

A G E N D A CITY OF WAUPUN PLAN COMMISSION Waupun City Hall – 201 E. Main Street, Waupun WI Wednesday, January 15, 2025 at 4:30 PM

The City of Waupun Plan Commission will meet in-person, virtually and teleconference. Instructions to join the meeting are provided below:

Virtual: https://us02web.zoom.us/j/82624763823?pwd=QS9XZUpxK0pWeEdTdDNTTDlwQjRaZz09

Meeting ID: 826 2476 3823

Passcode: 023373

Phone: 312 626 6799 US (Chicago)

CALL TO ORDER

ROLL CALL

<u>PERSONS WISHING TO ADDRESS THE PLAN COMMISSION</u>--State name, address, and subject of comments. (2 Minutes)

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

- 1. Consider Request for Special Plan Commission Meeting (targeting 1/29/25 or 2/5/25)
- 2. Regularly Scheduled Plan Commission Meeting February 19, 2025, 4:30 pm, Waupun City Hall

CONSIDERATION - ACTION

- 3. Approve Minutes from December 9, 2024 Plan Commission Meeting
- 4. Release of Recorded Easements on Lot 4 Inclusive within Heritage Ridge Located in the NW 1/4 of Section 9, T.13N. R15E, in City of Waupun, Dodge County, WI
- Approve Certified Survey Map of Lot 4 of Heritage Ridge and Lot 1 of CSM#547 Located in the NW 1/4 of Section 9, T.13N. R15E, in City of Waupun, Dodge County, WI
- 6. Approve Site Plan for Carver Flats, LLC Located North of Bayberry Lane and East of STH 26 in City of Waupun Heritage Ridge, TID 9
- 7. Approve Site Plan for Eagle Flexible Packaging Located at 1219 Wilson Drive, Parcel 292-1315-0814-005

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



A G E N D A CITY OF WAUPUN PLAN COMMISSION MEETING Waupun City Hall – 201 E. Main Street, Waupun WI Monday, December 09, 2024 at 4:30 PM

Meeting called to order at 4:30 pm by Chairperson Mayor Bishop.

Roll call taken. Members Present: Chairman Bishop, Jason Whitford (online), Elton TerBeest, Jeff Daane, Gary DeJager, Jerry Medema, Mike Matoushek (online); Staff Present: Sue Leahy, Administrator Schlieve; Attorney Vande Zande. Members of public present: Keaton Schultz, Jim Lundberg.

No members of the public present to address the Plan Commission. Public participation closed.

Plan Commission will meet as regularly scheduled on Wednesday, 12/18, 4:30 p.m. at Waupun City Hall.

Motion TerBeest, second Medema to approve minutes from September 18, 2024 Plan Commission Meeting. Carried unanimously.

Annexation ordinance is presented for consideration to bring land from Town of Chester, Dodge County, Tax Parcel Numbers 010-1315-0543-015 and 010-1315-0543-014 into the City of Waupun. The City purchased these parcels from National Rivet and the recommended zoning is PCD. MSA surveyors are verifying final land description prior to consideration by the common council. Motion DeJager, second Medema to approve and recommend annexation to City of Waupun. Carried unanimously.

Annexation ordinance is presented for consideration to bring land from Town of Chester, Dodge County, Tax Parcel Numbers 010-1315-0844-000 to the City of Waupun. The City purchased these parcels from Vande Holsteins and the recommended zoning is M2. MSA surveyors are verifying final land description prior to consideration by the common council. Motion DeJager, second Whitford to approve and recommend the annexation to City of Waupun. Carried unanimously.

Rapids Housing, LLC has obtained a variance allowing narrower lot width on property they own at 916 S Madison St. A site plan for additional manufactured homes is presented. Whitford expresses concern that the proposed use is not the highest and best use for the land. General discussion about the ownership and zoning of the existing land. Leahy notes that the proposed use is consistent with zoning and abutting units. She further notes that the neighbor to the east expressed desire to have a fence added as the park expands closer to their property. Keaton Schultz explains that the homes will sell for \$69K to \$79K and that the fence would be an added expense that he does not feel is warranted. Schultz agrees to talk with neighboring property owner to reach a satisfactory solution to the concern. Motion Daane, second TerBeest to approve the site plan as presented, with the contingency that all storm water requirements are met, including a long-term maintenance agreement. Carried 5 to 1 with Whitford voting no.

Administrator Schlieve notes that 301 E Main is owned by the City and is being prepared for sale. The survey as presented removes the back alleyway from the building parcel at 301 E Main Street and adds it to the public alleyway retained by the city and located on the south side of the building. The Zoning Administrator requests the addition of B2 Zoning to the map as the only change. Motion Whitford, second TerBeest to approve the CSM as presented. Carries unanimously.

Motion Medema, second DeJager to adjourn the meeting at 4:47 pm. Carries unanimously.



AGENDA SUMMARY SHEET

MEETING DATE: 1/15/25

AGENDA SECTION: ACTION

PRESENTER: Kathy Schlieve, City

Administrator

TITLE: Release of Recorded Easements on Lot 4

Inclusive within Heritage Ridge Located in the NW 1/4 of Section 9, T.13N. R15E, in City of

Waupun, Dodge County, WI

DEPARTMENT GOAL(S) SUPPORTED (if applicable)	FISCAL IMPACT	
Economic Vitality	Needed to Support Carver Flats I	Development

ISSUE SUMMARY:

See attached Release of Easements for Lot 4 of the Heritage Ridge Plat on Bayberry Lane. City engineers recommend releasing all the easements within Lot 4 with the exception of the watermain easement.

The 25' drainage easement on the west side of Lot 4 will be replaced with a new 20' drainage easement. The new easement will be more clear as to the City being the Grantee (unlike the current plat). This new drainage easement will have legal language that we typically use unlike the existing drainage easement. Such as, not building structures and the right to ingress/egress for maintenance etc.

The 50' drainage easement that runs on the north side of Lot 4 (which is really in the middle of the proposed newly created Lot) needs to be eliminated as in runs through a future building.

The 25' access easement was put into place to allow access to the lands north of Lot 4 and will not be needed as these lands are being combined.

The 25' drainage easement near the east line of Lot 4 should be eliminated as it conflicts with the new proposed site design. The new drainage easement will be 25' further to the east and take care of the drainage in this area.

The 30' planting strip easement within Lot 4 (which is hand drawn on the plat) can be eliminated as it states no structures can be built.

A new drainage/ storm water easement will be created along the entire west side of Lot 4 and the lands to the north (along hwy 26), along the north line of the northern lands and the east line of the northern lands to reroute drainage to the pond on Outlot 1 Heritage Ridge. A copy of the current Heritage Ridge Plat is included for reference.

STAFF RECOMMENDATION:

Approve the easement release as presented

ATTACHMENTS:

RECOMMENDED MOTION:

Motion to approve release of recorded easements on Lot 4 inclusive within Heritage Ridge located in the NW 1/4 of Section 9, T.13N. R15E, in City of Waupun, Dodge County, WI as presented.

Document Number

RELEASE OF RECORDED EASEMENT

That the undersigned, **City of Waupun**, has an interest in the easements recorded with the Dodge County Register of Deeds in certain real property described as follows:

Lot 4 inclusive within Heritage Ridge as recorded in Cabinet C of Plats on page 23 as Document No. 1111599 and being located in the NW ¼ of the SW ¼ of Section 9, T.13N., R15E, in the City of Waupun, Dodge County, WI.

The undersigned hereby releases all of its right, title, and interest in the areas within the easements described as follows:

- 1. The north 50 feet of Lot 4 of Heritage Ridge. Recorded as a drainage easement.
- 2. The west 25 feet of Lot 4 of Heritage Ridge. Recorded as a drainage easement.
- 3. The west 30 feet of Lot 4 of Heritage Ridge. Recorded as a planting easement.
- That portion that lies 25 feet west of the easterly line of Lot 4 of Heritage Ridge. Recorded as an access easement for the benefit of Lot 1, CSM #547 and storm sewer easement.
- 5. That portion that lies 25 feet west of the easterly 25 feet of Lot 4 of Heritage Ridge. Recorded as a drainage easement.

Return to:

Timothy Davis MSA Professional Services, Inc. 201 Corporate Drive. Beaver Dam, WI 53916

Parcel Identification Number/Tax Key Number

292-1315-0932-030

All other existing easements recorded as for Heritage Ridge shall remain in effect and standing.

Attached hereto as Exhibit A is a map showing the portion of the easements to which the undersigned is relinquishing its rights.

IN WITNESS WHEREOF, the authorized representa Release of Easement this day of	ative of the City of Waupun , has agreed to and executed this, 20 By:
PRINT	
SIGNATURE	
STATE OF WISCONSIN))ss. DODGE COUNTY)	
Personally came before me this day of	
instrument and acknowledge the same.	o me known to be the person who executed the foregoing
	Signature of Notary Public
	Typed or Printed Name of Notary Public Notary Public, State of
	My Commission (expires) (is)

Page 2 of 3

This instrument was drafted by MSA Professional Services, Inc. Timothy B. Davis



© MSA Professional Services, Inc.

PROJECT NO. 00212158

DRAWN BY: T. DAVIS

SURVEYOR: TIMOTHY B. DAVIS

FILE NO.

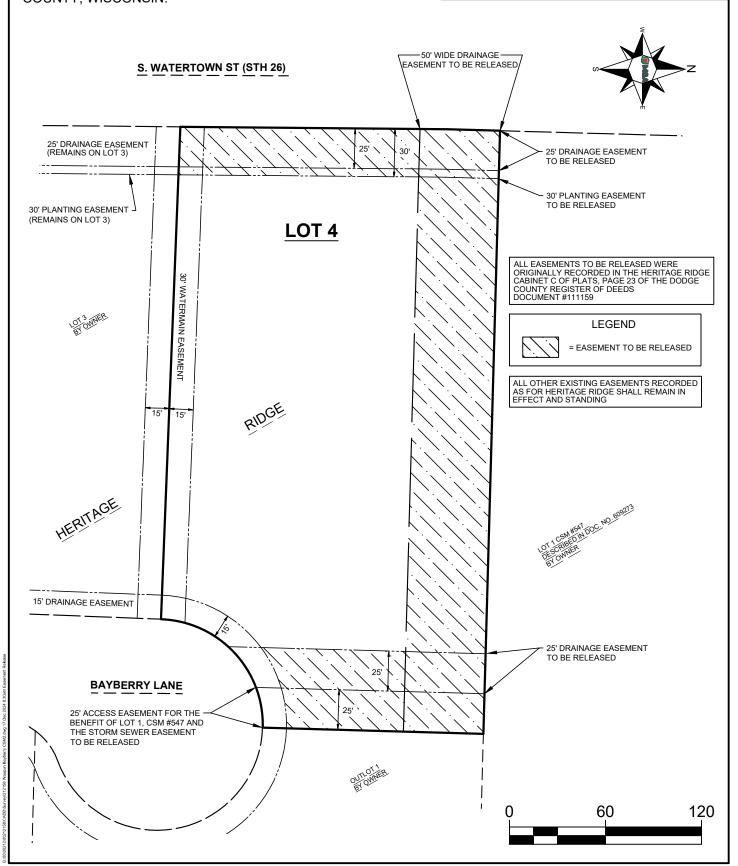
SHEET NO. 3 of 3

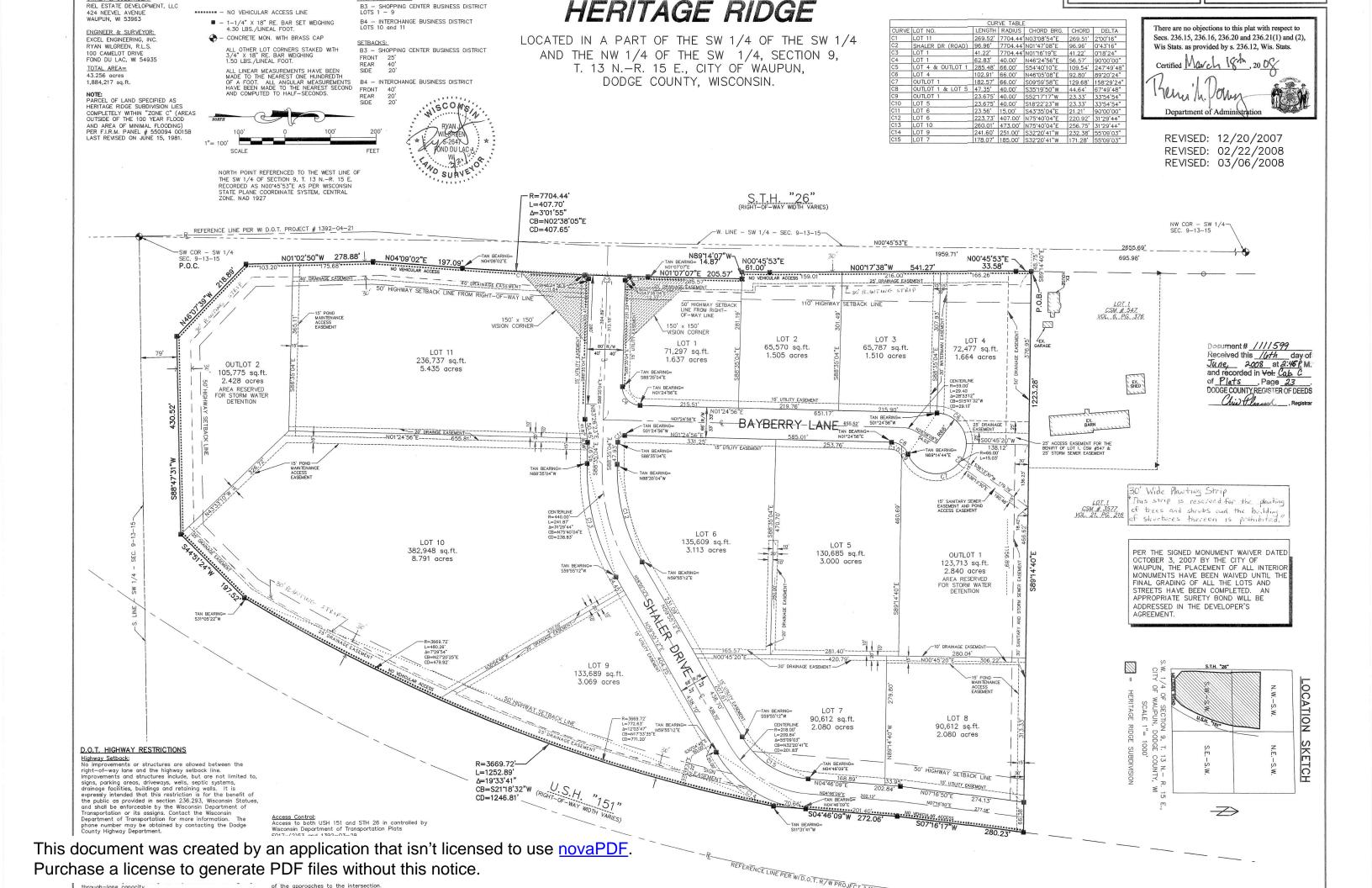
CITY OF WAUPUN 201 E. MAIN ST. WAUPUN, WI 53963

OWNER:

EXHIBIT A

LOT 4 OF THE HERITAGE RIDGE AS RECORDED IN CABINET C, PAGE 23 OF THE DODGE COUNTY REGISTER OF DEEDS AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.13N., R.15E., IN CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.





I, Ryan Wilgreen, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped HERITAGE RIDGE, located in a part of the Southwest 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 9, T.13N. - R.15E., City of Waupun, Dodge County, Wisconsin, and being more particularly described as follows:

Commencing at the Southwest corner of the Southwest 1/4 of said Section 9; thence North 00°-45'-53" East, 1959.71 feet; thence South 89°-14'-40" East, 49.75 feet to the Easterly right-of-way line of State Trunk Highway "26" and to the point of beginning; thence South 89°-14'-40" East along South line of Lot 1, Certified Survey Mo. 547, recorded in Volume 6, Page 376, Certified Survey Maps, Dodge County Register of Deeds Office and the South line of Lot 1, Certified Survey Map No. 3577, recorded in Volume 21, Page 216, said Certified Survey Maps, 1223.28 feet to a point on the Westerly right-of-way line of U.S. Highway "151", thence South 04"-61-17" West along said Westerly right-of-way line, 2023 feet; thence South 04"-46'-09" West along said Westerly right-of-way line, 272.06 feet; thence continuing along said Westerly right-of-way line on a non-tangent curve to the right having a radius of 3669.72 feet, 1252.89 feet along curve to a point which is South 21'-18'-32" West, 1246.81 feet from last described point; thence South 48"-51'-24" West along said Westerly right-of-way line, 197.52 feet to a point on the Northerly right-of-way line of Milligan Road; thence South 88°-47'-31" West along said Northerly right-of-way line of Milligan Road, 430.52 feet to a point on the Easterly right-of-way line of State Trunk Highway "26", 218.89 feet; thence North 46"-07'-39" West along said Easterly right-of-way line, 278.88 feet; thence North 04"-09'-02" East along said Easterly right-of-way line, 197.09 feet; thence along said Easterly right-of-way line on a curve to the left having a radius of 7704.44 feet, 407.70 feet along curve to a point which is North 02"-38"-05" East, 407.65 feet from last described point; thence North 07"-07"-07" East along said Easterly right-of-way line, 541.27 feet; thence North 00°-45'-53" East along said Easterly right-of-way line, 61.00 feet; thence North 00°-45'-53" East along said Easterly right-of-way line, 541.27 feet; thence North 00°-45'-53" East along said Easterly right-of-way line, 5

That I have made such Survey, Land-Division, and Plat by the direction of Riel Estate Development, LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 17 of the City of Waupun City Ordinances in surveying, dividing and mapping the same.

Ryan Wilgreen, RYL.S. No. S-2647

Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935

Project Number: 602110



PUBLIC UTILITY EASEMENT PROVISIONS

An easement for water, sanitary sewer, electric, gas and communications service is hereby granted by

RIEL ESTATE DEVELOPMENT, LLC , Grantor, to

WAUPUN UTILITIES, a Municipal Utility, Grantee,

ALLIANT ENERGY, d.b.a Wisconsin Power & Light Company, a Wisconsin Corporation, Grantee

WISCONSIN BELL, INC., d.b.a. SBC Wisconsin, a Wisconsin Corporation, Grantee

and CHARTER COMMUNICATIONS, a Delaware Corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RESTRICTIVE COVENANT

All new electric distribution lines (excluding lines of 15,000 Volts or more), all new telephone lines from which lots are individually served, all new telegraph lines, and all new community antenna television cables and services, installed within this area shall be underground. Associated equipment and facilities which are appurtenant to underground electric and communications systems, such as, but not limited to, substations, pad-mounted transformers, pad-mounted sectionalizing switches and above-grade pedestal-mounted boxes may be located above ground.

Temporary overhead facilities may be installed to serve a construction site or where necessary because of severe weather conditions. In the latter case, within a reasonable time after weather conditions have moderated, such temporary facilities shall be replaced by underground facilities and the temporary facilities removed.

Utility Easements shown on the plat shall be graded to within six inches of final grade by the subdivider prior to the installation of underground electric and/or communications facilities, and construction of any permanent buildings, and earth fill, piles or mounds of dirt or construction material shall not be stored on such easement areas.

After such facilities have been installed, said final grade shall not be altered by more than four inches by the subdivider, his agent, or subsequent owners of the lots on which such utility easements are located, except with written consent of the utility or utilities involved.

HERITAGE RIDGE

AND THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4
AND THE NW 1/4 OF THE SW 1/4, SECTION 9,
T. 13 N.—R. 15 E., CITY OF WAUPUN,
DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

Riel Estate Development, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Riel Estate Development, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- . Wisconsin Department of Administration
- 2. City of Waupun
- 3. Wisconsin Department of Transportation

IN PRESENCE OF:
Witness

Riel Estate Development, LLC

STATE OF WISCONSIN)

DODGE COUNTY)ss

Personally came before me this _____ day of _______, 2008, the above named Wally Riel, known to be the person who executed the foregoing instrument and acknowledged the same.



ry Public, $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$ County, V

My Commission Expires: 8/28///

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
DODGE COUNTY) ss

6/16/2008

Adti K. Heller

REVISED: 12/20/2007 REVISED: 02/22/2008 REVISED: 03/06/2008

STATE OF WISCONSIN)
DODGE COUNTY) ss

CITY OF WAUPUN PLAN COMMISSION CERTIFICATE

pproved this _______ day of _______, 2008.

City of Waupun Plan Commission

Jodi Steger, Chairperson

CITY COUNCIL RESOLUTION

I certify that this plat entitled HERITAGE RIDGE was approved under resolution file No. $\frac{CS-13-CS}{2}$ adopted by the City Council of the City of Waupun on the $\frac{J3}{2}$ day of $\frac{f^{N}A\sqrt{1}}{2}$, 2008.

Jode Steger, Mayor

CERTIFICATE OF CITY OF WAUPUN CLERK

I certify that the foregoing instrument is a copy for a resolution adopted by the City of Waupun on the $\frac{13^{\frac{45}{12}}}{}$ day of $\frac{19}{12}$, 2008.

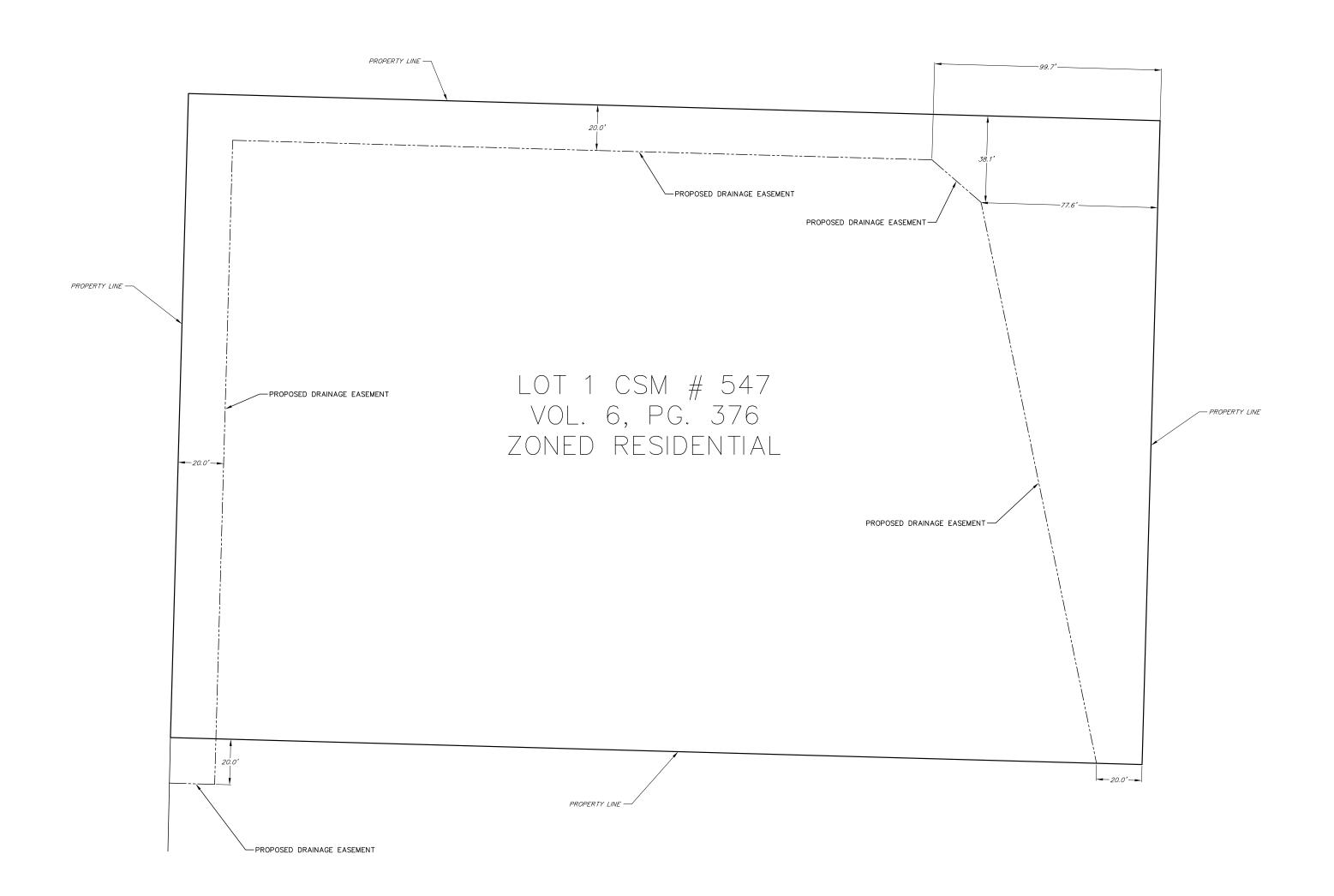
Kylg Clark

CERTIFICATE OF CITY OF WAUPUN TREASURER

4/1/08

Cyle J. Clark, City Treasurer

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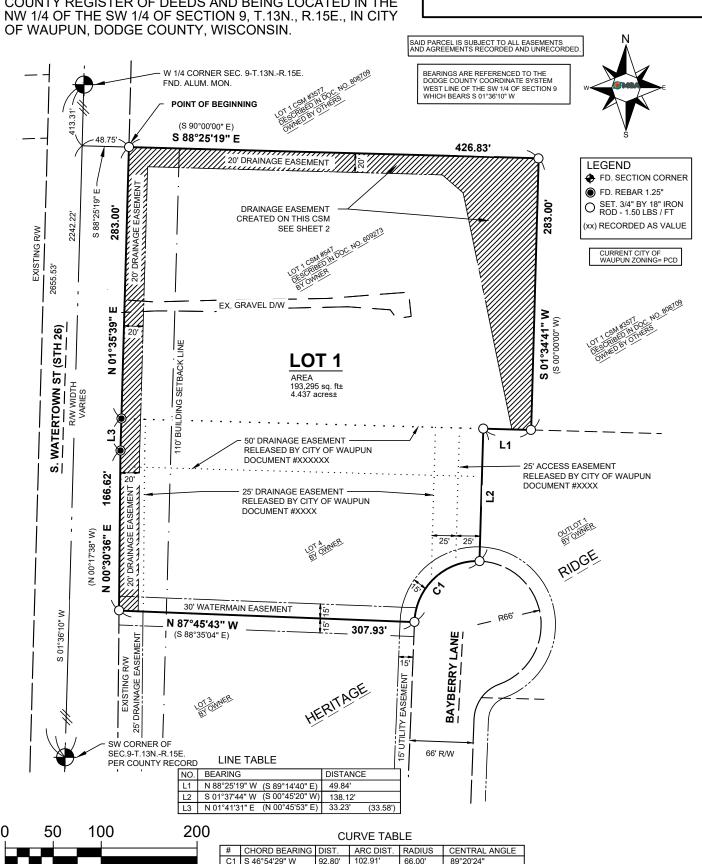
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PROJECT NO	0. 00212158
DRAWN BY:	T. DAVIS
SURVEYOR:	TIMOTHY B. DAVIS
FILE:	Bayberry CSM.dwg
SHEET NO	1 of /

OWNER: CITY OF WAUPUN 201 EAST MAIN ST. WAUPUN, WI 53963

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 4 OF HERITAGE RIDGE AS RECORDED IN CABINET C OF PLATS ON PAGE 23 AND LOT 1 OF CSM #547 AS RECORDED IN VOLUME 6, PAGE 376 OF THE DODGE COUNTY REGISTER OF DEEDS AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.13N., R.15E., IN CITY OF WAUPUN, DODGE COUNTY, WISCONSIN





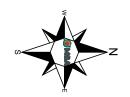
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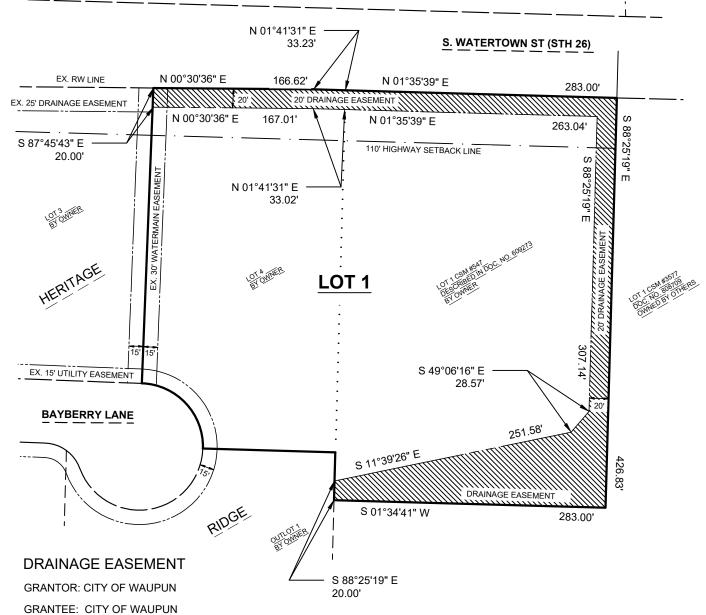
PROJECT NO	. 00212158
DRAWN BY:	T. DAVIS
SURVEYOR:	TIMOTHY B. DAVIS
FILE:	Bayberry CSM.dwg
SHEET NO.	2 of 4

OWNER:
CITY OF WAUPUN
201 E. MAIN ST.
WAUPUN, WI 53963

DODGE COUNTY CERTIFIED SURVEY MAP

LANDS BEING PART OF LOT 4 OF HERITAGE RIDGE AS RECORDED IN CABINET C OF PLATS ON PAGE 23 AND LOT 1 OF CSM #547 AS RECORDED IN VOLUME 6, PAGE 376 OF THE DODGE COUNTY REGISTER OF DEEDS AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.13N., R.15E., IN CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.





Grantor grants and conveys for themselves, their heirs, successors and assigns, unto Grantee their respective successors and assigns, a storm sewer and drainage easement for the purpose of constructing, installing, operating, repairing,maintaining, replacing or inspecting underground storm sewer and drainage and other associated facilities, all necessary and usual in the conduct of it's business on and beneath land owned by the Grantor in the City of Waupun, Dodge County, Wisconsin. All lands labeled "Drainage Easement" are reserved for storm water collection, conveyance, treatment or infiltration. No buildings, fences, plantings, or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt storm water flows in any way. The grant likewise includes the right of ingress and egress on the lands described to the Grantee.

Sayberry CSM3 dwg 13 Jan 2025 1:07pm Page 2 Easement Detail



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PROJECT NO. 00212158
DRAWN BY: T. DAVIS
CHECKED BY: B. TISDALE
FILE: Bayberry CSM.dwg
SHEET NO. 3 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP

A SURVEY OF LOT 4 OF THE HERITAGE RIDGE AS RECORDED IN CABINET C ON PAGE 23 AND LOT 1 OF CSM #547 AS RECORDED IN VOLUME 6, PAGE 376 OF THE DODGE COUNTY REGISTER OF DEEDS AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.13N., R.15E., IN CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION

I, Timothy B. Davis, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of the City of Waupun, I have surveyed, mapped and combined lands being part of Lot 4 of Heritage Ridge Plat and Lot 1 of CSM #547 as recorded in Volume 6, Page 376 of the Dodge County Register of Deeds and located in the NW 1/4 of the SW 1/4 of Section 9, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin and being more particularly described as follows:

LEGAL DESCRIPTION

COMMENCING at the West 1/4 Corner of Section 9, Town 13 North, Range 15 East in the City of Waupun, Dodge County, Wisconsin, thence S 01°36'10' W, 413.31 feet along the west line of the SW 1/4 of said Section 9; thence S 88°25'19" E, 48.75 feet to the SW corner of Lot 1 of CSM #3577, Document # 808709, the easterly right of way line of State Highway 26. and the POINT OF BEGINNING; thence S 88°25'19" E along the southerly line of said Lot 1 of CSM #3577, 426.83 feet to the westerly line of said Lot 1, CSM #3577; thence S 01°34'41" W along the westerly line of said Lot 1, 283.00 feet to the southerly line of said Lot 1 and the northerly line of Outlot 1 of Heritage Hills Plat; thence N 88°25'19" W along the northerly line of Outlot 1 of Heritage Hills Plat, 49.84 feet to the northwest corner of said Outlot 1; thence S 01°37'44" W along the westerly line of said Outlot 1, 138.12 feet to right of way of Bayberry Lane and the beginning of a curve to the left; thence 102.91 feet along a curve of an arc to the left and the right of way of Bayberry Lane, said curve having a radius of 66.00 feet and a chord which bears S 46° 54' 29" W, 92.80 feet to the northeast corner of Lot 3 of Heritage Hills Plat; thence N 87° 45' 43" W along the northerly line of said Lot 3, 307.93 feet to the northwest corner of said Lot 3 and the westerly right of way of State Highway 26; thence N 00° 30' 36" E along the westerly right of way of State Highway 26, 166.62 feet; thence N 01° 41' 31" E along the right of way of State Highway 26, 283.00 feet to the southwest corner of Lot 1 of CSM #3577 and the POINT OF BEGINNING.

Said parcel contains 193,295 sq ft / 4.437 acres more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, Wisconsin Administrative Code A-E7 and the City of Waupun Subdivision Ordinance Code to the best of my knowledge and belief.

Timothy B Davis, PLS S-4045	
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berry CSM3.dvg 13 Jan 2025 1:08pm PAGE 3



@ MSA Professional Services, Inc.

PROJECT NO. 00212158
DRAWN BY: T. DAVIS
CHECKED BY:
FILE: Bayberry CSM.dwg
SHEET NO. 4 OF 4

DODGE COUNTY CERTIFIED SURVEY MAP #__

A SURVEY OF LOT 4 OF HERITAGE RIDGE AS RECORDED IN CABINET C ON PAGE 23 AND LOT 1 OF CSM #547 AS RECORDED IN VOLUME 6, PAGE 376 OF THE DODGE COUNTY REGISTER OF DEEDS AND BEING LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T.13N., R.15E., IN CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE		
As owner, I do hereby certify that we have caused the land easements created as represented hereon. Said owner furt Statutes to be submitted to the City of Waupun for approval.	ther certifies that this Certified S	ey Map to be surveyed, combined, mapped and urvey Map is required by S.236.34, Wisconsin
In witness whereof, authorized representative of the City of	Waupun have caused these do	cuments to be signed this
day of, 2025.		
(Print)		
(Signature)		
Authorized Representative of the City of Waupun		
State of Wisconsin) SS		
County) SS		
Personally came before me on this day of the City of Waupun, to me known to be the person who exec	, 2025, the above cuted the foregoing instrument,	e named authorized representative of and acknowledged the same.
Notary Public, County, Wisconsin My Commission Expires		
CITY OF WAUPUN APPROVAL This Certified Survey Map is hereby approved by the	City of Waupun.	
Rohn Bishop, Mayor	Date	
Angela Hull, City Clerk	Date	
		SURVEYOR'S SEAL

(212158 Waupun Bayberry CSM3.dwg 13 Jan 2025 1:08pm

WAUPUN MULTI-FAMILY

PELTON BUILDERS

CITY OF WAUPUN - DODGE COUNTY



PROJECT LOCATION -



SITE BENCHMARKS



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERRIELD BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE 1-800-242-8511



BENCHMARK 1 ROD6 N=779119.0250 E=877663.5970 ELEV=915.77

BENCHMARK 2 ROD6 N=778516.6310 E=877635.0720 ELEV=917.283

BENCHMARK 3

PKNAIL N=779054.5780 E=877299.9880 ELEV=919.47



BENCHMARK 4 ROD6 N=779682.3270 E=877269.4700 ELEV=917.86

BENCHMARK 5 ROD6 N=779919.2100 E=877799.3740 ELEV=903.68

BENCHMARK 6

ROD6 N=779058.4350 E=877849.0050 ELEV=914.09



BENCHMARK 7 HYDRANT TOP NUT N=779143.5700 E=877673.5810 ELEV=917.75

BENCHMARK 8 HYDRANT TOP NUT N=778512.9210 E=877635.1270 ELEV=919.96

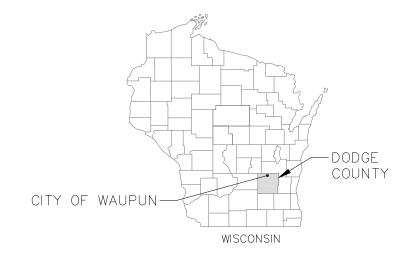


BENCHMARK 10 HYDRANT TOP NUT N=779710.4680 E=877278.6860 ELEV=919.24

BENCHMARK 9 HYDRANT TOP NUT N=778451.5630 E=877366.7590 ELEV=920.25



BENCHMARK 11 HYDRANT TOP NUT N=779148.4330 E=877267.9850 ELEV=920.76



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SHEET NO.	DESCRIPTION			∠		SCO
1	TITLE SHEET			WAUPUN MULTI-FAMILY	CITY OF WAUPUN	, W <u>l</u>
2	GENERAL NOTES	ŀ	_	J.T.F	JPUN	JNT
3	EXISTING CONDITIONS		STEEL	JW N	WAL	COL
4	DEMOLITION PLAN	L	i ک	JPUI	Ю	SGE
5	SITE PLAN	Ē		WAL	CII∆	
6	UTILITY PLAN					
7	GRADING AND EROSION CONTROL PLAN	Z	REMARKS			1
8	EROSION CONTROL DETAILS	EVISIONS				
9	SITE DETAILS		DATE			
10-11	WATER SYSTEM DETAILS	L	ò	4	9	@
12	SANITARY SEWER DETAILS		RKS			
13	STORM SEWER DETAILS	SNC	REMARKS			
14	LANDSCAPE PLAN	REVISIONS				
15	LANDSCAPE NOTES		DATE		1	
16	LIGHTING PLAN	D≜		\leq		6
		7	2025-	-01-	-08	

NOT FOR CONSTRUCTION

ISSUED DATE: 2025-01-08

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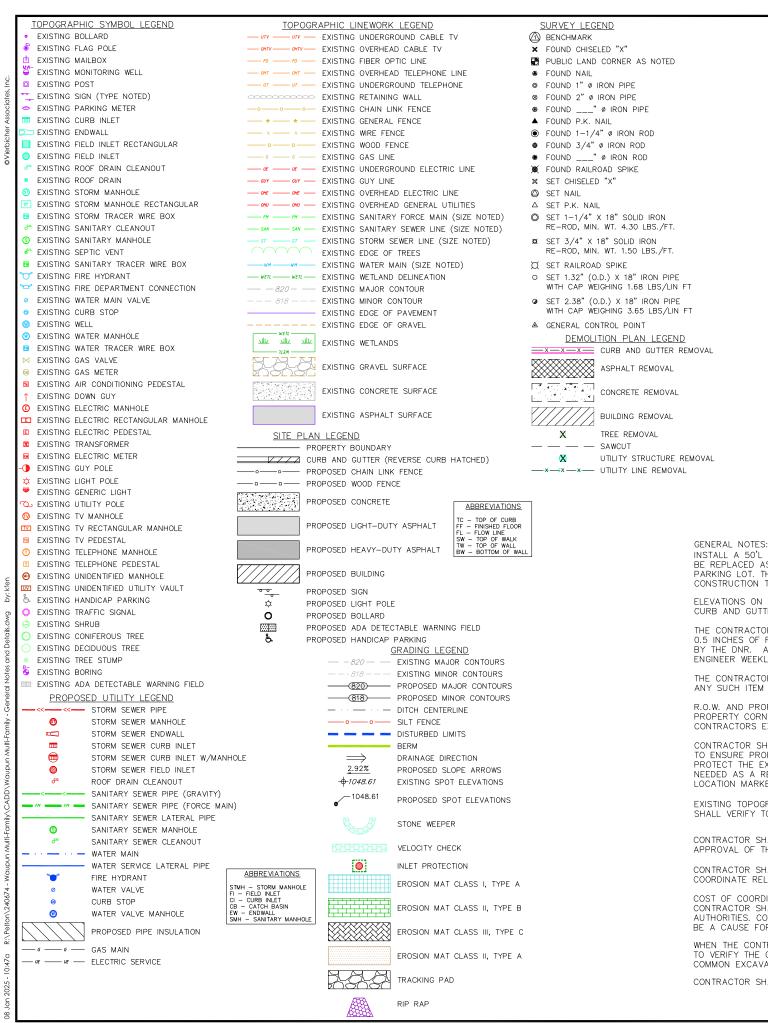
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PRO JECT NO 240674

1 OF 16

VIERDICHER planners advisors



AGENCIES

EMERGENCY - FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

WAUPUN FIRE DEPARTMENT 16 E. MAIN ST WAUPUN, WI 53963 (920) 324-7910 NON-EMERGENCY

CITY OF WAUPUN POLICE DEPARTMENT 16 E. MAIN ST WAUPUN, WI 53963 (920) 324-7911 NON-EMERGENCY

UTILITIES

WAUPUN PUBLIC WORKS DEPARTMENT 201 E. MAIN ST, WAUPUN, WI 53963 ATIN: JEFF DAANE (920) 324-7918

WAUPUN UTILITIES 817 S. MADISON ST WAUPUN, WI 53963 ATTN: STEVE BROOKS (920) 324-7920

ALLIANT ENERGY (GAS) 883 W SCOTT ST FOND DU LAC , WI 54937 (800) 253 - 4268

ATTN: RON BOELK (920) 266-5580 rb2473@ATT.COM

WINDSTREAM 1-800-289-1901 LOCATE.DESK@WINDSTREAM.COM

N MULTI-FAMILY WAUPUN COUNTY, WISCO NOTES ENER, WAUPUN CITY OF W 2025-01-08 DRAFTER JRFF CHECKED NPFA PRO JECT NO 240674

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INSTALL A 50'L \times 20'W \times 1.5'D ANTI TRACKING PAD AT THE ENTRANCE TO THE PROJECT. ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION. NO CONSTRUCTION TRAFFIC ON EXISTING PARKING LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING LOT RESULTING FROM

ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

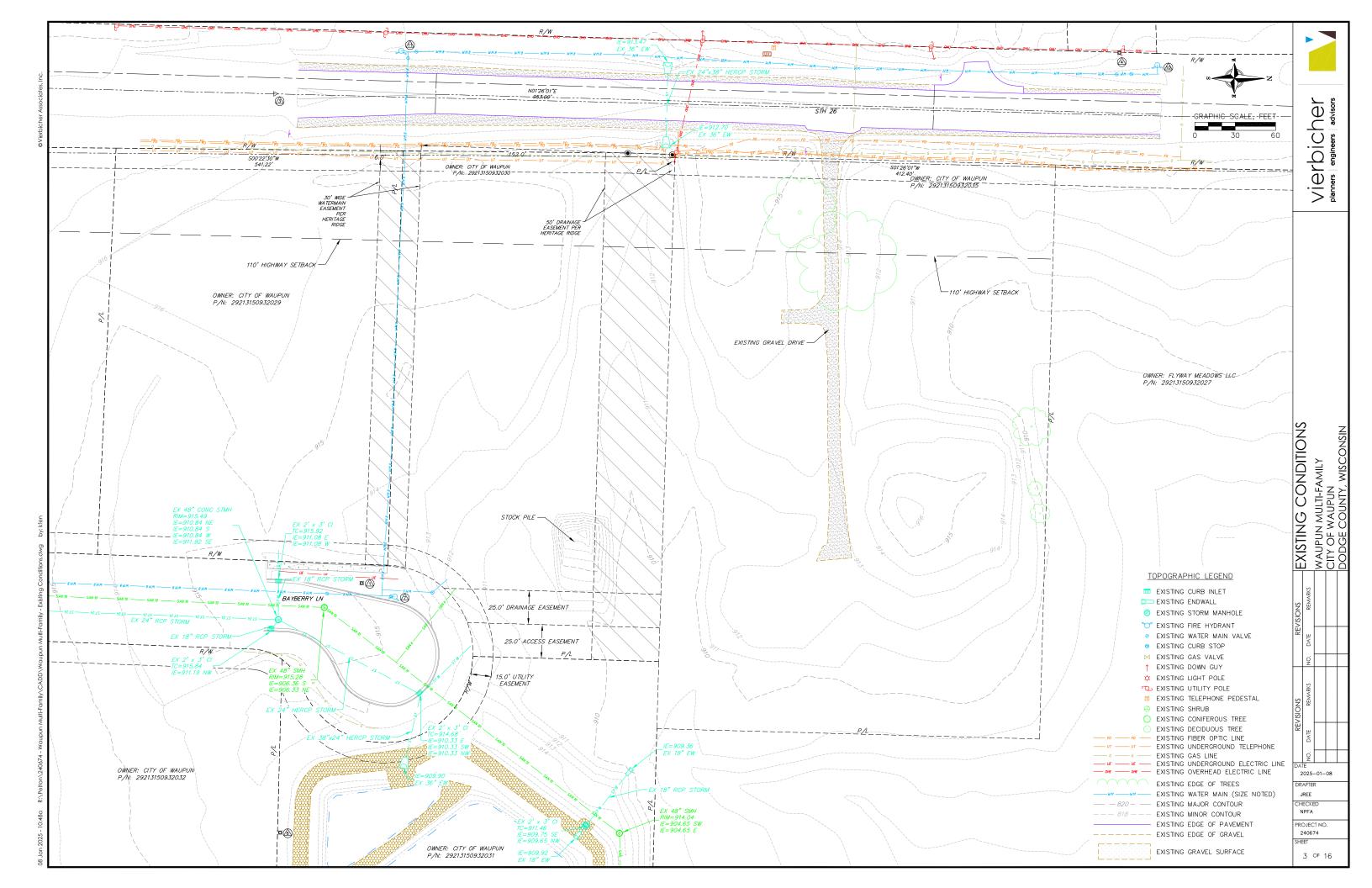
CONTRACTOR SHALL DISPOSE OF TREES AND STUMPS OFF SITE. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE OWNER OR ENGINEER.

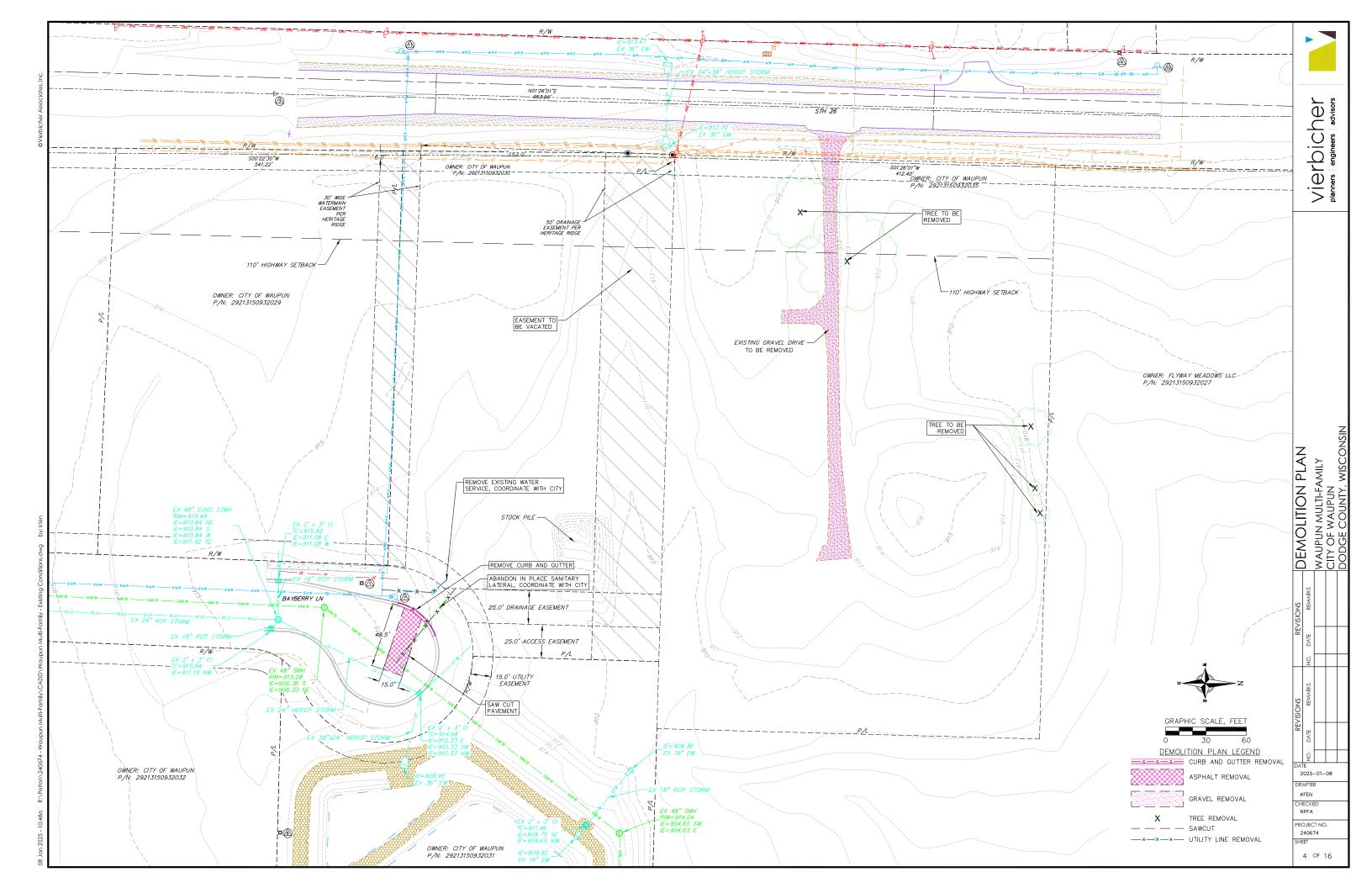
CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.

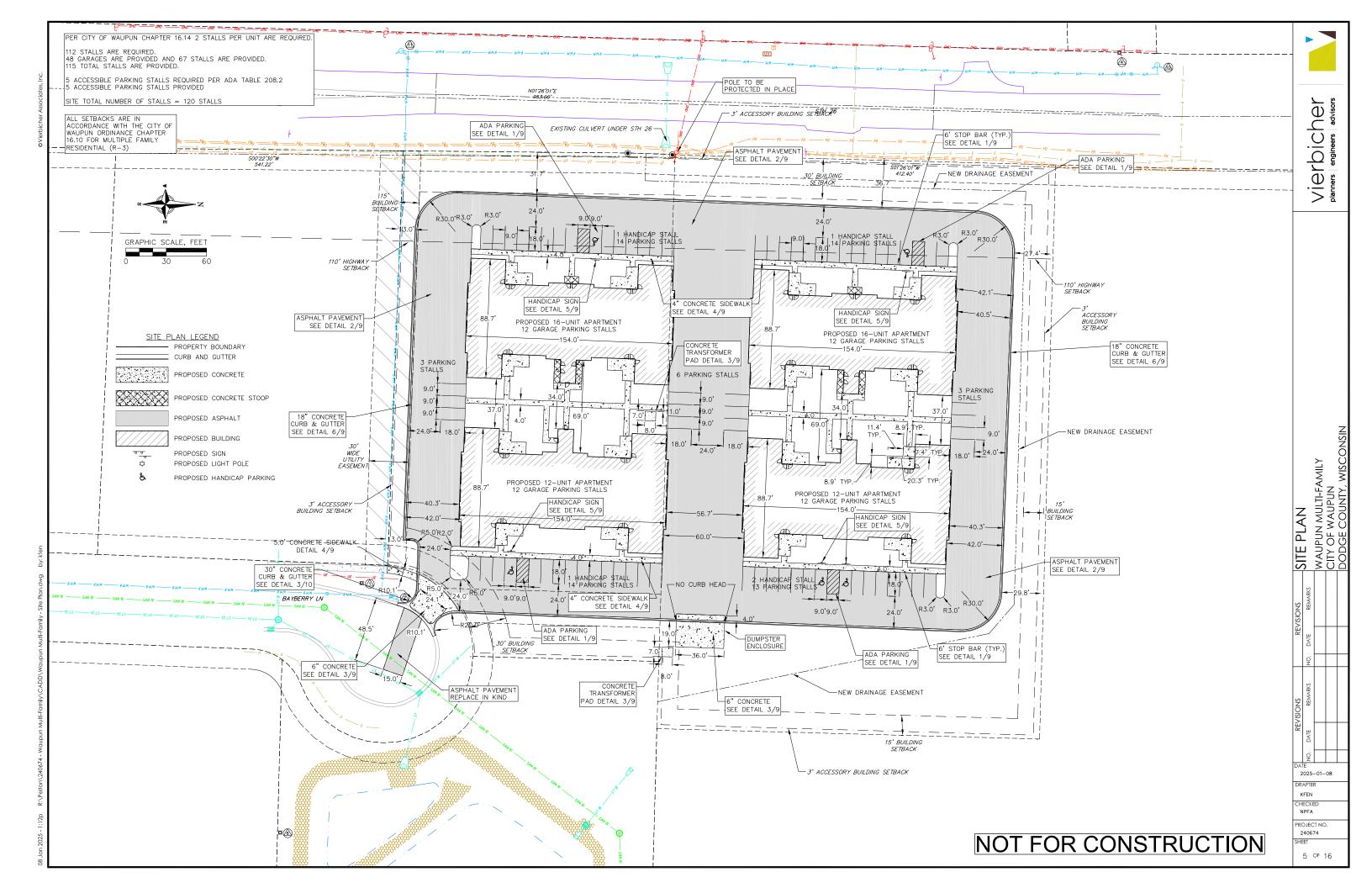
COST OF COORDINATION SHALL BE INCIDENTAL TO CONSTRUCTION, INCLUDING ANY SCHEDULING CONFLICTS CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE VILLAGE OF CAMPBELLSPORT, WDNR, WIDOT AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

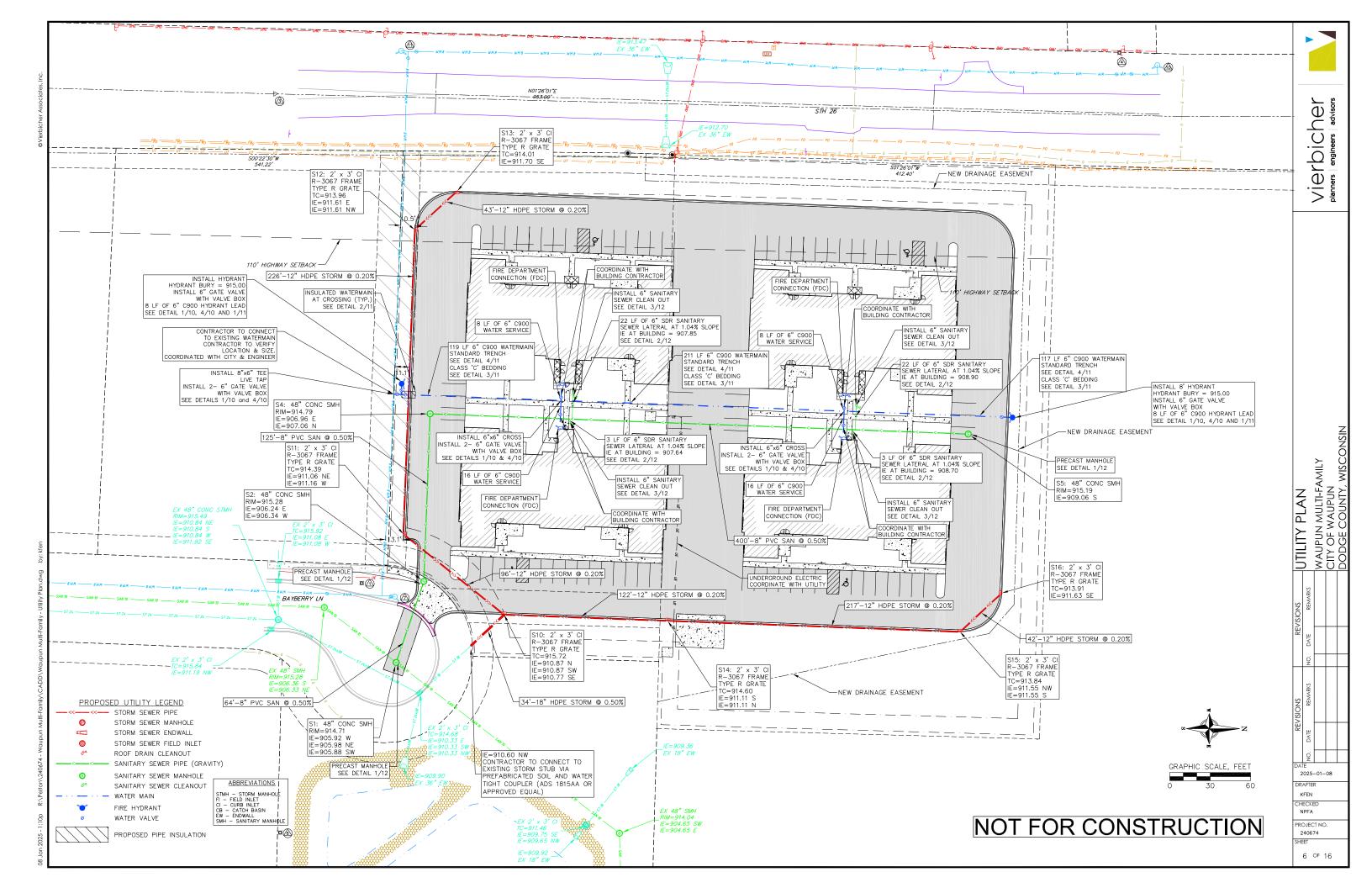
WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS A LUMP SUM

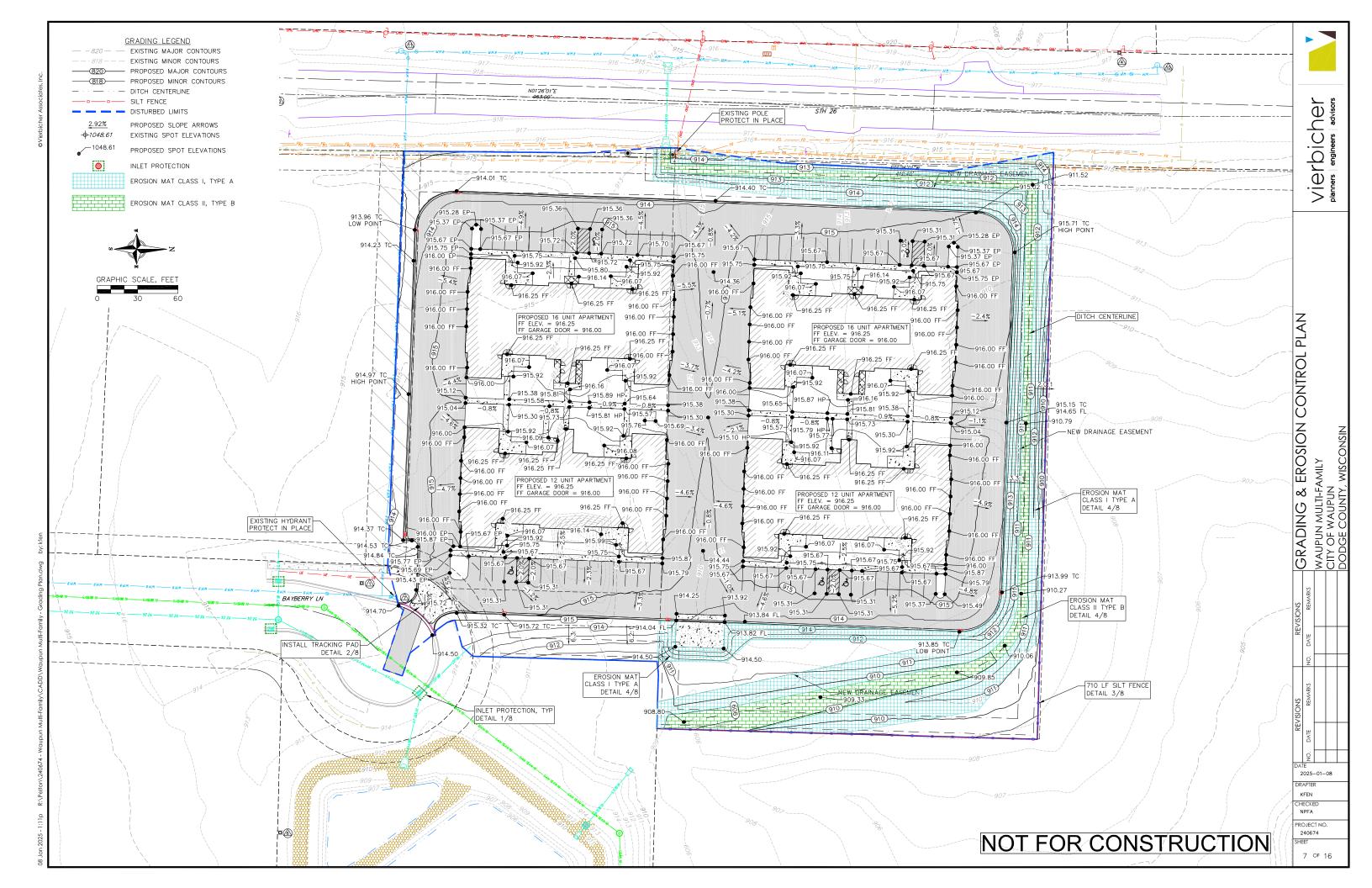
CONTRACTOR SHALL FURNISH A MEANS OF FLUSHING AND TESTING WATER LATERAL, INCIDENTAL TO WATERMAIN PRICING











CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.

- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH
- <u>CHANNELIZED RUNOFF:</u> FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14—CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 CALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- 10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- 1. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6'
- 12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED.
 ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- 13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- 15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- 6. AFTER DETENTION BASIN GRADING IS COMPLETE. THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL-PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- 18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- 19. EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES
- 20. EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- 21. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON
- 22. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- 23. INSTALL MINIMUM 6'-7' WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL
- 24. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- 25. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- 26. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 27. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- 28. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE PERMITTING MUNICIPALITY.
- 29. THE VILLAGE, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF

FLAP POCKET TO BE FITTED WITH REBAR OR STEEL ROD FOR REMOVAL. IF USED WITH CURB BOX, FLAP POCKETS TO BE FITTED WITH WOOD 2" x 4", EXTENDED 10" BEYOND GRATE WIDTH AND SECURED TO GRATE WITH TIES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

x 6" OVAL HOLE CUT INTO ALL FOUR SIDE PANELS. HOLES TO BE POSITIONED MIN. 8" BELOW INLET GRATE AND MIN. 12" ABOVE BOTTOM

- DOUBLE STITCHED SEAMS AROUND SIDE PANELS AND AT FLAP POCKETS.

BOTTOM DIMENSION = 12"

INSTALLED BAD SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX 4" FROM BAG BOTTOM) TO ACHIEVE

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS
LESS THAN 30", CONTRACTOR
SHALL SUBSTITUTE WISDOT TYPE C
INLET PROTECTION.

INLET PROTECTION TYPE D

NOT TO SCALE

SEEDING RATES:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

PERMANENT:

USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

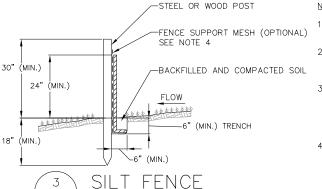
FERTILIZING RATES:

TEMPORARY AND PERMANENT: USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

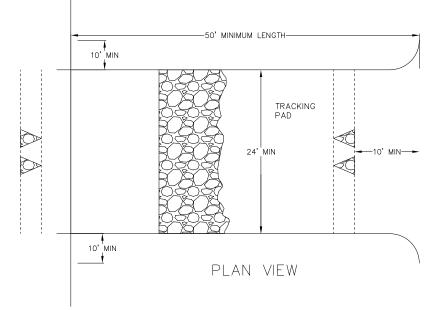


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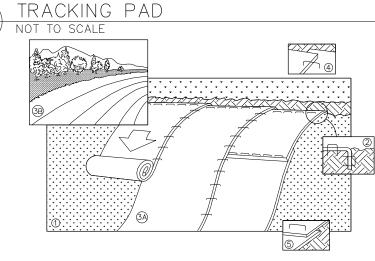
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- 2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE
- 3. POST SPACING WITH FENCE SUPPORT MESH =

POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)

SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH



- 1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- 2. LENGTH MINIMUM OF 50'
- 3. WIDTH 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE—HR GEOTEXTILE FABRIC.
- 5. STONE CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPEL THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMIUM OF 6" STONE OVER THE PIPE PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY
- 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE
- THROUGH OVERLAPPED ARÉA, APPROXIMATELY 12" APART. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE



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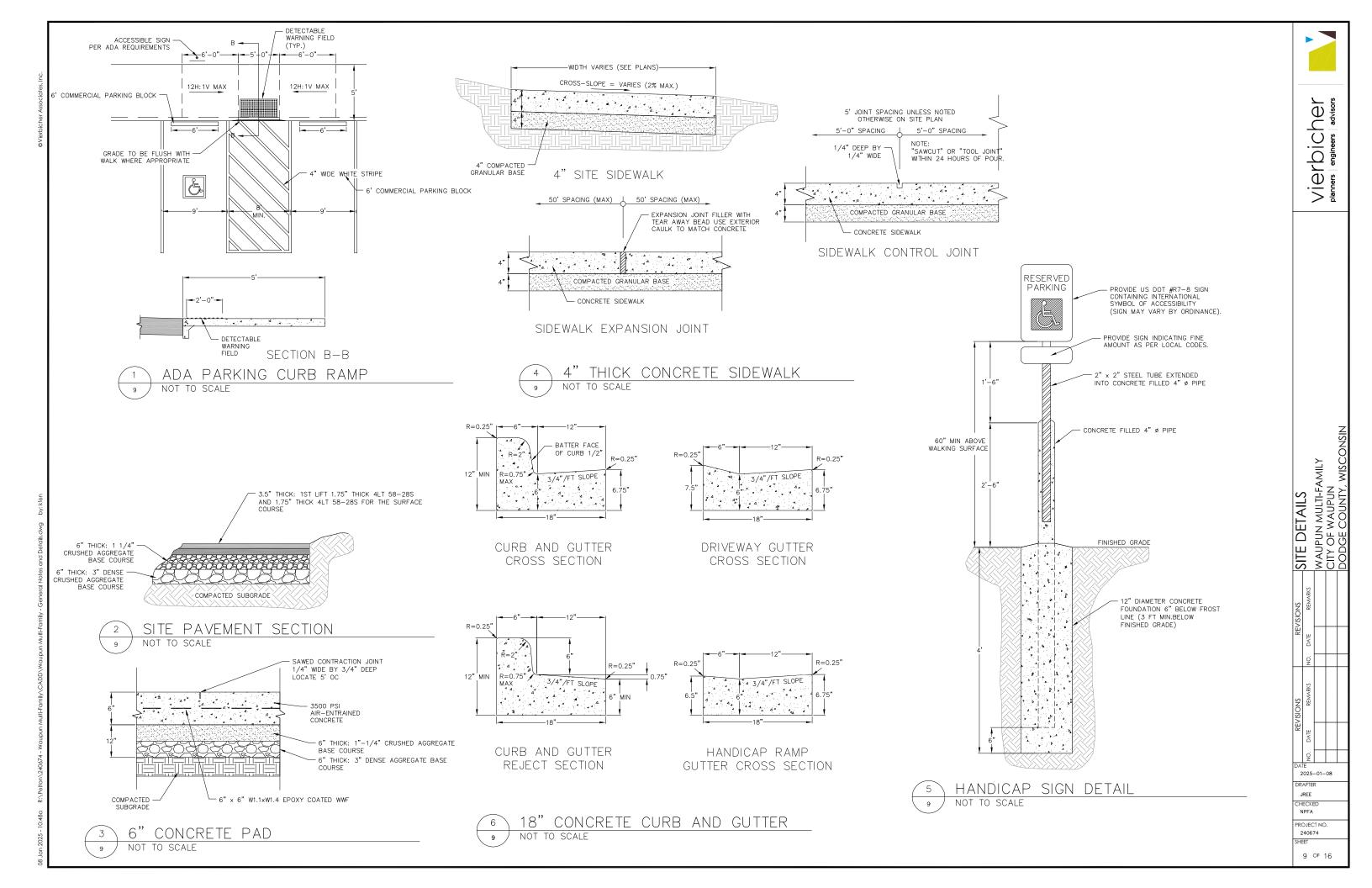
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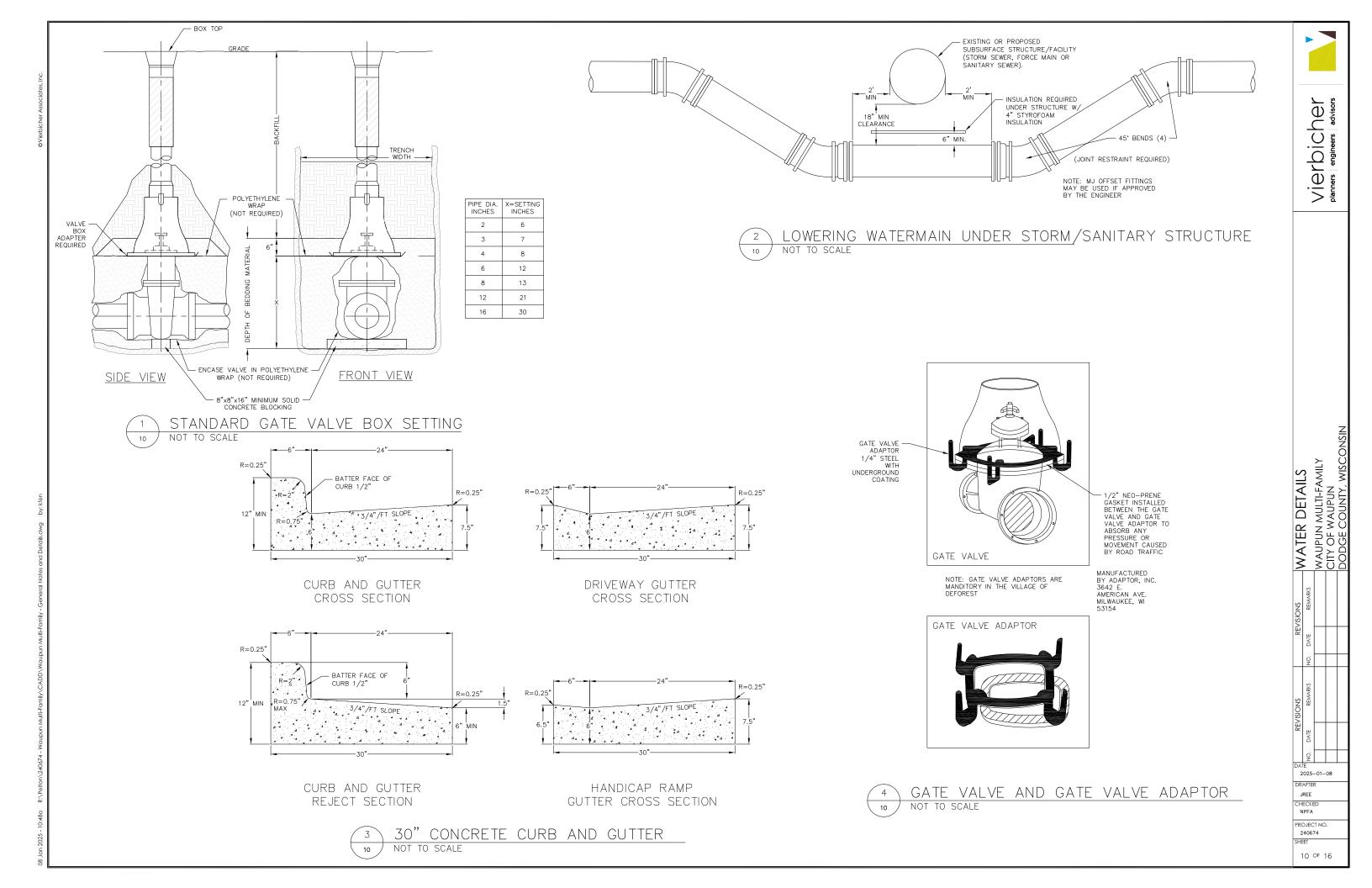
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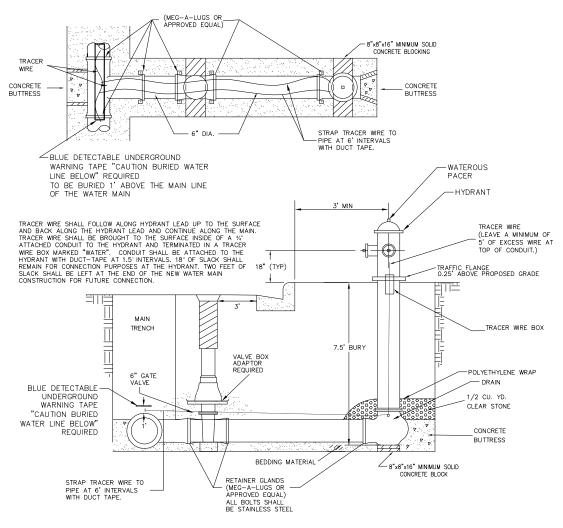
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1 STANDARD HYDRANT SETTING
11 NOT TO SCALE

SHEATING WHEN
REQUIRED

BACKFILL

POLYETHYLENE
WRAP (NOT
REQUIRED)

BEDDING
MATERIAL

6"

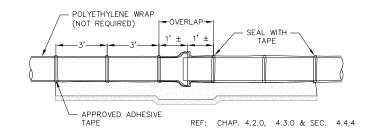
BEDDING MATERIAL

6"

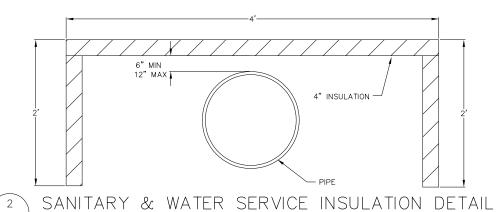
1-1/2" GRADED, CRUSHED STONE

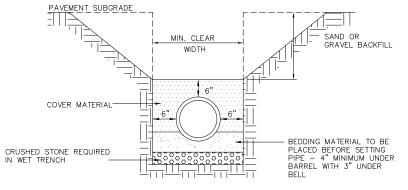
DRY TRENCH CONDITION

WET OR UNSTABLE CONDITION



4 STANDARD WATERMAIN TRENCH SECTION
11 NOT TO SCALE





3 CLASS 'C' BEDDING

NOT TO SCALE

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VIELD!

EVISIONS
REMARKS
WAUPUN MULTI-FAMILY
CITY OF WAUPUN
DODGE COUNTY, WISCONSIN

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DATE 2025-01-08 DRAFTER JREE

CHECKED NPFA PROJECT NO.

240674

11 OF 16

VIERDICHER planners advisors

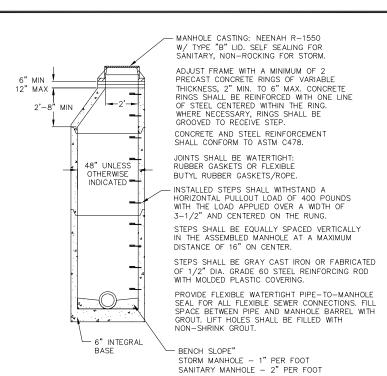
SANITARY DETAILS WAUPUN MULTI-FAMILY CITY OF WAUPUN DODGE COUNTY, WISCC

2025-01-08 DRAFTER

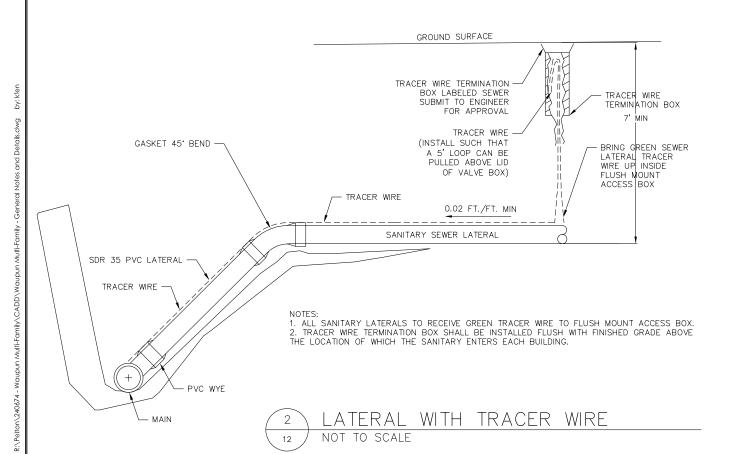
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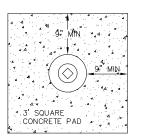
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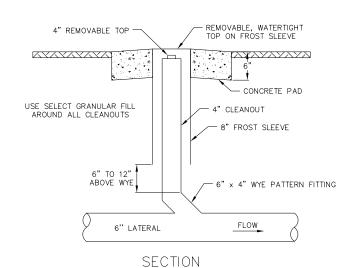


PRECAST CONCRETE MANHOLE NOT TO SCALE





PLAN



SANITARY CLEANOUT

NOT TO SCALE

WAUPUN MULTI-FAMILY CITY OF WAUPUN DODGE COUNTY, WISCC

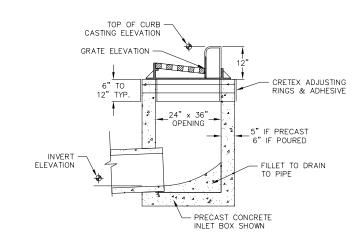
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STORM DETAILS

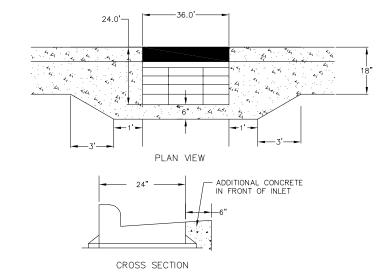
PLAN VIEW

- FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGHS AND BACKPLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.



SECTION A-A

RECTANGULAR STREET INLET NOT TO SCALE



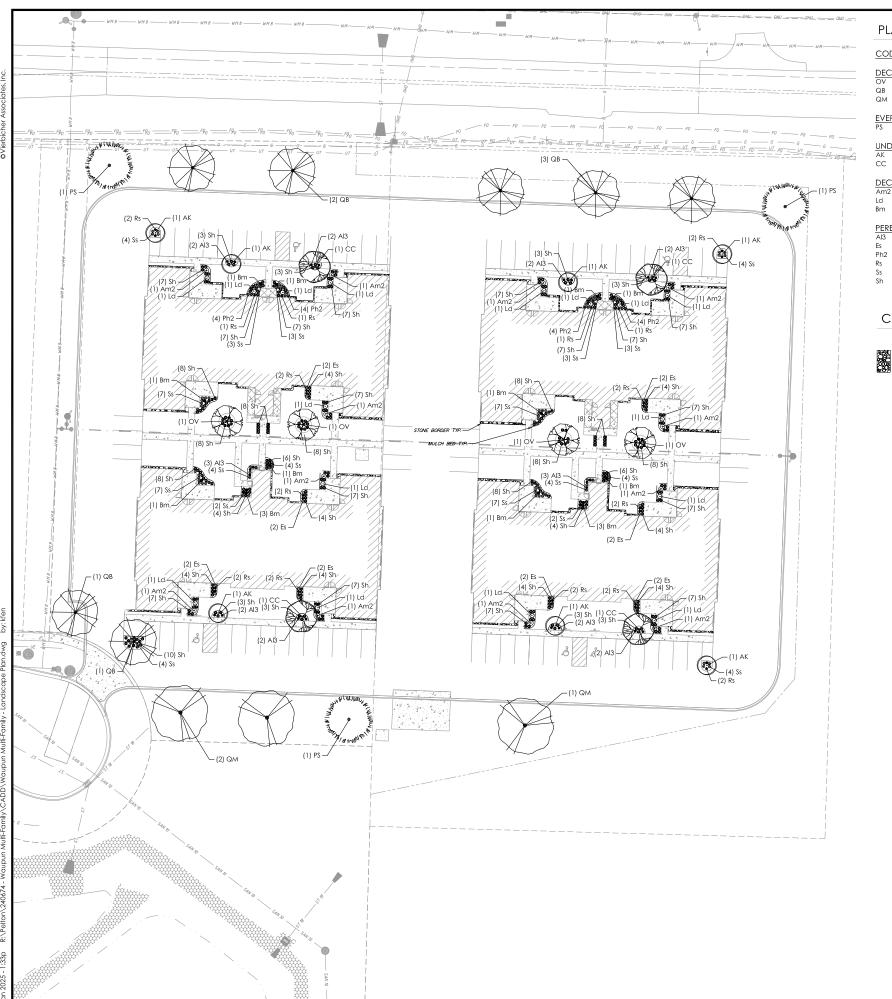
NOTES: TOP OF CURB AND PIPE INVERT ELEVATIONS ARE SHOWN ON THE PLANS.

THE GRATE ELEVATION SHALL BE DEPRESSED 0.1' FROM STRAIGHT GUTTER GRADE STARTING 5' FROM THE INLET AND EXTENDING IN BOTH DIRECTIONS.

THE CASTING SHALL BE NEENAH FOUNDRY R-3067 CURB INLET WITH REVERSIBLE GRATES WHERE RUNOFF REACHES THE INLET FROM BOTH DIRECTIONS. WHERE RUNOFF REACHES THE INLET FROM ONE DIRECTION A NEENAH R-3067-L CASTING SHALL BE USED. DIRECTIONAL SLOTS TO BE LOCATED TO DIRECT THE FLOW INTO THE INLET.

FRAME ADJUSTING RINGS SHALL BE AT LEAST TWO CONCRETE RINGS OF VARIABLE THICKNESS. MASTIC BETWEEN RINGS AND BACK PLASTER A SMOOTH LAYER OF GROUT OVER THE ENTIRE INNER AND OUTER SURFACES OF THE RINGS.

CURB DETAIL AT INLET NOT TO SCALE



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
DECIDU OV	JOUS TREES Ostrya virginiana / American Hophornbeam	B & B	2"Cal	4
QB	Quercus bicolor / Swamp White Oak	B & B	2'Cal	7
QM	Quercus macrocarpa / Burr Oak	B & B	2"Cal	3
	REEN TREES			
PS	Pinus strobus / White Pine	B & B	5` ht.	3
	STORY TREES			
AK	Amelanchier canadensis / Canadian Serviceberry Multi-trunk	B & B	5` ht.	7
CC	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud	Cont.	15 gal	4
DECIDU	JOUS SHRUBS			
Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	12
Ld	Lonicera diervilla / Honeysuckle	Cont.	3 Gal.	16
Bm	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	Cont.	3 Gal.	16
PERENN				
Al3	Aster dumosus 'Wood's Purple' / Woods Purple Aster	Cont.	1 Gal.	22
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	Pint	16
Ph2	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	Cont.	1 Gal.	16
Rs	Rudbeckia fulgida 'Little Goldstar' / Little Goldstar Coneflower	Cont.	1 Gal.	26
Ss	Schizachyrium scoparium / Little Bluestem	Cont.	1 Gal.	76
Sh	Sporobolus heterolepis / Prairie Dropseed	Cont.	1 Gal.	278



GRAPHIC SCALE, FEET

CONCEPT PLANT SCHEDULE

WASHED STONE

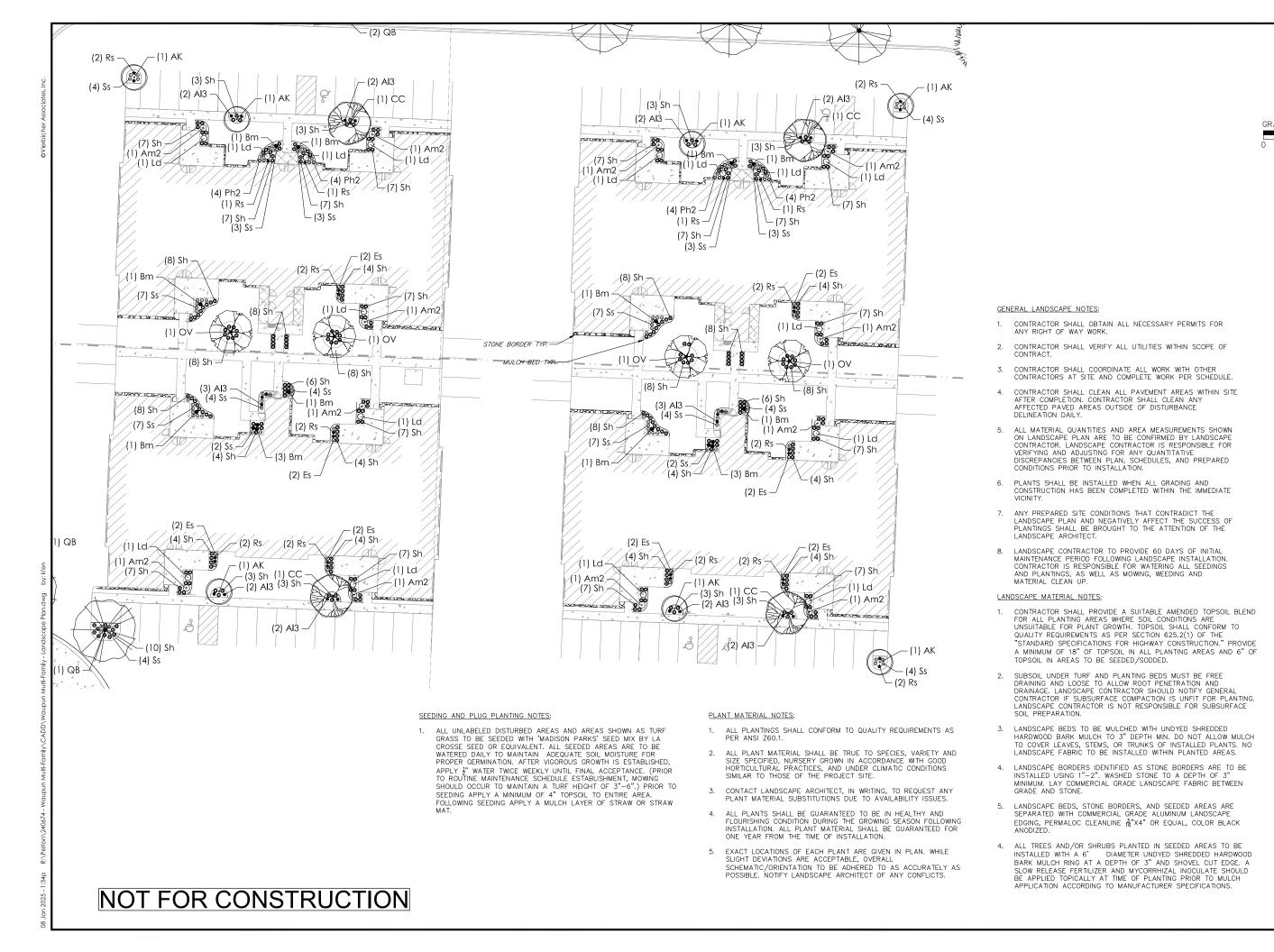
42 sf

REVISIONS

PROJECT NO. 240674

Vierbicher planners engineers advisors

NOT FOR CONSTRUCTION



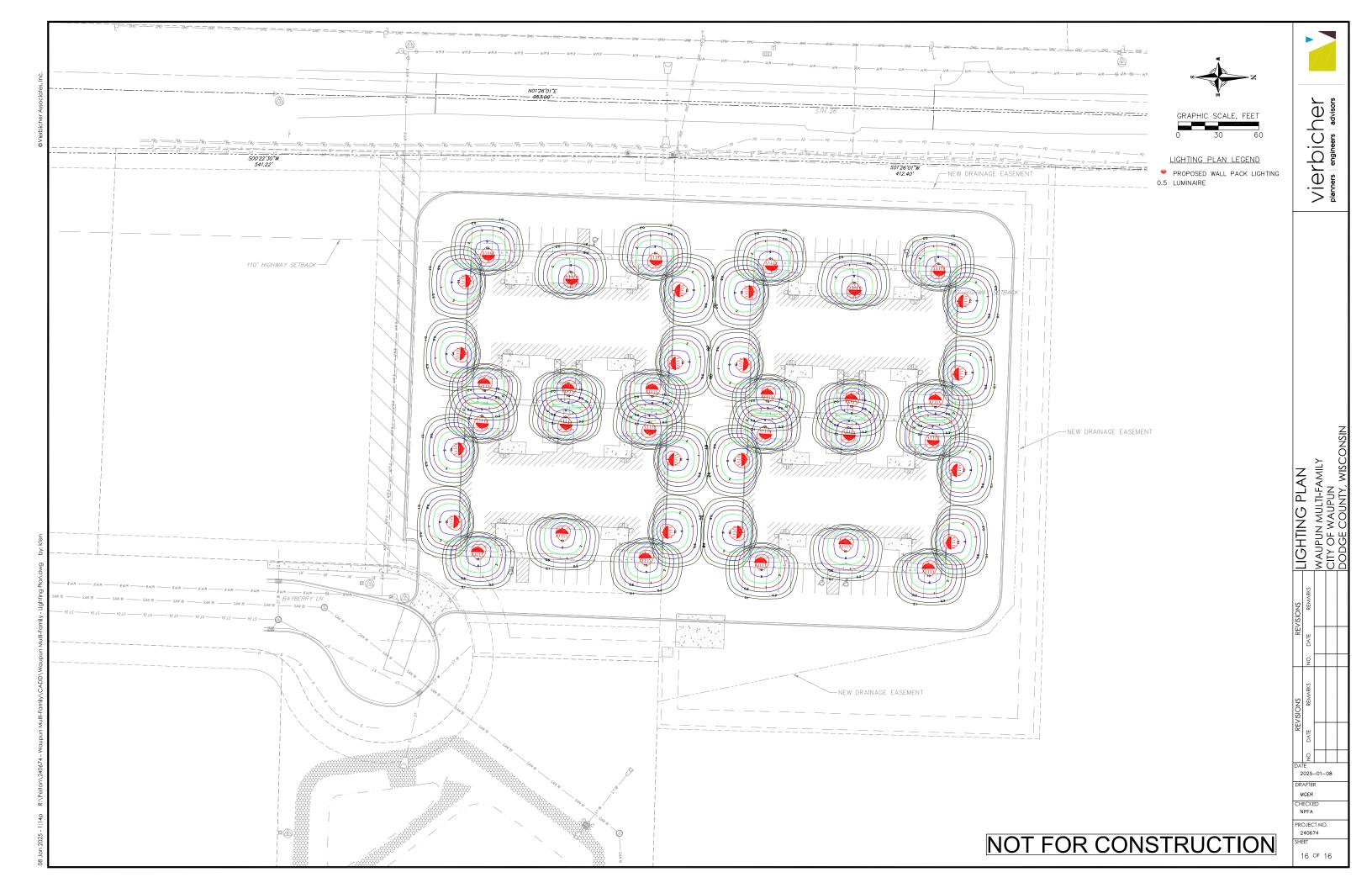
Vierbicher

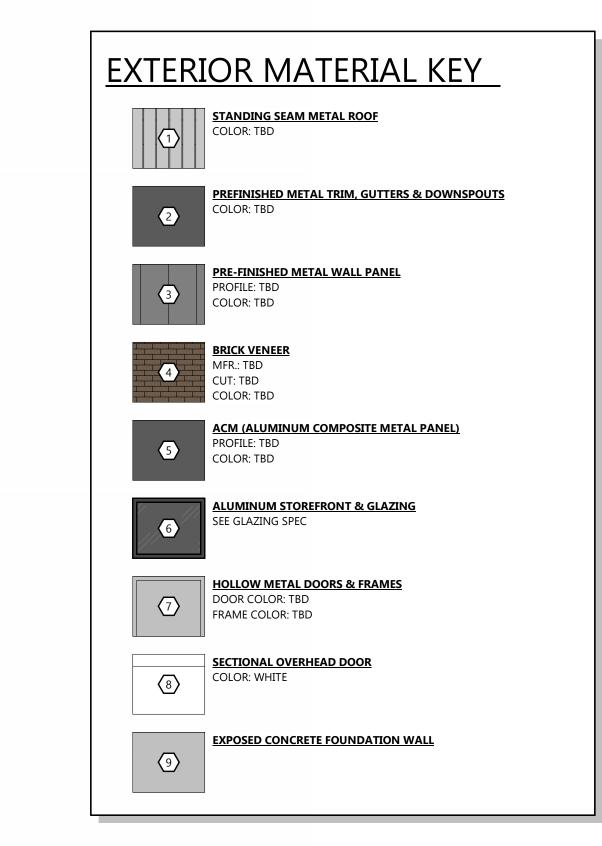
NOTES WAUPUN MULTI-FAMILY
CITY OF WAUPUN
DODGE COUNTY, WISCO APE ANDSC

2025-01-08

DRAFTER EGOR CHECKED

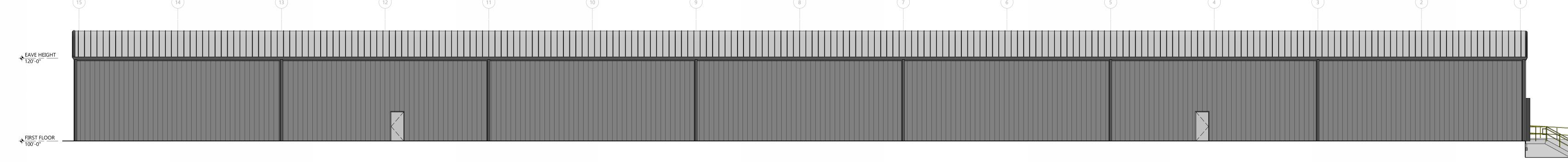
PROJECT NO 240674





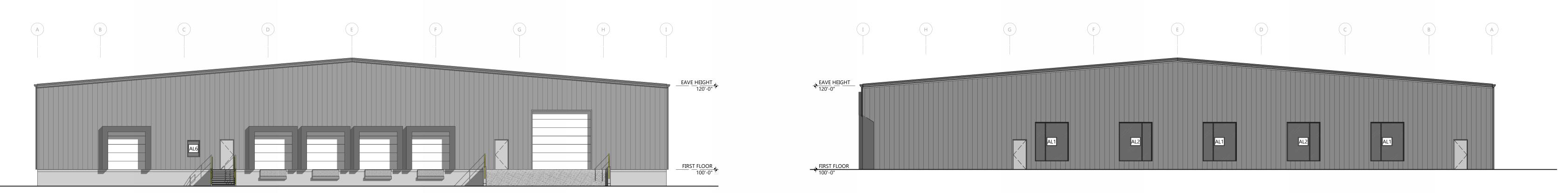


PROJECT INFORMATION



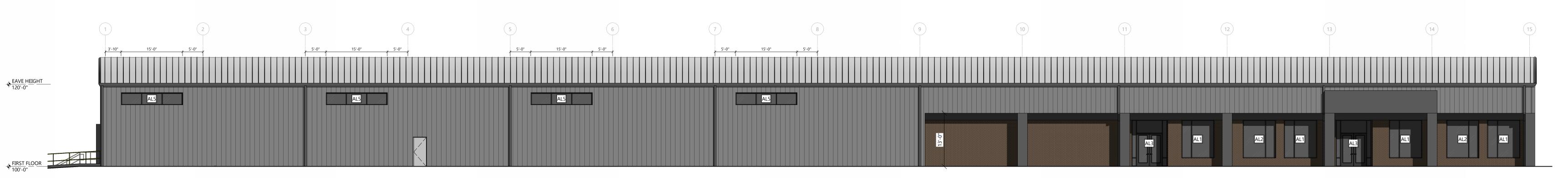
EAST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0" SCALE: 3/32" = 1'-0"



WEST ELEVATION

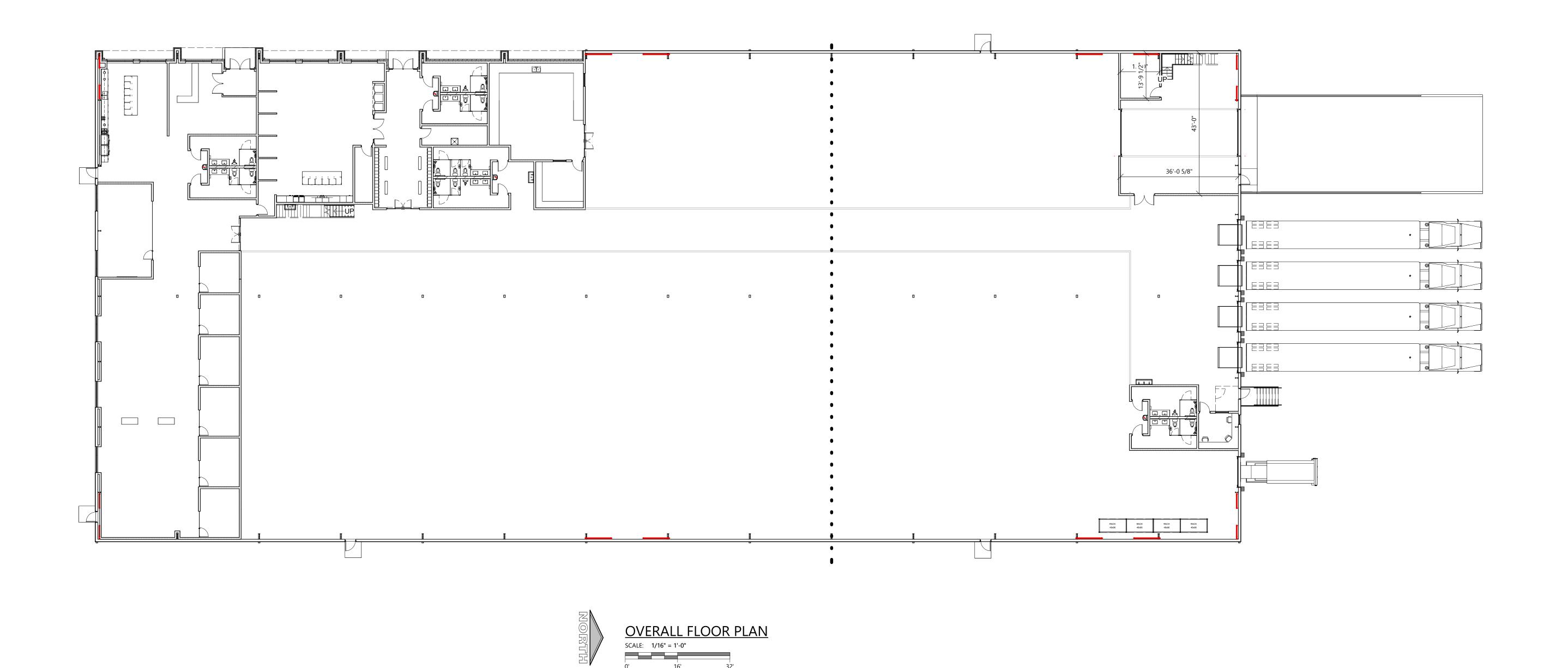
SCALE: 3/32" = 1'-0"

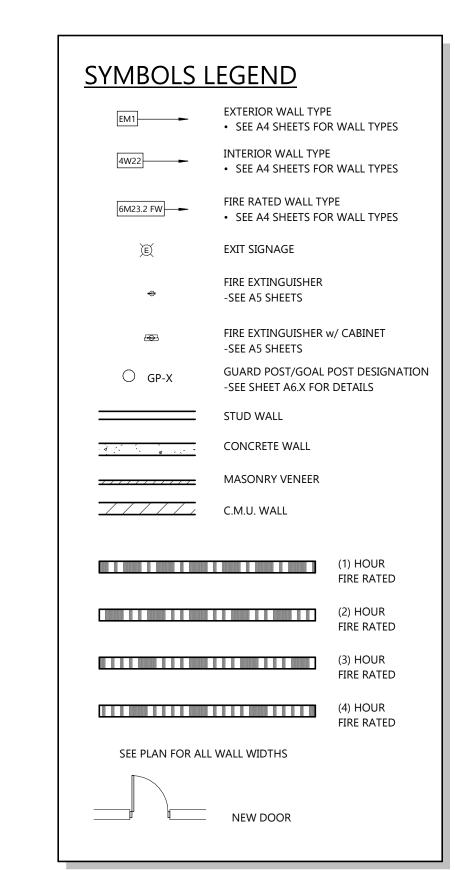
PRELIMINARY DATES NOV. 27, 2024 JAN. 9, 2025 JOB NUMBER 240316300 SHEET NUMBER

PROFESSIONAL SEAL

EAGI

ARCHITECTURAL EXTERIOR ELEVATIONS





GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-STUD.
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16"
 O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES EXTEND TO BOTTOM CHORD OF TRUSSES.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE
- FRONTS AND TOPS.
- KITCHEN AND CABINET W/ COUNTERS BY GENERAL CONTRACTOR AS REQUIRED
- ALL CABINETRY AND EQUIPMENT BY OTHERS SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

POPOSED NEW FACILITY FOR:

FLEXIBLE PACKAGING
WAUPUN • WI, 53963

PROFESSIONAL SEAL

PRELIMINARY DATES

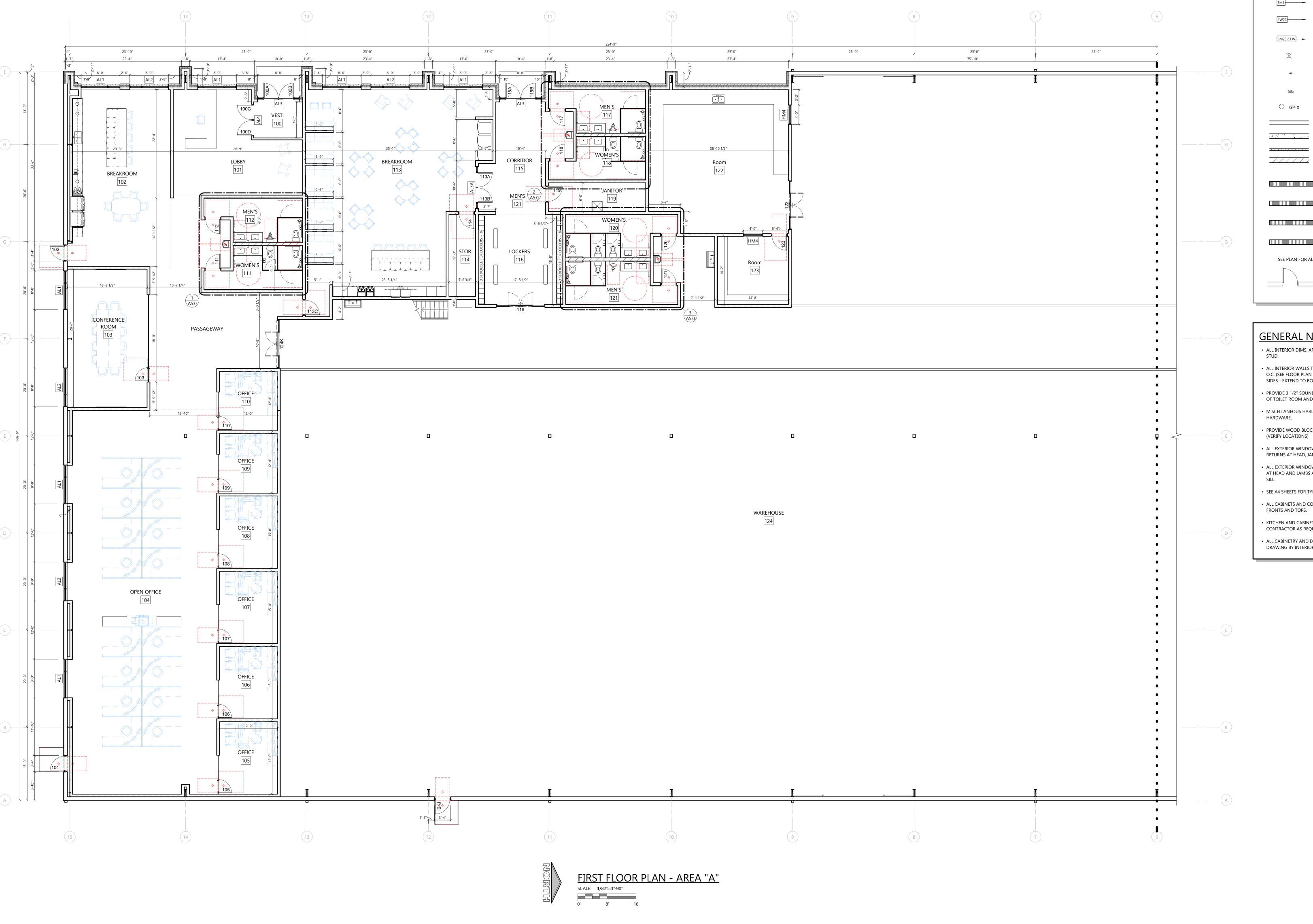
JAN. 3, 2025

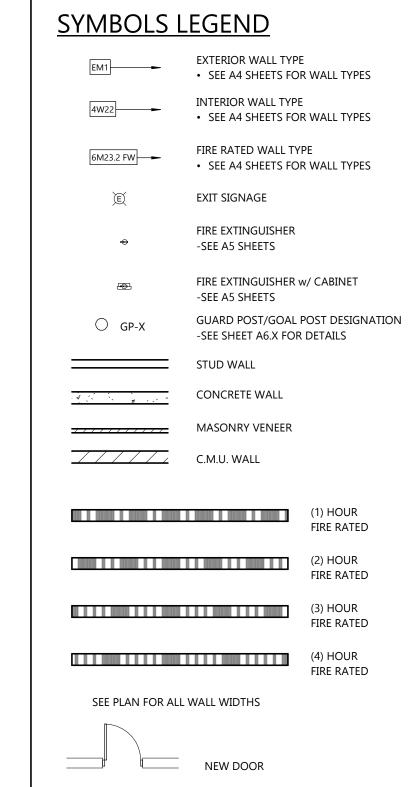
JAN. 9, 2025

JOB NUMBER 240316300

SHEET NUMBER

KEY PLAN





GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP
- HARDWARE. • PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER.
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.
- KITCHEN AND CABINET W/ COUNTERS BY GENERAL CONTRACTOR AS REQUIRED
- ALL CABINETRY AND EQUIPMENT BY OTHERS SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.

Always a Better Plan

100 Camelot Drive

Fond du Lac, WI 54935 920-926-9800

excelengineer.com

PROJECT INFORMATION

PROFESSIONAL SEAL

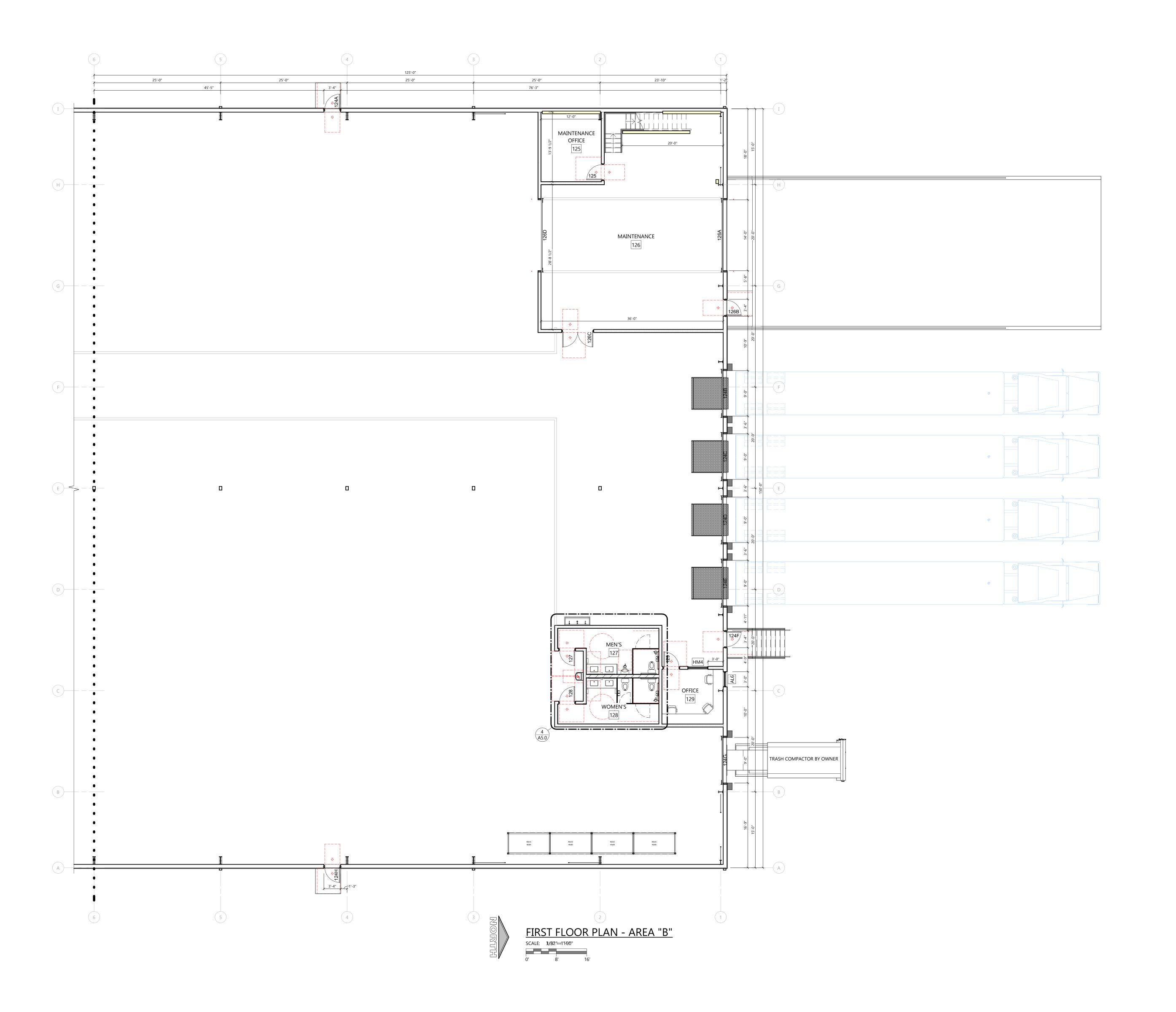
PRELIMINARY DATES JAN. 3, 2025 JAN. 9, 2025

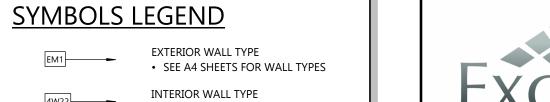
· AREA 'A'

KEY PLAN

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'A'

JOB NUMBER 240316300 SHEET NUMBER





SEE A4 SHEETS FOR WALL TYPES

FIRE RATED WALL TYPE

Always a Better Plan 100 Camelot Drive

PROJECT INFORMATION

Fond du Lac, WI 54935 920-926-9800

excelengineer.com

6M23.2 FW <u></u>→ SEE A4 SHEETS FOR WALL TYPES EXIT SIGNAGE FIRE EXTINGUISHER -SEE A5 SHEETS FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6.X FOR DETAILS STUD WALL CONCRETE WALL MASONRY VENEER C.M.U. WALL (1) HOUR FIRE RATED (3) HOUR FIRE RATED (4) HOUR FIRE RATED SEE PLAN FOR ALL WALL WIDTHS

- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER.
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.
- FRONTS AND TOPS.

GENERAL NOTES

ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-

• ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.

OF TOILET ROOM AND OFFICE WALLS.

(VERIFY LOCATIONS)

RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.

AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD

ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE

KITCHEN AND CABINET W/ COUNTERS BY GENERAL CONTRACTOR AS REQUIRED

ALL CABINETRY AND EQUIPMENT BY OTHERS - SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.

PRELIMINARY DATES

PROFESSIONAL SEAL

JAN. 3, 2025 JAN. 9, 2025

JOB NUMBER 240316300

SHEET NUMBER

KEY PLAN

· AREA 'B'· ·

ARCHITECTURAL FIRST FLOOR PLAN - AREA 'B'

PROPOSED NEW FACILITY FOR:

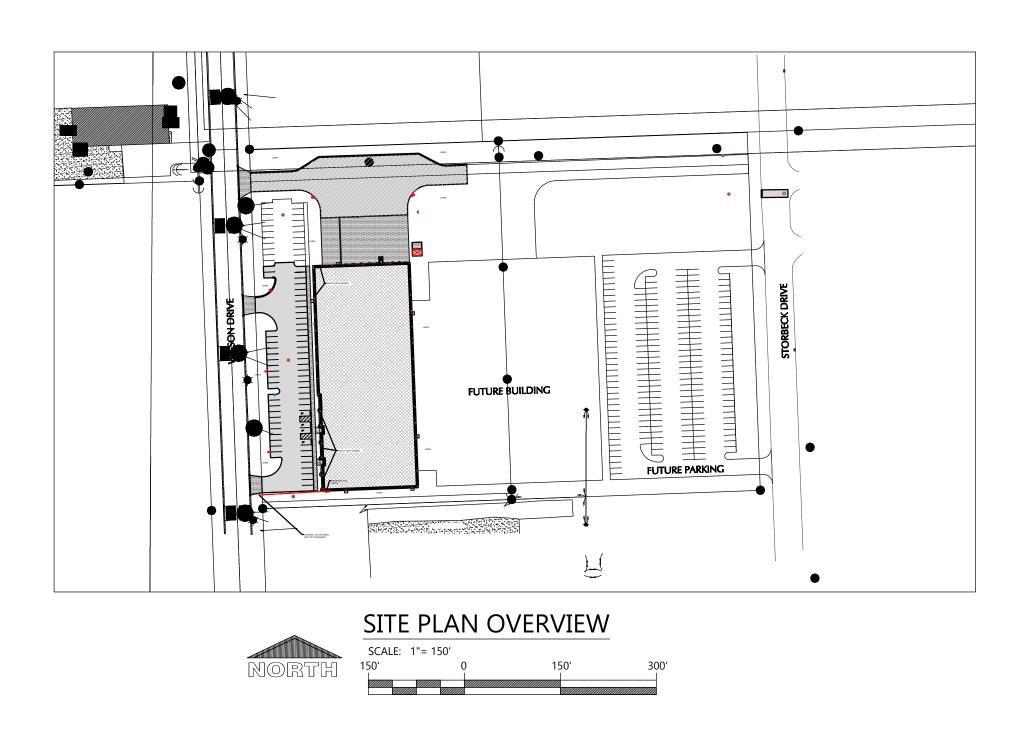
EAGLE FLEXIBLE PACKAGING

WAUPUN, WI

PROJECT INFORMATION

SITE INFORMATION:
LOT 4 OF CERTIFIED SURVEY MAP NUMBER 2589
PROPERTY AREA: 218,300 S.F. (5.011 ACRES).
EXISTING ZONING: M-2 (OPEN STORAGE/HEAVY MANUFACTURING)
PROPOSED ZONING: M-2 (OPEN STORAGE/HEAVY MANUFACTURING)
PROPOSED USE: MANUFACTURING PACKAGING PRODUCTS
AREA OF SITE DISTURBANCE: ± 256,143 S.F. (5.88 ACRES)
SETBACKS: BUILDING: FRONT(WEST) = 25' SIDE(NORTH/SOUTH) = 15' REAR(EAST) = 15'
PAVEMENT: FRONT(WEST) = 5' SIDE(NORTH/SOUTH) = 5' REAR(EAST) = 5'
PROPOSED BUILDING HEIGHT: 24' (MAX. HEIGHT ALLOWED: 65')
PARKING REQUIRED: ONE (1) STALL FOR EACH TWO (2) EMPLOYEES (35 SPACES REQ.)
PARKING PROVIDED: 60 SPACES (4 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 4
CLASS OF BUILDING CONSTRUCTION = IIB

EXISTING SITE DATA	<u> </u>		
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.09
TOTAL IMPERVIOUS	0.00	0	0.09
LANDSCAPE/ OPEN SPACE	5.01	218,267	100.09
PROJECT SITE	5.01	218,267	100.09
PROPOSED SITE DA	<u>TA</u>		
	AREA (AC)	AREA (SF)	RATIO
	1.19	52,000	23.89
BUILDING FLOOR AREA		56,283	25.89
BUILDING FLOOR AREA PAVEMENT (ASP. & CONC.)	1.29	30,203	23.07
	1.29 2.49	108,283	49.69
PAVEMENT (ASP. & CONC.)		·	





PROJECT CONTACTS

OWNER INFORMATION: Scott Deringer 1208 Wilson St. Waupun, WI 53963 Phone: (630) 406-1760 Email: sderinger@eagleflexible.com

CIVIL: Eric Drazkowski, P.E. Phone: (920)322-1678 E-mail: eric.drazkowski@excelengineer.com

CITY PLANNER/CITY BUILDING INSPECTOR: Susan Leahy Phone: (920)229-6360 E-mail: inspector@cityofwaupun.org

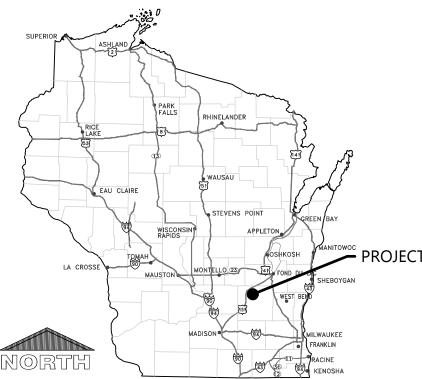
Eric Thompson E-mail: ethompson@msa-ps.com

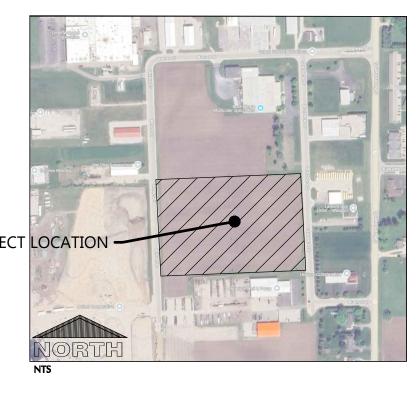
CITY FIRE CHIEF: B.J. DeMaa Phone: (920)324-7910 E-mail: bjdemaa@waupunpd.org

CITY DIRECTOR OF PUBLIC WORKS Phone: (920)324-7918

E-mail: jeff@cityofwaupunwi.gov

LOCATION MAP





PROJECT NOTES

GENERAL PROJECT NOTES

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. 3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF

STORMWATER POND AND STORM SYSTEM FOLLOWING COMPLETION OF THE POND. **SURVEY NOTE**

EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 524-286). CONTACT SCOTT P. HEWITT AT SURVEYING@GROTHMAN.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SIZES, ETC. NOTIFY ENGINEER OF DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE AT THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

STORMWATER POND ASBUILT NOT

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10', ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

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	CIVIL COVER SHEET	
C0.2	CIVIL 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	
C2.1	DETAILS	
C3.1	SITE PHOTOMETRIC PLAN & DETAILS	

EXCEL LEGEND

SYM.	<u>IDENTIFICATION</u>	SYM.	IDENTIFICATION
SPOT ELEVATION	<u>ONS</u>		
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)
PROPOSED SIT	E SYMBOLS		
\longrightarrow	PROPOSED DRAINAGE FLOW	co	PROPOSED CLEANOUT
8	PROPOSED WATER VALVE IN BOX	DSG	PROPOSED DOWNSPOUT TO GRADE
W	PROPOSED WELL	DSR	PROPOSED DOWNSPOUT TO RISER
0-11	PROPOSED LIGHT POLE	>5	PROPOSED APRON END SECTION
	PROPOSED STORM CATCH BASIN - ST CB	2	SOIL BORING
#	PROPOSED STORM FIELD INLET - ST FI	Ę	CENTER LINE
==	PROPOSED STORM CURB INLET - ST CI	گر	PROPOSED HANDICAP PARKING STALL
			PROPOSED SIGN
PROPOSED LIN	IETYPES		
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
— ST — (PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA(PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
'	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
	— GRADING/SEEDING LIMITS	— Р — (PROPOSED PROCESS SEWER AND MANHOLE
	—RIGHT-OF-WAY LINE	—— CLW —	PROPOSED CLEAR WATER LINE
— т —	PROPOSED UNDERGROUND TELEPHONE CABLE	—— G —	PROPOSED UNDERGROUND GAS LINE
	— PROPOSED GUARD RAIL	— Е —	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

GROTHMAN LEGEND

3 1/2" ALUM. MON. FND. 3/4" IRON ROD FND. 1" IRON PIPE FND. □ LIGHT POST > POWER POLE ∠ GUY WIRE WATER BOX CATCH BASIN STORM SEWER MANHOLE SANITARY SEWER MANHOLE ----ss---- STORM SEWER LINE ---OHE---- OVERHEAD UTILITY LINE ---- UNDERGROUND ELECTRIC LINE PREVIOUS SURVEY OR RECORD INFO. CONCRETE SURFACE GRAVEL SURFACE ASPHALT SURFACE

BASIS OF BEARINGS: IS THE EAST LINE OF THE NE1/4 OF SECTION B WHICH BEARS NOO 09'10 AS REFERENCED TO GRID NORTH DODGE CO. COORDINATE SYSTEM **BASIS OF ELEVATION:** NORTH AMERICAN VERTICAL DATUM

Fond du Lac, WI 54935

0



JAN. 9, 2025

240316300	
SHEET NUMBER	1
C 0	1

CIVIL SPECIFICATIONS

31 10 00 SITE CLEARING (DEMOLITION)

AFTER COMPLETION OF FIELD TELEVISING.

- 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
- 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
- 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. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE
- GEOTECHNICAL REPORT WAS PERFORMED BY PROFESSIONAL SERVICE INDUSTRIES, INC. 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
- 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.

REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

- A. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
- B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED.
- C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS. D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST 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. A RAIN EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN
- INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED. E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION
- REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING: 1. THE DATE, TIME, AND LOCATION OF THE CONSTRUCTION SITE INSPECTION. 2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
- 3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS. 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION
- AND MAINTENANCE PERFORMED. 5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE

CONSTRUCTION SITE.

- F. 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 12 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 MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. 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 RUN 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 IN 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
- 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. G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED
- VEGETATIVE COVER. H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES IN ACCORDANCE WITH NR 216.55.

I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION

BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND

CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD

OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT. J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED

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
- STANDARD ASPHALT PAVING SECTION HEAVY ASPHALT PAVING SECTION 1-3/4" SURFACE COURSE (5 LT 58-28S) 2" SURFACE COURSE (5 LT 58-28S) (WISDOT 455.2.5 TACK COAT (STAGED PAVING) WISDOT 455.2.5 TACK COAT (STAGED PAVING) 1-3/4" BINDER COURSE (4 LT 58-28S) 3" BINDER COURSE (4 LT 58-28S) 9" OF 1-1/4" CRUSHED AGGREGATE 12" OF 1-1/4" CRUSHED AGGREGATE

BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

- B. 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

32 20 00 CONCRETE AND AGGREGATE BASE

ARROWS, AND TRAFFIC MESSAGES.

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. <u>SIDEWALK CONCRETE</u> - 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.
- 2. LOADING DOCK CONCRETE 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE. a. CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
- 1) 4"X4" W5.5XW5.5 W.W.F
- TWO LAYERS OF 4"X4" W 2.9XW2.9 W.W.F. 3) #3 REBARS AT 7-1/2" O.C.
- 4) #4 REBARS AT 13" O.C.
- b. LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONTRACTION SAWCUT JOINT -CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH. 2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY
- 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED. 3. APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
- a. GRADE A AIR-ENTRAINED AND SHALL CONFORM TO SECTION 501 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND IN PARTICULAR, MEET THE FOLLOWING REQUIREMENTS:
- 1) MINIMUM CONCRETE CONTENT, 6.0 BAGS PER CUBIC YARD
- 2) COMPRESSIVE STRENGTH TO BE MINIMUM OF 3,500 PSI AFTER 28 DAYS 3) MAXIMUM AMOUNT OF WATER PER BAG OF CEMENT, 6.0 GALLONS
- 4) SIZE OF COURSE AGGREGATE REQUIRED, #1 PLUS #2
- 5) SLUMP SHALL BE 1"-3" 6) AIR CONTENT SHALL BE 4.5%-7.5%
- 7) WHITE CURING MEMBRANE MEETING THE REQUIREMENTS FOR TYPE 2 OF THE STANDARD SPECIFICATIONS FOR LIQUID MEMBRANE PERFORMING COMPOUNDS FOR CURING CONCRETE.
- 8) AASHTO DESIGNATION M148 SHALL BE USED TO COVER ALL FINISHED CONCRETE 9) ONE-HALF INCH (1/2") X 6" EXPANSION JOINT MATERIAL FULL DEPTH SHALL BE PLACED BETWEEN THE
- CURB AND GUTTER AND THE APPROACH AS DIRECTED BY THE CITY OF WAUPUN DIRECTOR OF PUBLIC
- b. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF
- 1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- c. CONCRETE JOINTING SHALL BE AS FOLLOWS: 1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING
- OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH. 2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED.
- GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED. 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

EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE.

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.

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.

- 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
- L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

TROWELLING.

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, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. 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. <u>SEEDED LAWNS:</u>
- 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 AS WELL AS STORMWATER MANAGEMENT BASIN 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"X5". 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 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. 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 WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED <u>BELOW</u> MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- E. STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX.
- F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
- G. 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
- H. 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 SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED. I. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL
- . MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- K. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S

DIVISION 33 UTILITIES

MANUFACTURERS REQUIREMENTS.

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. CONTRACTOR TO FIELD TELEVISE ALL EXISTING SANITARY AND STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. 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
- C. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
- D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE
- F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL
- TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS. G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE
- H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE
- FINISHED FLOOR ELEVATION. I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS. J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND
- STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

SDR 35 PVC

Combined Domestic/Fire Service | C900 PVC

Sanitary Sewer

Storm Sewer

Storm Sewer

AWWA C900, ASTM D1785, ASTM

D3034, ASTM F891

D3034, ASTM F891

ASTM F2648, ASTM F2306

ASTM D1785, ASTM D2665, ASTM ASTM F1336

AASHTO M294, TYPE S (12 IN - 60 M294

ASTM D1785, ASTM D2665, ASTM ASTM F1336

AASHTO M252, TYPE S (4 IN - 10 | ASTM F2648, ASTM F2306,

K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

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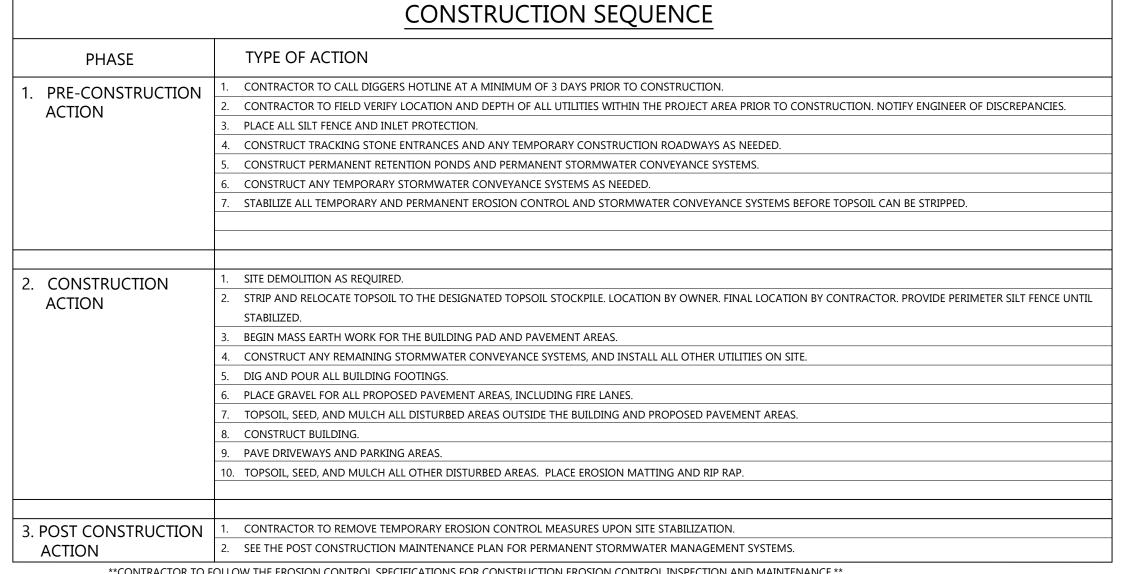
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SHEET NUMBER



**CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.*

Joint Code

Joint: ASTM D3139 Integral Bell

Push On: ASTM D3212 for

Elastomeric Gasket: ASTM F477

AASHTO M252, or AASHTO

M294 Elastomeric Seal: ASTM

Push On: ASTM D3212 for

Elastomeric Seal: ASTM F477

Joint: ASTM F2648, ASTM F2306,

SHOP DRAWING SUBMITTALS

31.10.00 - TELEVISING REPORTS OF EXISTING LATERALS

32.10.00 - AGGREGATE BASE & ASPHALT PAVEMENT

HOT MIX ASPHALT SPECIFICATIONS

COMPRESSION TEST RESULTS

SANITARY PIPING MATERIALS

WATER PIPING MATERIALS

STORM PIPING MATERIALS

WATER FITTINGS & APPURTENANCES

AWWA C110, AWWA C153,

ASTM D2464, ASTM D2466,

AASHTO M252, or AASHTO

ASTM D2467, ASTM D3311, & Spigot

ASTM F409, ASTM F1336, ASTM | Elastomeric Seal: ASTM F477

STORMWATER TREATMENT SHOP DRAWINGS

32.20.00 - CONCRETE AND AGGREGATE BASE

MATERIAL / INFORMATION

STORM CONNECTION

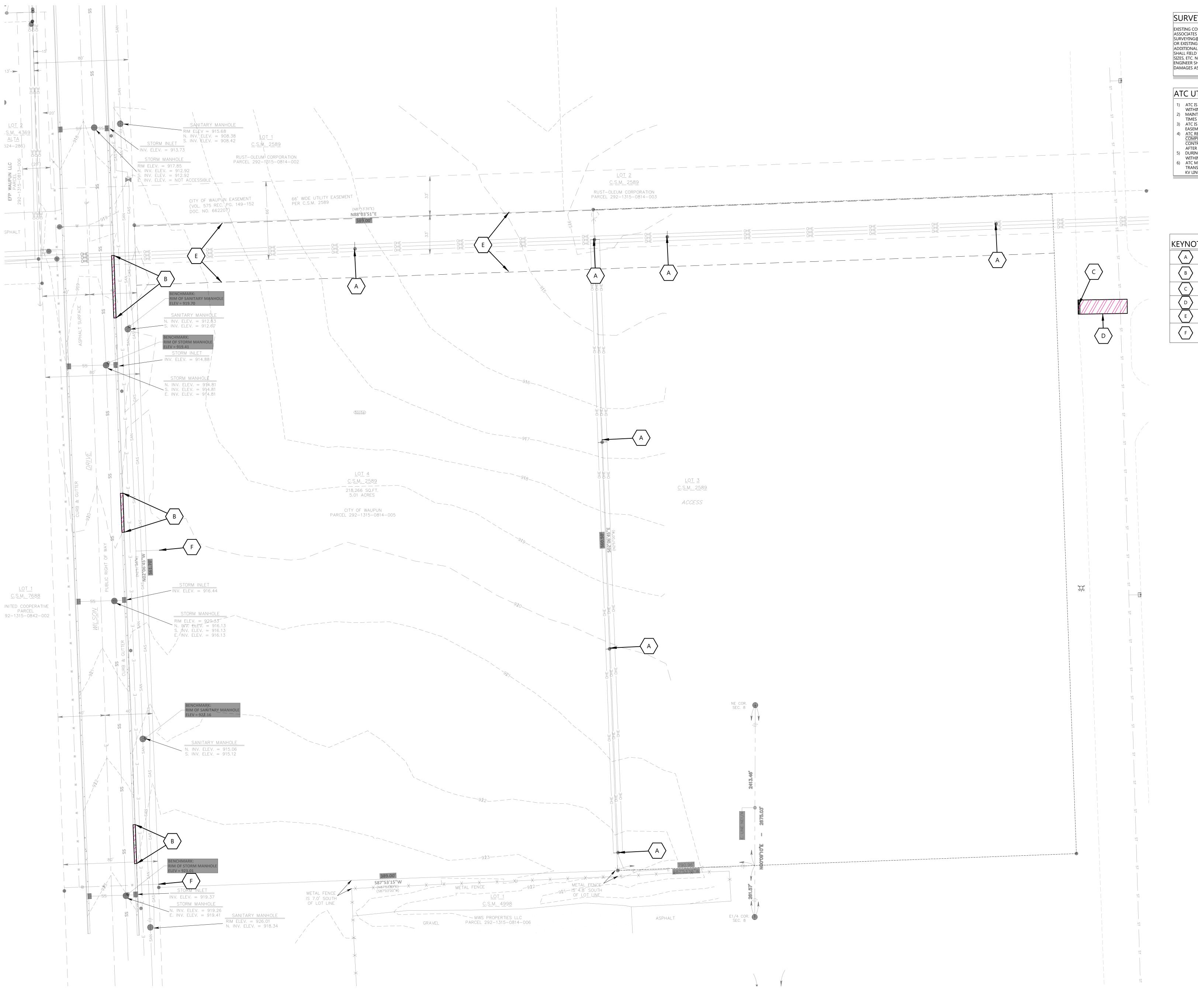
AGGREGATE BASE

AGGREGATE BASE

33.10.00 - SITE UTILITIES

STORM MANHOLES

DESIGN MIX



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ATC UTILITY EASEMENT NOTES:

 ATC IS NOT RESPONSIBLE FOR DAMAGE TO PAVEMENT, UTILITIES, ETC.
 WITHIN THE EASEMENT. 2) MAINTAIN A SAFE WORKING CLEARANCE TO THE 69 KV LINE AT ALL TIMES BASED ON THE LATEST OSHA REQUIREMENTS.
 3) ATC IS NOT RESPONSIBLE FOR ANY GROUNDING WITHIN THE

ATC REQUIRES AS-BUILT GRADING PLAN 30 DAYS AFTER PROJECT COMPLETION FOR VERIFICATION AND RECORD KEEPING.
CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AFTER CONSTRUCTION. DURING SNOW REMOVAL OPERATIONS, NO STOCKPILING OF SNOW WITHIN THE EASEMENT. 6) ATC MINIMUM HORIZONTAL SEPARATION BETWEEN CLOSEST TRANSMISSION LINE AND CLOSEST PART OF BUILDING IS 13' FOR 69

> LEGEND: // REMOVE FEATURES

KEYNOTES

SAWCUT (AS NECESSARY) AND REMOVE CURB PER CITY STANDARDS (SEE DETAIL) OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION. SAWCUT AND REMOVE CURB & GUTTER. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.

SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY ATC APPROVAL HAS BEEN GRANTED PRIOR TO WORK WITHIN EASEMENT

CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

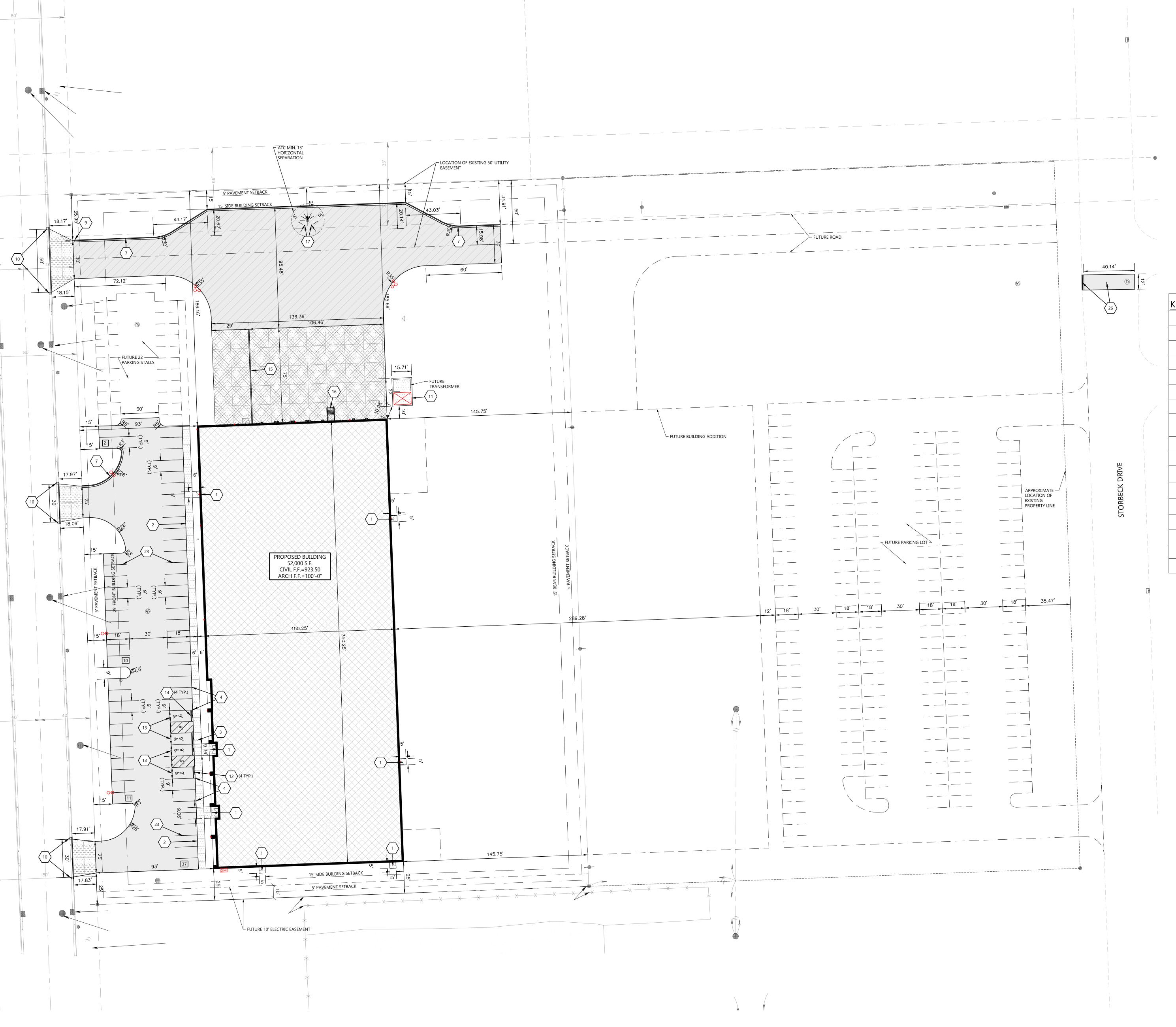
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CIVIL EXISTING SITE AND DEMOLITION PLAN



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 CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE
- AFTER CONSTRUCTION.

 5) DURING SNOW REMOVAL OPERATIONS, NO STOCKPILING OF SNOW WITHIN THE EASEMENT.

 6) ATC MINIMUM HORIZONTAL SEPARATION BETWEEN CLOSEST TRANSMISSION LINE AND CLOSEST PART OF BUILDING IS 13' FOR 69

LEGEND:	
HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	LOADING DOCK CONCRETE
	SIDEWALK CONCRETE
	APRON CONCRETE
	INVERTED CURB & GUTTER

KEYNOTES	
1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	TAPER WALK 0" TO 6" IN 18' (SEE GRADING PLAN)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
(10)	DRIVEWAY CURB CUT PER CITY STANDARDS (SEE DETAIL)
(11)	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
(12)	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
(13)	HANDICAP STALL & STRIPING PER STATE CODES
14	PRECAST CONCRETE WHEEL STOP (TYP.)
(15)	LOADING DOCK RETAINING WALL (SEE STRUCTURAL PLANS FOR DETAILS)
(16)	METAL STAIRS WITH RAILING. (SEE ARCH/STRUCTURAL PLANS FOR DETAILS)
(17)	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING
25	CONCRETE EQUIPMENT PAD. VERIFY PAD SIZE WITH CONTRACTOR REQUIRING PAD PRIOR TO CONSTRUCTION.

REPLACE ASPHALT PAVEMENT AND CURB & GUTTER PER CITY STANDARDS. TO MATCH EXISTING SECTION THICKNESS AND MATERIALS.

EXCEL

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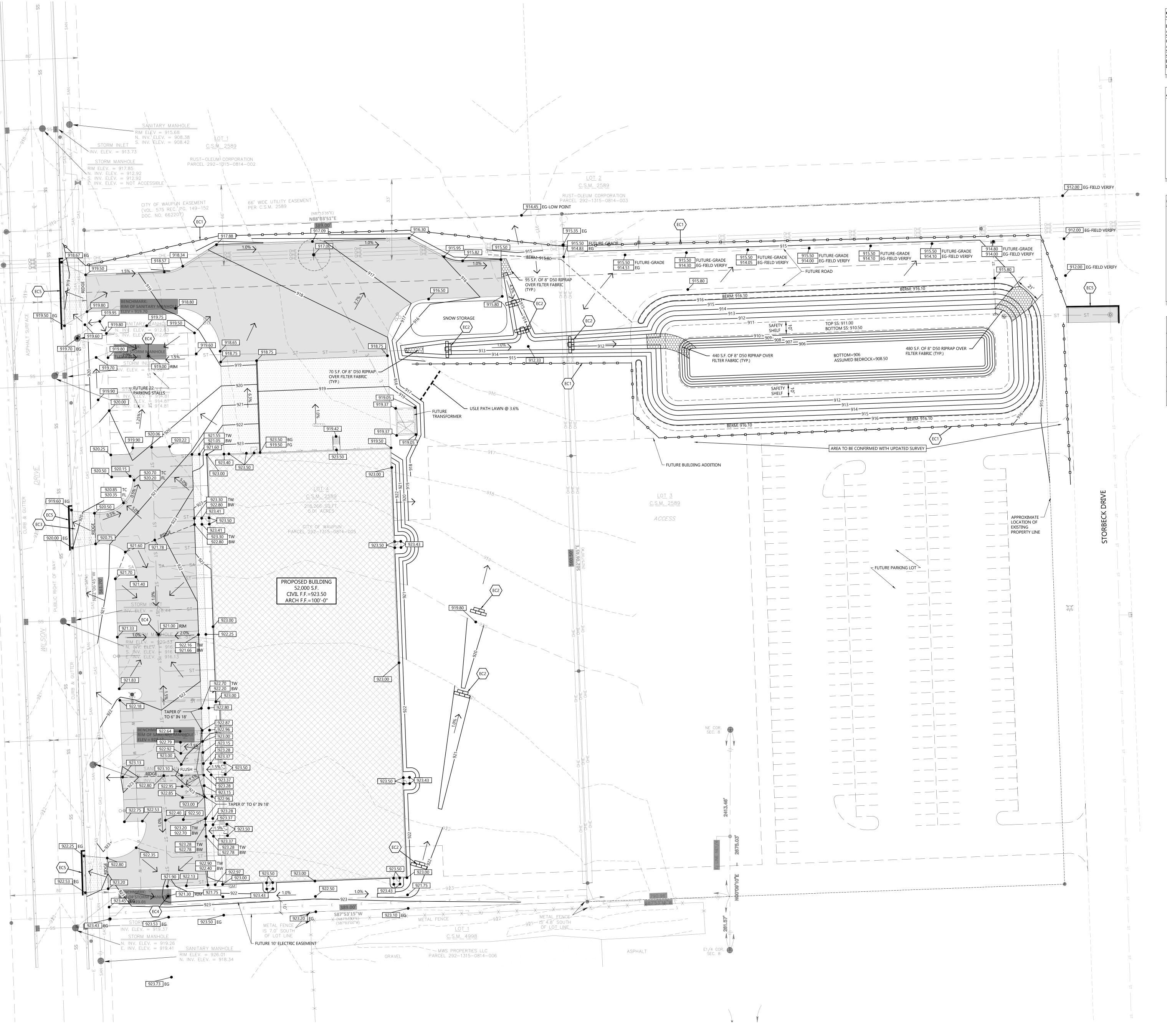
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GENERAL NOTES:

- 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.

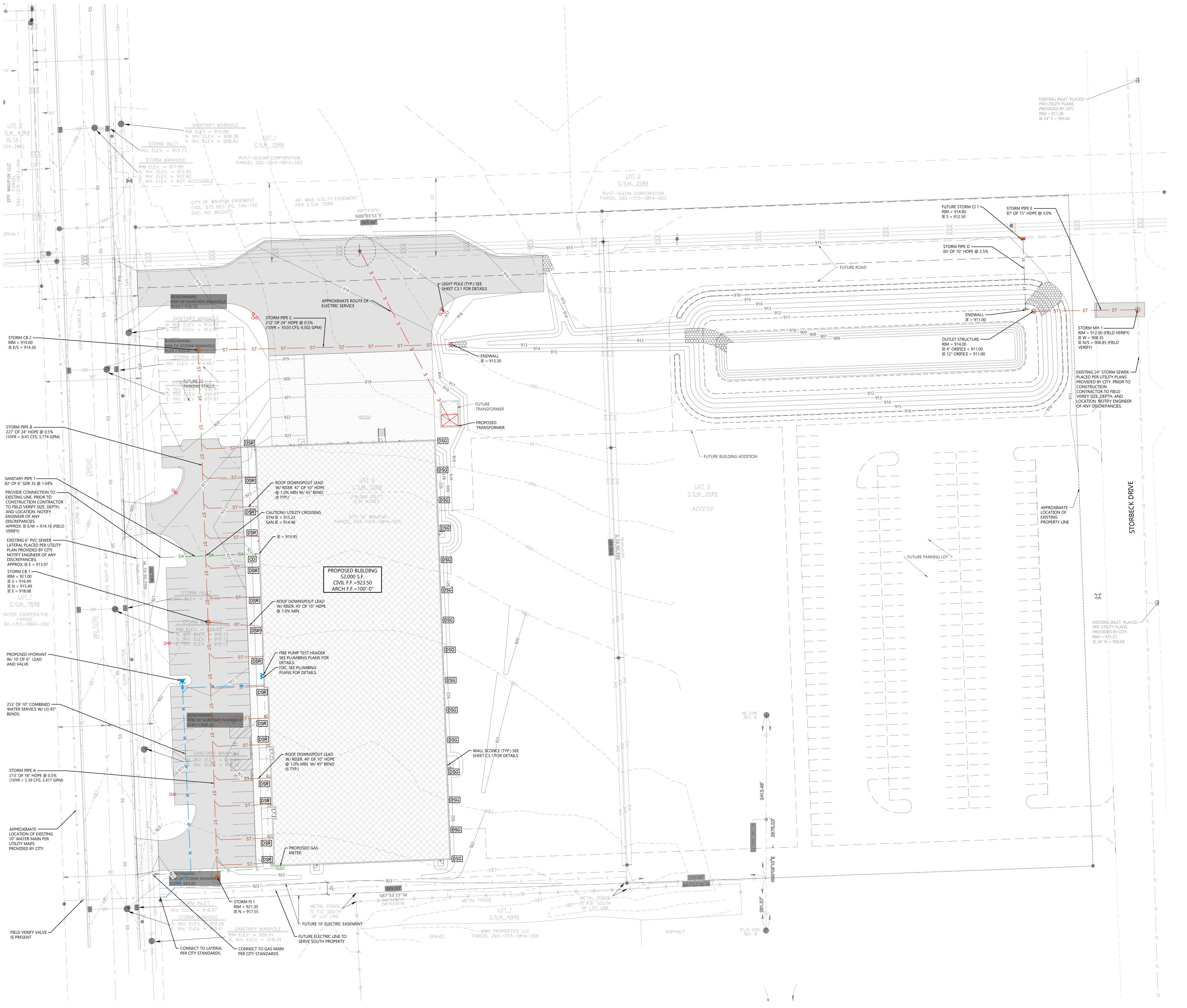
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES	
EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	SEDIMENT LOG

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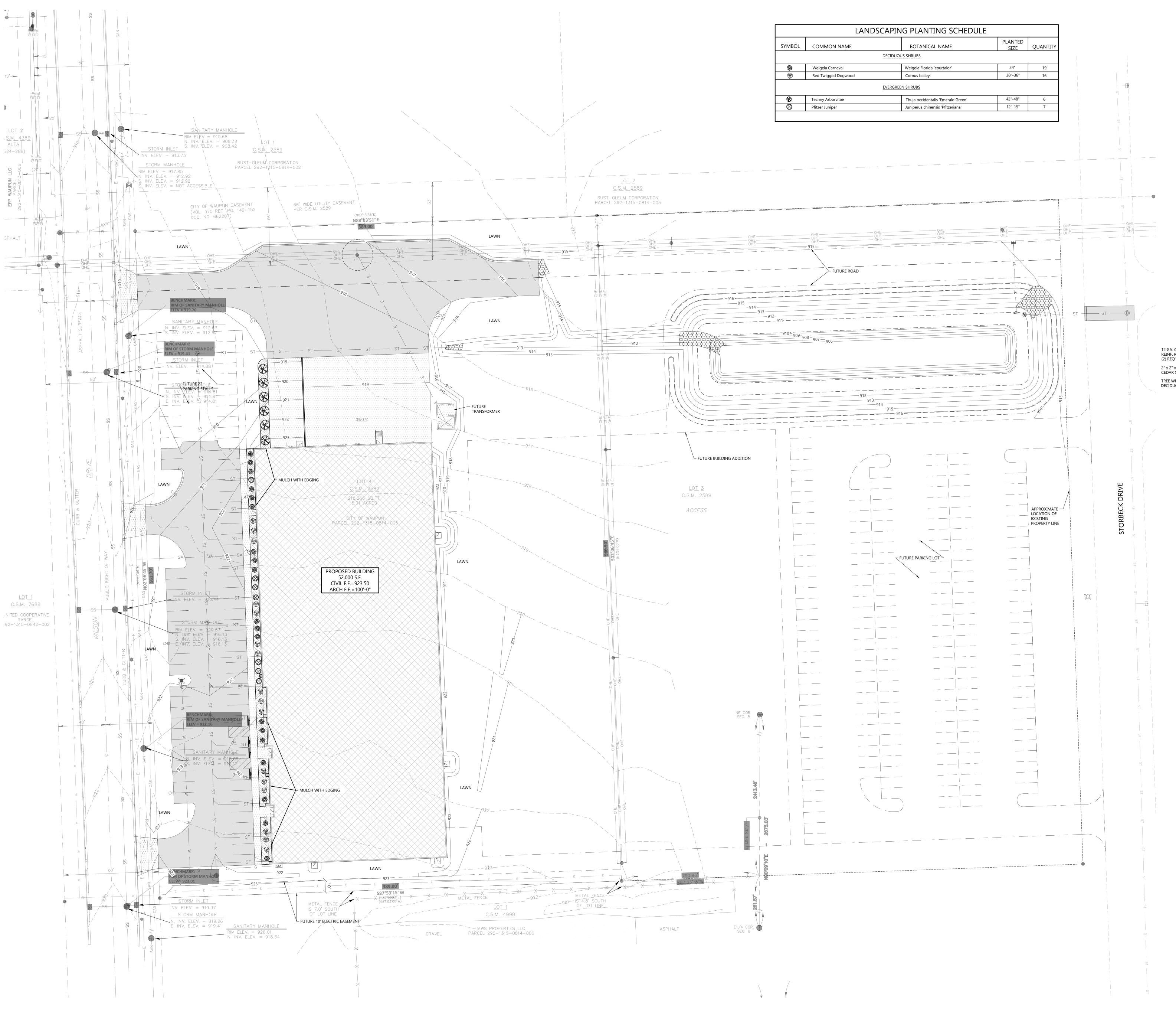
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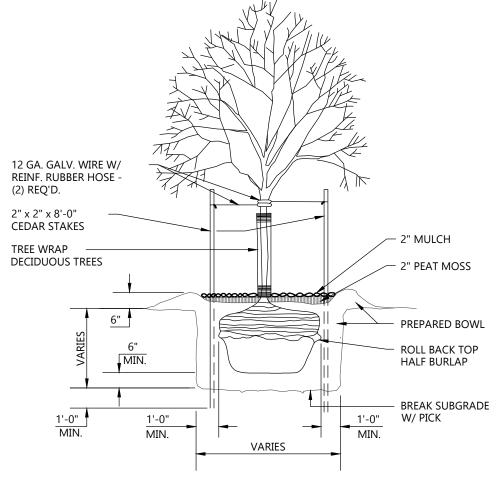
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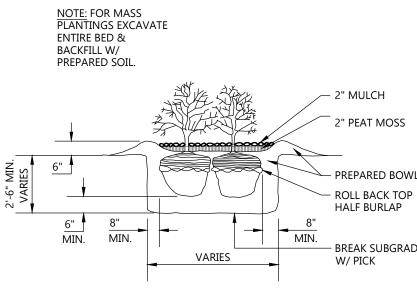
MINIMUM HORIZONTAL SEPARATION BETWEEN CLOSEST ANSMISSION LINE AND CLOSEST PART OF BUILDING IS 13' FOR LINE.		
	HATCH KEY:	

HATCH LANDSCAPE MATERIAL

MINERAL MULCH







SHRUB PLANTING DETAIL

PROFESSIONAL SEAL

Always a Better Plan

100 Camelot Drive Fond du Lac, WI 54935

920-926-9800

excelengineer.com

PROJECT INFORMATION

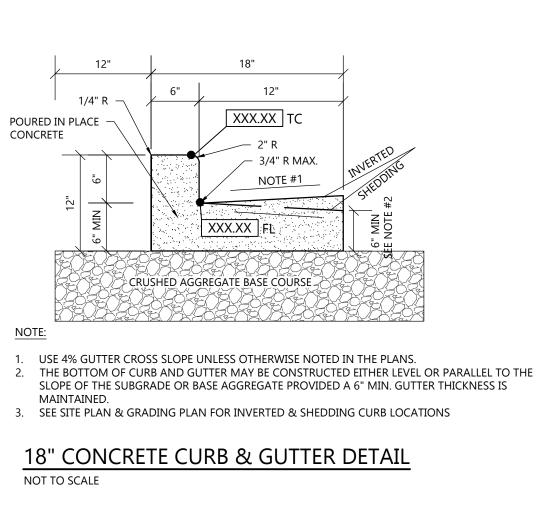
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SHEET ISSUE	JAN. 9, 2025		
REVISIONS			

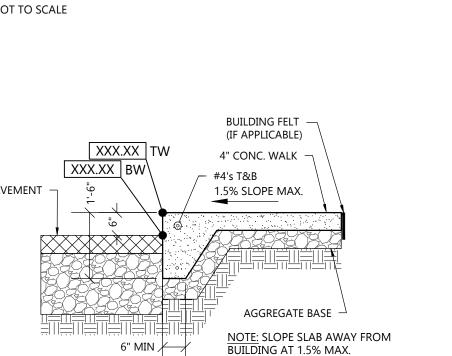
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CIVIL LANDSCAPE AND RESTORATION PLAN

CURB TAPER DETAIL

NOT TO SCALE







CONCRETE SIDEWALK

TOP OF CURB-

SLOPING-

RESIDENTIAL

FULL-DEPTH ½" FELT

MCONCRETE DRIVE

12" TO 18" TAPER FOR STANDARD DRIVEWAY APPROACH

18" TO 24" TAPER FOR STANDARD RAMP

TYPICAL CURB CUT TAPER

IF A MOUNTABLE OR DEPRESSED CURB IS NOT CONSTRUCTED WITH THE INITIAL CURB AND GUTTER CONSTRUCTION, THE CURB CUT SHALL BE MADE BY SAWCUTTING THE EXISTING CURB HEAD BY MEANS OF A SPECIAL SAW DESIGNED TO MEET THE DETAILS ABOVE AND THE WAUPUN

SPECIFICATION FOR "MINIMUM REQUIREMENT FOR DRIVEWAY CURB CUT". WITH APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CURB AND GUTTER MAY BE COMPLETELY REPLACED WITH A MOUNTABLE OR

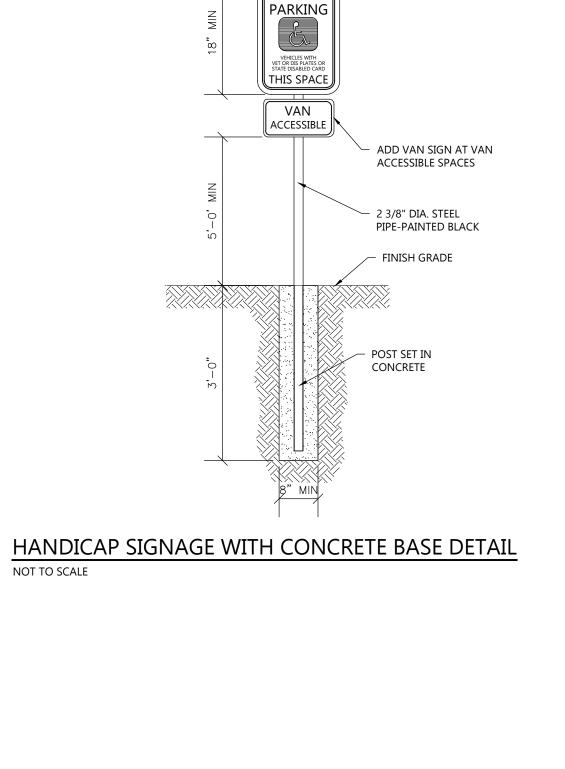
DEPRESSED CURB MEETING CITY'S STANDARDS.

CITY OF WAUPUN

PUBLIC WORKS DEPARTMENT

APPROACH

EXPANSION JOINT-



COMMERCIAL

— FULL—DEPTH ½" FELT EXPANSION JOINT

CONCRETE CURB

DRIVEWAY SECTION WISDOT TYPE 'A'
CONCRETE CURB & GUTTER
SECTION A-A

CONCRETE DRIVE APPROACH

DRIVEWAY CURB CUT DETAILS

EXPANSION JOINT

SIDEWALK

RAWING NUMBER C-001

REVISION DATE 02/07

DEPARTMENT

∕-SLOPING

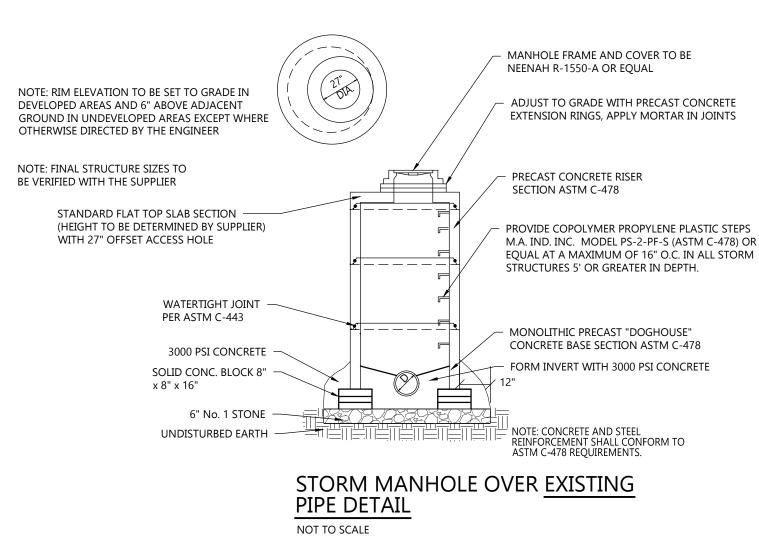
½" IN DRIVEWAYS

0 TO 1/4"IN RAMPS

RESERVED

GALVANIZED ROUND CAP

PAINTED BLACK



NEENAH FOUNDRY OR EQ. —

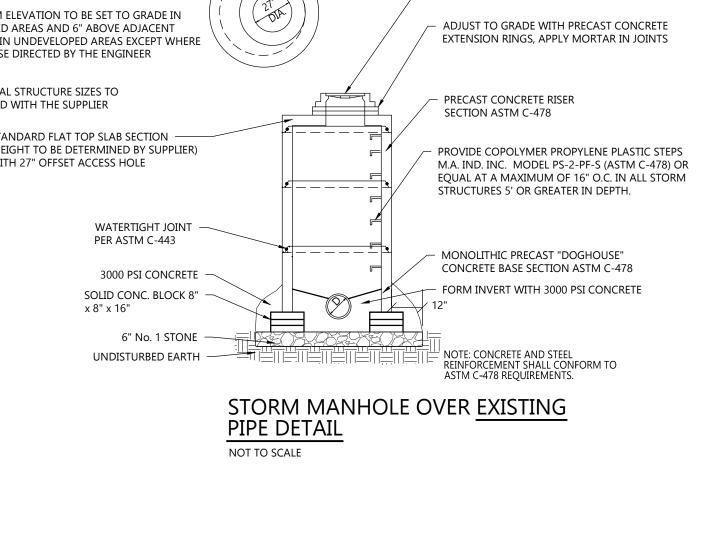
R-3067 CAST IRON FRAME &

AGGREGATE BASE PER -

6" NO. 1 STONE

UNDISTURBED EARTH —

PAVEMENT SECTION



ADJUST TO GRADE WITH PRECAST CONCRETE EXTENSION RINGS,

PROVIDE COPOLYMER PROPYLENE PLASTIC STEPS M.A. IND. INC.

MODEL PS-2-PF-S (ASTM C-478) OR EQUAL AT A MAXIMUM OF 16" O.C. IN ALL STORM STRUCTURES 5' OR GREATER IN DEPTH.

APPLY MORTAR IN JOINTS

ALL JOINTS WATERTIGHT

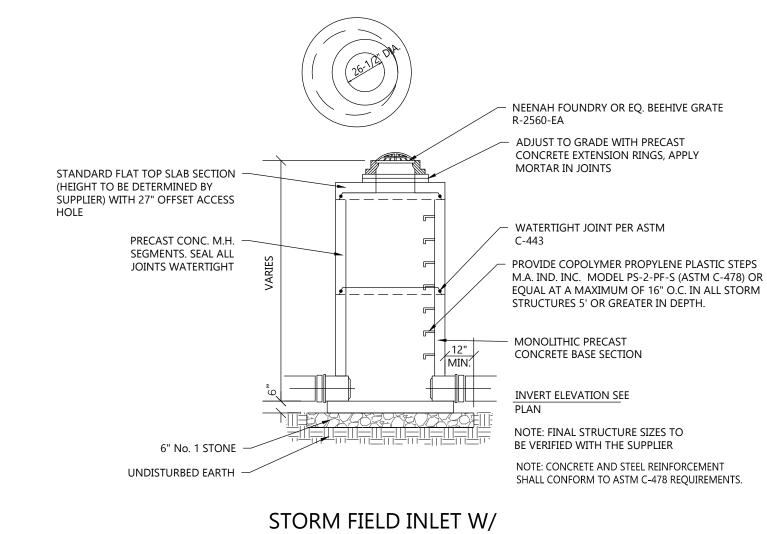
PRECAST CONC. M.H. SEGMENTS. SEAL

NOTE: FINAL STRUCTURE SIZES TO

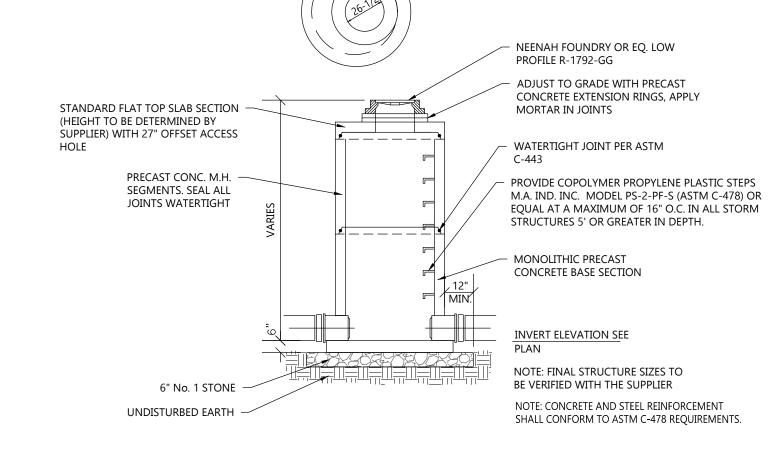
BE VERIFIED WITH THE SUPPLIER

NOTE: CONCRETE AND STEEL

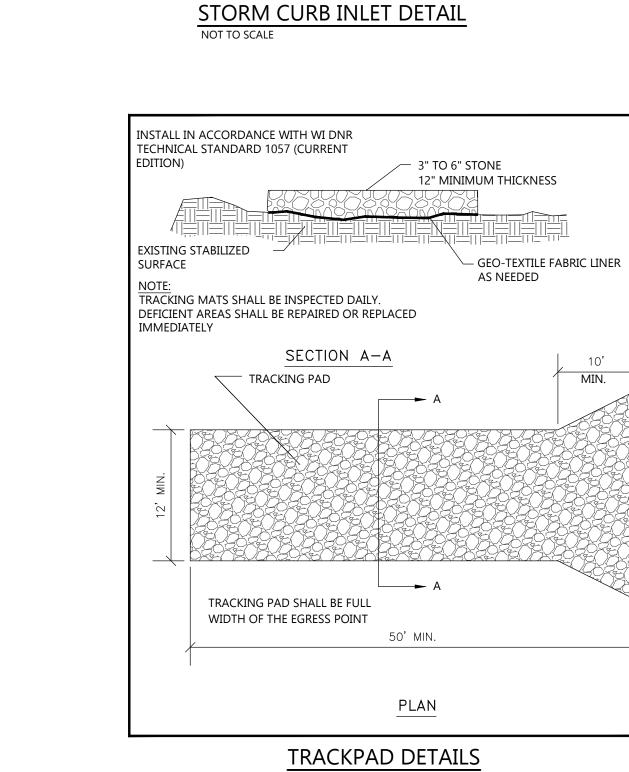
ASTM C-478 REQUIREMENTS.

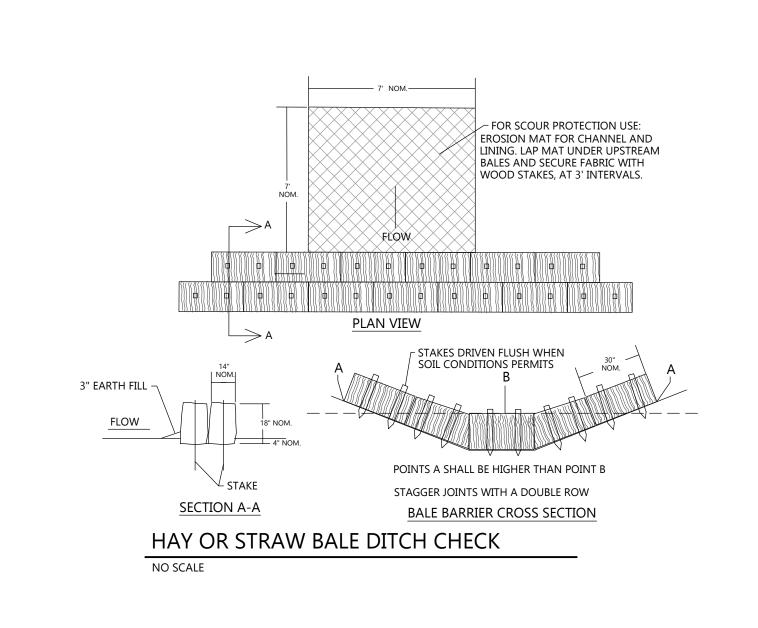


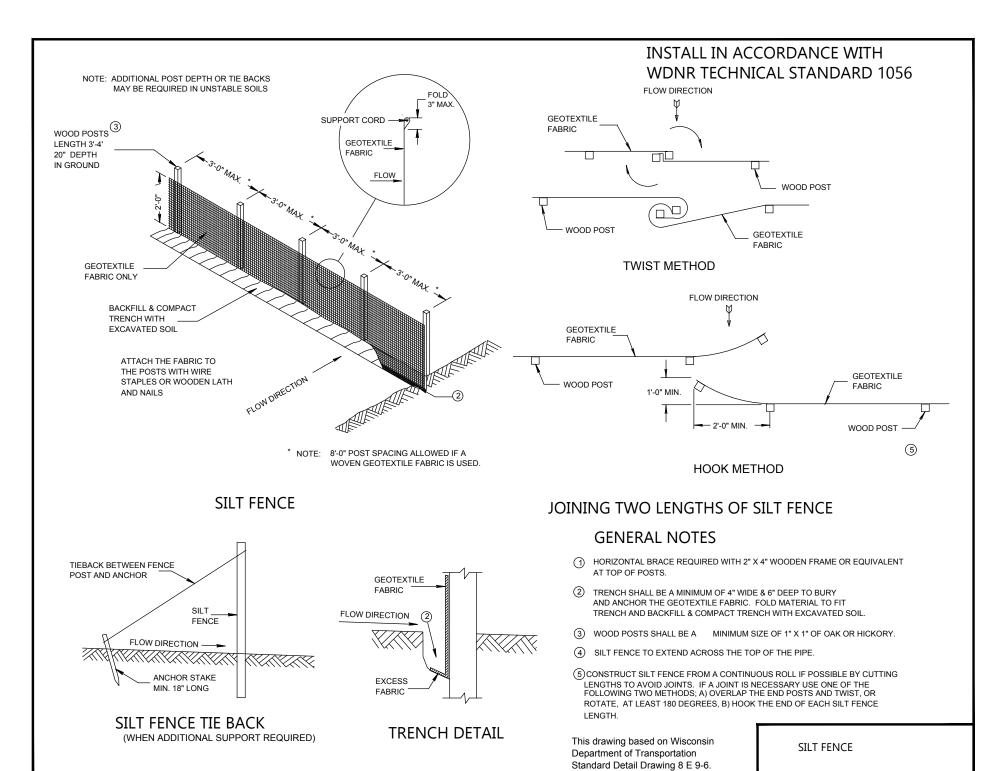




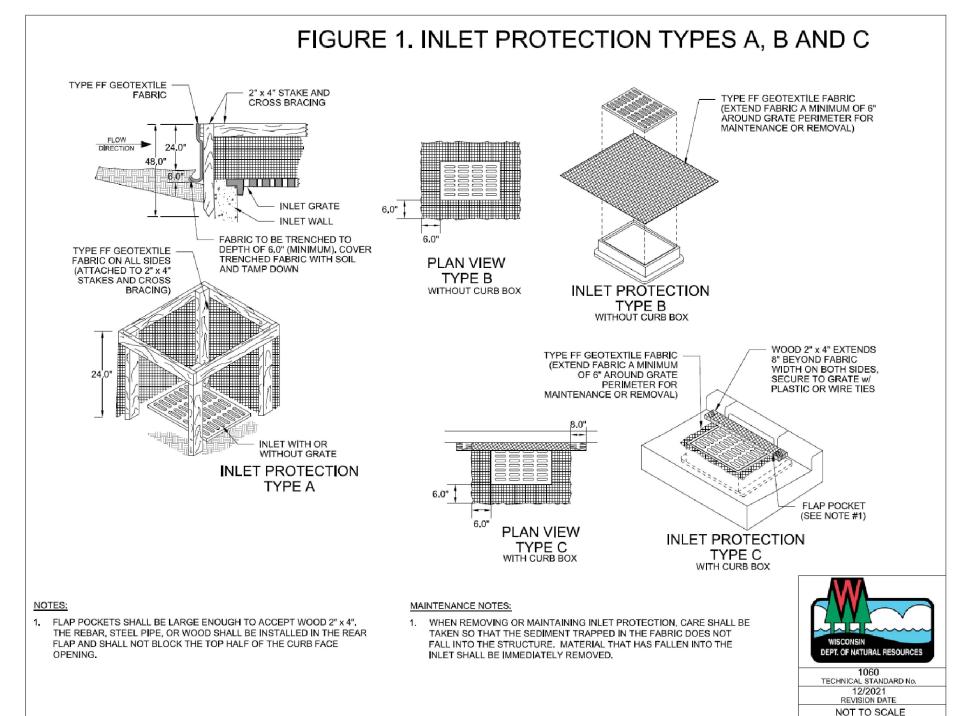
STORM CATCH BASIN DETAIL

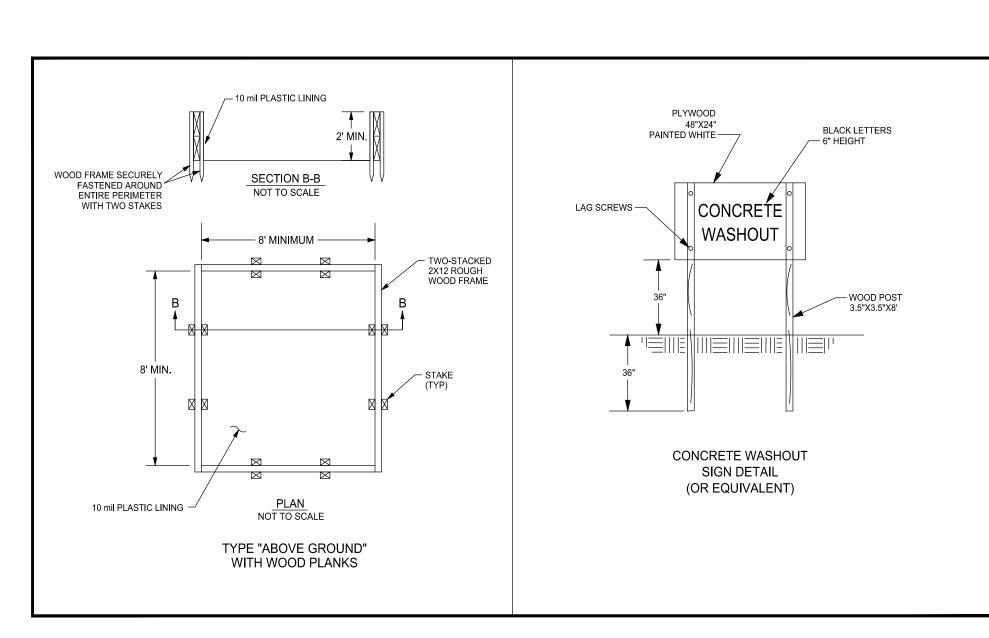






SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE





CONCRETE WASHOUT DETAIL NOT TO SCALE

CIVIL DETAILS

Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com PROJECT INFORMATION

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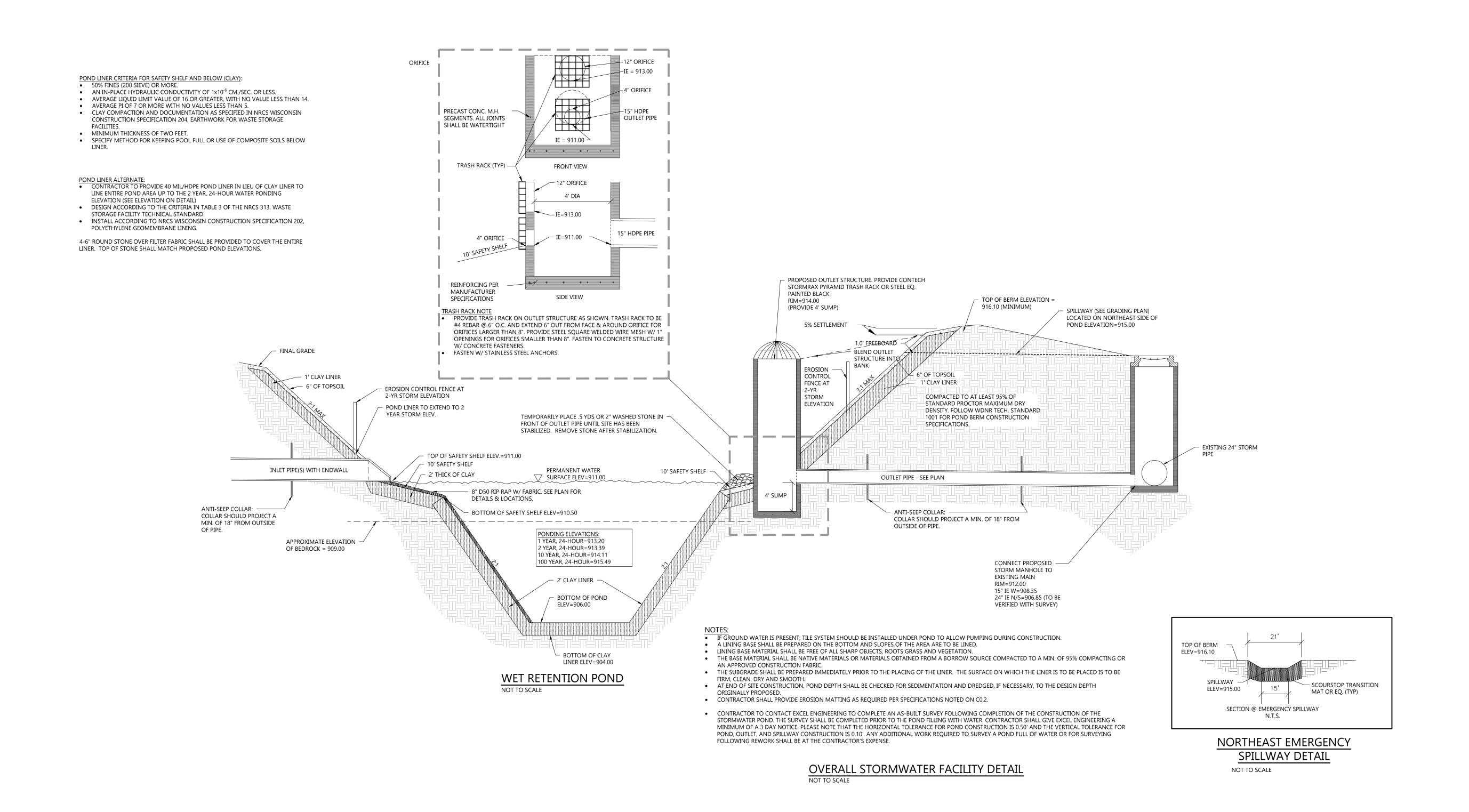
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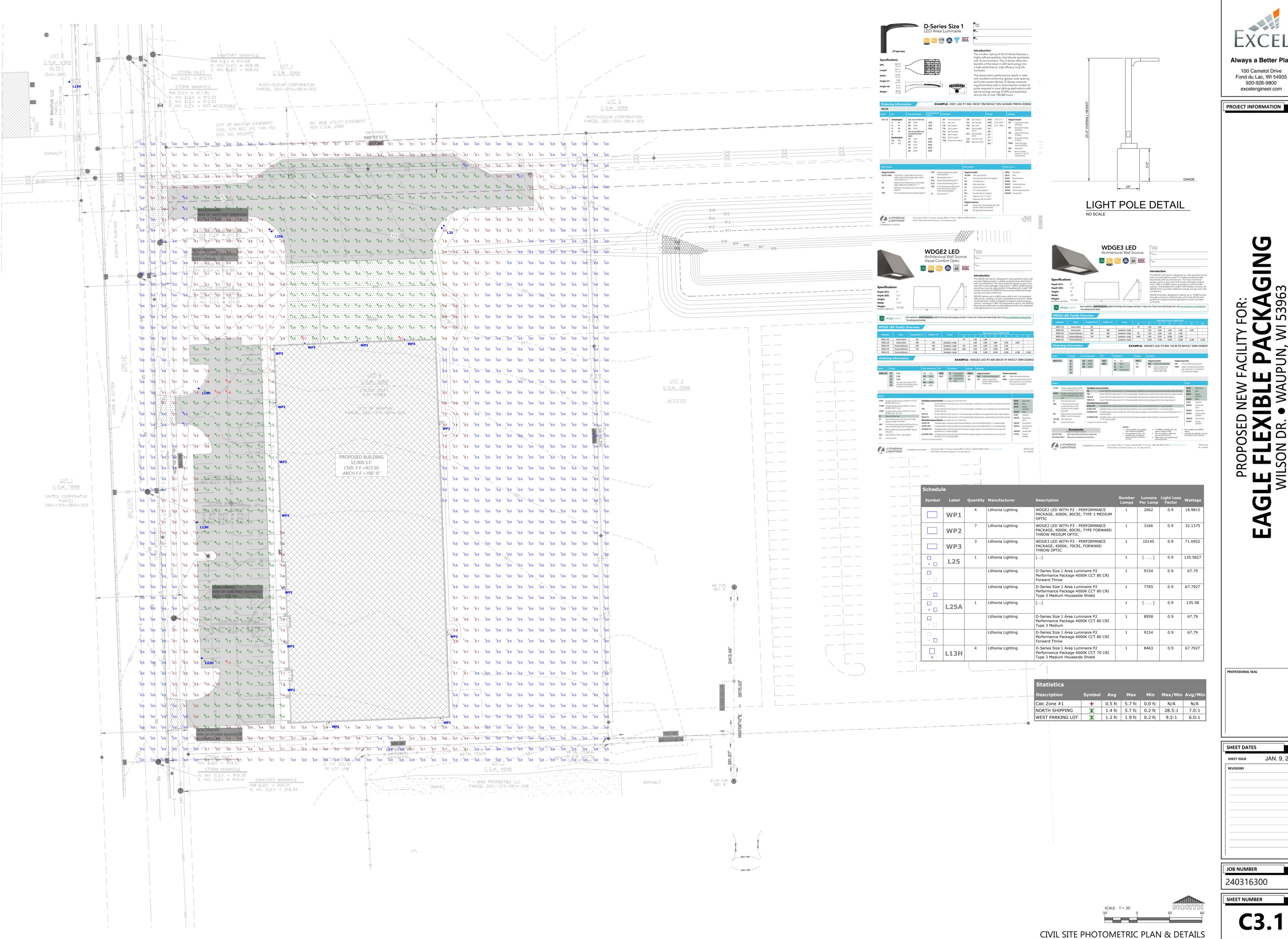
SHEET NUMBER

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SHEET NUMBER







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PROFESSIONAL SEAL

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