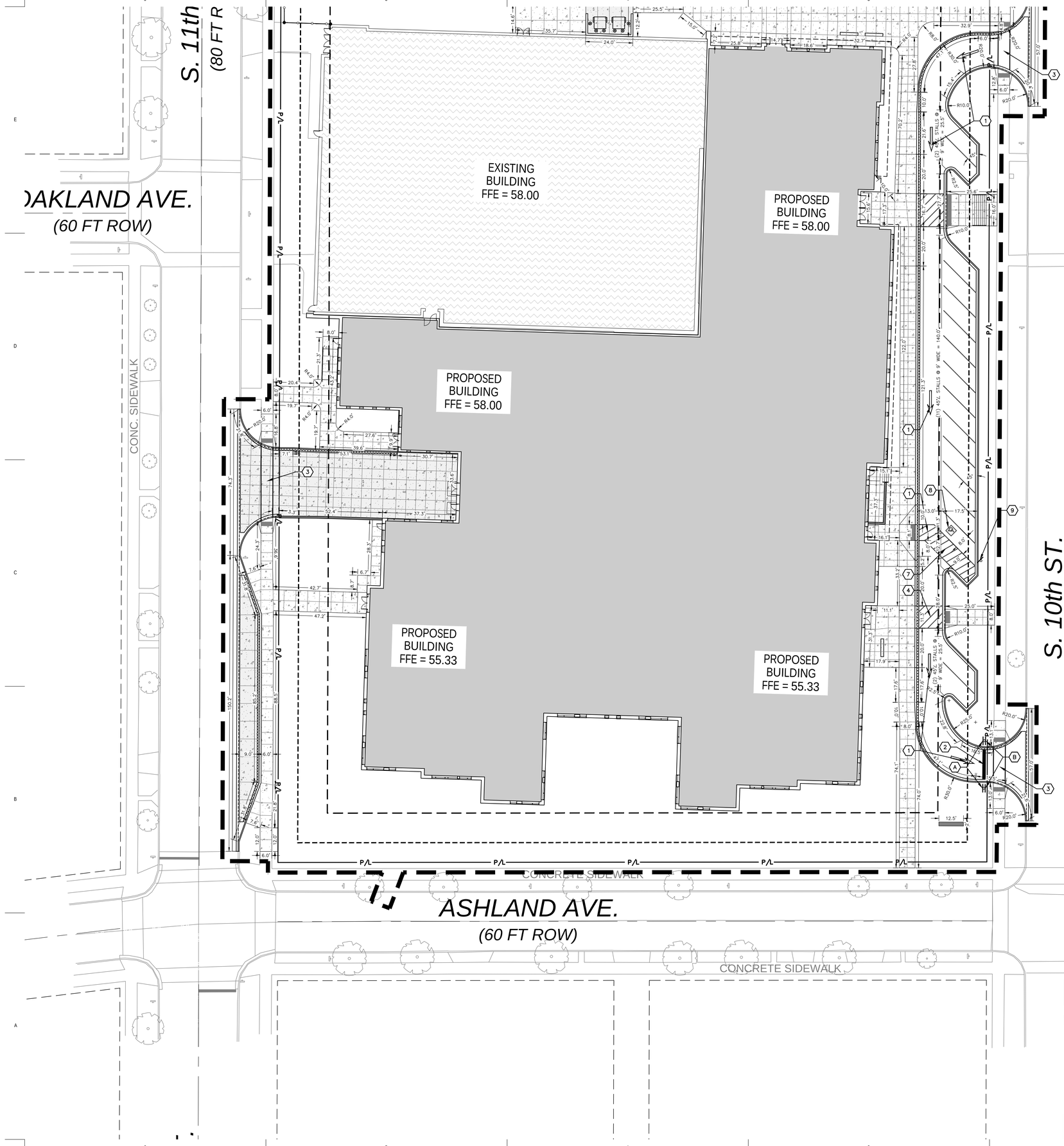

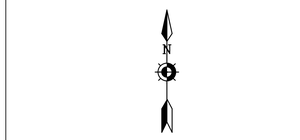

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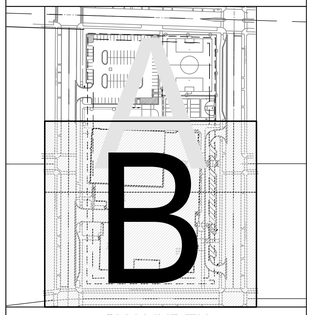

SIGN INDEX



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Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

Sheet Number:
C1.32B

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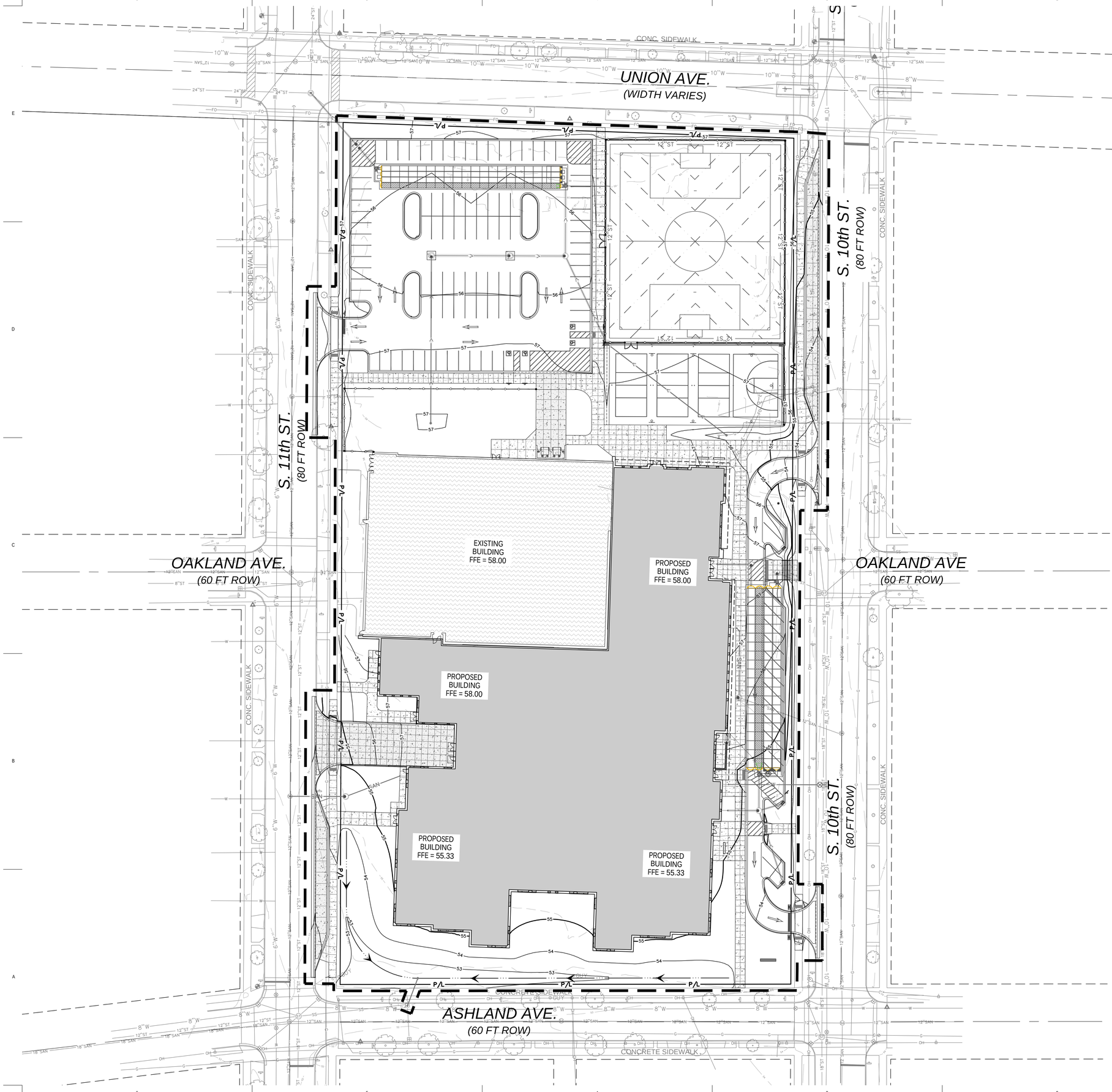

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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 56 — EXISTING CONTOUR MINOR
- 55 — EXISTING CONTOUR MAJOR
- 56 — PROPOSED CONTOUR MINOR
- 55 — PROPOSED CONTOUR MAJOR

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2/02/2026

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Sheet Title:
OVERALL SITE GRADING PLAN

Sheet Number:
C1.40

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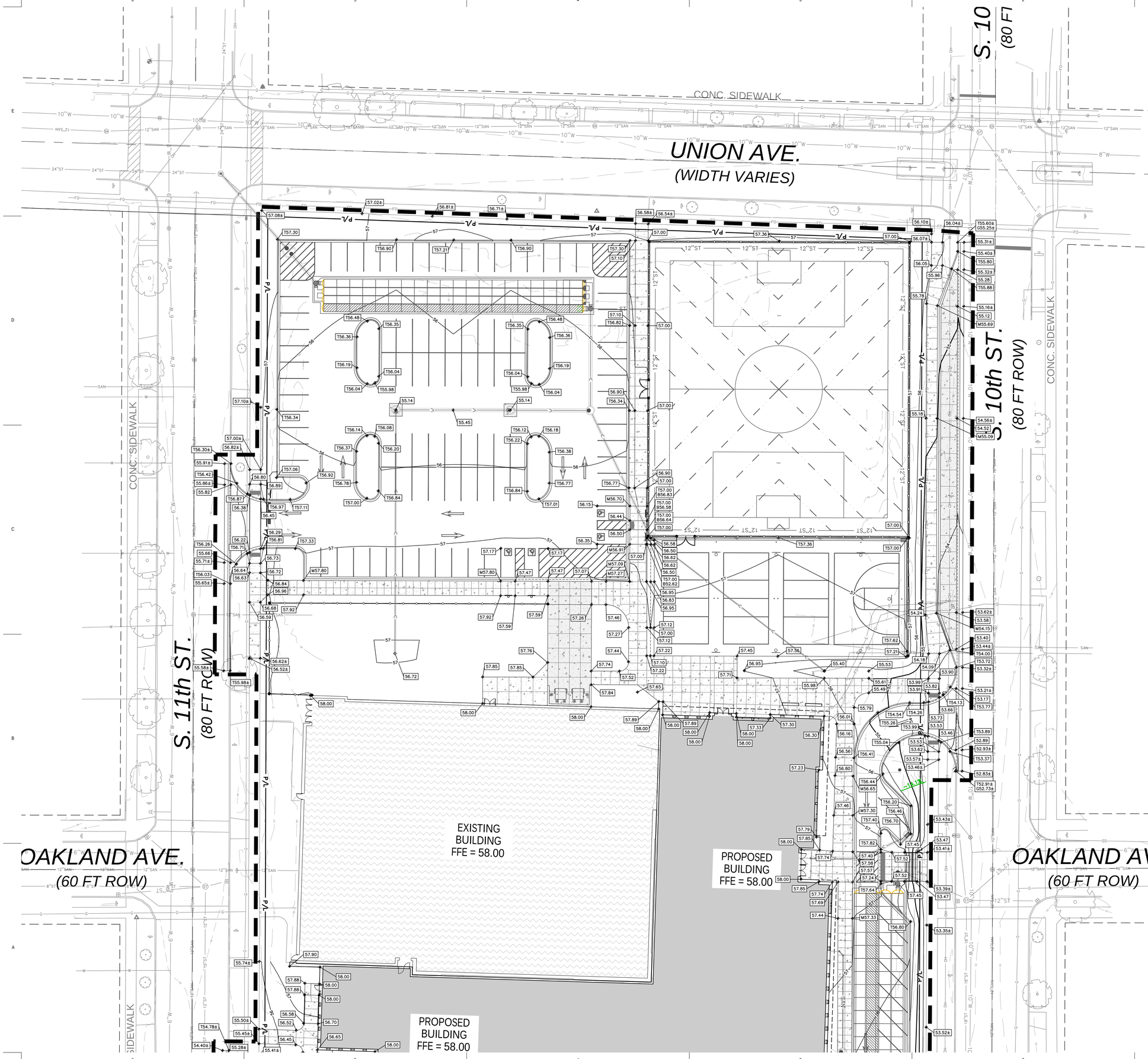

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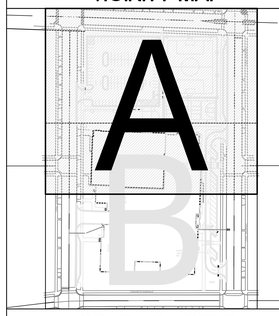

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
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- 56 — EXISTING CONTOUR MINOR
- 55 — EXISTING CONTOUR MAJOR
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- 55 — PROPOSED CONTOUR MAJOR
- 55.00 — PROPOSED SPOT GRADE
- 55.00± — MATCH EXISTING GRADE
- T55.50 — PROPOSED TOP OF BARRIER CURB GRADE. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- T55.50± — MATCH EXISTING TOP OF BARRIER CURB GRADE. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- M55.33 — PROPOSED TOP OF MOUNTABLE CURB GRADE. GUTTER IS 4" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- TW56.00 — PROPOSED TOP OF WALL GRADE
- BW54.00 — PROPOSED BOTTOM OF WALL GRADE
- DRAINAGE SWALE

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2/02/2026

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Sheet Title:
SITE GRADING PLAN - AREA A

Sheet Number:
C1.41A

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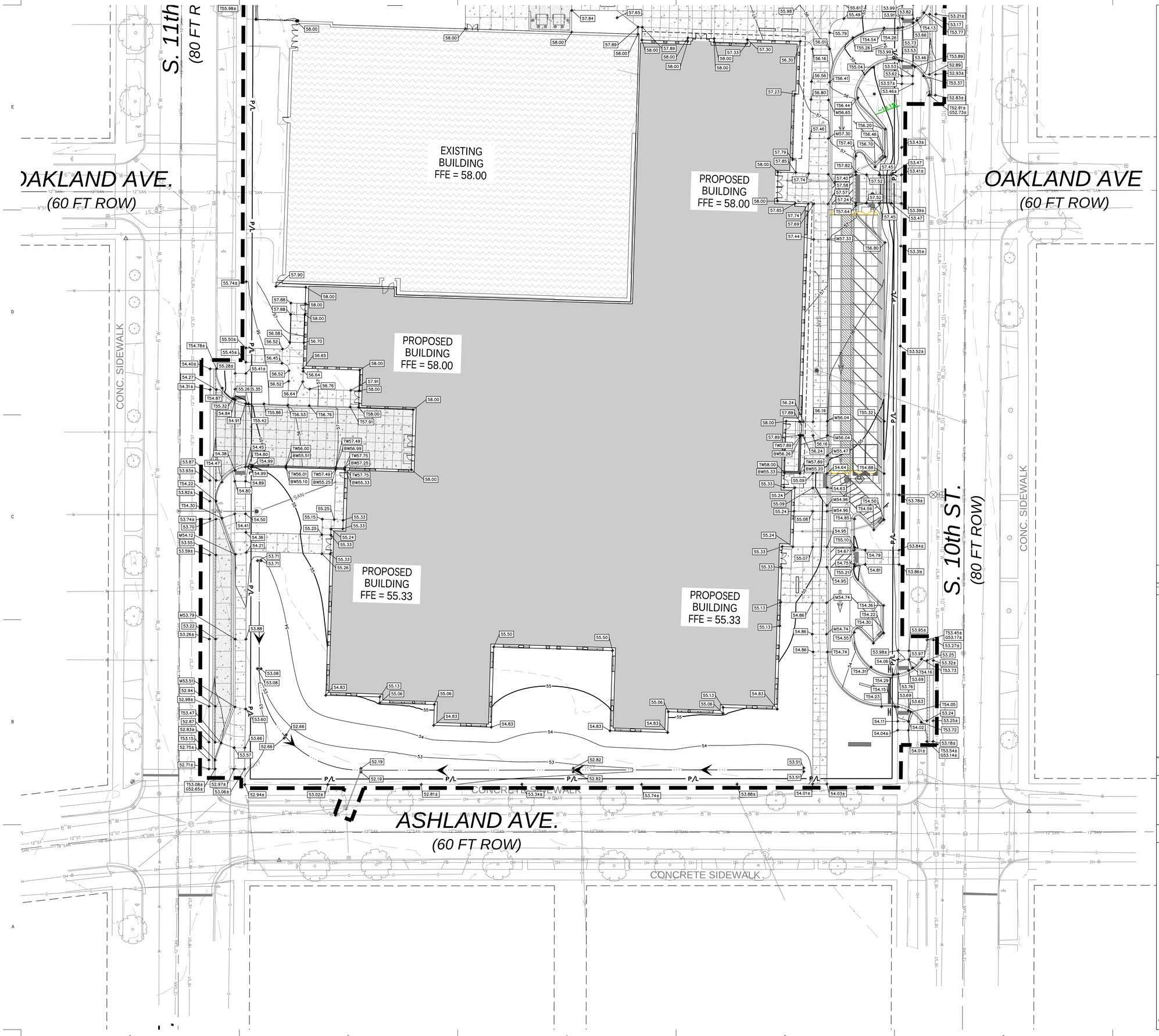

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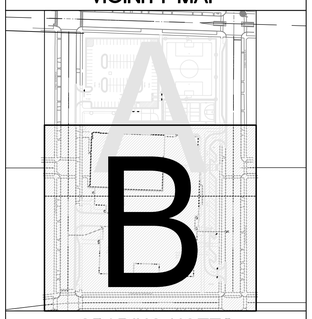

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Sheet Title:
SITE GRADING PLAN - AREA B

Sheet Number:
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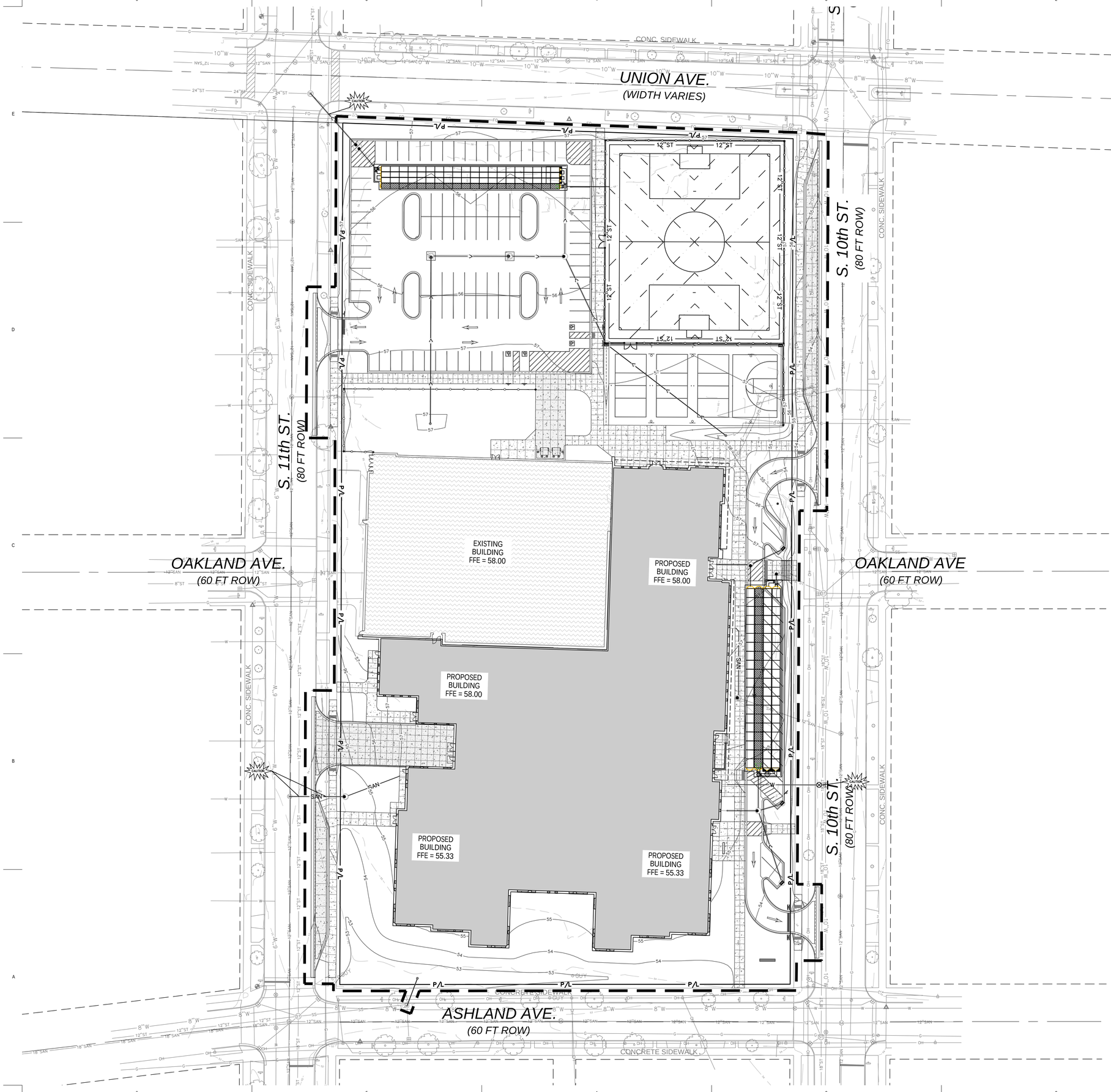

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UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
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- EASE — EASEMENT LINE
- STORM MANHOLE (2 / C2.20)
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE (6 / C2.20)
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

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OVERALL SITE UTILITY PLAN

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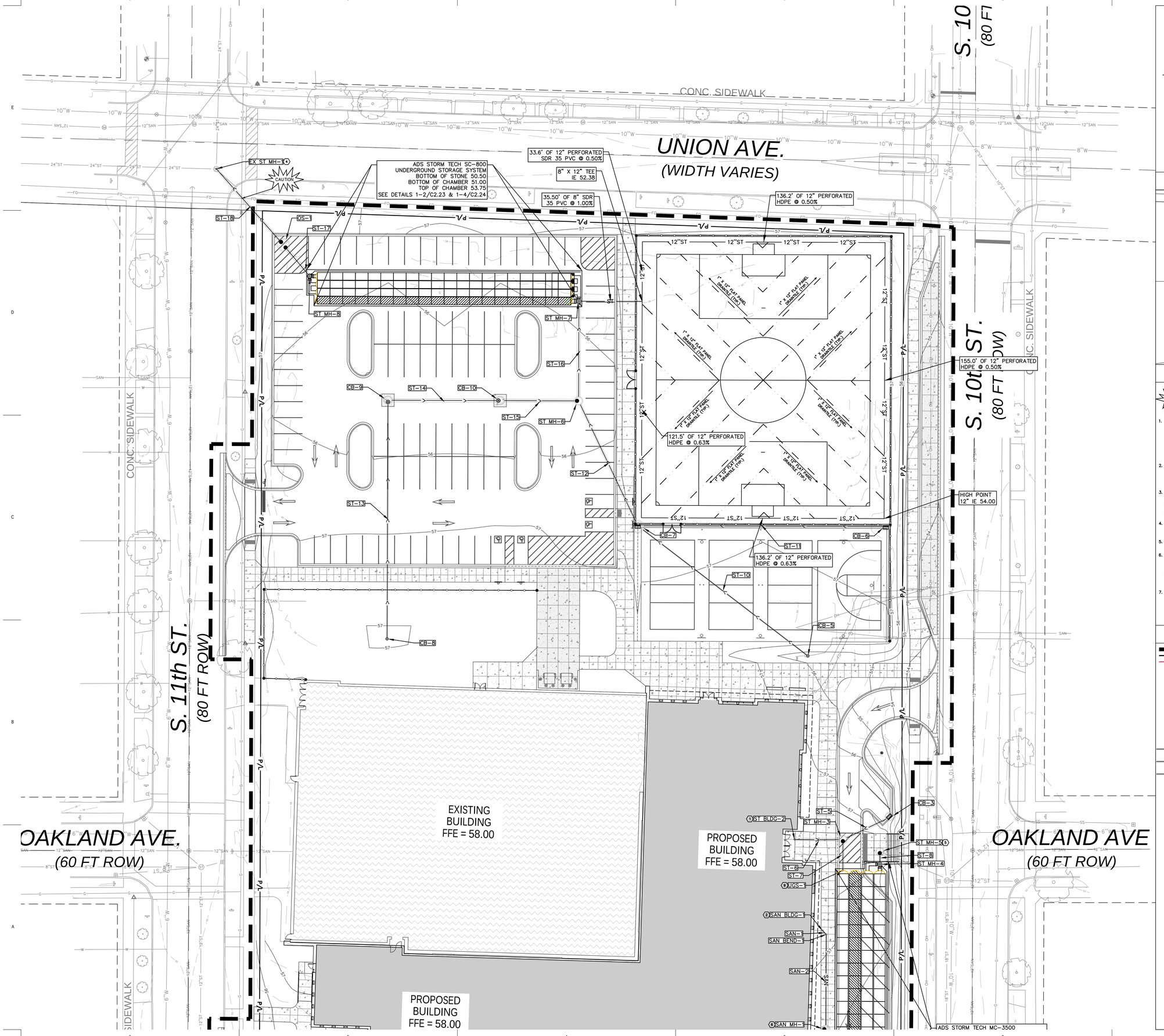

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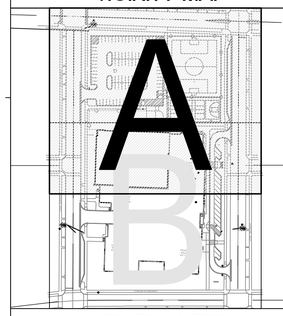

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- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE — 6 / C2.20
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 14" STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
2. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
3. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
4. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY EXISTING LOCATION AND INVERTS OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
5. SITE UTILITY CONTRACTOR TO CONNECT EXISTING STORM SEWER. CONTRACTOR TO FIELD VERIFY EXISTING STORM SEWER LOCATION, SIZE, AND INVERT PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
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8. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND CITY OF SHEBOYGAN SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE, LOCATION, AND INVERT PRIOR TO CONSTRUCTION.
9. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO UNDERGROUND STORAGE SYSTEM.

Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

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SITE UTILITY PLAN - AREA A

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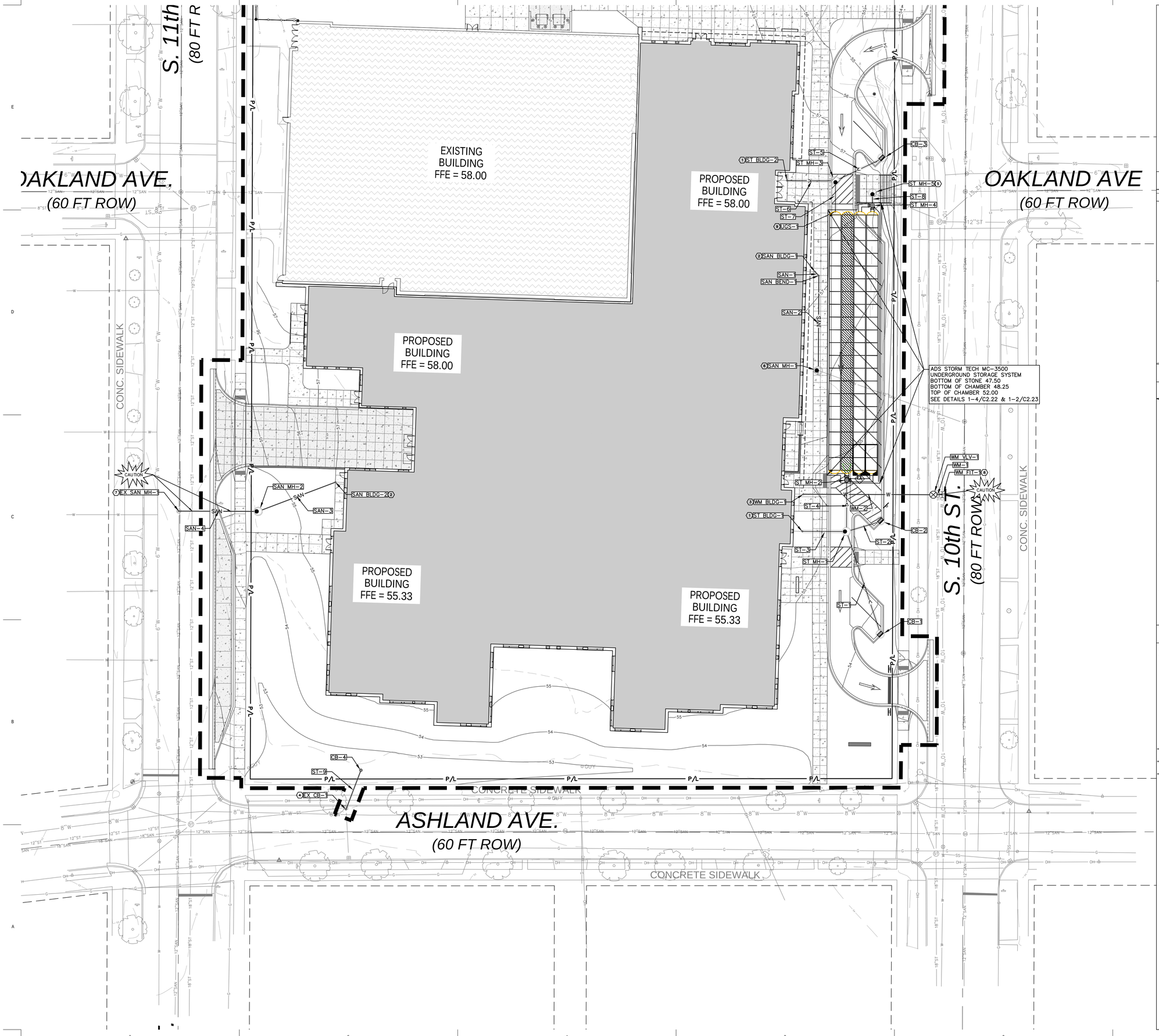

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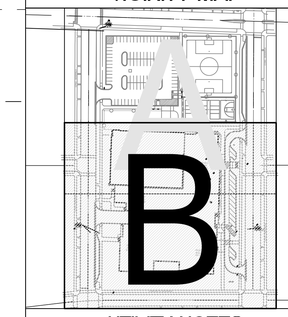

UTILITY NOTES

CAUTION — KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE (2 C2.20 / 6 C2.20)
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

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SITE UTILITY PLAN - AREA B

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STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
CB-1	48" DIAMETER (R-3067-R)	53.72		ST-1, 12" N INV = 50.72	49.22	6&10/C2.20
CB-2	48" DIAMETER (R-3067-R)	54.00		ST-2, 12" W INV = 51.00	49.50	6&10/C2.20
CB-3	48" DIAMETER (R-3067-R)	55.96		ST-5, 12" SW INV = 52.96	51.46	6&10/C2.20
CB-4	18" NYLOPLAST DRAIN (1899CGS)	52.19		ST-9, 8" S INV = 49.32	47.82	8/C2.20
CB-5	18" NYLOPLAST DRAIN (1899CGS)	55.40		ST-10, 8" NW INV = 52.73	51.23	8/C2.20
CB-6	2' X 3' RECTANGULAR (R-3067-R)	56.50		ST-11, 12" W INV = 52.80	51.30	7&10/C2.20
CB-7	72" DIAMETER (R-3067-R)	56.50	ST-11, 12" E INV = 52.10 ST-10, 8" SE INV = 52.43	ST-12, 12" NW INV = 52.10	50.60	6&10/C2.20
CB-8	18" NYLOPLAST DRAIN (1899CGS)	56.72		ST-13, 10" N INV = 53.65	52.15	8/C2.20
CB-9	48" DIAMETER (R-2502-D)	55.14	ST-13, 10" S INV = 52.31	ST-14, 18" E INV = 51.64	50.14	5&10/C2.20
CB-10	48" DIAMETER (R-2502-D)	55.14	ST-14, 18" W INV = 51.58	ST-15, 18" E INV = 51.58	50.08	5&10/C2.20
EX CB-1	N/A	51.95±	EX ST, 10" S INV = 49.15± ST-9, 8" N INV = 49.20	EX ST, 10" SW INV = 49.15±		
EX ST MH-1	N/A	56.60±	EX ST, 24" W INV = 49.20± ST-18, 12" SE INV = 50.14	EX ST, 24" N INV = 49.14±		
OS-1	72" OUTLET STRUCTURE WITH WEIR	56.66	ST-17, 18" SE INV = 50.50	ST-18, 12" NW INV = 50.50	49.00	2/C2.21
ST BLDG-1	N/A			ST-3, 15" E INV = 49.96		
ST BLDG-2	N/A			ST-6, 15" E INV = 52.53		
ST MH-1	48" DIAMETER (R-1661)	54.58	ST-1, 12" S INV = 50.11 ST-3, 15" W INV = 49.71 ST-2, 12" E INV = 50.80	ST-4, 15" N INV = 49.71	49.71	1/C2.20
ST MH-2	30" NYLOPLAST DRAIN (3099CGS)	54.55	ST-4, 15" S INV = 49.42	ST, 18" E INV = 48.92 ST, 24" N INV = 48.14	47.92	2/C2.23
ST MH-3	48" DIAMETER (R-1661)	57.49	ST-6, 15" W INV = 52.26 ST-5, 12" NE INV = 52.67	ST-7, 15" S INV = 50.42	50.42	1/C2.20
ST MH-4	30" NYLOPLAST DRAIN (3099CGS)	57.44	ST, 18" W INV = 48.40 ST, 18" S INV = 48.40 ST, 6" SE INV = 47.50	ST-8, 12" N INV = 47.50	46.00	2/C2.23
ST MH-5	48" DIAMETER (R-1661)	57.49	ST-8, 12" S INV = 47.43	EX ST, 12" SE INV = 47.43±	47.43	1/C2.20
ST MH-6	48" DIAMETER (R-1661)	55.58	ST-15, 18" W INV = 51.41 ST-12, 12" SE INV = 51.91	ST-16, 18" N INV = 51.41	51.41	1/C2.20
ST MH-7	30" NYLOPLAST DRAIN (3099CGS)	56.19	ST-16, 18" S INV = 51.19 ST, 8" E INV = 52.03	ST, 18" N INV = 51.67 ST, 24" W INV = 51.19	49.69	4/C2.24
ST MH-8	30" NYLOPLAST DRAIN (3099CGS)	56.35	ST, 18" E INV = 51.17 ST, 18" S INV = 51.17 ST, 6" NE INV = 47.50	ST-17, 18" NW INV = 50.50	49.00	4/C2.24
UGS-1	N/A		ST-7, 15" N INV = 50.25			

WATER MAIN PIPE TABLE

PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM-1	WM FIT-1	WM VLV-1	46.15	46.25	5.00'	-2.00%	6" C900 PVC PIPE
WM-2	WM VLV-1	WM BLDG-1	46.25	48.33	72.84'	-2.86%	6" C900 PVC PIPE

WATER MAIN FITTINGS TABLE

STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
WM BLDG-1	N/A	48.33
WM FIT-1	6"X10" TEE	46.15±
WM VLV-1	6" GATE VALVE W/VALVE BOX	46.25

STORM SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	GPM:
ST-1	CB-1	ST MH-1	50.72	50.11	61.02'	1.00%	12" DUAL WALL HDPE	
ST-2	CB-2	ST MH-1	51.00	50.80	20.28'	1.00%	12" DUAL WALL HDPE	
ST-3	ST BLDG-1	ST MH-1	49.96	49.71	24.81'	1.00%	14" SCH 40 PVC	
ST-4	ST MH-1	ST MH-2	49.71	49.42	28.84'	1.00%	15" DUAL WALL HDPE	
ST-5	CB-3	ST MH-3	52.96	52.67	29.22'	1.00%	12" DUAL WALL HDPE	
ST-6	ST BLDG-2	ST MH-3	52.53	52.26	27.17'	1.00%	14" SCH 40 PVC	
ST-7	ST MH-3	UGS-1	50.42	50.25	17.29'	1.00%	15" DUAL WALL HDPE	
ST-8	ST MH-4	ST MH-5	47.50	47.43	7.11'	1.00%	12" DUAL WALL HDPE	
ST-9	CB-4	EX CB-1	49.32	49.20	23.58'	0.50%	8" SDR 35 PVC	
ST-10	CB-5	CB-7	52.73	52.43	120.25'	0.25%	8" SDR 35 PVC	
ST-11	CB-6	CB-7	52.80	52.10	139.21'	0.50%	12" DUAL WALL HDPE	
ST-12	CB-7	ST MH-6	52.10	51.91	77.60'	0.25%	12" DUAL WALL HDPE	
ST-13	CB-8	CB-9	53.65	52.31	134.02'	1.00%	10" SDR 35 PVC	
ST-14	CB-9	CB-10	51.64	51.58	63.00'	0.10%	18" DUAL WALL HDPE	
ST-15	CB-10	ST MH-6	51.58	51.41	44.00'	0.39%	18" DUAL WALL HDPE	
ST-16	ST MH-6	ST MH-7	51.41	51.19	55.95'	0.40%	18" DUAL WALL HDPE	
ST-17	ST MH-8	OS-1	50.50	50.50	22.98'	0.00%	18" DUAL WALL HDPE	
ST-18	OS-1	EX ST MH-1	50.50	50.14	56.84'	0.63%	12" DUAL WALL HDPE	

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
EX SAN MH-1	N/A	54.17±	EX SAN, 12" N INV = 46.16± SAN-4, 6" E INV = 47.63	EX SAN, 12" S INV = 46.09±	46.09±	
SAN BEND-1	45 DEGREE BEND		SAN-1, 6" NW INV = 50.19	SAN-2, 6" S INV = 50.19		
SAN BLDG-1	N/A			SAN-1, 6" SE INV = 50.25		
SAN BLDG-2	N/A			SAN-3, 6" W INV = 48.79		
SAN MH-1	48" DIAMETER (R-1661)	56.48	SAN-2, 6" N INV = 49.12	EX SAN, 12" SE INV = 47.22±	47.22±	2/C2.20
SAN MH-2	48" DIAMETER (R-1661)	54.68	SAN-3, 6" E INV = 48.33	SAN-4, 6" W INV = 48.08	48.08	2/C2.20

SANITARY SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	SAN BEND-1	50.25	50.19	3.00'	2.00%	6" SDR 35 PVC	
SAN-2	SAN BEND-1	SAN MH-1	50.19	49.12	53.23'	2.01%	6" SDR 35 PVC	
SAN-3	SAN BLDG-2	SAN MH-2	48.79	48.33	46.29'	1.00%	6" SDR 35 PVC	
SAN-4	SAN MH-2	EX SAN MH-1	48.08	47.63	44.52'	1.00%	6" SDR 35 PVC	

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SITE UTILITY TABLES

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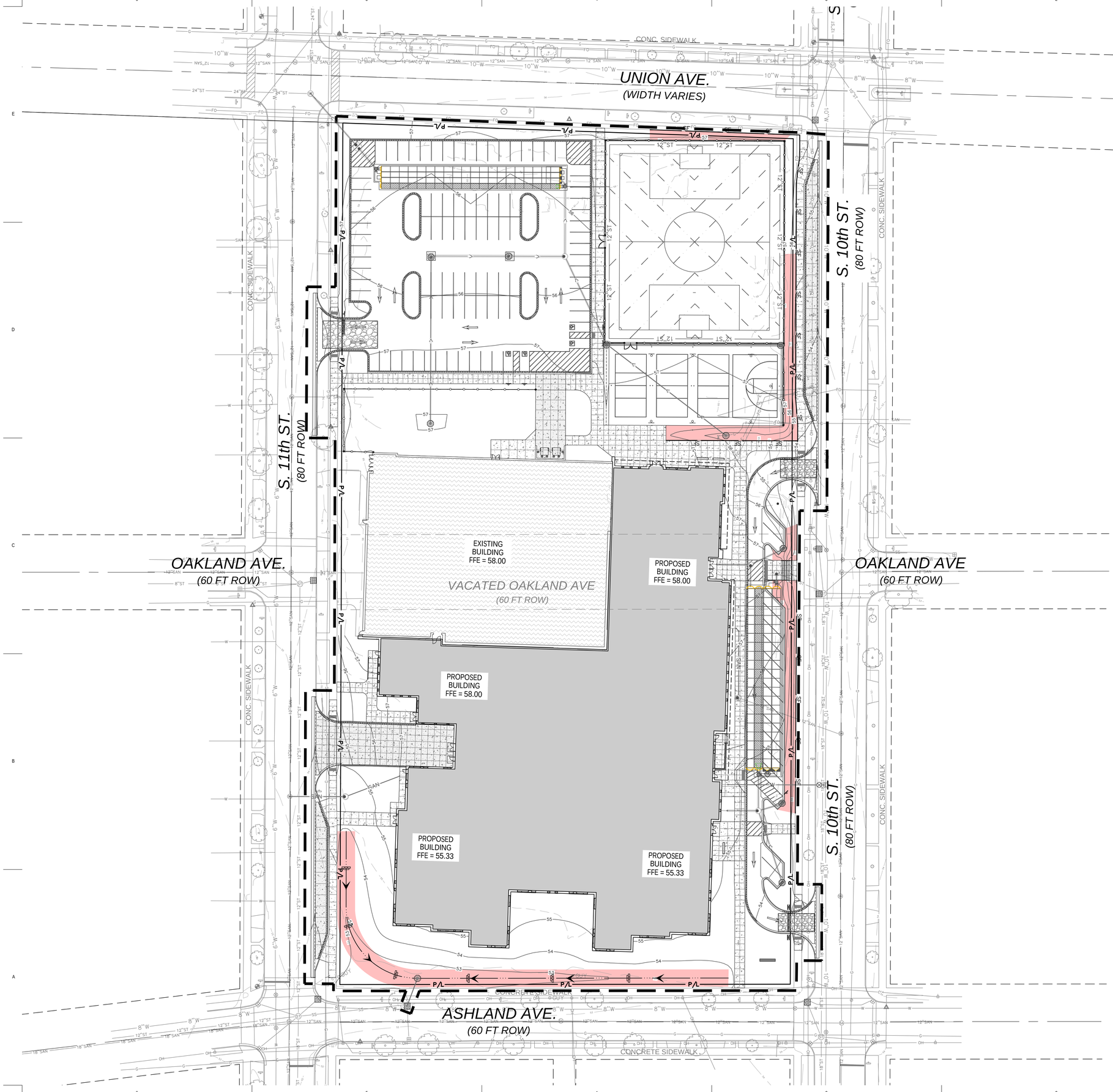

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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

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---- – PROJECT MANAGER
---- CONSTRUCTION
---- STREET
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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
  USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
  USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- SF — FILTER FABRIC FENCE — 1 C2.10
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 2 C2.10
- TRIANGULAR SILT DIKES — 3 C2.10
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 4 C2.10
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 4 C2.10

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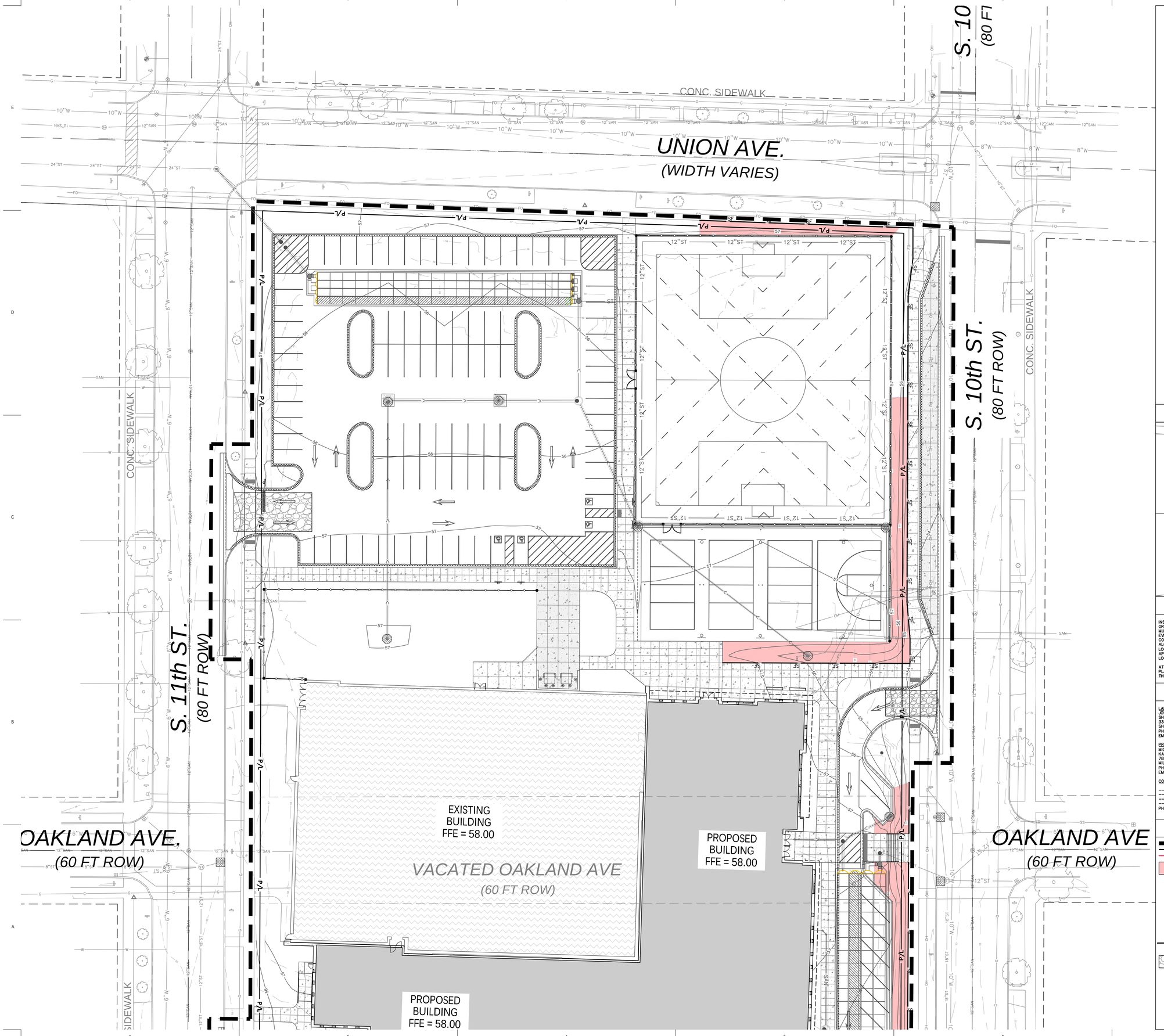

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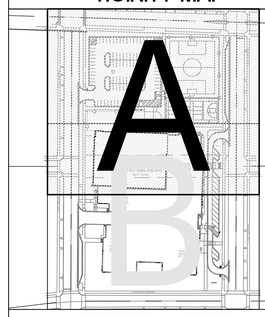

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---- STREET
----, WI ----
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KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- ESMT — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
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- SF — FILTER FABRIC FENCE (1 C2.10)
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. (2 C2.10)
- TRIANGULAR SILT DIKES (3 C2.10)
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. (4 C2.10)
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED (4 C2.10)

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE EROSION CONTROL PLAN - AREA A

Sheet Number:
C1.61A

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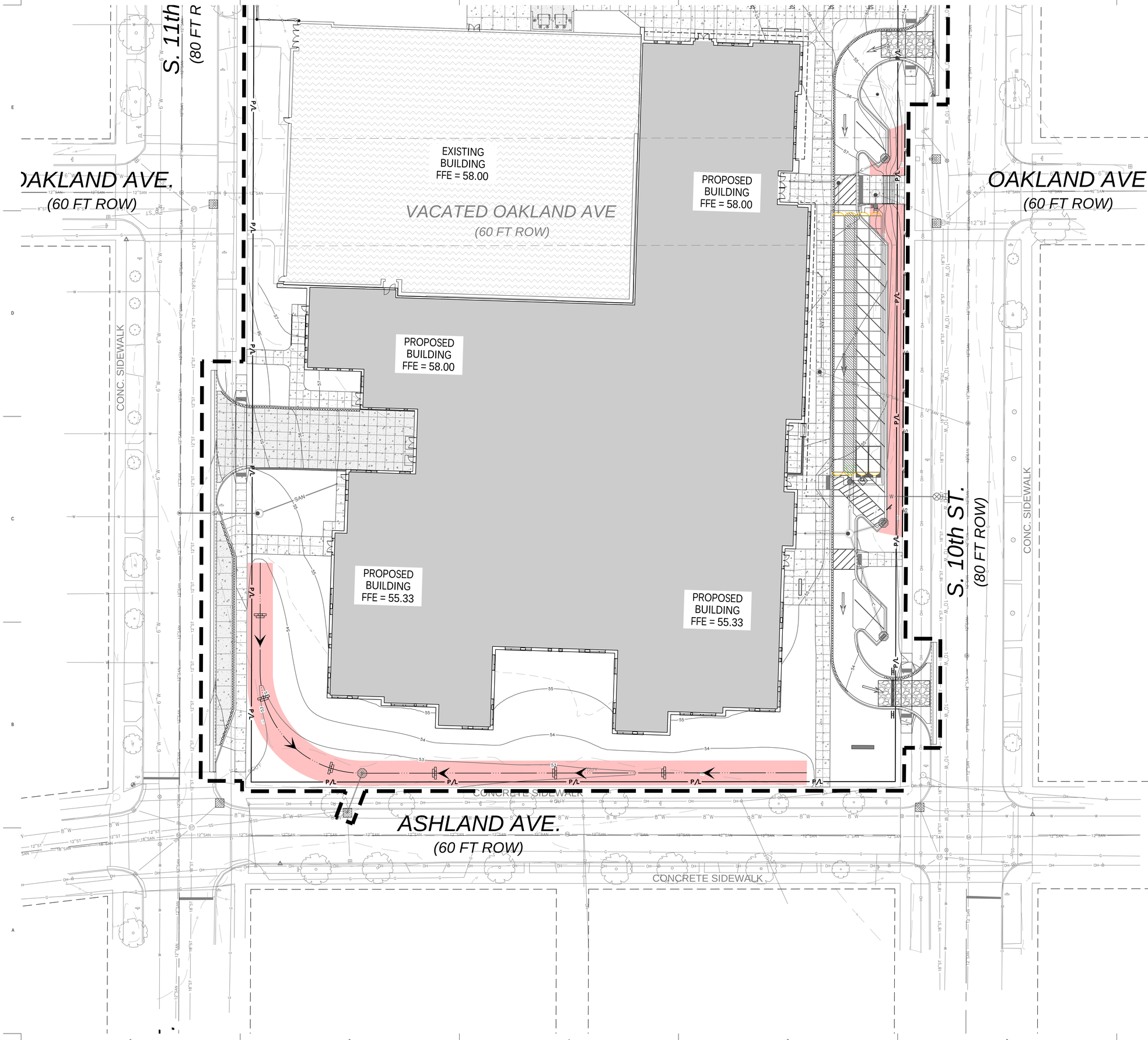

Scale:
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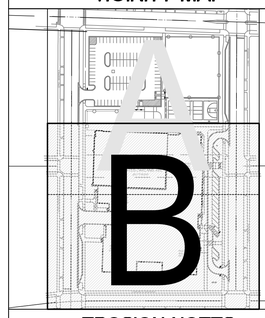

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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SITE EROSION CONTROL PLAN - AREA B

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.htm

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WisDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/cpal-1-14.pdf

A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.

B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C. WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. IS FEET WIDE) AND BE AT LEAST 50 FEET LONG.

D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN POSTS.

G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR REPLACED.

P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 1/2 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE CITY OF SHEBOYGAN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING/SUMMER 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. SITE DEMOLITION OF PAVEMENT, SIDEWALKS, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
6. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
7. TOPSOIL EXPLORING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
8. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
9. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION.
10. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
11. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
12. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK SURFACE MATERIAL (I.E. ASPHALT & CONCRETE) WILL BE APPLIED PER PROJECT PLANS AND SPECIFICATIONS.
13. AFTER THE SITE HAS BEEN STABILIZED AND THE SEDIMENT BASIN IS NO LONGER NEEDED, THE ACCUMULATED SEDIMENT SHALL BE DREDGED OUT OF THE FOOTPRINT OF THE BIO-RETENTION BASIN AND DISPOSED OF. FOLLOWING DREDGING ACTIVITIES, FULL CONSTRUCTION OF THE BIO-RETENTION BASINSHALL BE COMPLETED, INCLUDING INSTALLATION OF THE DRAINTILE, CLEAR STONE AND ENGINEERED SOIL PER THE PROJECT PLANS AND DETAILS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIO-RETENTION BASIN IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 13 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS
TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06		

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

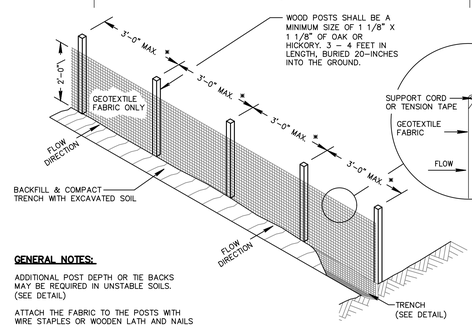
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



GENERAL NOTES:

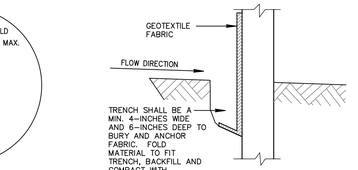
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

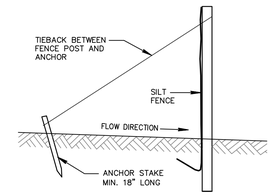
•8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

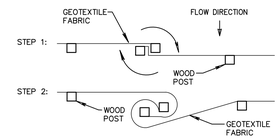
AXONIMETRIC VIEW



TRENCH DETAIL

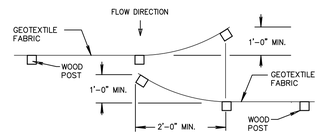


SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



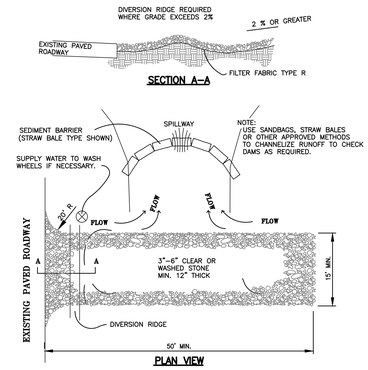
TWIST METHOD

JOINING TWO LENGTHS OF SILT FENCE



HOOK METHOD

1 C2.10 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3– TO 6–INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

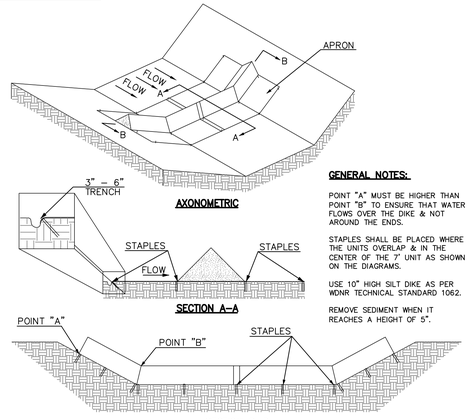
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



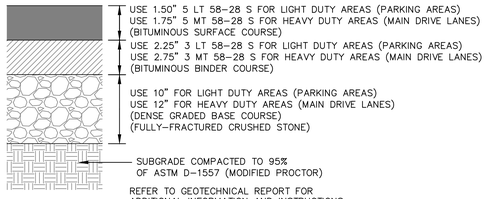
GENERAL NOTES:

POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

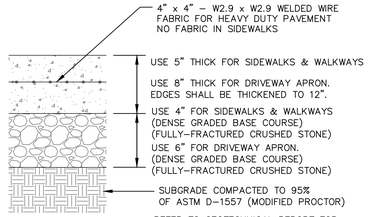
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7" UNIT AS SHOWN ON THE DIAGRAMS.

USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

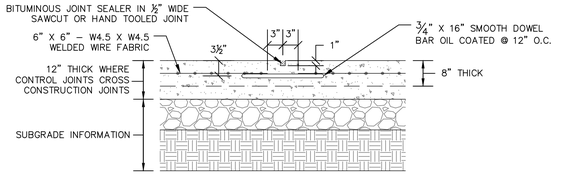
REMOVE SEDIMENT WHEN IT REACHES



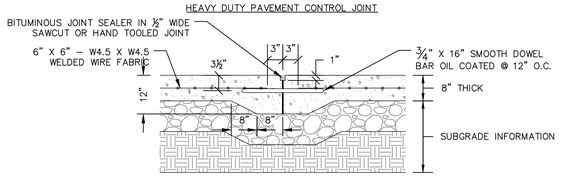
1 C2.11 **ASPHALTIC CONCRETE PAVEMENT**
N.T.S.



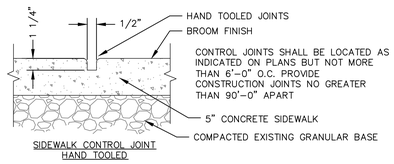
2 C2.11 **CONCRETE SIDEWALK/SLAB**
N.T.S.



HEAVY DUTY PAVEMENT CONTROL JOINT

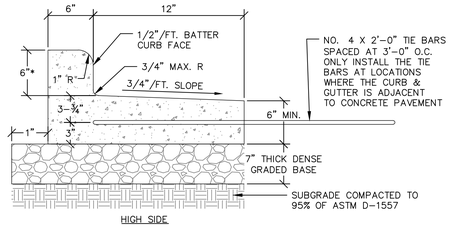


HEAVY DUTY PAVEMENT CONSTRUCTION JOINT

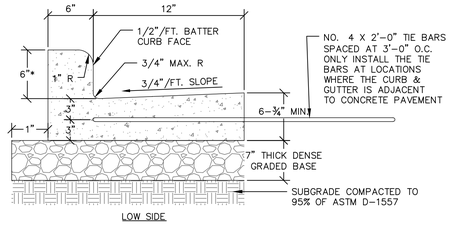


SIDEWALK CONTROL JOINT
HAND TOOLED

3 C2.11 **CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)**
N.T.S.



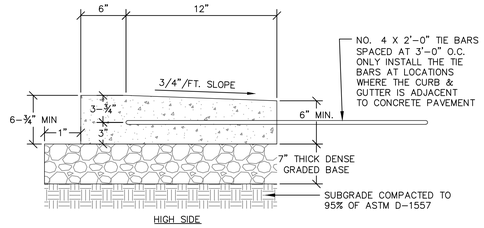
HIGH SIDE



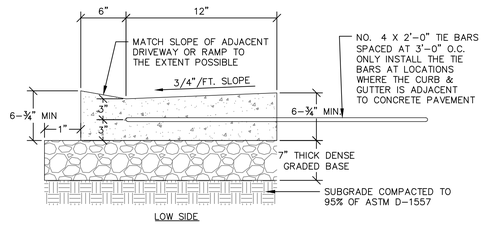
LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

4 C2.11 **18-INCH BARRIER CONCRETE CURB & GUTTER**
N.T.S.



HIGH SIDE

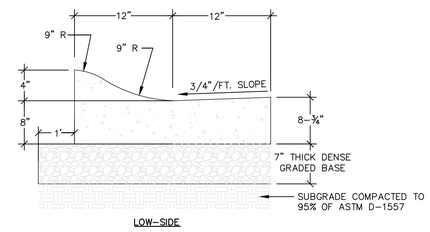


LOW SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10-FEET AND 300-FEET.

5 C2.11 **18-INCH DEPRESSED CONCRETE CURB & GUTTER**
N.T.S.

HIGH-SIDE

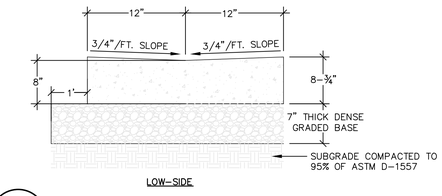


LOW-SIDE

*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

6 C2.11 **24-INCH MOUNTABLE CONCRETE CURB & GUTTER**
N.T.S.

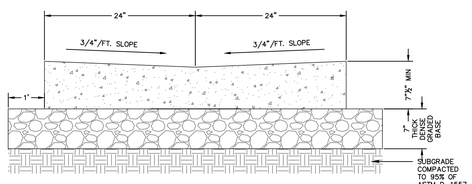
HIGH-SIDE



LOW-SIDE

7 C2.11 **24-INCH DEPRESSED MOUNTABLE CONCRETE CURB & GUTTER**
N.T.S.

8 C2.11 **CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB**
N.T.S.



9 C2.11 **48-INCH CONCRETE DRAINAGE GUTTER**
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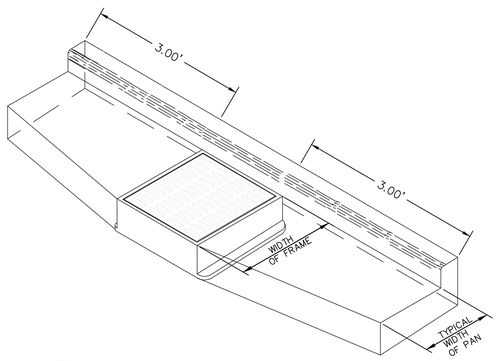

10 C2.11 **CONCRETE GUTTER PAN TRANSITION AT STORM SEWER INLETS**
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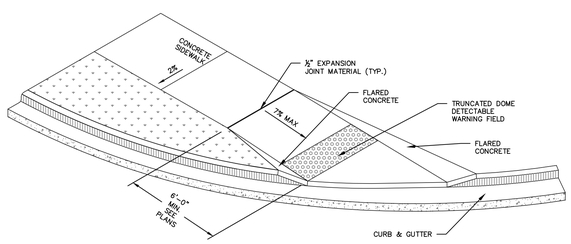
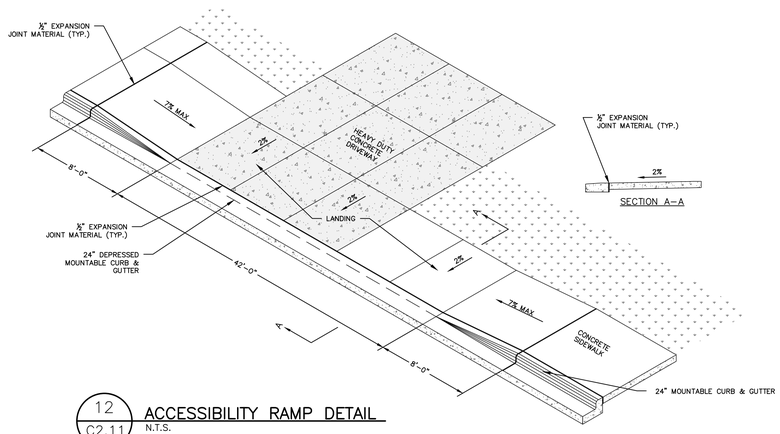


11 C2.11 **ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD**
N.T.S.



12 C2.11 **ACCESSIBILITY RAMP DETAIL**
N.T.S.

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE DETAILS

Sheet Number:
C2.11

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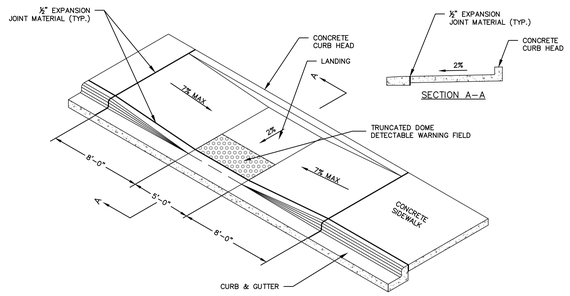

1 C2.12 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
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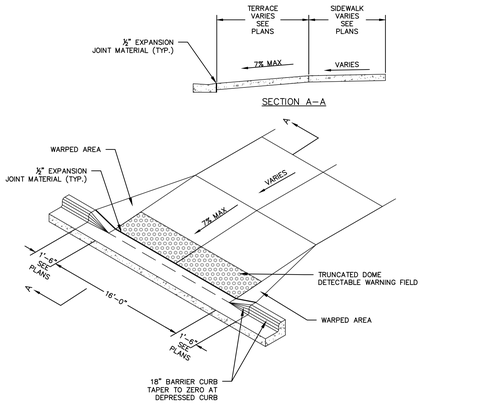

2 C2.12 ACCESSIBILITY RAMP DETAIL WITH STAMPED CONCRETE TRUNCATED DOME DETECTABLE WARNING FIELD
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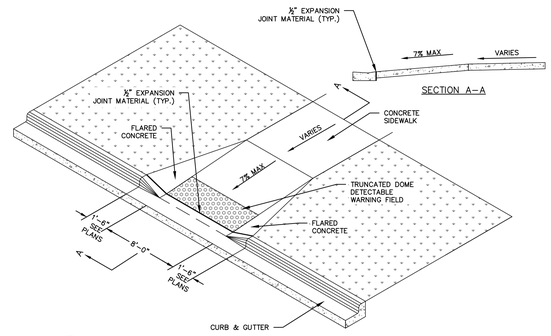

3 C2.12 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
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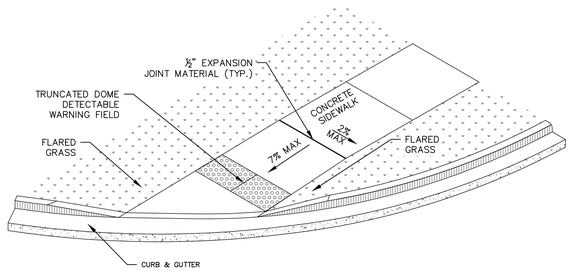
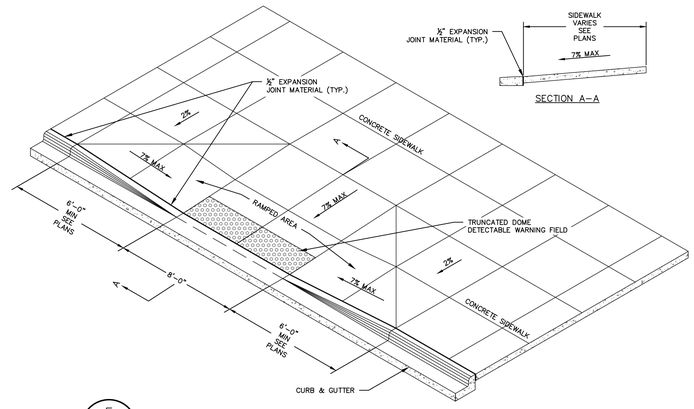


4 C2.12 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



5 C2.12 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD
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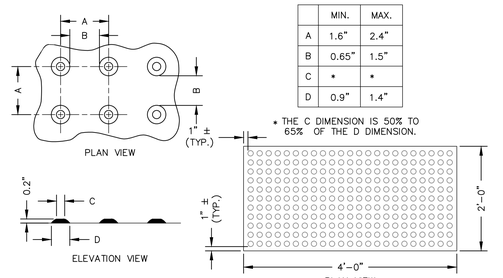


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

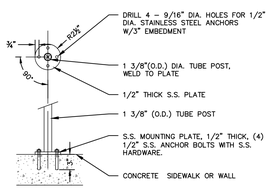
TRUNCATED DOMES
DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING FIELD DETAIL

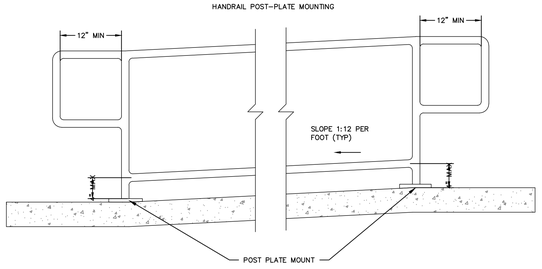
GENERAL NOTES

TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. IF 24"x48" PLATES ARE NOT AVAILABLE, TWO 24"x24" PLATES SHALL BE USED. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 6" AND A MAXIMUM OF 8" AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

6 C2.12 CAST IRON TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.



HANDRAIL POST-PLATE MOUNTING

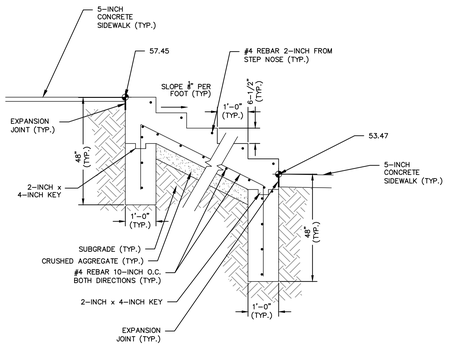


NOTES:
HANDRAIL AND POSTS TO BE CONSTRUCTED WITH 1-3/8" SCHEDULE 40 STEEL PIPE. HANDRAIL POSTS SHALL BE LOCATED WITHIN THE CONCRETE, 6" FROM THE EDGE.

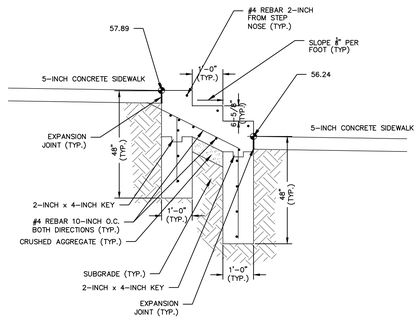
ADJUST DESIGN AS NECESSARY TO MATCH THE CONDITIONS SHOWN ON THE SITE AND GRADING PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL RAILING COMPONENTS AND CONNECTIONS.

VERIFY FIELD CONDITIONS PRIOR TO MANUFACTURING HANDRAILS. CONFIRM FINAL MATERIAL CHOICE WITH OWNER.

7 C2.12 STAINLESS STEEL SLOPED WALK HANDRAIL
N.T.S.



8 C2.12 NORTH CONCRETE STAIR DETAIL
N.T.S.



9 C2.12 SOUTH CONCRETE STAIR DETAIL
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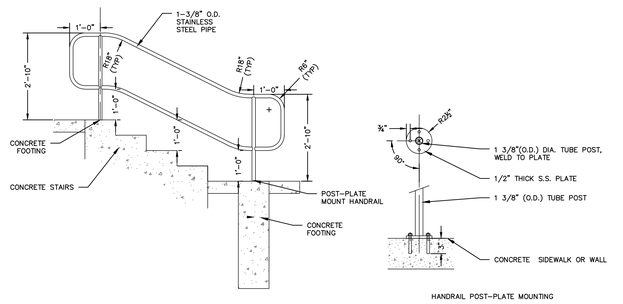

HANDRAIL POST-PLATE MOUNTING

NOTES:
HANDRAIL AND POSTS TO BE CONSTRUCTED WITH 1-3/8" SCHEDULE 40 STEEL PIPE. HANDRAIL POSTS SHALL BE LOCATED WITHIN THE CONCRETE, 6" FROM THE EDGE.

ADJUST DESIGN AS NECESSARY TO MATCH THE CONDITIONS SHOWN ON THE SITE AND GRADING PLANS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL RAILING COMPONENTS AND CONNECTIONS.

VERIFY FIELD CONDITIONS PRIOR TO MANUFACTURING HANDRAILS. CONFIRM FINAL MATERIAL CHOICE WITH OWNER.

10 C2.12 STAINLESS STEEL PIPE STAIR HANDRAIL
N.T.S.

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

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Sheet Title:
SITE DETAILS

Sheet Number:
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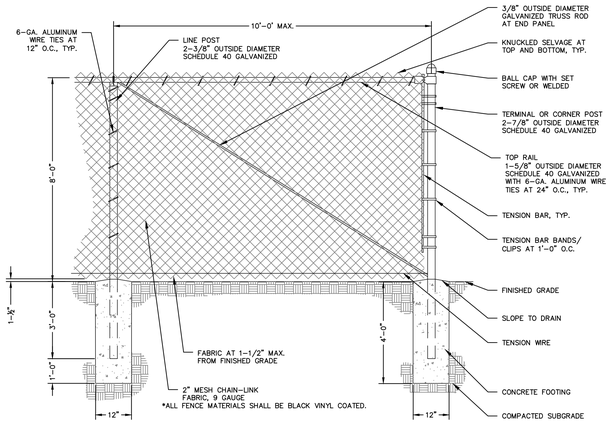
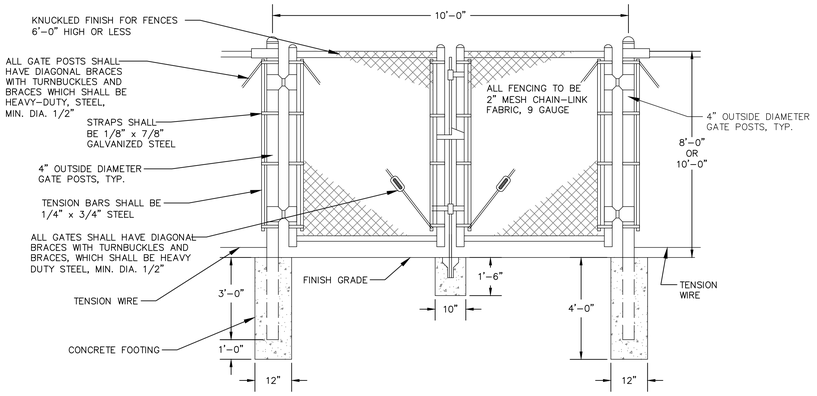


1 C2.13 **8'-0" HIGH CHAIN-LINK FENCE DETAIL**
N.T.S.



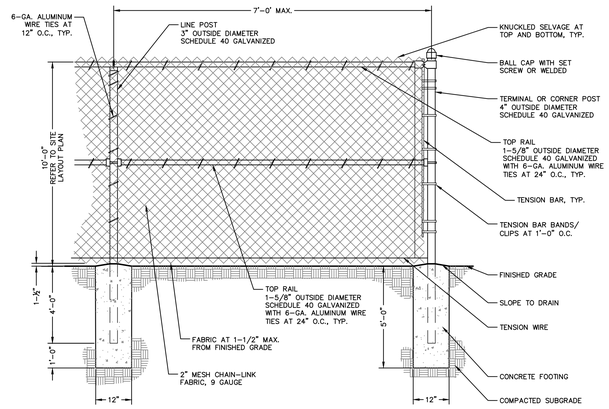
GATES SHALL BE FRAMED ON FOUR SIDES WITH 2 INCH DIA. STANDARD WEIGHT STEEL PIPE. THE GATE FRAMES SHALL BE OF ALL SHOP WELDED CONSTRUCTION WITH COMPLETE FULL WELDS GROUND SMOOTH. THEY SHALL BE THOROUGHLY CLEANED AND HOT DIPPED GALVANIZED IN ACCORD WITH A.S.T.M. SPECIFICATION A-123 AFTER FABRICATION.

GATE HINGES SHALL BE HEAVY DUTY MALLEABLE IRON FULL BACK TYPE, ALLOWING FOR 270 DEGREE SWING. GATE LOCKING DEVICE SHALL BE HEAVY DUTY EXTERNAL TYPE WITH LATCH, KEEPER AND ALL APPURTENANCES.

ALL GATES OVER 6 FEET HIGH SHALL HAVE AN INTERMEDIATE RAIL. WHEREVER A DIAGONAL BRACE CROSSES AN INTERMEDIATE RAIL THE BRACE SHALL PASS BETWEEN THE RAIL AND THE MESH.

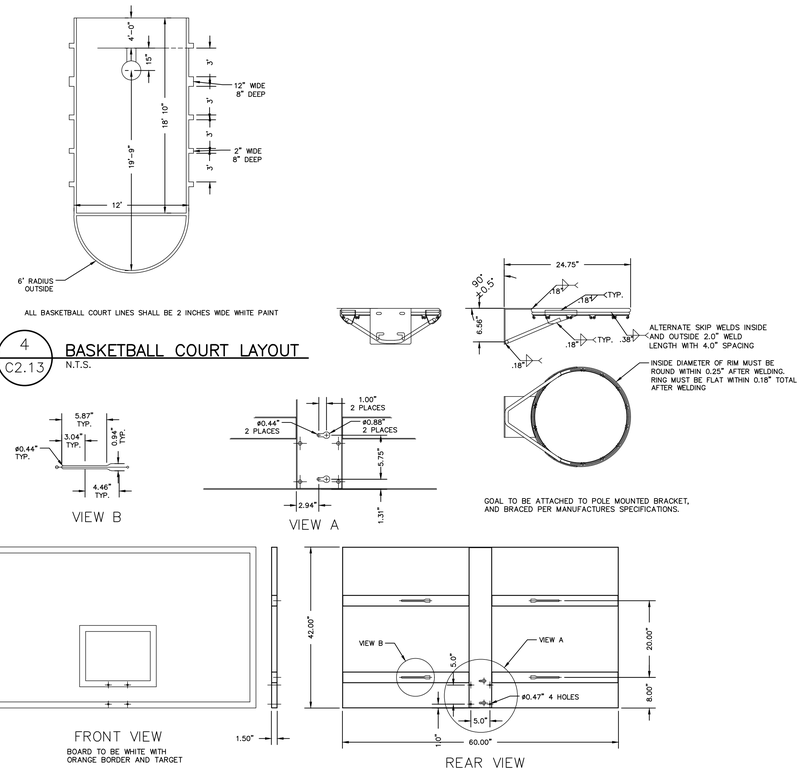
*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

2 C2.13 **DOUBLE SWING GATE FOR BLACK VINYL COATED CHAIN-LINK FENCE**
N.T.S.

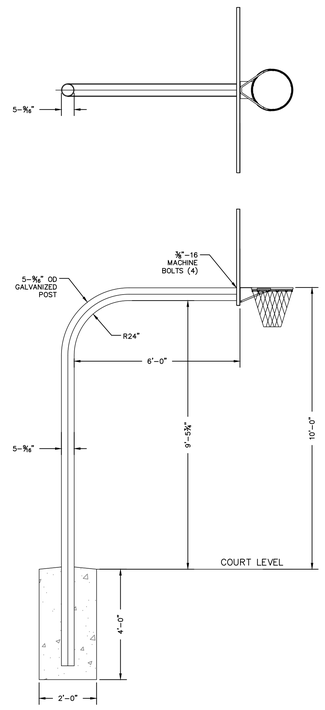


*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

3 C2.13 **10'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE DETAIL**
N.T.S.



5 C2.13 **BASKETBALL BACKBOARD AND GOAL**
N.T.S.



6 C2.13 **BASKETBALL POLE**
N.T.S.

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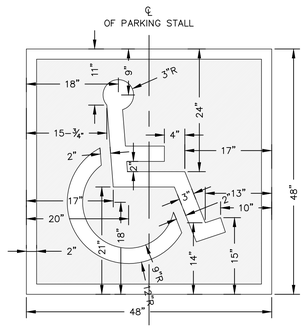
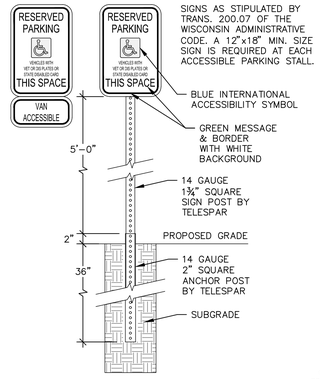


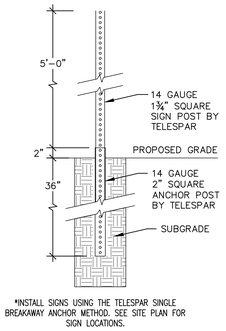
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

1 C2.14 **INTERNATIONAL ACCESSIBILITY SYMBOL FOR PARKING STALLS**
N.T.S.



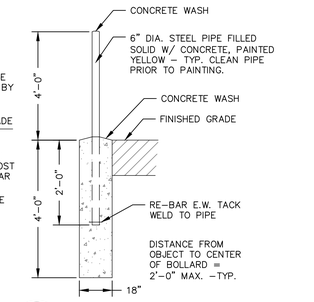
*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

2 C2.14 **ACCESSIBLE PARKING STALL SIGN**
N.T.S.

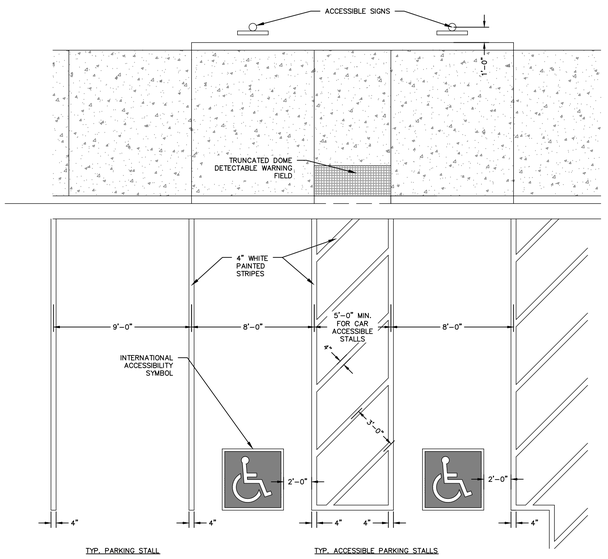


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

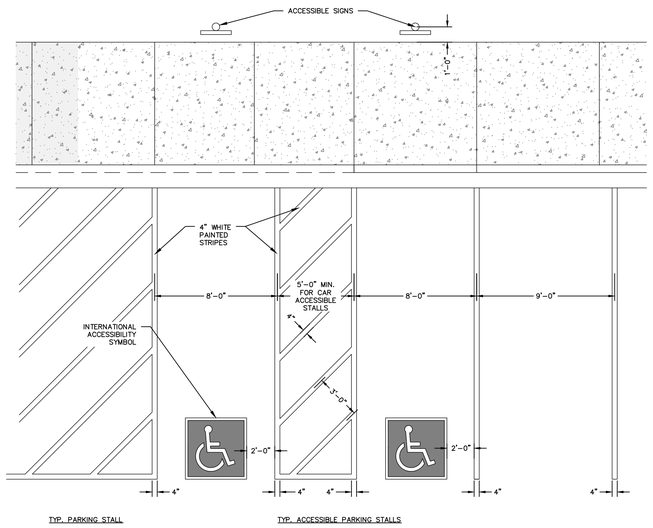
3 C2.14 **SIGN POST DETAIL**
N.T.S.



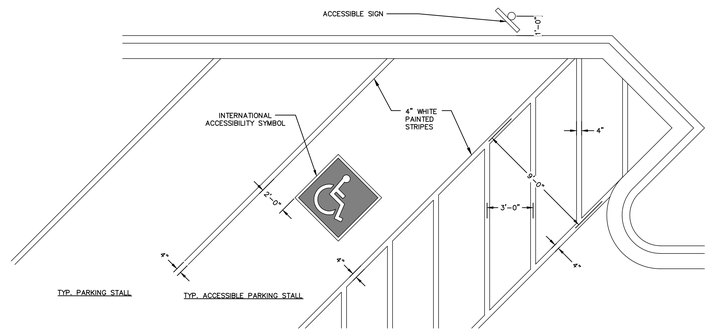
4 C2.14 **STANDARD STEEL BOLLARD**
N.T.S.



5 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.



6 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.



7 C2.14 **ACCESSIBLE PARKING STALL MARKING**
N.T.S.

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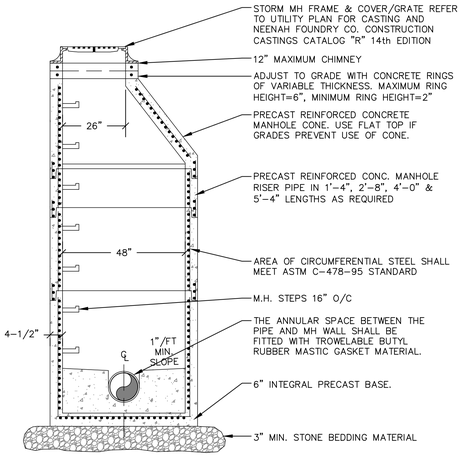


STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

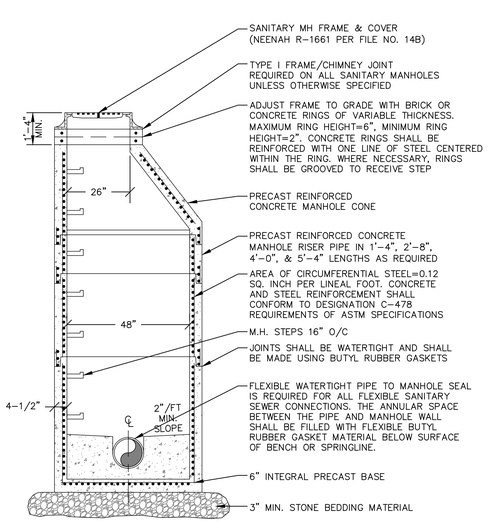
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

1 / C2.20 STORM MANHOLE DETAIL
N.T.S.

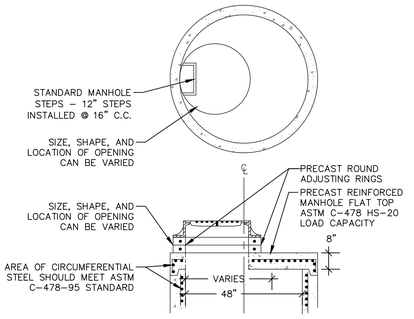


SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.

2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WSCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

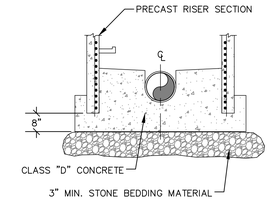
2 / C2.20 SANITARY MANHOLE DETAIL
N.T.S.



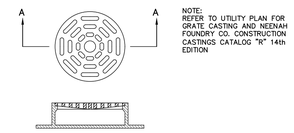
FLAT MANHOLE TOP OPTION

NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

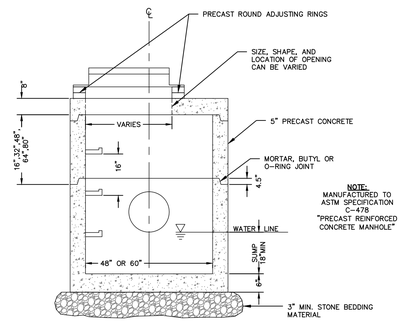
3 / C2.20 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



4 / C2.20 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.

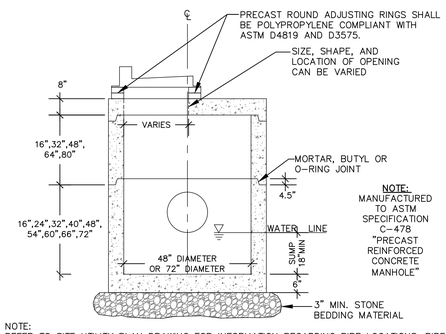


SECTION A-A



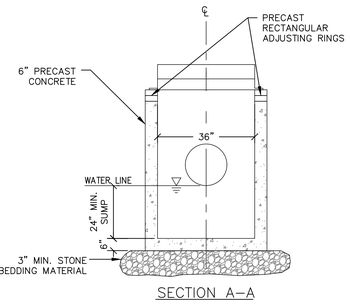
NOTE:
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

5 / C2.20 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE
N.T.S.

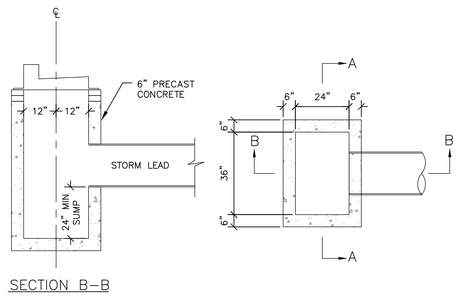


NOTE:
REFER TO SITE UTILITY PLAN DRAWING FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

6 / C2.20 ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
N.T.S.



SECTION A-A

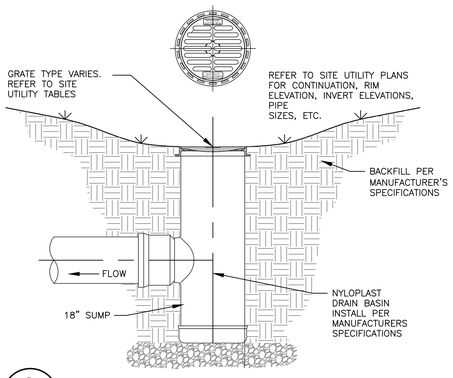


SECTION B-B

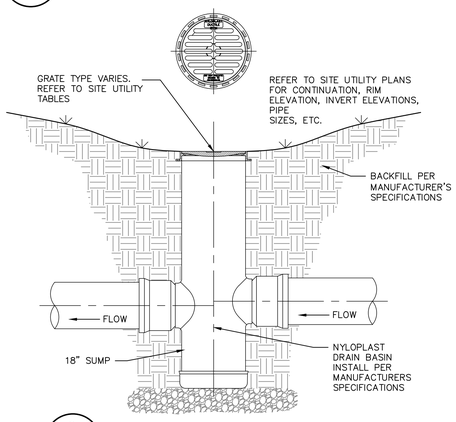
MANUFACTURED TO WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS

NOTE:
REFER TO SITE UTILITY PLAN DRAWINGS FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

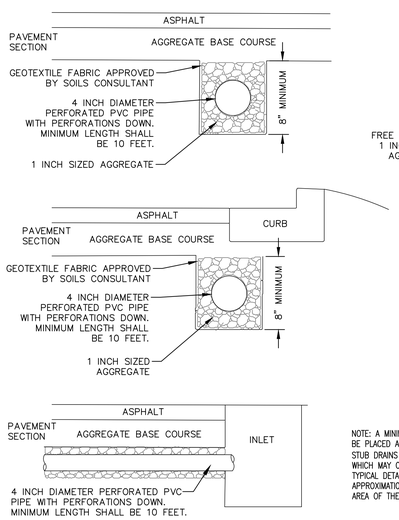
7 / C2.20 24" X 36" STORM CATCH BASIN WITH GUTTER INLET/CURB BOX FRAME & GRATE
N.T.S.

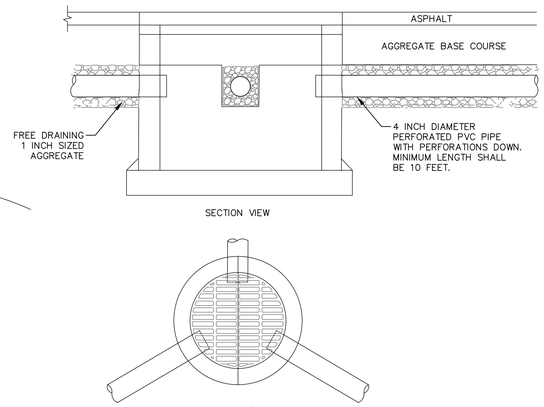


8 / C2.20 NYLOPLAST DRAIN BASIN WITH OUTLET
N.T.S.



9 / C2.20 NYLOPLAST DRAIN BASIN WITH INLET AND OUTLET
N.T.S.





SECTION VIEW

PLAN VIEW

NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN, AND THE INVERTS OF THE STUB DRAINS SHALL BE PLACED AT OR ABOVE THE CROWN OF THE DOWNSTREAM STORM SEWER PIPE OR BE PROTECTED WITH A BACKWATER VALVE. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

10 / C2.20 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM
N.T.S.

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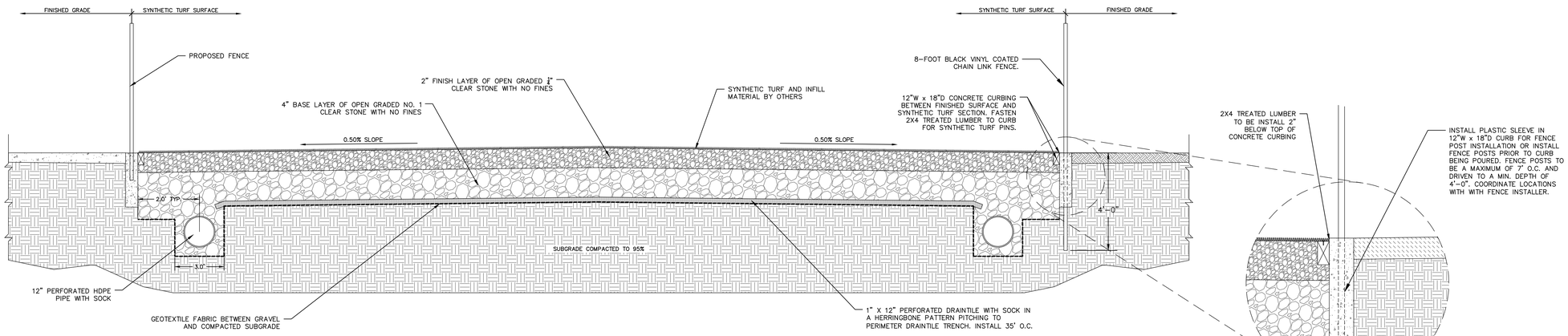
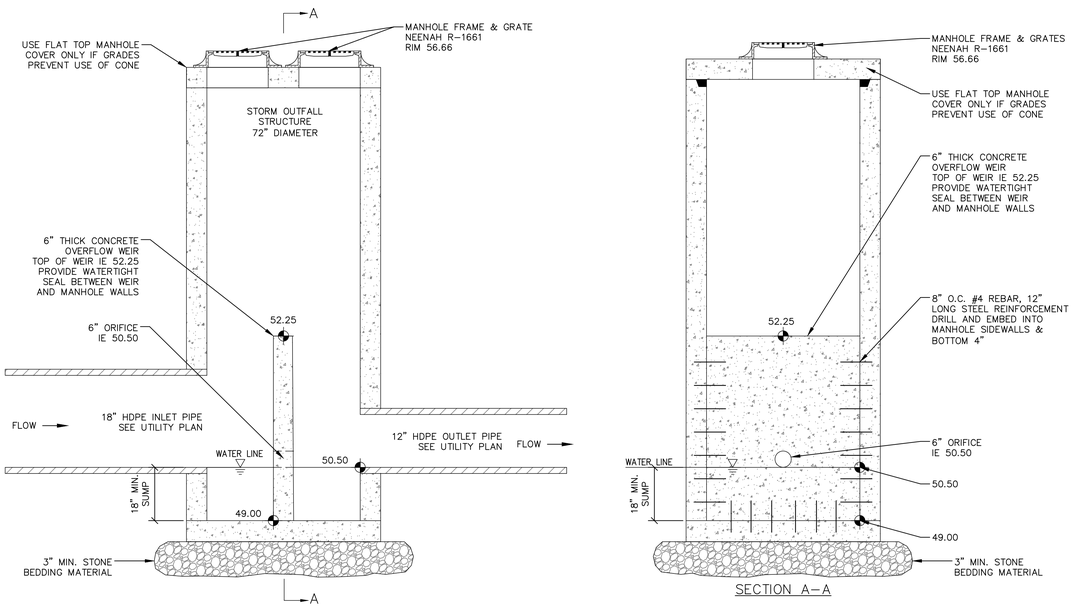


1 / C2.21 SYNTHETIC TURF FIELD WEST TO EAST SECTION DETAIL LOOKING NORTH
N.T.S.



SECTION A-A

STORM MANHOLE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
5. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

2 / C2.21 72-INCH UNDERGROUND DETENTION OUTLET STRUCTURE (OS-1)
N.T.S.

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ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS Advanced Drainage Systems, Inc.

ADS SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

FARNSWORTH MIDDLE SCHOOL EAST UGS

SHEBOYGAN, WI, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "MC-3500 & MC-4500 STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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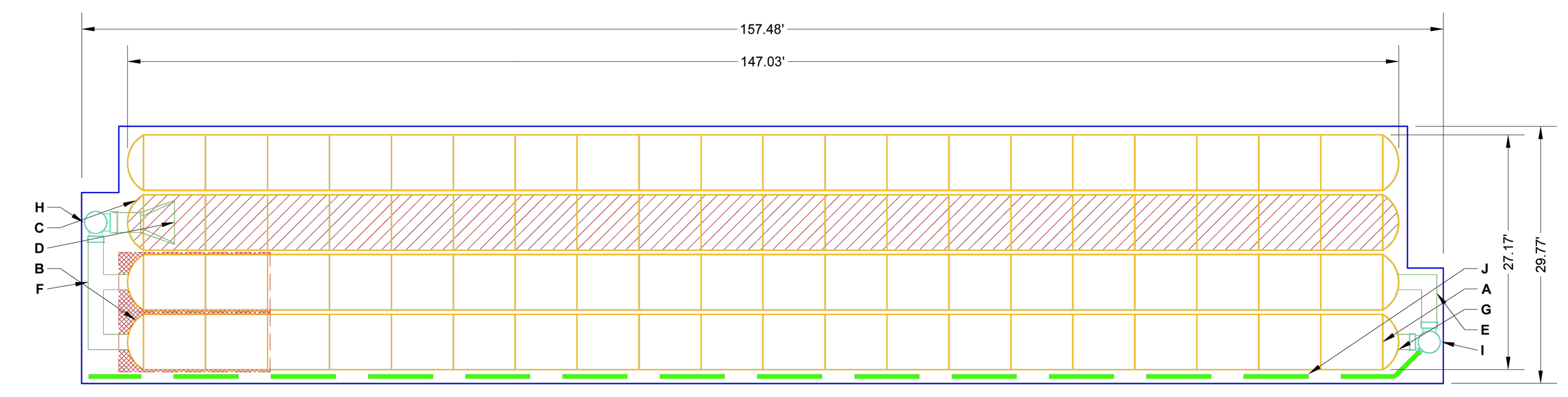
1 / C2.22 — EAST UNDERGROUND STORAGE, N.T.S. DETAIL 1 OF 6

PROPOSED LAYOUT	
80	STORMTECH MC-3500 CHAMBERS
8	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
15440	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
4587	SYSTEM AREA (SF)
374.5	SYSTEM PERIMETER (ft)
887	THERMOPLASTIC LINER (SY) (20% OVERAGE)

PROPOSED ELEVATIONS	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	60.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	54.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	53.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	53.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	53.50
TOP OF STONE:	53.00
TOP OF MC-3500 CHAMBER:	52.00
18" x 18" TOP MANIFOLD INVERT:	49.92
24" ISOLATOR ROW PLUS INVERT:	48.42
18" x 18" BOTTOM MANIFOLD INVERT:	48.40
18" BOTTOM CONNECTION INVERT:	48.40
BOTTOM OF MC-3500 CHAMBER:	48.25
UNDERDRAIN INVERT:	47.50
BOTTOM OF STONE:	47.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	18" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP18BC / TYP OF ALL 18" BOTTOM CONNECTIONS		
PREFABRICATED END CAP	B	18" TOP PRE-CORED END CAP, PART#: MC3500IEPP18TC / TYP OF ALL 18" TOP CONNECTIONS		
PREFABRICATED END CAP	C	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
MANIFOLD	E	18" x 18" BOTTOM MANIFOLD, ADS N-12	1.77"	
MANIFOLD	F	18" x 18" TOP MANIFOLD, ADS N-12	20.03"	
PIPE CONNECTION	G	18" BOTTOM CONNECTION	1.77"	
NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		11.0 CFS IN
NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		8.0 CFS OUT
UNDERDRAIN	J	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 17.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

FARNSWORTH MIDDLE SCHOOL EAST UGS, SHEBOYGAN, WI, USA — DATE: 01/23/2026 — DRAWN: NM — PROJECT #: — CHECKED: N/A

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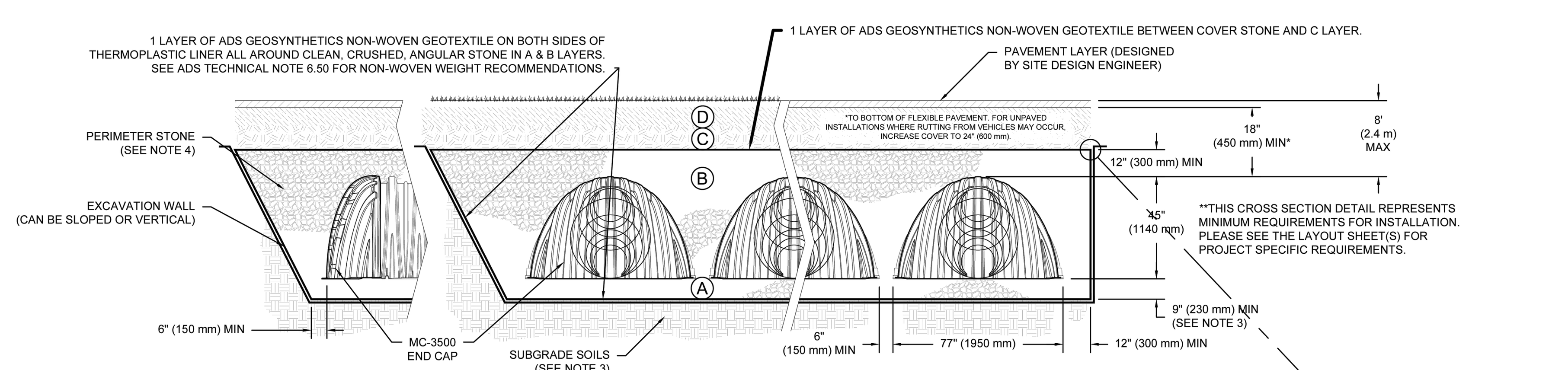
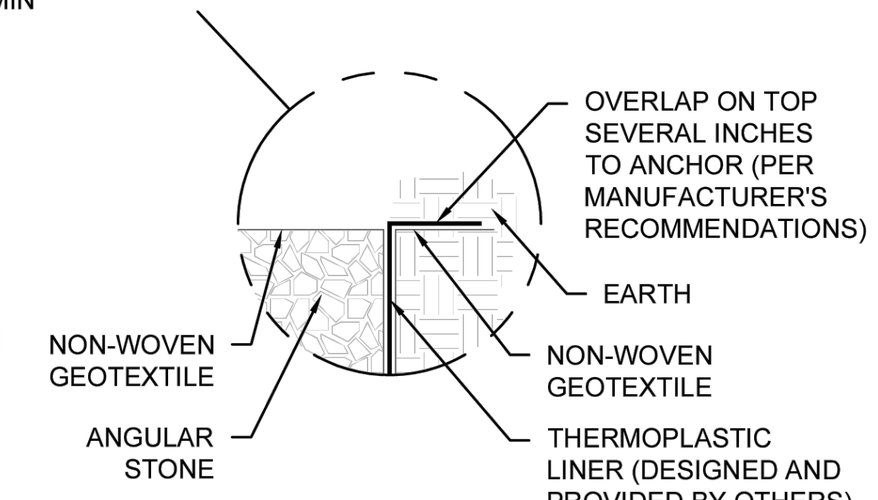
2 / C2.22 — EAST UNDERGROUND STORAGE, N.T.S. DETAIL 2 OF 6

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".





THERMOPLASTIC LINER DETAIL

NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

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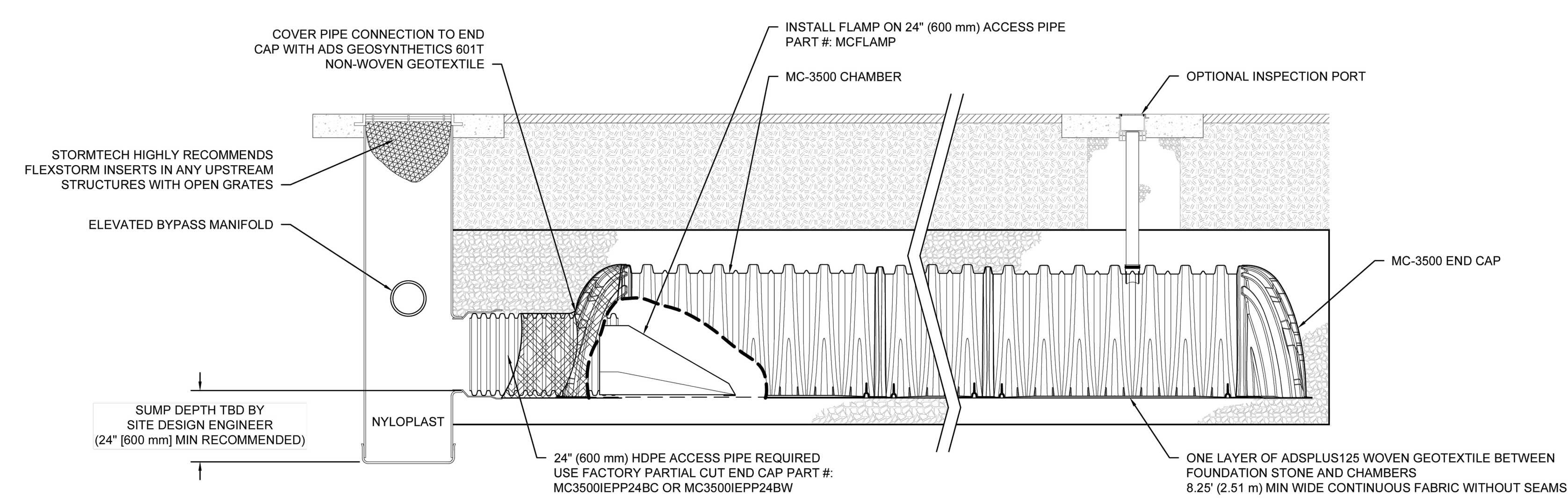
3 / C2.22 — EAST UNDERGROUND STORAGE, N.T.S. DETAIL 3 OF 6



MC-3500 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

FARNSWORTH MIDDLE SCHOOL EAST UGS, SHEBOYGAN, WI, USA — DATE: 01/23/2026 — DRAWN: NM — PROJECT #: — CHECKED: N/A

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4 / C2.22 — EAST UNDERGROUND STORAGE, N.T.S. DETAIL 4 OF 6

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kapur

Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

#	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number: 3415

Sheet Title: **SITE UTILITY DETAILS**

Sheet Number: C2.22

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UNDERDRAIN DETAIL
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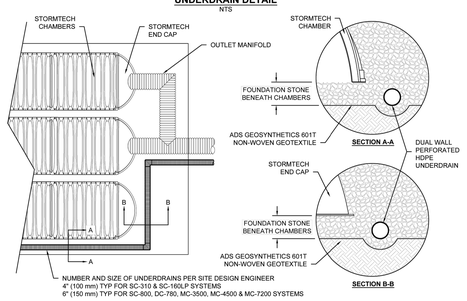

MC-3500 TECHNICAL SPECIFICATION
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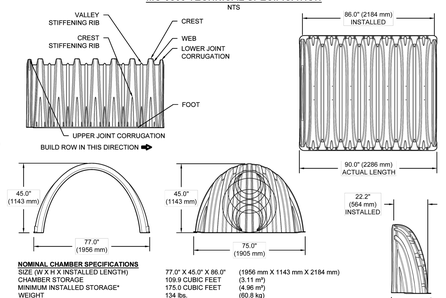


NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

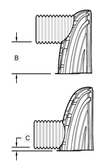
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

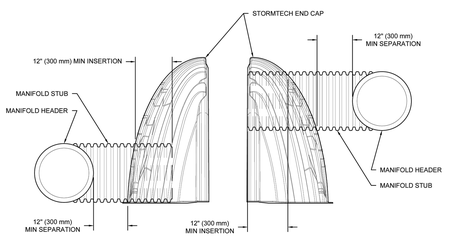
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

MC-SERIES END CAP INSERTION DETAIL
NTS



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

FARNSWORTH MIDDLE SCHOOL
EAST UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
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StormTech® Chamber System
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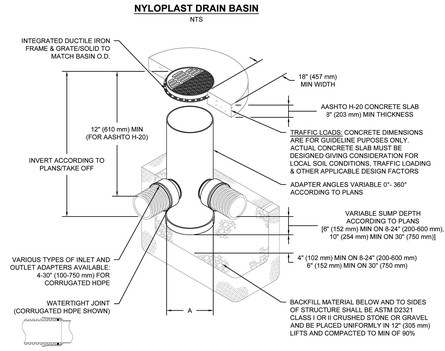
SHEET 5 OF 6

1 C2.23 EAST UNDERGROUND STORAGE DETAIL 5 OF 6
N.T.S.

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

FARNSWORTH MIDDLE SCHOOL
EAST UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
CHECKED: N/A

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SHEET 6 OF 6

2 C2.23 EAST UNDERGROUND STORAGE DETAIL 6 OF 6
N.T.S.

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™ FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR APP

FARNSWORTH MIDDLE SCHOOL NORTH UGS
SHEBOYGAN, WI, USA

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 700 LBS/F/IN, THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 3" (75 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "SC/DC STORMTECH CHAMBER INSTALLATION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT ADS WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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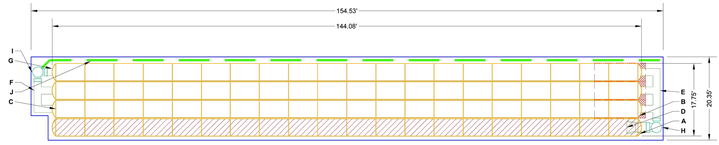
3 C2.23 NORTH UNDERGROUND STORAGE DETAIL 1 OF 6
N.T.S.

PROPOSED LAYOUT			PROPOSED ELEVATIONS		*INVERT ABOVE BASE OF CHAMBER			
80	STORMTECH SC-800 CHAMBERS		MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	61.70	PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
8	STORMTECH SC-800 END CAPS		MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	55.50					
6	STONE ABOVE (in)		MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	55.00	PREFABRICATED EZ END CAP	A	24" BOTTOM PREFABRICATED EZ END CAP, PART#: SC800ECEZ / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS		
6	STONE BELOW (in)		MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	55.00	PRE-CORED END CAP	B	18" TOP PRE-CORED END CAP, PART#: SC800EPE18TPC / TYP OF ALL 18" TOP CONNECTIONS		
40	STONE VOID		MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	55.00					
7126	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)		TOP OF STONE:	54.20	PRE-CORED END CAP	C	18" BOTTOM PRE-CORED END CAP, PART#: SC800EPE18BPC / TYP OF ALL 18" BOTTOM CONNECTIONS		
			TOP OF SC-800 CHAMBER:	53.37					
			18" x 18" TOP MANIFOLD INVERT:	51.67	FLAMP	D	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: SC80024RAMP		
			24" ISOLATOR ROW PLUS INVERT:	51.15	MANIFOLD	E	18" x 18" TOP MANIFOLD, ADS N-12	8.00"	
3120	SYSTEM AREA (SF)		18" x 18" BOTTOM MANIFOLD INVERT:	51.17	MANIFOLD	F	18" x 18" BOTTOM MANIFOLD, ADS N-12	2.00"	
349.8	SYSTEM PERIMETER (ft)		18" BOTTOM CONNECTION INVERT:	51.17	PIPE CONNECTION	G	18" BOTTOM CONNECTION	2.00"	
591	THERMOPLASTIC LINER (SY) (20% OVERAGE)		BOTTOM OF SC-800 CHAMBER:	51.00	NYLOPLAST (INLET W/ ISO PLUS ROW)	H	30" DIAMETER (24.00" SUMP MIN)		8.4 CFS IN
			UNDERDRAIN INVERT:	50.50					
			BOTTOM OF STONE:	50.50	NYLOPLAST (OUTLET)	I	30" DIAMETER (DESIGN BY ENGINEER)		8.0 CFS OUT
					UNDERDRAIN	J	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS625 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

THERMOPLASTIC LINER (SEE TECH NOTE #6.50 PROVIDED BY OTHERS / DESIGN BY OTHERS)

NOTES
- THIS SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

FARNSWORTH MIDDLE SCHOOL
NORTH UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
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StormTech® Chamber System
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SHEET 2 OF 6

4 C2.23 NORTH UNDERGROUND STORAGE DETAIL 2 OF 6
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BRAY ARCHITECTS
Milwaukee
829 South 1st Street
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Saint Paul
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kapur

Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.23

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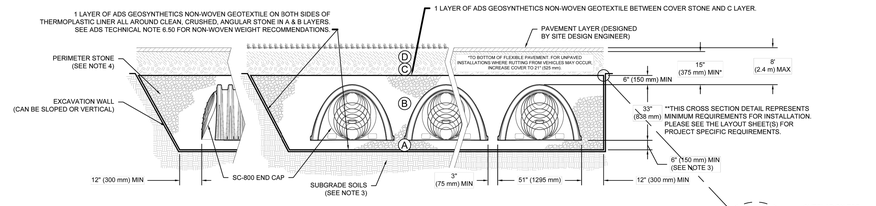
ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

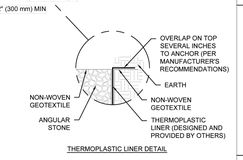
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[3]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 700 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



THERMOPLASTIC LINER DETAIL

FARNSWORTH MIDDLE SCHOOL NORTH UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
CHECKED: N/A
StormTech® Chamber System
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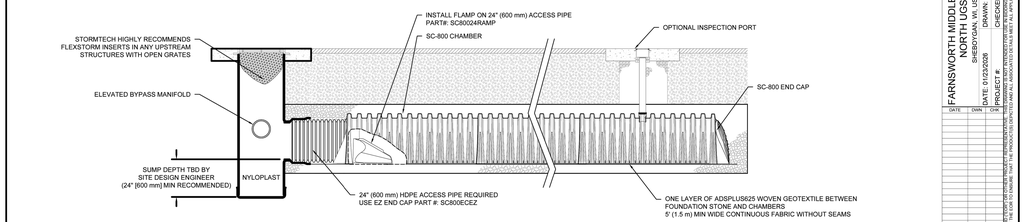
SHEET 3 OF 6

1 C2.24 NORTH UNDERGROUND STORAGE N.T.S. DETAIL 3 OF 6



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

FARNSWORTH MIDDLE SCHOOL NORTH UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
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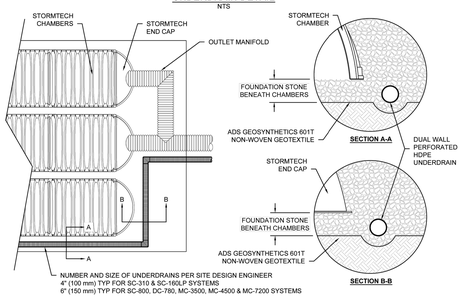
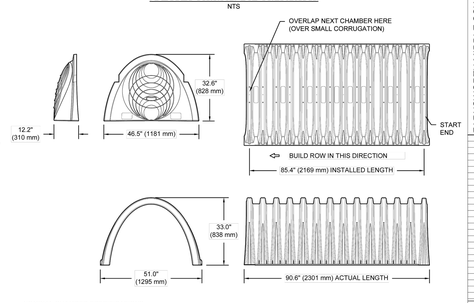
SHEET 4 OF 6

2 C2.24 NORTH UNDERGROUND STORAGE N.T.S. DETAIL 4 OF 6

UNDERDRAIN DETAIL
NTS



SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

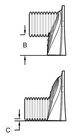
SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (150 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (150 mm) STONE ABOVE AND BELOW END CAPS, 3" (150 mm) BETWEEN ROWS, 12" (300 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

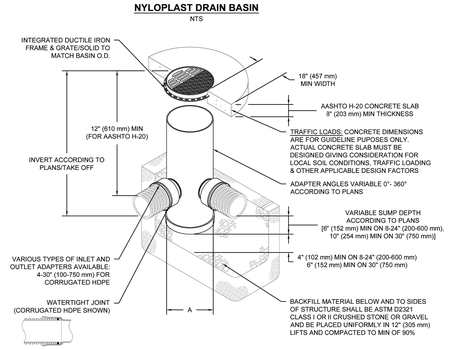
NOTE: ALL DIMENSIONS ARE NOMINAL



FARNSWORTH MIDDLE SCHOOL NORTH UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
CHECKED: N/A
StormTech® Chamber System
WWW.ADSPIPE.COM
SHEET 5 OF 6

3 C2.24 NORTH UNDERGROUND STORAGE N.T.S. DETAIL 5 OF 6

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

FARNSWORTH MIDDLE SCHOOL NORTH UGS
SHEBOYGAN, WI, USA
DATE: 01/23/2026
PROJECT #
DRAWN: NM
CHECKED: N/A
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SHEET 6 OF 6

4 C2.24 NORTH UNDERGROUND STORAGE N.T.S. DETAIL 6 OF 6

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Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN SCHOOL DISTRICT
1017 UNION AVE.
SHEBOYGAN, WI 53081

REVISIONS:

	DATE	DESCRIPTION

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
SITE UTILITY DETAILS

Sheet Number:
C2.24

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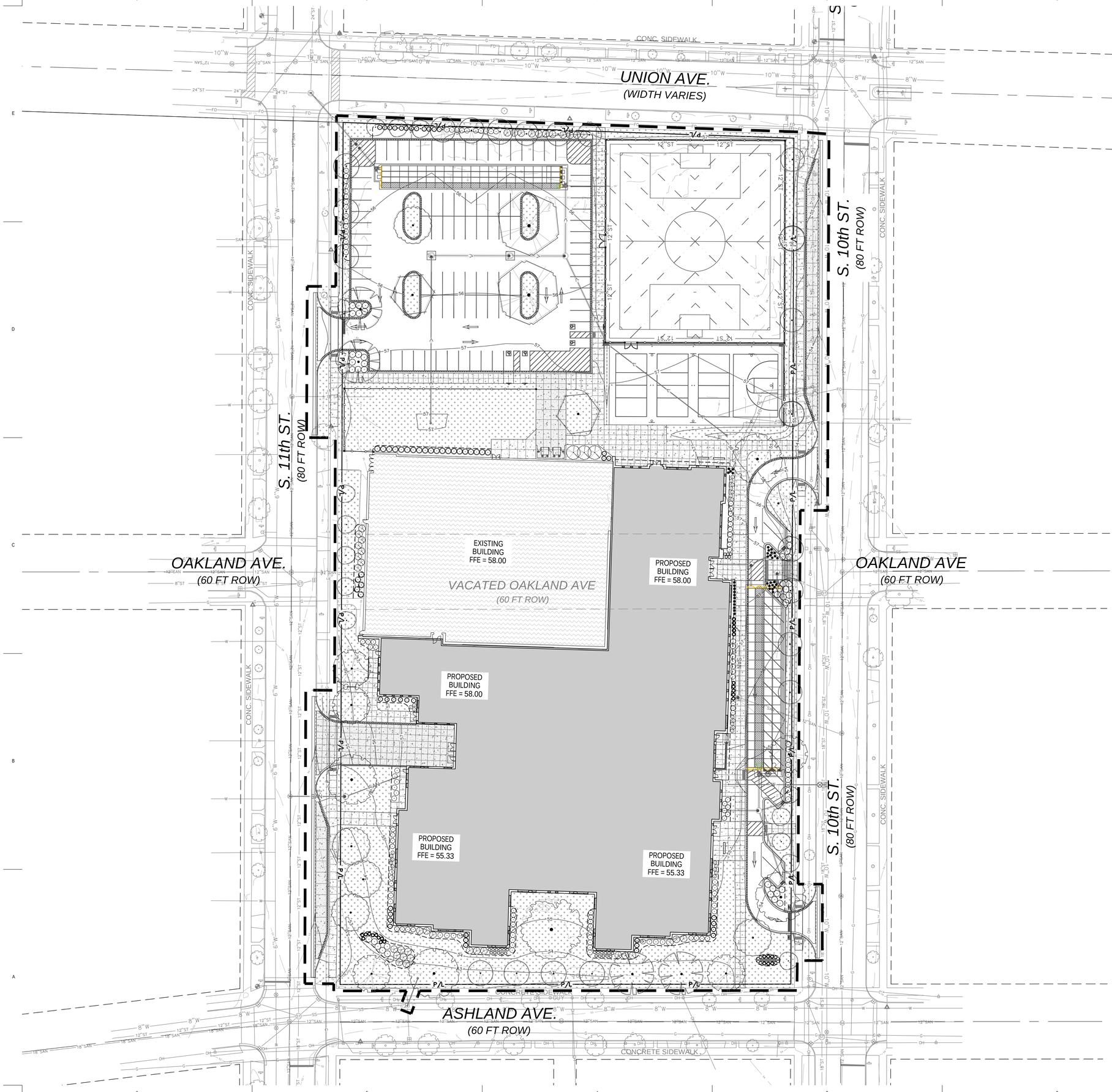

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REVISIONS:

	DATE	DESCRIPTION

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Scale: 0 15 30 60
Scale: 1" = 30'

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HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- ALUMINUM EDGING
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.

6 / L2.11

Issued for:
CITY OF SHEBOYGAN PLAN REVIEW
2/02/2026

Project Number:
3415

Sheet Title:
OVERALL SITE LANDSCAPE PLAN

Sheet Number:
L1.10

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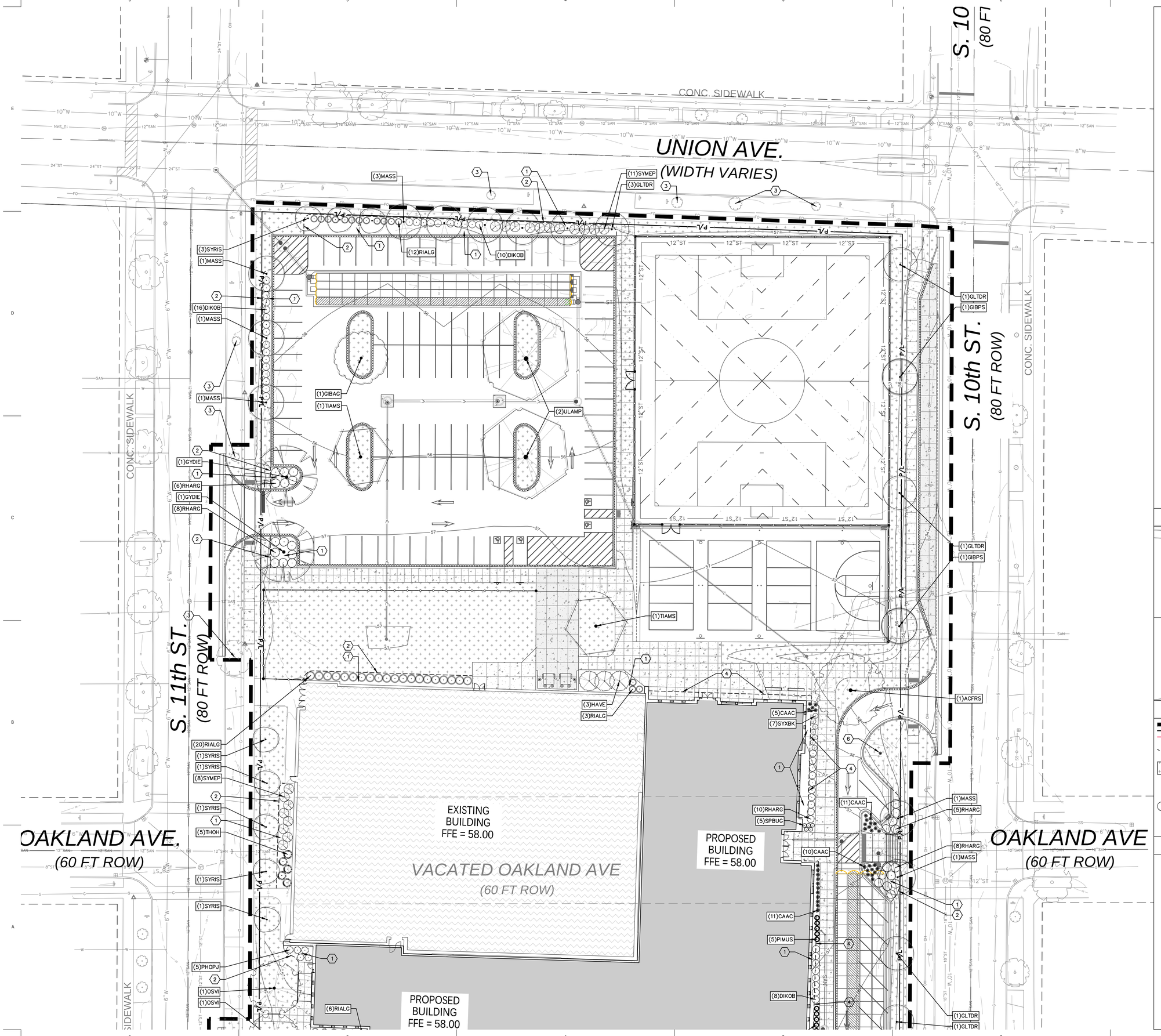

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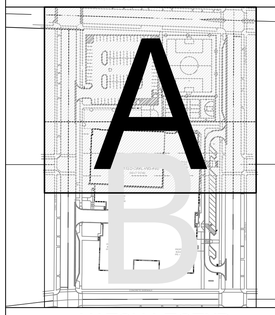
VICINITY MAP



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- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (5 / L2.11)
2. ALUMINUM EDGING AT PLANTING BED (6 / L2.11)
3. EXISTING DECIDUOUS TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
4. TYPICAL BUILDING OVERHANG (DO NOT INSTALL PLANTS ENTIRELY UNDER OVERHANG BECAUSE RAIN WATER WILL NOT BE ABLE TO REACH THE PLANTS ROOTS.)
5. MONUMENT SIGN (SEE CIVIL AND ARCHITECTURAL PLAN FOR MORE INFORMATION)
6. FLAG POLE (SEE CIVIL AND ARCHITECTURAL PLAN FOR MORE INFORMATION)

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2/02/2026

Project Number:
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Sheet Title:
SITE UTILITY PLAN - AREA A

Sheet Number:
L1.11A

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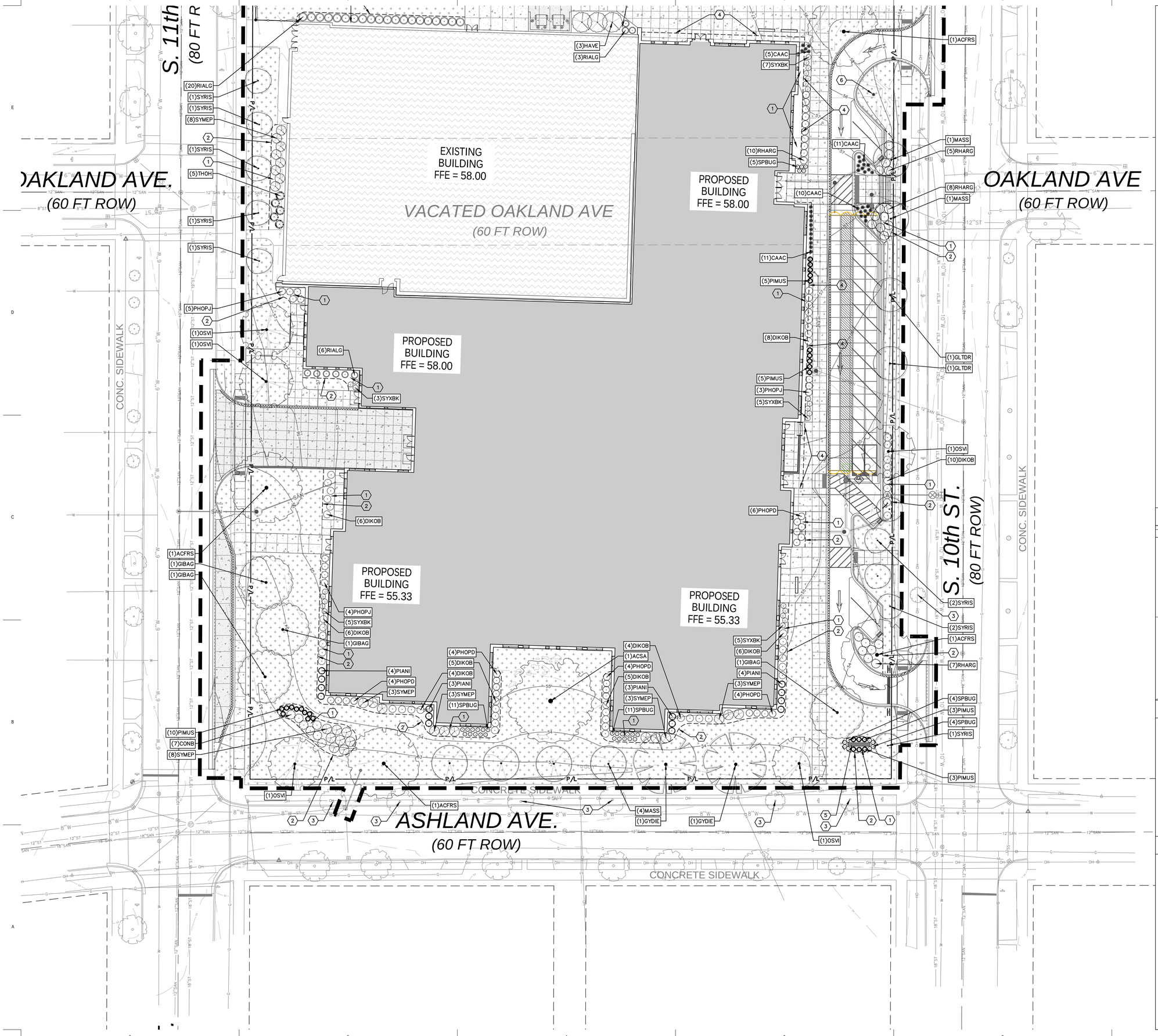

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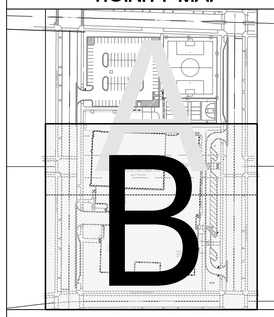

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Project Number:
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Sheet Title:
SITE LANDSCAPE PLAN - AREA B

Sheet Number:
L1.12B

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Plant Schedule

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size / Root Type	Mature Size (Height/Spread)	Landscape points each	Proposed Building Foundations landscape points	Existing Building Foundations landscape points	Street Frontage landscape points - Union Avenue	Street Frontage landscape points - S. 10th St.	Street Frontage landscape points - Ashland Avenue	Street Frontage landscape points - S. 11th St.	Paved Areas landscape points East Parking Lot	Paved Areas landscape points Northwest Parking Lot	Developed Lots landscape points
Shade and Tall Trees: (Install in accordance with detail 1/L2.11)																
ACFRS	Acer x freemanii 'Sienna'	Sienna Glenn Maple	4	Per Plan	2" caliper / B&B	60'/40'	30 points				30	30	30	30		
ACSA	Acer saccharum	Sugar Maple	1	Per Plan	2" caliper / B&B	50'-75'/50'	75 points									75
GIBAG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo (male)	5	Per Plan	2" caliper / B&B	50'/30'	75 points						150		75	150
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper / B&B	40'/15'	30 points				60					
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	7	Per Plan	2" caliper / B&B	45'/20'	30 points			90	120					
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	4	Per Plan	2" caliper / B&B	50'/35'	30 points					60			60	
TIAMS	Tilia americana 'Sentry'	Sentry American Linden	2	Per Plan	2" caliper / B&B	50'-60'/25'-35'	30 points								30	30
ULAMP	Ulmus americana 'Princeton'	Princeton Elm	2	Per Plan	2" caliper / B&B	60'-80'/40'-60'	30 points								60	
Medium and Low Trees: (Install in accordance with detail 1/L2.11)																
MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	12	Per Plan	2" caliper / B&B	20-25'/15-20'	10 points			30	20	40	30			
OSVI	Ostrya virginiana	Ironwood, Hophornbeam	5	Per Plan	2" caliper / B&B	25'-40'/15'-30'	10 points				10	20	20			
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	13	Per Plan	2" caliper / B&B	25'/15'	10 points			30	50		50			
Evergreen Trees: (Install in accordance with detail 2/L2.11)																
THOH	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5	Per Plan	4' tall / B&B	12'-16'/2'-4'	12 points		60							
Deciduous Shrubs: (Install in accordance with detail 3/L2.11)																
CONB	Cornus alba 'ByBoughen' PP27,956	Neon Burst Dogwood	7	Per Plan	24" tall / pot	4'-6'/4'-6'	3 points									21
DIKOB	Diervilla x 'G2X88544' PP27,548	Kodiak Orange Bush Honeysuckle	80	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	132						30	78	
HAVE	Hamamelis vernalis	Vernal Witchhazel	3	Per Plan	36" tall / pot	6'-10'/10'-15'	5 points		15							
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	22	Per Plan	24" tall / pot	3'-4'/3'-4'	3 points	66								
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	12	Per Plan	36" tall / pot	5'-6'/4'	5 points	60								
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	44	Per Plan	18" spread / pot	2'-3'/6'-8'	1 point	10						20	14	
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	41	Per Plan	18" tall / pot	3'-5'/3'-5'	1 point	6	23						12	
SPBUG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	35	Per Plan	18" tall / pot	2'-3'/3-4'	1 point	27								8
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	39	Per Plan	36" tall / pot	4'-5'/5'-7'	5 points	60	40						55	40
SYXBK	Syringa x 'SMNSDTP'	Baby Kim Lilac	25	Per Plan	18" tall / pot	2'-3'/2.5'-3'	1 point	25								
Evergreen Shrubs: (Install in accordance with detail 3/L2.11)																
PIANI	Picea abies 'Nidiformis'	Bird's Nest Spruce	14	Per Plan	18" spread / pot	2'-3'/4'-6'	5 points	70								
PIMUS	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	26	Per Plan	18" spread / pot	3'/3'	5 points	50								80
Perennials: (Install in accordance with detail 4/L2.11)																
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	37	Per Plan	#1 cont.	5'-6'/18"-24"	0 points									
plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.																
Total Landscape Points Provided								**506**	**138**	**150**	**290**	**150**	**280**	**80**	**384**	**404**
Total Landscape Points Required								505	138	145	271	144	276	80	380	403

1 L2.10 LANDSCAPE SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 L2.10 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

LANDSCAPE CALCULATIONS

City of Sheboygan Landscaping Requirements

Site Zoning = NR-6 (Neighborhood Residential-6)
Property across the street at the northeast corner of the Union Avenue and S. 11th Street intersection are zoned = NC (Neighborhood Commercial District)
Properties across the street to the north, south, east and west are zoned = NR-6 (Neighborhood Residential-6)

Building Foundation Landscaping

Proposed Building Foundation length = 1262 linear feet
Existing Building Foundation length = 343 linear feet

	Required	Provided
Placement of Landscaping	Landscaping shall be placed so that at maturity, the plant's drip line is located within ten (10) feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.	The landscaping for building foundation is located within ten (10) feet of the building foundation. This landscaping is not located in the areas designated as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards.
Calculation of Landscaping Points for proposed building foundation		
40 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	More than or equal to 40 landscaping points per 100 ft of building foundation is provided
(1262 ft of proposed building foundation/100 lf) x (40 points) = 504.8 landscaping points required	505 landscape points required	506 landscape points provided
Calculation of Landscaping Points for existing building foundation		
40 landscaping points per 100 feet of building foundation required.	40 landscaping points per 100 feet of building foundation required.	More than or equal to 40 landscaping points per 100 ft of building foundation is provided
(343 ft of existing building foundation/100 lf) x (40 points) = 137.2 landscaping points required	138 landscape points required	138 landscape points provided

Street Frontage Landscaping

Length of street yard along Union Avenue = 360.2 linear feet
Length of street yard along S. 10th Street = 676.0 linear feet
Length of street yard along Ashland Avenue = 360.0 linear feet
Length of street yard along S. 11th Street = 688.8 linear feet

	Required	Provided
Placement of Landscaping	All landscaping used to meet this requirement shall be located within 10 feet of the public right-of-way.	All landscaping used to meet this requirement is located within 10 feet of the public right-of-way.
	Landscaping shall not impede vehicle or pedestrian visibility.	Landscaping does not impede vehicle or pedestrian visibility.
Selection of Landscaping	Shrubs shall not be used to meet this requirement. A minimum of 50% of all points shall be devoted to climax and/or tall trees and a minimum of 30% of all points shall be devoted to small trees.	A minimum of 50% of all points is devoted to climax and/or tall trees and a minimum of 30% of all points is devoted to small trees.
A minimum of 50% of points devoted to climax and/or tall trees	A minimum of 50% of all points shall be devoted to climax and/or tall trees	(570 climax and tall tree points)/(836 total landscape points required) = 68.2% climax and tall trees
A minimum of 30% of points devoted to small trees	A minimum of 30% of all points shall be devoted to small trees.	(300 small tree points)/(836 total landscape points required) = 35.9% small trees
Shrubs shall not be used to meet this requirement.	Shrubs shall not be used to meet this requirement.	Shrubs are not be used to meet this requirement.
Calculation of Landscaping Points		
40 landscaping points per 100 feet of street frontage required	40 landscaping points per 100 feet of street frontage required	Equal to or greater than 40 landscaping points per 100 lf of street frontage is provided
Union Avenue		
(360.2 total feet of street frontage / 100 feet) x 40 points = 144.1 landscaping points required	145 Landscaping Points required	150 Landscaping Points provided
S. 10th Street		
(676 total feet of street frontage / 100 feet) x 40 points = 270.4 landscaping points required	271 Landscaping Points required	290 Landscaping Points provided
Ashland Avenue		
(360 total feet of street frontage / 100 feet) x 40 points = 144.0 landscaping points required	144 Landscaping Points required	150 Landscaping Points provided
S. 11th Street		
(688.8 total feet of street frontage / 100 feet) x 40 points = 275.5 landscaping points required	276 Landscaping Points required	280 Landscaping Points provided

Paved Areas - East Parking Lot

East Parking Lot paved area = 9,954 square feet
Parking Stalls = 17 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(30 climax and/or tall tree points)/(80 total landscape points required) = 37.5% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(50 shrub points)/(80 total landscape points) = 62.5% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(17 total parking stalss provided / 20) x 80 landscaping points = 68 landscaping points required	68 total landscaping points required in the stall calculation method	N/A - more points required with paved area method (see below cell)
(9,954 sf total parking area/10,000 sf) x 80 landscaping points = 79.6 landscaping points	80 total landscaping points required in the paved area calculation method	80 landscaping points provided

Paved Areas - Northwest Parking Lot

Northwest Parking Lot paved area = 36,107 square feet
Parking Stalls = 95 stalls

	Required	Provided
A minimum of 30% of points devoted to climax and/or tall trees	A minimum of 30% of points devoted to climax and/or tall trees	(225 climax and/or tall tree points)/(380 total landscape points required) = 59.2% climax and/or tall trees
A minimum of 40% of points devoted to shrubs	A minimum of 40% of points devoted to shrubs	(155 shrub points)/(380 total landscape points) = 40.7% shrubs
Calculation of Landscaping Points		
80 landscaping points per 20 parking stalls -or- per 10,000 sf of pavement area (Whichever yields the greater landscaping requirement.		
(95 total parking stalss provided / 20) x 80 landscaping points = 380 landscaping points required	380 total landscaping points required in the stall calculation method	384 landscaping points provided
(36,107 sf total parking area/10,000 sf) x 80 landscaping points = 288.9 landscaping points	289 total landscaping points required in the paved area calculation method	N/A - more points required with stall calculation method (see above cell)

Developed Areas

Undesignated area = 20,113 square feet

	Required	Provided
Landscaping points (as described in Section 15.603) shall be provided on a prorated basis for every 1,000 square feet of gross floor area		
Calculation of Landscaping Points		
20 landscaping points shall be provided per every 1,000 sf of gross floor area		
(20,113 sf total parking area/1,000 sf) x 20 landscaping points = 402.3 landscaping points	403 total landscaping points required	404 landscaping points provided

3 L2.10 LANDSCAPE CALCULATIONS
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

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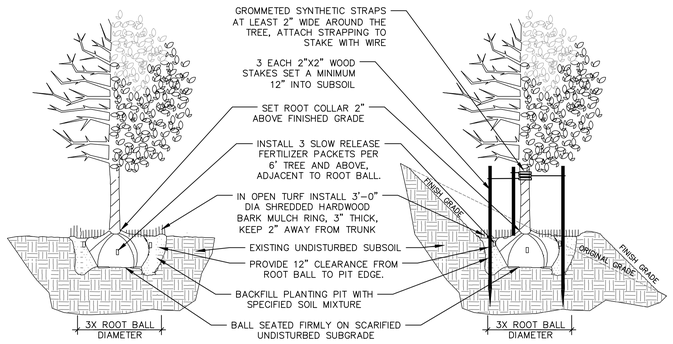
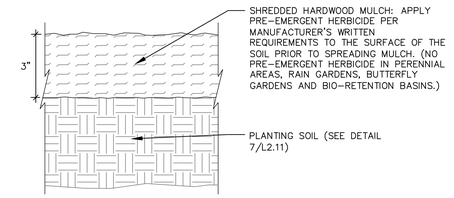


1 L2.11 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



5 L2.11 SHREDDED HARDWOOD MULCH SECTION
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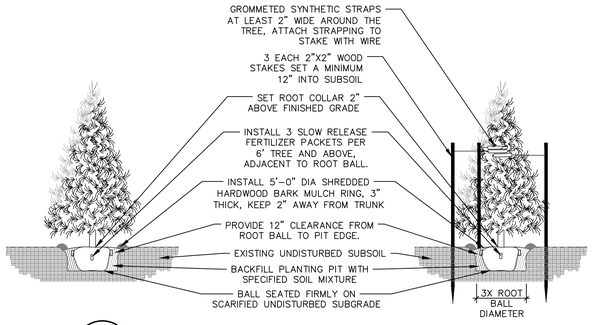
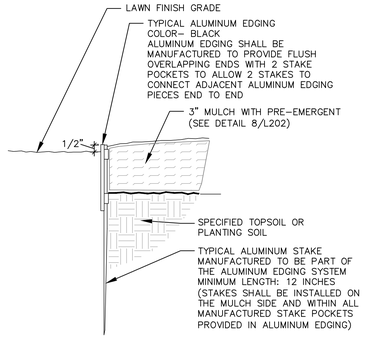
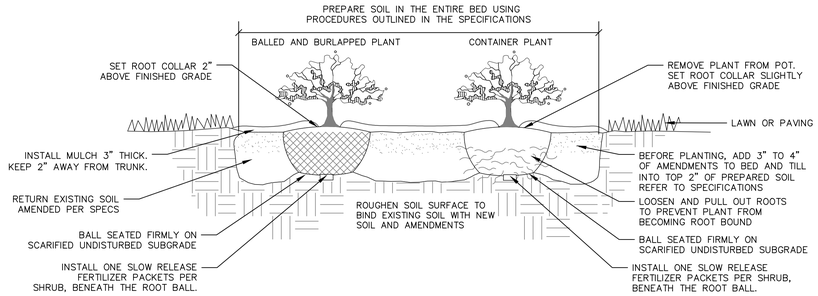


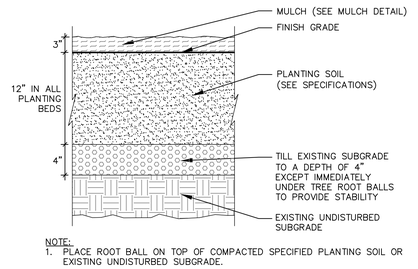
2 L2.11 EVERGREEN TREE PLANTING & STAKING
N.T.S.



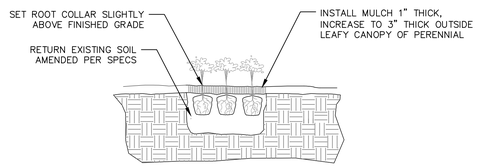
6 L2.11 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



3 L2.11 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



7 L2.11 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.



4 L2.11 PERENNIAL PLANTING
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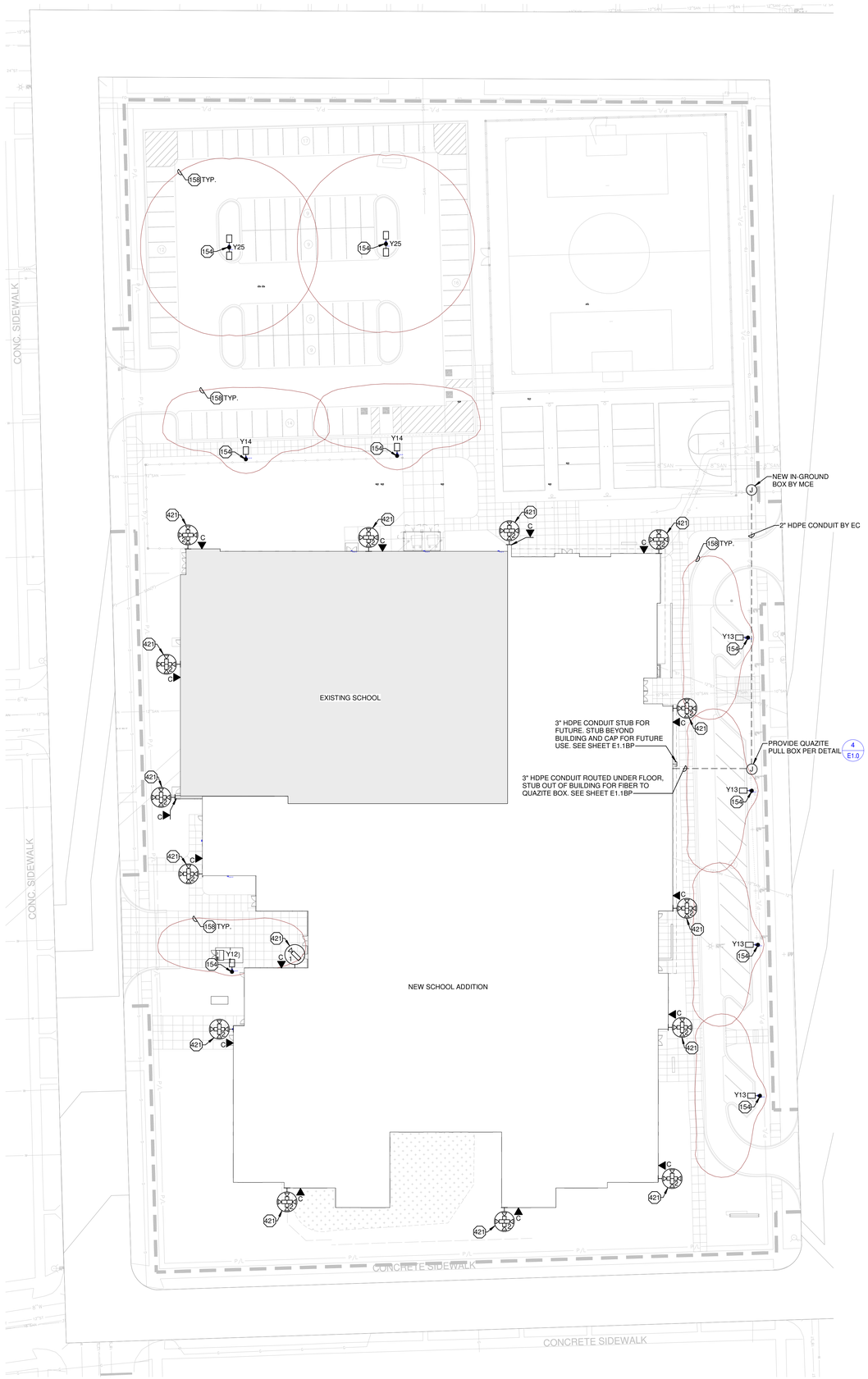


1 E1.0 ELECTRICAL SITE PLAN - NEW
Scale: 1" = 30'-0"

GENERAL NOTES

1. UNLESS SHOWN OTHERWISE, ALL WIRING SHOWN IS (2)#10 AND #10 GROUND IN 1" PVC.
2. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
3. PROVIDE CONCRETE BASE ROUGH-IN FIXTURES PER DETAIL 2 E1.0 .
4. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
5. BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
6. ALL CONDUITS STUBBED OUT OF BUILDINGS SHALL BE DONE PER DETAIL 2 E6.0 .
7. FOR EXTERIOR CAMERA INSTALLATION, SEE DETAIL
8. FOR EXTERIOR CAMERA SCHEDULE, SEE DETAIL 3 E1.0 FOR TYPE AND PART NUMBER.
9. FOR POLE LIGHTING CONDUIT LAYOUT IN POLE BASE, SEE DETAIL

PLAN NOTES

154	PRIVODE 36" CONCRETE POLE BASE PER DETAIL 2/E1.0
158	TYPICAL LIGHT DISTRIBUTION OF 0.5 FOOT CANDLES. TYPICAL FOR ALL LIGHT FIXTURES OF THIS TYPE.
421	WALL MOUNT CAMERA AT ELEVATION OF 112'-0" TO CENTER.

EXTERIOR CAMERA SYMBOL

CAMERA NUMBER # AND SYMBOL	CAMERAS	PART NUMBER	QTY
1	AXIS P3265-LV	0237-001	1
2	AXIS P3738-PLE	02635-001	14

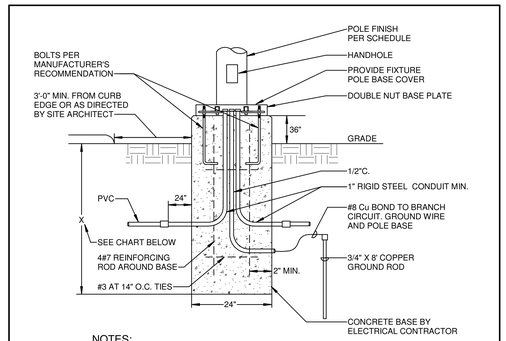
Note: SEE SPECIFICATION SECTION 26 05 01 FOR MORE INFORMATION. PROVIDE ALL HARDWARE AS NEEDED.

3 E1.0 EXTERIOR CAMERA SCHEDULE
SCALE: NTS

SECURITY CAMERA KEY PLAN

CAMERAS

- SECURITY CAMERA - DIRECTIONAL (LINES REPRESENT WALL OR POLE MOUNTED NO LINES REPRESENT CEILING MOUNTED (TYPICAL))
- SECURITY CAMERA - 90°
- SECURITY CAMERA - 180°
- SECURITY CAMERA - 270°
- SECURITY CAMERA - 360°

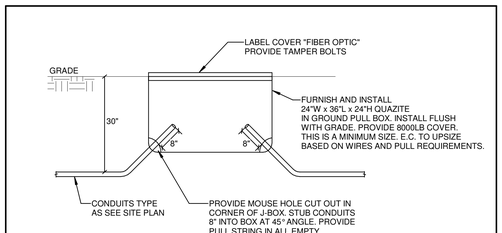


NOTES:

1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

2 E1.0 36" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS



SEE SPECIFICATION SECTION 26 05 01

4 E1.0 QUAZITE BELOW GRADE PULL BOX
SCALE: NTS

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Sheet Number:
E1.0

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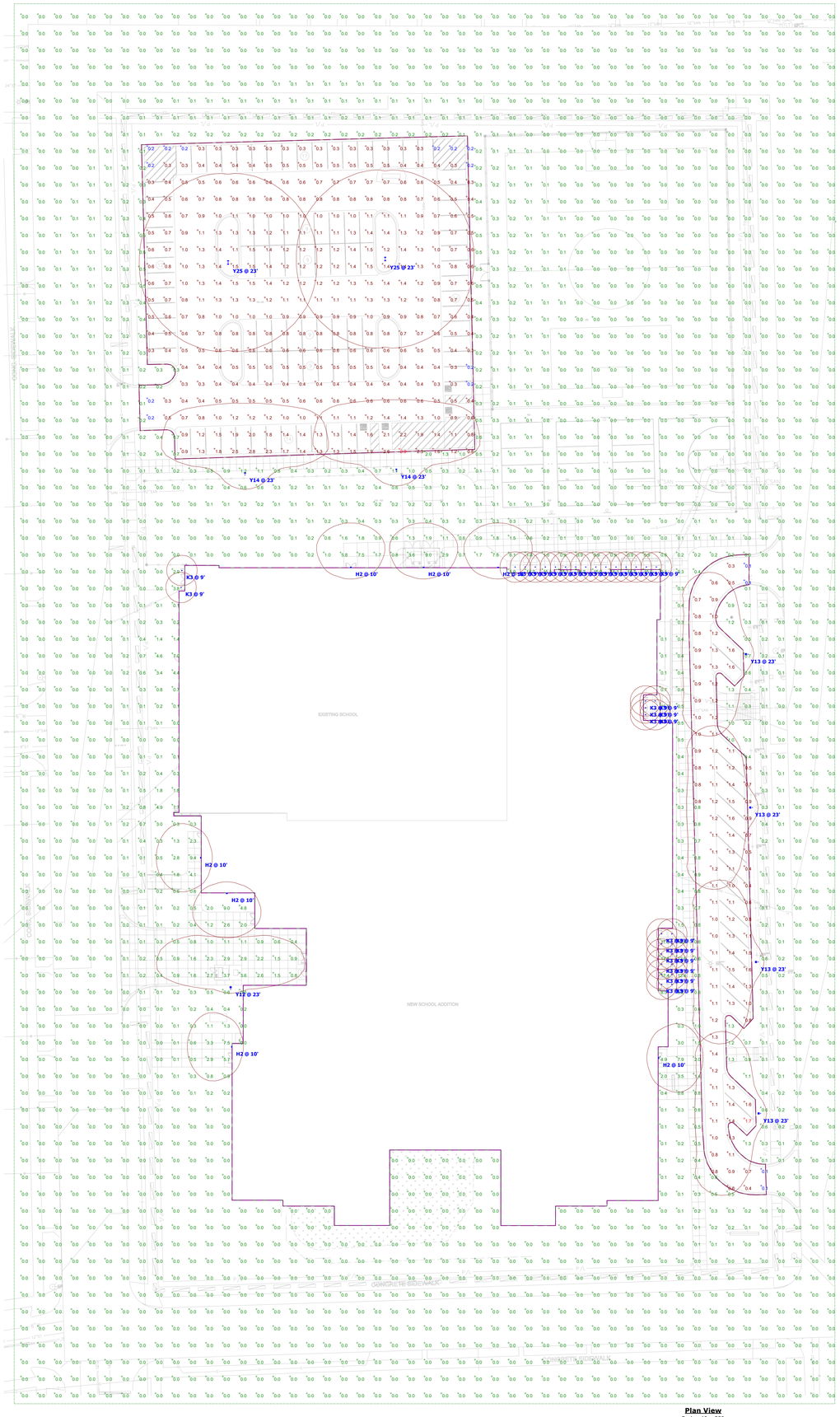

Plan View
Scale - 1" = 30ft

Schedule

Symbol	Label	Quantity	Image	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	Y12	1		Lithonia Lighting	RSX1 LED P1 50K R2 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 5000K CCT Type R2 Distribution with HS shield	1	5384	0.9	51.34
	Y13	4		Lithonia Lighting	RSX1 LED P1 50K R3 HS	RSX LED Area Luminaire Size 1 P1 Lumen Package 5000K CCT Type R3 Distribution with HS shield	1	4981	0.9	51.34
	Y25	2		Lithonia Lighting	RSX1 LED P1 50K R5	RSX Area Fixture Size 1 P1 Lumen Package 5000K CCT Type R5 Distribution	1	7285	0.9	102.68
	H2	7		Lithonia Lighting	ARC2 LED P3 50K	ARC2 LED WITH P3 - PERFORMANCE PACKAGE, 5000K	1	3410	0.9	23.7345
	Y14	2		Lithonia Lighting	RSX1 LED P2 50K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 5000K CCT Type R4 Distribution with HS shield	1	6554	0.9	72.95
	K3	35		Lithonia Lighting	LBR6 ALO1 (750LM) SWW1 (5000K) AR LSS MWD 80CRI	6IN LBR Retrofit 750LM 5000K Clear Semi-Specular Medium Wide 80CRI	1	957	0.9	9.06

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EAST PARKING LOT	+	1.0 fc	1.7 fc	0.1 fc	17.0:1	10.0:1
NORTH PARKING LOT	+	0.8 fc	2.9 fc	0.2 fc	14.5:1	4.0:1
SITE	+	0.3 fc	17.5 fc	0.0 fc	N/A	N/A

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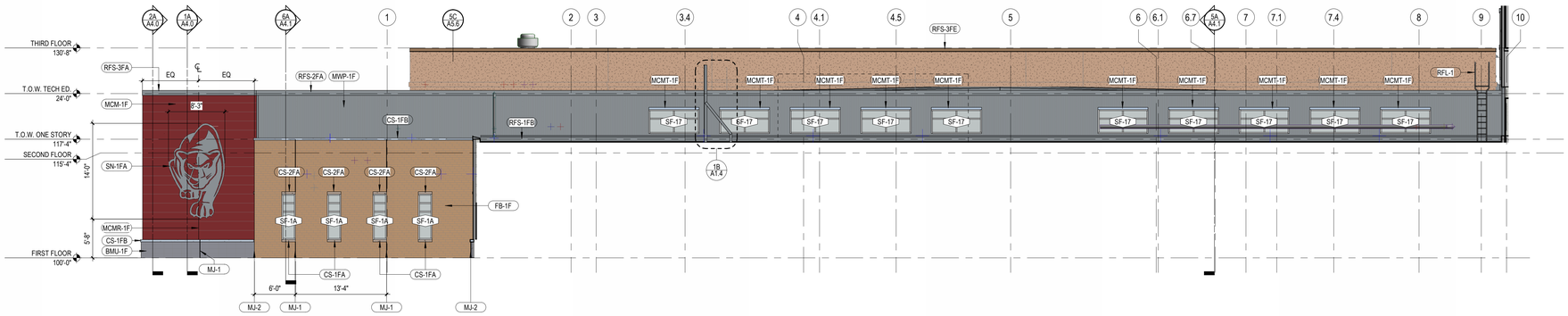
SASD FARNSWORTH MIDDLE SCHOOL - SITE LIGHTING PHOTOMETRIC

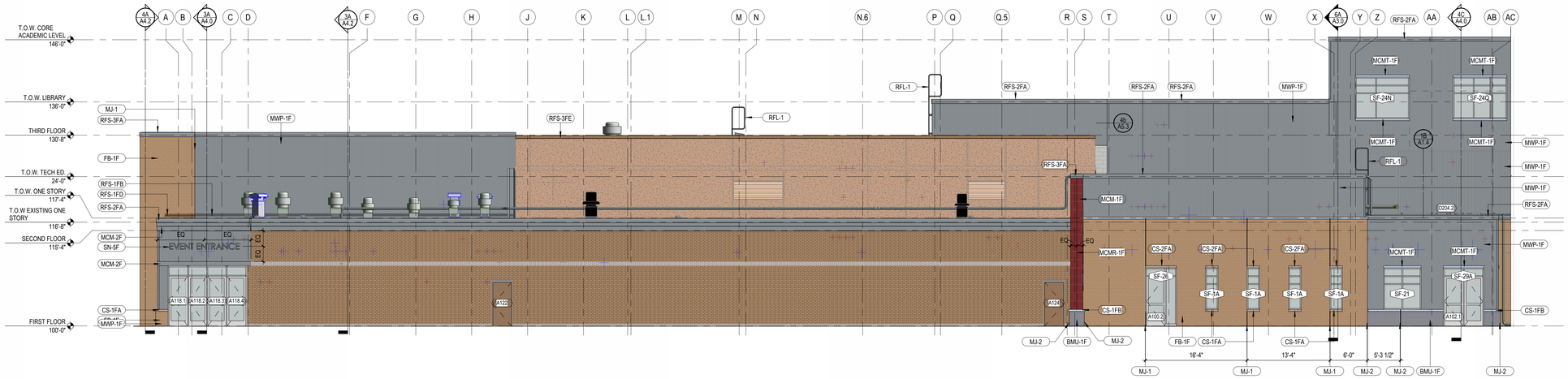
Designer
ABG
Date
01/15/2025
Scale
Not to Scale
Drawing No.
E1.0P
Summary

KEYNOTE LEGEND

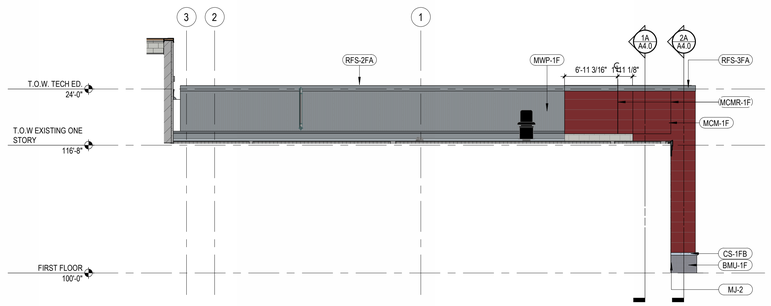
BMU-1F	BURNISHED MASONRY UNITS
CS-1FA	CAST STONE SILL
CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
FB-1F	FACE BRICK
MCM-1F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-2F	METAL COMPOSITE MATERIAL WALL PANEL
MCMR-1F	METAL WALL PANEL REVEAL
MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MJ-2	MASONRY MOVEMENT JOINT (CONTROL)
MWP-1F	METAL WALL PANEL
RFL-1	STEEL LADDER (ROOF) - SEE DETAIL 6B/A5.0
RFS-1FB	COUNTERFLASHING W/ FLASHING COVER
RFS-1FD	COUNTERFLASHING W/ FLASHING COVER
RFS-2FA	ROOF EDGE FASCIA
RFS-3FA	METAL COPING
RFS-3FE	METAL COPING
SN-1FA	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 1" DEPTH LOGO SIGNAGE
SN-5F	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 12" HIGH X 1" DEPTH CENTURY GOTHIC FONT LETTERS



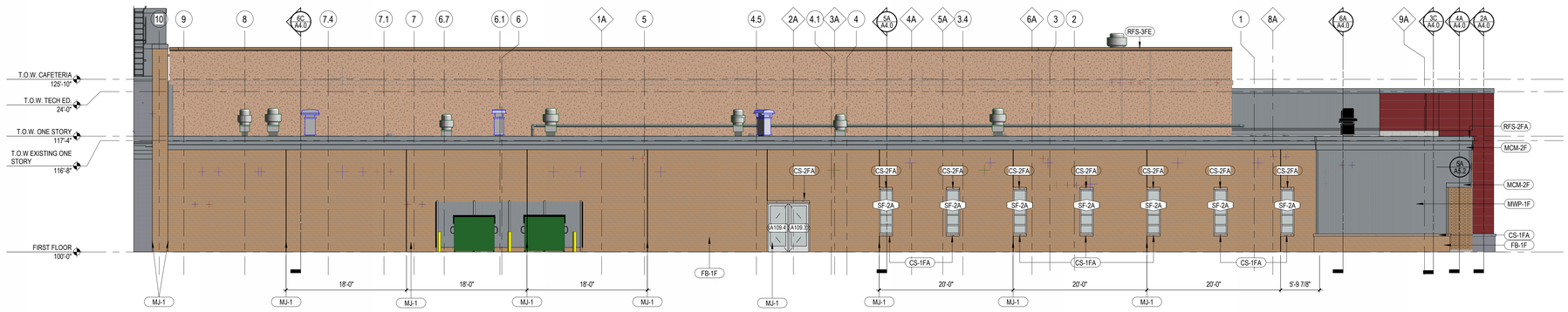
6E UNIT A - SOUTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



6C UNIT A - WEST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



6B UNIT A - NORTH ELEVATION 2
A2.1 Scale: 1/8" = 1'-0"



6A UNIT A - NORTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"

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Sheet Title: **UNIT A - EXTERIOR ELEVATIONS**

Sheet Number: **A2.1**

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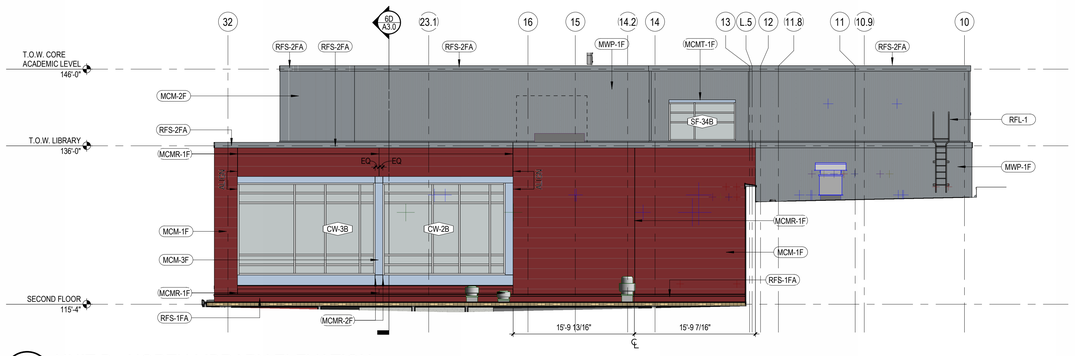
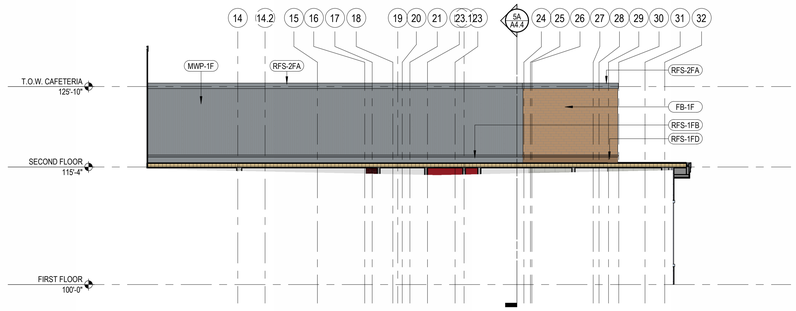
KEYNOTE LEGEND

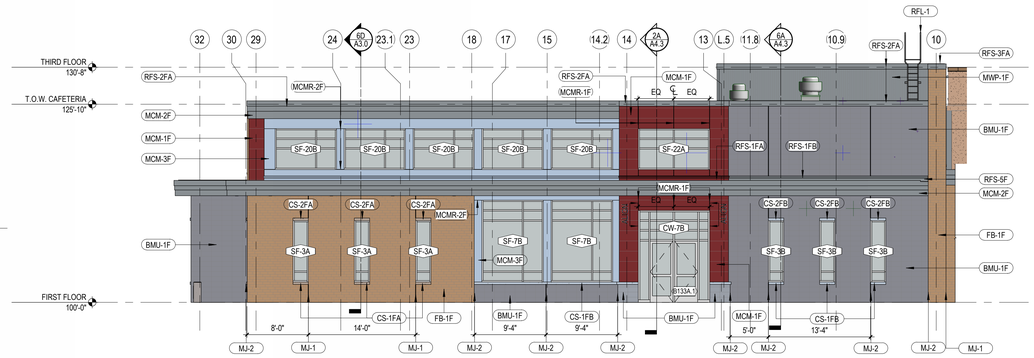
BMU-1F	BURNISHED MASONRY UNITS
CS-1FA	CAST STONE SILL
CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
CS-2FB	CAST STONE LINTEL
DTS-1F	DATE STONE
FB-1F	FACE BRICK
FDKB-1	FIRE DEPARTMENT KEY BOX
MCM-1F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-2F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-3F	METAL COMPOSITE MATERIAL WALL PANEL
MCMR-1F	METAL WALL PANEL REVEAL
MCMR-2F	METAL WALL PANEL REVEAL
MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MCMT-3F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MJ-2	MASONRY MOVEMENT JOINT (CONTROL)
MWP-1F	METAL WALL PANEL
RFL-1	STEEL LADDER (ROOF) - SEE DETAIL 6B/A5.0
RFS-1FA	COUNTERFLASHING W/ FLASHING COVER
RFS-1FB	COUNTERFLASHING W/ FLASHING COVER
RFS-1FD	COUNTERFLASHING W/ FLASHING COVER
RFS-2FA	ROOF EDGE FASCIA
RFS-3FA	METAL COPING
RFS-5F	THRU WALL SCUPPER UNIT
SN-1FA	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 1" DEPTH LOGO SIGNAGE



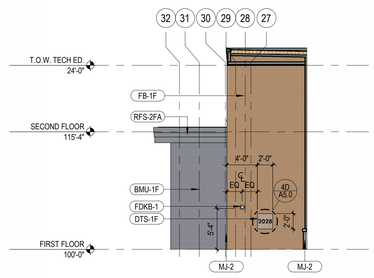
6C UNIT B - NORTH LIBRARY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



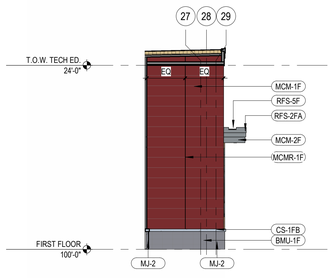
3C UNIT B - SOUTH LIBRARY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



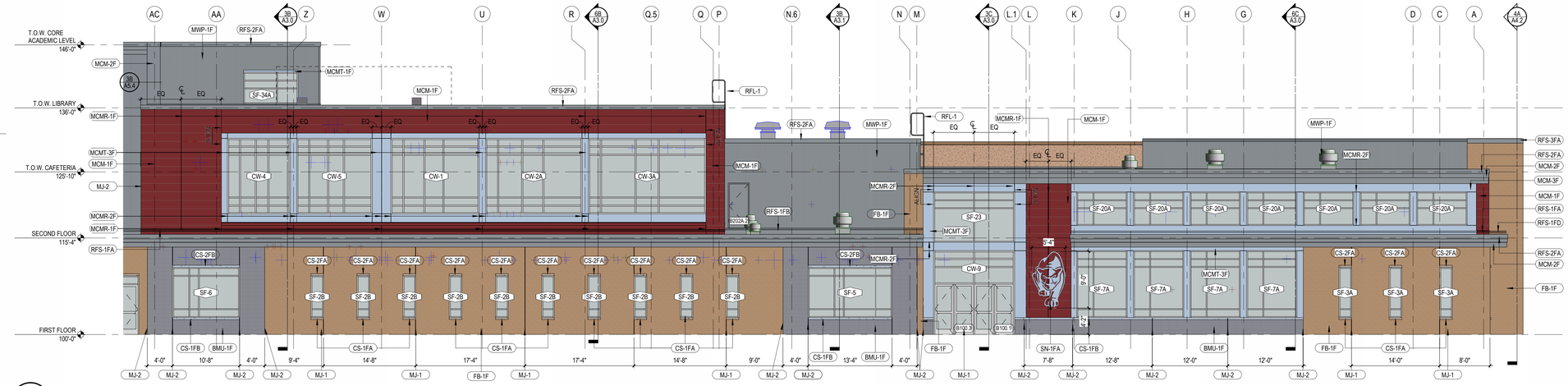
6B UNIT B - NORTH ELEVATION
A2.2 Scale: 1/8" = 1'-0"



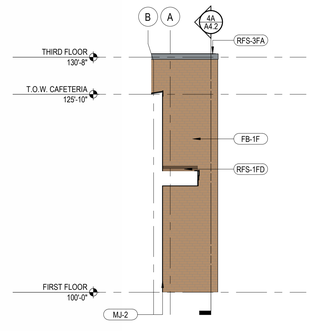
3B UNIT B - NORTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



2B UNIT B - SOUTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6A UNIT B - EAST ELEVATION 1
A2.2 Scale: 1/8" = 1'-0"



2A UNIT B - EAST ELEVATION 2
A2.2 Scale: 1/8" = 1'-0"

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#	DATE	DESCRIPTION

Project Number: **3415**

Issued For: **CITY OF SHEBOYGAN PLAN REVIEW** 2/16/2026

Sheet Title: **UNIT B - EXTERIOR ELEVATIONS**

Sheet Number: **A2.2**

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2/13/2026 3:21:10 PM

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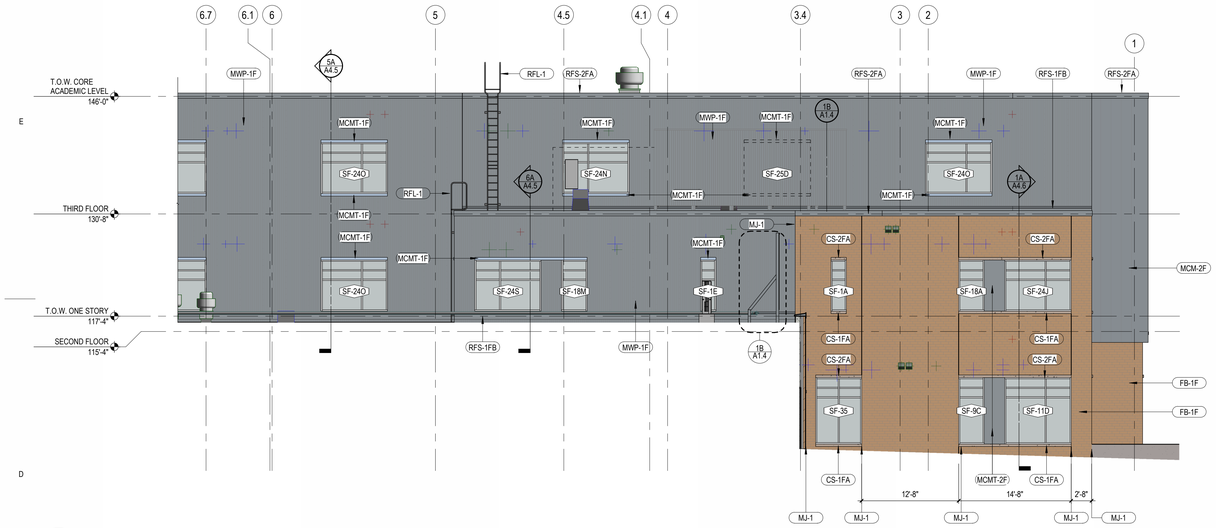
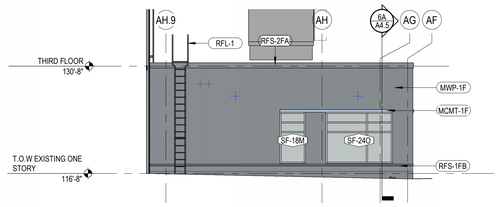
KEYNOTE LEGEND

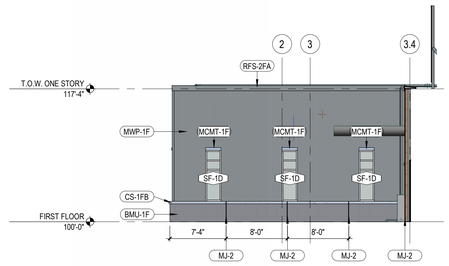
BMU-1F	BURNISHED MASONRY UNITS
CS-1FA	CAST STONE SILL
CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
CS-2FB	CAST STONE LINTEL
FB-1F	FACE BRICK
LVR-1	ARCHITECTURAL LOUVER - 32'W X 24'H - FINISH TO MATCH ADJACENT MASONRY
LVR-2	ARCHITECTURAL LOUVER - 24'W X 16'H - FINISH TO MATCH ADJACENT MASONRY
MCM-1F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-2F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-3F	METAL COMPOSITE MATERIAL WALL PANEL
MCMR-1F	METAL WALL PANEL REVEAL
MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MCMT-2F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MCMT-3F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MJ-2	MASONRY MOVEMENT JOINT (CONTROL)
MWP-1F	METAL WALL PANEL
RFL-1	STEEL LADDER (ROOF) - SEE DETAIL 6B/A5.0
RFS-1FB	COUNTERFLASHING W/ FLASHING COVER
RFS-2FA	ROOF EDGE FASCIA



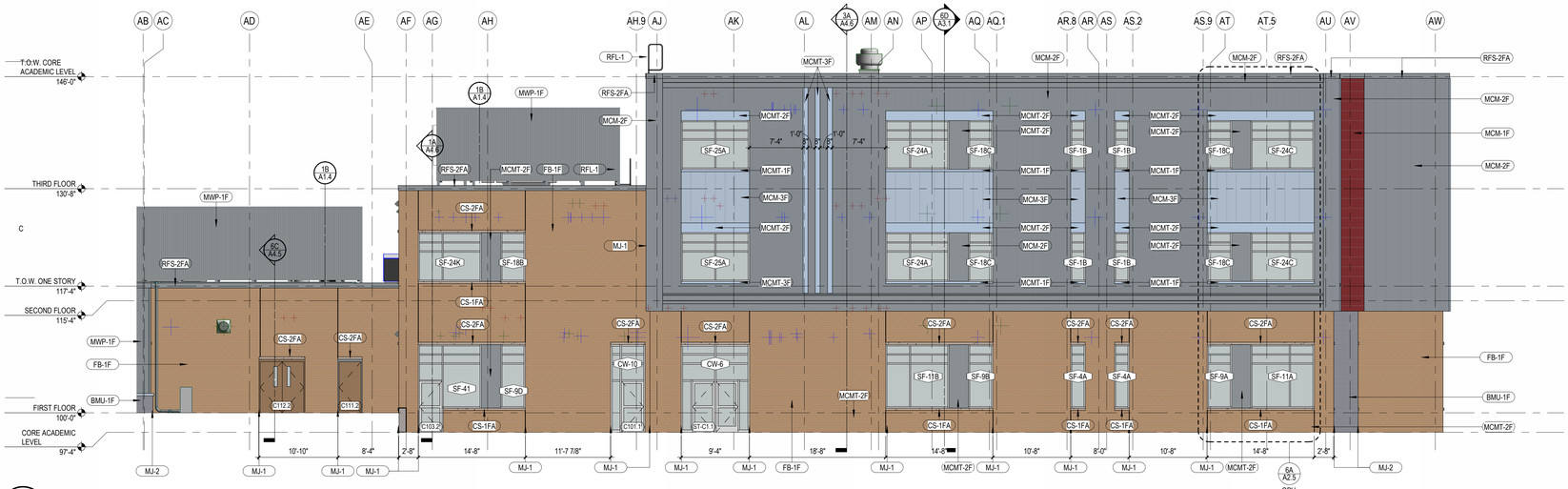
6D UNIT C - NORTH ACADEMIC ELEVATION
A2.3 Scale: 1/8" = 1'-0"



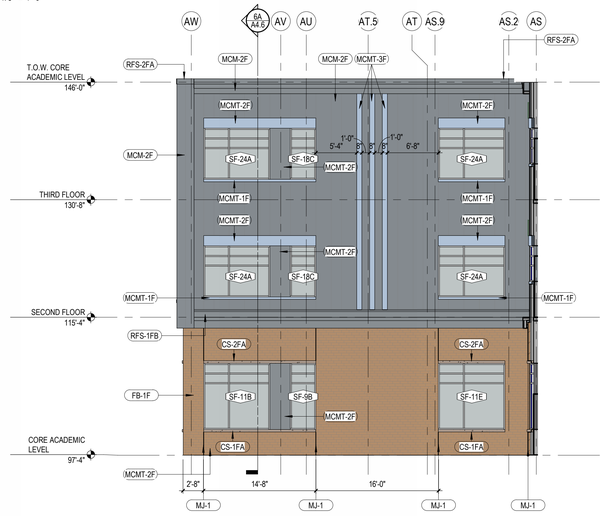
3D UNIT C - EAST ACADEMIC ELEVATION 2
A2.3 Scale: 1/8" = 1'-0"



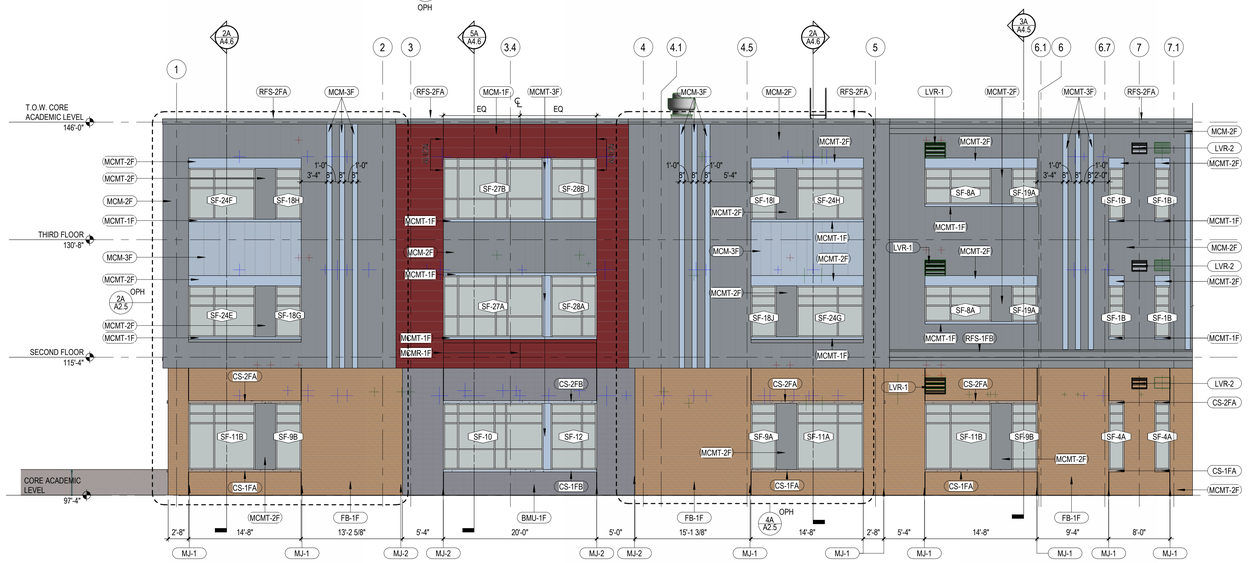
2D UNIT C - SOUTH VESTIBULE ELEVATION
A2.3 Scale: 1/8" = 1'-0"



6B UNIT C - WEST ELEVATION
A2.3 Scale: 1/8" = 1'-0"



6A UNIT C - EAST ACADEMIC ELEVATION
A2.3 Scale: 1/8" = 1'-0"



4A UNIT C - SOUTH ELEVATION
A2.3 Scale: 1/8" = 1'-0"

BRAY ARCHITECTS
Milwaukee
829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Sheboygan • Davenport • Moline
www.brayarch.com

Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
1017 UNION AVE
SHEBOYGAN, WI 53083

REVISIONS:

#	DATE	DESCRIPTION

Project Number: **3415**

Issued For: **CITY OF SHEBOYGAN PLAN REVIEW** 2/16/2026

Sheet Title: **UNIT C - EXTERIOR ELEVATIONS**

Sheet Number: **A2.3**

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2/13/2026 3:21:24 PM

KEYNOTE LEGEND

BMU-1F	BURNISHED MASONRY UNITS
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MCM-3F	METAL COMPOSITE MATERIAL WALL PANEL
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MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
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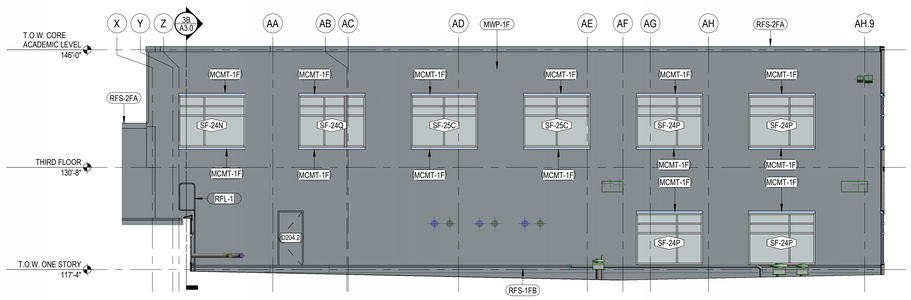
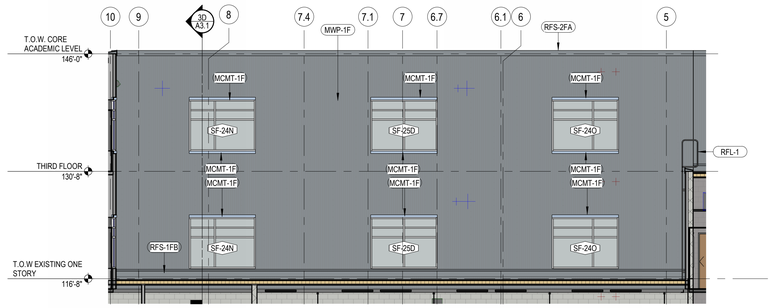
RFS-2FA	ROOF EDGE FASCIA



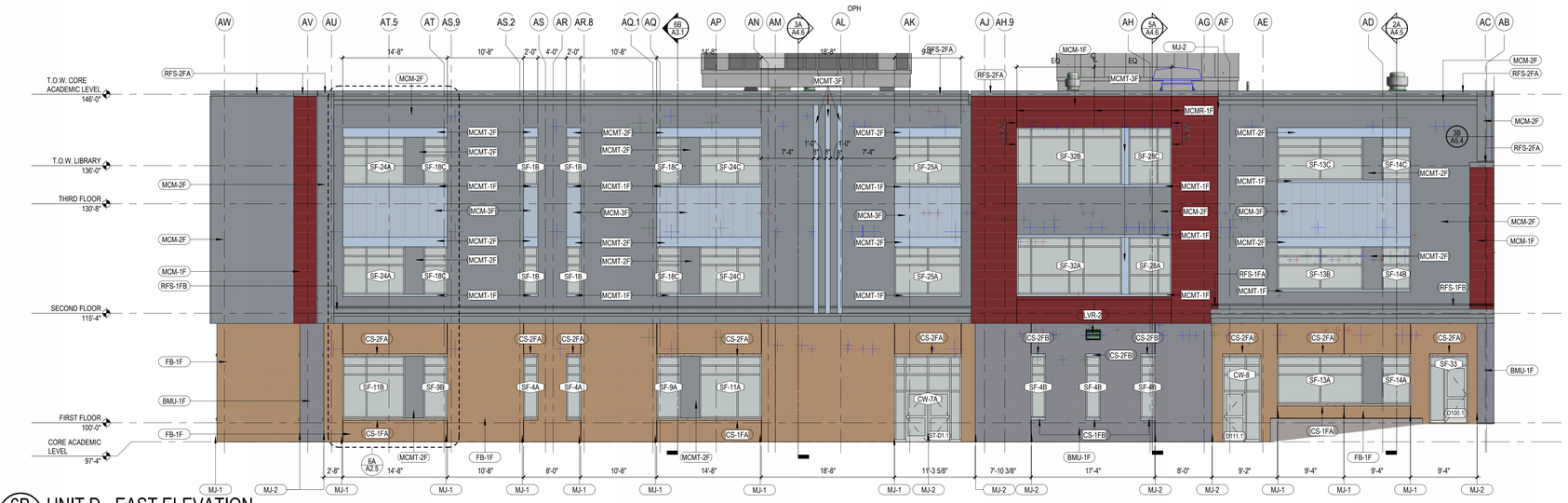
6D UNIT D - WEST ELEVATION

A2.4 Scale: 1/8" = 1'-0"



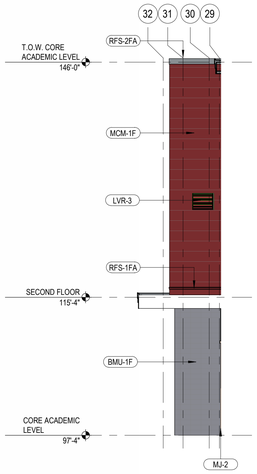
4D UNIT D - NORTH ACADEMIC ELEVATION

A2.4 Scale: 1/8" = 1'-0"



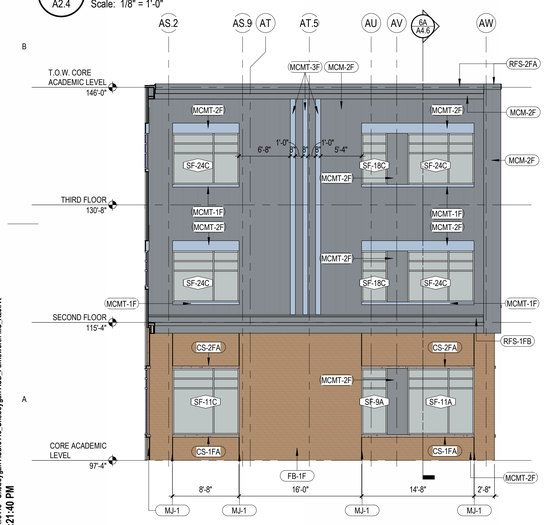
6B UNIT D - EAST ELEVATION

A2.4 Scale: 1/8" = 1'-0"



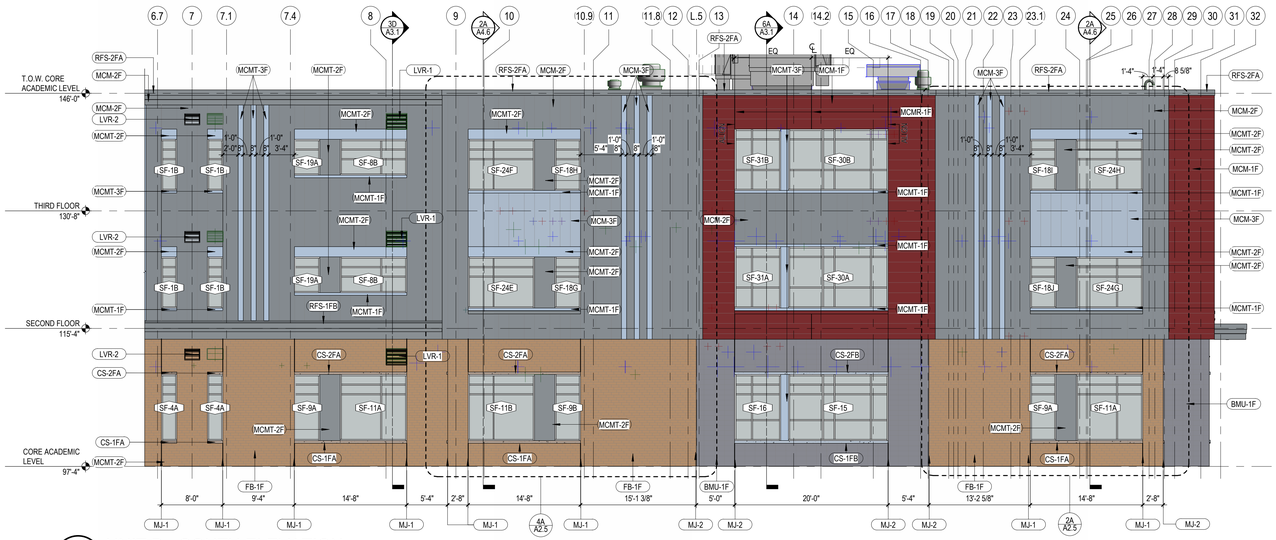
1B UNIT D - NORTH VESTIBULE ELEVATION

A2.4 Scale: 1/8" = 1'-0"



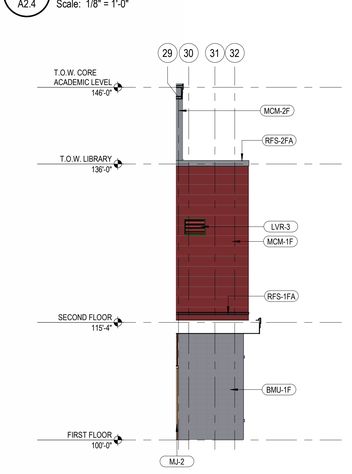
6A UNIT D - WEST ACADEMIC ELEVATION

A2.4 Scale: 1/8" = 1'-0"



4A UNIT D - SOUTH ELEVATION

A2.4 Scale: 1/8" = 1'-0"



1A UNIT D - SOUTH VESTIBULE ELEVATION

A2.4 Scale: 1/8" = 1'-0"

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Issued For:
CITY OF SHEBOYGAN PLAN REVIEW
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Sheet Title:
UNIT D - EXTERIOR ELEVATIONS

Sheet Number:
A2.4

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of a proposed building addition to Farnsworth Middle School located at 1017 Union Avenue.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 13, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Kapur & Associates, Inc. is proposing to construct a building addition to Farnsworth Middle School located at 1017 Union Avenue. The applicant states the following:

- This project consists of a large addition with remodeling to the existing structure to remain and will remove a large portion of the existing original structure.
- The new addition will be to the south of the existing facility on the same site.
- The new addition will consist primarily of a proposed three story classroom addition that would match the existing facility in scale compared to the surrounding residential neighborhood.
- Farnsworth Middle School features an Art Deco style, characterized by its brick facade and stone accents.
- The existing facility was comprised of a three story primary structure with auxiliary one and two story portions attached.
- The proposed new exterior design of Farnsworth Middle School attempts to match in scale the existing facility.
- It will be comprised largely of a three story primary classroom portion with auxiliary one and two story portions attached containing specialty education environments and supporting spaces.
- The new exterior materials are comprised primarily of brick, burnished block and metal panel with cast stone accents.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** _____ **Review Date:** 2/20/2026

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
Kapur & Associates, Inc.	Michael J. Froehlich, P.E.	Associate / Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
788 N. Jefferson St., Suite 900	Milwaukee	WI	53202
Email Address	**Phone Number (incl. area code)**		
mfroehlich@kapurinc.com	414-751-7245		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Sheboygan Area School District	Jacob Konrath	Superintendent	
Mailing Address	**City**	**State**	**ZIP Code**
3330 Stahl Rd	Sheboygan	WI	53081
Email Address	**Phone Number (incl. area code)**		
jkonrath@sasd.net	920-459-3514		

SECTION 3: Architect Information

Name			
Kyle Downing			
Mailing Address	**City**	**State**	**Zip**
829 S 1st St	Milwaukee	WI	53204
Email Address	**Phone Number (incl. area code)**		
kdowning@brayarch.com	414-615-1717		

SECTION 4: Contractor Information

Name			
Quasius|Smith			
Mailing Address	**City**	**State**	**Zip**
125 Camelot Dr	Fond du Lac	WI	54935
Email Address	**Phone Number (incl. area code)**		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jacob Konrath	Superintendent	920-459-3514
Signature of Applicant		**Date Signed**
		2-2-26

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
1017 Union Ave, Sheboygan, WI 53081	

Name of Proposed/Existing Business:	Farnsworth Middle School
Address of Property Affected:	1017 Union Ave, Sheboygan, WI 53081
Zoning Classification:	

New Building: ☐ Addition: ☒ Remodeling: ☒

SECTION 7: Description of Proposed Project

This project consists of a large addition with remodeling to the existing structure to remain and will remove a large portion of the existing original structure. The new addition will be to the south of the existing facility on the same site. The new addition will consist primarily of a proposed three story classroom addition that would match the existing facility in scale compared to the surrounding residential neighborhood.

SECTION 8: Description of EXISTING Exterior Design and Materials

Farnsworth Middle School features an Art Deco style, characterized by its brick facade and stone accents. The existing facility was comprised of a three story primary structure with auxiliary one and two story portions attached

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The proposed new exterior design of Farnsworth Middle School attempts to match in scale the existing facility. It will be comprised largely of a three story primary classroom portion with auxiliary one and two story portions attached containing specialty education environments and supporting spaces. The new exterior materials are comprised primarily of brick, burnished block and metal panel with cast stone accents.

Architectural Review Application Project

The proposed new exterior design of Farnsworth Middle School attempts to match in scale the existing facility. It will be comprised largely of a three-story primary classroom portion with auxiliary one- and two-story portions attached containing specialty education environments and supporting spaces. The new exterior materials are comprised primarily of brick, burnished block and metal panel with cast stone accents. The existing building and new proposed addition design are significantly different from those of the adjacent residential proprieties. We intend to keep the existing neutral colors of the original brick and stonework while introducing modest areas of the school's color red as part of the exterior design and accenting that with areas of gray tones. This design helps to visually reduce the scale of the addition and make it appear closer in stature to the surrounding neighborhood while simultaneously introducing school branding.

KEYNOTE LEGEND

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CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
FB-1F	FACE BRICK
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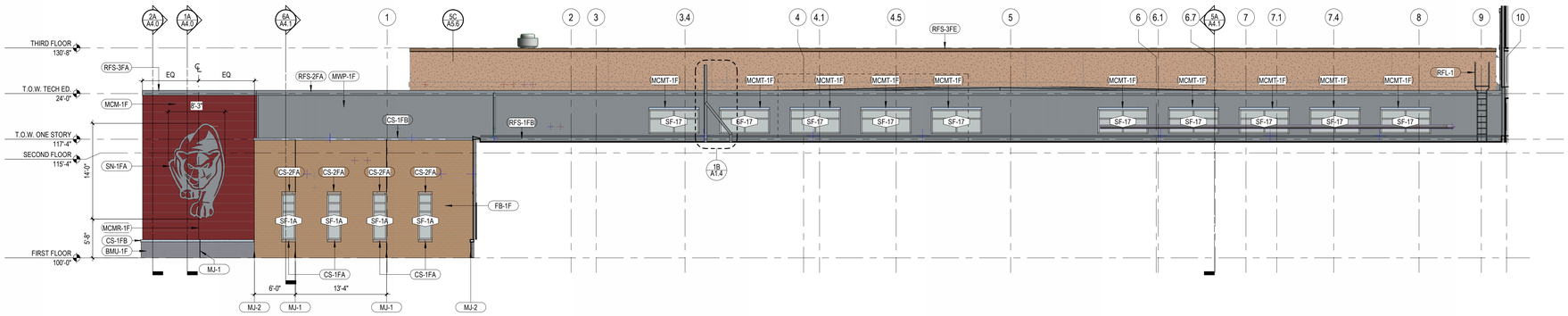
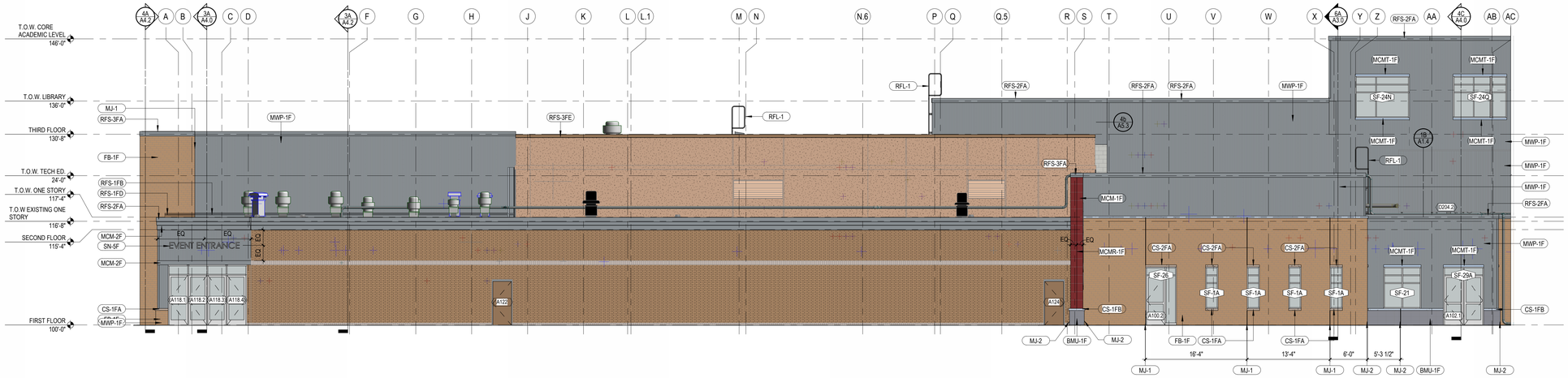
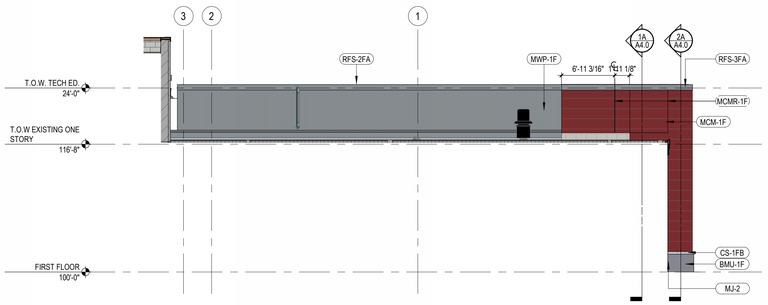
RFS-1FD	COUNTERFLASHING W/ FLASHING COVER
RFS-2FA	ROOF EDGE FASCIA
RFS-3FA	METAL COPING
RFS-3FE	METAL COPING
SN-1FA	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 1" DEPTH LOGO SIGNAGE
SN-5F	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 12" HIGH X 1" DEPTH CENTURY GOTHIC FONT LETTERS



6E UNIT A - SOUTH ELEVATION
A2.1 Scale: 1/8" = 1'-0"



6C UNIT A - WEST ELEVATION
A2.1 Scale: 1/8" = 1'-0"



6B UNIT A - NORTH ELEVATION 2
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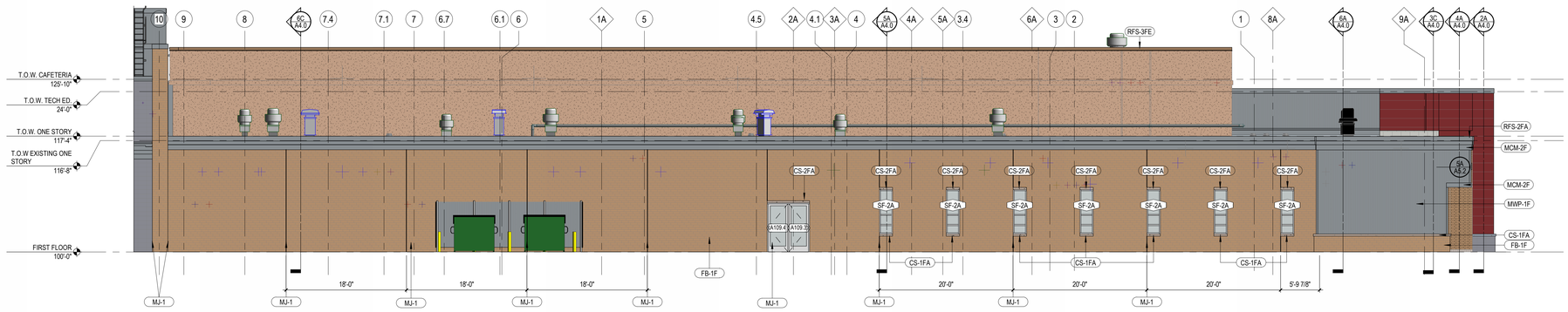

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A2.1 Scale: 1/8" = 1'-0"

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Issued For: **CITY OF SHEBOYGAN PLAN REVIEW** 2/16/2026

Sheet Title: **UNIT A - EXTERIOR ELEVATIONS**

Sheet Number: **A2.1**

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KEYNOTE LEGEND

BMU-1F	BURNISHED MASONRY UNITS
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CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
CS-2FB	CAST STONE LINTEL
DTS-1F	DATE STONE
FB-1F	FACE BRICK
FDKB-1	FIRE DEPARTMENT KEY BOX
MCM-1F	METAL COMPOSITE MATERIAL WALL PANEL
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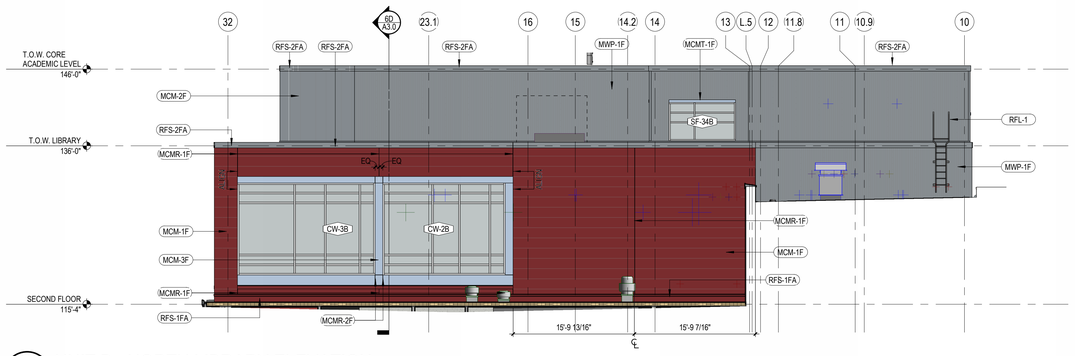
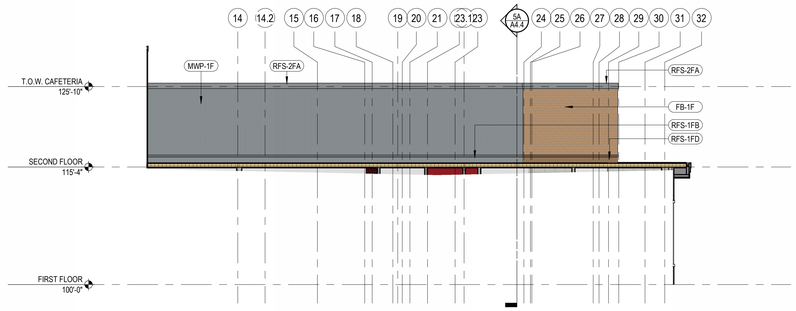
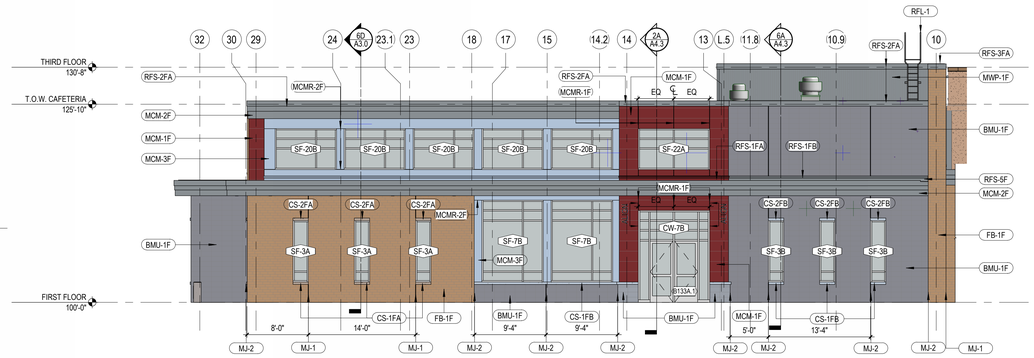
RFS-3FA	METAL COPING
RFS-5F	THRU WALL SCUPPER UNIT
SN-1FA	BACK-LIT BRUSHED ALUMINUM LOGO SIGNAGE - WALL MOUNTED ON 1" STANDOFFS - 1" DEPTH LOGO SIGNAGE



6C UNIT B - NORTH LIBRARY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



3C UNIT B - SOUTH LIBRARY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6B UNIT B - NORTH ELEVATION
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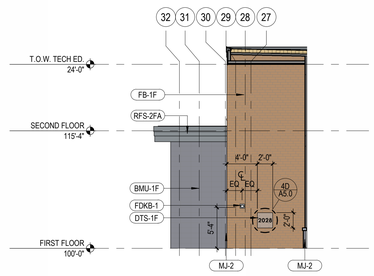
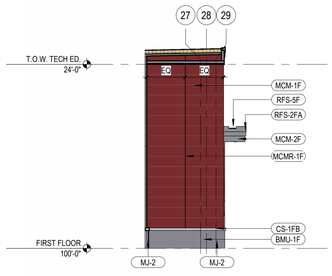
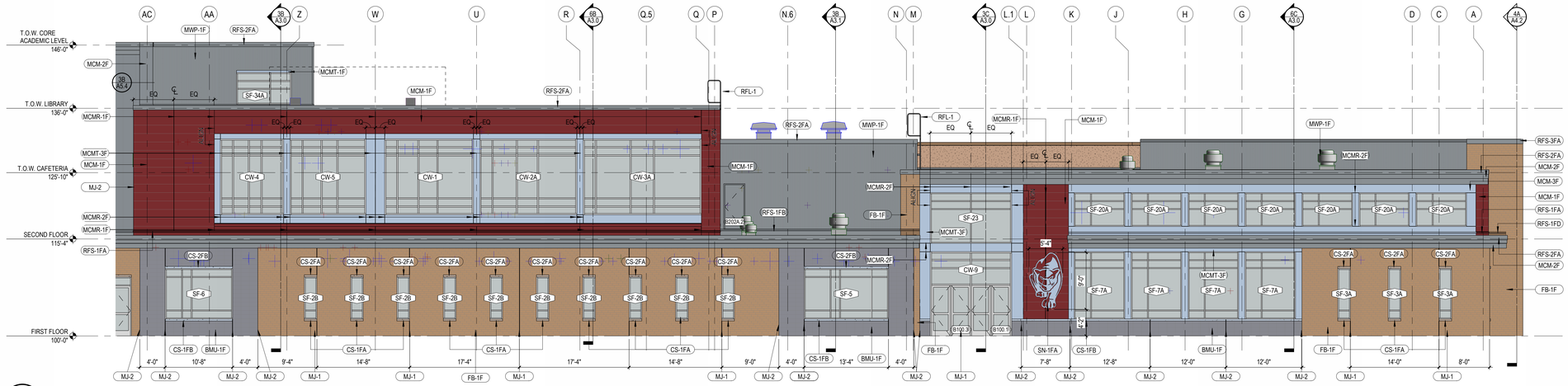


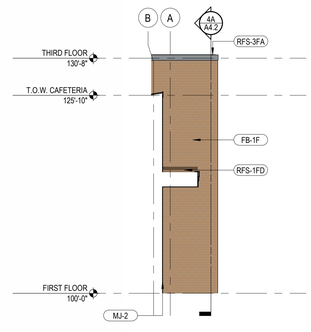
3B UNIT B - NORTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



2B UNIT B - SOUTH ENTRY ELEVATION
A2.2 Scale: 1/8" = 1'-0"



6A UNIT B - EAST ELEVATION 1
A2.2 Scale: 1/8" = 1'-0"



2A UNIT B - EAST ELEVATION 2
A2.2 Scale: 1/8" = 1'-0"

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Sheboygan • Davenport • Moline
www.brayarch.com

Project Title:
Addition & Renovation to:
FARNSWORTH MIDDLE SCHOOL
SHEBOYGAN AREA SCHOOL DISTRICT
1017 UNION AVE
SHEBOYGAN, WI 53083

REVISIONS:

	DATE	DESCRIPTION

Project Number:
3415

Issued For:
CITY OF SHEBOYGAN PLAN REVIEW
2/16/2026

Sheet Title:
UNIT B - EXTERIOR ELEVATIONS

Sheet Number:
A2.2

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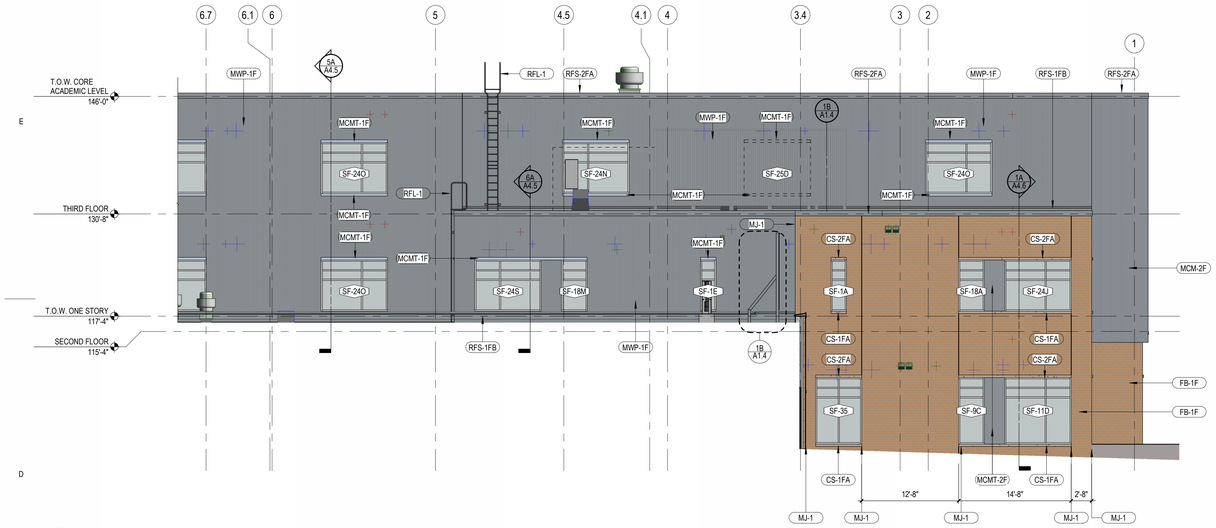
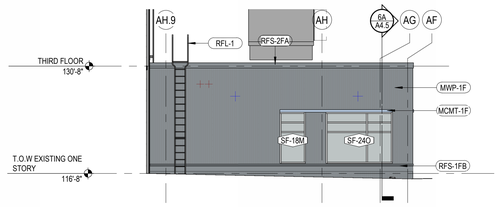
KEYNOTE LEGEND

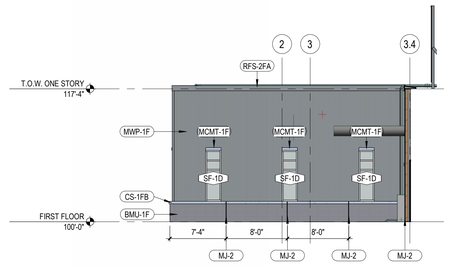
BMU-1F	BURNISHED MASONRY UNITS
CS-1FA	CAST STONE SILL
CS-1FB	CAST STONE SILL
CS-2FA	CAST STONE LINTEL
CS-2FB	CAST STONE LINTEL
FB-1F	FACE BRICK
LVR-1	ARCHITECTURAL LOUVER - 32'W X 24'H - FINISH TO MATCH ADJACENT MASONRY
LVR-2	ARCHITECTURAL LOUVER - 24'W X 16'H - FINISH TO MATCH ADJACENT MASONRY
MCM-1F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-2F	METAL COMPOSITE MATERIAL WALL PANEL
MCM-3F	METAL COMPOSITE MATERIAL WALL PANEL
MCMR-1F	METAL WALL PANEL REVEAL
MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MCMT-2F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MCMT-3F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
MJ-2	MASONRY MOVEMENT JOINT (CONTROL)
MWP-1F	METAL WALL PANEL
RFL-1	STEEL LADDER (ROOF) - SEE DETAIL 6B/A5.0
RFS-1FB	COUNTERFLASHING W/ FLASHING COVER
RFS-2FA	ROOF EDGE FASCIA



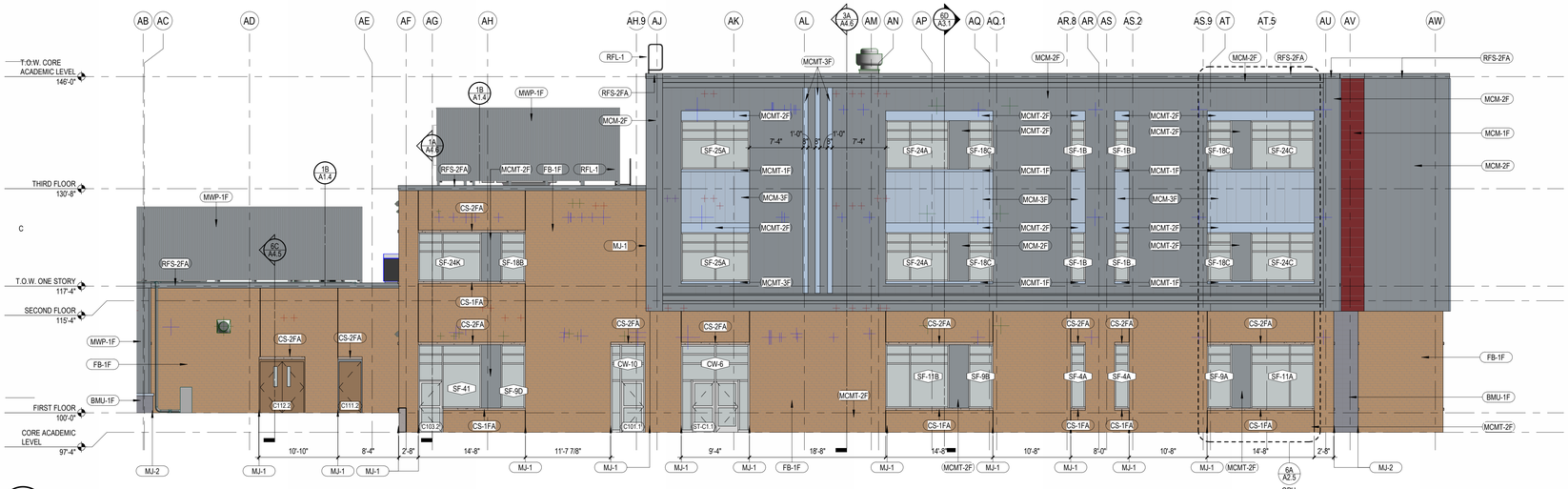
6D UNIT C - NORTH ACADEMIC ELEVATION
A2.3 Scale: 1/8" = 1'-0"



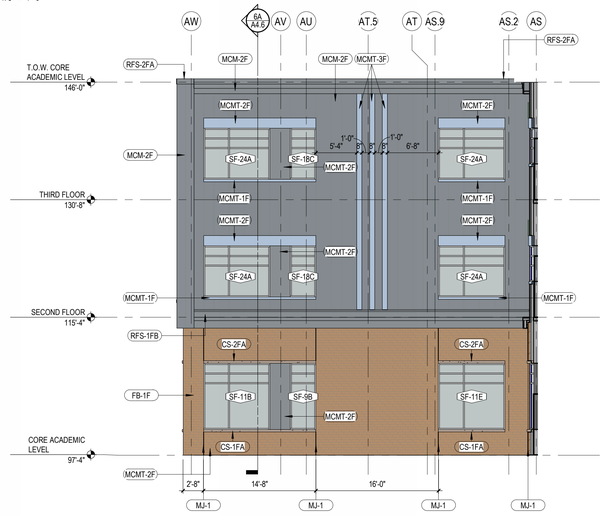
3D UNIT C - EAST ACADEMIC ELEVATION 2
A2.3 Scale: 1/8" = 1'-0"



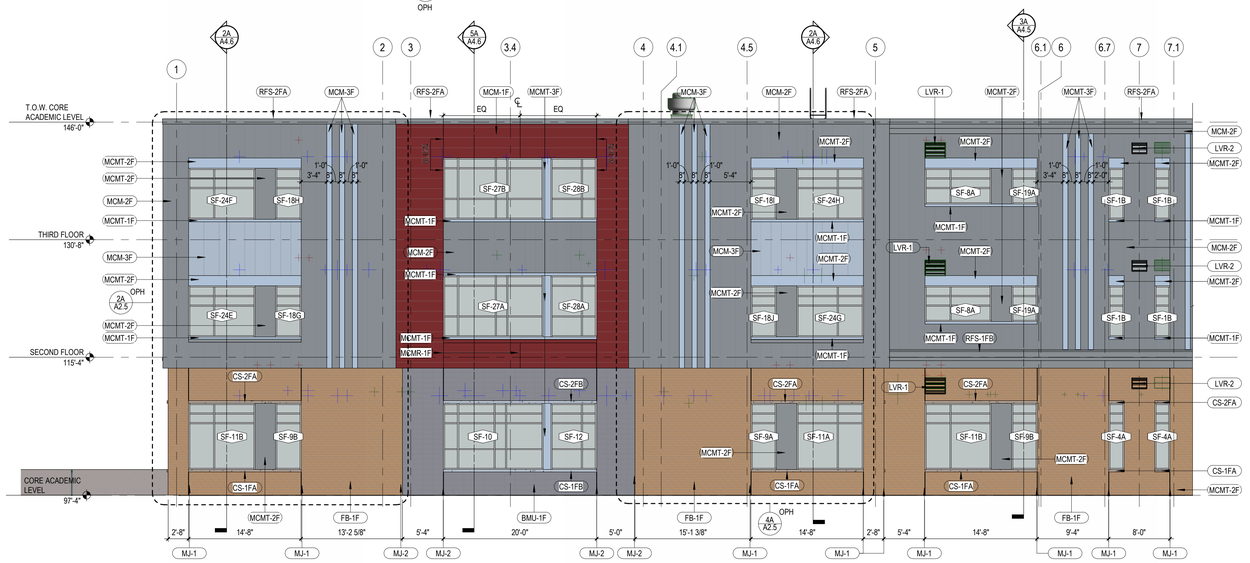
2D UNIT C - SOUTH VESTIBULE ELEVATION
A2.3 Scale: 1/8" = 1'-0"



6B UNIT C - WEST ELEVATION
A2.3 Scale: 1/8" = 1'-0"



6A UNIT C - EAST ACADEMIC ELEVATION
A2.3 Scale: 1/8" = 1'-0"



4A UNIT C - SOUTH ELEVATION
A2.3 Scale: 1/8" = 1'-0"

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Sheet Title: **UNIT C - EXTERIOR ELEVATIONS**

Sheet Number: **A2.3**

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MCM-3F	METAL COMPOSITE MATERIAL WALL PANEL
MCMR-1F	METAL WALL PANEL REVEAL
MCMT-1F	METAL COMPOSITE MATERIAL WALL PANEL TRIM
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MJ-1	MASONRY MOVEMENT JOINT (EXPANSION)
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RFL-1	STEEL LADDER (ROOF) - SEE DETAIL 6B/A5.0
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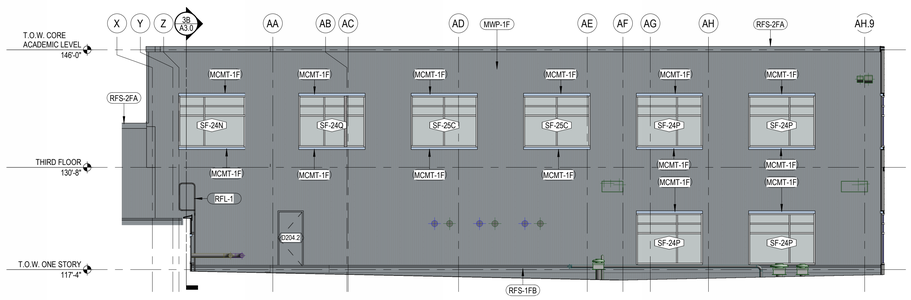
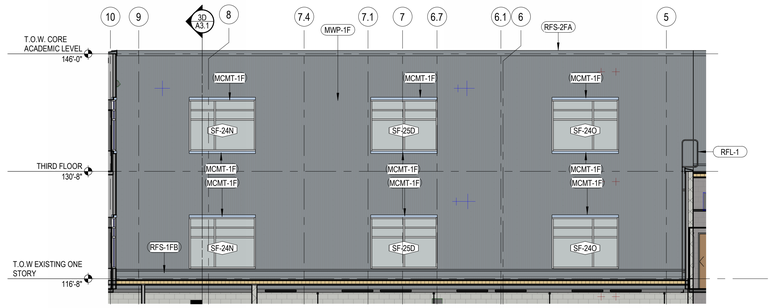


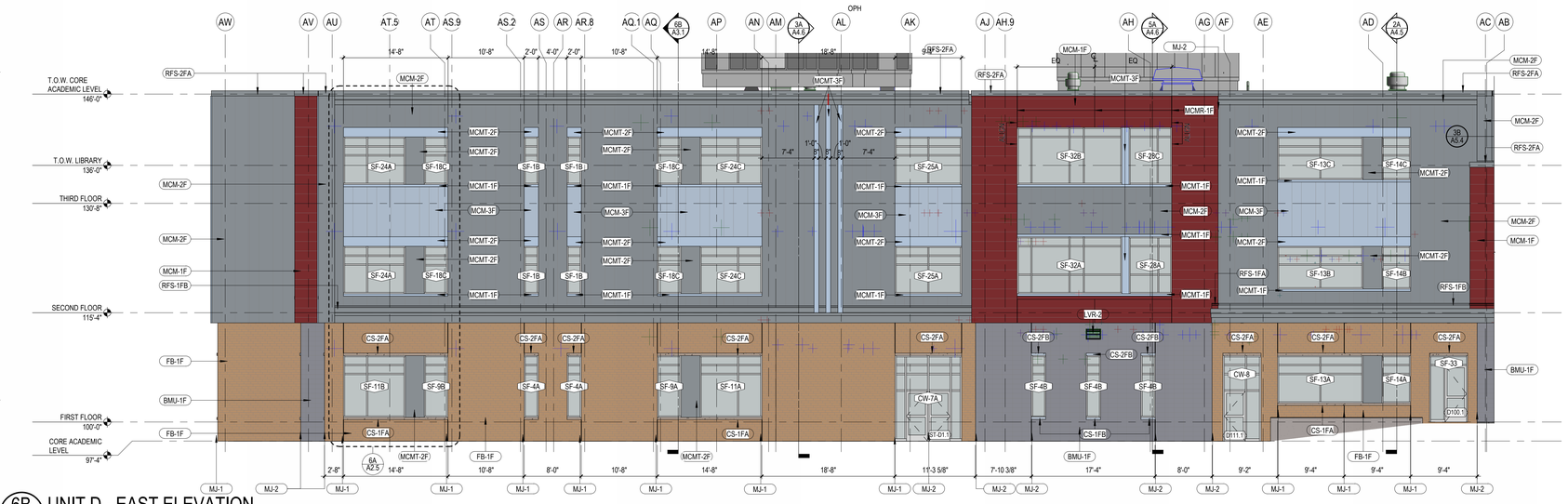
6D UNIT D - WEST ELEVATION

A2.4 Scale: 1/8" = 1'-0"



4D UNIT D - NORTH ACADEMIC ELEVATION

A2.4 Scale: 1/8" = 1'-0"



6B UNIT D - EAST ELEVATION

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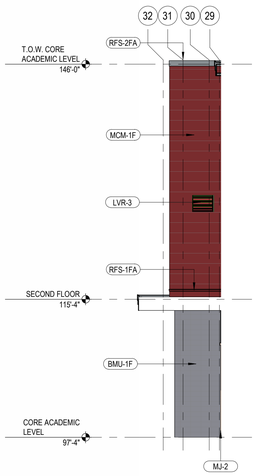

1B UNIT D - NORTH VESTIBULE ELEVATION

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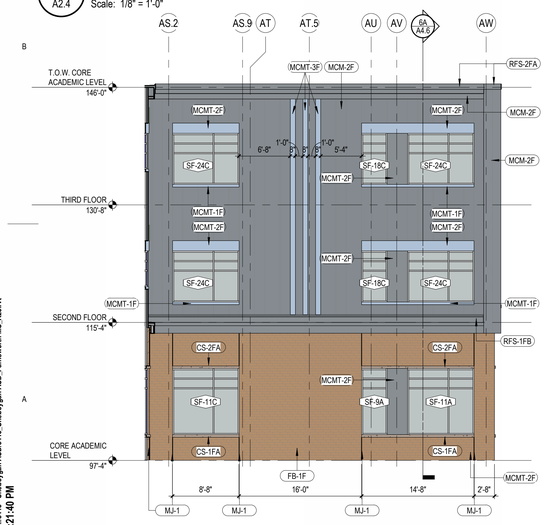

6A UNIT D - WEST ACADEMIC ELEVATION

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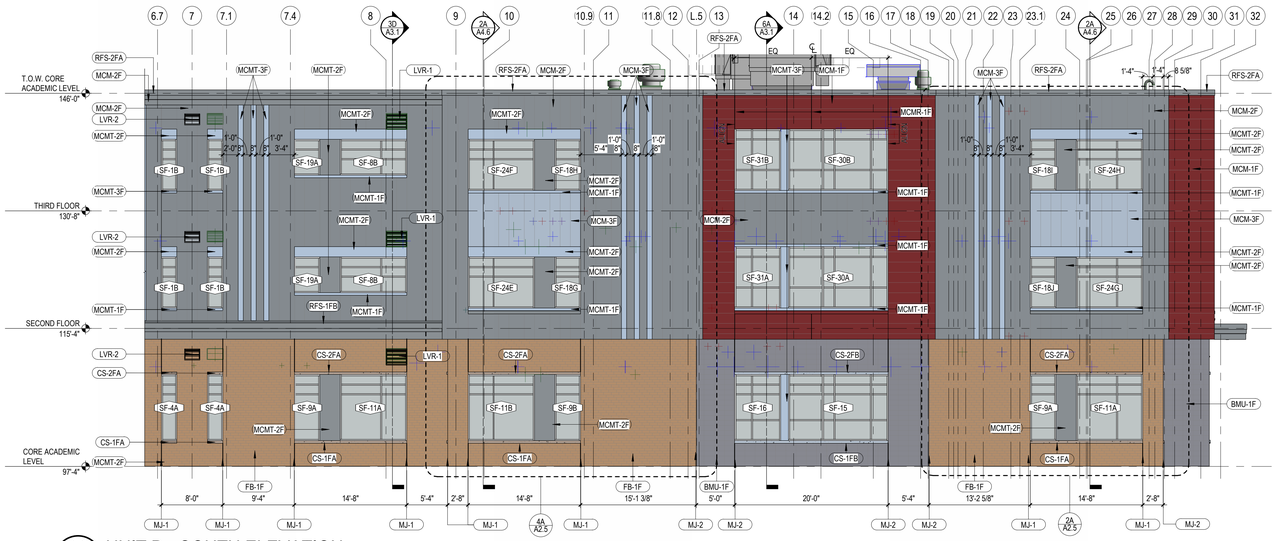

4A UNIT D - SOUTH ELEVATION

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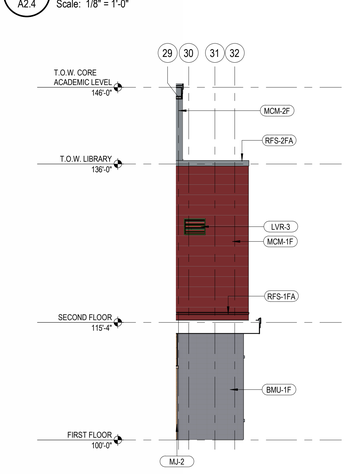

1A UNIT D - SOUTH VESTIBULE ELEVATION

A2.4 Scale: 1/8" = 1'-0"

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Sheet Title: UNIT D - EXTERIOR ELEVATIONS

Sheet Number: A2.4

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FARNSWORTH MIDDLE SCHOOL


FARNSWORTH MIDDLE SCHOOL


FARNSWORTH MIDDLE SCHOOL


FARNSWORTH MIDDLE SCHOOL






FARNSWORTH MIDDLE SCHOOL
1017 UNION AVE










EVENT ENTRANCE

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Quasius Construction Co. to renovate and operate Feye's Pizza located at 1803 Calumet Dr. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Quasius Construction Co. is proposing renovations and operation of Feye's Pizza located at 1803 Calumet Drive. The applicant states the following:

- Site on parcel 59281620080, 1821 Calumet Dr is an existing Faye's Pizza restaurant with indoor and outdoor seating, and parking.
- Site on parcel 59281620090, 1803 Calumet Dr is a vacant building in the southwest quadrant of the property, a warehouse in the northeast quadrant property, and parking in the northwest quadrant of the property.
- No change in use is proposed at 1821 Calumet Dr, Sheboygan, WI 53081. Indoor Commercial Entertainment: Restaurant and parking lot.
- 1803 Calumet Dr, Sheboygan, WI 53081 proposed use includes Indoor Commercial Entertainment: Multi-purpose room with 2 unisex restrooms and utility room.
- Faye's Pizza is currently in operation at 1821 Calumet Dr and would like to expand their restaurant to a new facility at 1803 Calumet Dr, Sheboygan, WI 53081, which will provide additional space for a multi-purpose room for larger gatherings.
- On Parcel 29281620080, 1821 Calumet Dr: Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping. Sawcut (As Necessary) and remove asphalt and protect base.
- On Parcel 29281620090, 1803 Calumet Dr: Removal of pavement and 2,430 SF of building on the southwest portion of the lot and replacement with 17 parking spaces, concrete patio with tables, and landscaping.
- Total area of disturbance for the south parcel is 10,167 SF (0.23 acres). North parcel was determined pavement maintenance.
- Areas where existing pavement and buildings are removed will be replaced with a new asphalt parking lot, including curbing and landscaping.

- Driveway access for 1803 Calumet Dr onto the alleyway to the north of the property to allow access for employees and customers to both lots.
- Intersection of Calumet Dr. and Saemann Ave. is a 4-way controlled intersection. Controlled traffic signals allow for easier access to the alley and to both property's parking lots.
- The reduction in building size will allow additional parking for customers, and landscaping to assist with stormwater runoff treatment and infiltration.
- Stormwater runoff will be directed to the north and south of the parking lot.
- Landscaping will be provided in accordance with the City ordinance (Min. Landscape Surface Ratio: 20%), in an approach which ensures species resilience and complimentary aesthetics.
- Site lighting will comply with the city ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.
- Faye's Pizza restaurant at 1821 Calumet Dr hours are normally 11AM – 8PM Monday-Thursday, 11AM to 9PM on Friday and Saturday, and 11AM – 7PM on Sunday.
- The proposed new building at 1803 Calumet Drive will operate during the hours of 8:00 a.m. to 4:30 p.m.
- No on-site outdoor storage will occur.
- Number of Employees for multi-purpose room at proposed building will be under 5.
- Number of Customers for multi-purpose room at proposed building will be a maximum of 49.
- There are no deliveries proposed for the new building purposes of a multi-purpose room.
- On Parcel 29281620080, 1821 Calumet Dr: Parking on the east and south side of the primary building will be used for employee and guest parking. Currently 16 parking spaces are provided and will remain; these will be paved and restriped to match existing.
- On Parcel 29281620090, 1803 Calumet Dr: Primary parking will be on the west and north side of the building for employees and guest parking. 17 spaces will be provided, 2 of which will be Accessible spaces.
- Parking requirements of 1 space per every 3 patrons; or 1 space per 3 persons at the maximum capacity of the establishment.
- On Parcel 29281620080, 1821 Calumet Dr: No change in utilities is proposed. Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
    - Access to Calumet Drive will be provided to the south of the building.
    - Additional Access for customers and employees will be provided to the north onto Lincoln Ave and to the South on the alley which is a signal-controlled intersection onto Calumet Dr
- On Parcel 29281620090, 1803 Calumet Dr: Remove a portion of existing building and cap and abandon and reconnect utilities as necessary to serve remaining building.
    - Removal of the 4" cast iron pipe on the northwest portion of the property along the alleyway. Contractors will verify if the pipes are no longer necessary with proposed building renovations.
    - Removal of electric box. Contractor will field verify electric box is no longer necessary with proposed building renovations.
    - Access for customers and employees will be directed onto the alley which is a signal-controlled intersection onto Calumet Dr.
- No negative traffic impacts to the neighborhood are anticipated.
- No change to access drives from 1821 Calumet Drive.

- Increased customers anticipated with 1803 Calumet Drive due to multi-purpose room increased space. Access driveway proposed onto the alley way which is a signal-controlled intersection with Calumet Dr.
- No new ground signage is proposed with this project. Signage will be on the building at this time, determined and submitted for approval in the future.
- On Parcel 29281620080, 1821 Calumet Dr: No change in principal building. Parking will include removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
- On Parcel: 29281620090, 1803 Calumet Dr: Removal of portion of existing building on the west side. Proposed Development will have an altered building footprint of 12,013 square feet with an altered area of 2,120 square feet comprised of a multi-purpose room, two unisex restrooms, and utility mop room. Pedestrian access will be provided on the north portion of the proposed development building with pedestrian access between the multi-purpose room and existing facility to the east.
    - The proposed building addition will consist of a new exterior brick façade on the with color to be consistent with surrounding businesses and neighborhood and verified by owner. Three new Aluminum Insulated windows with LP Smartside wall panel siding underneath to be installed on the west front facing portion of building. Existing masonry walls with glass block windows on the north and south portion of building to remain. North side wall to install a Dark Bronze Frame and Door and to remove existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile. New canopy proposed over three windows on west side of building and 1 canopy on north side entrance.
- The proposed development will have no negative impact to the neighborhood.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.
- Approximately $440,000 construction value.
- The proposed development timeline is March 9, 2026 start with an anticipated completion date of June 30, 2026.
- Exception to the pavement setback requirements for parcel 29281620080, 1821 Calumet Dr. The proposed project will remove the existing asphalt and replace it with standard asphalt and restripe to match the current striping.
    - The existing site includes a 0’ setback along the perimeter of the parking lot. Compliance with the 5’ setback requirement identified in the ordinance is not feasible without substantial site reconfiguration; therefore, a variance from the city is requested.
    - Maintaining a 0’ setback along the parking lot perimeter provides adequate space for vehicle maneuverability and safe circulation throughout the site.
    - No designated parking is allowed along the east lot line.
    - Currently there is an opaque wooden fence along the east lot line.
- The City of Sheboygan Comprehensive Plan Future Land Use Map designates the area of the City that includes this property as “Neighborhood Preservation”. The properties to the south and along Calumet drive are designated as “Community Mixed Use”. As a locally owned and operated business, the proposed improvements facilitate the expansion of operations within the community to include additional meeting and gathering space for the restaurant. This will help promote development and redevelopment within existing business and neighborhood districts.

- No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will be replacing and updating asphalt on an existing parking lot as well as providing addition space for the restaurant with the multi-purpose room. The project will expand to an existing use that will result in additional employment opportunities within the community.
- The proposed project at 1803 Calumet Dr. is requesting a change in use. The requested change in use is for Indoor Commercial Entertainment which is consistent with the existing Faye's Pizza use at 1821 Calumet Dr.
- Existing utility services are in place and will be utilized for building alteration.

STAFF COMMENTS:

The applicant mentions wall signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All other outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).

10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **APPLICATION FOR CONDITIONAL USE**	**Fee:** $250.00 **Review Date:** _____ **Zoning:** _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Quasius Construction Co	Authorized Representative Josh Salm	Title Project Manager	
Mailing Address 1202A North 8th St	City Sheboygan	State WI	ZIP Code 53082
Email Address jsalm@quasius.com	Phone Number (incl. area code) 920-395-1238		
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Reichgeld Properties	Contact Person Alicia Reichgeld	Title	
Mailing Address 1821 Calumet Drive	City Sheboygan	State WI	ZIP Code 53081
Email Address atomicartshq@gmail.com	Phone Number (incl. area code) 920-458-4171		
SECTION 3: Project or Site Location			
Project Address/Description 1821 Calumet Dr + 1803 Calumet Dr		Parcel No. 59281620080 + 59281620090	

SECTION 4: Proposed Conditional Use	
Name of Proposed/Existing Business:	Faye's Pizza
Existing Zoning:	Urban Commercial District
Present Use of Parcel:	Restaurant & vacant building
Proposed Use of Parcel:	Indoor Commercial Entertainment, Restaurant, Food Processing, Shipping/Receiving, Parking Lot
Present Use of Adjacent Properties:	Commercial / Residential

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
ALICIA REICHGELD	OWNER	(920) 254-6439
Signature of Applicant		Date Signed 02/02/2026

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

February 3, 2026

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:
Faye's Pizza
1821 Calumet Dr
Sheboygan, WI 53081

1803 Calumet Dr
Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA
Parcel: 59281620090
Parcel: 59281620080
Urban Commercial District
Total area of both parcels: 0.90 acres.

EXISTING SITE CONDITIONS/LAND USE:

- Site on parcel 59281620080, 1821 Calumet Dr is an existing Faye's Pizza restaurant with indoor and outdoor seating, and parking.
- Site on parcel 59281620090, 1803 Calumet Dr is a vacant building in the southwest quadrant of the property, a warehouse in the northeast quadrant property, and parking in the northwest quadrant of the property.

PROPOSED USE:

- No change in use is proposed at 1821 Calumet Dr, Sheboygan, WI 53081. Indoor Commercial Entertainment: Restaurant and parking lot.
- 1803 Calumet Dr, Sheboygan, WI 53081 proposed use includes Indoor Commercial Entertainment: Multi-purpose room with 2 unisex restrooms and utility room.

SITE SELECTION

- Faye's Pizza is currently in operation at 1821 Calumet Dr and would like to expand their restaurant to a new facility at 1803 Calumet Dr, Sheboygan, WI 53081, which will provide additional space for a multi-purpose room for larger gatherings.

DESCRIPTION OF SITE IMPROVEMENTS:

- On Parcel 29281620080, 1821 Calumet Dr: Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping. Sawcut (As Necessary) and remove asphalt and protect base.
- On Parcel 29281620090, 1803 Calumet Dr: Removal of pavement and 2,430 SF of building on the southwest portion of the lot and replacement with 17 parking spaces, concrete patio with tables, and landscaping.
- Total area of disturbance for the south parcel is 10,167 SF (0.23 acres). North parcel was determined pavement maintenance.
- Areas where existing pavement and buildings are removed will be replaced with a new asphalt

parking lot, including curbing and landscaping.

- Driveway access for 1803 Calumet Dr onto the alleyway to the north of the property to allow access for employees and customers to both lots.
- Intersection of Calumet Dr. and Saemann Ave. is a 4-way controlled intersection. Controlled traffic signals allow for easier access to the alley and to both property's parking lots.
- The reduction in building size will allow additional parking for customers, and landscaping to assist with stormwater runoff treatment and infiltration.
- Stormwater runoff will be directed to the north and south of the parking lot.
- Landscaping will be provided in accordance with the City ordinance (Min. Landscape Surface Ratio: 20%), in an approach which ensures species resilience and complimentary aesthetics.
- Site lighting will comply with the city ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass.

EXPLANATION BUSINESS ACTIVITIES:

- Faye's Pizza restaurant at 1821 Calumet Dr hours are normally 11AM – 8PM Monday-Thursday, 11AM to 9PM on Friday and Saturday, and 11AM – 7PM on Sunday.
- The proposed new building at 1803 Calumet Drive will operate during the hours of 8:00 a.m. to 4:30 p.m.
- No on-site outdoor storage will occur.
- Number of Employees for multi-purpose room at proposed building will be under 5.
- Number of Customers for multi-purpose room at proposed building will be a maximum of 49.
- There are no deliveries proposed for the new building purposes of a multi-purpose room.

PARKING REQUIREMENTS:

- On Parcel 29281620080, 1821 Calumet Dr: Parking on the east and south side of the primary building will be used for employee and guest parking. Currently 16 parking spaces are provided and will remain; these will be paved and restriped to match existing.
- On Parcel 29281620090, 1803 Calumet Dr: Primary parking will be on the west and north side of the building for employees and guest parking. 17 spaces will be provided, 2 of which will be Accessible spaces.
- Parking requirements of 1 space per every 3 patrons; or 1 space per 3 persons at the maximum capacity of the establishment.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- On Parcel 29281620080, 1821 Calumet Dr: No change in utilities is proposed. Removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
    - Access to Calumet Drive will be provided to the south of the building.
    - Additional Access for customers and employees will be provided to the north onto Lincoln Ave and to the South on the alley which is a signal-controlled intersection onto Calumet Dr.
- On Parcel 29281620090, 1803 Calumet Dr: Remove a portion of existing building and cap and abandon and reconnect utilities as necessary to serve remaining building.
    - Removal of the 4" cast iron pipe on the northwest portion of the property along the alleyway. Contractors will verify if the pipes are no longer necessary with proposed building renovations.
    - Removal of electric box. Contractor will field verify electric box is no longer necessary with proposed building renovations.

- Access for customers and employees will be directed onto the alley which is a signal-controlled intersection onto Calumet Dr.

PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

- No negative traffic impacts to the neighborhood are anticipated.
- No change to access drives from 1821 Calumet Drive.
- Increased customers anticipated with 1803 Calumet Drive due to multi-purpose room with increased space. Access driveway proposed onto the alley way which is a signal-controlled intersection with Calumet Dr.

PROPOSED SIGNAGE:

- No new ground signage is proposed with this project. Signage will be on the building at this time, determined and submitted for approval in the future.

DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:

- On Parcel 29281620080, 1821 Calumet Dr: No change in principal building. Parking will include removal and replacement of existing asphalt with standard asphalt and restriping to match existing striping.
- On Parcel: 29281620090, 1803 Calumet Dr: Removal of portion of existing building on the west side. Proposed Development will have an altered building footprint of 12,013 square feet with an altered area of 2,120 square feet comprised of a multi-purpose room, two unisex restrooms, and utility mop room. Pedestrian access will be provided on the north portion of the proposed development building with pedestrian access between the multi-purpose room and existing facility to the east.
    - The proposed building addition will consist of a new exterior brick façade on the with color to be consistent with surrounding businesses and neighborhood and verified by owner. Three new Aluminum Insulated windows with LP Smartside wall panel siding underneath to be installed on the west front facing portion of building. Existing masonry walls with glass block windows on the north and south portion of building to remain. North side wall to install a Dark Bronze Frame and Door and to remove existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile. New canopy proposed over three windows on west side of building and 1 canopy on north side entrance.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- The proposed development will have no negative impact to the neighborhood.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and compliment surrounding commercial developments.

ESTIMATED VALUE OF PROJECT:

- Approximately $440,000 construction value.

CONSTRUCTION TIMELINE:

- The proposed development timeline is March 9, 2026 start with an anticipated completion date of June 30, 2026.

VARIANCE REQUESTS

- Exception to the pavement setback requirements for parcel 29281620080, 1821 Calumet Dr. The proposed project will remove the existing asphalt and replace it with standard asphalt and restripe to match the current striping.
    - The existing site includes a 0' setback along the perimeter of the parking lot. Compliance with the 5' setback requirement identified in the ordinance is not feasible without substantial site reconfiguration; therefore, a variance from the city is requested.
    - Maintaining a 0' setback along the parking lot perimeter provides adequate space for vehicle maneuverability and safe circulation throughout the site.
    - No designated parking is allowed along the east lot line.
    - Currently there is an opaque wooden fence along the east lot line.

HOW IS THE PROPOSED CONDITIONAL USE (INDEPENDENT OF ITS LOCATION) IN HARMONY WITH THE PURPOSES, GOALS, OBJECTIVES, POLICIES AND STANDARDS OF THE CITY OF SHEBOYGAN COMPREHENSIVE MASTER PLAN?

- The City of Sheboygan Comprehensive Plan Future Land Use Map designates the area of the City that includes this property as "Neighborhood Preservation". The properties to the south and along Calumet drive are designated as "Community Mixed Use". As a locally owned and operated business, the proposed improvements facilitate the expansion of operations within the community to include additional meeting and gathering space for the restaurant. This will help promote development and redevelopment within existing business and neighborhood districts.

DOES THE CONDITIONAL USE, IN ITS PROPOSED LOCATION, RESULT IN ANY SUBSTANTIAL OR UNDUE ADVERSE IMPACT ON NEARBY PROPERTY, THE CHARACTER OF THE NEIGHBORHOOD, ENVIRONMENT, TRAFFIC, PARKING, PUBLIC IMPROVEMENTS, PUBLIC PROPERTY OR RIGHTS-OF WAY?

- No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will be replacing and updating asphalt on an existing parking lot as well as providing addition space for the restaurant with the multi-purpose room. The project will expand to an existing use that will result in additional employment opportunities within the community.

HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DESIRED CONSISTENCY OF LAND USES IN RELATION TO THE SETTING WITHIN WHICH THE PROPERY IS LOCATED?

- The proposed project at 1803 Calumet Dr. is requesting a change in use. The requested change in use is for Indoor Commercial Entertainment which is consistent with the existing Faye's Pizza use at 1821 Calumet Dr.

IS THE PROPOSED CONDITIONAL USE LOCATED IN AN AREA THAT WILL BE ADEQUATELY SERVED BY UTILITIES, OR SERVICES PROVIDED BY PUBLIC AGENCIES? IF NOT, PLEASE EXPLAIN.

- Yes, existing utility services are in place and will be utilized for building alteration.

RENOVATIONS FOR:
REICHGELD PROPERTIES
SHEBOYGAN, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: NORTH: 13,417 S.F. (0.31 ACRES).
SOUTH: 25,625 S.F. (0.59 ACRES).

EXISTING ZONING: URBAN COMMERCIAL DISTRICT

PROPOSED ZONING: URBAN COMMERCIAL DISTRICT

PROPOSED USE: INDOOR COMMERCIAL ENTERTAINMENT: RESTAURANT, FOOD PROCESSING, SHIPPING/RECEIVING, PARKING LOT

AREA OF SITE DISTURBANCE : 10,176 SF (0.23 AC) (SOUTH PARCEL)
NORTH PARCEL IS CONSIDERED PAVEMENT MAINTENANCE

SETBACKS:
BUILDING: FRONT(N/W/S) = 0'
SIDE = 25' TO RESIDENTIAL
REAR(E) = 25' TO RESIDENTIAL

PAVEMENT: FRONT(N/W/S) = 5'
SIDE = 5'
REAR(E) = 5'

BUFFERYARDS:
FRONT(N/W/S) = 0'
SIDE= 0'
REAR(E) = N/A
MAX BUILDING HEIGHT ALLOWED: 50'

PARKING REQUIRED: 1 SPACE PER 3 SEATS OR 1 SPACE PER 3 MAX CAPACITY (16 SPACES REQ.)(SOUTH PARCEL)

PARKING PROVIDED: 17 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

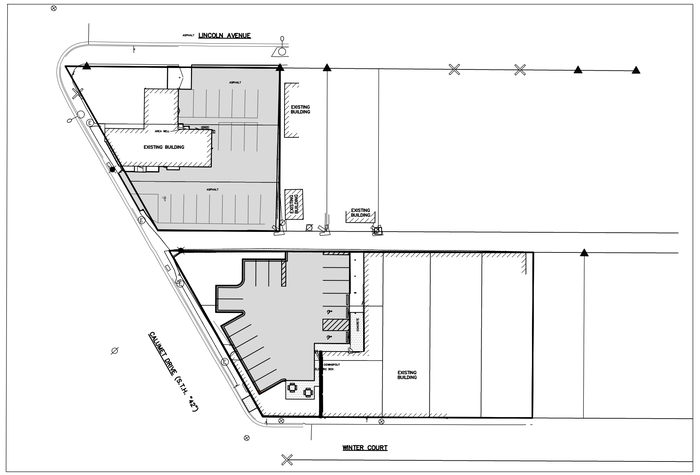
EXISTING SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.06	2,407	23.7%
PAVEMENT (ASP. & CONC.)	0.18	7,769	76.3%
TOTAL IMPERVIOUS	0.23	10,176	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%
PROJECT SITE	0.23	10,176	100.0%

PROPOSED SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.17	7,437	73.1%
TOTAL IMPERVIOUS	0.17	7,437	73.1%
LANDSCAPE/ OPEN SPACE	0.06	2,739	26.9%
PROJECT SITE	0.23	10,176	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW
SCALE: 1"= 50'
50' 0 50' 100'

NORTH

PROJECT CONTACTS

OWNER INFORMATION:
REICHGELD PROPERTIES
ALICIA REICHGELD
1821 CALUMET DRIVE
SHEBOYGAN, WI 53081
Phone: (920) 458-4171
Email: atomicartshq@gmail.com

CIVIL:
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E-mail: jason.d@excelengineer.com

CITY PLANNER:
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E-mail: jeffrey.witte@sheboyganwi.gov

CITY ENGINEER:
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Phone: (920)459-3367
E-mail: Kevin.Jump@sheboyganwi.gov

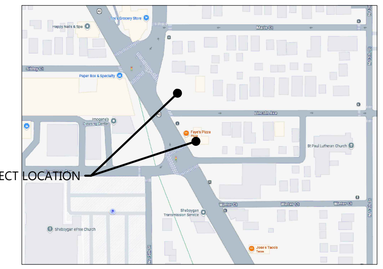
CITY FIRE CHIEF:
ERIC MONTELLANO
Phone: (920)459-3327
E-mail: eric.montellano@sheboyganwi.gov

CITY BUILDING INSPECTOR:
MICHAEL CUPP
Phone: (920)459-3481
E-mail: michael.cupp@sheboyganwi.gov

CITY DIRECTIOR OF PUBLIC WORKS:
TRAVIS PETERSON
Phone: (920)459-3441
E-mail: travis.peterson@sheboyganwi.gov

LOCATION MAP





PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE		EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE		EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET		EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

CIVIL COVER SHEET

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE• SHEBOYGAN, WI 53081

PROFESSIONAL SEAL
WISCONSIN JASON DAYE 38777-006 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER
02/03/26

SHEET DATES
ISSUED FOR APPROVAL
IFA FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 6 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MINIMIZE THE TRACKING OF SEDIMENT OFF SITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO FLOW INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

   STANDARD ASPHALT PAVING SECTION
   1-1/2" SURFACE COURSE (5 LT 58-28S)
   (WISDOT 455.2.5 TACK COAT (STAGED PAVING)
   2" BINDER COURSE (4 LT 58-28S)
   10" OF 1-1/4" CRUSHED AGGREGATE

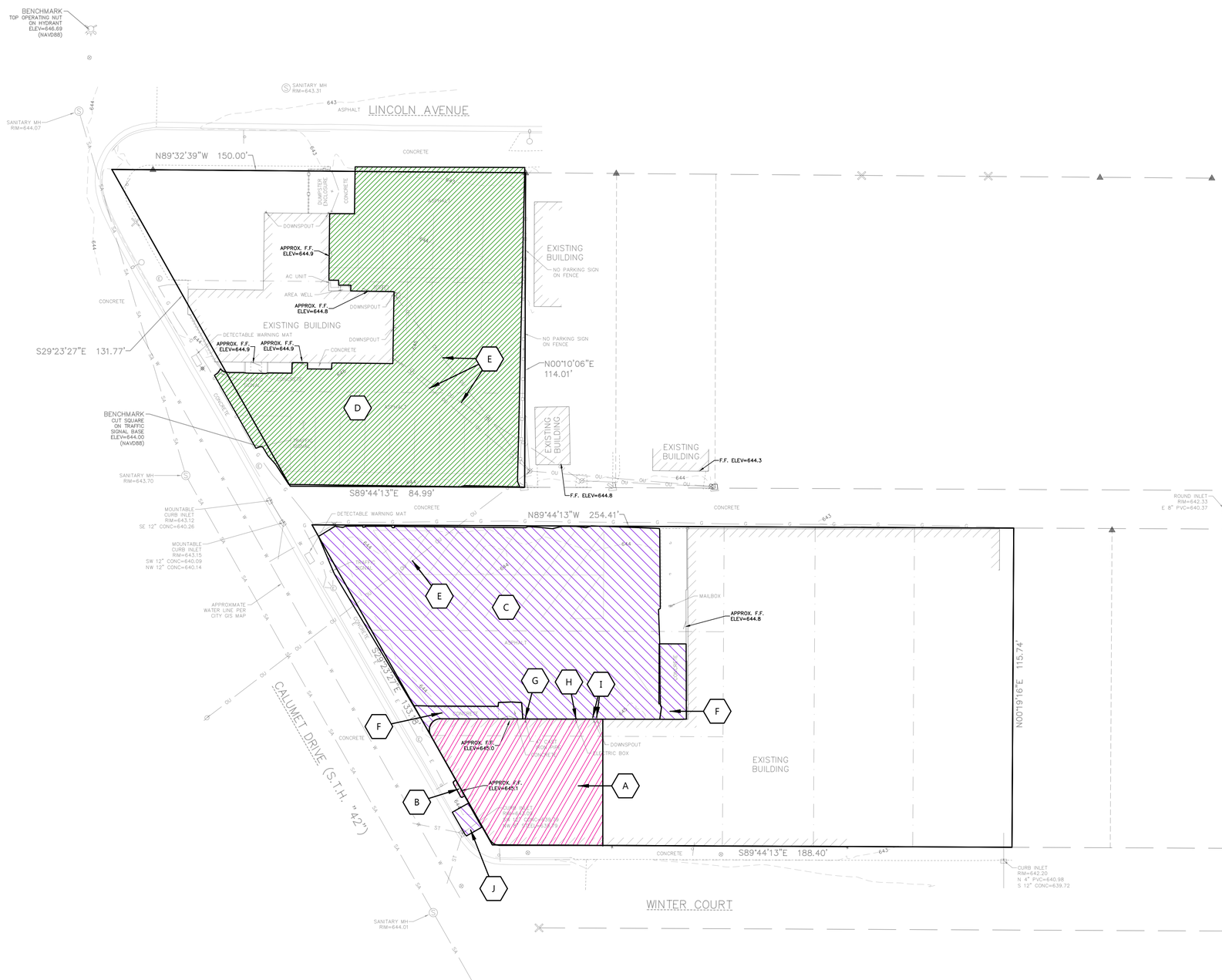
   a. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK/PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
   TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING S



LEGEND:

- ALTERNATE BID SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- REMOVE SITE FEATURES

KEYNOTES

A	REMOVE PORTION OF EXISTING BUILDING AND CAP AND ABANDON AND RECONNECT UTILITIES AS NECESSARY TO SERVE REMAINING BUILDING. CONTRACTOR TO COORDINATE ANY UTILITY WORK WITH UTILITY COMPANIES. SEE ARCH PLANS FOR BUILDING DEMOLITION DETAILS.
B	REMOVE CONCRETE STEPS.
C	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE. REMOVE PAVEMENT AND BASE IN PROPOSED GREENSPACE AREAS. ADJUST TOP OF BASE ELEVATIONS WHERE NEW PAVEMENT IS PROPOSED PER THE GRADING PLAN. ENSURE A MINIMUM OF 10 INCHES OF BASE WILL EXIST.
D	ALTERNATE BID: SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE.
E	PROTECT EXISTING OVERHEAD UTILITY LINES
F	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE
G	REMOVE 4" CAST IRON PIPE. CONTRACTOR TO FIELD VERIFY PIPE IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
H	REMOVE ELECTRIC BOX. CONTRACTOR TO FIELD VERIFY ELECTRIC BOX IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
I	REMOVE TWO DOWNSPOUTS. SEE ARCH PLANS FOR PROPOSED/RELOCATED DOWNSPOUTS.
J	PER CITY STANDARDS SAWCUT AND REMOVE CONCRETE SIDEWALK AND PROTECT BASE. AVOID REMOVAL OF CONCRETE RAMP IF POSSIBLE.

NOTE:
THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2025.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20254515306, 20254800584 AND 20254803073 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN LETTER REPORT NO. 14347-LLR, BY BAY TITLE & ABSTRACT, INC., DATED DECEMBER 3, 2025. INFORMATION ALSO CONTAINED IN LETTER REPORT NO. 14317-LLR, BY BAY TITLE & ABSTRACT, INC., DATED NOVEMBER 11, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

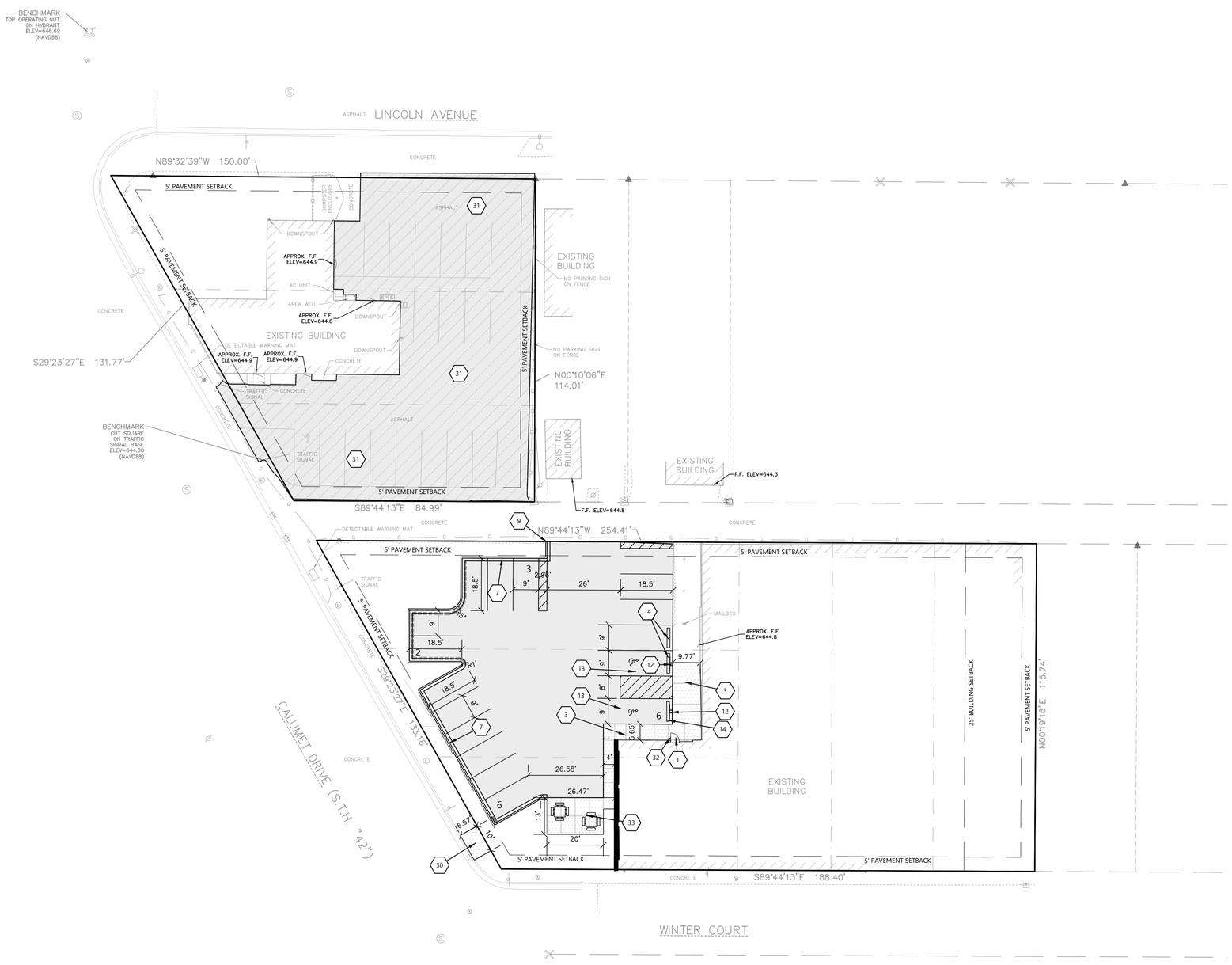
RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES
ISSUED FOR APPROVAL
IFA FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.0



LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	ALTERNATE BID ASPHALT, ENSURE 3.5" OF MINIMUM DEPTH (1.5" SURFACE COURSE 2" BINDER COURSE)
	SIDEWALK/PATIO CONCRETE
	SHEDDING CURB & GUTTER
	INVERTED CURB & GUTTER

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
30	CONCRETE SIDEWALK PER CITY STANDARDS. CONTRACTOR TO FIELD VERIFY AND MATCH EXISTING PAVEMENT PROFILE. (TYP.)
31	ALTERNATE; REMOVE AND REPLACE EXISTING ASPHALT WITH STANDARD ASPHALT AND RESTRIPE TO MATCH EXISTING STRIPING. (TYP.)
32	NEW DOOR LOCATION. SEE ARCH PLANS.
33	CONCRETE PATIO WITH TABLES

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE• SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

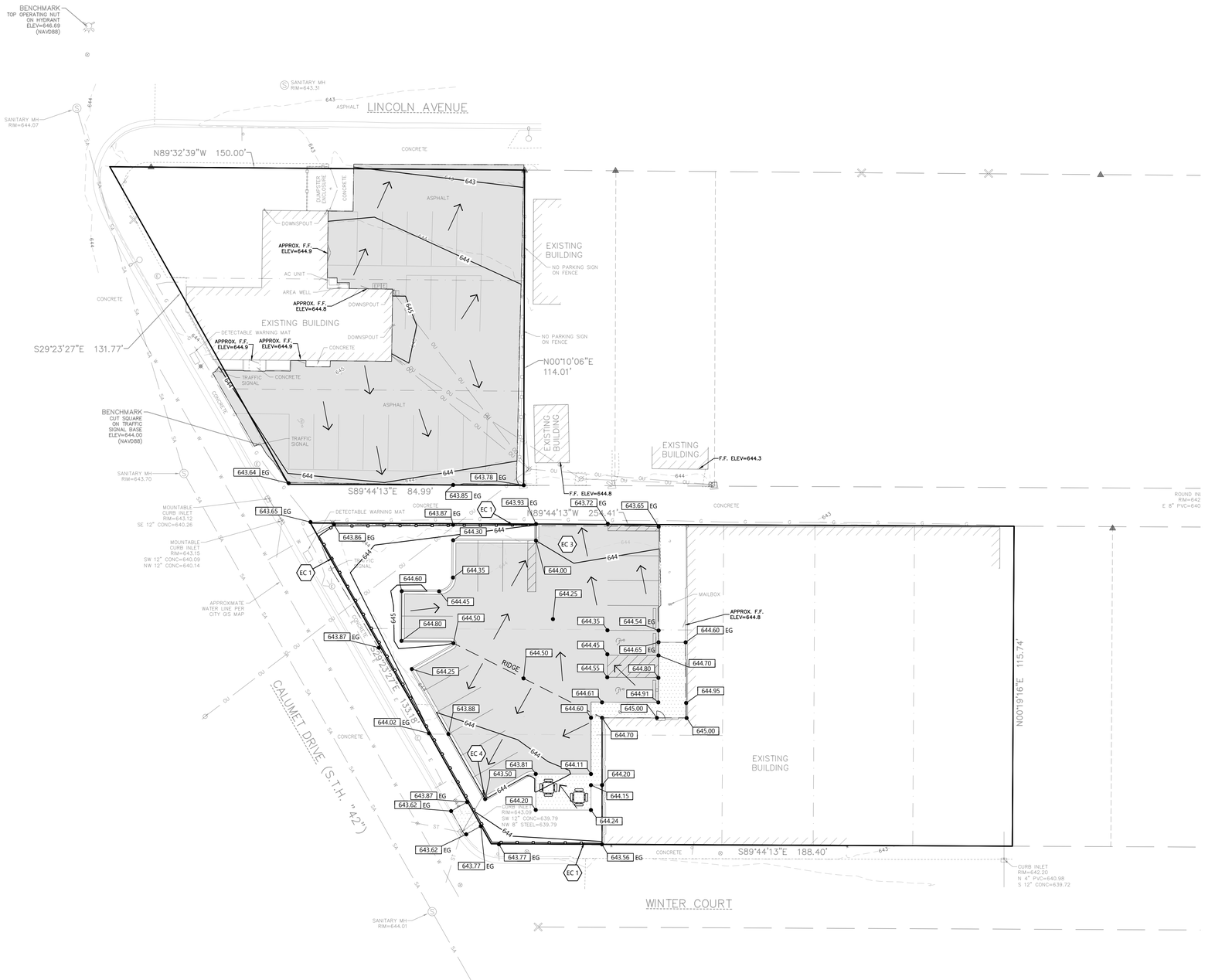
SHEET DATES

ISSUED FOR APPROVAL

IFA FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.1



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

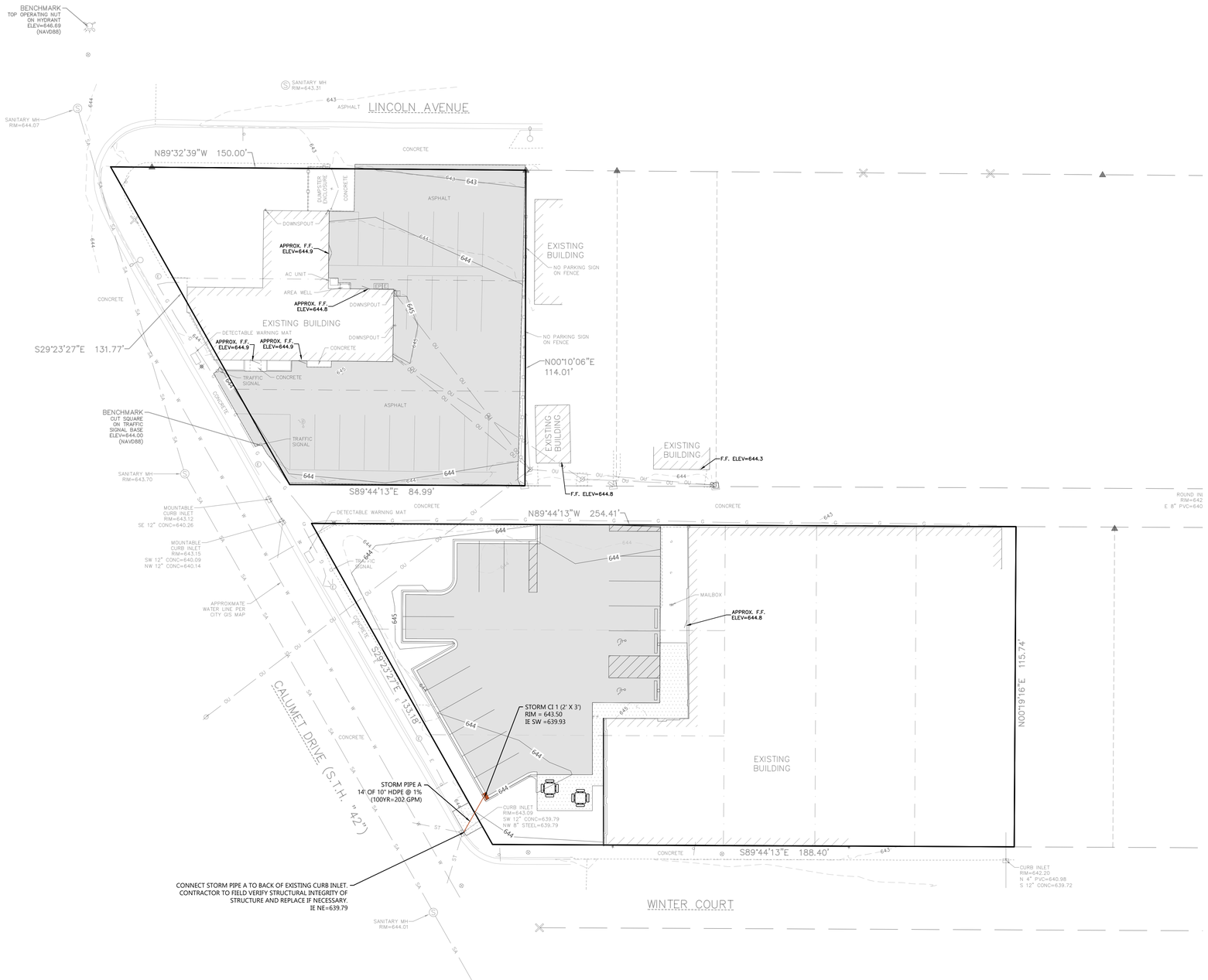
IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.2



SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL UTILITY PLAN

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:

REICHGELD PROPERTIES

1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

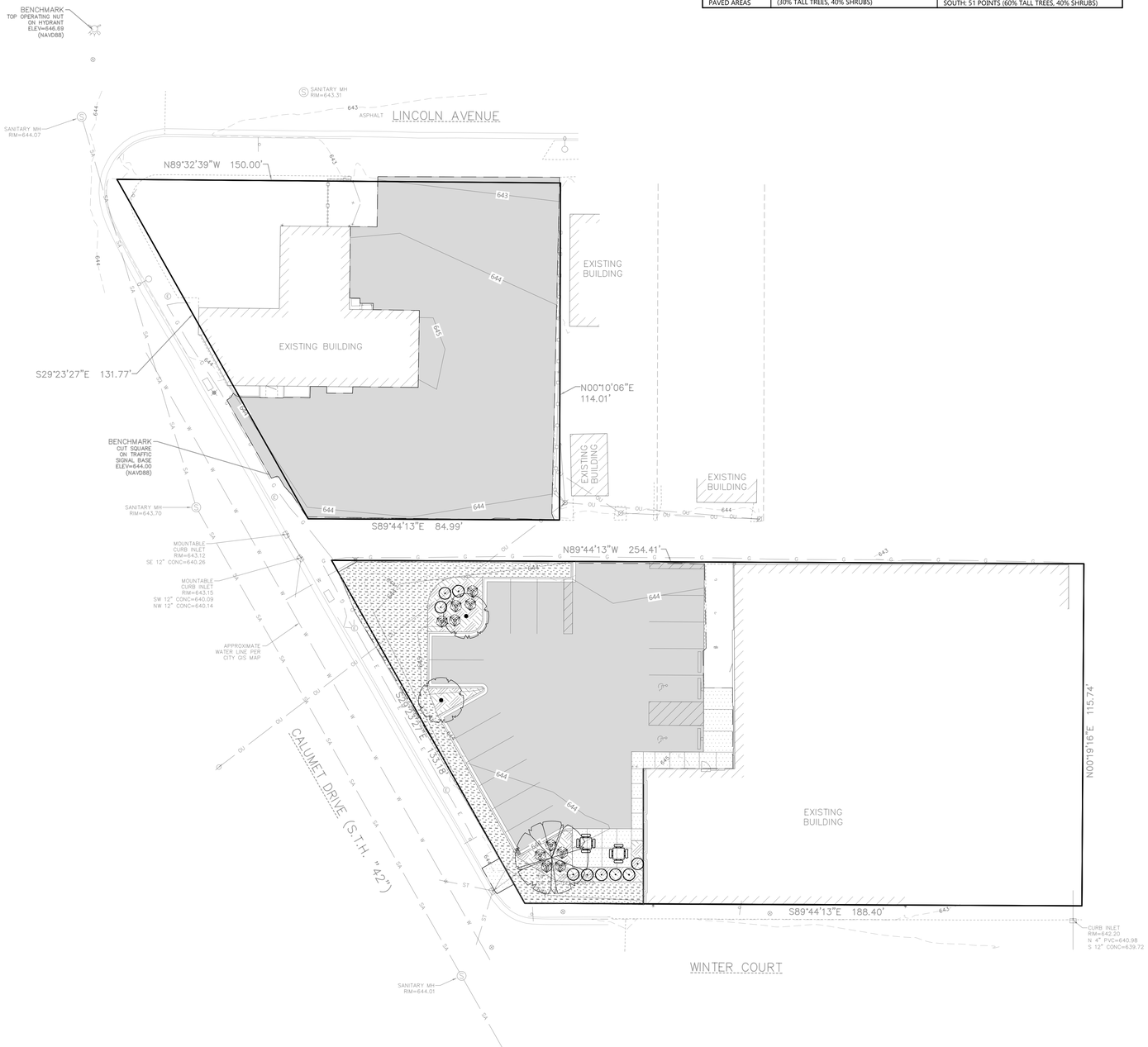
IFA	FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.3



LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET FRONTAGE	20 POINTS PER 100 LF OF FRONTAGE NORTH: 131/100 = 1.31 X 20 = 26.2 POINTS SOUTH: 133/100 = 1.33 X 20 = 26.6 POINTS (50% TALL TREES, 30% MEDIUM TREES)	NORTH: COVERED BY EXISTING SOUTH: 45 POINTS (66% TALL TREES,34% MED TREES)
DEVELOPED LOTS	5 POINTS PER 1,000 GROSS FLOOR AREA NORTH: 2,500/1000 = 2.5 X 5 = 12.5 POINTS SOUTH: 7,500/1000 = 7.5 X 5 = 37.5 POINTS	NORTH: COVERED BY EXISTING SOUTH: 42 POINTS
PAVED AREAS	40 POINTS PER 10,000 SF OR 20 PARKING STALLS NORTH: 8,473/10,000 = 0.85 X 40 = 34 POINTS SOUTH: 6,359/10,000 = 0.64 X 40 = 25.6 POINTS NORTH: 17/20 = 0.85 X 40 = 34 POINTS SOUTH: 17/20 = 0.85 40 = 34 POINTS (30% TALL TREES, 40% SHRUBS)	NORTH: COVERED BY EXISTING SOUTH: 51 POINTS (60% TALL TREES, 40% SHRUBS)

PLANT SCHEDULE

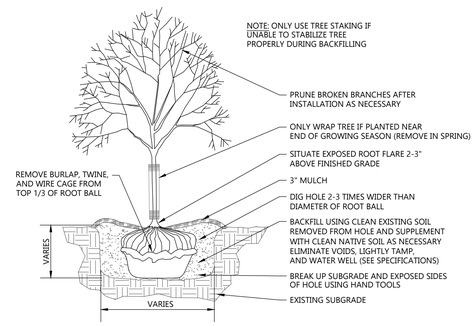
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT	POINTS PER PLANT
TALL TREES						
	Armstrong Maple	Acer x freemanii 'Armstrong'	2	1 1/2" CAL.	B&B	30
MEDIUM TREES						
	River Birch	Betula nigra	1	6' HT.	B&B	15
MEDIUM DECIDUOUS SHRUBS						
	Gold Tide Forsythia	Forsythia x 'Courtasol'	10	24" HT.	CONT.	3
LOW EVERGREEN SHRUBS						
	Blue Star Juniper	Juniperus squmata 'Blue Star'	9	18" HT.	CONT.	3

GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL BARE DISTURBED SOIL OUTSIDE OF MULCH AREAS TO BE SEEDED PER PLAN.

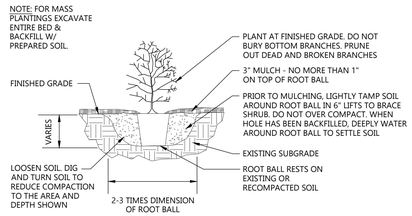
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN



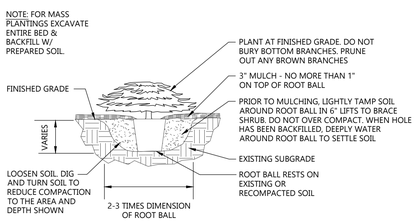
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

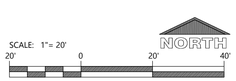
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

SCALE: 1"= 20'



CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

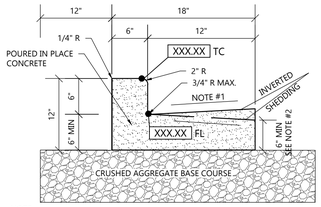
IFA	FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.4

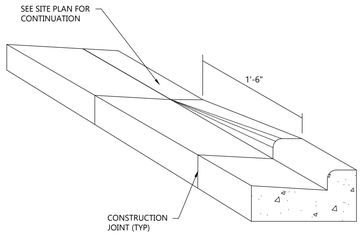


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

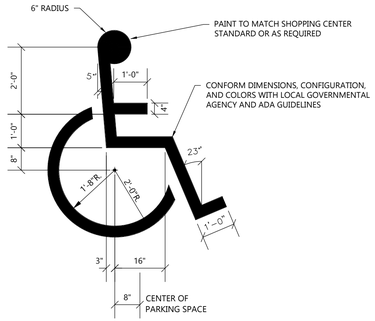
18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



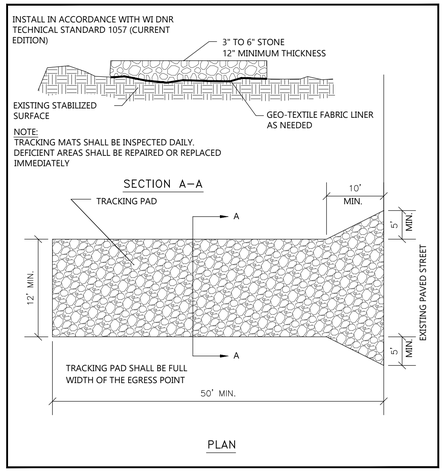
CURB TAPER DETAIL

NOT TO SCALE



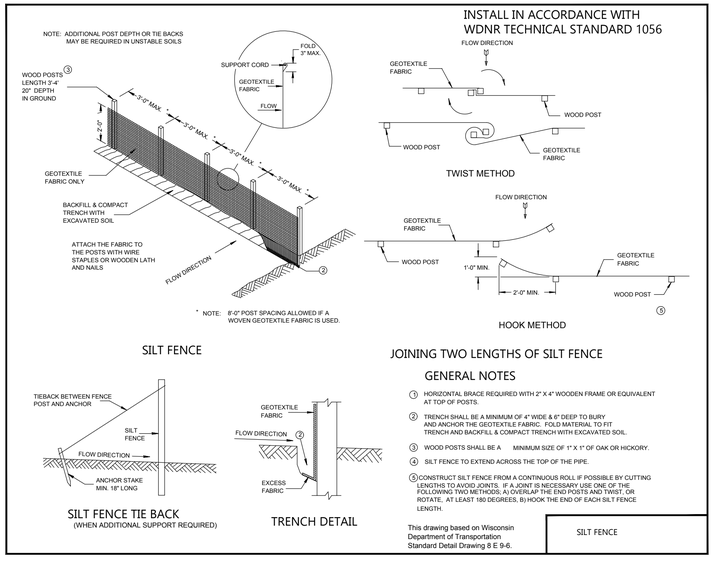
HANDICAP STALL SYMBOL

NOT TO SCALE



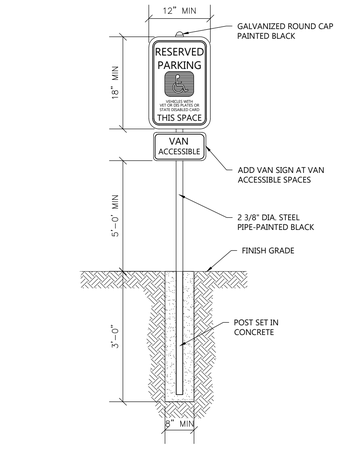
TRACKPAD DETAILS

NOT TO SCALE



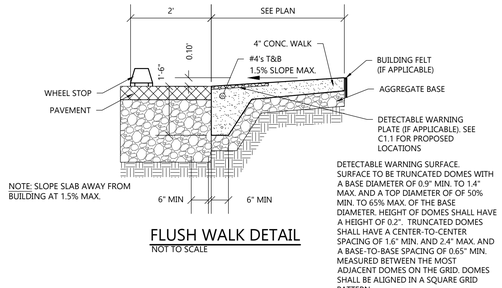
SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL

NOT TO SCALE



DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

FLUSH WALK DETAIL

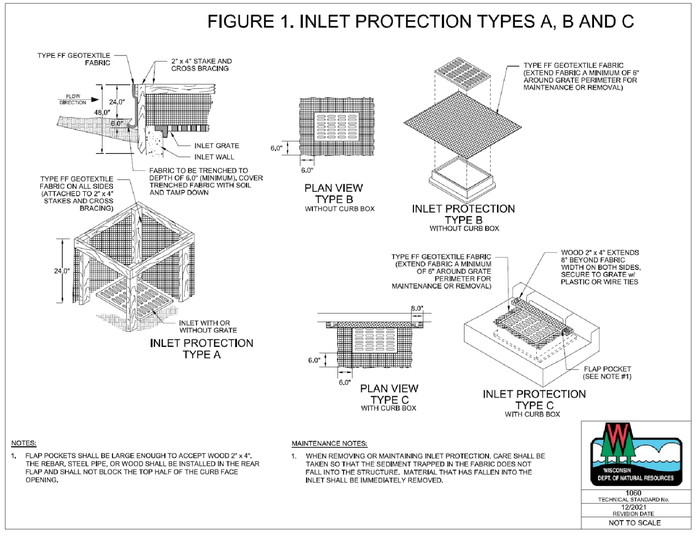
NOT TO SCALE

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	7. BUILDING RENOVATION.
	8. PAVE DRIVEWAYS AND PARKING AREAS.
	9. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

FIGURE 1. INLET PROTECTION TYPES A, B AND C



NOTES:

1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

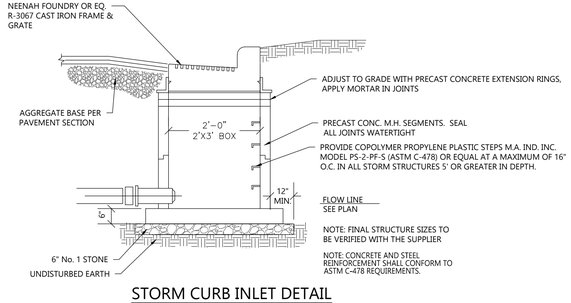
MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES
1060 TECHNICAL STANDARD No.
12/2021 REVISION DATE
NOT TO SCALE

INLET PROTECTION DETAIL

NOT TO SCALE



STORM CURB INLET DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

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REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

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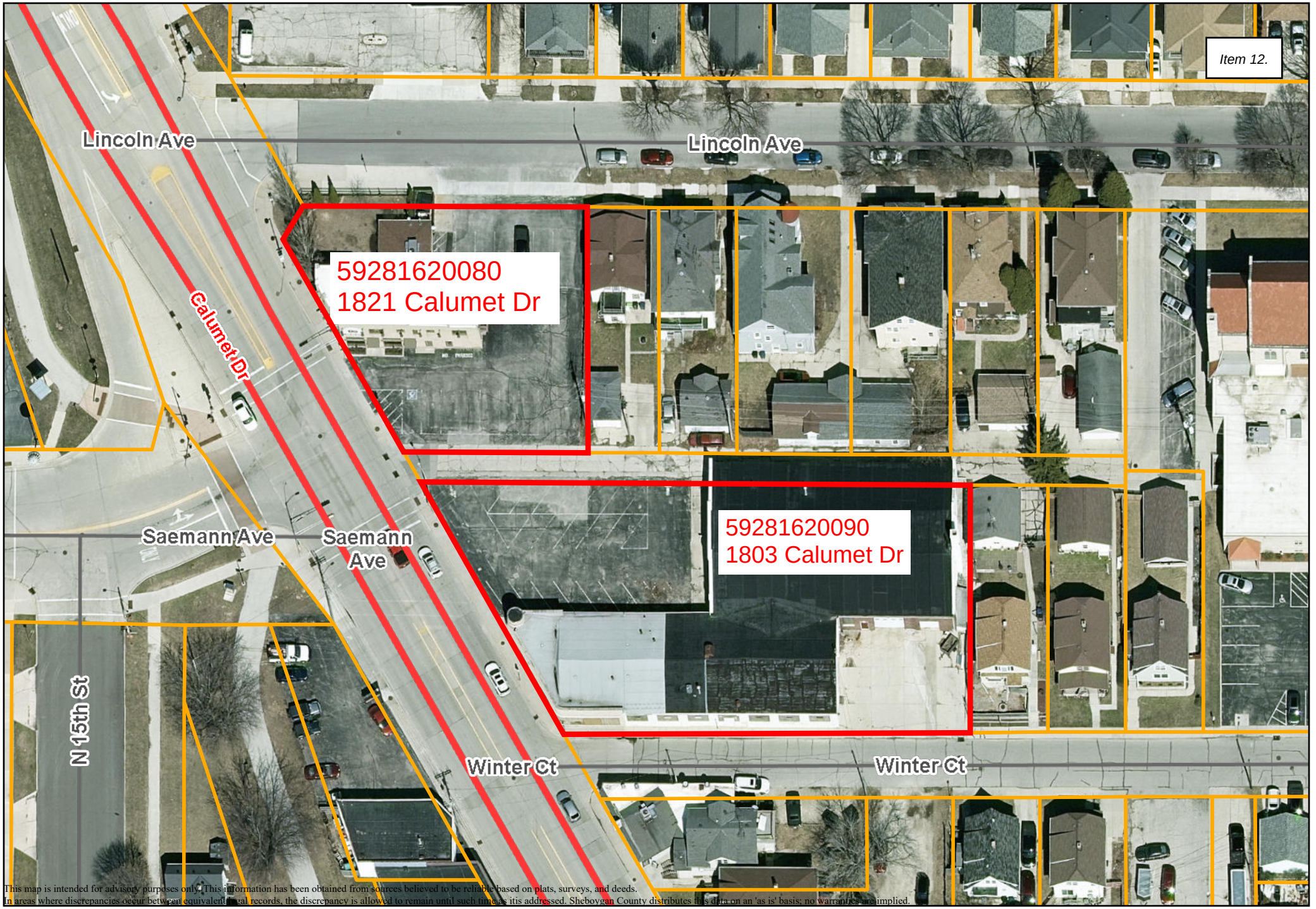
C2.0



This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds.
In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as itis addressed. Sheboygan County distributes this data on an 'as is' basis; no warranties are implied.

SHEBOYGAN COUNTY WISCONSIN

ArcGIS Web Map

0 0.01 0.01 mi

N

Date Printed: 1/29/2026

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of the exterior remodel of a new Faye's Pizza located at 1803 Calumet Drive.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Morph Designs, LLC is proposing to an exterior remodel to a new Faye's Pizza located at 1803 Calumet Drive. The applicant states the following:

- We are looking at doing a partial demolition of the existing building.
- Behind this area of demolition, we are looking at a full interior demolition of the interior and creating a new gathering space.
- There will be a new front wall, facing Calumet Drive.
- With the partial demolition of the existing building, there will be more area for parking. The site area between the building and Calumet is completely redone, with new asphalt parking, curbing, and landscaping. Including an outdoor patio area.
- The existing is concrete parging over masonry.
- There is an existing entrance on the north side, that will be removed and relocated.
- The south side has existing glass block windows that will remain.
- An approximate 2500 sqft portion of the west side existing building will be fully removed.
- The proposed new front wall will consist of a new exterior brick façade, with color to be matching the existing Faye's Pizza business to the north.
- Three new Aluminum Insulated windows with LP Smartside wall panel underneath the windows to be installed on the west / front facing portion of building.
- Existing masonry walls with existing glass block windows on the south portion of building to remain.
- North side wall to install a Dark Bronze Frame and Door and to remove the existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile.
- New canopy proposed over three windows on west side of building and 1 canopy proposed on north side entrance.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.

City of Sheboygan spirit on the lake	**CITY OF SHEBOYGAN** **ARCHITECTURAL REVIEW APPLICATION**	**Fee:** 100.00 **Review Date:**

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
Morph Designs, LLC	Roger Schregardus	owner, Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
W10953 Dead End Road	Waupun	WI	53963
Email Address	**Phone Number (incl. area code)**		
cadmanroger@sbcglobal.net	920-948-7975		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Reichgeld Properties, LLC	Alicia Reichgeld	owner	
Mailing Address	**City**	**State**	**ZIP Code**
1821 Calumet Drive	Sheboygan	WI	53081
Email Address	**Phone Number (incl. area code)**		
atomicartshq@gmail.com	920-254-6489		

SECTION 3: Architect Information

Name			
Jim Bandt			
Mailing Address	**City**	**State**	**Zip**
PO Box 3	Oregon	WI	53963
Email Address	**Phone Number (incl. area code)**		
jbandt@charter.net	608-843-9494		

SECTION 4: Contractor Information

Name			
Quasius Construction Co			
Mailing Address	**City**	**State**	**Zip**
1202 A North 8th Street	Sheboygan	WI	53082
Email Address	**Phone Number (incl. area code)**		
kmeyer@quasius.com	920-207-9490		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Roger Schregardus	owner rep	920-948-7975
Signature of Applicant		**Date Signed**
Roger Schregardus		02/12/2026

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
1803 Calumet Drive	59281620090

Name of Proposed/Existing Business:	Faye' Pizza
Address of Property Affected:	1803 Calumet Drive
Zoning Classification:	Urban Commercial District

New Building: ☐ Addition: ☐ Remodeling: ☒ XX

SECTION 7: Description of Proposed Project

We are looking at doing a partial demolition of the existing building. Behind this area of demolition, we are looking at a full interior demolition of the interior and creating a new gathering space. There will be a new front wall, facing Calumet Drive. With the partial demolition of the existing building, there will be more area for parking. The site area between the building and Calumet is completely redone, with new asphalt parking, curbing, and landscaping. Including an outdoor patio area.

SECTION 8: Description of EXISTING Exterior Design and Materials

The existing is concrete parging over masonry. There is an existing entrance on the north side, that will be removed and relocated. The south side has existing glass block windows that will remain. An approximate 2500 sqft portion of the west side existing building will be fully removed.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

The proposed new front wall will consist of a new exterior brick façade, with color to be matching the existing Faye's Pizza business to the north. Three new Aluminum Insulated windows with LP Smartside wall panel underneath the windows to be installed on the west / front facing portion of building. Existing masonry walls with existing glass block windows on the south portion of building to remain. North side wall to install a Dark Bronze Frame and Door and to remove the existing glass block window and filled-in with new steel stud, fiberglass insulation, rigid insulation and parging to match surrounding area and match existing wall profile. New canopy proposed over three windows on west side of building and 1 canopy proposed on north side entrance.

Morph Designs, LLC
W10953 Dead End Road
Waupun, WI 53963

February 12, 2026

Project:
Interior Alteration & Change of Occupancy
Reichgeld Properties, LLC
1803 Calumet Drive
City of Sheboygan, WI

Description of proposed general design, arrangement, texture, material, and color of the building.

We are proposing a partial demolition of the existing building to allow for expansion of the parking area for this parcel, as well as the Faye's Pizza parcel to the north. This building will be holding gatherings less than 50 people and will have an outdoor seating area..
The majority of the existing building exterior facade will not change. The building facade is mostly concrete parging on the exterior over masonry walls. This roof is a roundtop with a membrane covering. We are adding a new entrance door to the north side of the area that is being remodeled. The west wall, facing Calumet Drive is the only new wall that is proposed for this project, and that is because the west portion of the building is being demolished.

The proposed new front wall will consist of a new exterior brick façade, with color to be consistent with surrounding businesses and neighborhood and verified by owner. Per the renderings, the proposed color is to match the existing Faye's Pizza to the north. There will be 3 new dark bronzed framed Aluminum Insulated windows with panels underneath. We will be adding 3 fabric canopies on the west side, above these windows, as well as adding a canopy above the proposed entrance on the north side. The trim under these windows, and the new canopies, again will match the existing Faye's Pizza Restaurant to the north.

In looking at the buildings nearby, the majority of them are masonry, brick, or concrete faced, so including the brick on the front will fit in with the area, especially when we are matching the building to the north.



INTERIOR RENOVATION, MULTI-PURPOSE RM
REICHGELD PROPERTIES

QUASIUS CONSTRUCTION CO.
SHEBOYGAN, W
SINCE 1891



INTERIOR RENOVATION, MULTI-PURPOSE RM
REICHGELD PROPERTIES

QUASIUS CONSTRUCTION CO.
SHEBOYGAN, W
SINCE 1891

LEVEL 2 INT. ALTERATION & CHANGE OF OCCUPANCY FOR:

REICHGELD PROPERTIES, LLC

CITY OF SHEBOYGAN, WISCONSIN

PROJECT TEAM

OWNER
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WAUPUN, WI 53963

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SUPERVISING PROFESSIONAL:
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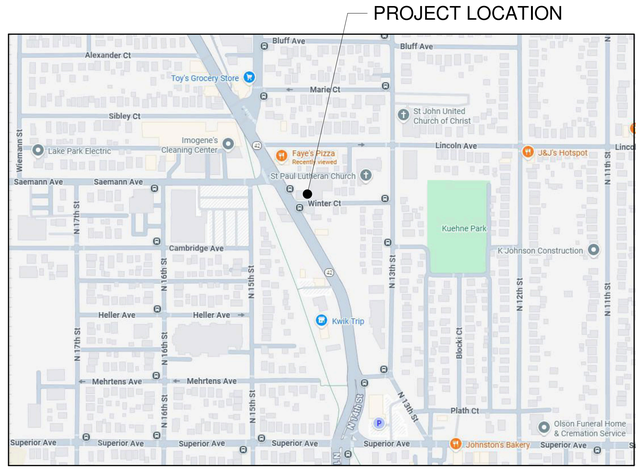
STRUCTURAL ENGINEER:
JP STORRS CO, LLC

CONTACT: PAT STORRS

SHEET INDEX

SHEET	*DESCRIPTION*	*DD REVIEW SET*	*CITY SUBMITTAL*
G-100	TITLE SHEET, PROJECT DATA	12-08-2025	02-03-2026
G-101	LIFE SAFETY PLAN	12-08-2025	02-03-2026
G-202	TECHNICAL INFORMATION	12-08-2025	02-03-2026
CIVIL ENGINEERING			
C0.1	CIVIL COVER SHEET		02-03-2026
C0.2	CIVIL SPECIFICATIONS		02-03-2026
C1.0	CIVIL EXISTING SITE & DEMOLITION PLA	01-02-2026	02-03-2026
C1.1	CIVIL SITE PLAN	01-02-2026	02-03-2026
C1.2	CIVIL GRADING & EROSION CONTROL PLAN	01-02-2026	02-03-2026
C1.3	CIVIL UTILITY PLAN	01-02-2026	02-03-2026
C1.4	LANDSCAPE & RESTORATION PLAN		02-03-2026
C2.0	CIVIL DETAILS		02-03-2026
D-101	ARCHITECTURAL DEMOLITION PLAN	12-08-2025	02-03-2026
ARCHITECTURAL			
A-100	EXISTING / NEW WORK PLAN, GEN. BLDG. SPECS	12-08-2025	02-03-2026
A-101	NEW WORK PLAN, DR & RM SCHEDULES	12-08-2025	02-03-2026
A-200	EXT. BLDG ELEVS, WIND SCHED.	12-08-2025	02-03-2026
A-201	EXTERIOR & INTERIOR PERSPECTIVES	12-08-2025	02-03-2026
A-300	WALL SECTIONS, DETAILS	12-08-2025	02-03-2026
A-400	TLT RM DETS, WALL TYPES, DR/WIND DETS	12-08-2025	02-03-2026
STRUCTURAL ENGINEERING			
S-101	FOUNDATION PLAN, DETAILS	12-08-2025	02-03-2026

LOCATION MAP



PROJECT DATA:

BUILDING CODE:
2021 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), USING WISCONSIN SPS 366 AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE (IFC)
AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2017)
WISCONSIN COMMERCIAL PLUMBING CODE
NATIONAL FIRE PROTECTION ASSOCIATION, 2012 NFPA
WISCONSIN UNIFORM ELECTRICAL CODE

BUILDING SIZE:
ALTERED BUILDING FOOTPRINT: 12,013 sqft
ALTERED AREA 2,120 sqft

PER TABLE 506.2 ALLOWABLE AREA: 19,000 sqft (1 STORY, 55' MAX. HT. USING B OCCUPANCY, IIIB CONSTRUCTION)

BUILDING DATA:
COUNTY LOCATION: SHEBOYGAN
PROJECT TYPE: LEVEL 2 ALTERATION & CHANGE OF USE
REQUIRED SEPARATION: SEPARATED USES
OCCUPANT LOAD: ALTERED AREA = 49

CONSTRUCTION CLASSIFICATION:
PER IBC 602 -
EXISTING BUILDING: TYPE IIIB - NON-COMBUSTIBLE EXTERIOR FRAMING W/ COMBUSTIBLE INTERIOR FRAMING, 1 STORY

OCCUPANCY CLASSIFICATION:
PER IBC 311 -
ALTERED AREA EXISTING OCCUPANCY - M MERCANTILE
ALTERED AREA NEW OCCUPANCY - B BUSINESS
EXISTING AREA - S-2 PARKING GARAGE

EXIT DISTANCE:
PER IBC TABLE 1016.1 - 200 FT. DISTANCE
IBC 1014.3 COMMON PATH OF TRAVEL - 75'-0"
IBC 1018.4 DEAD ENDS - 25'-0"

ENVELOPE COMPLIANCE ENERGY CODE USED:
90.1 (2019) ASHRAE STANDARD
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS AMENDMENTS
C402.1.3 OR C402.1.4 SHEBOYGAN IN CLIMATE ZONE 6
INSULATION ENTIRELY ABOVE DECK: R-30ci REQ.
METAL FRAMED WALLS ABOVE GRADE: R-13+R-12.5ci OR U-0.049 REQ.
UNHEATED SLAB-ON-GRADE FLOOR: R-10 ci REQ.
OPAQUE SWING DOORS: U-0.37 MAX. REQ.
ENTRANCE SWING DOORS (C402.4): U-0.63 MAX. REQ.
FIXED FENESTRATION (C402.4): U-0.34 MAX. REQ.

PER IECC C402.5.9, IN SPACES LESS THAN 3000 SQFT, NO VESTIBULE IS REQUIRED

TOILETS:
PLUMBING PER IBC TABLE 2902.1:
OCCUPANT LOAD (B) = 50/2 = 25 EACH GENDER

BUSINESS = 1 WATER CLOSET PER 25 FOR 1st 50 OCCUPANTS
REQUIRED: 1 WATER CLOSET

BUSINESS = 1 LAVATORY PER 40 OCCUPANTS FOR 1st 80 OCCUPANTS
REQUIRED 1 LAVATORY

PROVIDED: (2) UNISEX ROOMS - (2) WC (2) LAV
MOP SINK
HIGH-LOW DRINKING FOUNTAIN (ALTERNATE- OWNER TO PROVIDE BOTTLED WATER)

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SHEBOYGAN, WI
SINCE 1891

Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

TITLE SHEET,
PROJECT DATA

Project number 25-Q-REICHGELD
Date 02-03-2026
Drawn by MD, LLC
Checked by MD, LLC

G-100

Scale 1 1/2" = 1'-0"

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EMERGENCY LIGHTING NOTES:

ELECTRICAL CONTRACTOR TO INSTALL EMERGENCY LIGHTING THAT PROVIDES A MIN. OF 1 FOOT-CANDLE (11 LUX) OF LIGHT AT THE WALKING SURFACE ALONG THE PATH OF EGRESS. IBC 1008.2.1

* PER SECTION 1008.3.1, THIS SYSTEM SHALL BE PROVIDED EMERGENCY LIGHTING POWER FOR A DURATION OF NOT LESS THAN 90 MIN.
* PER SECTION 1008.3.5, THE PERFORMANCE OF THE SYSTEM SHALL PROVIDE AN INITIAL LIGHT ILLUMINATION OF AT LEASE AN AVERAGE OF 1 FOOT-CANDLE AND THAT AT ANY POINT ALONG THE PATH, THE MIN. ILLUMINATION SHALL BE 0.1 FOOT-CANDLE.

ELECTRICAL CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING BALLASTS ON CEILING LIGHT FIXTURES. THESE SHALL BE COORDINATED DIRECTLY BETWEEN THE ELECTRICAL CONTRACTOR AND THEIR SUPPLIER SO THAT THE HIGHEST LUMEN OUTPUT EMERGENCY BALLAST AVAILABLE IS PROVIDED IN THE FIXTURES THAT ARE DUAL-PURPOSED FOR EMERGENCY LIGHTING.

ELECTRICAL CONTRACTOR TO DESIGN SYSTEM TO FOLLOW STATE AND/OR LOCAL CODES

EXTERIOR WALL OPENINGS:

THERE IS NO LIMITED ON UNPROTECTED OPENINGS FOR THIS BUILDING, AS FIRE SEPARATION DISTANCE IS GREATER THAN 30' (PER TABLE 705.8). SEE SITE PLAN FOR DISTANCE

HAZARDOUS MATERIAL NOTE:

THERE WILL BE NO HAZARDOUS MATERIALS IN QUANTITIES GREATER THAN ALLOWED BY TABULAR VALUES IN SECTION 414 STORED IN BUILDING, SO NO CONTROL AREAS ARE REQUIRED.

MECHANICAL EQUIPMENT NOTE:

NO SINGLE PIECE OF MECHANICAL EQUIPMENT SHALL EXCEED 400,000 BTU

AUTOMATIC SPRINKLER SYSTEM NOTE:

ENTIRE BUILDING, IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
PER IBC 907.2.1, FIRE ALARM SYSTEM IN NOT REQUIRED
PER IBC 907.2.6.1.1, SMOKE ALARM SYSTEM IN NOT REQUIRED
PER IBC 903.2.1.3, A-3 (NEW WORK AREA) IS UNDER THE REQUIRED SPRINKLER REQUIREMENTS

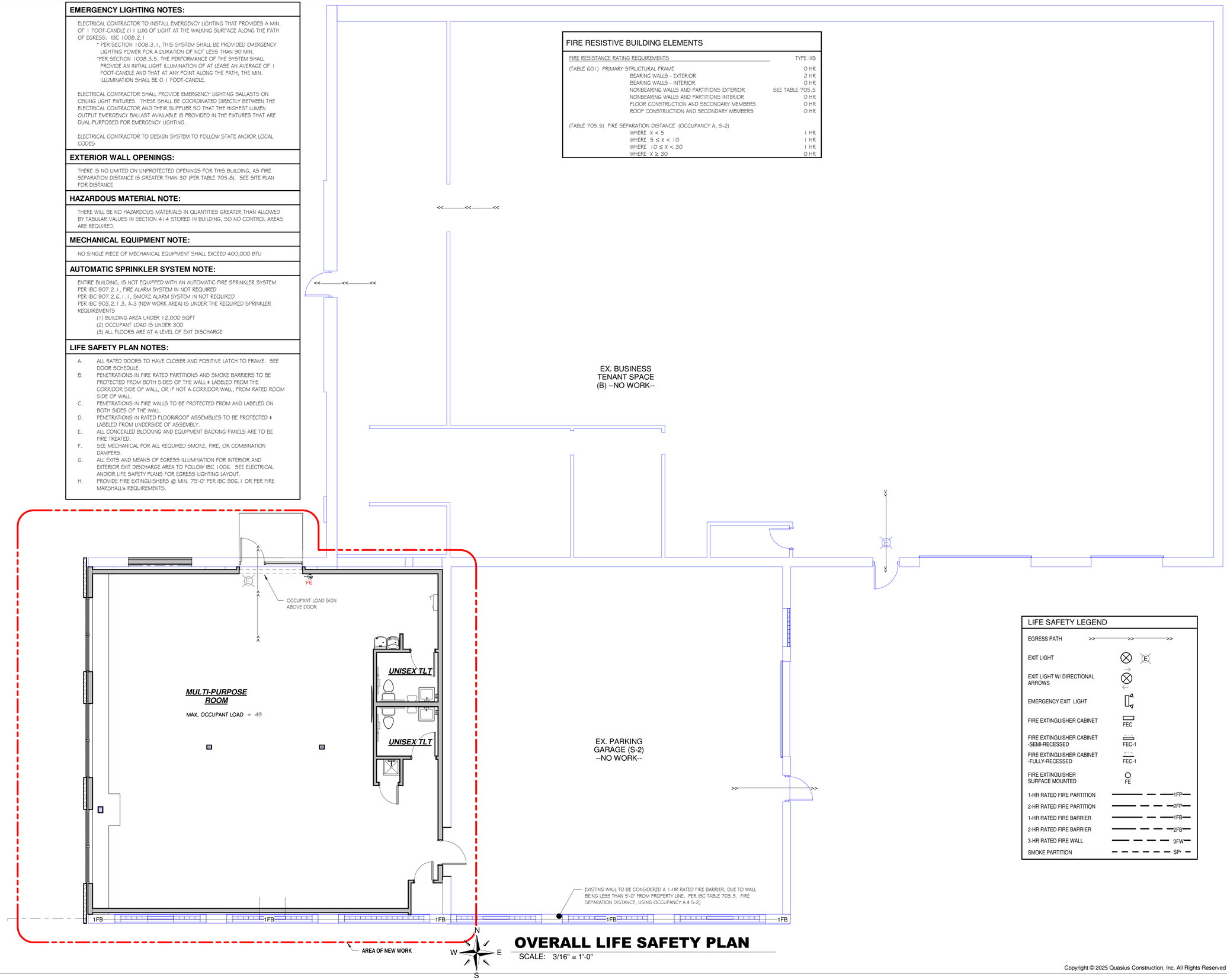
(1) BUILDING AREA UNDER 12,000 SQFT
(2) OCCUPANT LOAD IS UNDER 300
(3) ALL FLOORS ARE AT A LEVEL OF EXIT DISCHARGE

LIFE SAFETY PLAN NOTES:

A. ALL RATED DOORS TO HAVE CLOSER AND POSITIVE LATCH TO FRAME. SEE DOOR SCHEDULE.
B. PENETRATIONS IN FIRE RATED PARTITIONS AND SMOKE BARRIERS TO BE PROTECTED FROM BOTH SIDES OF THE WALL & LABELED FROM THE CORRIDOR SIDE OF WALL, OR IF NOT A CORRIDOR WALL, FROM RATED ROOM SIDE OF WALL.
C. PENETRATIONS IN FIRE WALLS TO BE PROTECTED FROM AND LABELED ON BOTH SIDES OF THE WALL.
D. PENETRATIONS IN RATED FLOOR/ROOF ASSEMBLIES TO BE PROTECTED & LABELED FROM UNDERSIDE OF ASSEMBLY.
E. ALL CONCEALED BLOCKING AND EQUIPMENT BACKING PANELS ARE TO BE FIRE TREATED.
F. SEE MECHANICAL FOR ALL REQUIRED SMOKE, FIRE, OR COMBINATION DAMPERS.
G. ALL EXITS AND MEANS OF EGRESS ILLUMINATION FOR INTERIOR AND EXTERIOR EXIT DISCHARGE AREA TO FOLLOW IBC 1006. SEE ELECTRICAL AND/OR LIFE SAFETY PLANS FOR EGRESS LIGHTING LAYOUT.
H. PROVIDE FIRE EXTINGUISHERS @ MIN. 75'-0" PER IBC 906.1 OR PER FIRE MARSHALL's REQUIREMENTS.

FIRE RESISTIVE BUILDING ELEMENTS

FIRE RESISTANCE RATING REQUIREMENTS		TYPE IIIB
(TABLE 601)	PRIMARY STRUCTURAL FRAME	0 HR.
	BEARING WALLS - EXTERIOR	2 HR.
	BEARING WALLS - INTERIOR	0 HR.
	NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 705.5
	NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR.
	FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR.
(TABLE 705.5)	FIRE SEPARATION DISTANCE (OCCUPANCY A, S-2)	
	WHERE X < 5	1 HR.
	WHERE 5 ≤ X < 10	1 HR.
	WHERE 10 ≤ X < 30	1 HR.
	WHERE X ≥ 30	0 HR.



OVERALL LIFE SAFETY PLAN

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

LIFE SAFETY LEGEND

EGRESS PATH	>>——>>——>>
EXIT LIGHT	⊗ (E)
EXIT LIGHT W/ DIRECTIONAL ARROWS	⊗
EMERGENCY EXIT LIGHT	
FIRE EXTINGUISHER CABINET	FEC
FIRE EXTINGUISHER CABINET -SEMI-RECESSED	FEC-1
FIRE EXTINGUISHER CABINET -FULLY-RECESSED	FEC-1
FIRE EXTINGUISHER SURFACE MOUNTED	FE
1-HR RATED FIRE PARTITION	1FP
2-HR RATED FIRE PARTITION	2FP
1-HR RATED FIRE BARRIER	1FB
2-HR RATED FIRE BARRIER	2FB
3-HR RATED FIRE WALL	3FW
SMOKE PARTITION	SP

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INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

LIFE SAFETY PLAN

Project number	25-Q-REICHGELD
Date	02-03-2026
Drawn by	MD, LLC
Checked by	MD, LLC

G-101

Scale As indicated

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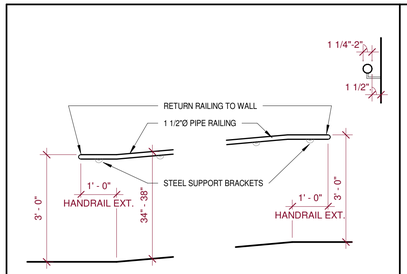
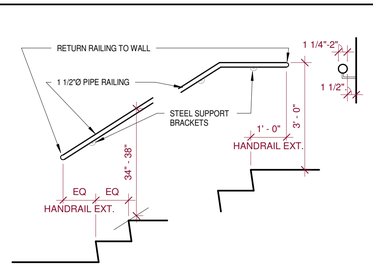
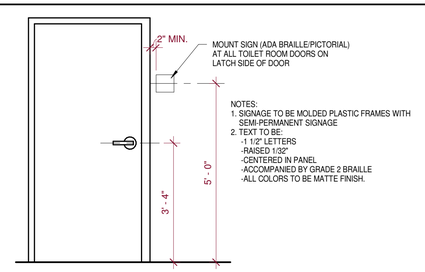


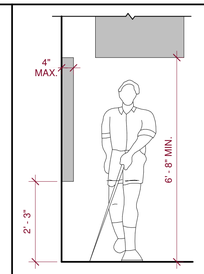
RAMP HANDRAIL EXTENSIONS



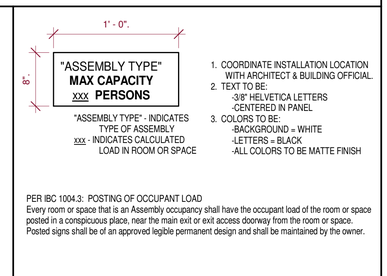
STAIR HANDRAIL EXTENSIONS



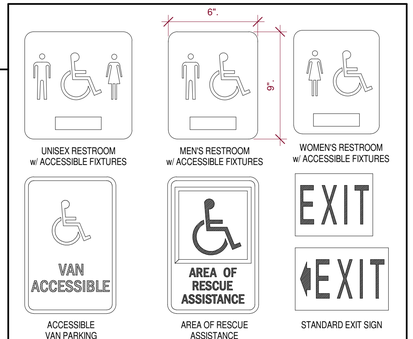
ADA TOILET ROOM SIGNAGE



PROTUSION LIMITS



TYPICAL ASSEMBLY SIGNAGE

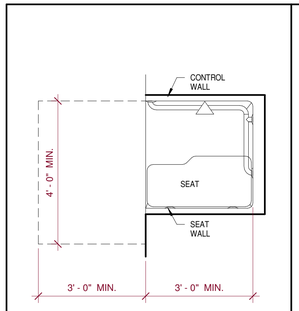


TYPICAL PROJECT SIGNAGE

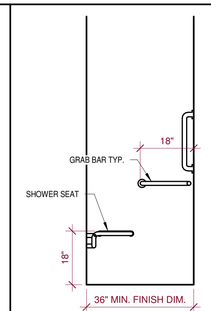
NOT ALL SIGNS ARE USED SEE PLANS FOR ALL APPLICABLE SIGNS.

TYP. HEIGHT REQUIREMENTS

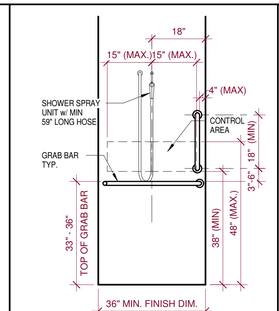
NOT ALL ARE USED. SEE PLANS FOR APPLICABLE STANDARD HEIGHTS. FOR INFORMATION ONLY.



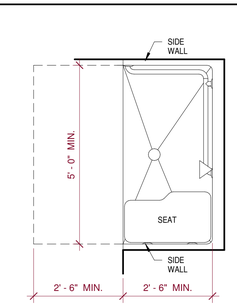
36" TRANSFER TYPE SHOWER PLAN



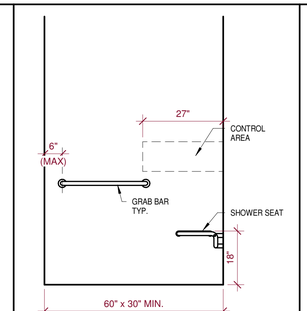
36" TRANSFER TYPE SHOWER



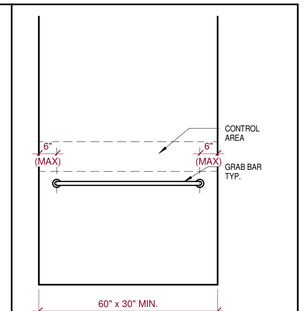
36" TRANSFER SHOWER CONTROL WALL



ROLL-IN TYPE SHOWER PLAN



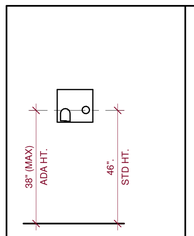
ROLL-IN TYPE SHOWER W/ SEAT



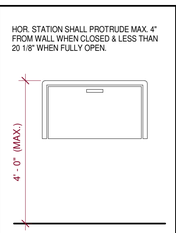
ROLL-IN TYPE SHOWER W/O SEAT

STANDARD MOUNTING HEIGHT NOTES:

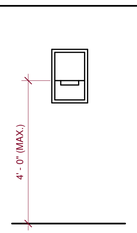
1. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ADA AND ANSI A117.1 SEC. 703.
2. ADA TOILET ROOM SIGNAGE SHALL BE MOUNTED WHERE INDICATED. WHERE THERE IS NO WALL SPACE ADJACENT TO LATCH SIDE OF DOOR, SIGN SHALL BE MOUNTED ON NEAREST ADJACENT WALL.
3. MOUNTING LOCATION FOR SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
4. FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
5. CONTRACTOR SHALL PROVIDE FIRE TREATED WOOD BLOCKING OR STEEL FLAT STOCK IN DRYWALL PARTITIONS FOR MOUNTING OF WALL ATTACHED ITEMS INCLUDING, BUT NOT LIMITED TO:
   - GRAB BARS
   - CABINETS / SHELVING
   - TOILET PARTITIONS
   - ACCESSORIES
   - DOOR BUMPER STOPS
6. STANDARD MOUNTING HEIGHTS APPLY TO DRAWINGS UNLESS INDICATED OTHERWISE.
7. GRAB BARS SHALL BE INSTALLED PLUMB OR LEVEL.
8. PROVIDE MOUNTING SUPPORTS AT LOCATIONS WHERE REQUIRED BY OWNER, FOR OWNER INSTALLED ITEMS. CONTRACTOR TO COORDINATE WITH OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR MARKING LOCATION OF ITEMS REQUIRING MOUNTING SUPPORTS.
10. ALL DIMENSIONS SHOWN HERE ARE TYPICAL UNLESS NOTED OTHERWISE.
11. ALL DIMENSIONS SHOWN HERE ARE FROM FACE OF WALL FINISH.
12. ALL FIXTURES AND ACCESSORIES AT ACCESSIBLE ROOMS ARE TO MEET THE MOST CURRENT ACCESSIBLE CODE REQUIREMENTS.
13. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER MOUNTING HEIGHT INFORMATION.
14. SEE ENLARGED TOILET ROOM PLANS FOR A.D.A. ACCESSIBLE TOILET FIXTURES CLEAR SPACE REQUIREMENTS.



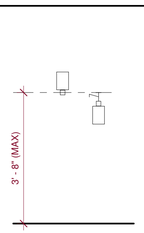
HAND DRYER



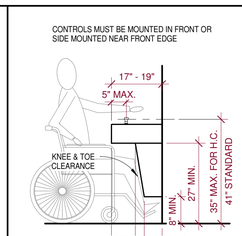
BABY CHANGING STATION



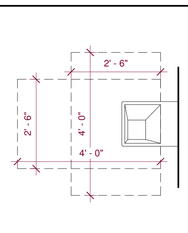
TOWEL DISPENSER



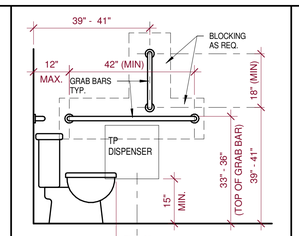
SOAP DISPENSER

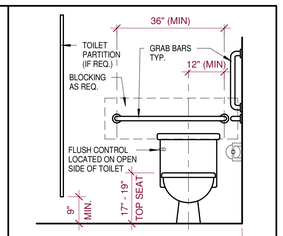


ADA DRINKING FOUNTAIN CLEARANCES



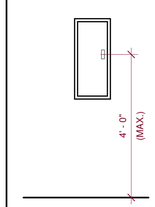
ADA DRINKING FOUNTAIN CLEAR SPACE



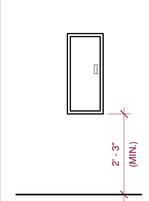


ADA TOILET FIXTURE CLEARANCES

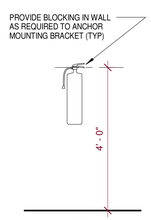
FLUSH CONTROL TO BE LOCATED ON OPEN SIDE



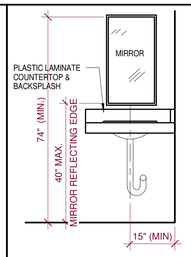
FIRE EXTINGUISHER CABINET, FULLY RECESSED



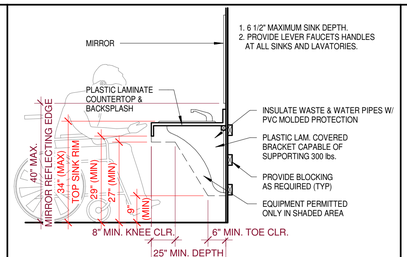
FIRE EXTINGUISHER CABINET, SEMI-RECESSED, MAX. 4" PROJECTION



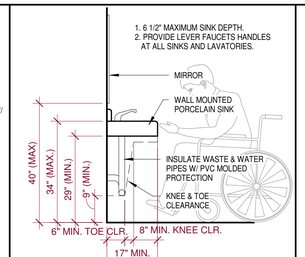
FIRE EXTINGUISHER, WALL HUNG



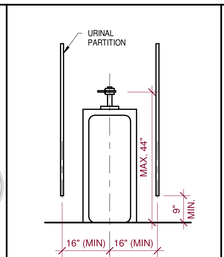
ADA COUNTERTOP DROP-IN SINK



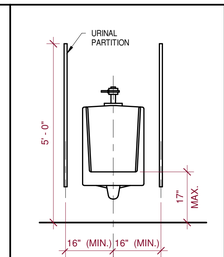
ADA COUNTERTOP DROP-IN SINK



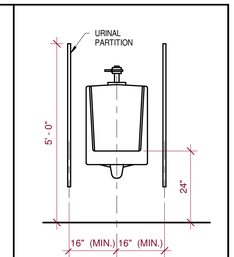
ADA WALL MOUNTED SINK



FLOOR MOUNTED URINAL



ADA WALL MOUNTED URINAL



STD WALL MOUNTED URINAL

TYP. TOILET ROOM A.D.A. ACCESSORY ELEVATIONS

NOT ALL ARE USED. SEE PLANS FOR APPLICABLE FIXTURES & ACCESSORIES. FOR INFORMATION ONLY.

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QUASIUS CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION, MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

TECHNICAL INFORMATION
25-Q-REICHGELD

Project number	
Date	02-03-2026
Drawn by	MD, LLC
Checked by	MD, LLC

G-202

Scale 1/2" = 1'-0"

2/3/2026 11:36:51 AM

RENOVATIONS FOR:
REICHGELD PROPERTIES
SHEBOYGAN, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: NORTH: 13,417 S.F. (0.31 ACRES).
SOUTH: 25,625 S.F. (0.59 ACRES).

EXISTING ZONING: URBAN COMMERCIAL DISTRICT

PROPOSED ZONING: URBAN COMMERCIAL DISTRICT

PROPOSED USE: INDOOR COMMERCIAL ENTERTAINMENT: RESTAURANT, FOOD PROCESSING, SHIPPING/RECEIVING, PARKING LOT

AREA OF SITE DISTURBANCE : 10,176 SF (0.23 AC) (SOUTH PARCEL)
NORTH PARCEL IS CONSIDERED PAVEMENT MAINTENANCE

SETBACKS:
BUILDING: FRONT(N/W/S) = 0'
SIDE = 25' TO RESIDENTIAL
REAR(E) = 25' TO RESIDENTIAL

PAVEMENT: FRONT(N/W/S) = 5'
SIDE = 5'
REAR(E) = 5'

BUFFERYARDS:
FRONT(N/W/S) = 0'
SIDE= 0'
REAR(E) = N/A
MAX BUILDING HEIGHT ALLOWED: 50'

PARKING REQUIRED: 1 SPACE PER 3 SEATS OR 1 SPACE PER 3 MAX CAPACITY (16 SPACES REQ.)(SOUTH PARCEL)

PARKING PROVIDED: 17 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

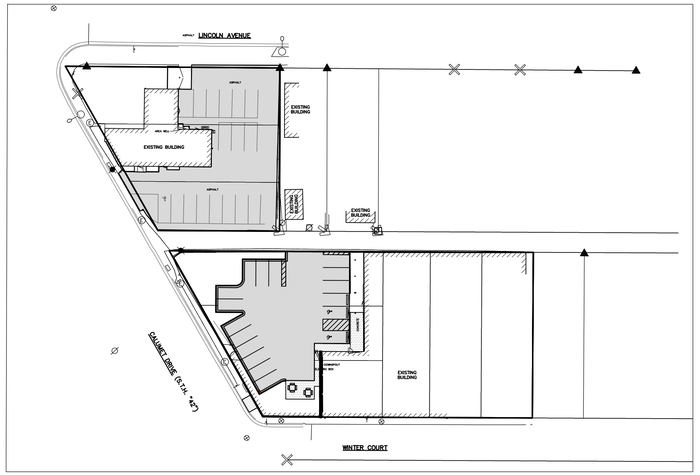
EXISTING SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.06	2,407	23.7%
PAVEMENT (ASP. & CONC.)	0.18	7,769	76.3%
TOTAL IMPERVIOUS	0.23	10,176	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%
PROJECT SITE	0.23	10,176	100.0%

PROPOSED SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.17	7,437	73.1%
TOTAL IMPERVIOUS	0.17	7,437	73.1%
LANDSCAPE/ OPEN SPACE	0.06	2,739	26.9%
PROJECT SITE	0.23	10,176	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



NORTH

SITE PLAN OVERVIEW
SCALE: 1"= 50'
50' 0 50' 100'

PROJECT CONTACTS

OWNER INFORMATION:
REICHGELD PROPERTIES
ALICIA REICHGELD
1821 CALUMET DRIVE
SHEBOYGAN, WI 53081
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Email: atomicartshq@gmail.com

CIVIL:
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Phone: (920)926-9800
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CITY PLANNER:
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CITY ENGINEER:
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CITY FIRE CHIEF:
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CITY BUILDING INSPECTOR:
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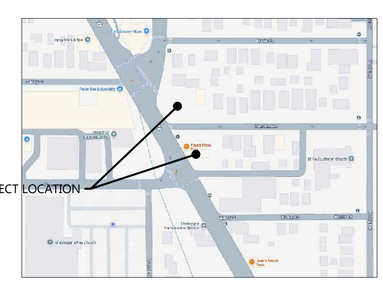
Phone: (920)459-3481
E-mail: michael.cupp@sheboyganwi.gov

CITY DIRECTIOR OF PUBLIC WORKS:
TRAVIS PETERSON
Phone: (920)459-3441
E-mail: travis.peterson@sheboyganwi.gov

LOCATION MAP





NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE		EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE		EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET		EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE• SHEBOYGAN, WI 53081

PROFESSIONAL SEAL
WISCONSIN
JASON DAYE
38777-006
FOND DU LAC WISCONSIN
PROFESSIONAL ENGINEER
02/03/26

SHEET DATES
ISSUED FOR APPROVAL
IFA FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISING SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISING OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISING.
C. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 6 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MINIMIZE THE TRACKING OF SEDIMENT OFF SITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO FLOW INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

   STANDARD ASPHALT PAVING SECTION
   1-1/2" SURFACE COURSE (5 LT 58-28S)
   (WISDOT 455.2.5 TACK COAT (STAGED PAVING)
   2" BINDER COURSE (4 LT 58-28S)
   10" OF 1-1/4" CRUSHED AGGREGATE

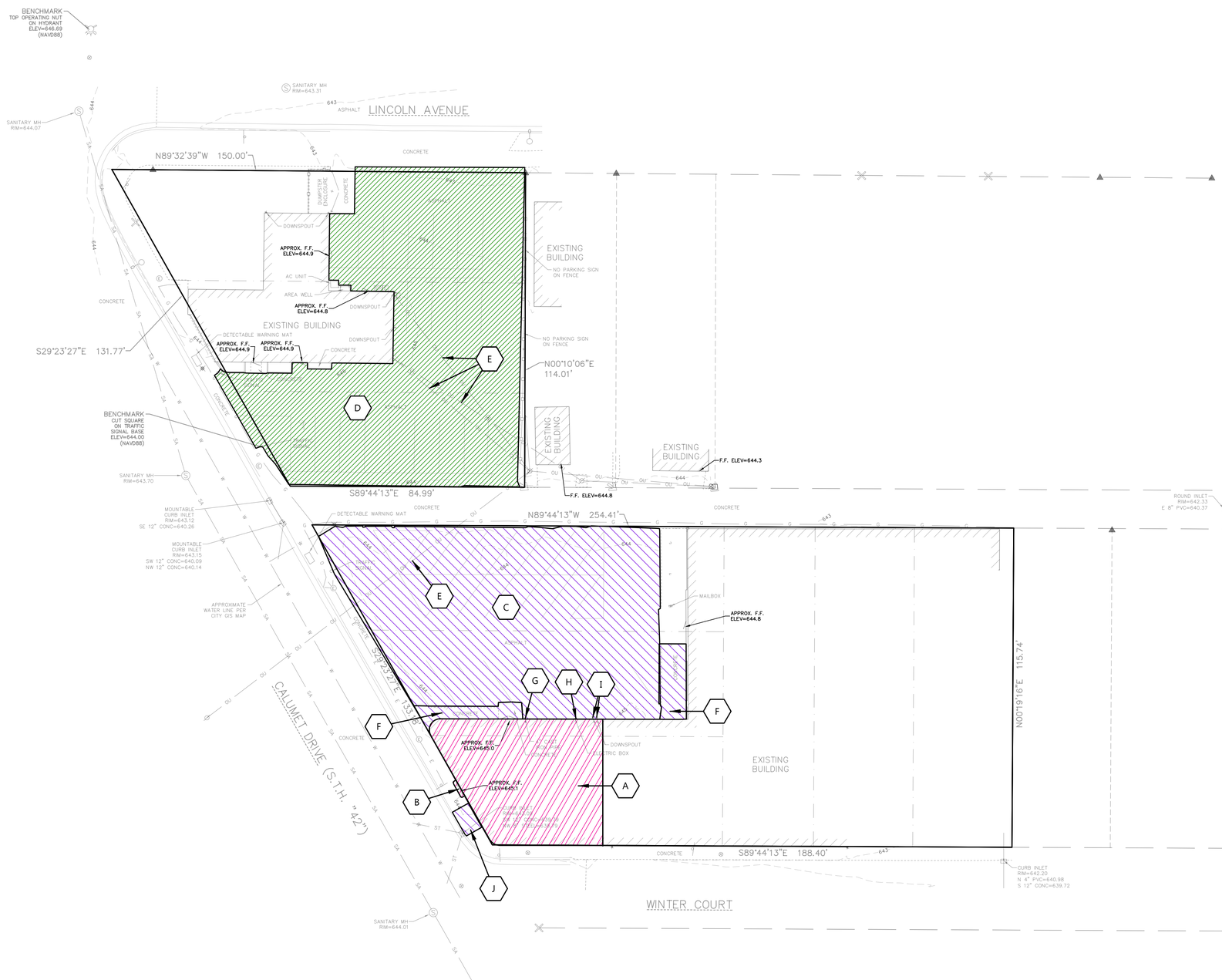
   a. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK/PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING



LEGEND:

- ALTERNATE BID SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
- REMOVE SITE FEATURES

KEYNOTES

A	REMOVE PORTION OF EXISTING BUILDING AND CAP AND ABANDON AND RECONNECT UTILITIES AS NECESSARY TO SERVE REMAINING BUILDING. CONTRACTOR TO COORDINATE ANY UTILITY WORK WITH UTILITY COMPANIES. SEE ARCH PLANS FOR BUILDING DEMOLITION DETAILS.
B	REMOVE CONCRETE STEPS.
C	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE. REMOVE PAVEMENT AND BASE IN PROPOSED GREENSPACE AREAS. ADJUST TOP OF BASE ELEVATIONS WHERE NEW PAVEMENT IS PROPOSED PER THE GRADING PLAN. ENSURE A MINIMUM OF 10 INCHES OF BASE WILL EXIST.
D	ALTERNATE BID: SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE.
E	PROTECT EXISTING OVERHEAD UTILITY LINES
F	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE
G	REMOVE 4" CAST IRON PIPE. CONTRACTOR TO FIELD VERIFY PIPE IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
H	REMOVE ELECTRIC BOX. CONTRACTOR TO FIELD VERIFY ELECTRIC BOX IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
I	REMOVE TWO DOWNSPOUTS. SEE ARCH PLANS FOR PROPOSED/RELOCATED DOWNSPOUTS.
J	PER CITY STANDARDS SAWCUT AND REMOVE CONCRETE SIDEWALK AND PROTECT BASE. AVOID REMOVAL OF CONCRETE RAMP IF POSSIBLE.

NOTE:
THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2025.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20254515306, 20254800584 AND 20254803073 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN LETTER REPORT NO. 14347-LLR, BY BAY TITLE & ABSTRACT, INC., DATED DECEMBER 3, 2025. INFORMATION ALSO CONTAINED IN LETTER REPORT NO. 14317-LLR, BY BAY TITLE & ABSTRACT, INC., DATED NOVEMBER 11, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

SCALE: 1" = 20'
20' 0 20' 40'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

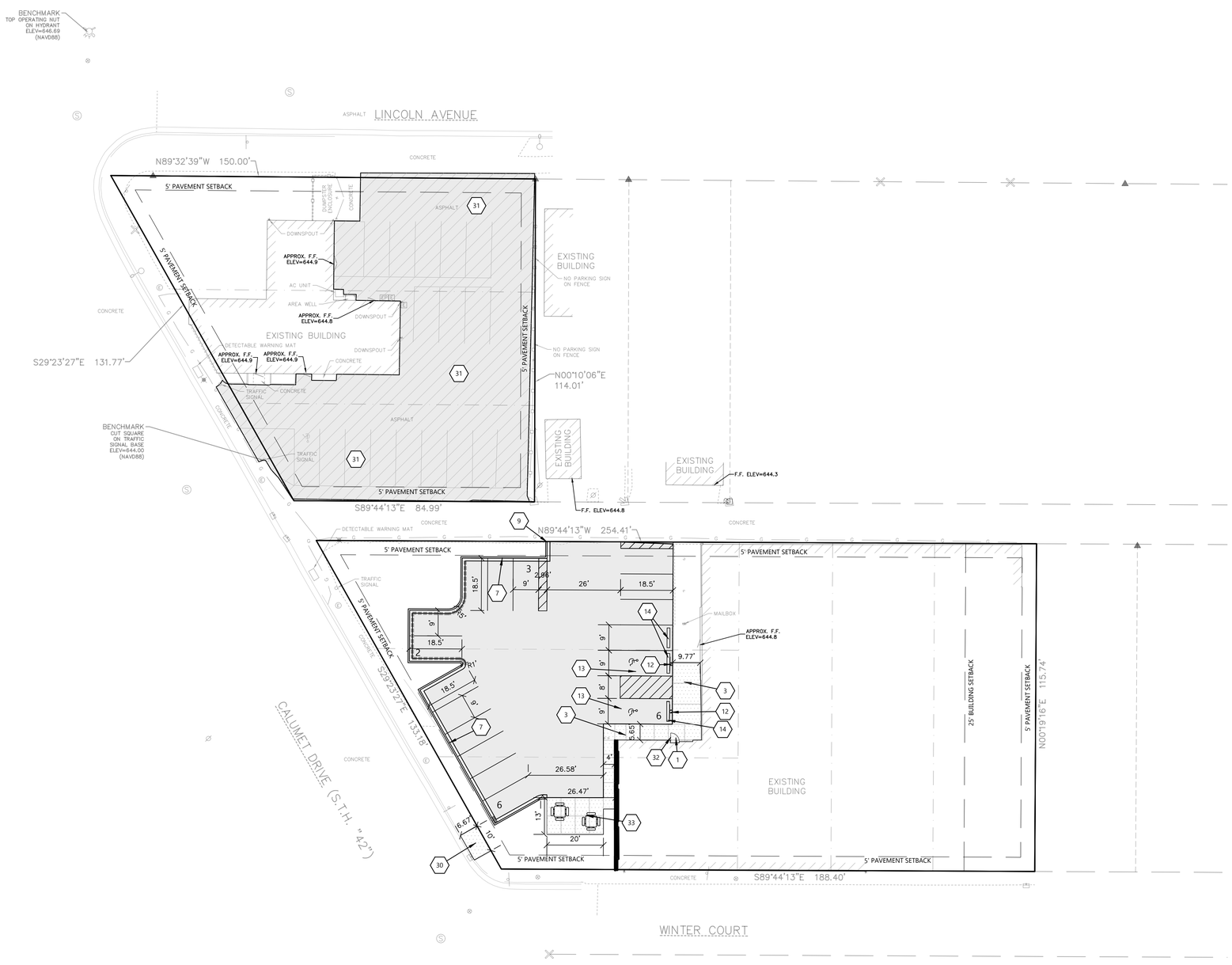
SHEET DATES

ISSUED FOR APPROVAL

IFA	FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.0



LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	ALTERNATE BID ASPHALT, ENSURE 3.5" OF MINIMUM DEPTH (1.5" SURFACE COURSE 2" BINDER COURSE)
	SIDEWALK/PATIO CONCRETE
	SHEDDING CURB & GUTTER
	INVERTED CURB & GUTTER

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
3	FLUSH WALK (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
30	CONCRETE SIDEWALK PER CITY STANDARDS. CONTRACTOR TO FIELD VERIFY AND MATCH EXISTING PAVEMENT PROFILE. (TYP.)
31	ALTERNATE; REMOVE AND REPLACE EXISTING ASPHALT WITH STANDARD ASPHALT AND RESTRIPE TO MATCH EXISTING STRIPING. (TYP.)
32	NEW DOOR LOCATION. SEE ARCH PLANS.
33	CONCRETE PATIO WITH TABLES

SCALE: 1" = 20'
20' 0 20' 40'

NORTH

CIVIL SITE PLAN

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PROFESSIONAL SEAL

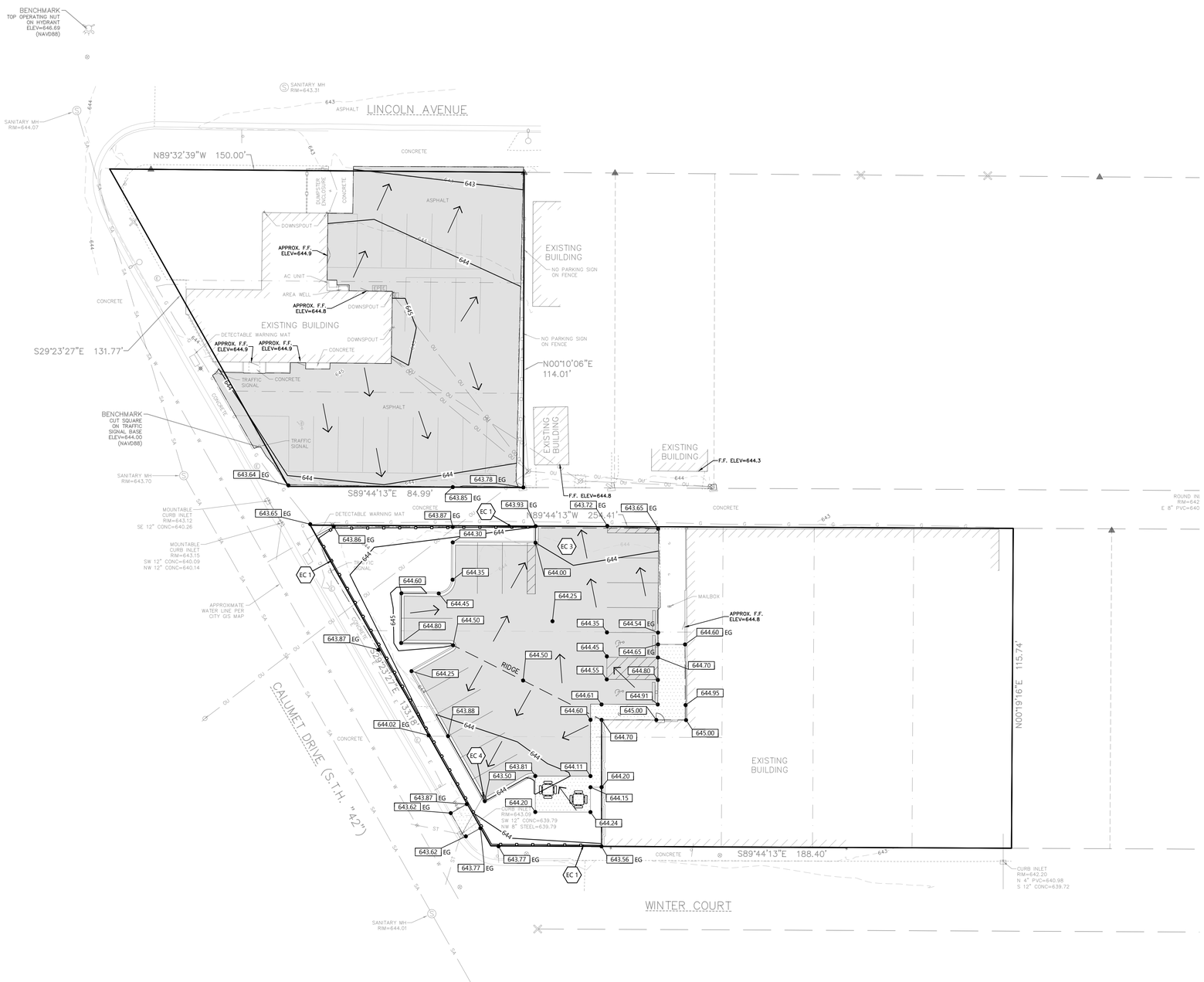
SHEET DATES

ISSUED FOR APPROVAL

IFA	FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.1



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION

SCALE: 1"= 20'

20' 0 20' 40'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

EXCEL
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PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

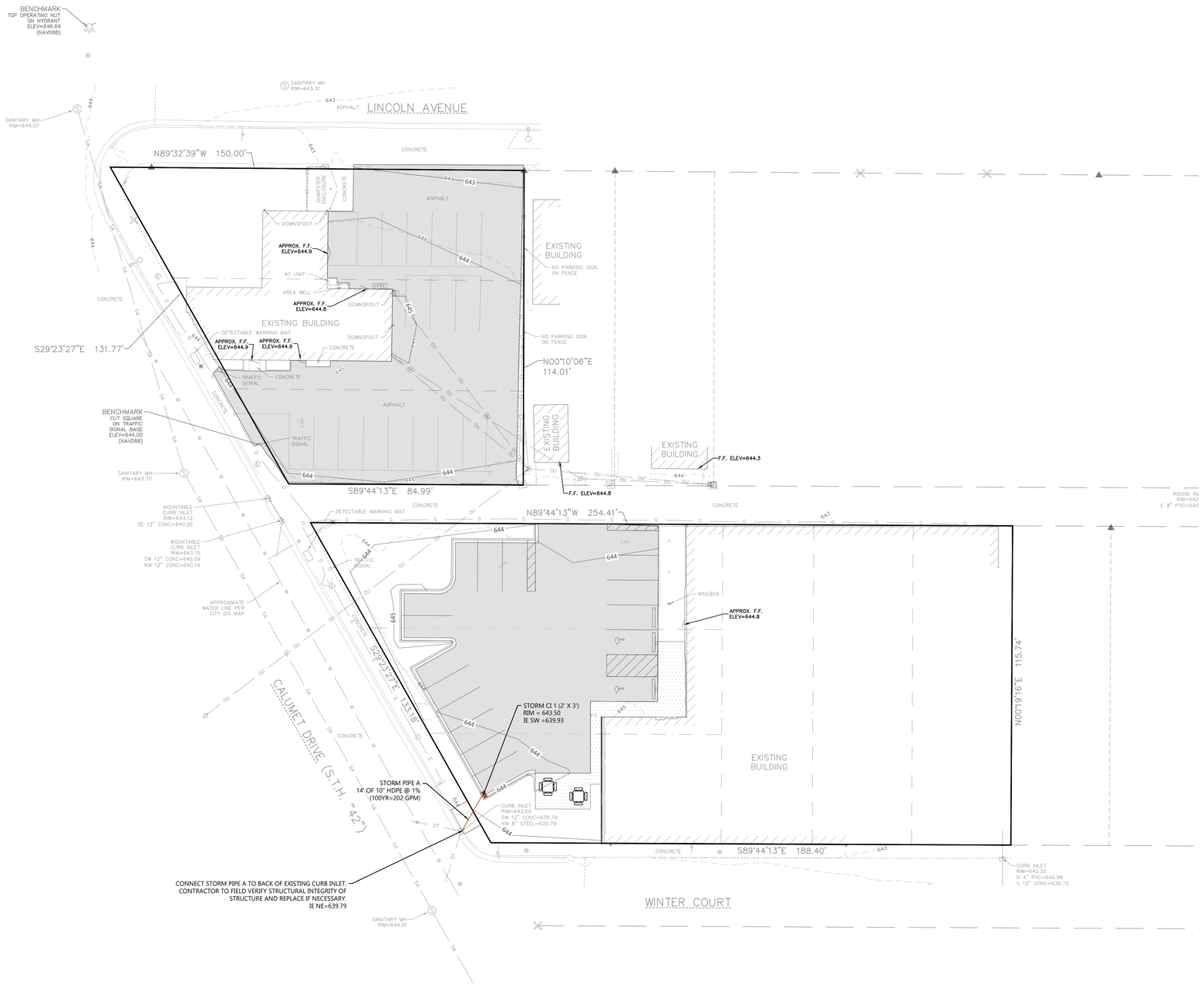
SHEET DATES

ISSUED FOR APPROVAL

IFA FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.2



SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL UTILITY PLAN

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE• SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

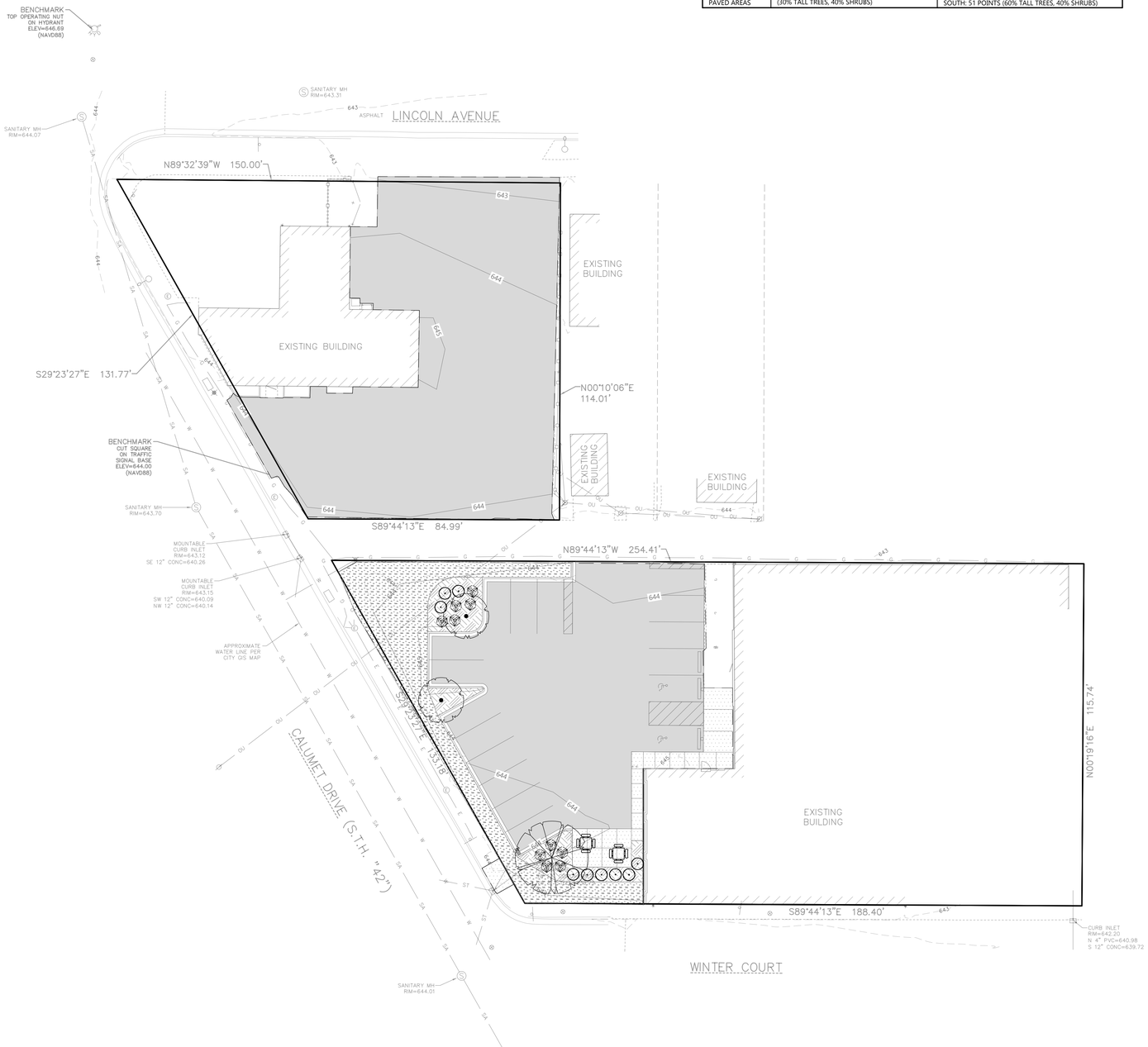
SHEET DATES

ISSUED FOR APPROVAL

IFA	FEB. 3, 2026

JOB NUMBER
250363600

SHEET NUMBER
C1.3



LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET FRONTAGE	20 POINTS PER 100 LF OF FRONTAGE NORTH: 131/100 = 1.31 X 20 = 26.2 POINTS SOUTH: 133/100 = 1.33 X 20 = 26.6 POINTS (50% TALL TREES, 30% MEDIUM TREES)	NORTH: COVERED BY EXISTING SOUTH: 45 POINTS (66% TALL TREES,34% MED TREES)
DEVELOPED LOTS	5 POINTS PER 1,000 GROSS FLOOR AREA NORTH: 2,500/1000 = 2.5 X 5 = 12.5 POINTS SOUTH: 7,500/1000 = 7.5 X 5 = 37.5 POINTS	NORTH: COVERED BY EXISTING SOUTH: 42 POINTS
PAVED AREAS	40 POINTS PER 10,000 SF OR 20 PARKING STALLS NORTH: 8,473/10,000 = 0.85 X 40 = 34 POINTS SOUTH: 6,359/10,000 = 0.64 X 40 = 25.6 POINTS NORTH: 17/20 = 0.85 X 40 = 34 POINTS SOUTH: 17/20 = 0.85 40 = 34 POINTS (30% TALL TREES, 40% SHRUBS)	NORTH: COVERED BY EXISTING SOUTH: 51 POINTS (60% TALL TREES, 40% SHRUBS)

PLANT SCHEDULE

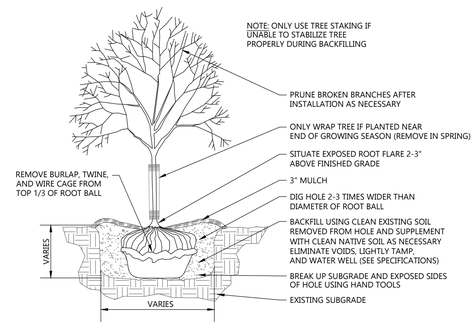
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT	POINTS PER PLANT
TALL TREES						
	Armstrong Maple	Acer x freemanii 'Armstrong'	2	1 1/2" CAL.	B&B	30
MEDIUM TREES						
	River Birch	Betula nigra	1	6' HT.	B&B	15
MEDIUM DECIDUOUS SHRUBS						
	Gold Tide Forsythia	Forsythia x 'Courtasol'	10	24" HT.	CONT.	3
LOW EVERGREEN SHRUBS						
	Blue Star Juniper	Juniperus squmata 'Blue Star'	9	18" HT.	CONT.	3

GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL BARE DISTURBED SOIL OUTSIDE OF MULCH AREAS TO BE SEEDED PER PLAN.

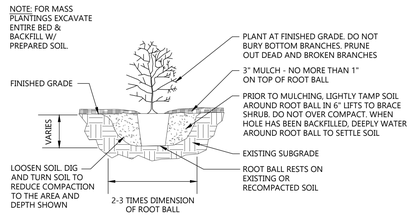
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN



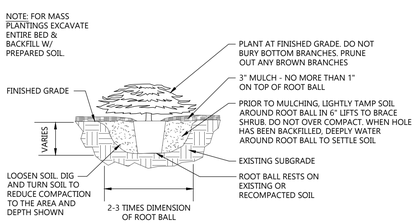
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL

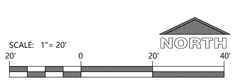
NOT TO SCALE



EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

SCALE: 1"= 20'



CIVIL LANDSCAPE AND RESTORATION PLAN

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PROJECT INFORMATION

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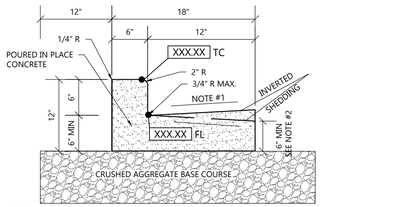
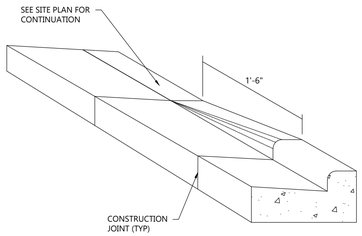


NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

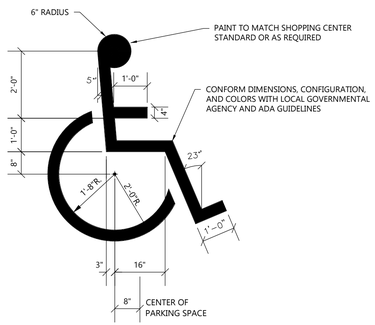
18" CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



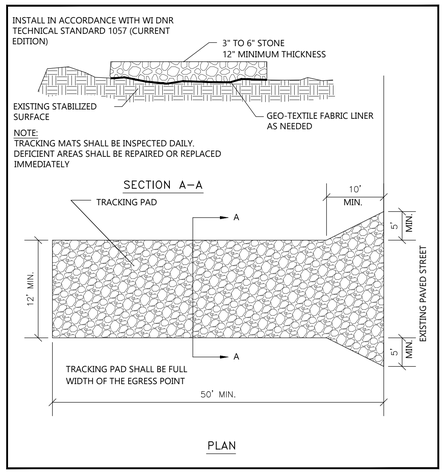
CURB TAPER DETAIL

NOT TO SCALE



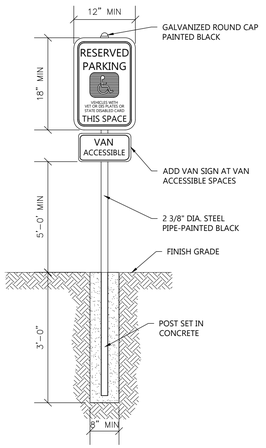
HANDICAP STALL SYMBOL

NOT TO SCALE



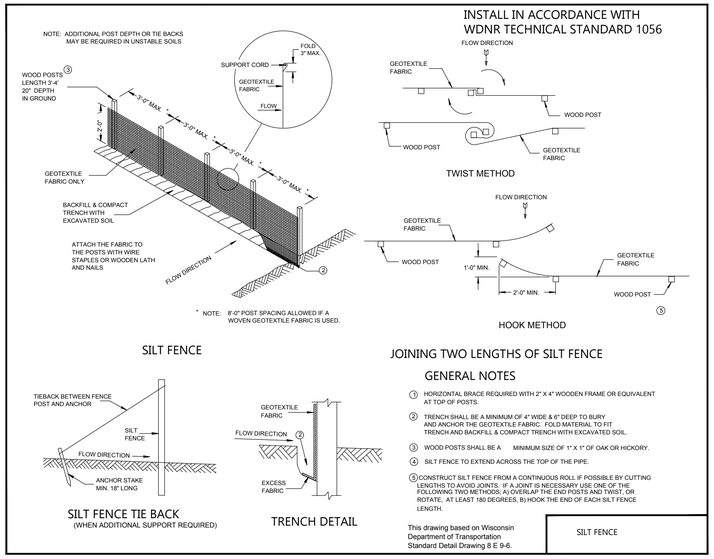
TRACKPAD DETAILS

NOT TO SCALE



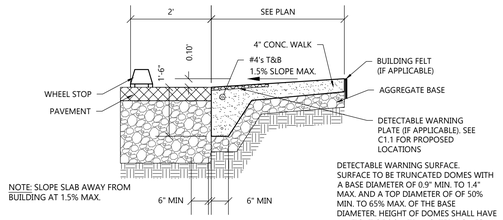
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL

NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL

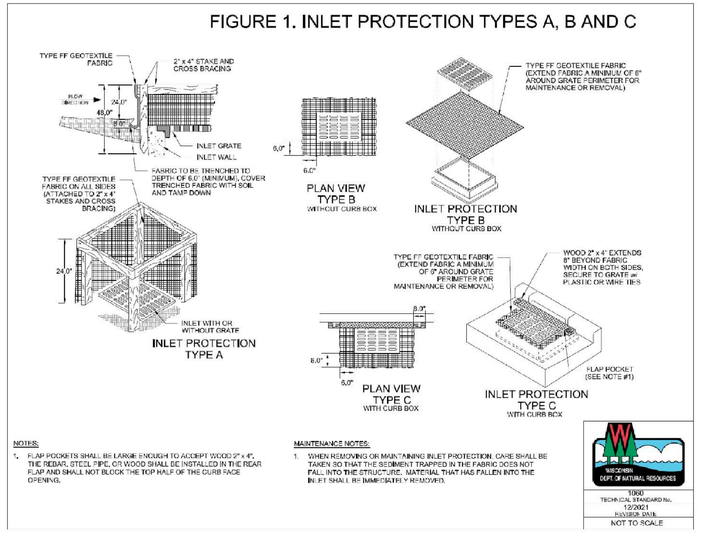
NOT TO SCALE



DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

FLUSH WALK DETAIL

NOT TO SCALE



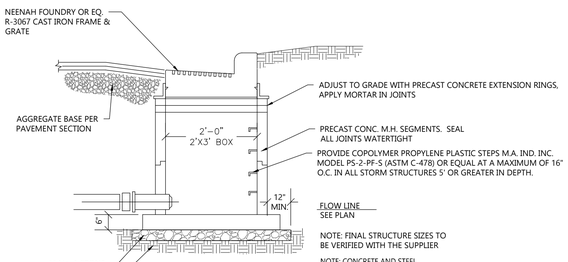
INLET PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	7. BUILDING RENOVATION.
	8. PAVE DRIVEWAYS AND PARKING AREAS.
	9. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.



STORM CURB INLET DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

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1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

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JOB NUMBER
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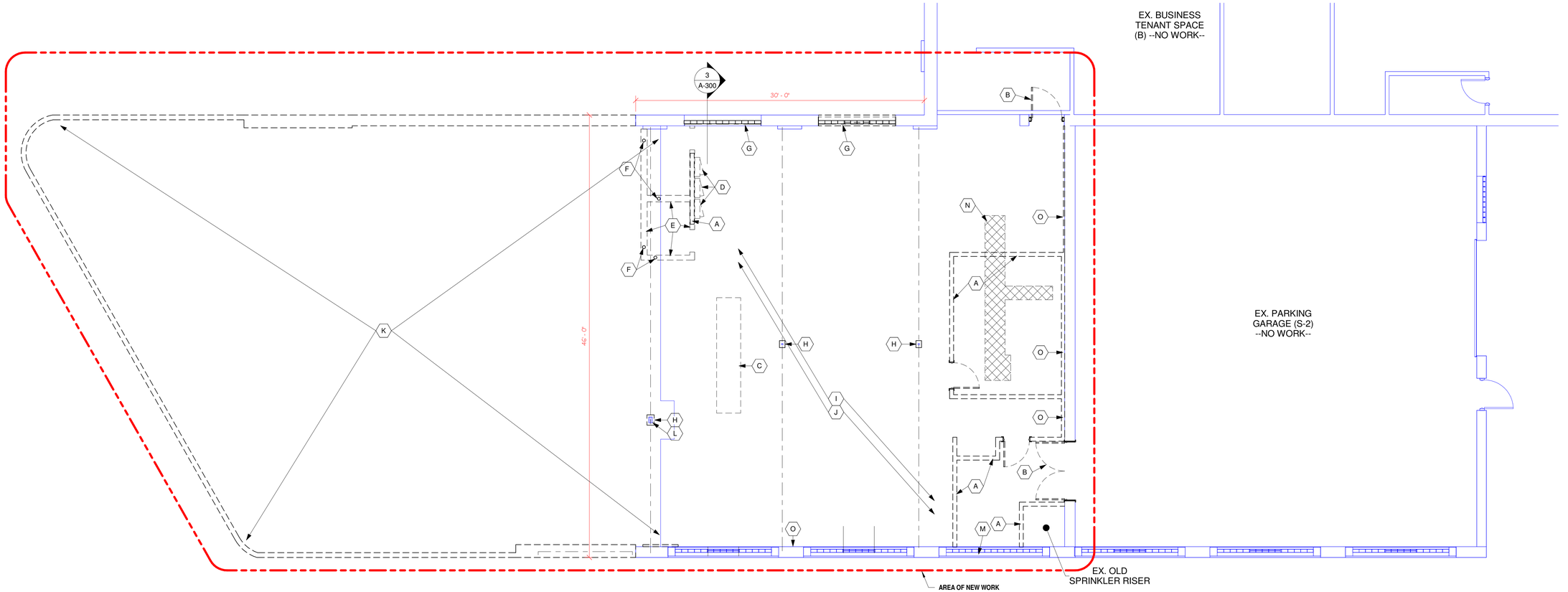
SHEET NUMBER
C2.0



N
W E
S

FLOOR PLAN - DEMOLITION WORK

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

(#) - KEYED NOTE - DEMOLITION:

A. DEMO EXISTING WALL CONSTRUCTION IN ITS ENTIRETY AS REQUIRED FOR NEW CONSTRUCTION. REFER TO NEW WORK PLAN.

B. DEMO EXISTING DOOR AND FRAME IN ITS ENTIRETY. OPENING TO BE CLOSED IN W/ ADJACENT SIMILAR MATERIALS

C. DEMO EXISTING CASEWORK IN ITS ENTIRETY.

D. DEMO EXISTING ELECTRICAL PANELS

E. DEMO EXISTING CONCRETE CURBS AS REQ. FOR NEW FLOORING. PATCH FLOOR AS REQ.

F. DEMO EXISTING PLUMBING VENT PIPING AS REQ. FOR NEW CONSTRUCTION. CAP AS NEEDED. REFER TO PLUMBING CONTRACTOR.

G. DEMO AND SALVAGE FOR RELOCATION, EXISTING GLASS BLOCK AND WINDOW. PREPARE OPENING FOR NEW WORK. REFER TO NEW WORK PLAN.

H. DEMO EXISTING WOOD TRIM AROUND EXISTING COLUMN.

I. IN CEILING - TRUSS SPACE, DEMO:
- ALL EXISTING HVAC DUCTWORK, FURNACES, AND RELATED EQUIPMENT IN ITS ENTIRETY.
- ALL EXISTING PLASTER CEILING MATERIALS
- ALL EXISTING LIGHTING FIXTURES, WIRING, AND RELATED EQUIPMENT IN ITS ENTIRETY
- ALL EXISTING ELECTRICAL WIRING, SWITCHES, OUTLETS, AND RELATED EQUIPMENT IN ITS ENTIRETY
- ALL EXISTING WOOD PLATFORMS IN ITS ENTIRETY
- ALL FIBERBOARD INSULATED SHEATHING ON TRUSSES AND UNDERSIDE OF ROOF STRUCTURE
***** CONFIRM WITH ARCHITECT / STRUCTURAL ENGINEER THE CONDITION OF THE EXISTING MULTI-PLY ROOF TRUSSES AND ROOF PURLINS PRIOR TO CONTINUING ON WITH CONSTRUCTION *****

J. DEMO EXISTING FLOOR COVERING AS REQ FOR NEW CONSTRUCTION. CONFIRM IF EXISTING MATERIALS CONTAINS ASBESTOS, AND PREPARE FOR REMEDIATION AS NEEDED.

K. DEMO EXISTING EXTERIOR WALLS, ROOF STRUCTURE, FLOOR, MECHANICAL SYSTEMS, AND FOUNDATIONS IN ITS ENTIRETY, OR AS NEEDED, FOR NEW CONSTRUCTION. REFER TO NEW WORK PLAN AND SITE PLAN

L. EXISTING COLUMN TO BE TEMPORARILY REMOVED TO ALLOW FOR NEW FOUNDATION STRUCTURE. PROVIDE TEMPORARY SHORING AS NEEDED FOR EXISTING TRUSS.

M. REMOVE EXISTING WOOD DOOR, WOOD FRAME, AND DOOR SILL IN ITS ENTIRETY. PREPARE NEW OPENING FOR INFILL. REFER TO NEW WORK PLAN.

N. REMOVE EXISTING FLOOR AS REQ. FOR NEW PLUMBING LINES. VERIFY LOCATION OF EXISTING SANITARY LINE TO PROVIDE CONNECTION AS REQ.

O. DEMO INTERIOR FURRED-OUT WALL IN ITS ENTIRETY AS REQUIRED FOR NEW CONSTRUCTION.

GENERAL DEMOLITION PLAN NOTES:

A. ALL DEMOLITION TO BE COORDINATED BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
B. SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
C. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
D. ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM, AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
E. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO THE START OF WORK.
F. EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
G. MAINTAIN AND PROTECT EXISTING UTILITY SERVICES TO REMAIN AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION.
H. IF FLOORS, WALLS, OR CEILINGS ARE DAMAGED DURING REMOVAL, THE CONTRACTOR RESPONSIBLE SHALL PATCH / REPAIR AS REQUIRED TO MATCH EXISTING OR NEW MATERIAL SURFACES.
I. AT ALL REMOVAL WORK, INCLUDING FLOORS, WALLS, DOORS, CEILINGS, ETC., PATCH ALL WORK AT REMOVAL & NEW CONNECTION PAINTS AS REQUIRED.
J. AT MECHANICAL WORK, WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING OR HOLE THROUGH THE WALL, FLOOR, OR CEILING, FILL & PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
K. BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW W/ OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLANS. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
L. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR DESCRIPTION OF REQUIRED DEMOLITIONS OF THESE SYSTEMS.
M. EXIT DOORS TO REMAIN CLEAR OF ALL OBSTRUCTIONS.

*** SEE BUILDING ELEVATIONS FOR EXTERIOR DEMO WORK ***

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QUASIUS CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

ARCHITECTURAL
DEMOLITION PLAN

Project number	25-Q-REICHGELD
Date	02-03-2026
Drawn by	MD, LLC
Checked by	MD, LLC

D-101

Scale As indicated

2/3/2026 11:36:52 AM

GENERAL BUILDING SPECIFICATIONS:

GENERAL CONDITIONS
THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. HOWEVER, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA. THERE SHALL BE NO DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH THE DESIGNER PRIOR TO BEGINNING WORK.
THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL (INCLUDING TAXES) AND EQUIPMENT AS NECESSARY TO COMPLETE THE WORK. THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH RELATIVE TO WORK UNDER THIS CONTRACT.
REFERENCE TO MATERIALS OR SYSTEMS HEREIN BY NAME, MAKE OR CATALOG NUMBER IS INTENDED TO ESTABLISH A STANDARD OF QUALITY, AND NOT TO LIMIT COMPETITION AND THE WORDS "OR APPROVED EQUIVALENT" ARE IMPLIED FOLLOWING EACH BRAND NAME. "OR APPROVED EQUIVALENT" MATERIALS SHALL BE APPROVED BY THE OWNER/ENGINEER PRIOR TO ACCEPTANCE FOR USE.

SHOP DRAWINGS FOR ALL STRUCTURAL ITEMS SHALL BE SUBMITTED FOR APPROVAL. SHOP DRAWINGS AND SAMPLES FOR FINISHES AND NON-STRUCTURAL ITEMS ARE TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION. ALL SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL.
THE CONTRACTOR SHALL CONTACT THE DESIGNER 2 WORKING DAYS PRIOR TO POURING CONCRETE FOOTINGS AND BEFORE THE STRUCTURAL SYSTEM HAS BEEN ENCLOSED. A FINAL INSPECTION WILL BE MADE BY THE DESIGNER UPON COMPLETION OF THE PROJECT.

SITE UTILITIES
ALL UTILITIES SHALL BE INSTALLED PER INDUSTRY STANDARDS. WATER SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN".

DESIGN REQUIREMENTS
NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN ADMINISTRATIVE CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE DESIGNER.

DESIGN METHOD
1. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-99);
2. NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997

CONCRETE
DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.
DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.
1) STRENGTH TO BE MINIMUM 3,000 PSI AT 28 DAYS FOR FOOTINGS AND WALLS.
2) STRENGTH TO BE MINIMUM 3,500 PSI AT 28 DAYS FOR SLABS ON GRADE.
3) STRENGTH TO BE MINIMUM 4,000 PSI AT 28 DAYS FOR COLUMNS, BEAMS AND STRUCTURAL SLABS.
4) SLUMP SHALL NOT EXCEED 4 INCHES
5) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF THE DESIGNER
6) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1 /2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE ¾".

ALL INTERIOR SLABS TO HAVE A TROWEL FINISH AND ALL EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS 1/8" PER FOOT.. ALL CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE QUARRY OR CERAMIC TILE TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS ½" FIBER EXPANSION JOINT.

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 ½" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #1 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENT OF ASTM AI85. WELDED WIRE FABRIC SHALL BE PLACED IN CENTER OF SLAB UNLESS INDICATED OTHERWISE.

DRYWALL STUDS (INTERIOR NON-BEARING)
DRYWALL STUDS SHALL BE AS ACCORDING TO THE TABLE BELOW OR AS INDICATED ON THE PLANS. STUDS SHALL BE SECURED TO TOP AND BOTTOM TRACK WITH (1) #8ML SCREW IN EACH FLANGE, UNLESS A SLIP TRACK IS REQUIRED AT THE TOP OF THE WALL. PROVIDE SLIP TRACK AT TOP OF FULL HEIGHT PARTITIONS. STUDS SHALL BE INSTALLED PER "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY LATEST EDITION.

STUD SIZE	GAUGE	LIMITING HEIGHT WITH STUD SPACING	
.		16" O.C.	24" O.C.
3 5/8"	25	13'-6"	11'-9"
3 5/8"	22	15'-3"	13'-4"
3 5/8"	20	15'-11"	13'-11"
6"	25	20'-0"	17'-6"
6"	22	22'-9"	19'-11"
6"	20	23'-9"	20'-9"

THESE HEIGHTS ARE BASED ON THE STUDS HAVING (1) LAYER OF DRYWALL EACH FACE.

LUMBER
ROUGH LUMBER SHALL BE GRADED AND STAMPED AS INDICATED IN "DESIGN LOADS' SECTION WITH STRUCTURAL DESIGN VALUES AS LISTED BELOW. ALL OTHER LUMBER SPF CONSTRUCTION GRADE OR BETTER. ALL WOOD BASE PLATES IN CONTACT WITH CONCRETE, MASONRY, GROUND OR EXPOSED TO THE WEATHER TO BE .4 P.P.T. LUMBER

#1/#2 DOUG FIR	825 PSI FB, 95 PSI FV, 1600 KSI E (BEAMS LINTELS # HEADERS UNLESS NOTED)
#1/#2 S.P.F.	875 PSI FB, 70 PSI FV, 1400 KSI E (EXT. # INT. LD. BRG. STUDS # PLATES UNLESS NOTED)
MICRO-LAM LVL	2600 PSI FB, 285 PSI FV 1800 KSI E (OR AS NOTED ON THE PLANS)

SEALANTS
CAULK AROUND ALL WINDOWS, DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, AROUND PLUMBING FIXTURES, COUNTERTOPS, DOOR FRAMES, ETC. AND AS REQUIRED FOR A WATERTIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

DOORS, WINDOWS AND FRAMES
FURNISH AND INSTALL ALL DOORS AND WINDOW ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS AND WINDOWS SHALL OPERATE SMOOTHLY WITHOUT BINDING AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED. PROVIDE INSECT SCREENS ON ALL OPERABLE WINDOW UNITS.

HARDWARE
ALL LOCKSETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF THE A.D.A. ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF A.D.A. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE EXIT HARDWARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY OR BOLT.

SAFETY GLAZING
PROVIDE SAFETY GLASS IN ALL GLAZING WITHIN 2'-0" OF FINISHED FLOOR IN AREAS SUBJECT TO HUMAN IMPACT, IN ALL DOORS WITH MORE THAN 8" OF GLAZING IN THE LEAST DIMENSION, WITHIN 2'-0" OF ALL DOORS, UNLESS THE GLAZING IS GUARDED OR PROTECTED WITH MIN. OF 2'-0" OF OPAQUE WALL AT BASE AND WHERE, REQUIRED BY FEDERAL, STATE AND LOCAL CODES. SAFETY GLASS SHALL BE, BUT NOT LIMITED TO, TEMPERED GLASS, LAMINATED GLASS, SAFETY PLASTIC, OR SAFETY INSULATING UNITS WHICH MEET THE TEST REQUIREMENTS OF ANSI 297.1 AND WHICH ARE CONSTRUCTED, TREATED OR COMBINED WITH OTHER MATERIALS SO AS TO MINIMIZE THE POSSIBILITY OF CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN IMPACT WITH THE GLAZING MATERIAL. ALL SAFETY GLAZING MATERIAL SHALL BE LABELED PER COM 51.14 (2XC) AND FEDERAL REQUIREMENTS.

DRYWALL
DRYWALL SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY.
NOTE: PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS.

FINISHES
PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. "FINISH" INSTALLER INSPECT SUBSURFACE AND PREPARE AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF PRODUCT.

SIGNAGE
ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE ADA
WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.
PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON PLANS AND AS REQUIRED BY WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE ADA.

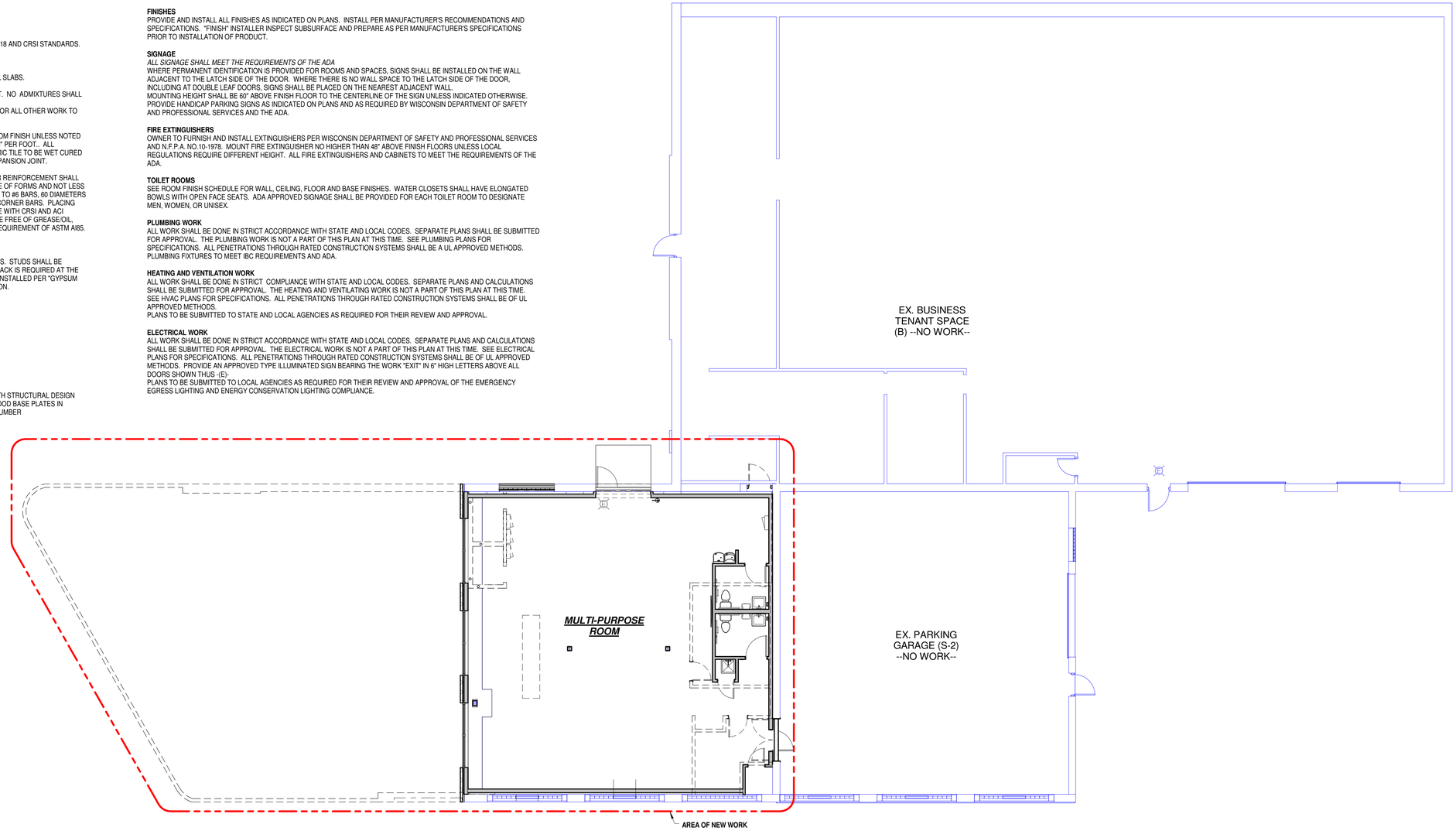
FIRE EXTINGUISHERS
OWNER TO FURNISH AND INSTALL EXTINGUISHERS PER WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND N.F.P.A. NO.10-1978. MOUNT FIRE EXTINGUISHER NO HIGHER THAN 48" ABOVE FINISH FLOORS UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE ADA.

TOILET ROOMS
SEE ROOM FINISH SCHEDULE FOR WALL, CEILING, FLOOR AND BASE FINISHES. WATER CLOSETS SHALL HAVE ELONGATED BOWLS WITH OPEN FACE SEATS. ADA APPROVED SIGNAGE SHALL BE PROVIDED FOR EACH TOILET ROOM TO DESIGNATE MEN, WOMEN, OR UNISEX.

PLUMBING WORK
ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS SHALL BE SUBMITTED FOR APPROVAL. THE PLUMBING WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE PLUMBING PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE A UL APPROVED METHODS. PLUMBING FIXTURES TO MEET IBC REQUIREMENTS AND ADA.

HEATING AND VENTILATION WORK
ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL. THE HEATING AND VENTILATING WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE HVAC PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF UL APPROVED METHODS.
PLANS TO BE SUBMITTED TO STATE AND LOCAL AGENCIES AS REQUIRED FOR THEIR REVIEW AND APPROVAL.

ELECTRICAL WORK
ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL. THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE ELECTRICAL PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF UL APPROVED METHODS. PROVIDE AN APPROVED TYPE ILLUMINATED SIGN BEARING THE WORK "EXIT" IN 6" HIGH LETTERS ABOVE ALL DOORS SHOWN THUS -(E)-.
PLANS TO BE SUBMITTED TO LOCAL AGENCIES AS REQUIRED FOR THEIR REVIEW AND APPROVAL OF THE EMERGENCY EGRESS LIGHTING AND ENERGY CONSERVATION LIGHTING COMPLIANCE.



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OVERALL FLOOR PLAN - EXISTING / DEMOLITION / NEW WORK

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

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SHEBOYGAN, WI
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Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

EXISTING / NEW WORK PLAN, GEN. BLDG. SPECS

Project number	REICHGELD
Date	02-03-2026
Drawn by	MD, LLC
Checked by	MD, LLC

A-100

Scale As indicated

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GENERAL FLOOR PLAN NOTES:

A. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DESIGNER PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

B. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.

C. ALL INTERIOR DIMENSIONS, FOR NEW WALLS, ARE FROM FACE-OF-STUD TO FACE-OF-STUD OR FACE-OF-BLOCK TO FACE-OF-BLOCK (TO NOMINAL FACE). ALL DIMENSIONS TAKEN FROM EXISTING EXISTING WALLS, ARE FROM FACE OF FINISH (UNO).

D. ALL INTERIOR WALLS TO BE METAL STUDS, (SEE FLOOR PLAN FOR SIZE).

E. PROVIDE BACKING FOR OWNER EQUIPMENT AS REQUIRED. COORDINATE WITH OWNER.

F. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

G. DOOR JAMBS ARE 4" OFF NEAREST PERPENDICULAR WALL U.N.O.

H. ALL ALL EXTERIOR WINDOWS TO HAVE GYP. BD. RETURNS @ HEAD, JAMBS, & SILLS, U.N.O.

I. ALL ALL EXTERIOR DOORS TO HAVE GYP. BD. RETURNS @ HEAD & JAMBS, U.N.O.

DOOR & DOOR FRAME NOTES:

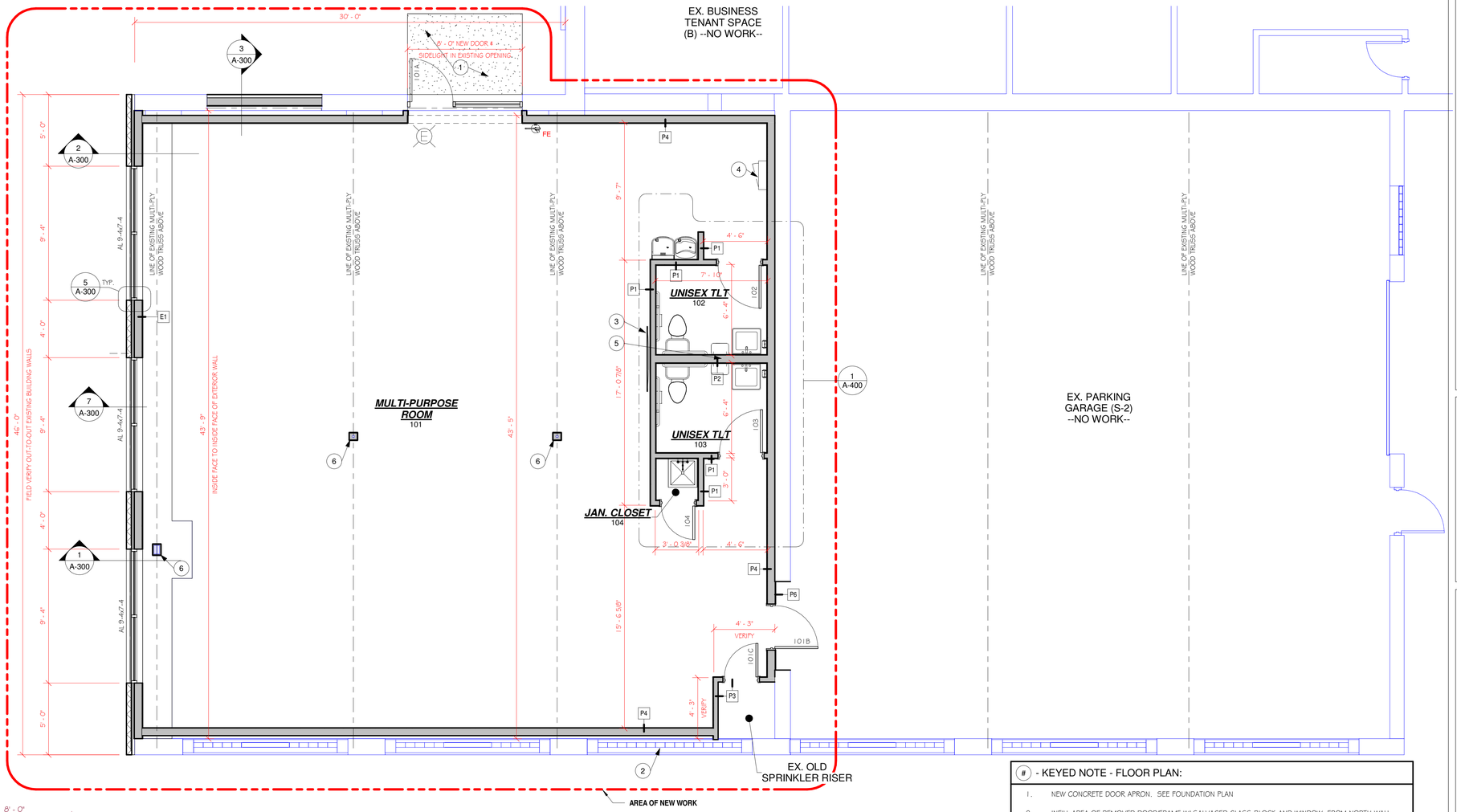
- INSULATE ALL DOOR FRAMES WITH EXPANDING FOAM INSULATION.
- PROVIDE ALL HOLLOW METAL FRAMES W/ (1) COAT PRIMER AND (2) COATS PAINT.
- ALL HOLLOW METAL FRAMES TO BE REINFORCED AND PREPARED FOR HARDWARE.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL DOORS SHALL MEET A.D.A. REQUIREMENTS.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- PROVIDE CAULKING AT ALL DOOR FRAMES, WINDOWS AND WHERE NOTED ON PLANS.
- VERIFY W/ H.V.A.C. CONTRACTOR FOR DOOR UNDERCUTS AND GRILLES.
- ALL SIGNAGE TO BE MOUNTED AT A.D.A. HEIGHT (SEE GENERAL SPECIFICATIONS).

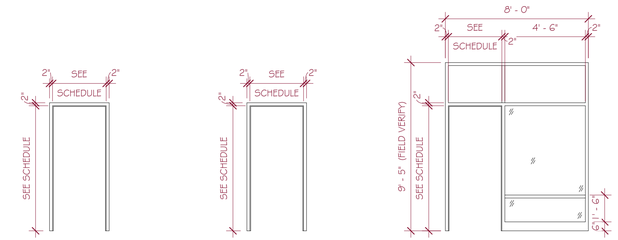
DOOR & DOOR HARDWARE NOTES:

1. ALL HANDLES, PULLS, LATCHES, LOCKS, AND OTHER PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
3. DOOR SWING HINGES SHALL BE ADJUSTED SO THAT THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
4. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
   A. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2N)
   B. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2N)
   THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
5. DOOR SURFACE WITHIN 10 INCHES OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATE SHALL BE CAPPED.

EXCEPTIONS:
   A. SLIDING DOORS
   B. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TEMPERED AT NO LESS THAN 60 DEGREES FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM RAIL HEIGHT REQUIREMENT.
   C. DOORS WHICH DO NOT EXTEND TO WITHIN 10 INCHES OF THE FLOOR OR GROUND.

6. DOOR AND SIDELIGHTS ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL 43 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.

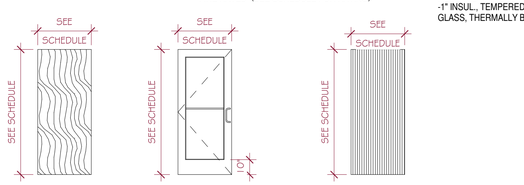




HM1 HOLLOW METAL FRAME — INTERIOR HOLLOW METAL (16 GA) DRYWALL FRAME

HM2 HOLLOW METAL FRAME — EXTERIOR HOLLOW METAL DRYWALL FRAME. - FILL JAMB WITH INSUL. FIRE RATED (SEE SCHEDULE FOR RATING)

AL2 ALUMINUM FRAME — EXTRUDED ALUMINUM DOOR FRAME -PROVIDE WEATHERSTRIPPING & FILL JAMB W/ INSUL IF EXTERIOR -1" INSUL, TEMPERED, CLEAR, LOW-E GLASS, THERMALLY BROKEN, SIDELIGHT



WD1 WOOD DOOR — INTERIOR, 1 3/4" SOLID CORE

ALD1 ALUMINUM DOOR — 1" INSUL., TEMPERED, CLEAR, LOW-E GLASS, THERMALLY BROKEN, IN NARROW STYLE, ALUM. DOOR.

HMD2 HOLLOW METAL DOOR — EXTERIOR 1 3/4" FLUSH INSULATED HOLLOW METAL DOOR FIRE RATED (SEE SCHEDULE FOR RATING)

N W E S

FLOOR PLAN - NEW WORK

SCALE: 1/4" = 1'-0"

- KEYED NOTE - FLOOR PLAN:

1. NEW CONCRETE DOOR APRON. SEE FOUNDATION PLAN
2. INFILL AREA OF REMOVED DOOR/FRAME W/ SALVAGED GLASS BLOCK AND WINDOW, FROM NORTH WALL. PROVIDE STEEL STUD W/ (2) LAYERS 5/8" TYPE 'X' GYP. BOARD, EACH SIDE, FILL CAVITY W/ FIBERGLASS INSUL, @ LOWER PORTION AND GLASS BLOCK/WINDOW @ UPPER PORTION. ELEVATION TO MATCH REMAINING SOUTH WINDOWS.
3. TV, BY OWNER. PROVIDE WALL BLOCKING PER DETAIL
4. FACE MOUNTED, ELECTRICAL PANEL. VERIFY LOCATION
5. SMALL WATER HEATER ON PLATFORM ABOVE TOILETS. LOCATE ABOVE MIDDLE WALL
6. WRAP EXISTING COLUMNS W/ 5/8" GYP. BD TO UNDERSIDE OF EXISTING TRUSS. PROVIDE CORNER GUARDS.

DOOR HARDWARE GROUPS:

SET 1
- 3 EA. HINGES
- 1 EA. PRIVACY LOCKSET
- 1 EA. CLOSER
- 1 EA. WALL STOP

SET 2
- 3 EA. HINGES
- 1 EA. PADDLE, THUMB-SCREW ENTRANCE
- 1 EA. PUSH / PULL
- 1 EA. CLOSER
- 1 EA. ADA THRESHOLD
- 1 EA. SET DOOR SEALS

SET 3
- 3 EA. HINGES
- 1 EA. PASSAGE LOCKSET

SET 4
- 3 EA. HINGES
- 1 EA. STOREROOM LOCKSET
- 1 EA. CLOSER
- 1 EA. ADA THRESHOLD
- 1 EA. SET DOOR SEALS

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR PANEL INFO: TYPE	DOOR PANEL INFO: FIRE RATING	DOOR PANEL INFO: COMMENTS	DOOR FRAME INFO: FRAME TYPE	HARDWARE-SET TYPE	COMMENTS	MARK
101A	3' - 0"	7' - 0"	ALD1			AL2	SET 2	DARK BRONZE FRAME & DOOR	101A
101B	3' - 0"	7' - 0"	HMD2			HM2	SET 4	FIELD VERIFY HT.	101B
101C	2' - 4"	7' - 0"	WD1			HM1	SET 3	PAINTED FRAME, STAINED DOOR	101C
102	3' - 0"	7' - 0"	WD1			HM1	SET 1	PAINTED FRAME, STAINED DOOR	102
103	3' - 0"	7' - 0"	WD1			HM1	SET 1	PAINTED FRAME, STAINED DOOR	103
104	2' - 4"	7' - 0"	WD1			HM1	SET 3	PAINTED FRAME, STAINED DOOR	104

ROOM FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish: North Wall	Wall Finish: South Wall	Wall Finish: East Wall	Wall Finish: West Wall	Ceiling Type	Comments	Room #
	EX. BUSINESS TENANT SPACE (B) --NO WORK--									
	EX. OLD SPRINKLER RISER									
	EX. PARKING GARAGE (S-2) --NO WORK--									
101	MULTI-PURPOSE ROOM		4" VINYL	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED EXPOSED STRUCTURE		101
102	UNISEX TLT		4" VINYL	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.			102
103	UNISEX TLT		4" VINYL	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.			103
104	JAN. CLOSET			EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.	EPOXY PAINTED MR GYP. BD.			104

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Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION, MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

NEW WORK PLAN, DR & RM SCHEDULES
25-Q-REICHGELD
02-03-2026
MD, LLC
MD, LLC

Project number
Date
Drawn by
Checked by

A-101

Scale As indicated

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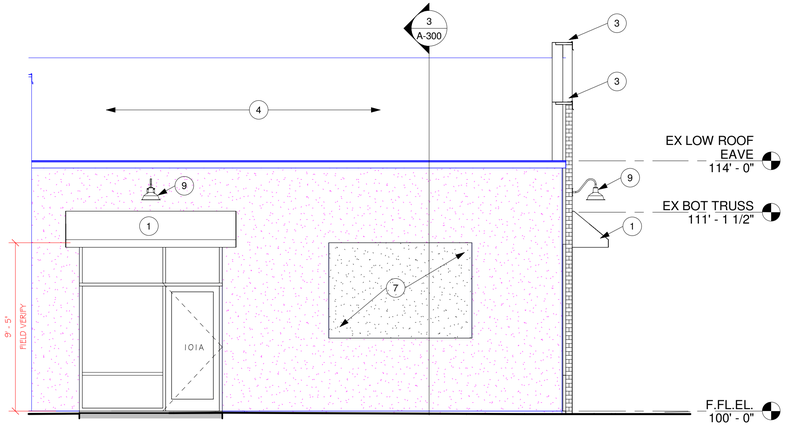
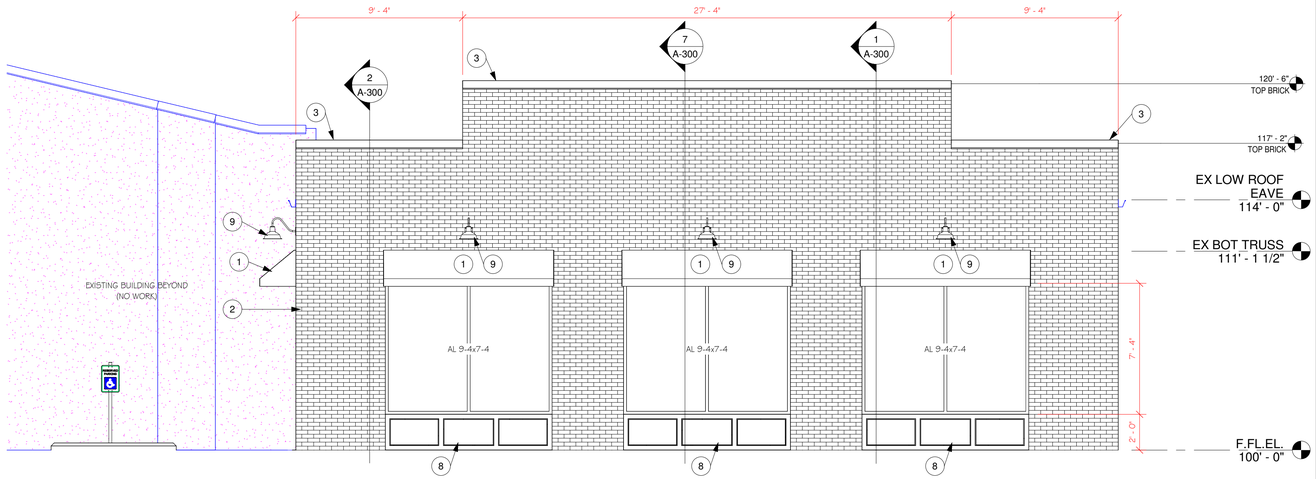


NORTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



WEST BUILDING ELEVATION

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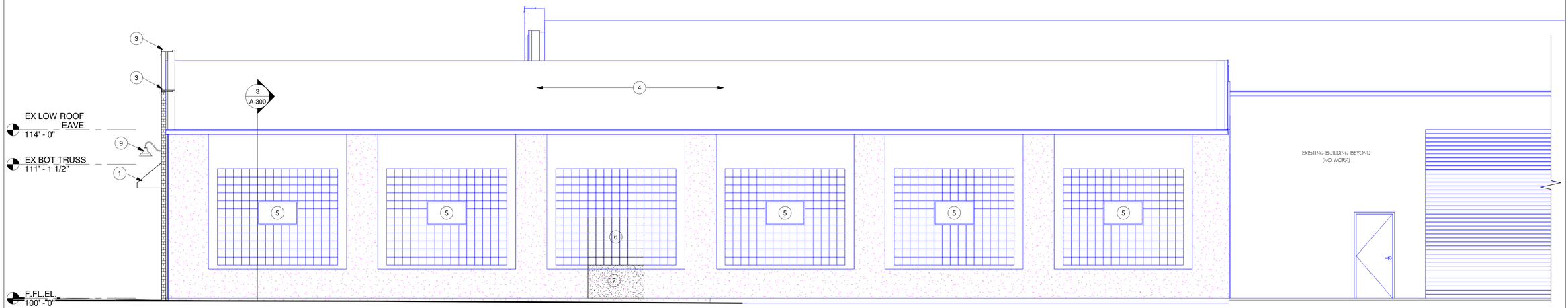

SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

(#) - KEYED NOTE - ELEVATIONS:

1. NEW CANOPY
2. NEW EXTERIOR BRICK FACADE. VERIFY COLOR W/ OWNER
3. NEW ROOF COPING. SEE NEW WORK PLAN
4. DEMO EXISTING ROOF EQUIPMENT AND PATCH HOLES AS REQUIRED FOR INSTALLATION OF NEW INSULATION & ROOF MEMBRANE.
   DEMO EXISTING ROOF MEMBRANE AND ROOF INSULATION AND PROVIDE NEW 60 MIL, EPDM MEMBRANE, OVER 2-LAYERS POLYISOCYANURATE INSULATION, MIN. R-30, OVER EXISTING ROOF STRUCTURE
5. EXISTING GLASS BLOCK AND WINDOW TO REMAIN
6. THIS PANEL TO RECEIVE SALVAGED GLASS BLOCK AND WINDOW IN UPPER, AND STUD INFILL AT LOWER
7. THIS AREA, AFTER REMOVAL OF DOOR OR WINDOW, TO BE FILLED-IN WITH NEW STEEL STUD, FIBERGLASS INSULATION, RIGID INSULATION AND PARGING TO MATCH SURROUNDING AREA. MATCH EXISTING WALL PROFILE.
8. LP SMARTSIDE WALL PANEL SIDING. VERIFY TEXTURE AND COLOR W/ OWNER
9. GOOSENECK WALL MOUNTED LIGHT FIXTURE

WINDOW SCHEDULE

Mark	WINDOW SIZE Width	WINDOW SIZE Height	Count	FRAME Frame Type	FRAME Frame Finish	Glazing Type	Comments
AL 9-4x7-4	9' - 4"	7' - 4"	3	ALUMINUM, THERMAL BROKEN FRAME	DARK BRONZE	1" INSUL., LOW-E, ARGON FILLED	UNIT MUST MEET MIN. 2021 IECC U-VALUE FOR VERTICAL FENSTRATION
AL 9-4x7-5			1				

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Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

EXT. BLDG ELEVS,
WIND SCHED.

Project number 25-Q-REICHGELD
Date 02-03-2026
Drawn by MD, LLC
Checked by MD, LLC

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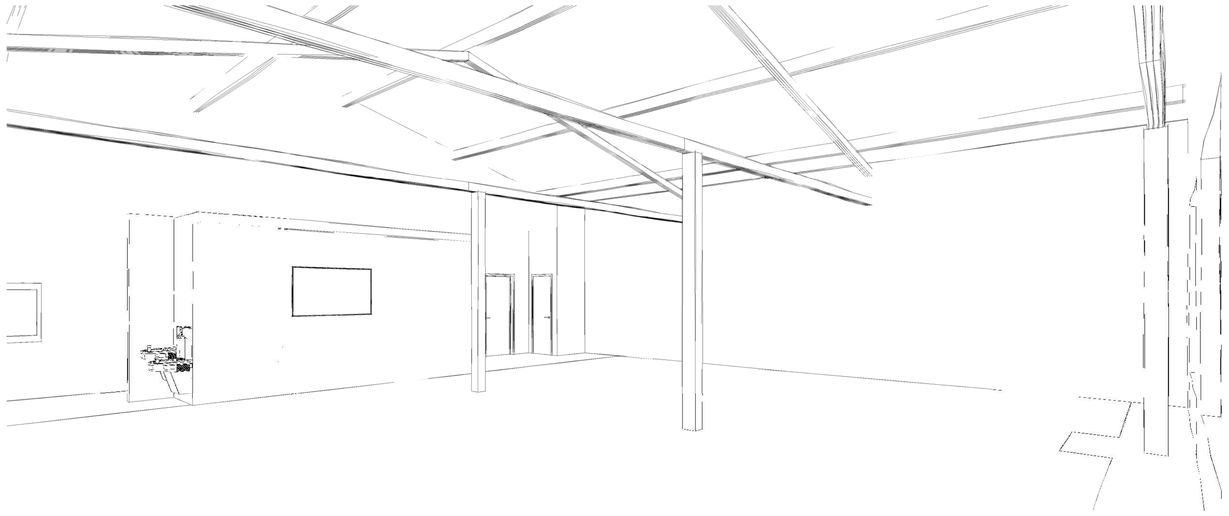

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Notes & Revisions
12-08-2025
02-03-2026

CITY SUBMITTAL

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

EXTERIOR & INTERIOR PERSPECTIVES

Project number	25-Q-REICHGELD
Date	02-03-2026
Drawn by	MD, LLC
Checked by	MD, LLC

A-201

Scale 12" = 1'-0"

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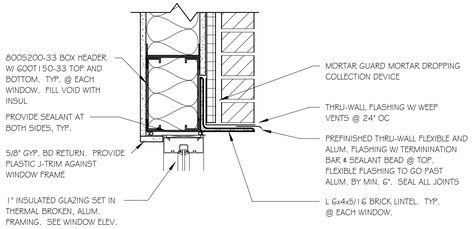
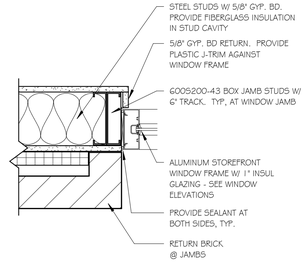


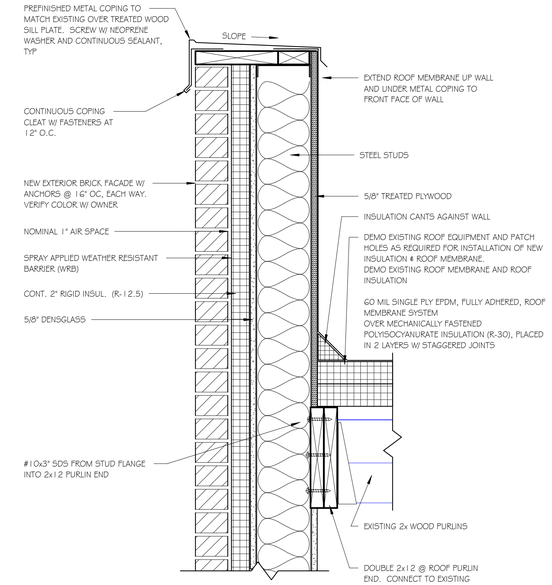
4 / A-300 **WINDOW HEAD DETAIL**

SCALE: 1 1/2" = 1'-0"



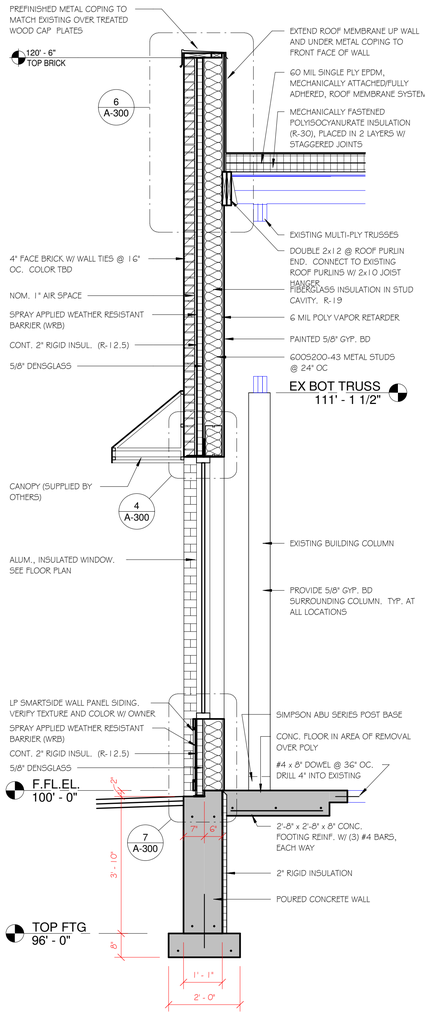
5 / A-300 **WINDOW JAMB DETAIL**

SCALE: 1 1/2" = 1'-0"



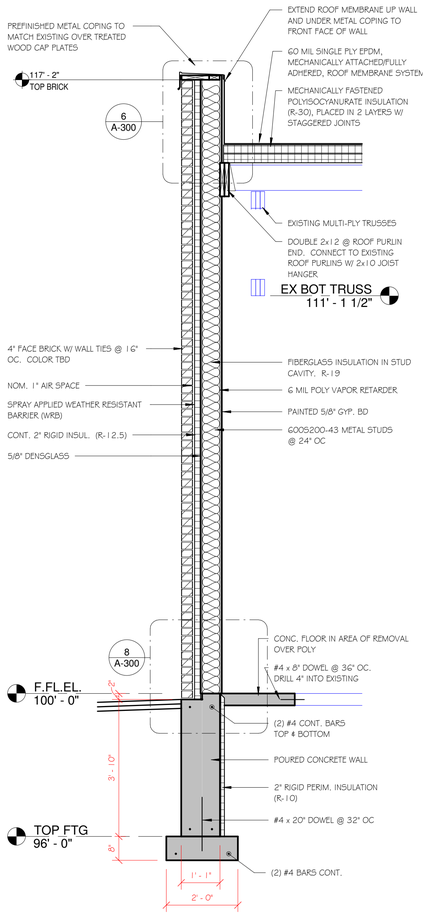
6 / A-300 **WALL TOP DETAIL**

SCALE: 1 1/2" = 1'-0"



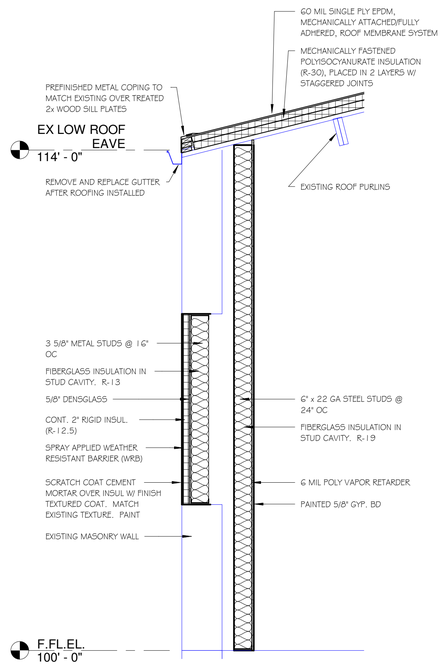
1 / A-300 **FRONT WALL SECTION**

SCALE: 1/2" = 1'-0"



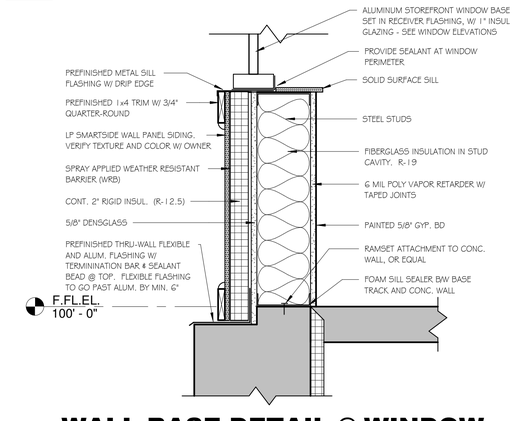
2 / A-300 **FRONT WALL SECTION (THRU WINDOW)**

SCALE: 1/2" = 1'-0"



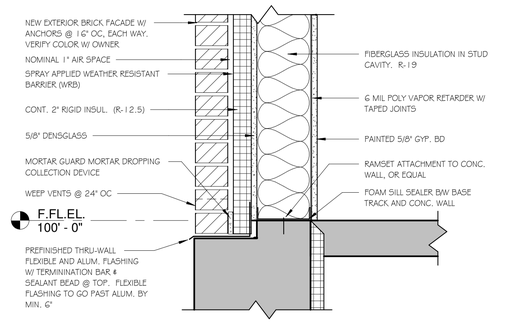
3 / A-300 **NORTH WALL SECTION**

SCALE: 1/2" = 1'-0"



7 / A-300 **WALL BASE DETAIL @ WINDOW**

SCALE: 1 1/2" = 1'-0"



8 / A-300 **WALL BASE DETAIL**

SCALE: 1 1/2" = 1'-0"

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SHEBOYGAN, WI
SINCE 1891

Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

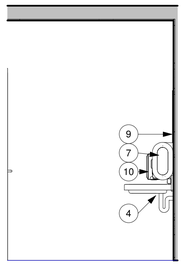
INTERIOR RENOVATION, MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

WALL SECTIONS, DETAILS

25-Q-REICHGELD
Project number
02-03-2026 Date
MD, LLC Drawn by
MD, LLC Checked by

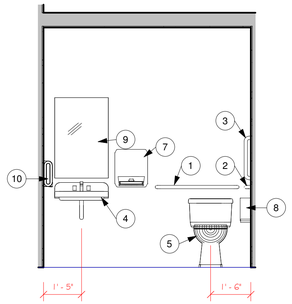
A-300
Scale As indicated

2/3/2026 11:37:01 AM



TOILET ROOM SINK SIDE ELEVATION

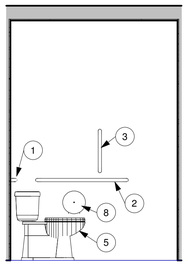
EL-A | A-400 SCALE: 3/8" = 1'-0"



TOILET ROOM BACK WALL ELEVATION

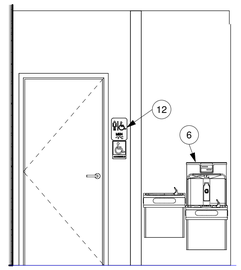
EL-B | A-400 SCALE: 3/8" = 1'-0"

THESE ARE FINISH-TO-FINISH DIMENSIONS



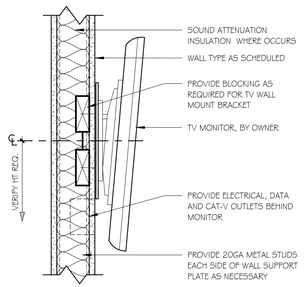
TOILET ROOM TOILET SIDE ELEVATION

EL-C | A-400 SCALE: 3/8" = 1'-0"



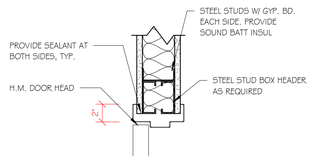
DRINKING FOUNTAIN ELEVATION

EL-D | A-400 SCALE: 3/8" = 1'-0"



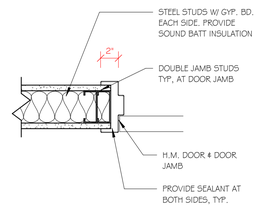
WALL MOUNT TV DETAIL

2 | A-400 SCALE: 1 1/2" = 1'-0"



STUD WALL H.M. HEAD DETAIL

3 | A-400 SCALE: 1 1/2" = 1'-0"

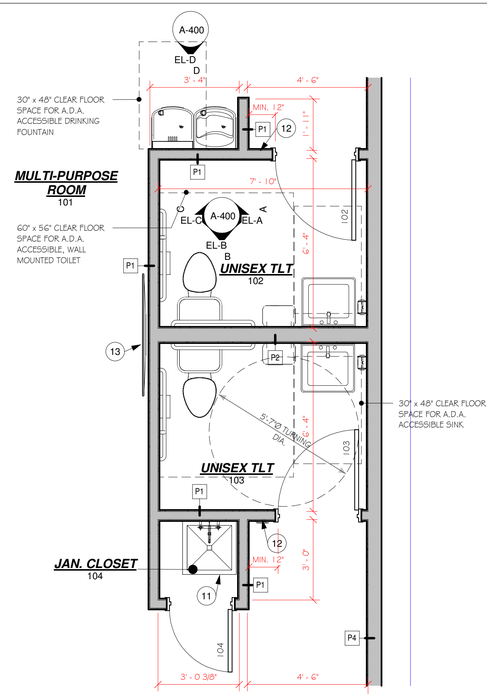


STUD WALL H.M. JAMB DETAIL

4 | A-400 SCALE: 1 1/2" = 1'-0"

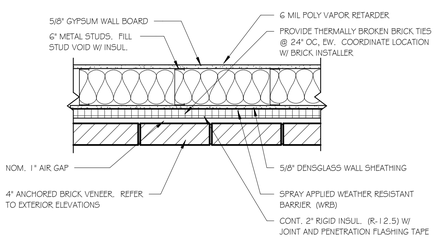
- TOILET ROOM KEYED NOTES - CONSTRUCTION

1. 36" HORIZONTAL GRAB BAR. SEE ELEVATION
2. 42" HORIZONTAL GRAB BAR. SEE ELEVATION
3. 18" VERTICAL GRAB BAR. SEE ELEVATION
4. PORCELAIN, WALL HUNG SINK. W/ ADA FAUCET. SEE ELEVATION
5. HANDICAP / ADA HT. TOILET. SEE ELEVATION
6. HI / LOW DRINKING FOUNTAIN. PROVIDE BOTTLE FILLER AT LOW DF. SEE ELEVATION
7. HAND DRYER / PAPER TOWEL DISPENSER. SEE ELEVATION
8. TOILET PAPER DISPENSER. SEE ELEVATION
9. MIRROR. SEE ELEVATION
10. SOAP DISPENSER. SEE ELEVATION
11. MOP SINK W/ FAUCET
12. HANDICAP TOILET ROOM SIGNAGE
13. TV (BY OWNER)

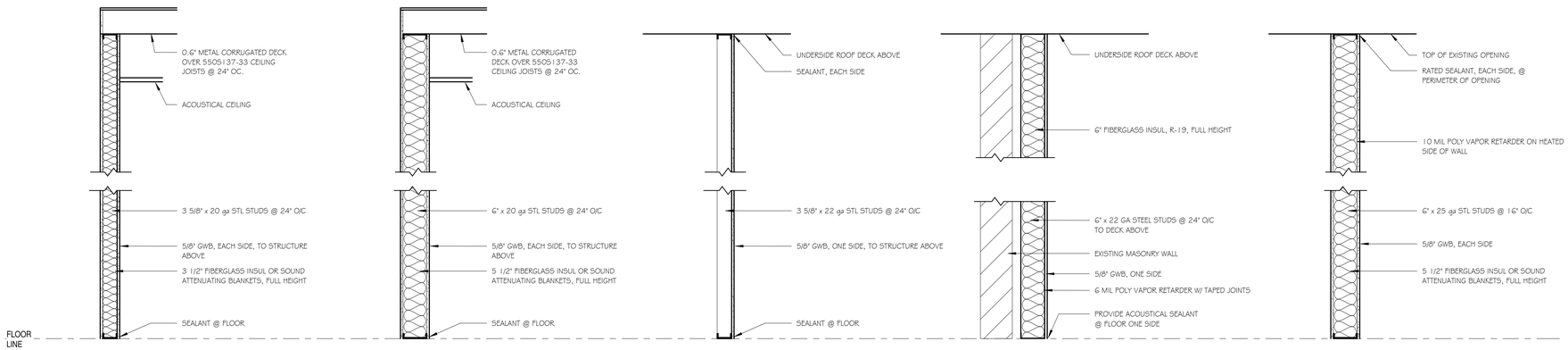


ENLARGED TOILET ROOM LAYOUT

1 | A-400 SCALE: 3/8" = 1'-0"



E1 EXTERIOR WALL - STUD & BRICK



P1 STEEL STUD INTERIOR PARTITION 4 7/8" (INSUL)

P2 STEEL STUD INTERIOR PARTITION 7 1/4" (INSUL)

P3 STEEL STUD INTERIOR PARTITION 4 1/4"

P4 EXISTING CMU + STEEL STUD INTERIOR PARTITION

P6 STEEL STUD INTERIOR PARTITION

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Notes & Revisions
12-08-2025
02-03-2026

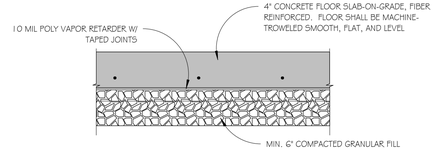
CITY SUBMITTAL

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

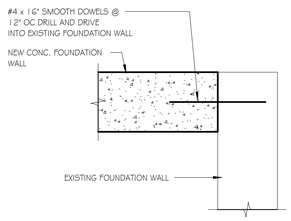
TLT RM DETS, WALL TYPES, DR/WIND DETS
25-Q-REICHGELD
Project number
02-03-2026
Date
MD, LLC
Drawn by
MD, LLC
Checked by

A-400
Scale As indicated

2/3/2026 11:37:02 AM

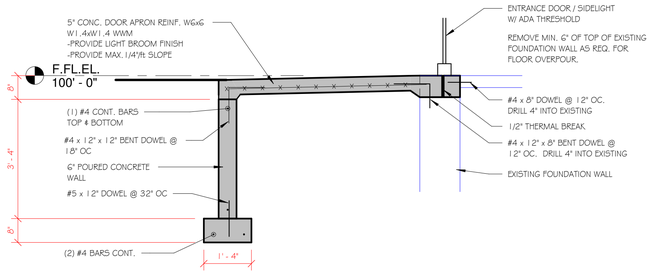


TYP. FLOOR SLAB



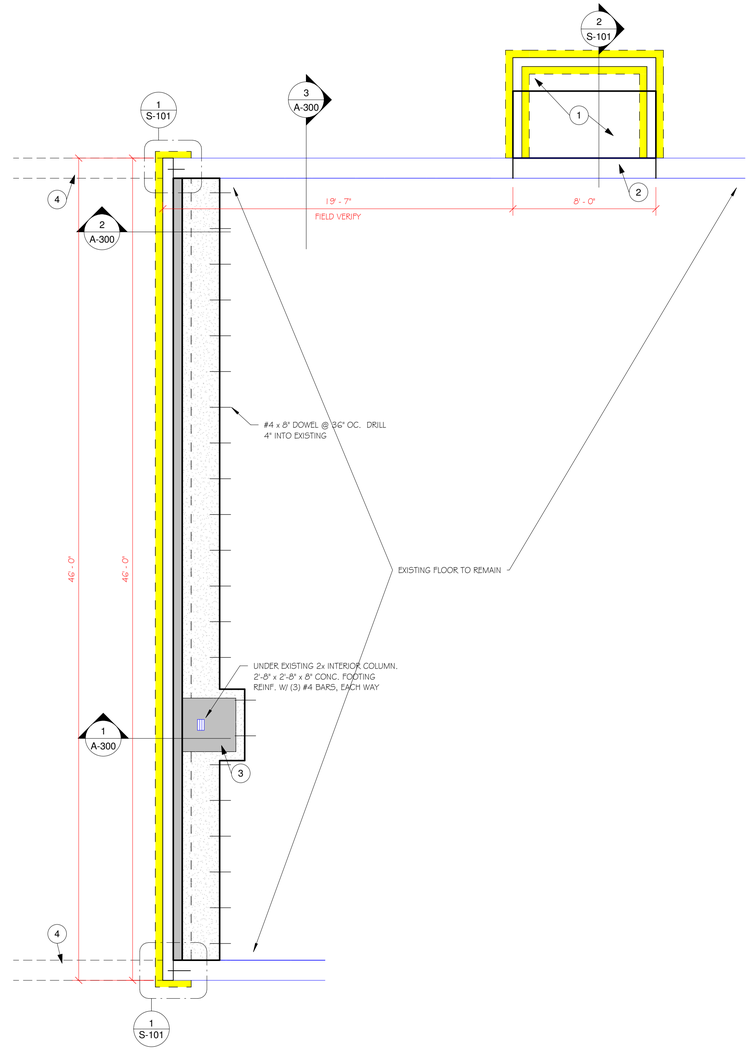
FOUNDATION WALL CONNECTION TO EXISTING

1 / S-101 SCALE: 1" = 1'-0"



NORTH SIDE WALK DOOR CUT

2 / S-101 SCALE: 1/2" = 1'-0"





PARTIAL FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

(#) - KEYED NOTE - FOUNDATION PLAN:

1. NEW CONCRETE DOOR APRON. SEE DETAILS
2. REMOVE MIN. 6" OF TOP OF EXISTING FOUNDATION WALL AS REQ. FOR FLOOR OVERPOUR. SEE DETAIL
3. EXISTING COLUMN FOOTING TO BE REMOVED TO ALLOW FOR NEW FOUNDATION STRUCTURE. SEE ALSO DEMOLITION PLAN.
4. EXISTING FOUNDATION WALL TO BE DEMOLISHED.

FOUNDATION NOTES:

- FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE VISUALLY CHECKED BEFORE PLACEMENT OF ANY CONCRETE.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED BEARING SOILS, ENGINEERED FILL, OR LEAN CONCRETE SLURRY FILL.
- ALL BACKFILL AGAINST SOG TO BE FREE-DRAINING GRANULAR MATERIAL AND COMPACTED PER STANDARD CONSTRUCTION PRACTICES.
- SOG SHALL BE CAST WITH A COMPENSATED FOOTING MIX ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- INTERIOR SLAB-ON-GRADE FLOORS SHALL BE CAST WITH FIBER-REINFORCED CONCRETE ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. MACHINE-TROWEL FLOORS SMOOTH, FLAT AND LEVEL WITH A MAXIMUM DEVIATION OF 3/16" IN ANY 120'. SAW-CUT FLOOR CONTROL JOINTS TO 1/3 SLAB THICKNESS AND APPLY A HIGH SOLIDS CONTENT CURING SEALER WITHIN 24 HOURS OF PLACEMENT.
- EXTERIOR CONCRETE SLABS AND PAVEMENTS SHALL BE CAST WITH AN AIR-ENTRAINED MIXTURE ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. EXTERIOR FLATWORK SHALL BE REINFORCED WITH 6X6 W2.9XW2.9 WELDED WIRE FABRIC PULLED INTO THE CENTER THIRD OF THE SLAB THICKNESS. EXTERIOR CONCRETE SHALL BE LIGHT BROOM FINISHED AND SHALL RECEIVE A HIGH SOLIDS CONTENT CURING SEALER WITH 24 HOURS OF PLACEMENT.
- ADMIXTURES SHALL NOT BE USED WITHOUT ARCHITECT'S WRITTEN AUTHORIZATION.
- REINFORCING STEEL SHALL BE NEW DEFORMED GRADE 60 BILLET BARS FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE C.R.S.I. STANDARDS.

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Notes & Revisions
12-08-2025 CITY SUBMITTAL
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

FOUNDATION PLAN, DETAILS

Project number 25-Q-REICHGELD
Date 02-03-2026
Drawn by MD, LLC
Checked by MD, LLC

S-101

Scale As indicated

2/3/2026 11:37:03 AM

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Abacus Architects, Inc. to construct a 824 square-foot manufacturing addition to Vollrath Co. LLC located at 1236 N 18th Street.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026 **MEETING DATE:** February 24, 2026

APPLICANT PROPOSAL:

Vollrath Co., LLC to construct an 824 square-foot employee entrance addition located at 1236 N 18th Street. The applicant states the following:

- Vollrath Co., LLC is proposing to add a new Employee Entry to the South side of what is considered Building 1. The entry will help with employee access – providing a more direct route (in and out) of the portions of the campus that cater to Production.
- The addition is roughly 824 S.F. and will be constructed as a masonry bearing system with cream city brick to match the existing building as well as Architectural Metal Wall Panels – which will match the new renovated Employee Entry on the North side of Campus.
- Construction is due to start ASAP.
- The existing operation and use of the Building is primarily State of the Art Manufacturing of food service equipment using Vollrath Co. LLC metal forming expertise.
- This project will not change this at all.
- The actual proposed use of the building is not changing.

STAFF ANALYSIS:

The use is permitted as special use under the Suburban Industrial (SI) zoning district as a manufacturing facility. Proposed addition meets all zoning requirements.

ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy pe shall be granted only at such time as the applicant has met all requirements.

2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.
4. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Site Plan Review application and attachments

CITY OF SHEBOYGAN

SPECIAL USE AND SITE PLAN REVIEW APPLICATION

Fee: $100

Review Date:

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
ABACUS ARCHITECTS, INC.	KURT DAVIS	ARCHITECT	
Mailing Address	**City**	**State**	**ZIP Code**
1135A MICHIGAN AVE.	SHEBOYGAN	WI	53081
Email Address		**Phone Number (incl. area code)**	
KDAVIS@ABACUSARCH.COM		920-207-4829	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
VOLLRATH CO. LLC	GARY SAUER	FACILITIES DIR.	
Mailing Address	**City**	**State**	**ZIP Code**
1236 Nth 18th ST.	SHEBOYGAN	WI	53081
Email Address		**Phone Number (incl. area code)**	
GARY.SAUER@VOLLRATHCO.COM		1-920-449-8782	

SECTION 3: Architect Information

Name			
KURT DAVIS			
Mailing Address	**City**	**State**	**Zip**
1135A MICHIGAN AVE	SHEBOYGAN	WI	53081
Email Address		**Phone Number (incl. area code)**	
KDAVIS@ABACUSARCH.COM		1-920-207-4829	

SECTION 4: Contractor Information

Name			
A. CHIAPPA CONSTRUCTION			
Mailing Address	**City**	**State**	**Zip**
443 N. MAIN ST.	SHEBOYGAN FALLS	WI	53085
Email Address		**Phone Number (incl. area code)**	
TYLER@ACHIAPPACONSTRUCTION.COM		1-920-467-2212	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Site Plan Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
KURT DAVIS	ARCHITECT	1-920-207-4829

Signature of Applicant	Date Signed
	02-10-26

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project		
Parcel No.		Zoning Classification
Name of Proposed/Existing Business:	Vollrath Co. LLC	
Address of Property Affected:	1236 Nth 18th Street, Sheboygan WI 53081	
New Building: ☐	Addition: ☒	Remodeling: ☐

SECTION 7: Brief Description of Type of Structure

Vollrath Co., LLC is proposing to add a new Employee Entry to the South side of what is considered Building 1. The entry will help with employee access - providing a more direct route (in and out) of the portions of the campus that cater to Production.

The addition is roughly 600 S.F. and will be constructed as a masonry bearing system with cream city brick to match the existing building as well as Architectural Metal Wall Panels - which will match the new renovated Employee Entry on the North side of Campus.

Construction is due to start ASAP.

SECTION 8: Description of EXISTING Operation or Use

The existing operation and use of the Building is primarily State of the Art Manufacturing of food service equipment using Vollrath Co. LLC metal forming expertise.

This project will not change this at all.

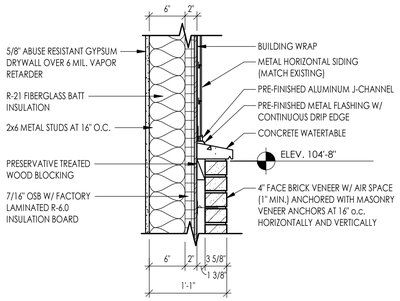
SECTION 9: Description of the PROPOSED Operation or Use

The actual proposed use of the building is not changing.

SOUTH EMPLOYEE ENTRANCE

VOLLRATH COMPANY LLC

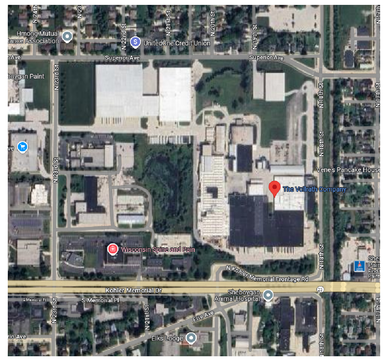
1236 NORTH 18th STREET, SHEBOYGAN WI 53081



WALL TYPE "A"

WALL TYPES

SCALE: 1" = 1'-0"


Union Mutual Credit Union
Lakeshore Technical College
Sheboygan Area School District
Kohl's
Target
Walmart
Sam's Club
Menards
Aldi
Kwik Trip
Kohl's Administrative Offices
Wisconsin Lutheran Middle School
Kohler Memorial Park
Kohler Memorial Golf Course
Kohler Memorial Pool
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Kohler Memorial Park Golf Course Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Practice Facility Pro Shop
Kohler Memorial Park Golf Course Practice Facility

DEMOLITION LEGEND

- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

REMOVE EXISTING CONCRETE STAIRS

BUILDING 1
FFE = 661.51

REMOVE EXISTING CONCRETE PAD FOR TRUCK DOCK

STORM SEWER CATCH BASIN MH
RIM = 656.38
15" E IE = 649.89
15" W IE = 649.87

STORM SEWER CATCH BASIN MH
RIM = 655.25
15" W IE = 651.28
15" N IE = 651.28

SAWCUT & REMOVE EXISTING ASPHALT AND CONCRETE

N 18TH STREET

656.00
655.00
654.00
653.00
652.00

EXISTING CONDITIONS & DEMO PLAN

SCALE: 1"=10'

N

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: FEBRUARY 19, 2026

SOUTH EMPLOYEE ENTRANCE

THE VOLLRATH COMPANY, LLC.

1236 N 18TH STREET, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: MBS

CHECKED BY: JRV

EXISTING CONDITIONS & DEMO PLAN

A
200

PROJ. NO. 2026-16.3

P:\2026-CONTRACTS\2026-016 Vollrath General Architecture\2026-016.3 Site Work At Bldg 1 And North Parking Lot\Phase - 2\Construction Documents\S.3 Site\2026-16.3 - Base Vestibule.dwg February 19, 2026

EXISTING BUILDING
(BUILDING 1)

PROPOSED ADDITION
824 SQ.FT.

6" CLEANOUT
6" IE = 652.70

6" ELBOW IE = 652.82

6" ELBOW IE = 651.68

7 LF OF 6" PVC STORM
LATERAL @ 5.0%

LIGHT DUTY CONCRETE PAVEMENT
550 SQ.FT.

WYE 6" DOWNSPOUT INTO 15" MAIN
6" IE = ±651.33 (15" SPRINGLINE)

ADA CONCRETE RAMP @5.0%,
SEE GRADING PLAN

TOPSOIL LANDSCAPING TERRACE
353 SQ.FT.

24" REJECT CURB & GUTTER
82 LF TOTAL

CONTINUE 6" CURB HEAD
FOR SIDEWALK TERRACE

TOTAL 27 LF OF 6" PVC
STORM LATERAL @2.0%

CONNECT 6" PVC LATERAL
TO EXISTING CB MH
6" NW IE = ±652.28
CONTRACTOR TO VERIFY
ELEVATION AND LOCATION
PRIOR TO CONNECTION

HEAVY DUTY ASPHALT
PAVEMENT PATCHING
1,492 SQ.FT.

N 18TH STREET

6.5'
6.5'
2.0'
5.5'
9.5'
8.0'
19.0'
8.3'
9'
9'

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT. SEE DETAIL.
- PROPOSED LANDSCAPE AREA. SEE DETAIL.
- PROPOSED 24" **COLLECTOR** MOUNTABLE CURB & GUTTER. SEE DETAIL.
- PROPOSED 24" **REJECTER** MOUNTABLE CURB & GUTTER. SEE DETAIL.

SITE PLAN
SCALE: 1"=10'

N

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SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: MBS

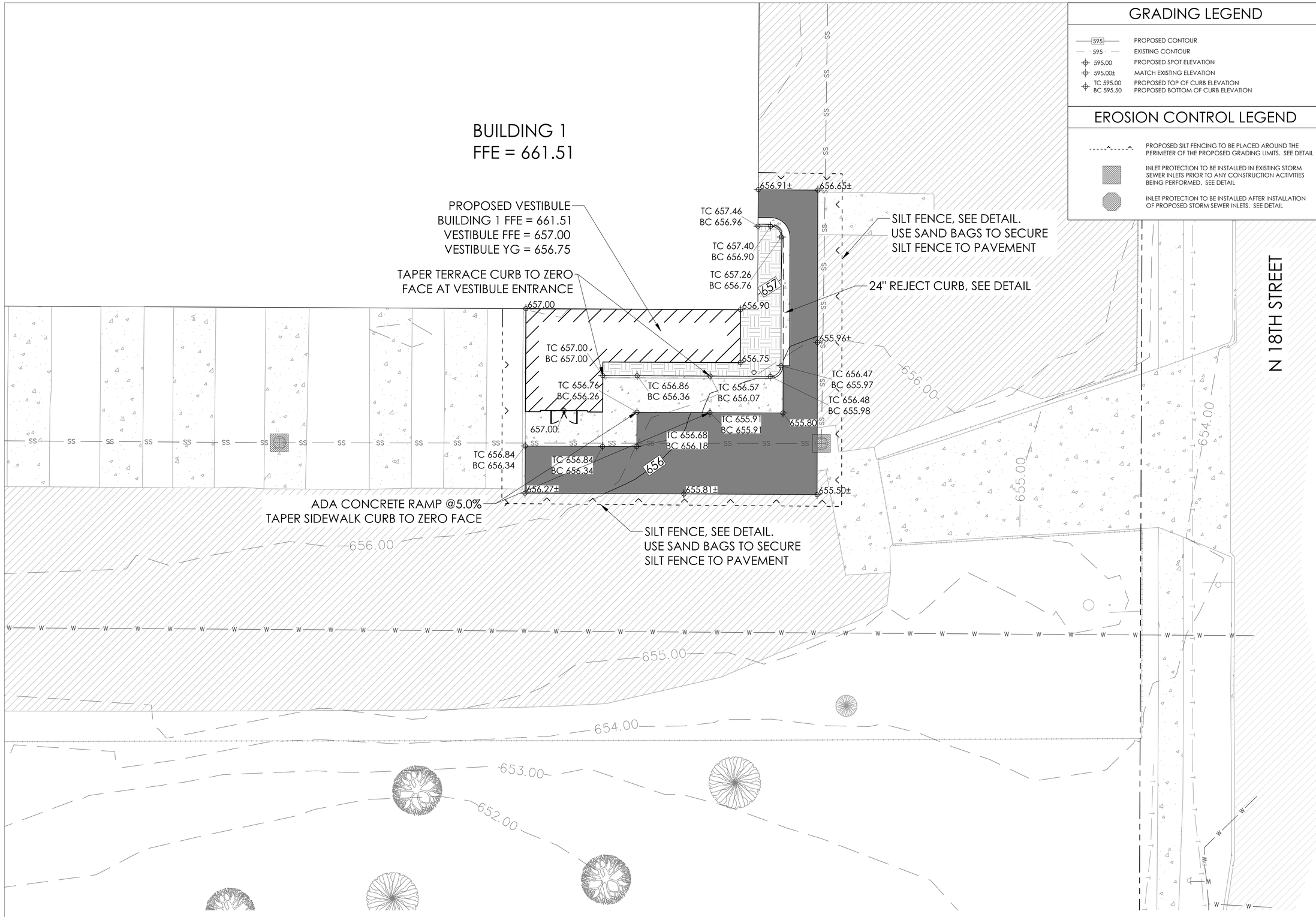
CHECKED BY: JRV

SITE PLAN

A
201

PROJ. NO. 2026-16.3

P:\2026-CONTRACTS\2026-016 Vollrath General Architecture\2026-01 6.3 Site Work At Bldg 1 And North Parking Lot\Phase - 2\Construction Documents\5.3 Site\2026-16.3 - Base Vestibule.dwg February 19, 2026



GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

	PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
	INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
	INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL

ABACUS ARCHITECTS

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SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: MBS

CHECKED BY: JRV

GRADING PLAN

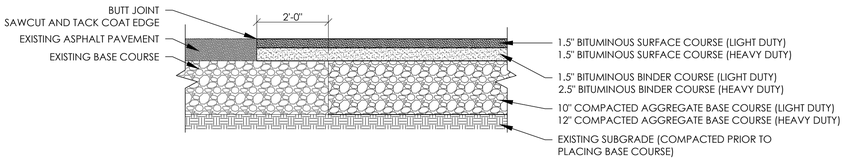
A
202

PROJ. NO. 2026-16.3

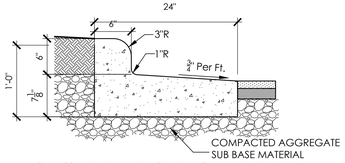
GRADING PLAN
SCALE: 1"=10'

N

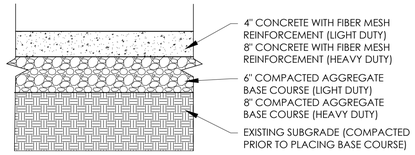
P:\2026-CONTRACTS\2026-016 Vollrath General Architecture\2026-016.3 Site Work At Bldg 1 And North Parking Lot\Phase - 2\Construction Documents\5.3 Site\2026-16.3 - Base Vestibule.dwg February 19, 2026



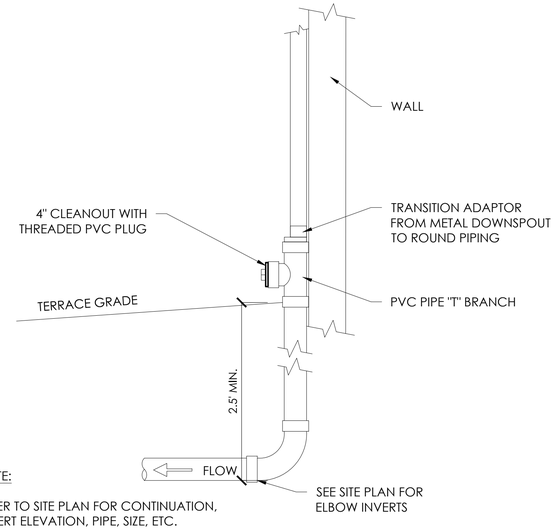
ASPHALT PAVEMENT CROSS SECTION



24" REJECT CURB & GUTTER SECTION



CONCRETE PAVEMENT CROSS SECTION



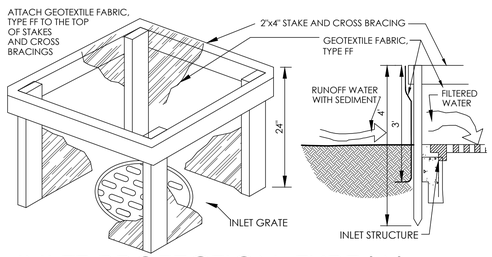
NOTE:

REFER TO SITE PLAN FOR CONTINUATION, INVERT ELEVATION, PIPE, SIZE, ETC.

DOWNSPOUT CONNECTION

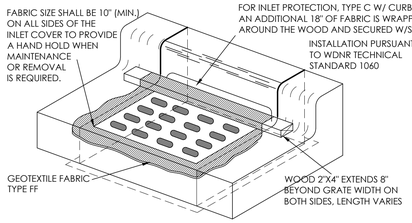
FABRIC SHALL BE REPLACED AT THE ENGINEERS DISCRETION.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.



INLET PROTECTION, TYPE 'A'

INSTALLATION PURSUANT TO WDNR TECHNICAL STANDARD 1060

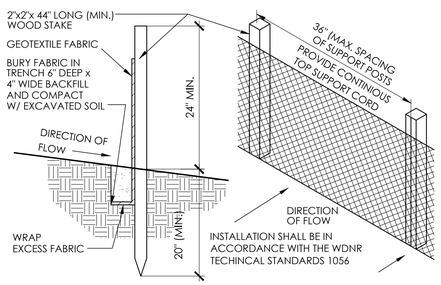


INLET PROTECTION, TYPE 'C'

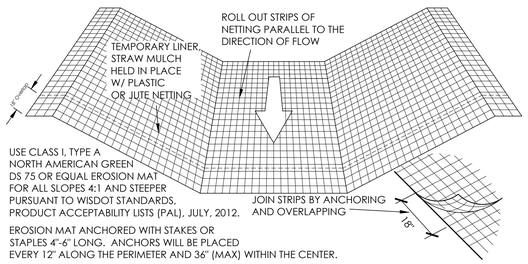
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE 'C' INLET PROTECTION TO BE IMPLEMENTED UPON CONSTRUCTION OF CURB AND GUTTER. PRIOR TO CURB AND GUTTER CONSTRUCTION, TYPE 'A' INLET PROTECTION SHALL BE PROVIDED.



SILT FENCE SECTION & DETAIL



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

CIVIL DETAILS

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

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ISSUE DATE: FEBRUARY 19, 2026

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THE VOLLRATH COMPANY, LLC.

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SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: MBS

CHECKED BY: JRV

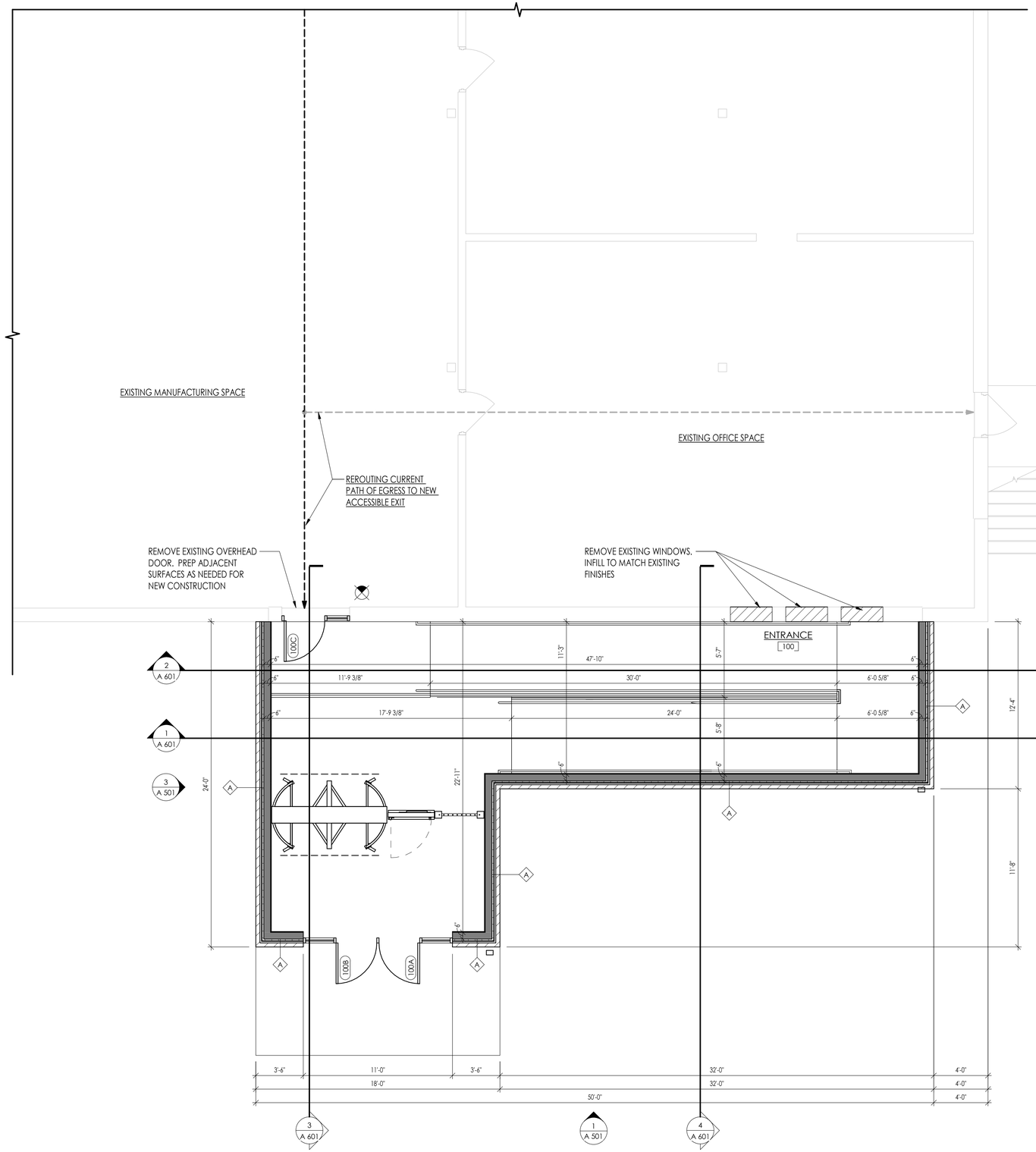
CIVIL DETAILS

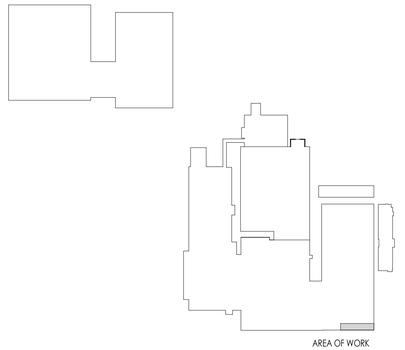
A

203

PROJ. NO. 2026-16.3

P:\2026-CONTRACTS\2026-016 Vollrath General Architecture\2026-016.3 Site Work At Bldg 1 And North Parking Lot\Phase - 2\Construction Documents\S.3 Site\2026-16.3 - Base Vestibule.dwg February 19, 2026





KEY PLAN

N W E S

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

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

N W E S

ABACUS ARCHITECTS

REVISIONS:

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SOUTH EMPLOYEE ENTRANCE

VOLLRATH COMPANY LLC

1236 NORTH 18th STREET, SHEBOYGAN WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: AJK

CHECKED BY: KED

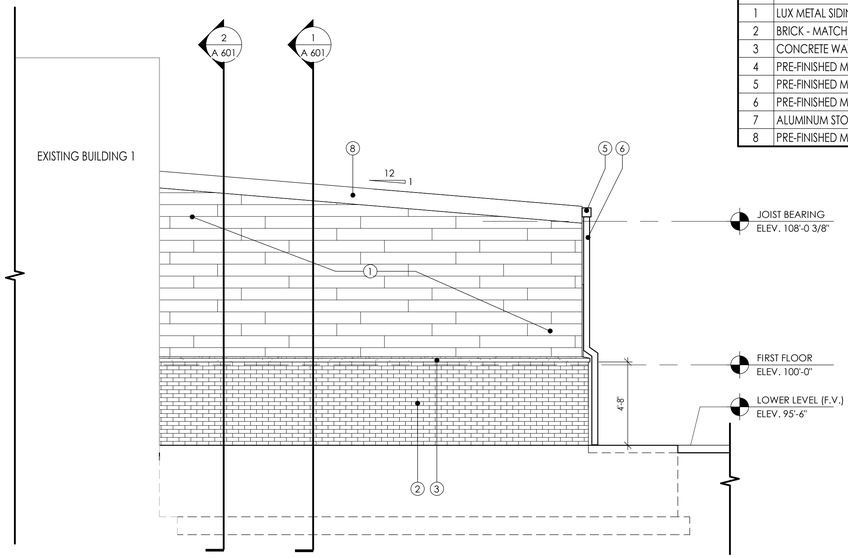
FIRST FLOOR PLAN

A
301

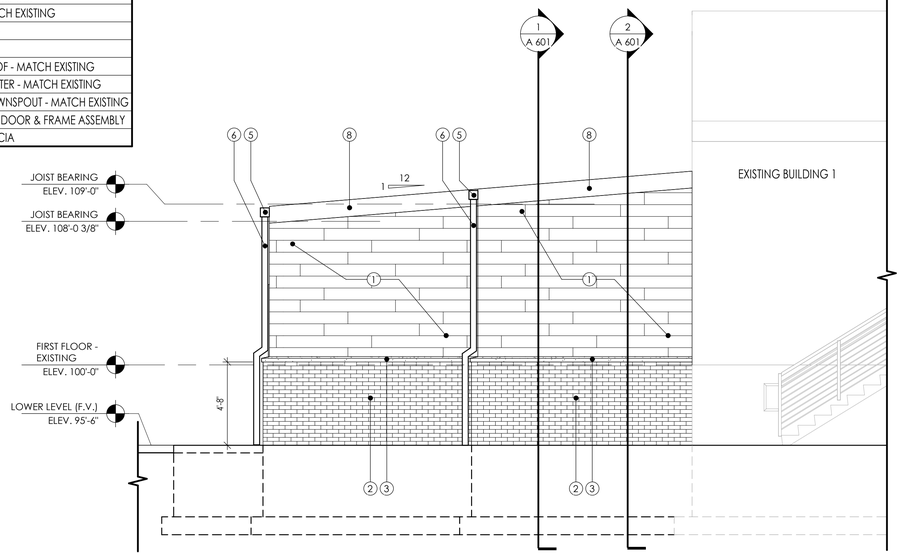
PROJ. NO. 2024-093

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	LUX METAL SIDING - MATCH EXISTING
2	BRICK - MATCH EXISTING
3	CONCRETE WATERTABLE
4	PRE-FINISHED METAL ROOF - MATCH EXISTING
5	PRE-FINISHED METAL GUTTER - MATCH EXISTING
6	PRE-FINISHED METAL DOWNSPOUT - MATCH EXISTING
7	ALUMINUM STOREFRONT DOOR & FRAME ASSEMBLY
8	PRE-FINISHED METAL FASCIA



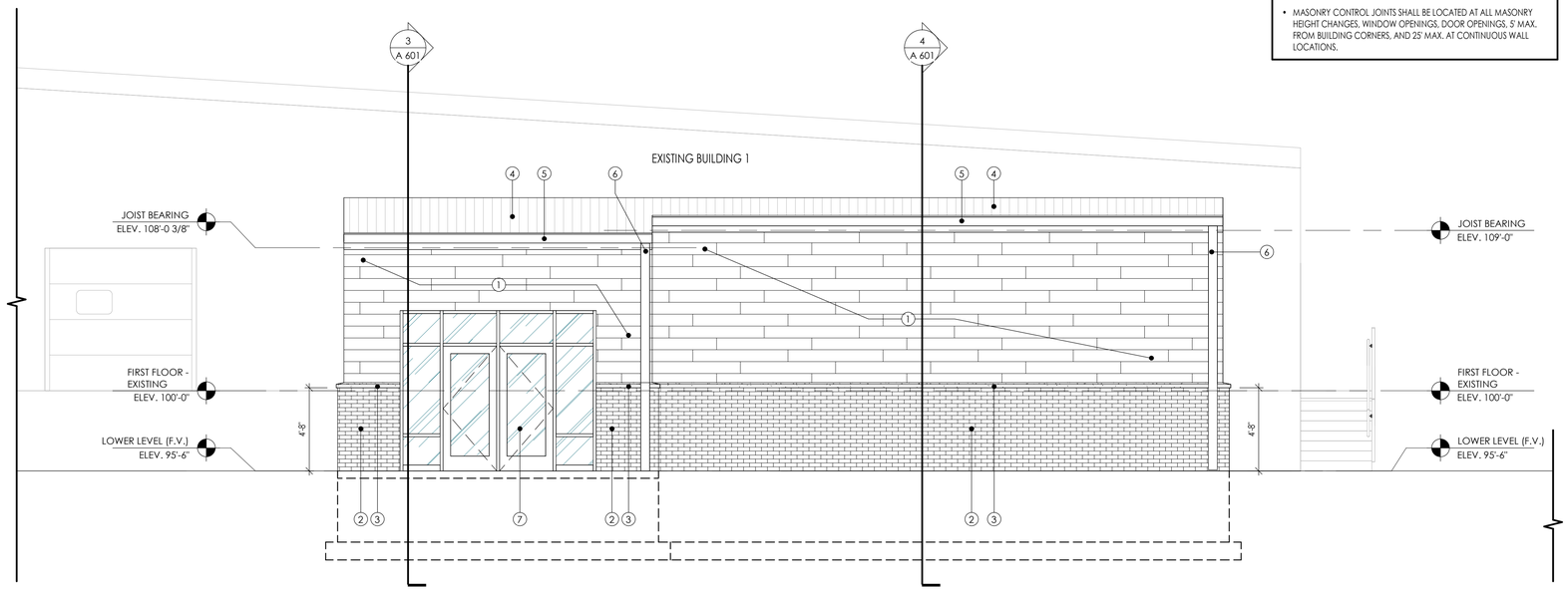
WEST ELEVATION (3 / A 501)
SCALE: 1/4" = 1'-0"



EAST ELEVATION (2 / A 501)
SCALE: 1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
- MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
- MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.



SOUTH ELEVATION (1 / A 501)
SCALE: 1/4" = 1'-0"

ABACUS ARCHITECTS

REVISIONS:

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ISSUE DATE: DATE ISSUED: FEBRUARY 19th, 2026
SOUTH EMPLOYEE ENTRANCE
VOLLRATH COMPANY LLC
1236 NORTH 18th STREET, SHEBOYGAN WI 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE, SUITE 210, MILWAUKEE, WI 53203

SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: AJK
CHECKED BY: KED

EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2024-093



ABACUS ARCHITECTS

REVISIONS:

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SPECIAL USE & SITE PLAN REVIEW

DRAWN BY: AJK

CHECKED BY: KED

RENDERING

A
901

PROJ. NO. 2024-093

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Architectural Review of exterior remodel at 1202 Michigan Avenue.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 17, 2026 **MEETING DATE:** February 24, 2026

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Martin Perez is proposing an exterior remodel at 1202 Michigan Avenue. The applicant states the following:

- The proposed project consists of siding replacement.
- The existing exterior is vinyl gray color siding.
- The proposed exterior design is vinyl combination with (Manor) color and (wood) color on the whole building.

STAFF COMMENTS:

It appears that windows and door are also being replaced. Is this part of the current proposal?

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Application and required attachments.

City of Sheboygan
spirit on the lake

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW APPLICATION

Fee: _____

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity)	Authorized Representative	Title	
Martin Perez			
Mailing Address	City	State	ZIP Code
2903 Lakeshore Dr.	Sheboygan	WI	53081
Email Address		Phone Number (incl. area code)	
Martinconcrete20@gmail.com		9202876588	

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	

SECTION 3: Architect Information

Name			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	

SECTION 4: Contractor Information

Name			
Mailing Address	City	State	Zip
Email Address		Phone Number (incl. area code)	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Martin Perez		9202876588
Signature of Applicant		**Date Signed**
Martin P.		2/5/2026

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description	Parcel No.
1202 Michigan Ave	

Name of Proposed/Existing Business:	
Address of Property Affected:	
Zoning Classification:	

New Building: ☐ Addition: ☐ Remodeling: ☒

SECTION 7: Description of Proposed Project

Siding Replacement

SECTION 8: Description of EXISTING Exterior Design and Materials

Existing Vinyl Gray color siding

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Vinyl combination with (Manor) color and (wood) color on the whole building.





CITY OF SHEBOYGAN
GENERAL ORDINANCE 38-25-26

BY ALDERPERSONS MENZER AND CLOSE.

FEBRUARY 16, 2026.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the city clerk on the 10th day of September, 2025, signed by the owners of all the real property in the territory, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center 1/4 corner of Section 16, T15N-R23E; thence along the south line of the Northwest 1/4 of said Section 16, S89°14'34"W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°3l'33"E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44'57"W and a chord length of 217.33 feet; thence along said west line, N16°01'27"W 492.58 feet to the north line of Main Avenue and the point of beginning; thence along said north line, S89°09'01"W 113.23 feet; thence N00°03'24"W 177.52 feet; thence N89°02'52"E 52.24 feet; thence S16°01'27"E 65.04 feet; thence N89°09'01"E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, S16°01'27"E 118.97 feet to the point of beginning.

Lands containing 14,961 square feet or .34 acres.
Property Address: Vacant land along N. Taylor Dr., Sheboygan, WI 53081
Tax Parcel ID Number: 59024346880

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (5) years, an amount

equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. Chapter 105 of the Sheboygan Municipal Code establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands as Suburban Residential 3 (SR-3) Classification.

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 1st Ward and the 1st Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

ANNEXATION MAP AND DESCRIPTIONS

Part of the Northeast 1/4 of the Northwest 1/4 of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin.

PAGE 1 OF 2

CURVE NUMBER	C1
LENGTH	218.09
RADIUS	755.00
DELTA	16°33'01"
CH BEAR	N07°44'57"W
CHORD LENGTH	217.33

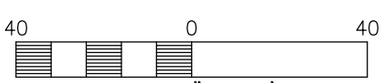
⊕ = *County Section corner*

⊙ = *1"x18" iron pipe set*

● = *1" iron pipe found*

▨ = *Current corporate boundary*







West line of North Taylor Dr

N00°31'33"E
665.19'

South line of the Northwest 1/4

45.01'
S89°14'34"W

Center 1/4 corner, Section 16, T15N-R23E
PK nail found

Compsite
Surveying & Mapping
Oostburg, Wisconsin
(920) 564-6812

PROJECT: 4728

PATH: c:\projects2\habitat_humanity\taylor_main2\dwg\

(Rev 1/28/26 - Desc Pg2)
Aug. 6, 2025
Date

John M. DuMez - WI Professional Land Surveyor S-2267

Compsite
Surveying & Mapping

N2472 Mentink Road
Oostburg, WI 53070
Phone: (920) 564-6812
Email: john@compsitesurveying.com

John M. DuMez – Wisconsin Professional Land Surveyor S-2267

DESCRIPTION "A" - TO BE ANNEXED INTO THE CITY OF SHEBOYGAN

Part of the Northeast ¼ of the Northwest ¼ of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center ¼ corner of Section 16, T15N-R23E; thence along the south line of the Northwest ¼ of said Section 16, S89°14'34"W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°31'33"E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44'57"W and a chord length of 217.33 feet; thence along said west line, N16°01'27"W 492.58 feet to the north line of Main Avenue and the point of beginning; thence along said north line, S89°09'01"W 113.23 feet; thence N00°03'24"W 177.52 feet; thence N89°02'52"E 52.24 feet; thence S16°01'27"E 65.04 feet; thence N89°09'01"E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, S16°01'27"E 118.97 feet to the point of beginning.

SAID DESCRIPTION "A" CONTAINS 14961 SQ. FT. (0.34 ACRE) OF LAND.

DESCRIPTION "B" - TO REMAIN IN THE TOWN OF SHEBOYGAN

Part of the Northeast ¼ of the Northwest ¼ of Section 16, T15N-R23E, Town of Sheboygan, Sheboygan County, Wisconsin described as:

Commencing at the Center ¼ corner of Section 16, T15N-R23E; thence along the south line of the Northwest ¼ of said Section 16, S89°14'34"W 45.01 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N00°31'33"E 665.19 feet; thence along said west line, 218.09 feet along a 755.00-foot radius curve to the left with a chord bearing of N07°44'57"W and a chord length of 217.33 feet; thence along said west line, N16°01'27"W 492.58 feet to the north line of Main Avenue; thence along said north line, S89°09'01"W 113.23 feet; thence N00°03'24"W 177.52 feet to the point of beginning; thence N89°02'52"E 52.24 feet; thence S16°01'27"E 65.04 feet; thence N89°09'01"E 10.36 feet to the west right-of-way line of North Taylor Drive; thence along said west line, N16°01'27"W 75.42 feet; thence S89°02'52"W 59.75 feet; thence S00°03'24"E 10.00 feet to the point of beginning.

SAID DESCRIPTION "B" CONTAINS 1262 SQ. FT. (0.03 ACRE) OF LAND.

(Note: Descriptions "A" and "B" revised 1/28/26)