



**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**

**PERSONS WISHING TO ADDRESS THE PLAN COMMISSION**--*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
- [5.](#) 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 <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality	Needed to Support Carver Flats 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 it 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.
4. 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.

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.

---

**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**

---

IN WITNESS WHEREOF, the authorized representative of the **City of Waupun**, has agreed to and executed this Release of Easement this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By:

\_\_\_\_\_  
PRINT

\_\_\_\_\_  
SIGNATURE

STATE OF WISCONSIN)  
  )ss.  
DODGE COUNTY                  )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Typed or Printed Name of Notary Public  
Notary Public, State of \_\_\_\_\_  
My Commission (expires) (is) \_\_\_\_\_



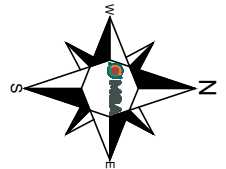
ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 201 Corporate Drive, Beaver Dam WI 53916  
 (920) 887-4242 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO. 00212158  
 DRAWN BY: T. DAVIS  
 SURVEYOR: TIMOTHY B. DAVIS  
 FILE NO.  
 SHEET NO. 3 of 3

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

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.



S. WATERTOWN ST (STH 26)

50' WIDE DRAINAGE EASEMENT TO BE RELEASED

25' DRAINAGE EASEMENT (REMAINS ON LOT 3)

25'

30'

25' DRAINAGE EASEMENT TO BE RELEASED

30' PLANTING EASEMENT TO BE RELEASED

30' PLANTING EASEMENT (REMAINS ON LOT 3)

**LOT 4**

ALL EASEMENTS TO BE RELEASED WERE ORIGINALLY RECORDED IN THE HERITAGE RIDGE CABINET C OF PLATS, PAGE 23 OF THE DODGE COUNTY REGISTER OF DEEDS DOCUMENT #111159

**LEGEND**  
 = EASEMENT TO BE RELEASED

ALL OTHER EXISTING EASEMENTS RECORDED AS FOR HERITAGE RIDGE SHALL REMAIN IN EFFECT AND STANDING

LOT 3 BY OWNER

30' WATERMAIN EASEMENT

RIDGE

HERITAGE

LOT 1 CSM #547 DESCRIBED IN DOC. NO. 609273 BY OWNER

15' DRAINAGE EASEMENT

15'

15'

BAYBERRY LANE

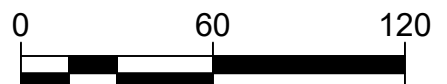
25' ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, CSM #547 AND THE STORM SEWER EASEMENT TO BE RELEASED

25' DRAINAGE EASEMENT TO BE RELEASED

25'

25'

OUTLOT 1 BY OWNER



RIEL ESTATE DEVELOPMENT, LLC  
424 NEEVEL AVENUE  
WAUPUN, WI 53963

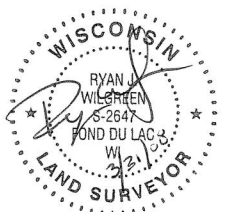
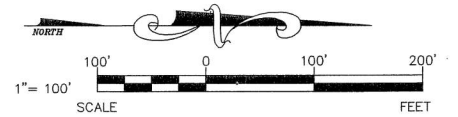
ENGINEER & SURVEYOR:  
EXCEL ENGINEERING, INC.  
RYAN WILGREEN, R.L.S.  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935

TOTAL AREA=  
43,256 acres  
1,884,217 sq.ft.

NOTE:  
PARCEL OF LAND SPECIFIED AS  
HERITAGE RIDGE SUBDIVISION LIES  
COMPLETELY WITHIN "ZONE C" (AREAS  
OUTSIDE OF THE 100 YEAR FLOOD  
AND AREA OF MINIMAL FLOODING)  
PER F.I.R.M. PANEL # 550094 00158  
LAST REVISED ON JUNE 15, 1981.

- NO VEHICULAR ACCESS LINE
- 1-1/4" X 18" RE. BAR SET WEIGHING 4.30 LBS./LINEAL FOOT.
- CONCRETE MON. WITH BRASS CAP
- ALL OTHER LOT CORNERS STAKED WITH 3/4" X 18" RE. BAR WEIGHING 1.50 LBS./LINEAL FOOT.
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

- B3 - SHOPPING CENTER BUSINESS DISTRICT LOTS 1 - 9
- B4 - INTERCHANGE BUSINESS DISTRICT LOTS 10 and 11
- SETBACKS:  
B3 - SHOPPING CENTER BUSINESS DISTRICT  
FRONT 25'  
REAR 40'  
SIDE 20'
- B4 - INTERCHANGE BUSINESS DISTRICT  
FRONT 40'  
REAR 20'  
SIDE 20'



NORTH POINT REFERENCED TO THE WEST LINE OF THE SW 1/4 OF SECTION 9, T. 13 N.-R. 15 E., RECORDED AS N00°45'53"E AS PER WISCONSIN STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927

# HERITAGE RIDGE

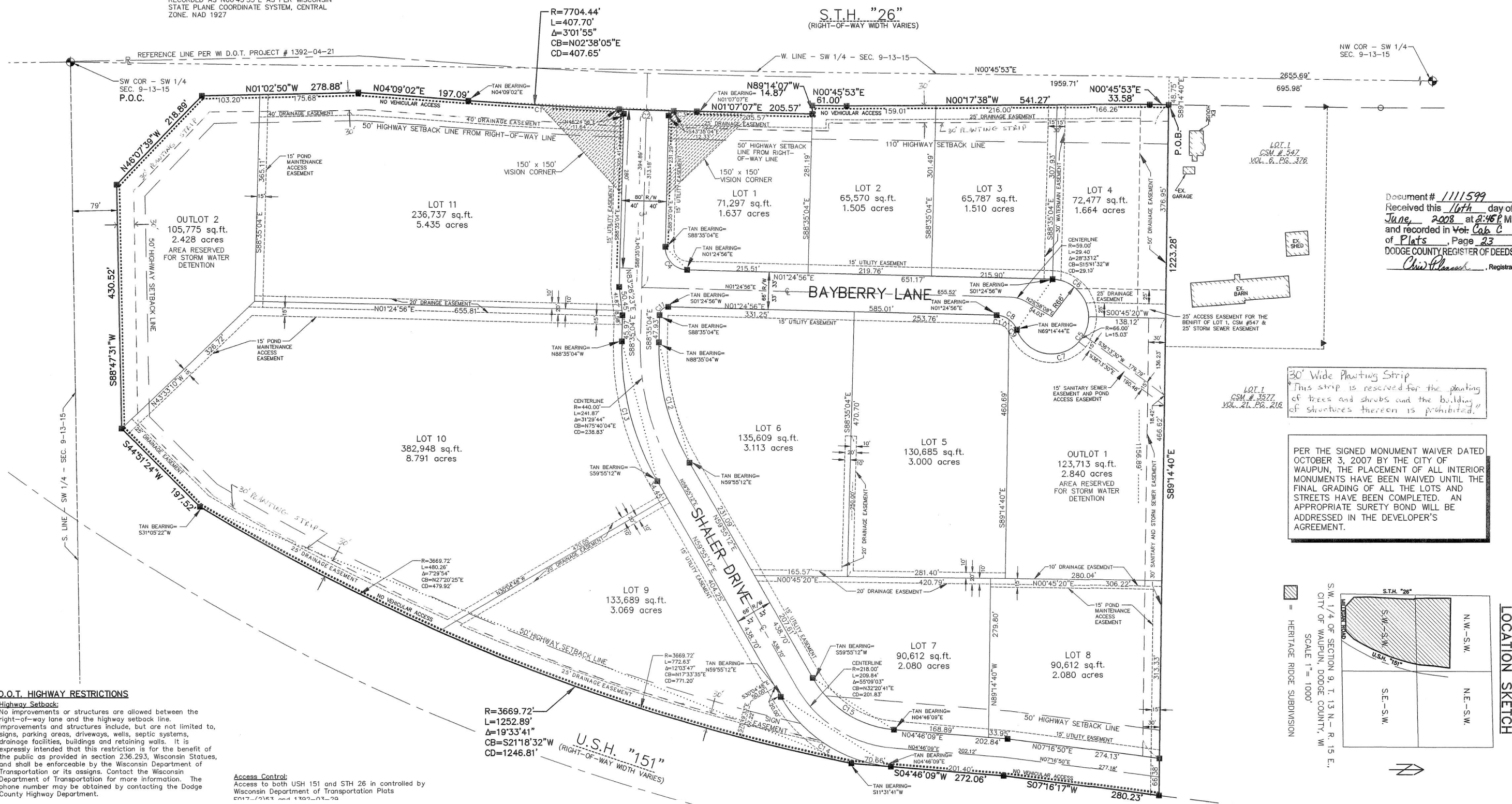
LOCATED IN A PART OF THE SW 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SW 1/4, SECTION 9, T. 13 N.-R. 15 E., CITY OF WAUPUN, DODGE COUNTY, WISCONSIN.

CURVE	LOT NO.	LENGTH	RADIUS	CHORD BRG.	CHORD	DELTA
C1	LOT 11	269.52'	7704.44'	N03°08'54"E	269.51'	2°00'16"
C2	SHALER DR (ROAD)	96.96'	7704.44'	N01°47'08"E	96.96'	0°43'16"
C3	LOT 1	41.22'	7704.44'	N01°16'19"E	41.22'	0°18'24"
C4	LOT 1	62.83'	40.00'	N46°24'56"E	56.57'	90°00'00"
C5	LOT 4 & OUTLOT 1	285.48'	66.00'	S54°40'10"E	109.54'	247°49'48"
C6	LOT 4	102.91'	66.00'	N46°05'08"E	92.80'	89°20'24"
C7	OUTLOT 1	182.57'	66.00'	S09°59'58"E	129.68'	158°29'24"
C8	OUTLOT 1 & LOT 5	47.35'	40.00'	S35°19'50"W	44.64'	67°49'48"
C9	OUTLOT 1	23.675'	40.00'	S52°17'17"W	23.33'	33°54'54"
C10	LOT 5	23.675'	40.00'	S18°22'23"W	23.33'	33°54'54"
C11	LOT 6	23.675'	15.00'	S43°35'04"E	21.21'	90°00'00"
C12	LOT 6	223.73'	407.00'	N75°40'04"E	220.92'	31°29'44"
C13	LOT 10	260.01'	473.00'	N75°40'04"E	256.75'	31°29'44"
C14	LOT 9	241.60'	251.00'	S32°20'41"W	232.38'	55°09'03"
C15	LOT 7	178.07'	185.00'	S32°20'41"W	171.28'	55°09'03"

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified March 18th, 2008  
*Ryan Wilgreen*  
Department of Administration

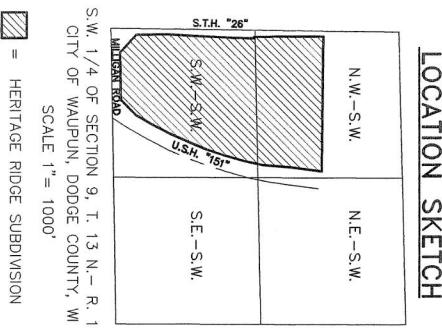
REVISED: 12/20/2007  
REVISED: 02/22/2008  
REVISED: 03/06/2008



Document # 1111599  
Received this 16th day of June, 2008 at 2:45 P.M. and recorded in Vol. Col. C of Plats, Page 23 of DODGE COUNTY REGISTER OF DEEDS  
*Chris Planch*, Registrar

30' Wide Planting Strip  
This strip is reserved for the planting of trees and shrubs and the building of structures thereon is prohibited.

PER THE SIGNED MONUMENT WAIVER DATED OCTOBER 3, 2007 BY THE CITY OF WAUPUN, THE PLACEMENT OF ALL INTERIOR MONUMENTS HAVE BEEN WAIVED UNTIL THE FINAL GRADING OF ALL THE LOTS AND STREETS HAVE BEEN COMPLETED. AN APPROPRIATE SURETY BOND WILL BE ADDRESSED IN THE DEVELOPER'S AGREEMENT.



### D.O.T. HIGHWAY RESTRICTIONS

Highway Setback:  
No improvements or structures are allowed between the right-of-way lane and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the Dodge County Highway Department.

Access Control:  
Access to both USH 151 and STH 26 in controlled by Wisconsin Department of Transportation Plats 5417-0283 and 1392-03-29

# HERITAGE RIDGE

LOCATED IN A PART 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.

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, 48.75 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 Map No. 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 07°-16'-17" West along said Westerly right-of-way line, 280.23 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 44°-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"; thence North 46°-07'-39" West along said Easterly right-of-way line of State Trunk Highway "26", 218.89 feet; thence North 01°-02'-50" 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 01°-07'-07" East along said Easterly right-of-way line, 205.57 feet; thence North 89°-14'-07" West along said Easterly right-of-way line, 14.87 feet; thence North 00°-45'-53" East along said Easterly right-of-way line, 61.00 feet; thence North 00°-17'-38" West along said Easterly right-of-way line, 541.27 feet; thence North 00°-45'-53" East along said Easterly right-of-way line, 33.58 feet to the point of beginning and containing 43.256 acres (1,884,217 sq. ft.) of land more or less.

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, R.L.S. No. S-2647



Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

Dated this 31<sup>st</sup> day of MAR, 2008

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.

### OWNER'S CERTIFICATE OF DEDICATION

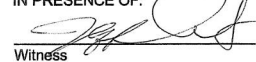
Riel Estate Development, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

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:

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

WITNESS the hand and seal of said owners this 1<sup>st</sup> day of APRIL, 2008.

IN PRESENCE OF:

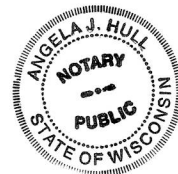
  
Witness

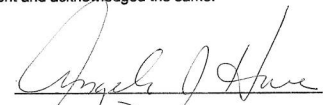
Riel Estate Development, LLC

  
Wally Riel

STATE OF WISCONSIN )  
DODGE COUNTY ) ss

Personally came before me this 1 day of APRIL, 2008, the above named Wally Riel, known to be the person who executed the foregoing instrument and acknowledged the same.



  
Notary Public, DODGE County, WI

My Commission Expires: 8/28/11

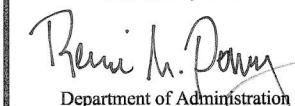

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN )  
DODGE COUNTY ) ss

I, Patti K. Hilker, being the duly appointed, qualified and acting Treasurer of the County of Dodge, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of June 16, 2008 on any of the land included in the plat of HERITAGE RIDGE.

6/16/2008  
Date

  
Patti K. Hilker, County Treasurer

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
Certified March 18<sup>th</sup>, 2008  
  
Department of Administration 

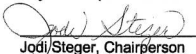
REVISED: 12/20/2007  
REVISED: 02/22/2008  
REVISED: 03/06/2008

### CITY OF WAUPUN PLAN COMMISSION CERTIFICATE

STATE OF WISCONSIN )  
DODGE COUNTY ) ss

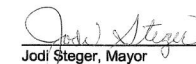
Approved this 1<sup>st</sup> day of April, 2008.

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. 05-13-08-01 adopted by the City Council of the City of Waupun on the 13<sup>th</sup> day of MAY, 2008.

  
Jodi 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 13<sup>th</sup> day of MAY, 2008.

  
Kyle J. Clark, City Clerk

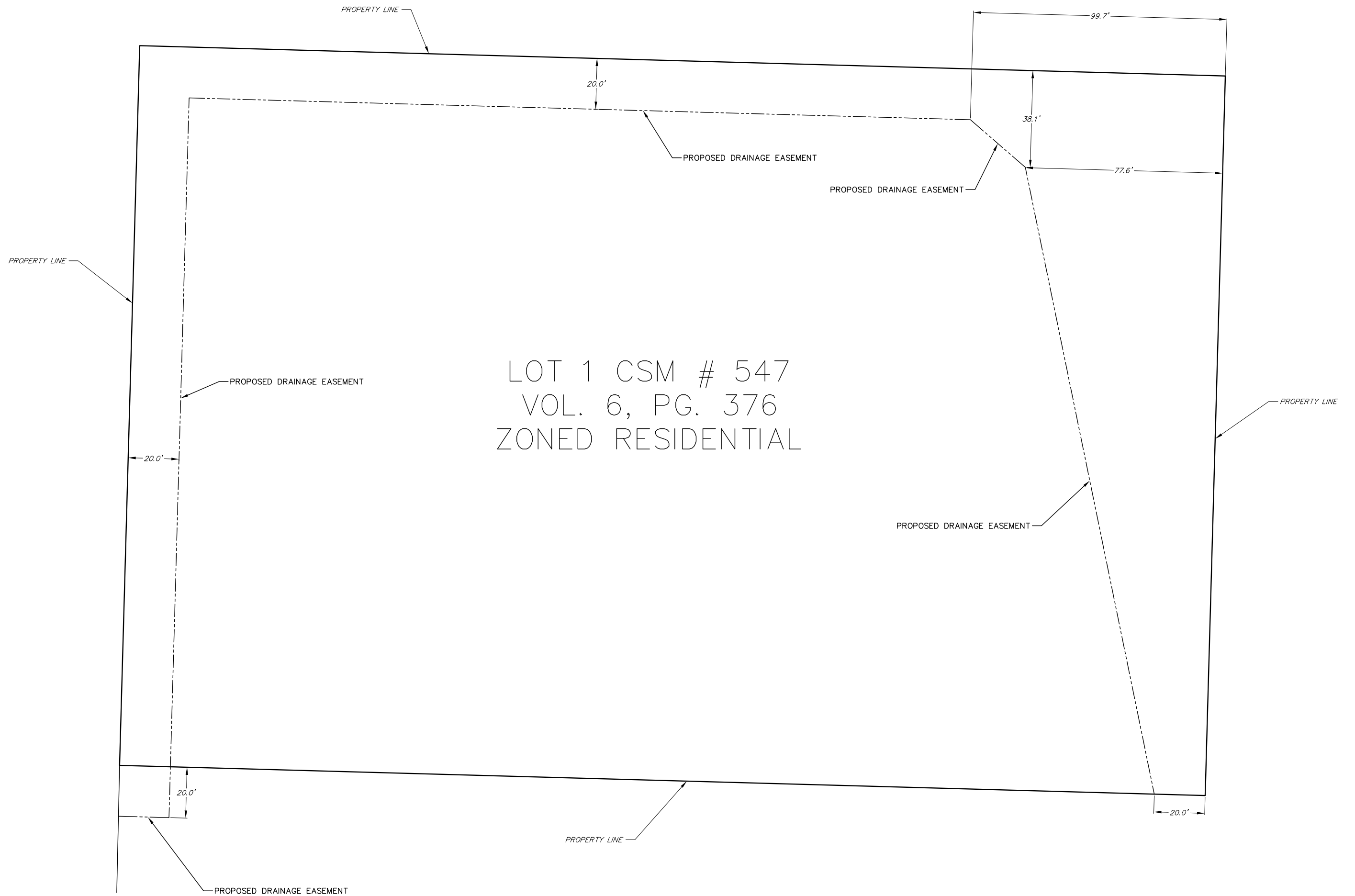
### CERTIFICATE OF CITY OF WAUPUN TREASURER

I, Kyle J. Clark, being the duly appointed, qualified and acting Treasurer of the City of Waupun, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of 4/1/08, 2008 on any of the land included in the plat of HERITAGE RIDGE.

4/1/08  
Date

  
Kyle J. Clark, City Treasurer







ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 201 Corporate Drive, Beaver Dam WI 53916  
 (920) 887-4242 www.msa-ps.com  
 © MSA Professional Services, Inc.

PROJECT NO. 00212158  
 DRAWN BY: T. DAVIS  
 SURVEYOR: TIMOTHY B. DAVIS  
 FILE: Bayberry CSM.dwg  
 SHEET NO. 1 of 4

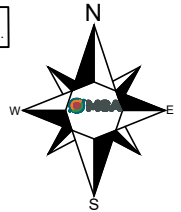
OWNER:  
 CITY OF WAUPUN  
 201 EAST MAIN ST.  
 WAUPUN, WI 53963

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.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS RECORDED AND UNRECORDED.

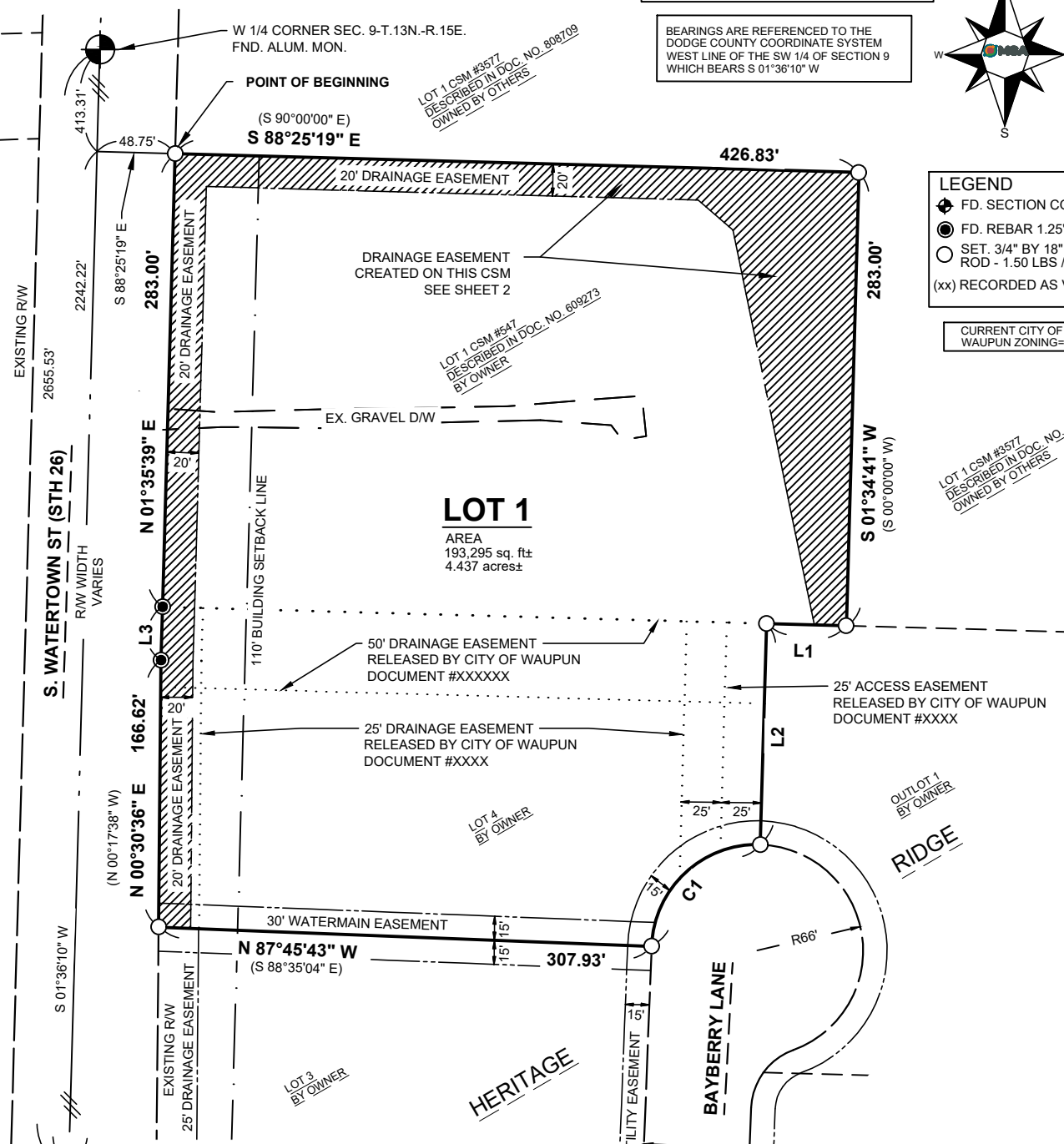
BEARINGS ARE REFERENCED TO THE DODGE COUNTY COORDINATE SYSTEM WEST LINE OF THE SW 1/4 OF SECTION 9 WHICH BEARS S 01°36'10" W



- LEGEND**
- ⊕ FD. SECTION CORNER
  - ⊙ FD. REBAR 1.25"
  - SET. 3/4" BY 18" IRON ROD - 1.50 LBS / FT
  - (xx) RECORDED AS VALUE

CURRENT CITY OF WAUPUN ZONING=PCD

LOT 1 CSM #3577 DESCRIBED IN DOC. NO. 806709 OWNED BY OTHERS



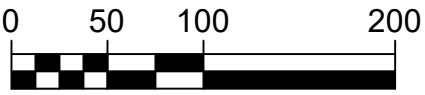
**LOT 1**  
 AREA  
 193,295 sq. ft.  
 4.437 acres

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 88°25'19" W (S 89°14'40" E)	49.84'
L2	S 01°37'44" W (S 00°45'20" W)	138.12'
L3	N 01°41'31" E (N 00°45'53" E)	33.23' (33.58')

CURVE TABLE

#	CHORD BEARING	DIST.	ARC DIST.	RADIUS	CENTRAL ANGLE
C1	S 46°54'29" W	92.80'	102.91'	66.00'	89°20'24"



C:\0000212158\CSM\DWG\Survey\2158 Waupun Bayberry\_CSM.dwg 13 Jan 2025 1:07pm PAGE 1



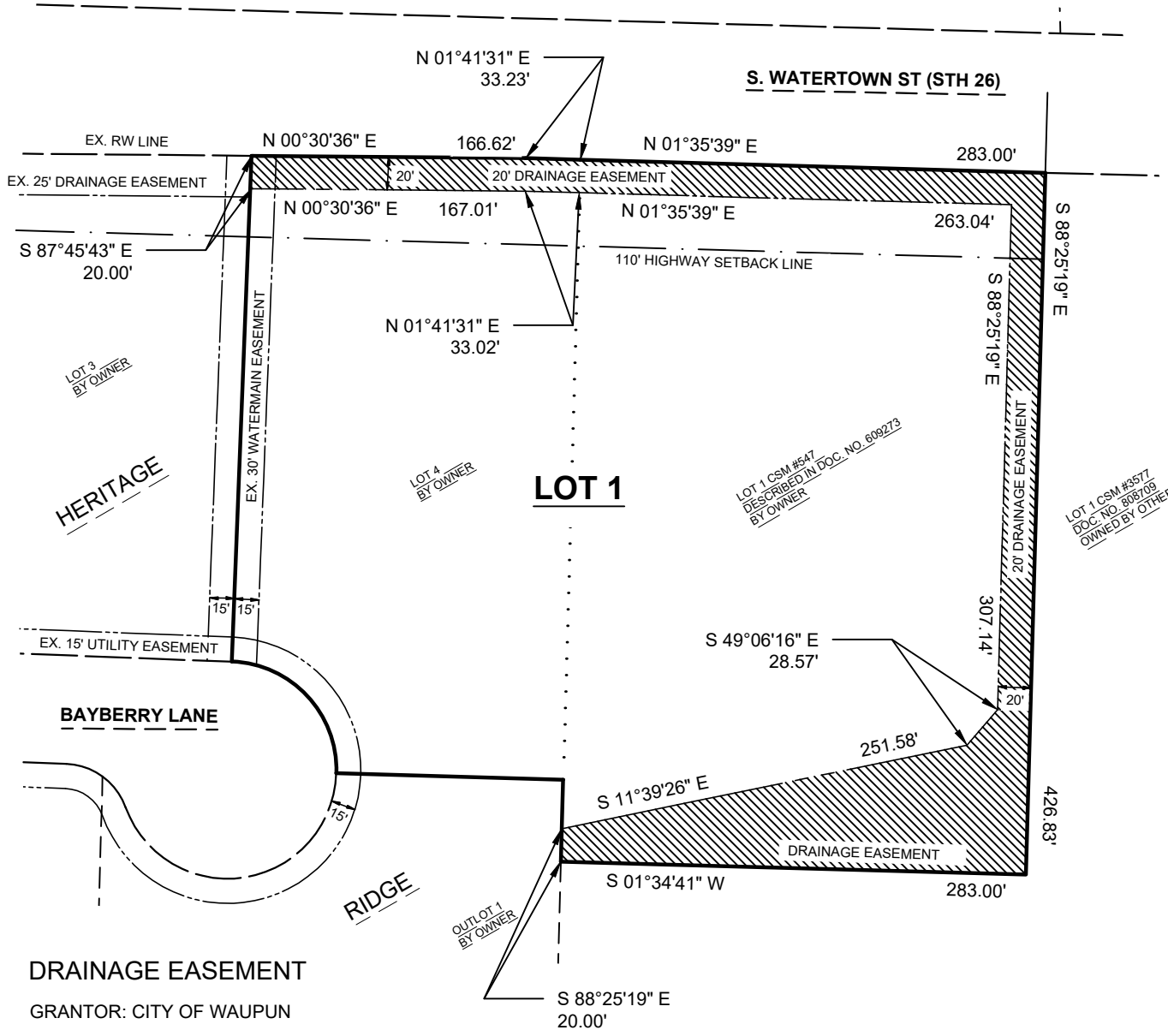
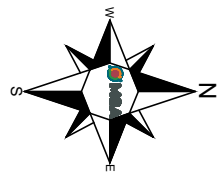
ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 201 Corporate Drive, Beaver Dam WI 53916  
 (920) 887-4242 www.msa-ps.com  
 © MSA Professional Services, Inc.

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.



**DRAINAGE EASEMENT**

GRANTOR: CITY OF WAUPUN  
 GRANTEE: CITY OF WAUPUN

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 its 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.



ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 201 Corporate Drive, Beaver Dam WI 53916  
 (920) 887-4242 www.msa-ps.com

© MSA Professional Services, Inc.

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, 33.23 feet; thence N 01° 35' 39" 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



ENGINEERING | ARCHITECTURE | SURVEYING  
 FUNDING | PLANNING | ENVIRONMENTAL  
 201 Corporate Drive, Beaver Dam WI 53916  
 (920) 887-4242 www.msa-ps.com

© 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 described on this Certified Survey Map to be surveyed, combined, mapped and easements created as represented hereon. Said owner further certifies that this Certified Survey Map is required by S.236.34, Wisconsin Statutes to be submitted to the City of Waupun for approval.

In witness whereof, authorized representative of the City of Waupun have caused these documents 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 \_\_\_\_\_, 2025, the above named authorized representative of the City of Waupun, to me known to be the person who executed the foregoing instrument, 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\*

# WAUPUN MULTI-FAMILY

## PELTON BUILDERS

### CITY OF WAUPUN - DODGE COUNTY



PROJECT LOCATION



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED 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

#### SITE BENCHMARKS

① BENCHMARK 1 ROD6 N=779119.0250 E=877663.5970 ELEV=915.77	④ BENCHMARK 4 ROD6 N=779682.3270 E=877269.4700 ELEV=917.86	⑦ BENCHMARK 7 HYDRANT TOP NUT N=779143.5700 E=877673.5810 ELEV=917.75	⑩ BENCHMARK 10 HYDRANT TOP NUT N=779710.4680 E=877278.6860 ELEV=919.24
② BENCHMARK 2 ROD6 N=778516.6310 E=877635.0720 ELEV=917.283	⑤ BENCHMARK 5 ROD6 N=779919.2100 E=877799.3740 ELEV=903.68	⑧ BENCHMARK 8 HYDRANT TOP NUT N=778512.9210 E=877635.1270 ELEV=919.96	⑪ BENCHMARK 11 HYDRANT TOP NUT N=779148.4330 E=877267.9850 ELEV=920.76
③ BENCHMARK 3 PKNAIL N=779054.5780 E=877299.9880 ELEV=919.47	⑥ BENCHMARK 6 ROD6 N=779058.4350 E=877849.0050 ELEV=914.09	⑨ BENCHMARK 9 HYDRANT TOP NUT N=778451.5630 E=877366.7590 ELEV=920.25	

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	SITE PLAN
6	UTILITY PLAN
7	GRADING AND EROSION CONTROL PLAN
8	EROSION CONTROL DETAILS
9	SITE DETAILS
10-11	WATER SYSTEM DETAILS
12	SANITARY SEWER DETAILS
13	STORM SEWER DETAILS
14	LANDSCAPE PLAN
15	LANDSCAPE NOTES
16	LIGHTING PLAN

TITLE SHEET

WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	2025-01-08
DRAFTER	KFEN
CHECKED	NPFA
PROJECT NO.	240674
SHEET	1 OF 16

**NOT FOR CONSTRUCTION**

ISSUED DATE: 2025-01-08

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING PARKING METER
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET RECTANGULAR
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING ROOF DRAIN
EXISTING STORM MANHOLE
EXISTING STORM MANHOLE RECTANGULAR
EXISTING STORM TRACER WIRE BOX
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING SANITARY TRACER WIRE BOX
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING WATER TRACER WIRE BOX
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC RECTANGULAR MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING ELECTRIC METER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV MANHOLE
EXISTING TV RECTANGULAR MANHOLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING UNIDENTIFIED UTILITY VAULT
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
EXISTING TREE STUMP
EXISTING BORING
EXISTING ADA DETECTABLE WARNING FIELD

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING EDGE OF PAVEMENT
EXISTING EDGE OF GRAVEL
EXISTING WETLANDS
EXISTING GRAVEL SURFACE
EXISTING CONCRETE SURFACE
EXISTING ASPHALT SURFACE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REVERSE CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I, TYPE A
EROSION MAT CLASS II, TYPE B
EROSION MAT CLASS III, TYPE C
EROSION MAT CLASS II, TYPE A
TRACKING PAD
RIP RAP

SURVEY LEGEND

- BENCHMARK
FOUND CHISELED "X"
PUBLIC LAND CORNER AS NOTED
FOUND NAIL
FOUND 1" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND 4" Ø IRON PIPE
FOUND 1-1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
FOUND 1/2" Ø IRON ROD
FOUND RAILROAD SPIKE
SET CHISELED "X"
SET NAIL
SET P.K. NAIL
SET 1-1/4" X 18" SOLID IRON RE-ROD, MIN. WT. 4.30 LBS./FT.
SET 3/4" X 18" SOLID IRON RE-ROD, MIN. WT. 1.50 LBS./FT.
SET RAILROAD SPIKE
SET 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 1.68 LBS./LIN FT
SET 2.38" (O.D.) X 18" IRON PIPE WITH CAP WEIGHING 3.65 LBS./LIN FT
GENERAL CONTROL POINT

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
ASPHALT REMOVAL
CONCRETE REMOVAL
BUILDING REMOVAL
TREE REMOVAL
SAWCUT
UTILITY STRUCTURE REMOVAL
UTILITY LINE REMOVAL

ABBREVIATIONS
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS
STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

GENERAL NOTES:
INSTALL A 50'L x 20'W x 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 CONSTRUCTION TRAFFIC.

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 ENGINEER WEEKLY.

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 CONTRACTORS EXPENSE.

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.

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

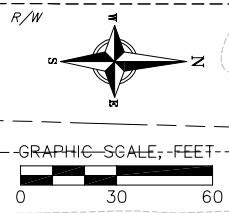
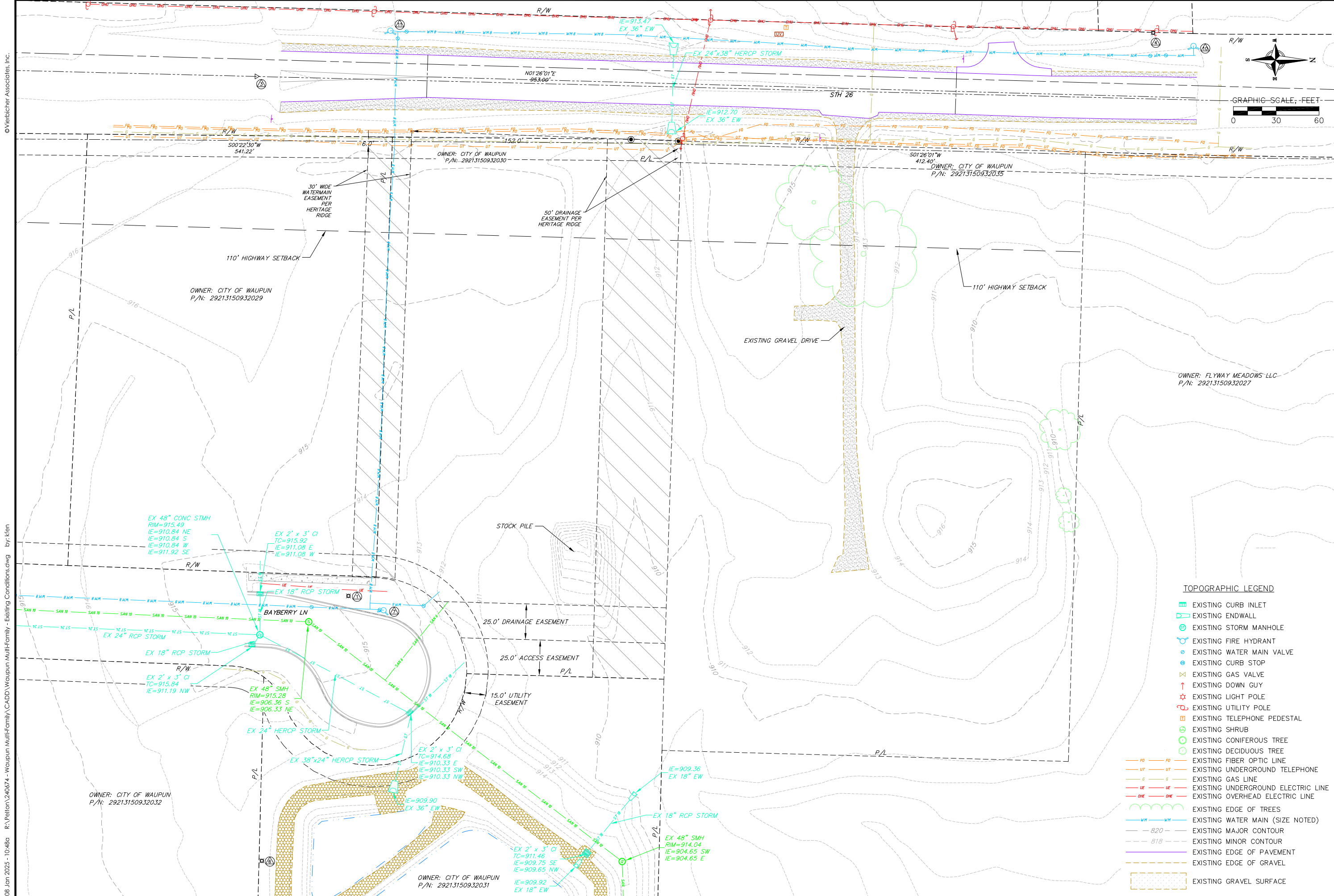
WAUPUN PUBLIC WORKS DEPARTMENT
201 E. MAIN ST
WAUPUN, WI 53963
ATTN: JEFF DAANE
(920) 324-7918
WAUPUN UTILITIES
817 S. MADISON ST
WAUPUN, WI 53963
ATTN: STEVE BROOKS
(920) 324-7920
ALLIANT ENERGY (GAS)
883 W SCOTT ST
FOND DU LAC, WI 54937
(800) 253-4268
AT&T
ATTN: RON BOELK
(920) 266-5580
rb2473@ATT.COM

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

GENERAL NOTES
WAUPUN MULTI-FAMILY
CITY OF WAUPUN
DODGE COUNTY, WISCONSIN

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes draft date 2025-01-08, drafter JREE, and project number 240674.





- TOPOGRAPHIC LEGEND**
- EXISTING CURB INLET
  - EXISTING ENDWALL
  - EXISTING STORM MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER MAIN VALVE
  - EXISTING CURB STOP
  - EXISTING GAS VALVE
  - EXISTING DOWN GUY
  - EXISTING LIGHT POLE
  - EXISTING UTILITY POLE
  - EXISTING TELEPHONE PEDESTAL
  - EXISTING SHRUB
  - EXISTING CONIFEROUS TREE
  - EXISTING DECIDUOUS TREE
  - EXISTING FIBER OPTIC LINE
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING GAS LINE
  - EXISTING UNDERGROUND ELECTRIC LINE
  - EXISTING OVERHEAD ELECTRIC LINE
  - EXISTING EDGE OF TREES
  - EXISTING WATER MAIN (SIZE NOTED)
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING EDGE OF PAVEMENT
  - EXISTING EDGE OF GRAVEL
  - EXISTING GRAVEL SURFACE

**EXISTING CONDITIONS**  
 WAUPUN MULTI-FAMILY  
 CITY OF WAUPUN  
 DODGE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2025-01-08

DRAFTER: JREE

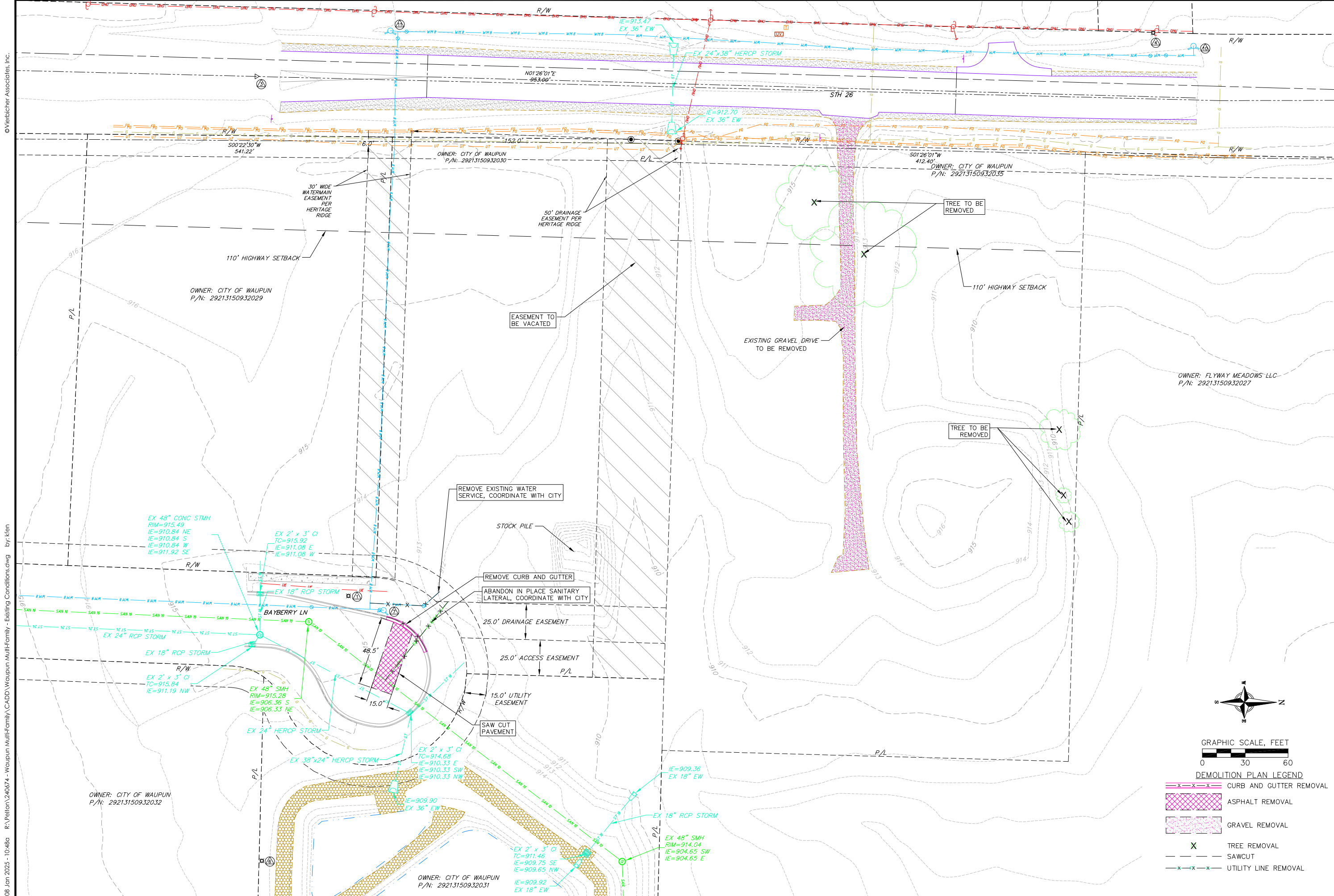
CHECKED: NPFA

PROJECT NO.: 240674

SHEET: 3 OF 16

08 Jan 2025 - 10:48a R:\Pelton\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - Existing Conditions.dwg by: kien





08 Jan 2025 - 10:48a R:\Pelton\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - Existing Conditions.dwg by: kien  
 © Vierbicher Associates, Inc.

**DEMOLITION PLAN**  
 WAUPUN MULTI-FAMILY  
 CITY OF WAUPUN  
 DODGE COUNTY, WISCONSIN

NO.	REVISIONS		REMARKS
	DATE	NO.	

DATE: 2025-01-08  
 DRAFTER: KFEN  
 CHECKED: NPFA  
 PROJECT NO.: 240674  
 SHEET: 4 OF 16

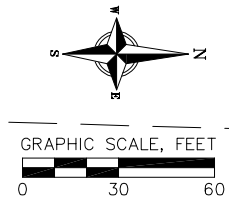
GRAPHIC SCALE, FEET  
 0 30 60

**DEMOLITION PLAN LEGEND**  
 -x-x-x- CURB AND GUTTER REMOVAL  
 ASPHALT REMOVAL  
 GRAVEL REMOVAL  
 X TREE REMOVAL  
 --- SAWCUT  
 -x-x-x- UTILITY LINE REMOVAL

© Vierbicher Associates, Inc.

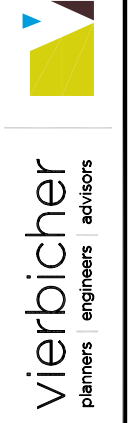
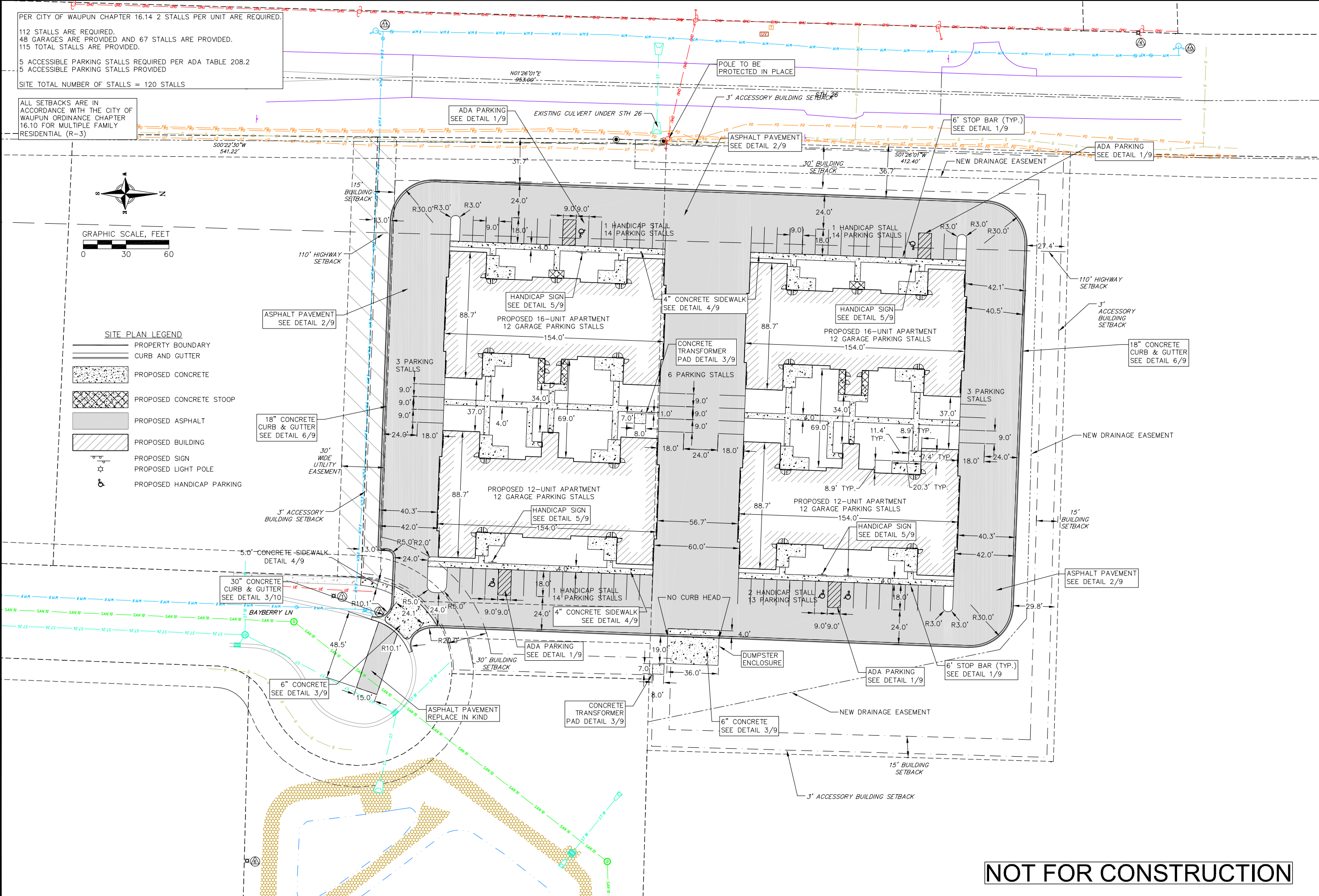
PER CITY OF WAUPUN CHAPTER 16.14 2 STALLS PER UNIT ARE REQUIRED.  
 112 STALLS ARE REQUIRED.  
 48 GARAGES ARE PROVIDED AND 67 STALLS ARE PROVIDED.  
 115 TOTAL STALLS ARE PROVIDED.  
 5 ACCESSIBLE PARKING STALLS REQUIRED PER ADA TABLE 208.2  
 5 ACCESSIBLE PARKING STALLS PROVIDED  
 SITE TOTAL NUMBER OF STALLS = 120 STALLS

ALL SETBACKS ARE IN ACCORDANCE WITH THE CITY OF WAUPUN ORDINANCE CHAPTER 16.10 FOR MULTIPLE FAMILY RESIDENTIAL (R-3)



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER
  - PROPOSED CONCRETE
  - PROPOSED CONCRETE STOOP
  - PROPOSED ASPHALT
  - PROPOSED BUILDING
  - PROPOSED SIGN
  - PROPOSED LIGHT POLE
  - PROPOSED HANDICAP PARKING

08 Jan 2025 - 1:12p R:\Peilon\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - Site Plan.dwg by: Ken

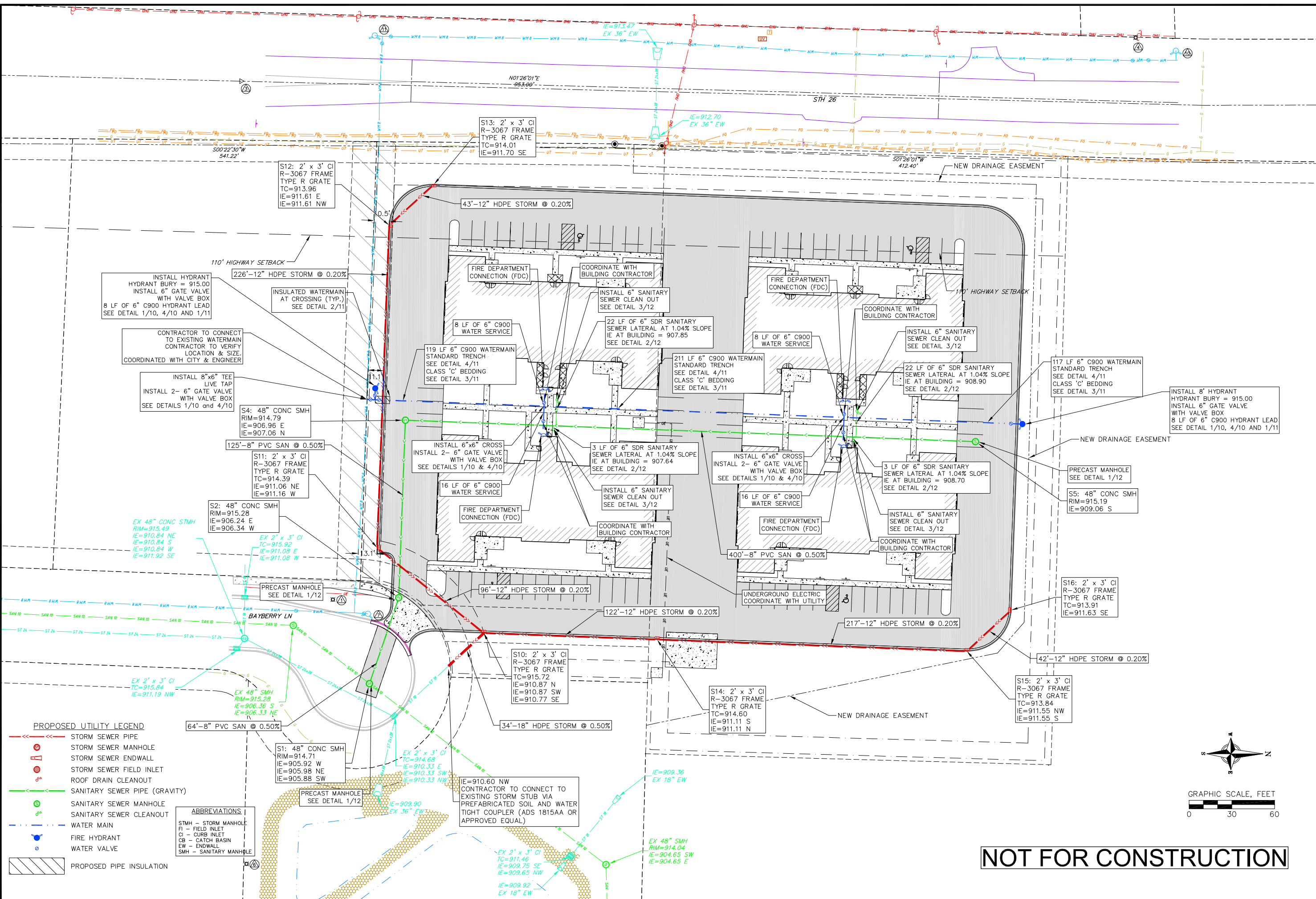


**SITE PLAN**  
 WAUPUN MULTI-FAMILY  
 CITY OF WAUPUN  
 DODGE COUNTY, WISCONSIN

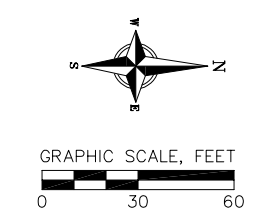
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2025-01-08  
 DRAFTER: KFEN  
 CHECKED: NPFA  
 PROJECT NO.: 240674  
 SHEET: 5 OF 16

**NOT FOR CONSTRUCTION**



- PROPOSED UTILITY LEGEND**
- STORM SEWER PIPE
  - ⊙ STORM SEWER MANHOLE
  - STORM SEWER ENDWALL
  - ⊙ STORM SEWER FIELD INLET
  - ⊙ ROOF DRAIN CLEANOUT
  - SANITARY SEWER PIPE (GRAVITY)
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ SANITARY SEWER CLEANOUT
  - WATER MAIN
  - ⊙ FIRE HYDRANT
  - ⊙ WATER VALVE
  - PROPOSED PIPE INSULATION
- ABBREVIATIONS**
- STMH - STORM MANHOLE
  - FI - FIELD INLET
  - CI - CURB INLET
  - CB - CATCH BASIN
  - EW - ENDWALL
  - SMH - SANITARY MANHOLE



**NOT FOR CONSTRUCTION**

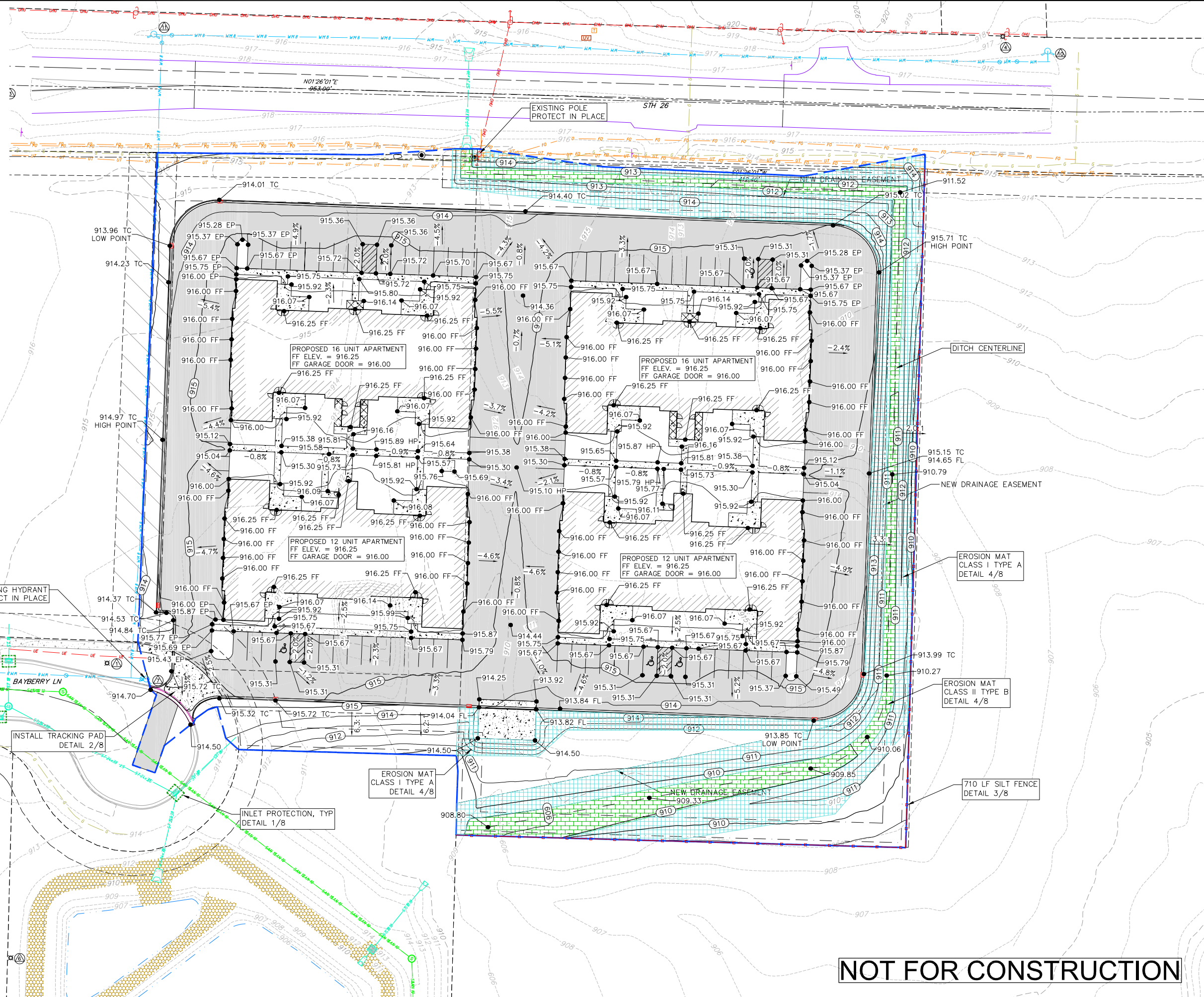
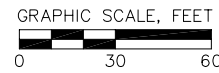
REVISIONS		NO.	DATE	REMARKS

DATE	2025-01-08
DRAFTER	KFEN
CHECKED	NPFA
PROJECT NO.	240674
SHEET	6 OF 16

GRADING LEGEND

- 820- EXISTING MAJOR CONTOURS
- 818- EXISTING MINOR CONTOURS
- 820- PROPOSED MAJOR CONTOURS
- 818- PROPOSED MINOR CONTOURS
- - - DITCH CENTERLINE
- - - SILT FENCE
- - - DISTURBED LIMITS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B



GRADING & EROSION CONTROL PLAN

WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

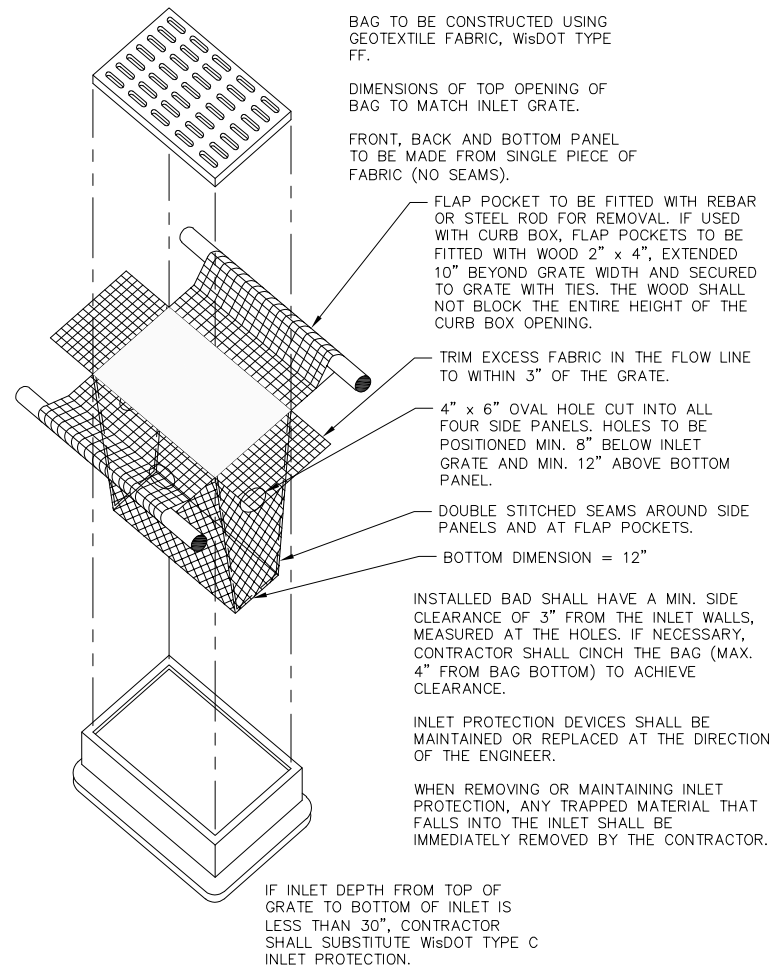
NO.	DATE	REVISIONS	REMARKS

DATE: 2025-01-08  
 DRAFTER: KFEN  
 CHECKED: NPFA  
 PROJECT NO.: 240674  
 SHEET: 7 OF 16

NOT FOR CONSTRUCTION

# EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF WAUPUN EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- 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 HOURS.
- 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 WORK DAY.
- CHANNELIZED RUNOFF: 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 REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- 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 SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS 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).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- 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.
- 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.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- 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.
- 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.
- EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- 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.
- 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 THE AREA.
- 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.
- 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.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE PERMITTING MUNICIPALITY.
- THE VILLAGE, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



1 INLET PROTECTION TYPE D  
8 NOT TO SCALE

**SEEDING RATES:**

**TEMPORARY:**

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

**PERMANENT:**

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

**FERTILIZING RATES:**

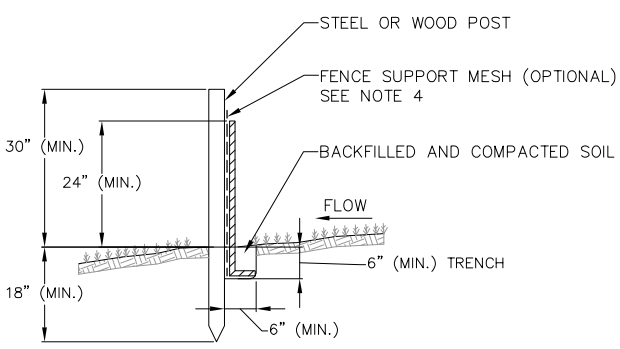
**TEMPORARY AND PERMANENT:**

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

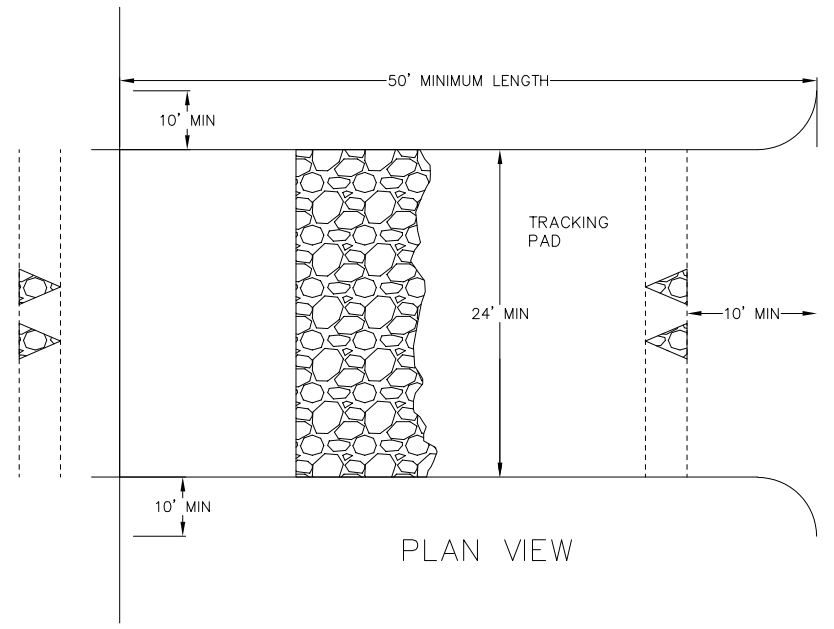
**MULCHING RATES:**

**TEMPORARY AND PERMANENT:**

USE 1/2" TO 1-1/2" 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

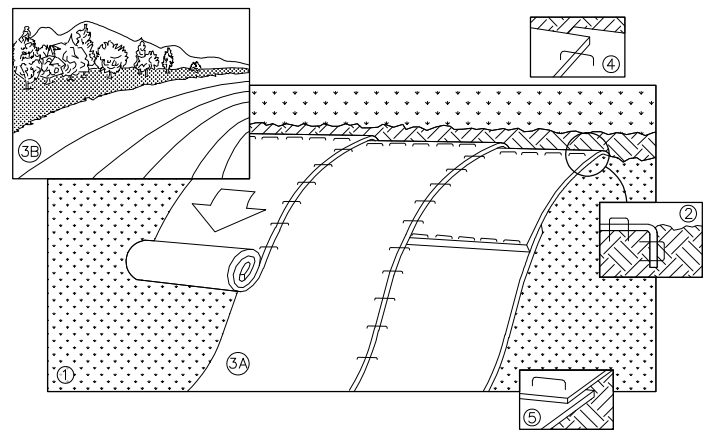


3 SILT FENCE  
8 NOT TO SCALE



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 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 WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED 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 MINIMUM 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.

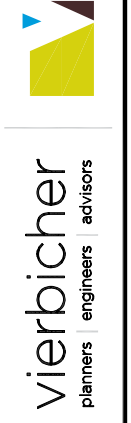
2 TRACKING PAD  
8 NOT TO SCALE



- 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 AREA, APPROXIMATELY 12" APART.
  - ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

4 EROSION MAT  
8 NOT TO SCALE

08 Jan 2025 - 10:48a R:\Pelton\240674 - Waupun Multi-Family - General Notes and Details.dwg By: kten vierbicher Associates, Inc.



EROSION CONTROL DETAILS  
WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 2025-01-08

DRAFTER: JREE

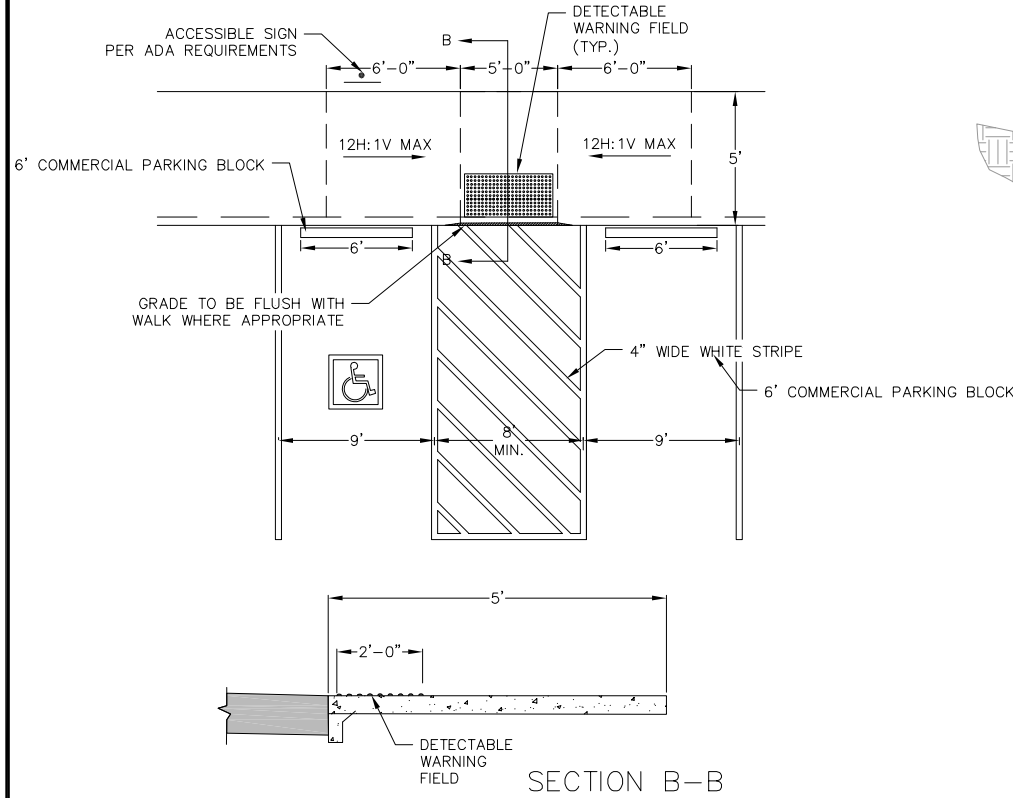
CHECKED: NPFA

PROJECT NO.: 240674

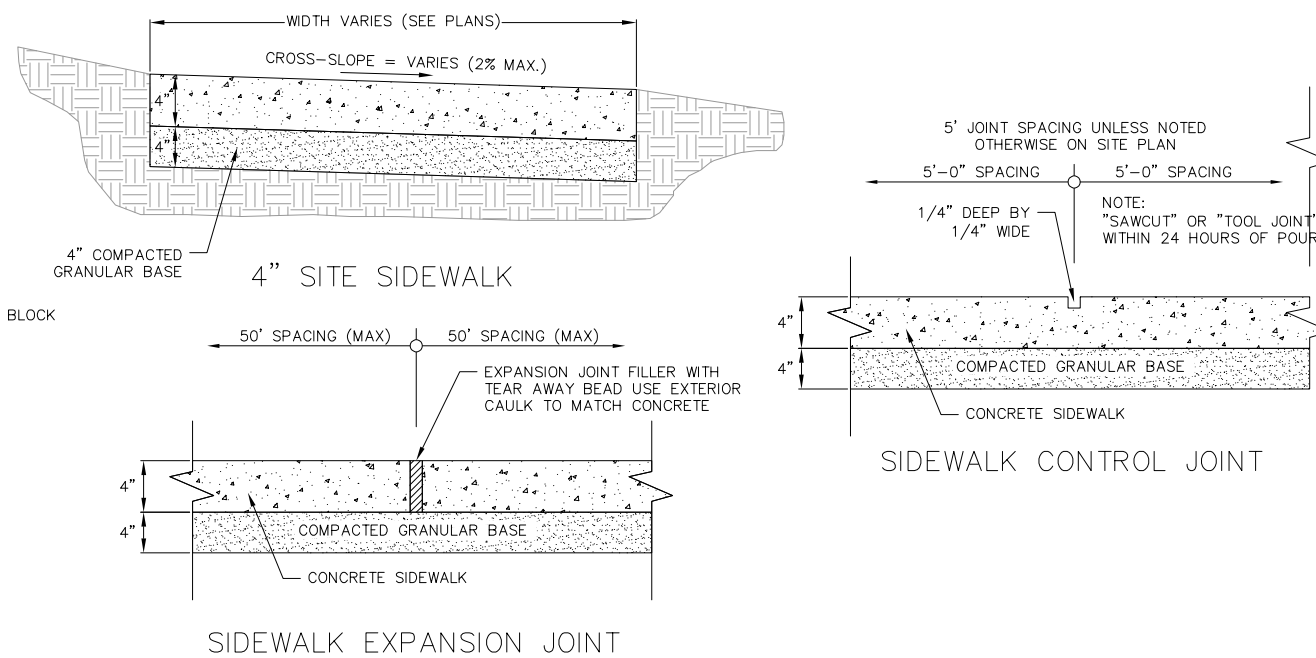
SHEET: 8 OF 16

© Vierbicher Associates, Inc.

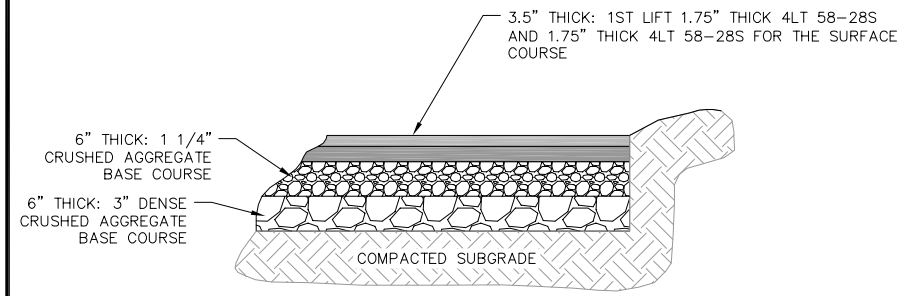
R:\Pelton\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - General Notes and Details.dwg by:kien 08 Jan 2025 - 10:48a



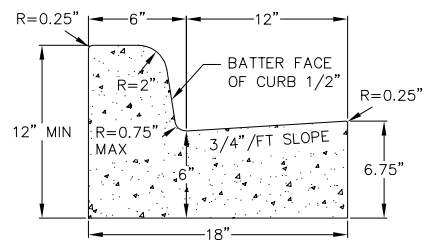
1 ADA PARKING CURB RAMP  
9 NOT TO SCALE



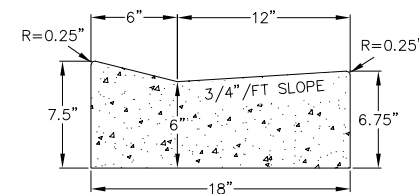
4 4" THICK CONCRETE SIDEWALK  
9 NOT TO SCALE



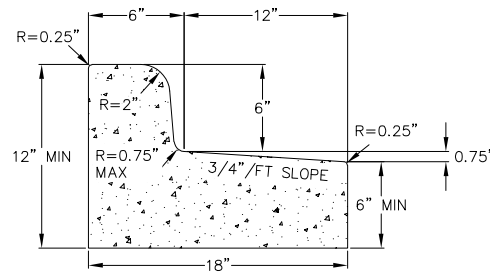
2 SITE PAVEMENT SECTION  
9 NOT TO SCALE



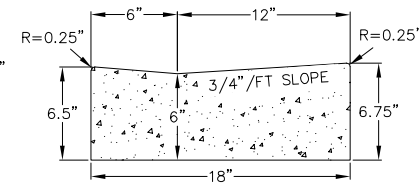
6 18" CONCRETE CURB AND GUTTER  
9 NOT TO SCALE



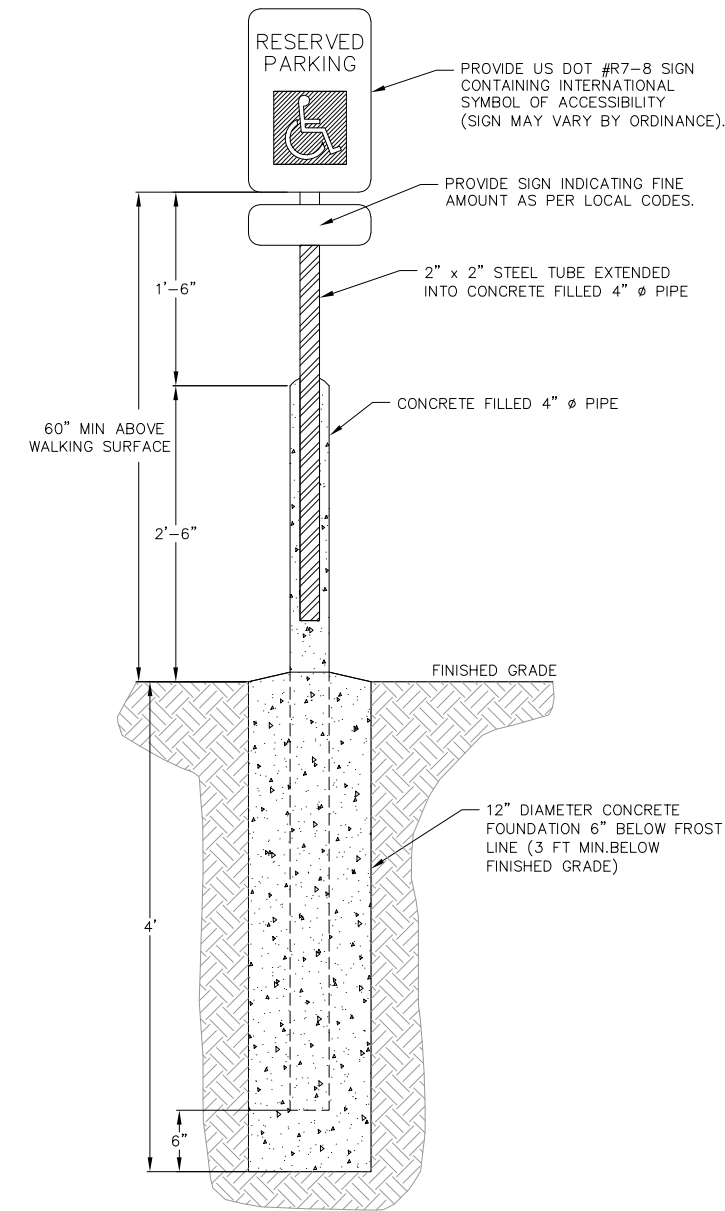
3 6" CONCRETE PAD  
9 NOT TO SCALE



5 HANDICAP RAMP GUTTER CROSS SECTION  
9 NOT TO SCALE



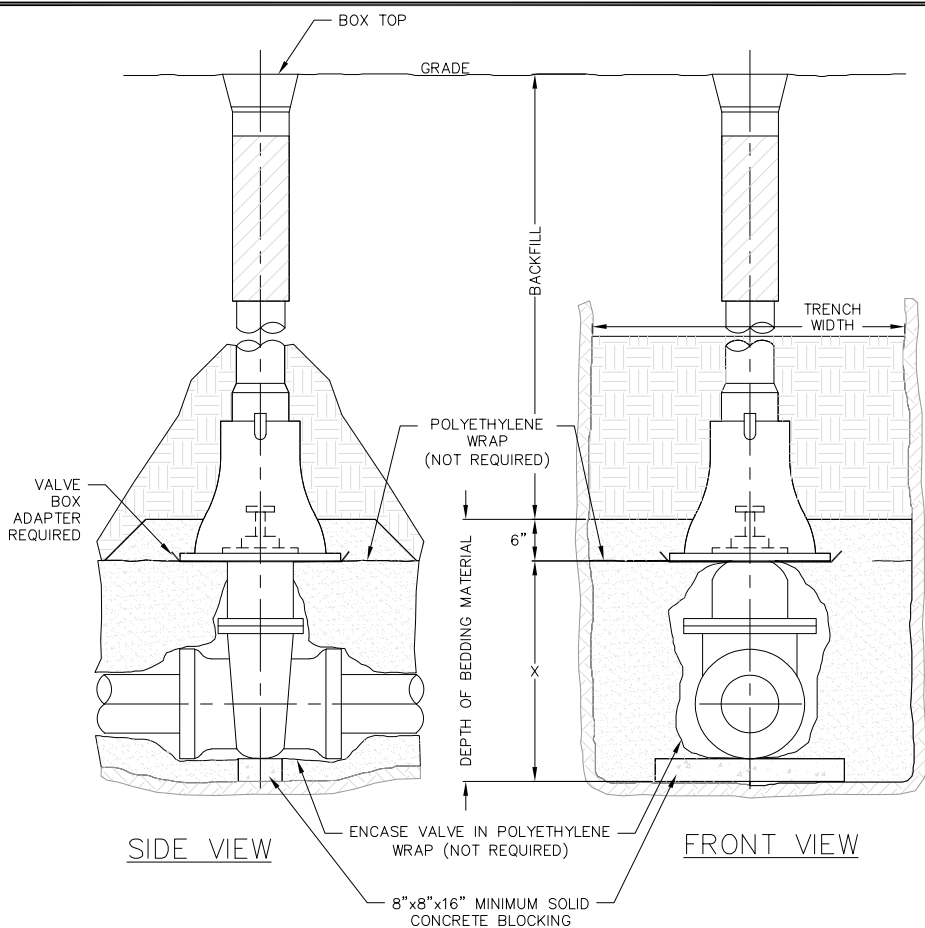
6 18" CONCRETE CURB AND GUTTER  
9 NOT TO SCALE



5 HANDICAP SIGN DETAIL  
9 NOT TO SCALE

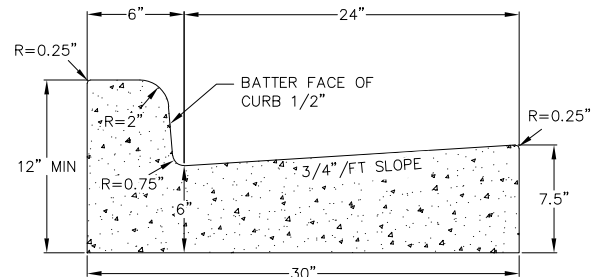
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2025-01-08  
DRAFTER: JREE  
CHECKED: NPFA  
PROJECT NO.: 240674  
SHEET: 9 OF 16

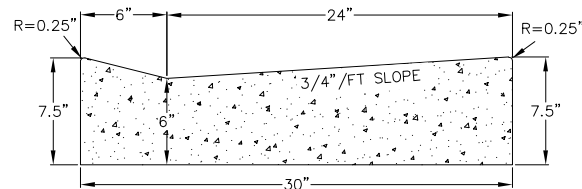


PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

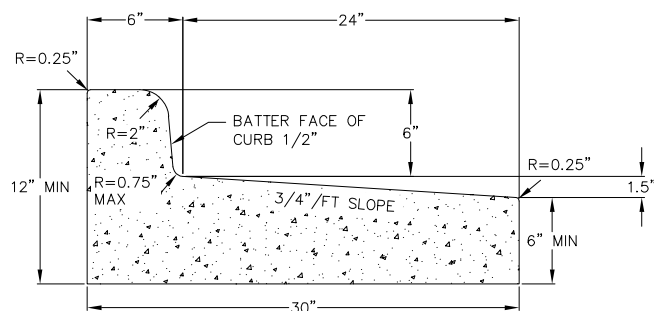
1 STANDARD GATE VALVE BOX SETTING  
10 NOT TO SCALE



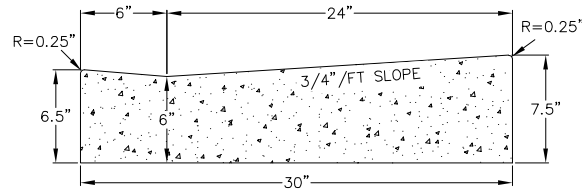
CURB AND GUTTER CROSS SECTION



DRIVEWAY GUTTER CROSS SECTION

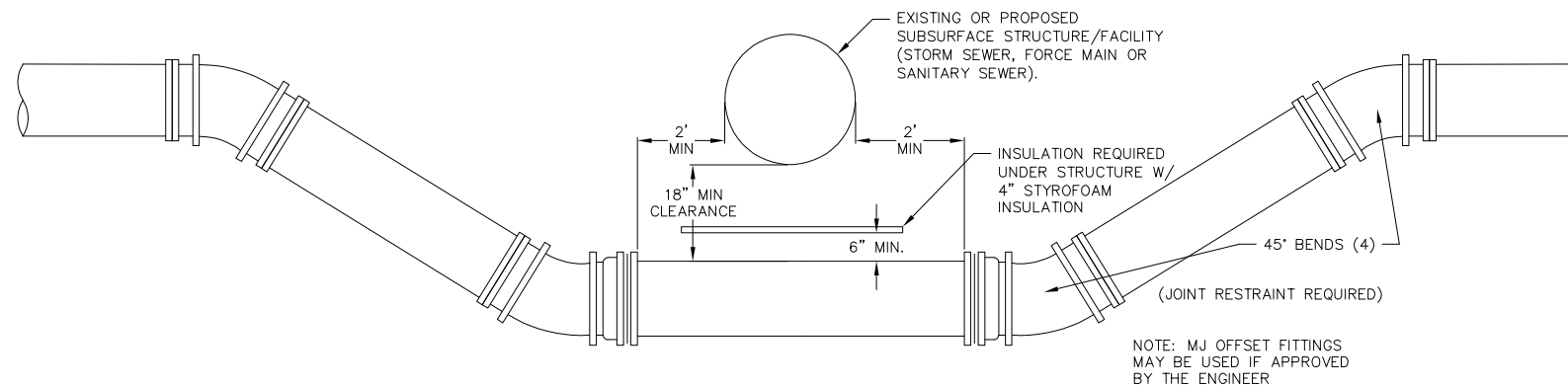


CURB AND GUTTER REJECT SECTION

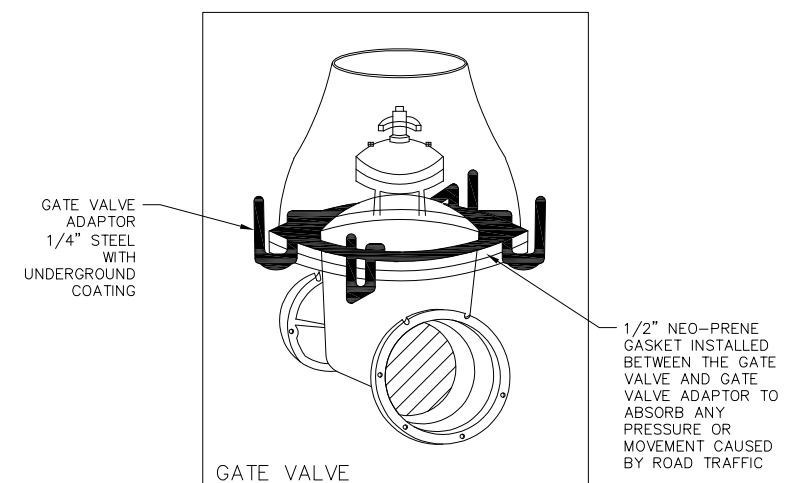


HANDICAP RAMP GUTTER CROSS SECTION

3 30" CONCRETE CURB AND GUTTER  
10 NOT TO SCALE

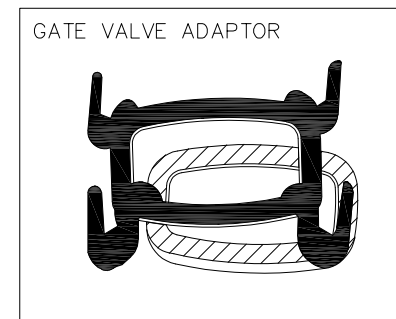


2 LOWERING WATERMAIN UNDER STORM/SANITARY STRUCTURE  
10 NOT TO SCALE



NOTE: GATE VALVE ADAPTORS ARE MANDATORY IN THE VILLAGE OF DEFOREST

MANUFACTURED BY ADAPTOR, INC. 3642 E. AMERICAN AVE. MILWAUKEE, WI 53154

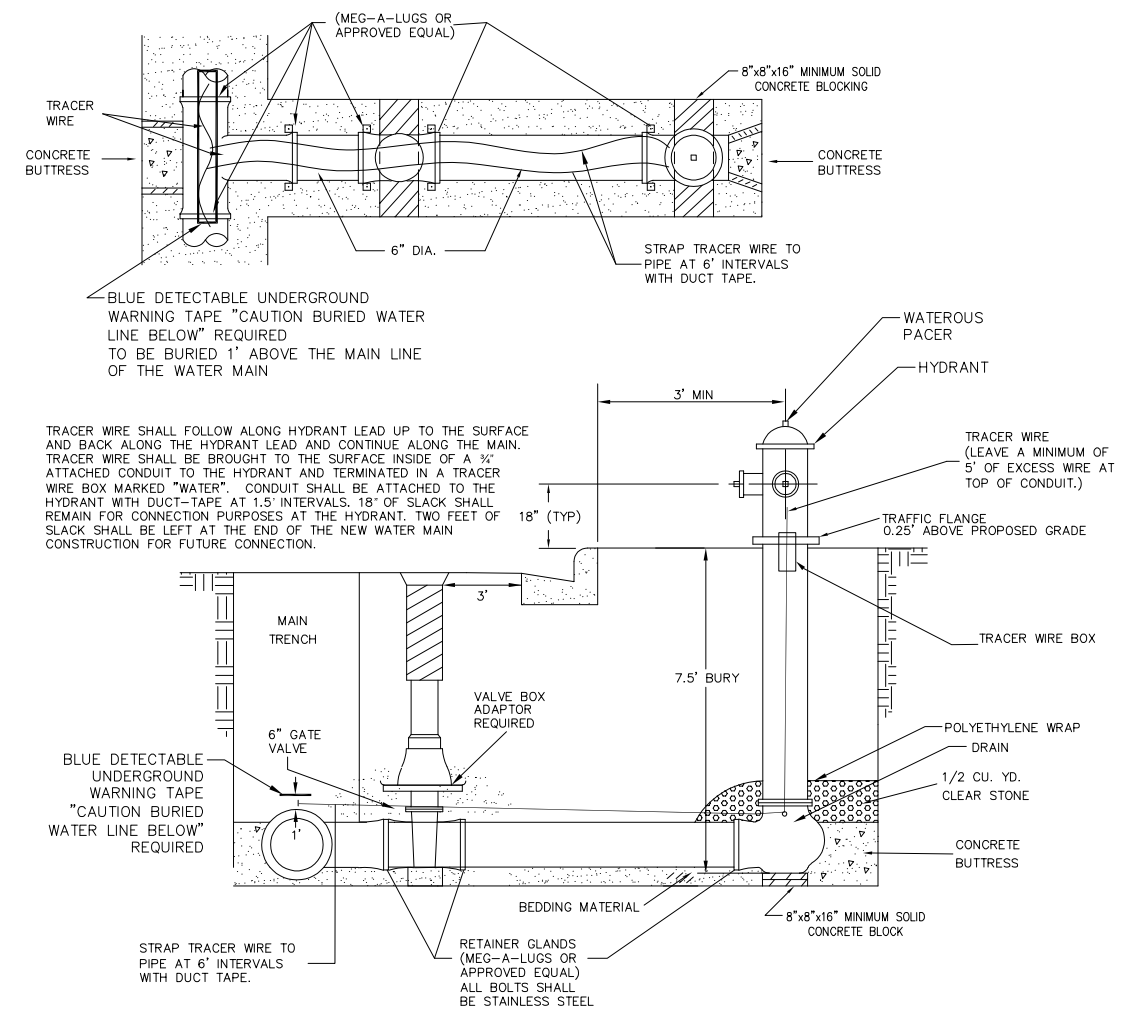


4 GATE VALVE AND GATE VALVE ADAPTOR  
10 NOT TO SCALE

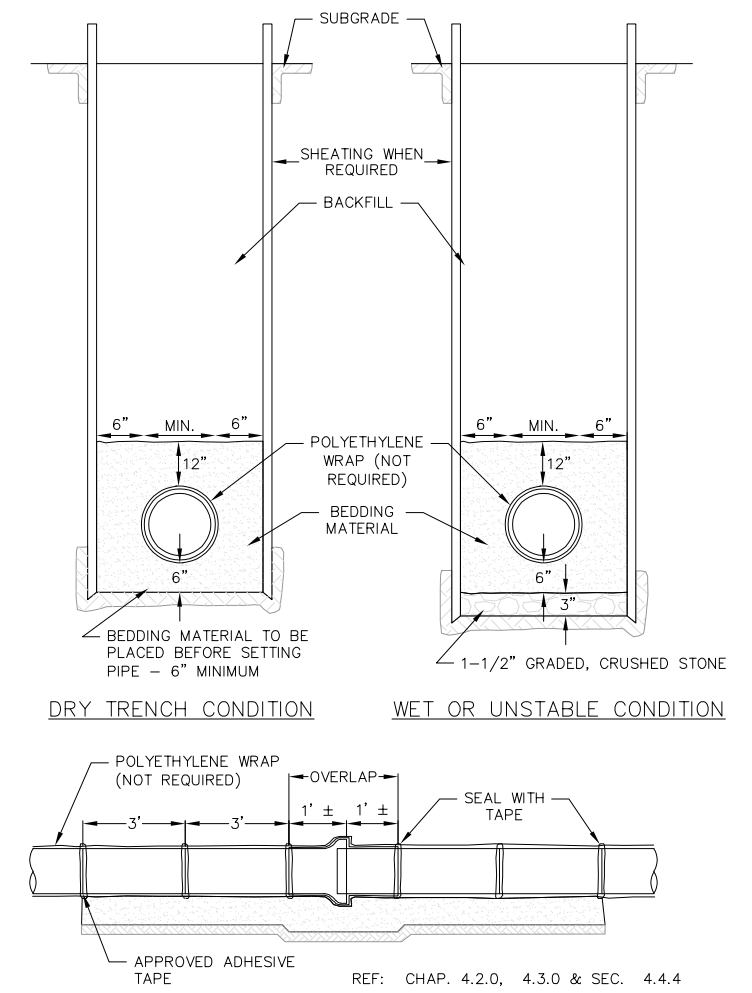
NO.	REVISIONS		REMARKS
	DATE	NO.	

DATE: 2025-01-08  
DRAFTER: JREE  
CHECKED: NPFA  
PROJECT NO.: 240674  
SHEET: 10 OF 16

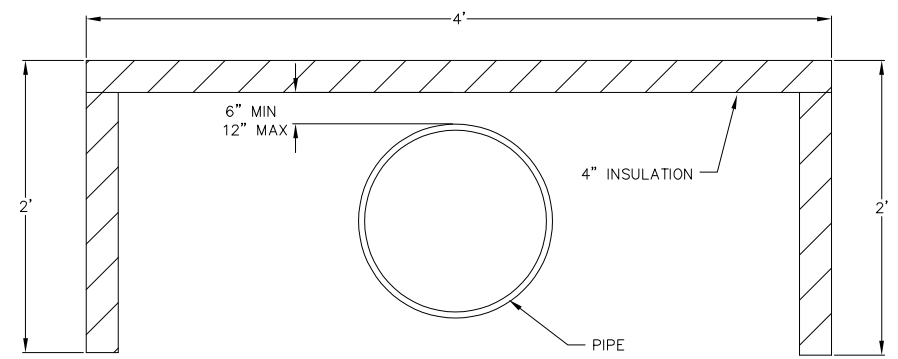
08 Jan 2025 - 10:48a R:\Pelton\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - General Notes and Details.dwg by: kien



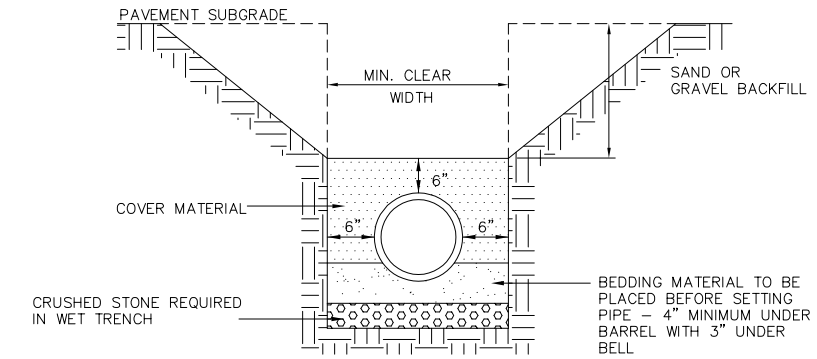
1 STANDARD HYDRANT SETTING  
11 NOT TO SCALE



4 STANDARD WATERMAIN TRENCH SECTION  
11 NOT TO SCALE



2 SANITARY & WATER SERVICE INSULATION DETAIL  
11 NOT TO SCALE



3 CLASS 'C' BEDDING  
11 NOT TO SCALE

WATER DETAILS  
WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2025-01-08

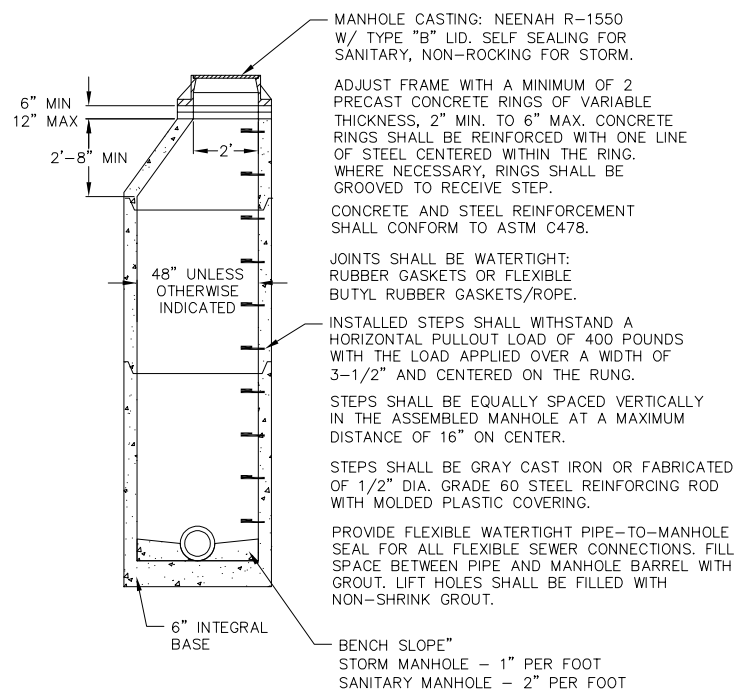
DRAFTER: JREE

CHECKED: NPFA

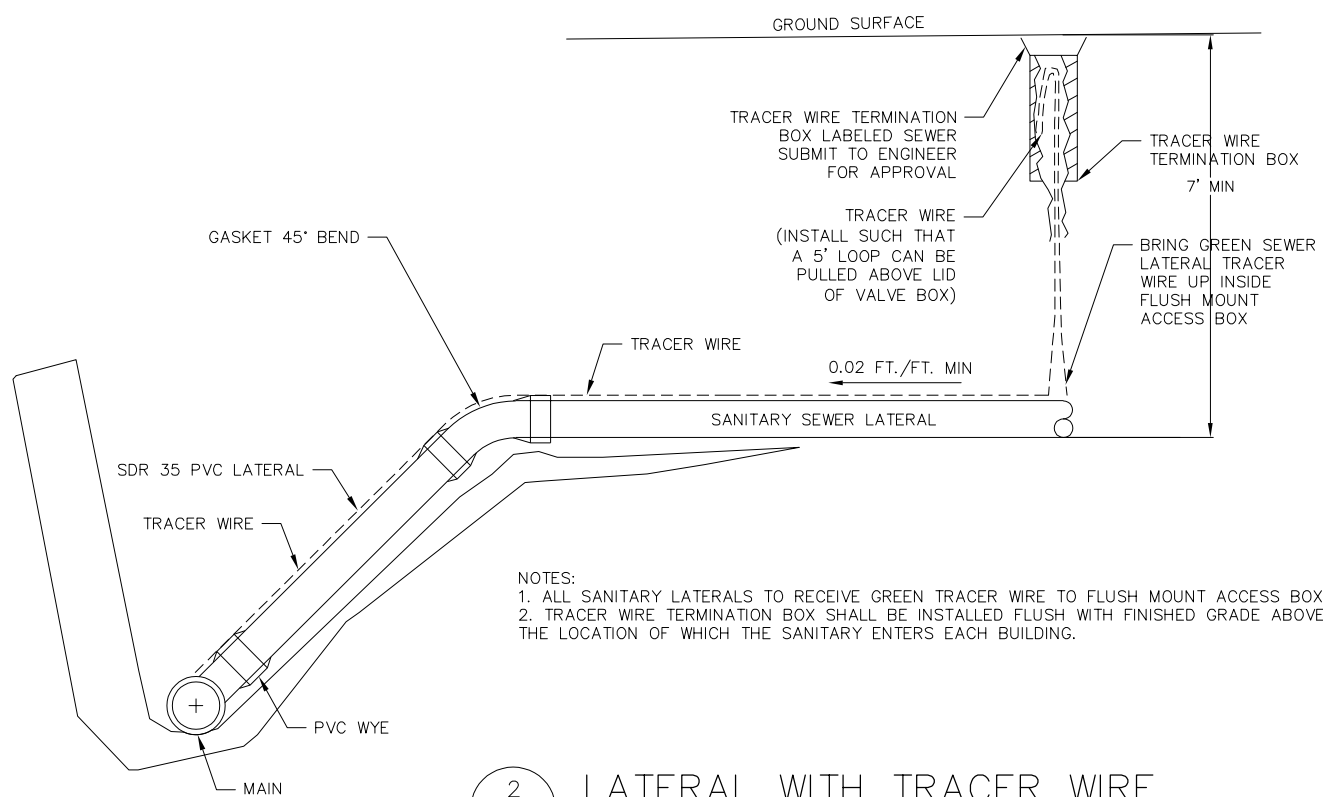
PROJECT NO.: 240674

SHEET: 11 OF 16

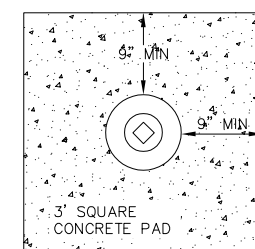




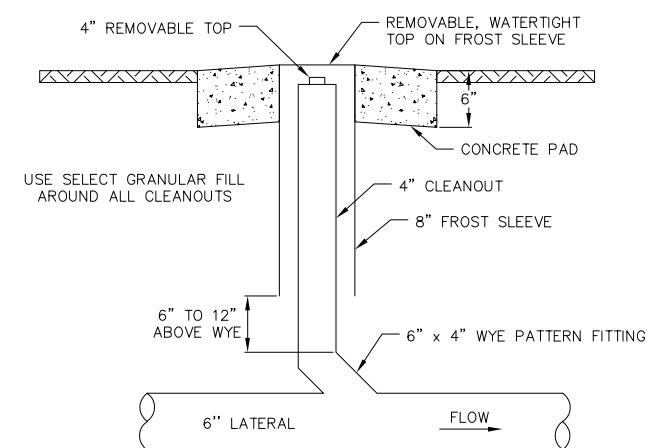
1 PRECAST CONCRETE MANHOLE  
12 NOT TO SCALE



2 LATERAL WITH TRACER WIRE  
12 NOT TO SCALE



PLAN

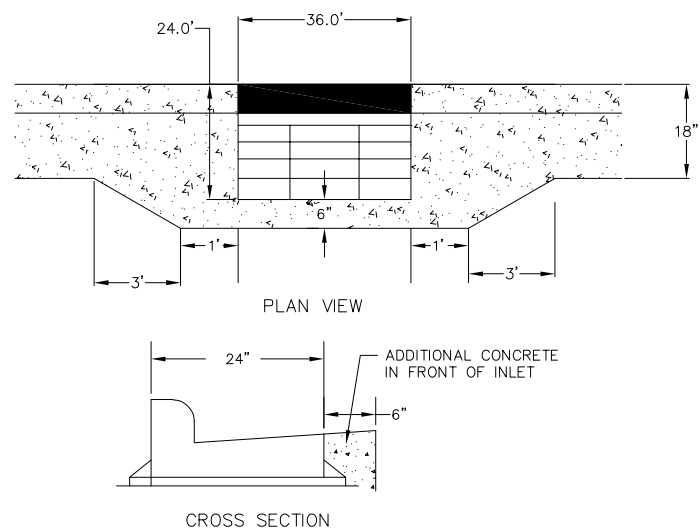


SECTION

3 6" SANITARY CLEANOUT  
12 NOT TO SCALE

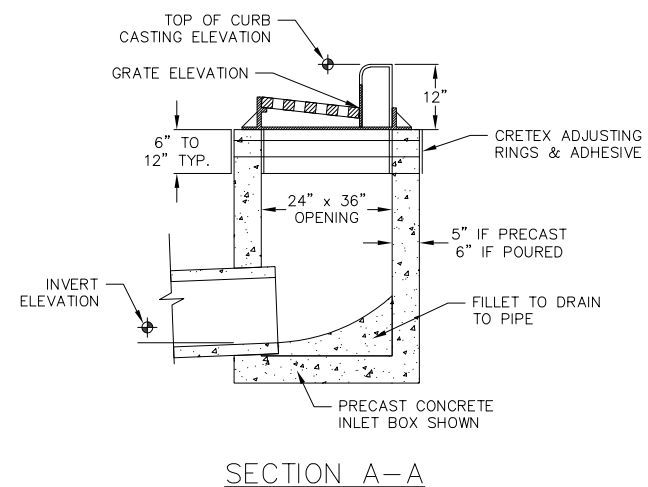
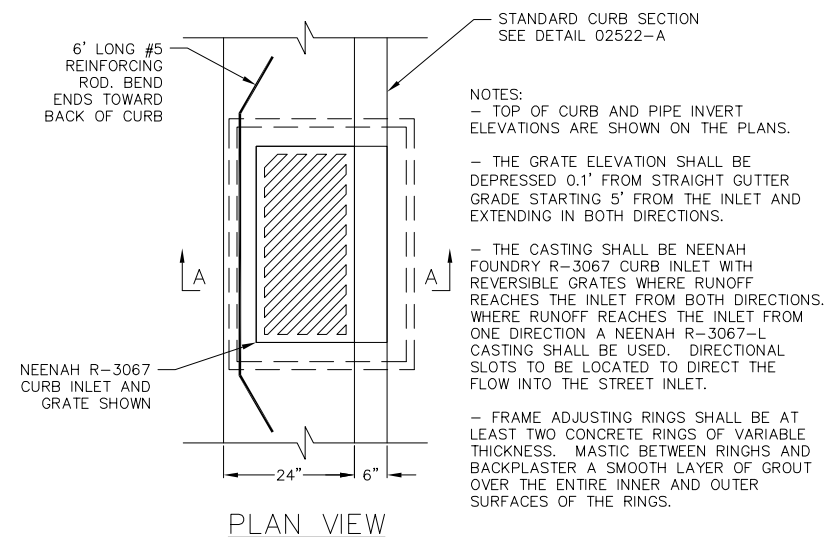
REVISIONS		REVISIONS	REMARKS
NO.	DATE	NO.	DATE

DATE: 2025-01-08  
DRAFTER: JREE  
CHECKED: NPFA  
PROJECT NO.: 240674  
SHEET: 12 OF 16



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.

2 CURB DETAIL AT INLET  
 13 NOT TO SCALE



3 RECTANGULAR STREET INLET  
 13 NOT TO SCALE

STORM DETAILS

WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

NO.	DATE	REVISIONS	
		NO.	REMARKS

DATE  
2025-01-08

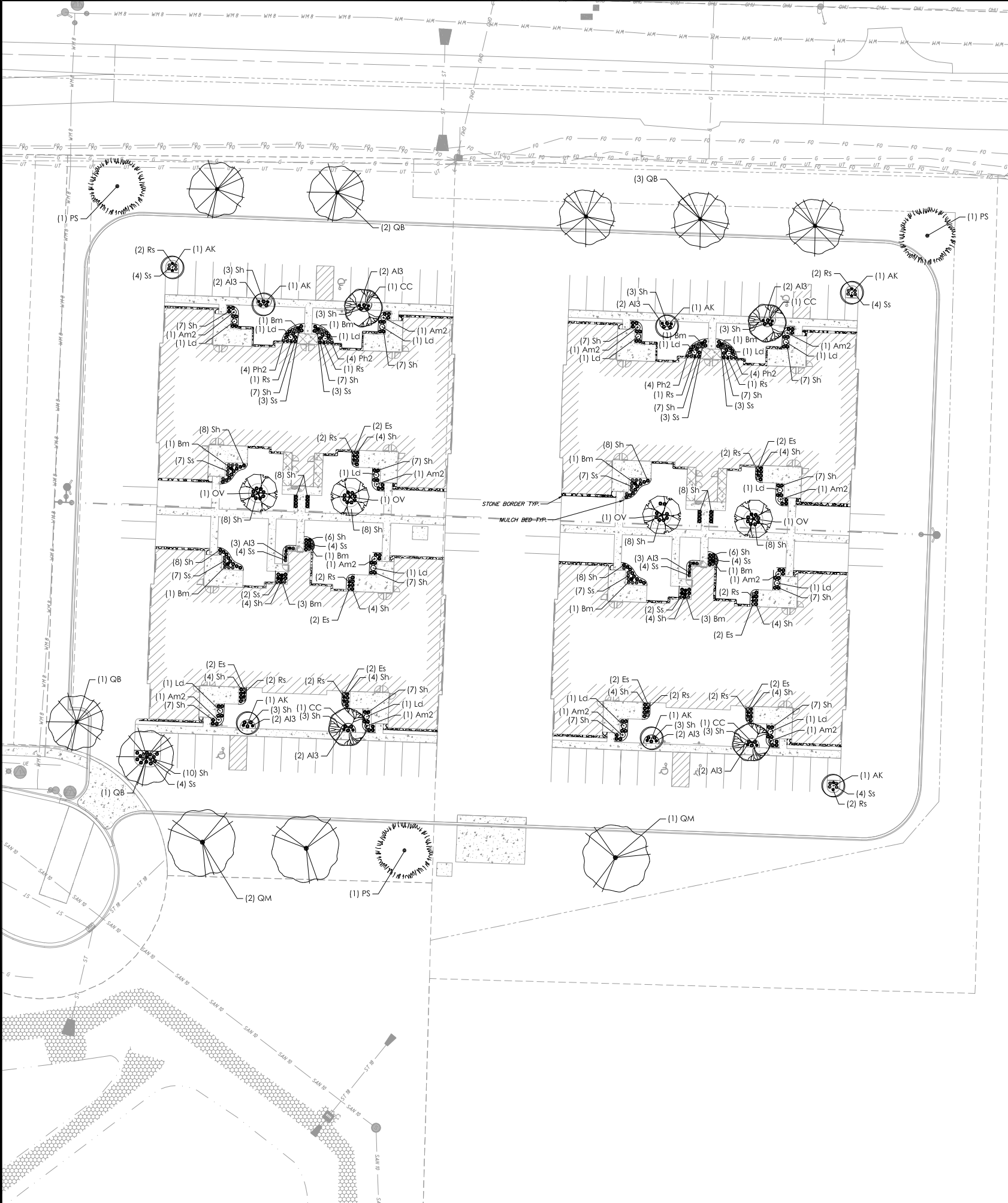
DRAFTER  
JREE

CHECKED  
NPFA

PROJECT NO.  
240674

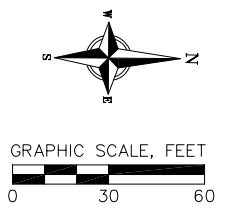
SHEET  
13 OF 16

08-Jan-2025 - 1:33pm R:\Peilon\240674 - Waupun Multi-Family\CADD\Waupun Multi-Family - Landscape Plan.dwg by: ken



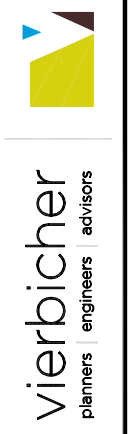
PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
<b>DECIDUOUS TREES</b>				
OV	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
<b>EVERGREEN TREES</b>				
PS	Pinus strobus / White Pine	B & B	5' ht.	3
<b>UNDERSTORY TREES</b>				
AK	Amelanchier canadensis / Canadian Serviceberry Multi-Trunk	B & B	5' ht.	7
CC	Cercis canadensis 'Columbus' / Columbus Strain Eastern Redbud	Cont.	15 gal	4
<b>DECIDUOUS SHRUBS</b>				
Am2	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	Cont.	3 Gal.	12
Ld	Lonicera clivilla / Honeysuckle	Cont.	3 Gal.	16
Bm	Spiraea x bumalda 'Little Princess' / Little Princess Spirea	Cont.	3 Gal.	16
<b>PERENNIALS</b>				
AI3	Aster dumosus 'Wood's Purple' / Woods Purple Aster	Cont.	1 Gal.	22
Es	Eragrostis spectabilis / Purple Lovegrass	Cont.	1 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



CONCEPT PLANT SCHEDULE

WASHED STONE 942 sf



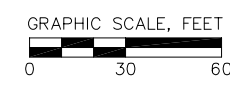
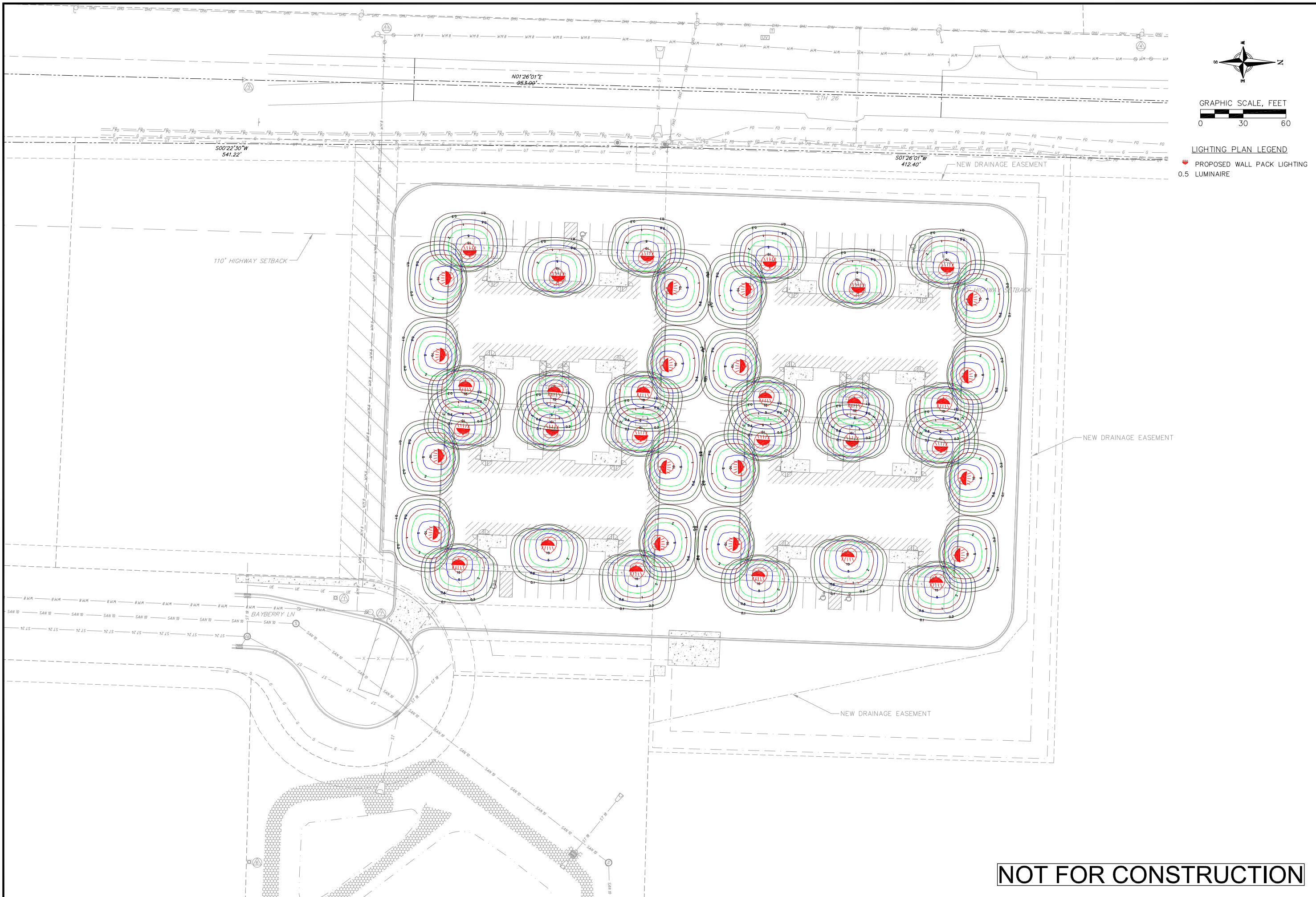
LANDSCAPE PLAN  
WAUPUN MULTI-FAMILY  
CITY OF WAUPUN  
DODGE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 2025-01-08  
DRAFTER: EGOR  
CHECKED: NPFA  
PROJECT NO.: 240674  
SHEET: 14 OF 16

NOT FOR CONSTRUCTION





**LIGHTING PLAN LEGEND**  
 ● PROPOSED WALL PACK LIGHTING  
 0.5 LUMINAIRE

**LIGHTING PLAN**  
 WAUPUN MULTI-FAMILY  
 CITY OF WAUPUN  
 DODGE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 2025-01-08  
 DRAFTER: MGER  
 CHECKED: NPFA  
 PROJECT NO.: 240674  
 SHEET: 16 OF 16

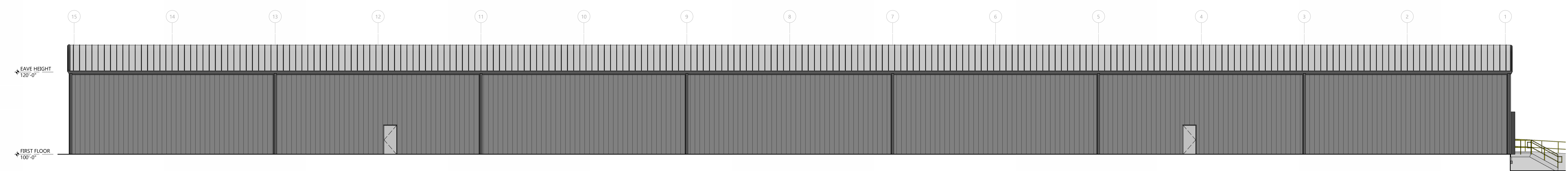
**NOT FOR CONSTRUCTION**

**PROJECT INFORMATION**

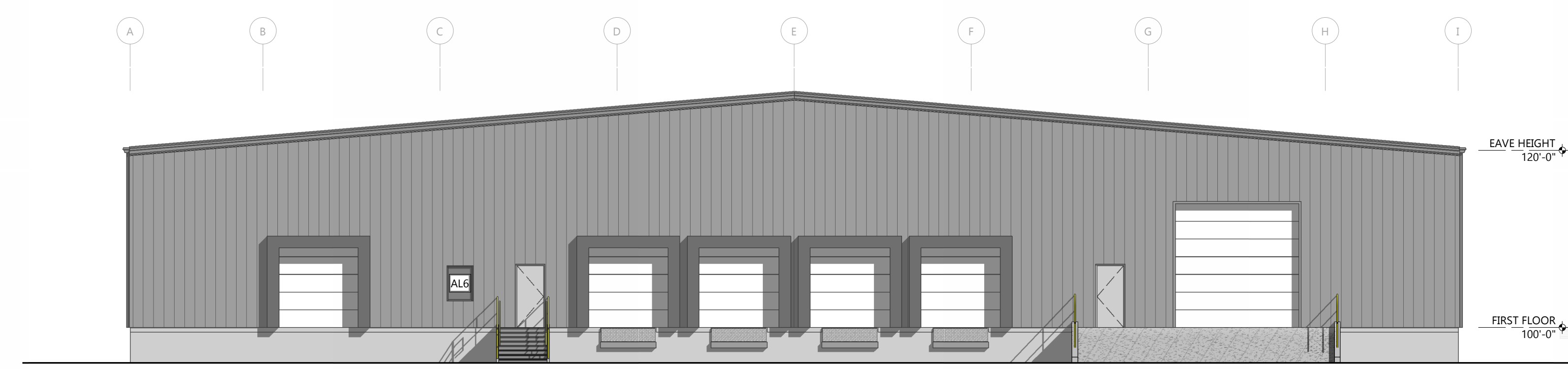
PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WAUPUN • WI, 53963

**EXTERIOR MATERIAL KEY**

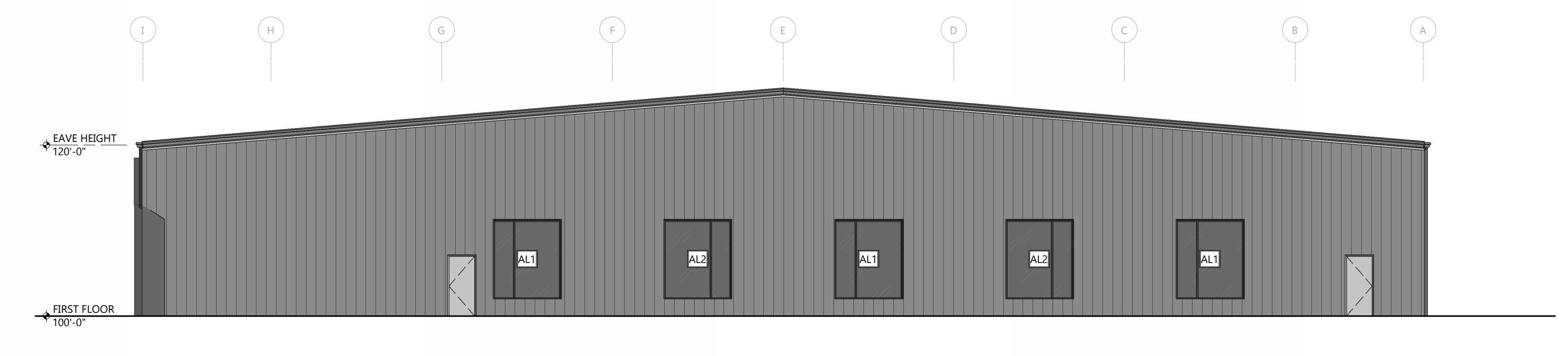
1	STANDING SEAM METAL ROOF COLOR: TBD
2	PREFINISHED METAL TRIM, GUTTERS & DOWNSPOUTS COLOR: TBD
3	PRE-FINISHED METAL WALL PANEL PROFILE: TBD COLOR: TBD
4	BRICK VENEER MFR: TBD CUT: TBD COLOR: TBD
5	ACM (ALUMINUM COMPOSITE METAL PANEL) PROFILE: TBD COLOR: TBD
6	ALUMINUM STOREFRONT & GLAZING SEE GLAZING SPEC
7	HOLLOW METAL DOORS & FRAMES DOOR COLOR: TBD FRAME COLOR: TBD
8	SECTIONAL OVERHEAD DOOR COLOR: WHITE
9	EXPOSED CONCRETE FOUNDATION WALL



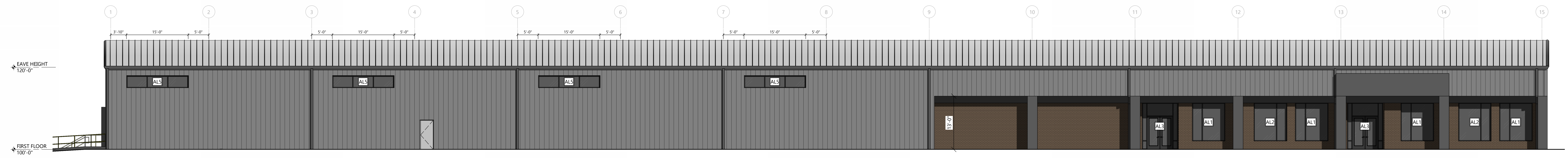
**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 NOV. 27, 2024  
 JAN. 9, 2025

**JOB NUMBER**  
 240316300

**SHEET NUMBER**  
 A2.0

NOT FOR CONSTRUCTION

© 2024 Excel Engineering, Inc. All rights reserved. 1/6/2025 10:29 AM

**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WAUPUN • WI, 53963

PROFESSIONAL SEAL

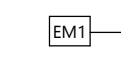
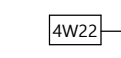
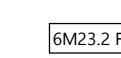




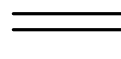
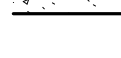
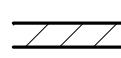






**PRELIMINARY DATES**

JAN. 3, 2025
JAN. 9, 2025

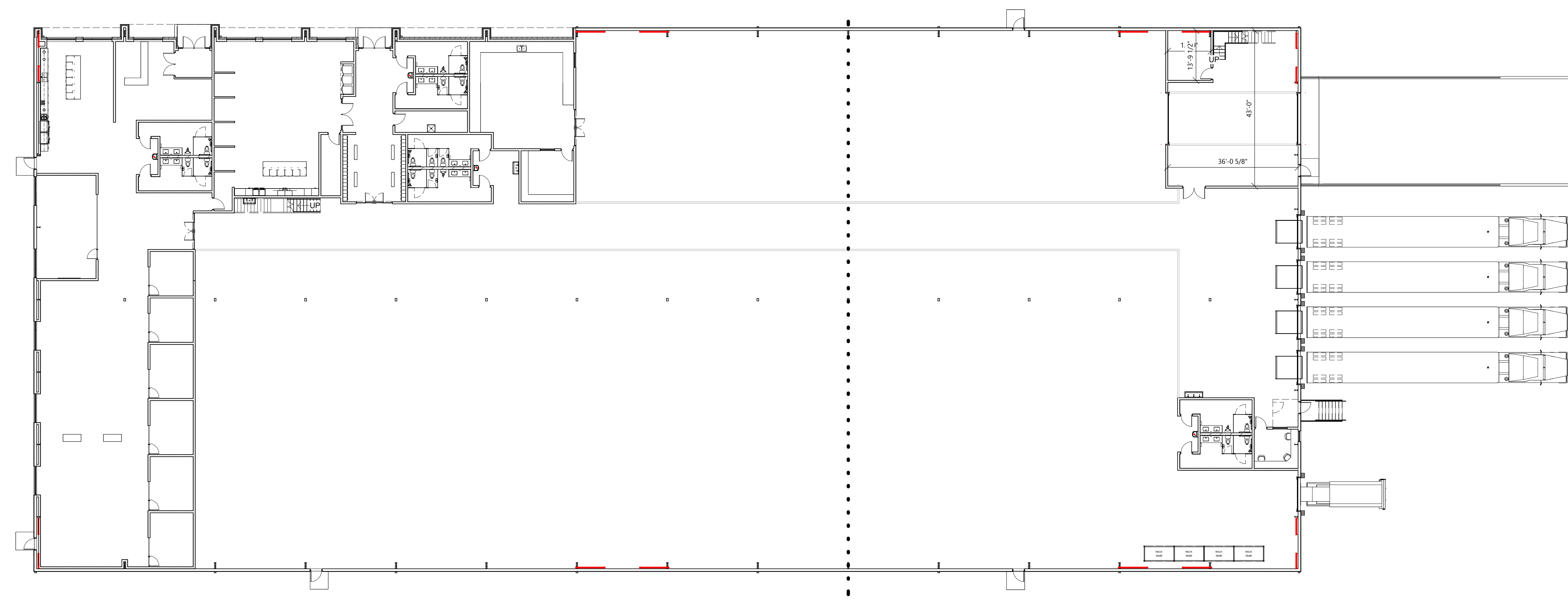
**JOB NUMBER**  
240316300

**SHEET NUMBER**  
**A1.1**

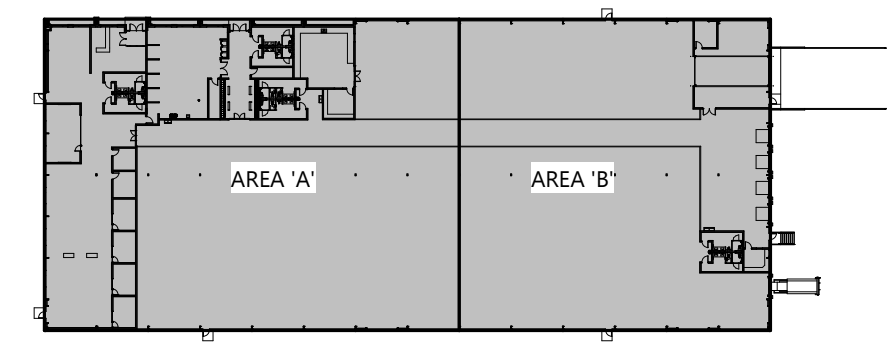
**SYMBOLS LEGEND**

	EXTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
	INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
	FIRE RATED WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
	EXIT SIGNAGE
	FIRE EXTINGUISHER -SEE AS SHEETS
	FIRE EXTINGUISHER w/ CABINET -SEE AS SHEETS
	GUARD POST/GOAL POST DESIGNATION -SEE SHEET A6X FOR DETAILS
	STUD WALL
	CONCRETE WALL
	MASONRY VENEER
	C.M.U. WALL
	(1) HOUR FIRE RATED
	(2) HOUR FIRE RATED
	(3) HOUR FIRE RATED
	(4) HOUR FIRE RATED
SEE PLAN FOR ALL WALL WIDTHS	
	NEW DOOR

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



**OVERALL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 0 16 32



**KEY PLAN**  
 ARCHITECTURAL FIRST FLOOR PLAN - OVERALL

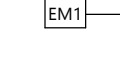




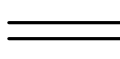





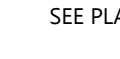
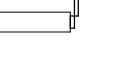


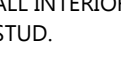
**NOT FOR CONSTRUCTION**

© 2025 excelengineer.com. All rights reserved. 1/8/2025 3:54:00 PM

**PROJECT INFORMATION**

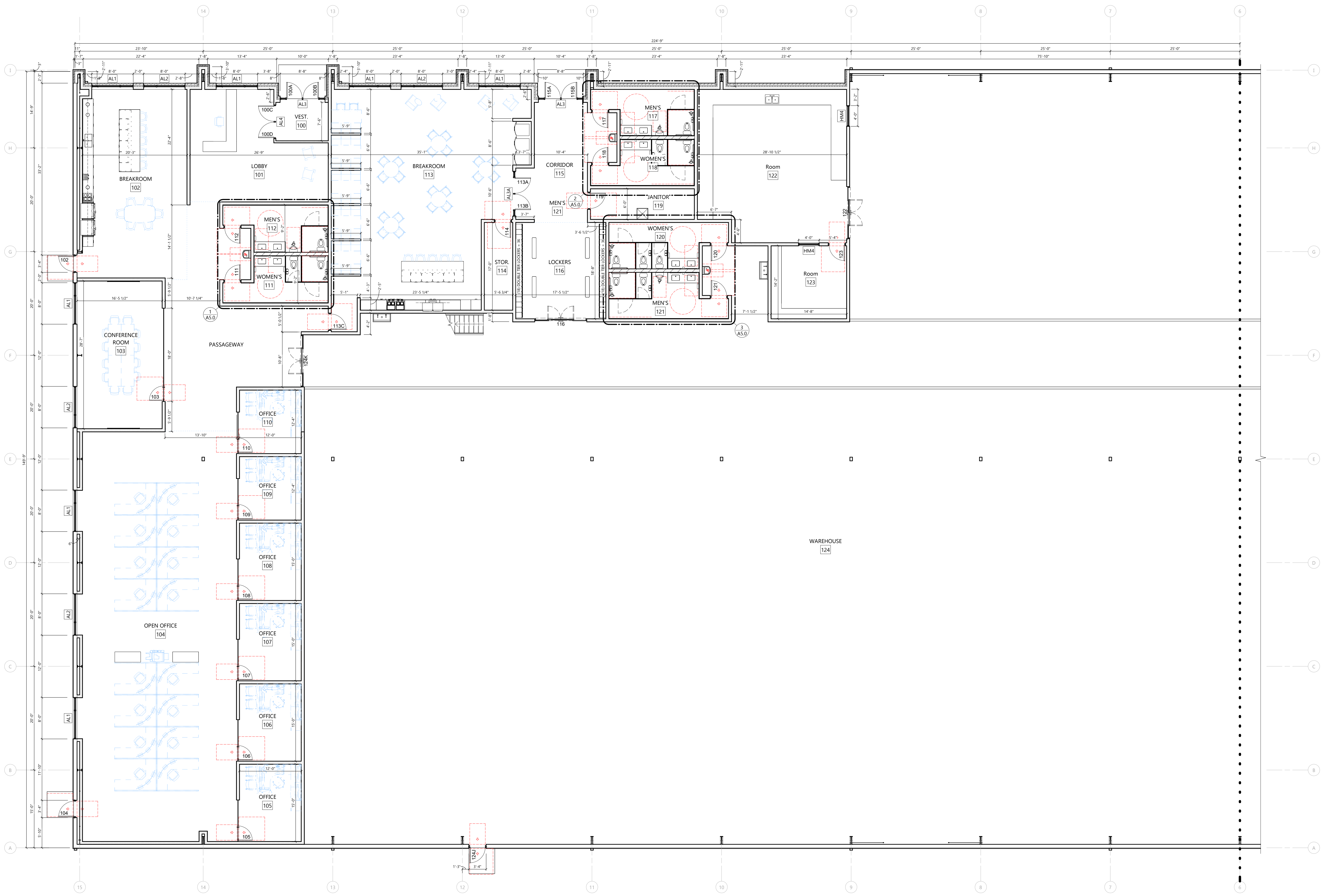
PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
WAUPUN • WI, 53963

**SYMBOLS LEGEND**

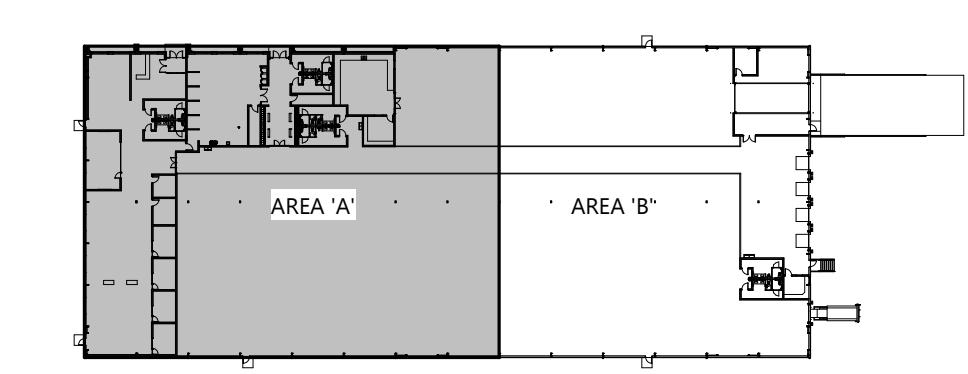
-  EXTERIOR WALL TYPE  
• SEE A4 SHEETS FOR WALL TYPES
-  INTERIOR WALL TYPE  
• SEE A4 SHEETS FOR WALL TYPES
-  FIRE RATED WALL TYPE  
• SEE A4 SHEETS FOR WALL TYPES
-  EXIT SIGNAGE
-  FIRE EXTINGUISHER  
• SEE A5 SHEETS
-  FIRE EXTINGUISHER w/ CABINET  
• SEE A5 SHEETS
-  GUARD POST/GOAL POST DESIGNATION  
• SEE SHEET A6.X FOR DETAILS
-  STUD WALL
-  CONCRETE WALL
-  MASONRY VENEER
-  C.M.U. WALL
-  (1) HOUR FIRE RATED
-  (2) HOUR FIRE RATED
-  (3) HOUR FIRE RATED
-  (4) HOUR FIRE RATED
- SEE PLAN FOR ALL WALL WIDTHS
-  NEW DOOR

**GENERAL NOTES**

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 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/ COUNTERTOPS BY GENERAL CONTRACTOR AS REQUIRED.
- ALL CABINETS AND EQUIPMENT BY OTHERS - SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.



**FIRST FLOOR PLAN - AREA "A"**  
SCALE: 3/8"=1'-0"  
0' 8' 16'



**KEY PLAN**  
ARCHITECTURAL FIRST FLOOR PLAN - AREA "A"

PROFESSIONAL SEAL

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

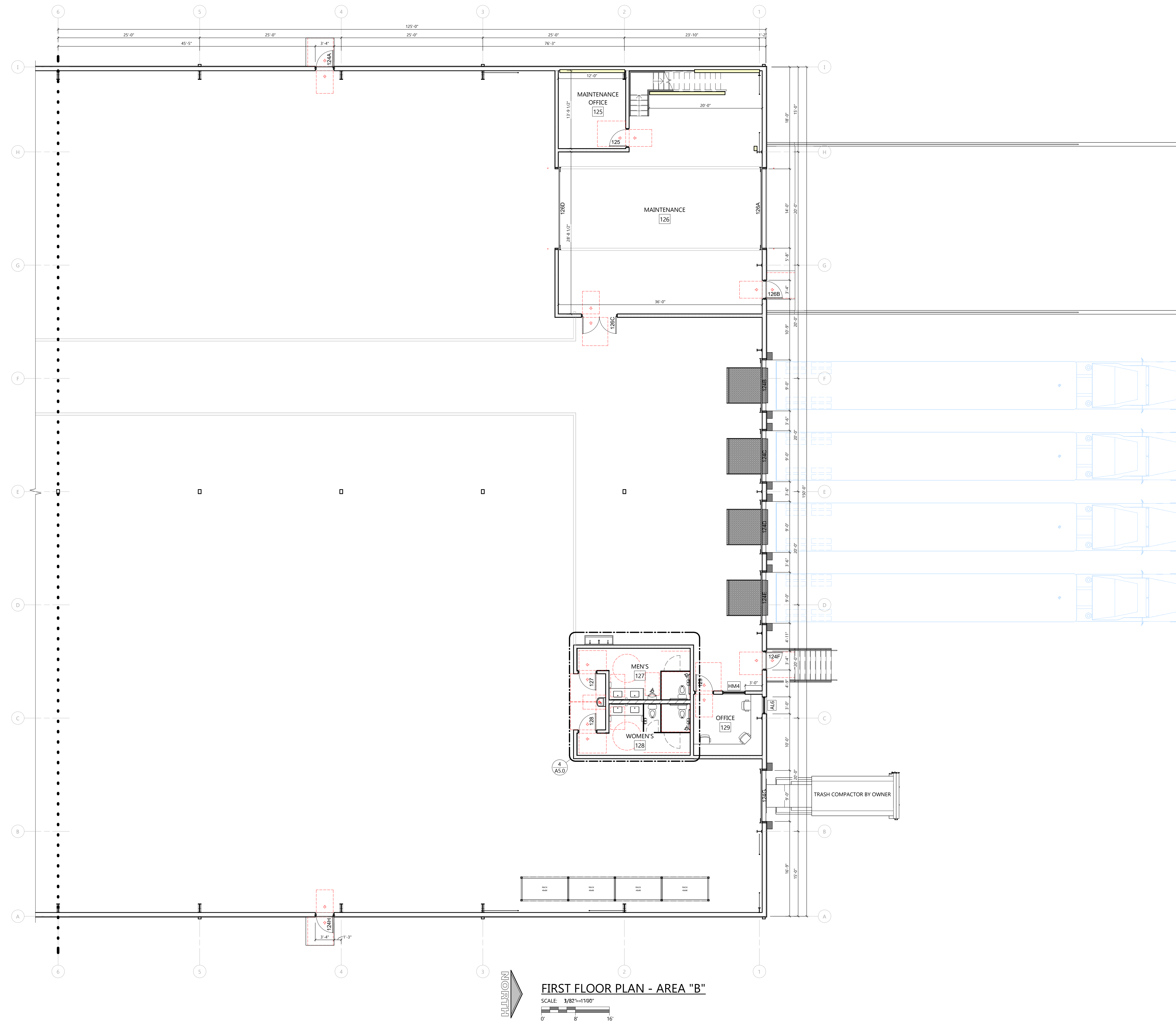
**NOT FOR CONSTRUCTION**

**JOB NUMBER**  
240316300

**SHEET NUMBER**  
**A1.1A**

© 2025 Excel Engineering, Inc. All rights reserved. 1/8/2025 3:54:51 PM





**FIRST FLOOR PLAN - AREA "B"**  
 SCALE: 3/8"=1'-0"  
 0' 8' 16'

**SYMBOLS LEGEND**

[M1]	EXTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
[W22]	INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
[RM2] [FM]	FIRE RATED WALL TYPE • SEE A4 SHEETS FOR WALL TYPES
[S]	EXIT SIGNAGE
[E]	FIRE EXTINGUISHER SEE A5 SHEETS
[E/C]	FIRE EXTINGUISHER w/ CABINET SEE A5 SHEETS
GP-X	GUARD POST/GOAL POST DESIGNATION SEE SHEET A6.X FOR DETAILS
[STUD]	STUD WALL
[CONC]	CONCRETE WALL
[MASON]	MASONRY VENEER
[C.M.U.]	C.M.U. WALL
[1H]	(1) HOUR FIRE RATED
[2H]	(2) HOUR FIRE RATED
[3H]	(3) HOUR FIRE RATED
[4H]	(4) HOUR FIRE RATED
SEE PLAN FOR ALL WALL WIDTHS	
[DOOR]	NEW DOOR

- 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.

**PROJECT INFORMATION**

**PROPOSED NEW FACILITY FOR:  
 EAGLE FLEXIBLE PACKAGING  
 WAUPUN • WI, 53963**

PROFESSIONAL SEAL

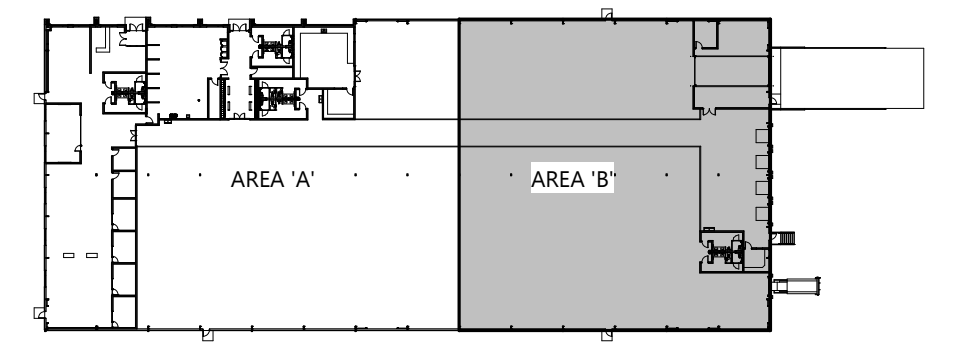
**PRELIMINARY DATES**  
 JAN. 3, 2025  
 JAN. 9, 2025

**JOB NUMBER**  
 240316300

**SHEET NUMBER**

**A1.1B**

**NOT FOR CONSTRUCTION**



**KEY PLAN**

**ARCHITECTURAL FIRST FLOOR PLAN - AREA 'B'**

© 2025 Excel Engineering, Inc. All rights reserved. 1/8/2025 10:33:17 AM

# 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'

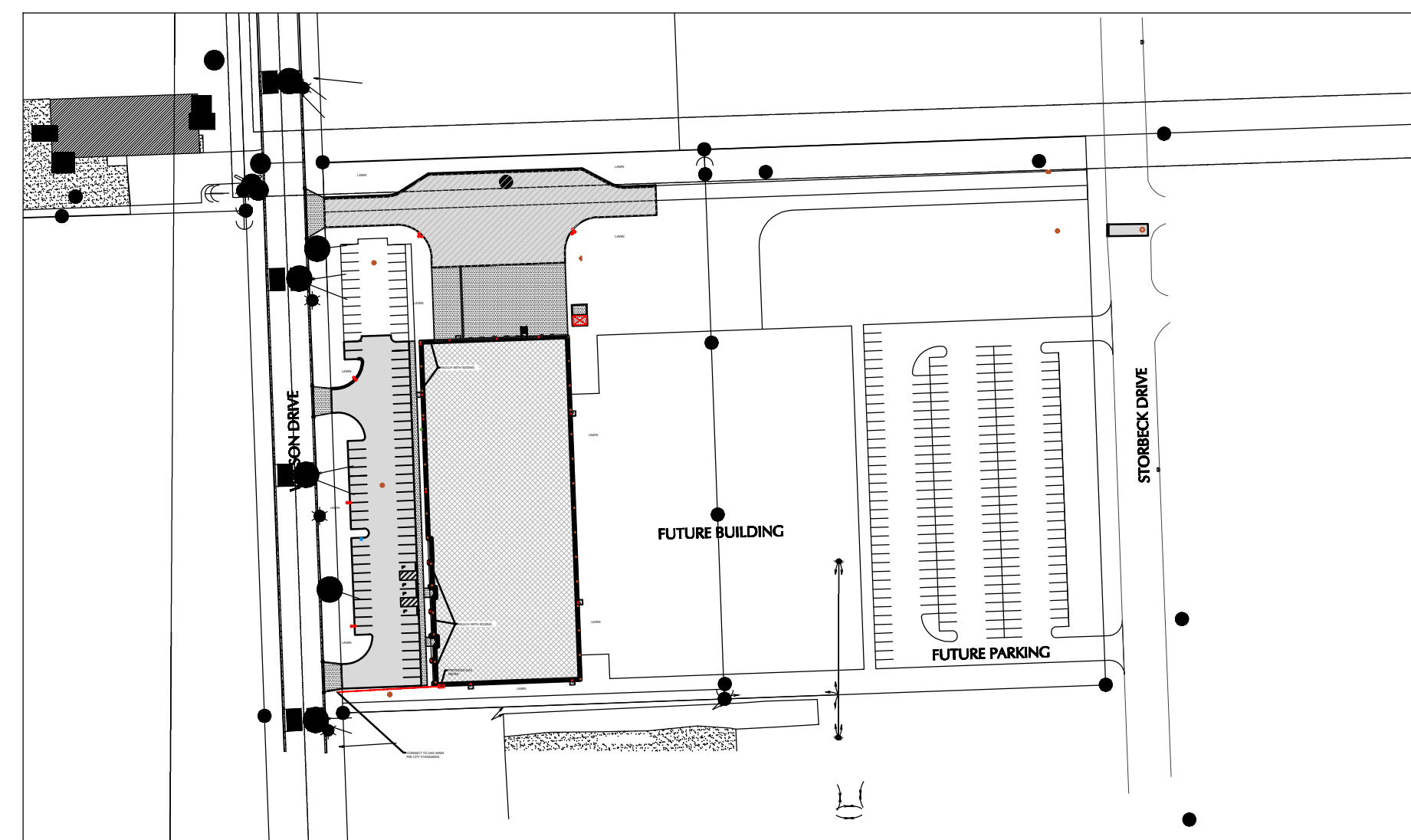
PROPOSED BUILDING HEIGHT: 24' (MAX. HEIGHT ALLOWED: 65')  
PARKING REQUIRED: ONE (1) STALL FOR EACH TWO (2) EMPLOYEES (35 SPACES REQ.)  
PARKING PROVIDED: 60 SPACES (4 H.C. ACCESSIBLE)  
HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 4  
CLASS OF BUILDING CONSTRUCTION = IIB

#### EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	5.01	218,267	100.0%
PROJECT SITE	5.01	218,267	100.0%

#### PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.19	52,000	23.8%
PAVEMENT (ASP. & CONC.)	1.29	56,283	25.8%
TOTAL IMPERVIOUS	2.49	108,283	49.6%
LANDSCAPE/ OPEN SPACE	2.52	109,984	50.4%
PROJECT SITE	5.01	218,267	100.0%



**SITE PLAN OVERVIEW**  
SCALE: 1" = 150'  
NORTH

### EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM	IDENTIFICATION	SYM	IDENTIFICATION
• (000.00)	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• (000.00)TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• (000.00)G	EXISTING GRADE SPOT ELEVATIONS	• (000.00)TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• (000.00)BG	PROPOSED SPOT ELEVATIONS (REFERENCE B-WALL DETAILS) (G-FINISHED SURFACE GRADE AT BACK OF WALL)	• (000.00)FW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• (000.00)FG	PROPOSED SPOT ELEVATIONS (REFERENCE B-WALL DETAILS) (G-FINISHED SURFACE GRADE AT FRONT OF WALL)		

PROPOSED SITE SYMBOLS	
→	PROPOSED DRAINAGE FLOW
•	PROPOSED WATER VALVE IN BOX
•	PROPOSED WELL
○	PROPOSED LIGHT POLE
•	PROPOSED STORM CATCH BASIN - ST CB
•	PROPOSED STORM FIELD INLET - ST FI
•	PROPOSED STORM CURB INLET - ST CI
□	PROPOSED CLEANOUT
□	PROPOSED DOWNSPOUT TO GRADE
□	PROPOSED DOWNSPOUT TO RISER
→	PROPOSED APRON END SECTION
•	SOIL BORING
—	CENTER LINE
•	PROPOSED HANDICAP PARKING STALL
—	PROPOSED SIGN

PROPOSED LINETYPES	
—	PROPOSED PROPERTY LINE
—	PROPOSED STORM SEWER AND MANHOLE - ST MH
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
—	PROPOSED WATER LINE AND HYDRANT
—	PROPOSED CURB AND GUTTER
—	GRADING/SEEDING LIMITS
—	RIGHT-OF-WAY LINE
—	PROPOSED UNDERGROUND TELEPHONE CABLE
—	PROPOSED GUARD RAIL
—	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	INTERIOR PROPERTY LINE
—	RAILROAD TRACKS
—	EXISTING GROUND CONTOUR
—	PROPOSED GROUND CONTOUR
—	PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED CLEAR WATER LINE
—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED UNDERGROUND ELECTRIC CABLE

### GROTHMAN LEGEND

•	3-1/2" ALUM. MON. FND.
•	3/4" IRON ROD FND.
•	1" IRON PIPE FND.
•	LIGHT POST
•	POWER POLE
•	GUY WIRE
•	GAS VALVE
•	WATER BOX
•	CATCH BASIN
•	STORM SEWER MANHOLE
•	SANITARY SEWER MANHOLE
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	WATER LINE
—	METAL FENCE
( )	PREVIOUS SURVEY OR RECORD INFO.
□	CONCRETE SURFACE
□	GRAVEL SURFACE
□	ASPHALT SURFACE

**BASIS OF BEARINGS:**  
IS THE EAST LINE OF THE NE 1/4 OF SECTION 8 WHICH BEARS N00°00'10"E AS REFERENCED TO GRID NORTH (DODGE CO. COORDINATE SYSTEM MONITOR).

**BASIS OF ELEVATION:**  
NORTH AMERICAN VERTICAL DATUM (NAVD83)

### PROJECT CONTACTS

#### OWNER INFORMATION:

Eagle Flexible Packaging  
Scott Deringer  
1208 Wilson St.  
Waupun, WI 53983  
Phone: (630) 406-1760  
Email: sderinger@eagleflexible.com

#### CIVIL:

Eric Draskowski, P.E.  
Phone: (920)322-1678  
E-mail: eric.draskowski@excelengineer.com

#### CITY PLANNER/CITY BUILDING INSPECTOR:

Susan Leahy  
Phone: (920)324-6360  
E-mail: inspector@cityofwaupun.org

#### CITY ENGINEER:

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

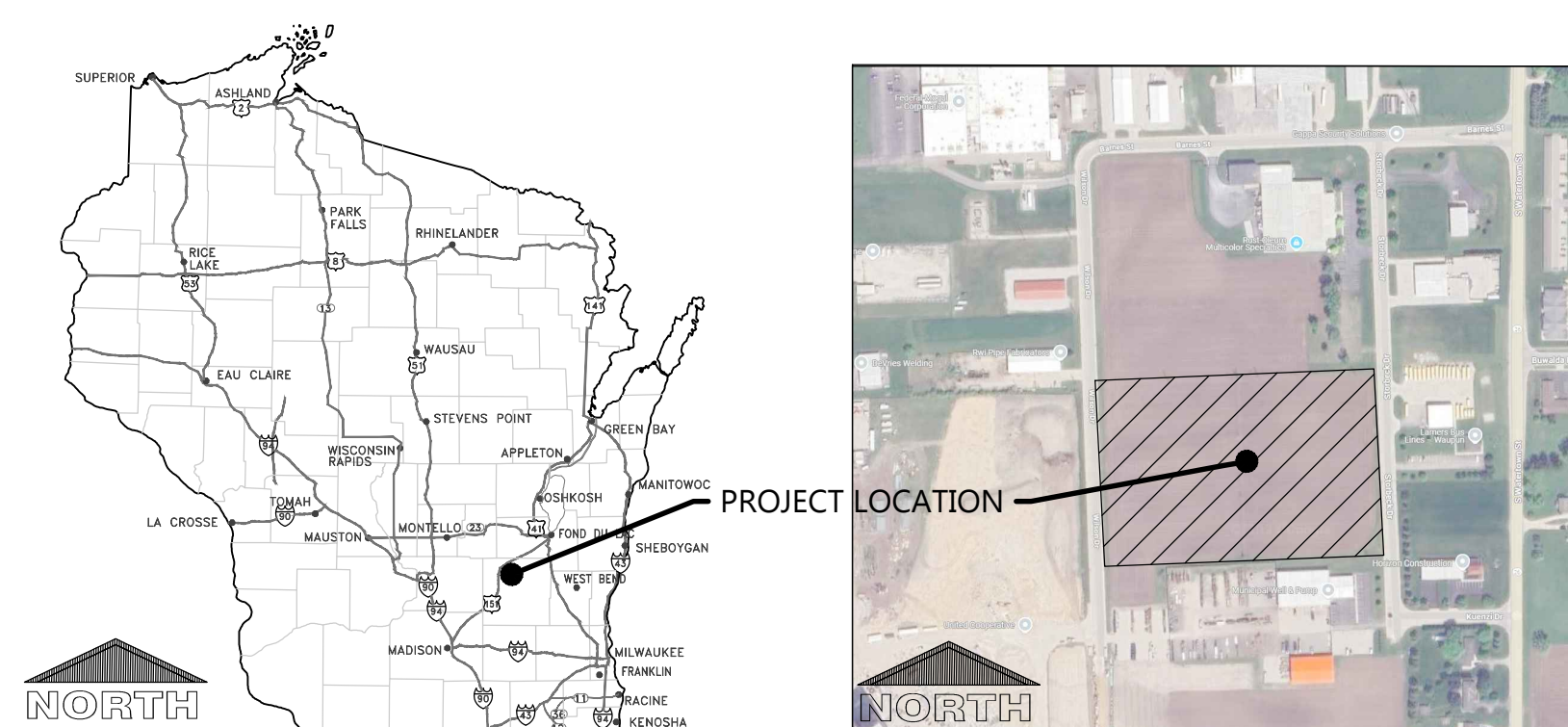
#### CITY FIRE CHIEF:

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

#### CITY DIRECTOR OF PUBLIC WORKS:

Jeff Daane  
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.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN 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 NOTE

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 GRAYSACLE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
CO.1	CIVIL COVER SHEET
CO.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

#### PROJECT INFORMATION

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
WILSON DR. • WAUPUN, WI 53963



#### SHEET DATES

SHEET ISSUE: JAN. 9, 2025

#### REVISIONS

NO.	DESCRIPTION

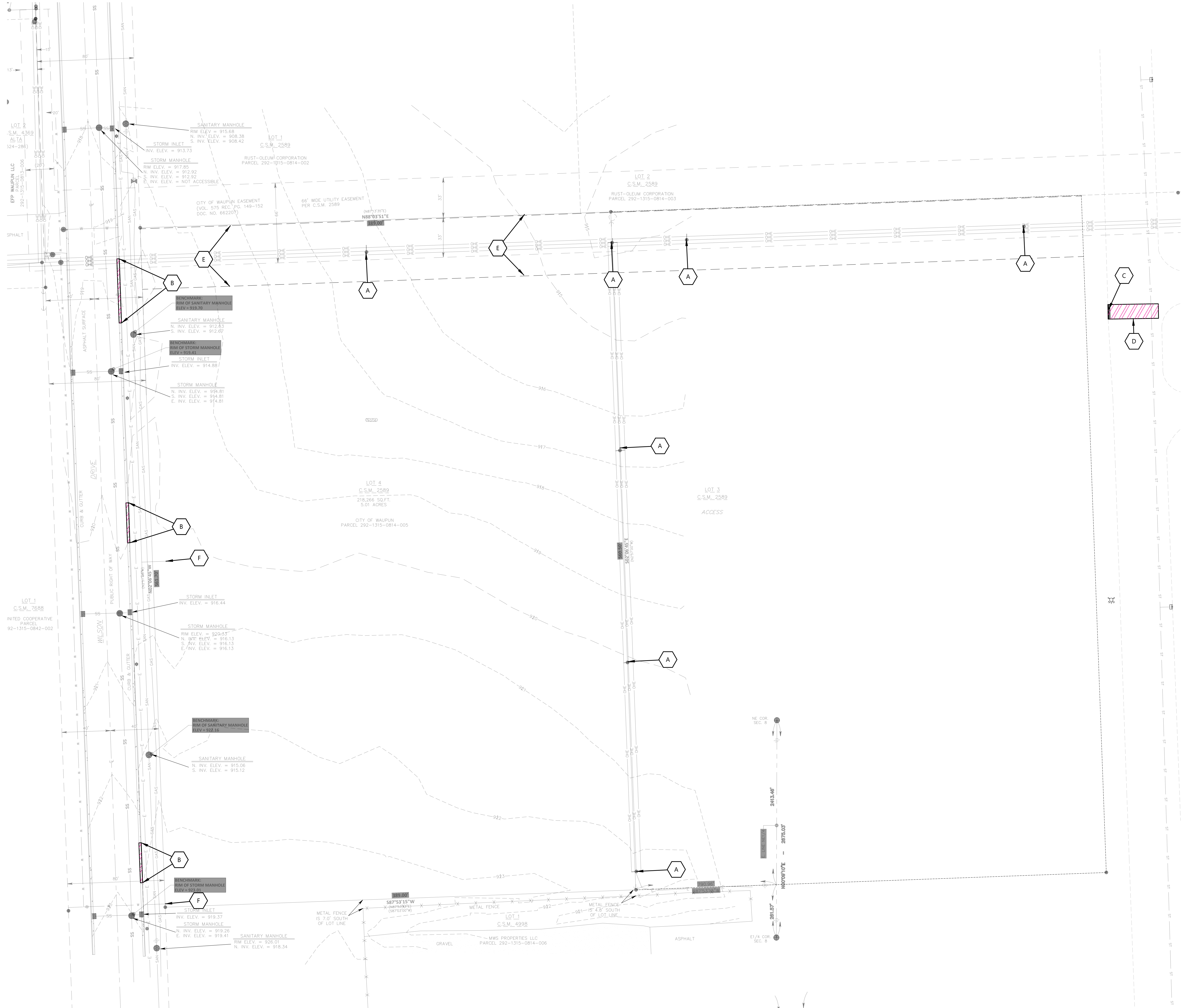
#### JOB NUMBER

240316300

#### SHEET NUMBER

**C0.1**



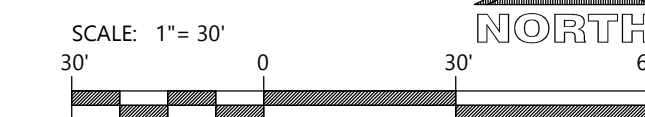


**SURVEY NOTE:**  
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 524-286). CONTACT SCOTT F. HEWITT AT SURVEYING@GROTHMAN.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, 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.

- ATC UTILITY EASEMENT NOTES:**
- 1) 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 EASEMENT.
  - 4) 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.
  - 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 KV LINE.



- KEYNOTES**
- |   |  |
|---|--|
| A | PROTECT  |
| B | SAWCUT (AS NECESSARY) AND REMOVE CURB PER CITY STANDARDS (SEE DETAIL). OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION. |
| C | SAWCUT AND REMOVE CURB & GUTTER. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.                                       |
| D | SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE. OBTAIN WORK IN R.O.W. PERMIT PRIOR TO CONSTRUCTION.                     |
| E | CONTRACTOR TO VERIFY ATC APPROVAL HAS BEEN GRANTED AFTER CONSTRUCTION.   |
| F | CONTRACTOR TO FIELD VERIFY SIZE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.          |



CIVIL EXISTING SITE AND DEMOLITION PLAN



**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WILSON DR. • WAUPUN, WI 53963

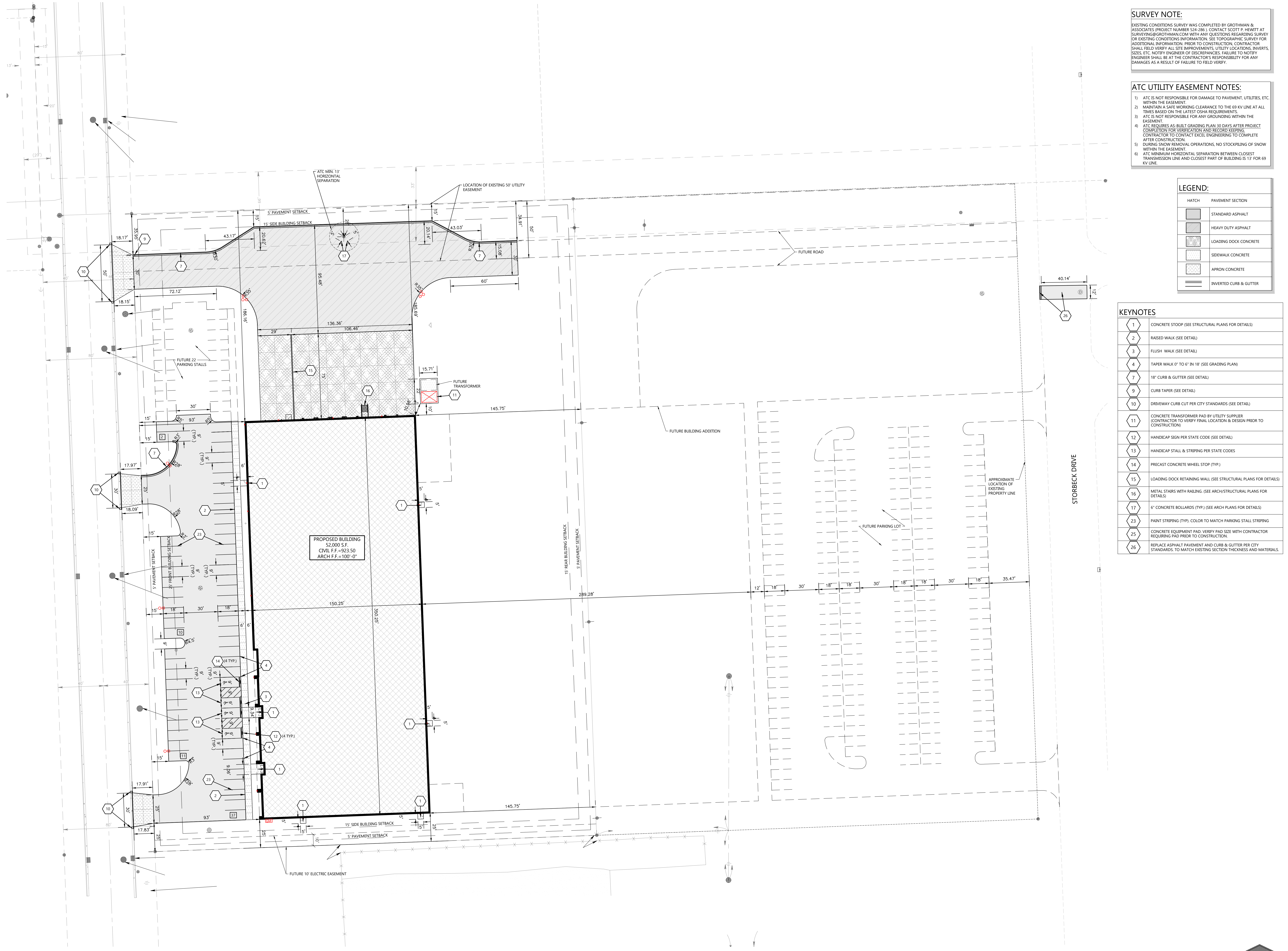
PROFESSIONAL SEAL

**SHEET DATES**

SHEET ISSUE	JAN. 9, 2025
REVISIONS	

**JOB NUMBER**  
 240316300

**SHEET NUMBER**  
**C1.0**



**SURVEY NOTE:**  
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 524-285). CONTRACT 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.

**ATC UTILITY EASEMENT NOTES:**

- 1) 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 EASEMENT.
- 4) 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.
- 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 KV LINE.

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

PROPOSED BUILDING  
 52,000 S.F.  
 CIVIL F.F. = 923.50  
 ARCH F.F. = 100'-0"

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

**PROJECT INFORMATION**

**PROPOSED NEW FACILITY FOR:  
 EAGLE FLEXIBLE PACKAGING  
 WILSON DR. • WAUPUN, WI 53963**

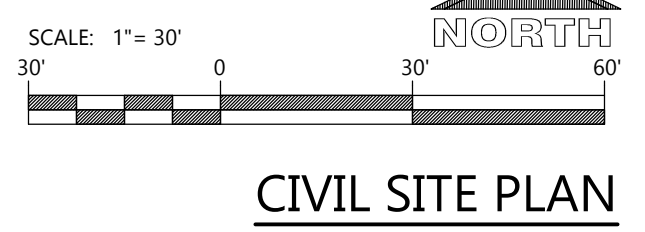
PROFESSIONAL SEAL

**SHEET DATES**

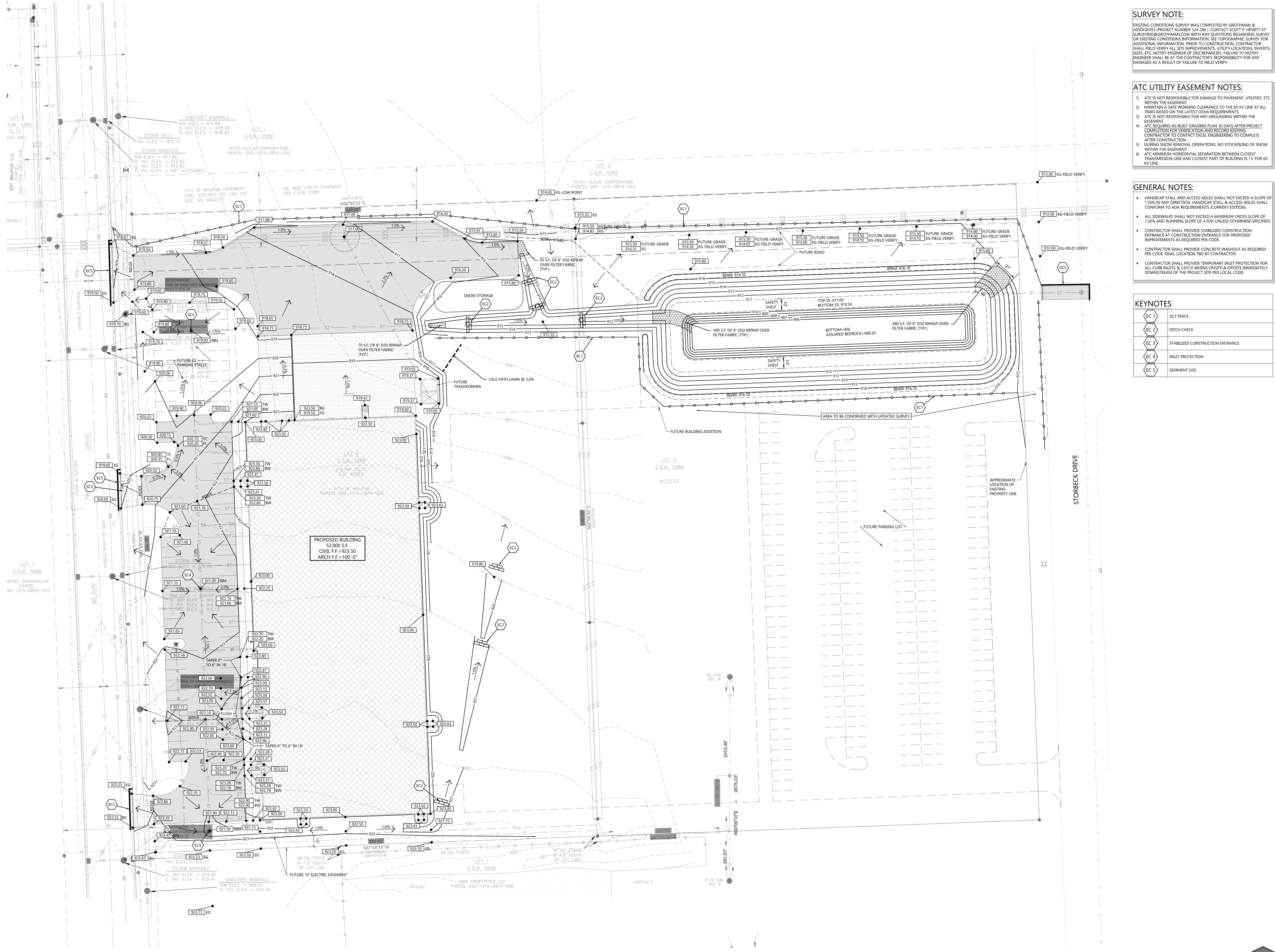
SHEET ISSUE	JAN. 9, 2025
REVISIONS	

**JOB NUMBER**  
 240316300

**SHEET NUMBER**  
 C1.1



CIVIL SITE PLAN



**SURVEY NOTE:**  
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 524-286). CONTACT SCOTT F. HEMETT 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.

**ATC UTILITY EASEMENT NOTES:**

- 1) 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 EASEMENT.
- 4) 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.
- 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 KV LINE.

**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 A 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 ON-SITE & OFF-SITE 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



**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WILSON DR. • WAUPUN, WI 53963

PROFESSIONAL SEAL

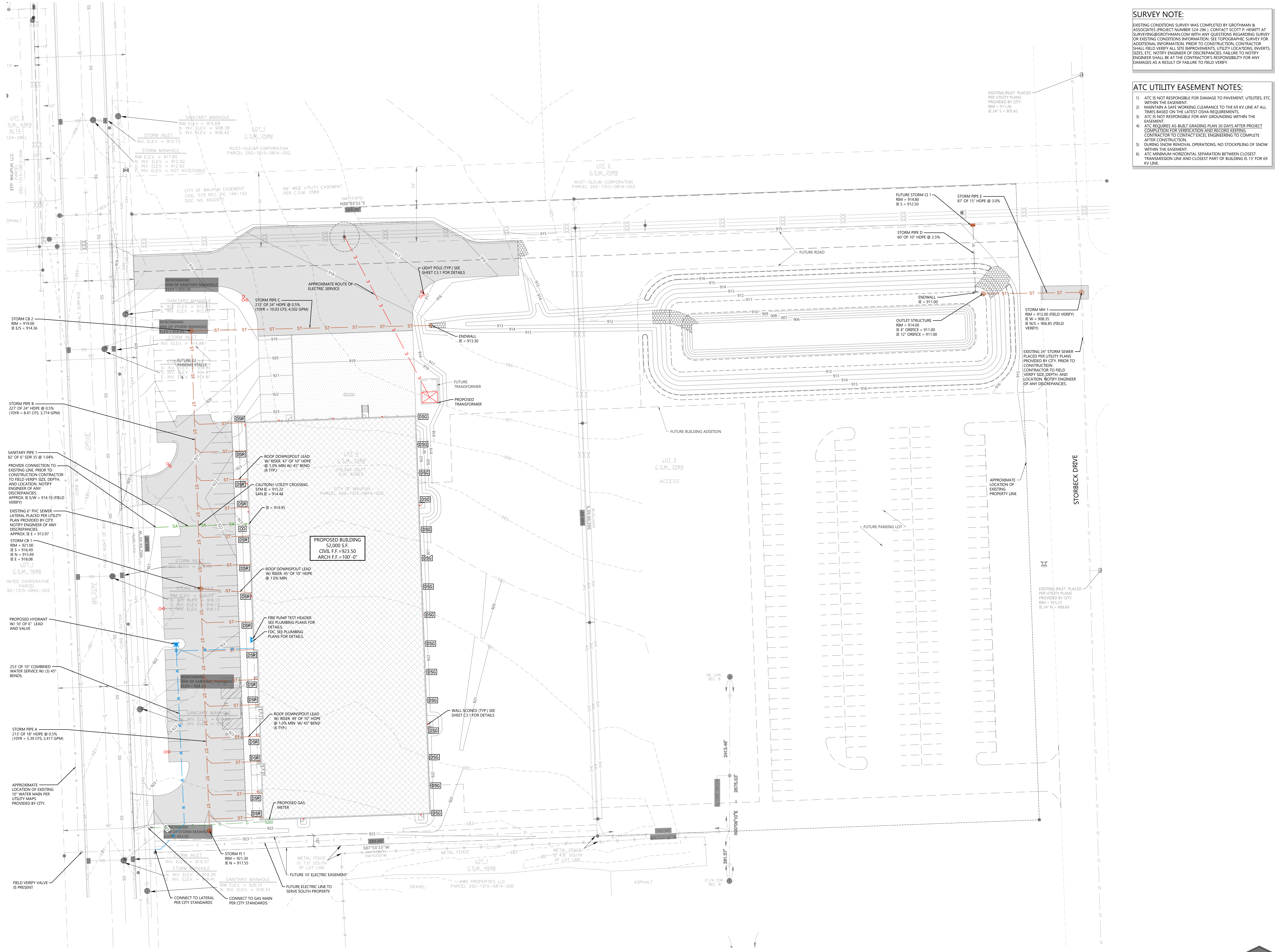
**SHEET DATES**

SHEET ISSUE	JAN. 9, 2025
REVISIONS	

**JOB NUMBER**  
 240316300

**SHEET NUMBER**  
**C1.2**

SCALE: 1" = 30'  
 30' 0' 30' 60'  
 NORTH  
 CIVIL GRADING AND EROSION CONTROL PLAN



**SURVEY NOTE:**  
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 224-286). CONTRACT SCOTT F. 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.

**ATC UTILITY EASEMENT NOTES:**

- 1) 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 EASEMENT.
- 4) 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.
- 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 KV LINE.

**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WILSON DR. • WAUPUN, WI 53963

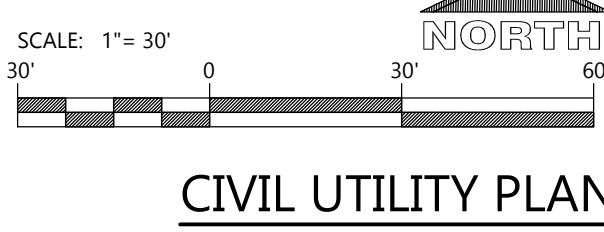
PROFESSIONAL SEAL

**SHEET DATES**

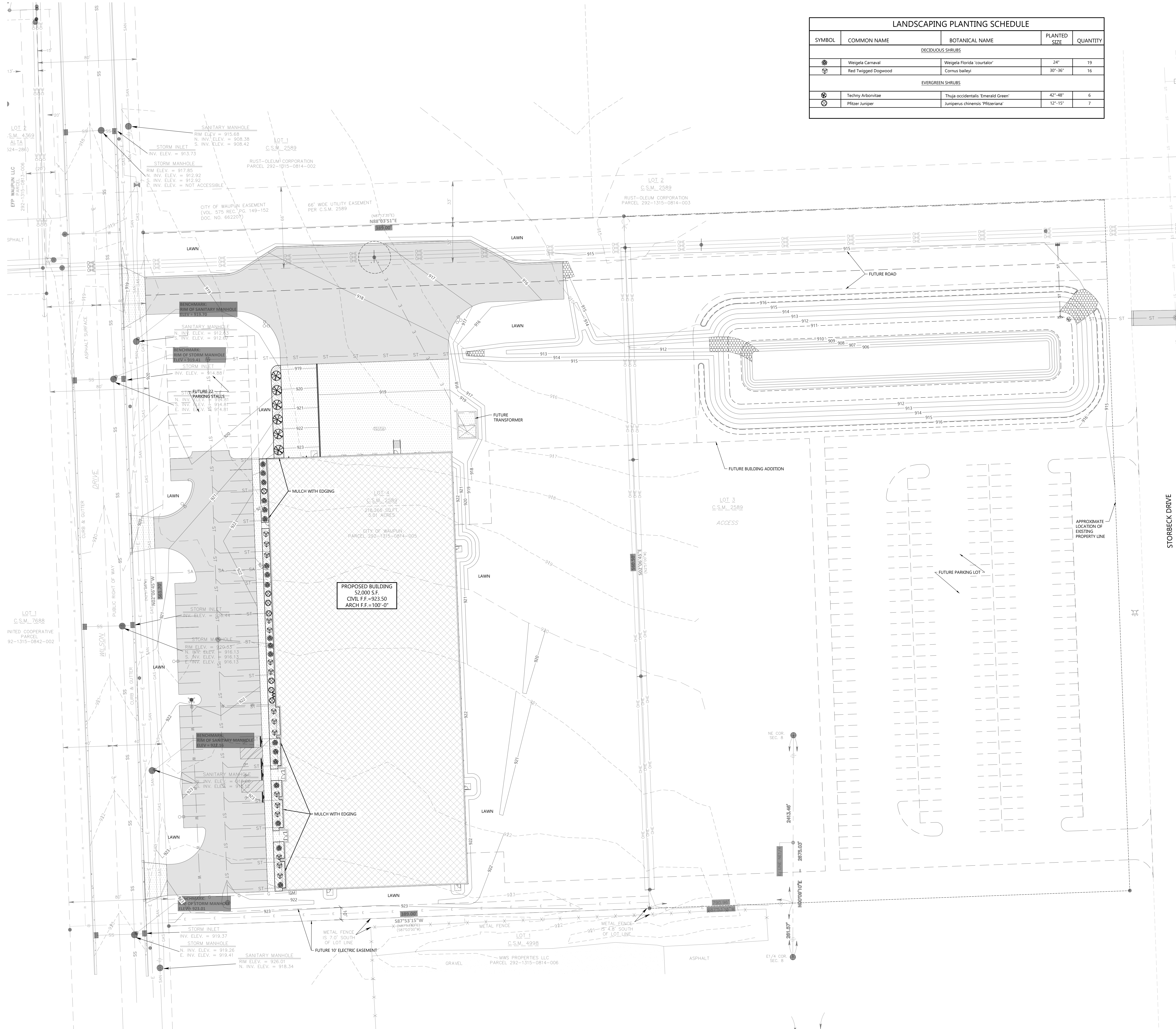
SHEET ISSUE	JAN. 9, 2025
REVISIONS	

**JOB NUMBER**  
 240316300

**SHEET NUMBER**  
**C1.3**



CIVIL UTILITY PLAN



LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS SHRUBS				
⊗	Weigela Carnival	Weigela Florida 'courtalor'	24"	19
⊗	Red Twigged Dogwood	Cornus baileyi	30"-36"	16
EVERGREEN SHRUBS				
⊗	Techry Arbovitae	Thuja occidentalis 'Emerald Green'	42"-48"	6
⊗	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-15"	7

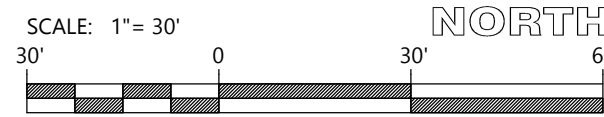
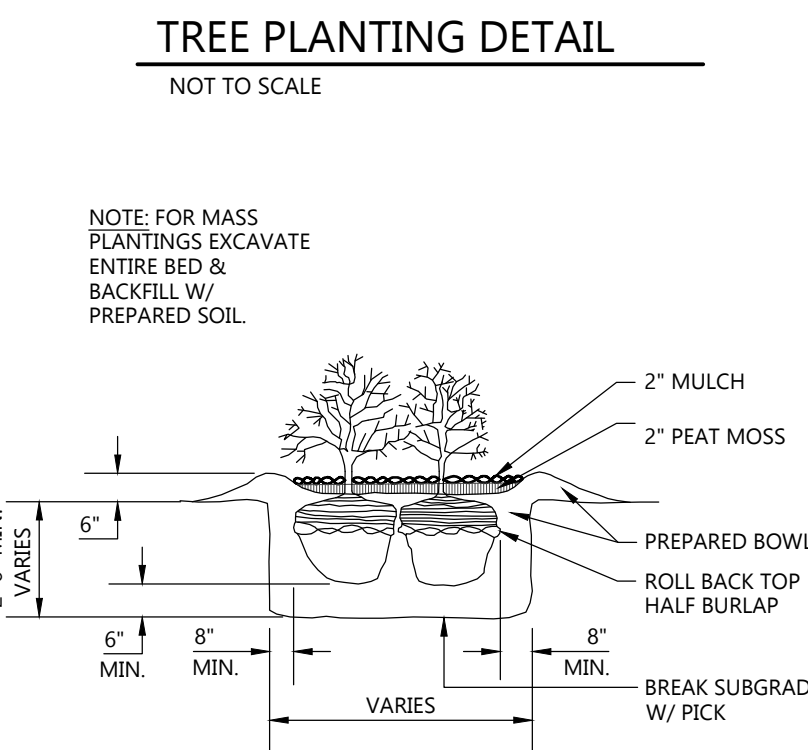
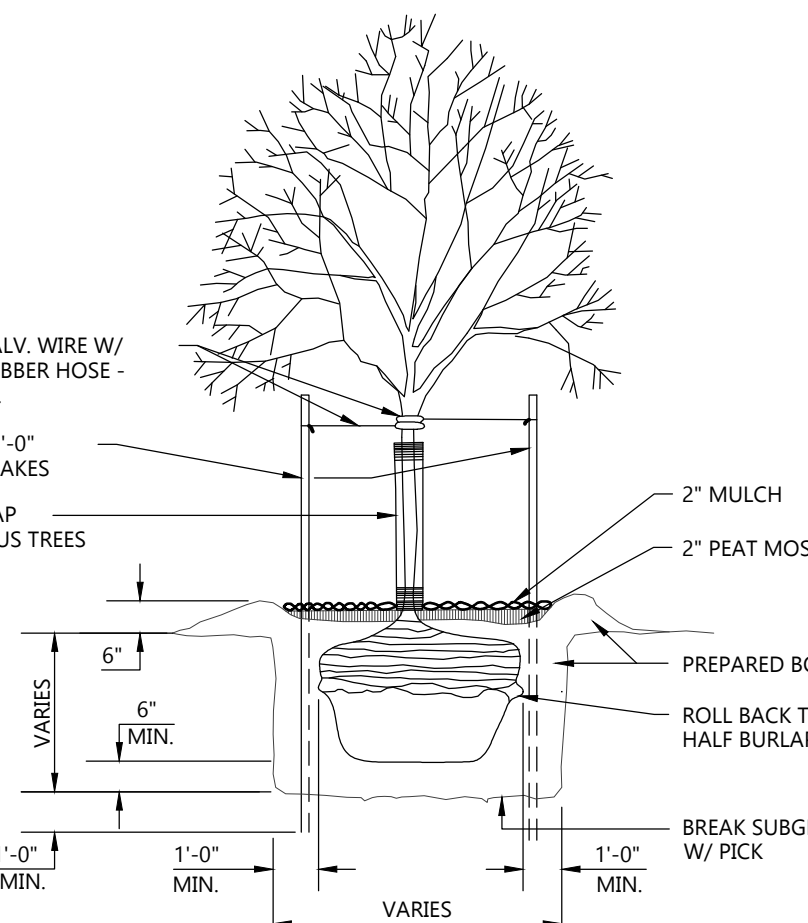
**SURVEY NOTE:**  
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY GROTHMAN & ASSOCIATES (PROJECT NUMBER 524-286). CONTACT SCOTT P. HEWITT AT SURVEYING@GROTHMAN.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, 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.

**ATC UTILITY EASEMENT NOTES:**

- 1) 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 EASEMENT.
- 4) 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.
- 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 KV LINE.

**HATCH KEY:**

[Hatch Pattern]	LANDSCAPE MATERIAL
[Hatch Pattern]	MINERAL MULCH



CIVIL LANDSCAPE AND RESTORATION PLAN



**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
 WILSON DR. • WAUPUN, WI 53963

PROFESSIONAL SEAL

**SHEET DATES**

SHEET ISSUE: JAN. 9, 2025

REVISIONS

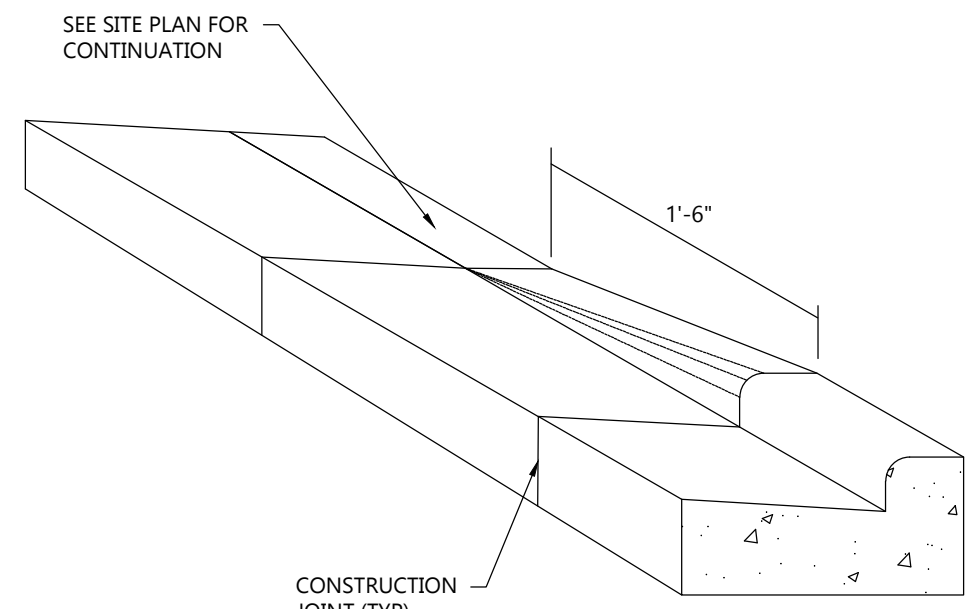
**JOB NUMBER**

240316300

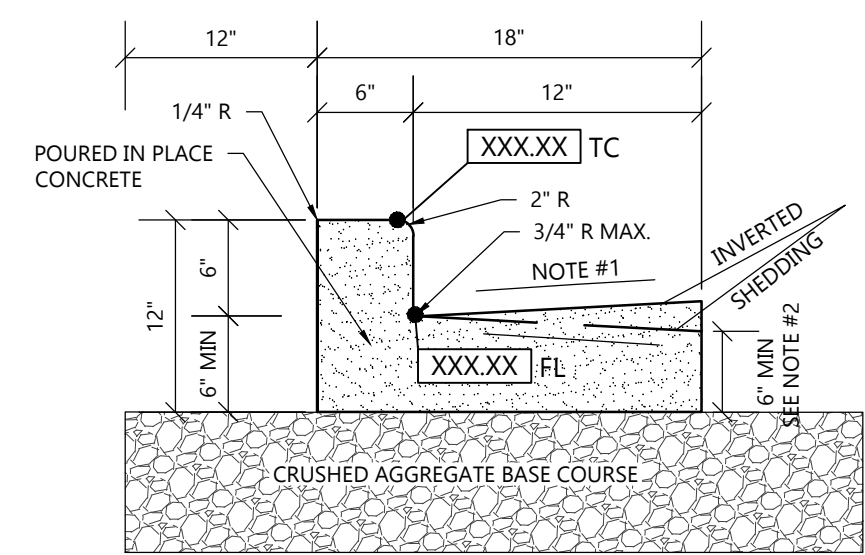
**SHEET NUMBER**

**C1.4**



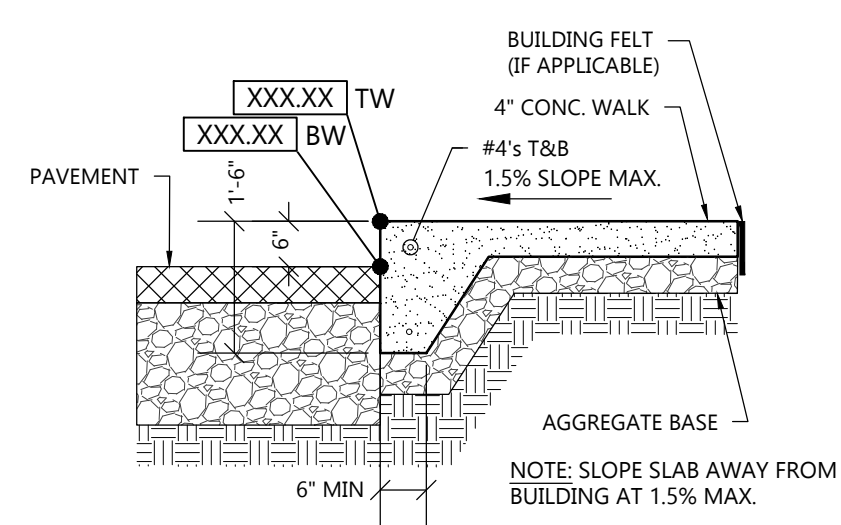


**CURB TAPER DETAIL**  
NOT TO SCALE

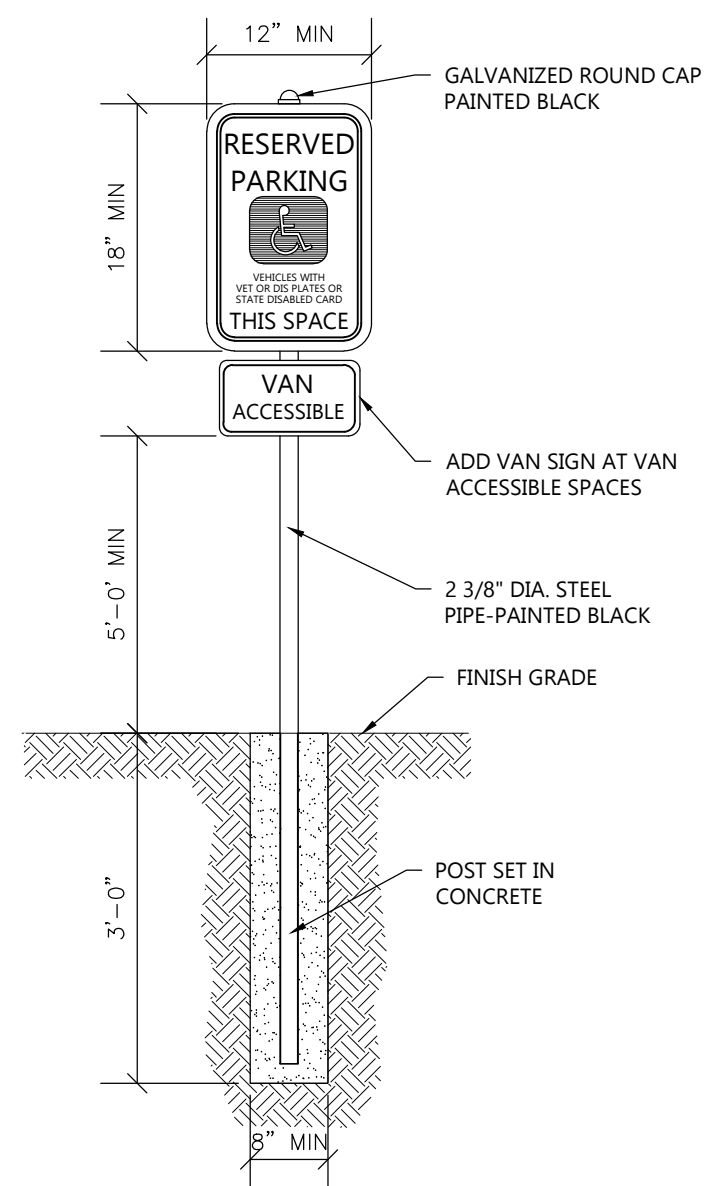


- NOTE:**
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
  - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
  - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

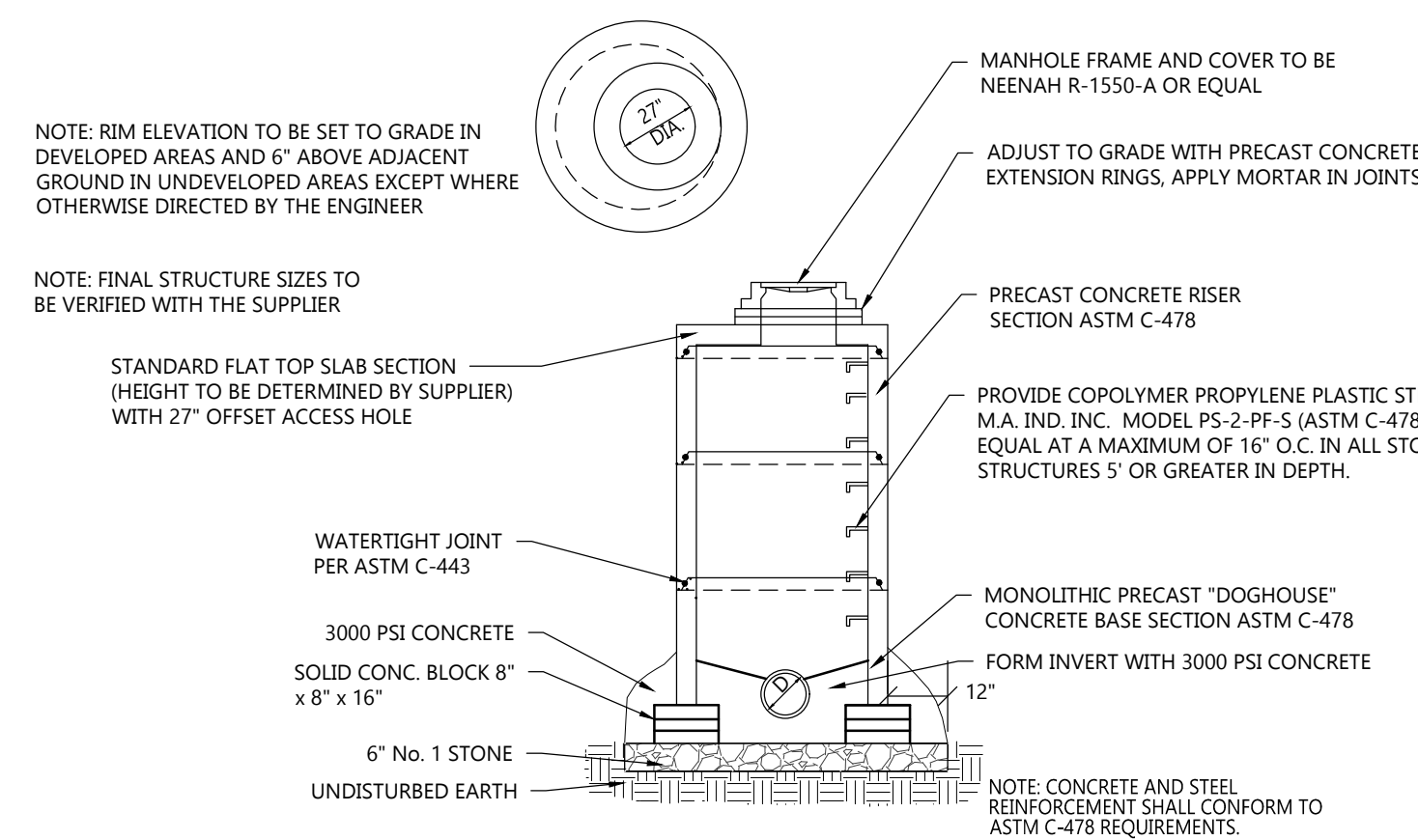
**18" CONCRETE CURB & GUTTER DETAIL**  
NOT TO SCALE



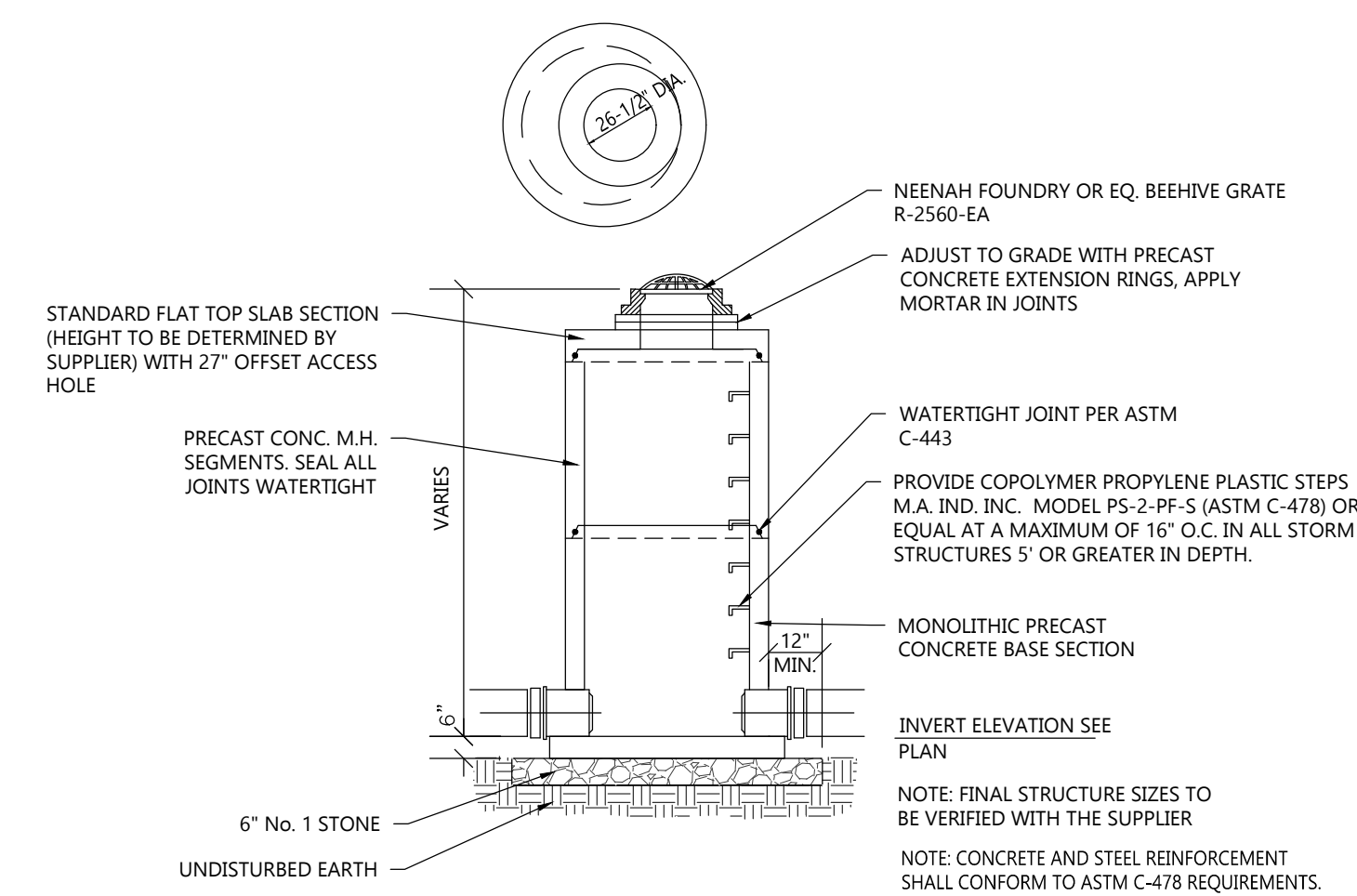
**RAISED WALK DETAIL**  
NOT TO SCALE



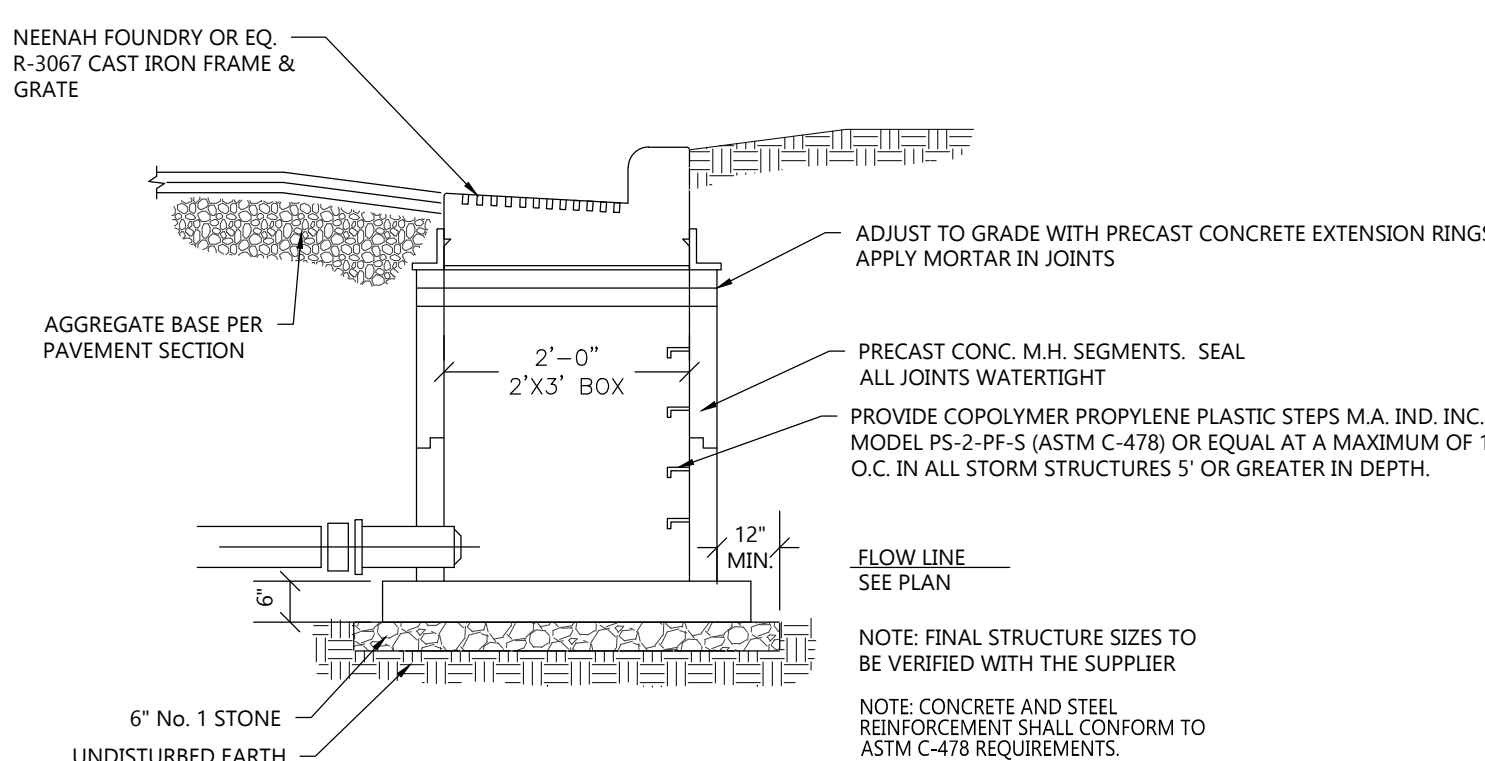
**HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL**  
NOT TO SCALE



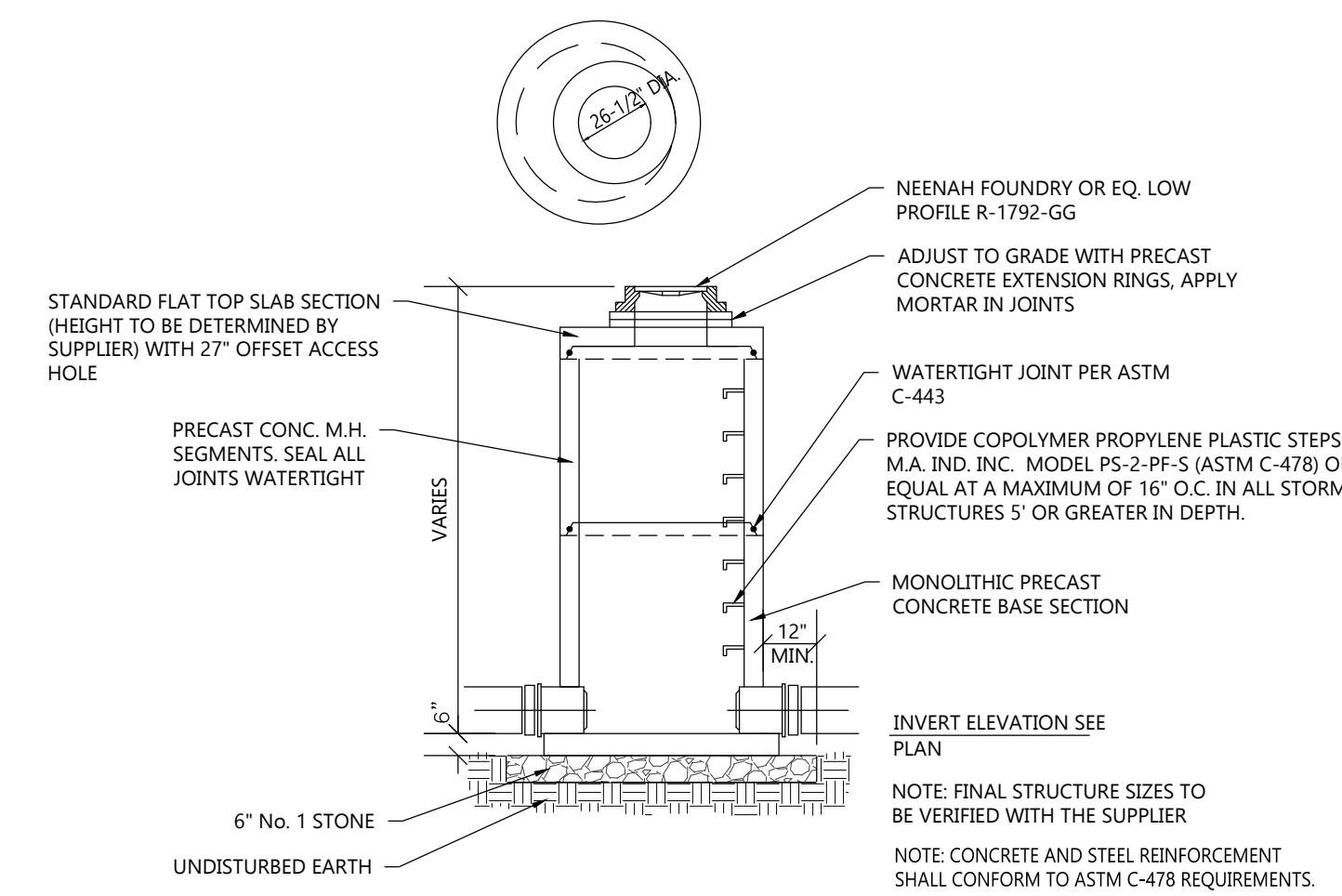
**STORM MANHOLE OVER EXISTING PIPE DETAIL**  
NOT TO SCALE



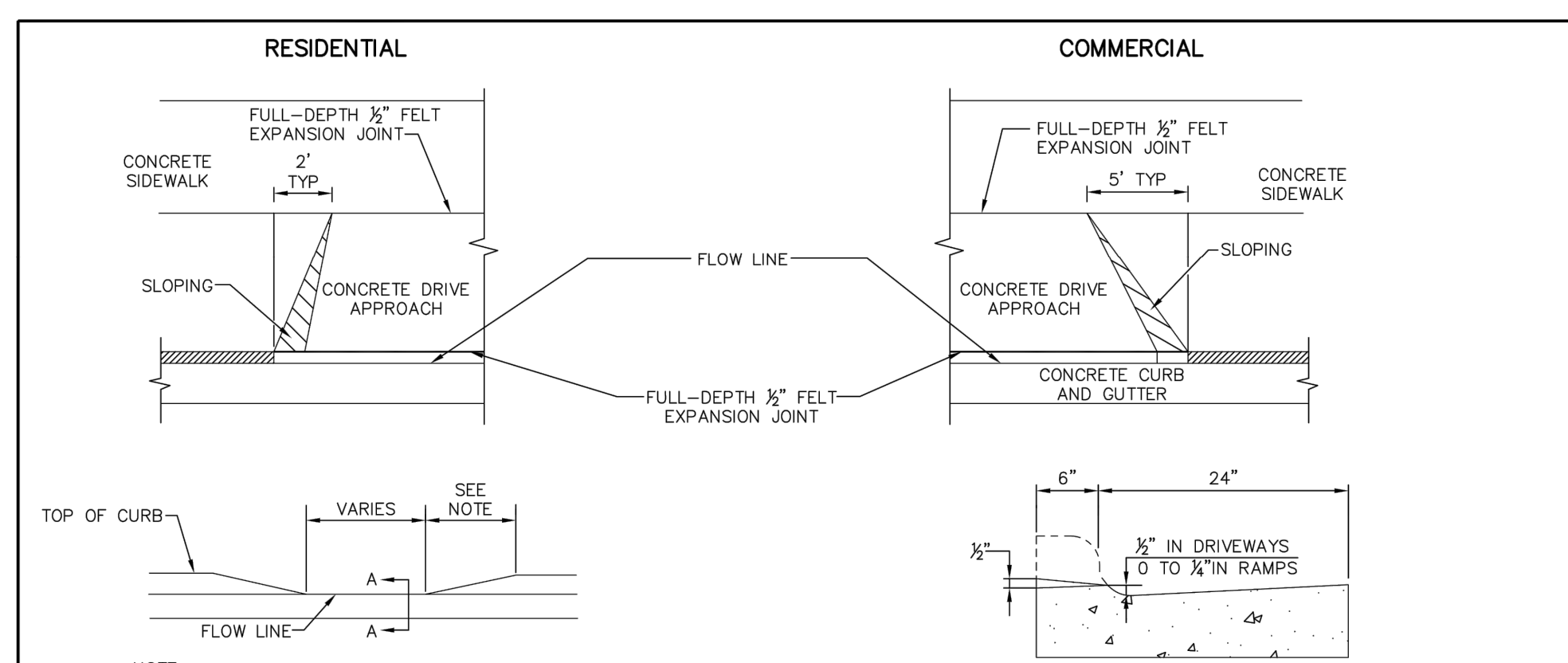
**STORM FIELD INLET W/ DOME GRATE DETAIL**  
NOT TO SCALE



**STORM CURB INLET DETAIL**  
NOT TO SCALE



**STORM CATCH BASIN DETAIL**  
NOT TO SCALE



**TYPICAL CURB CUT TAPER**

**DRIVEWAY SECTION W/SDOT TYPE 'A' CONCRETE CURB & GUTTER SECTION A-A**

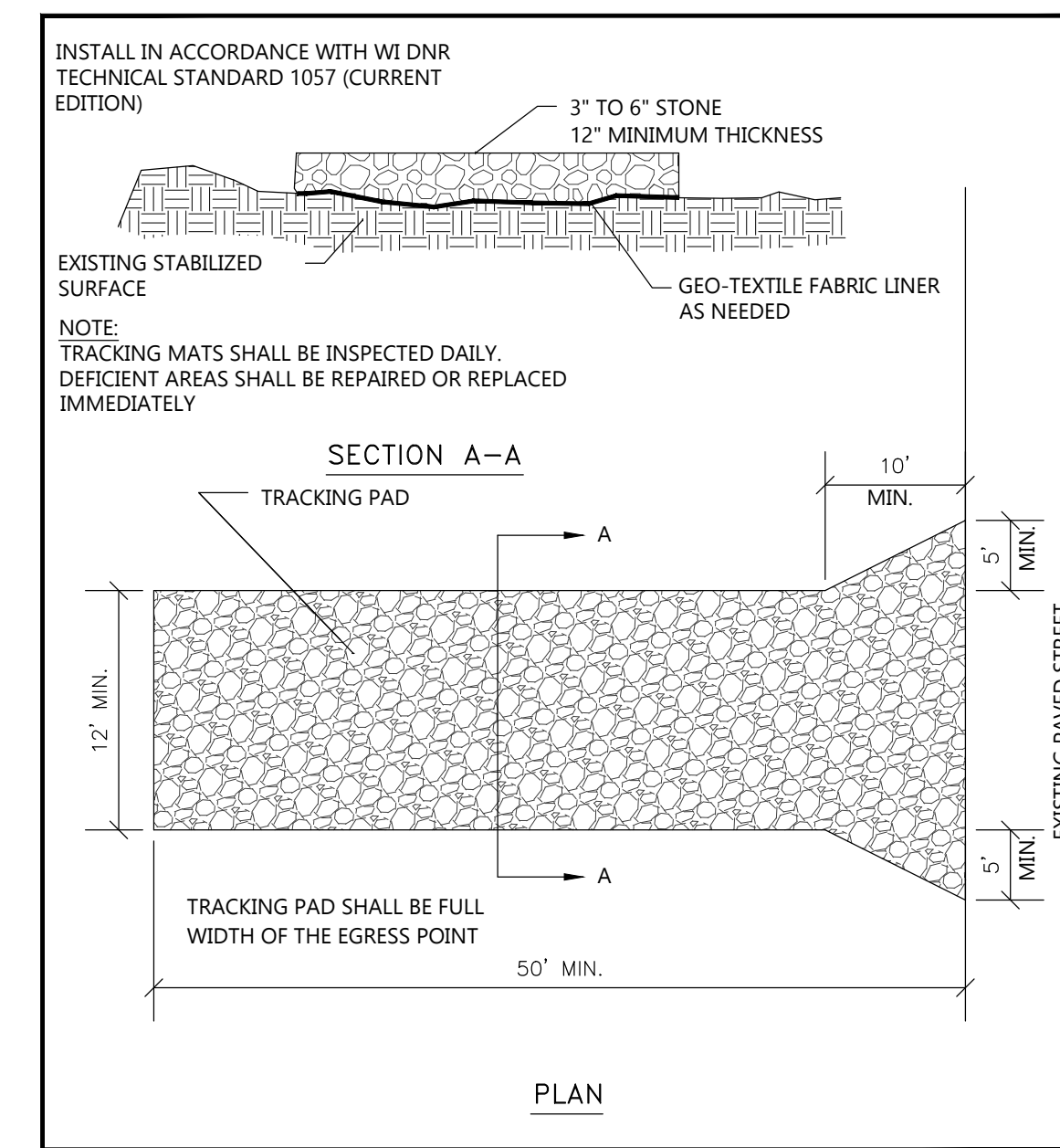
**NOTES**

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.

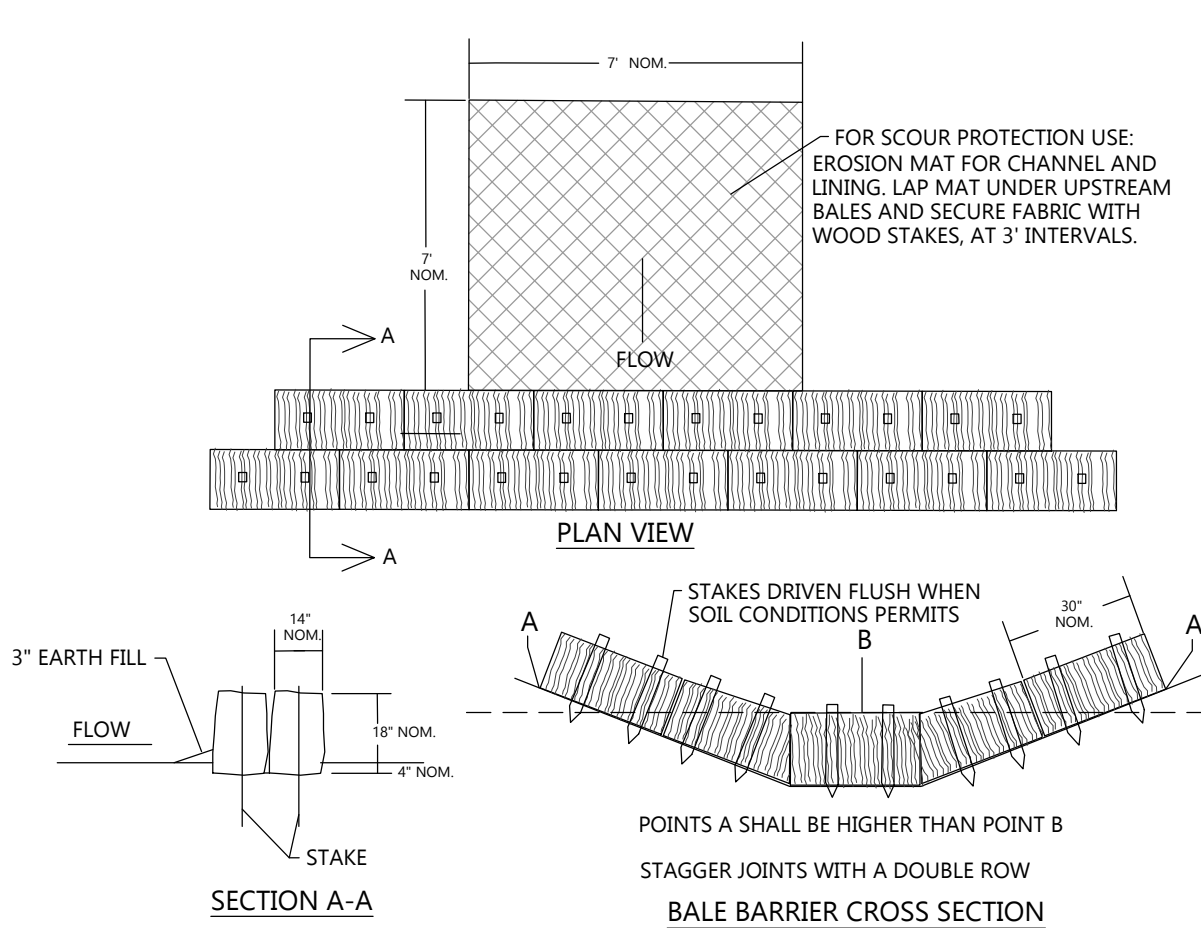
**CITY OF WAUPUN PUBLIC WORKS DEPARTMENT**

**DRIVEWAY CURB CUT DETAILS**

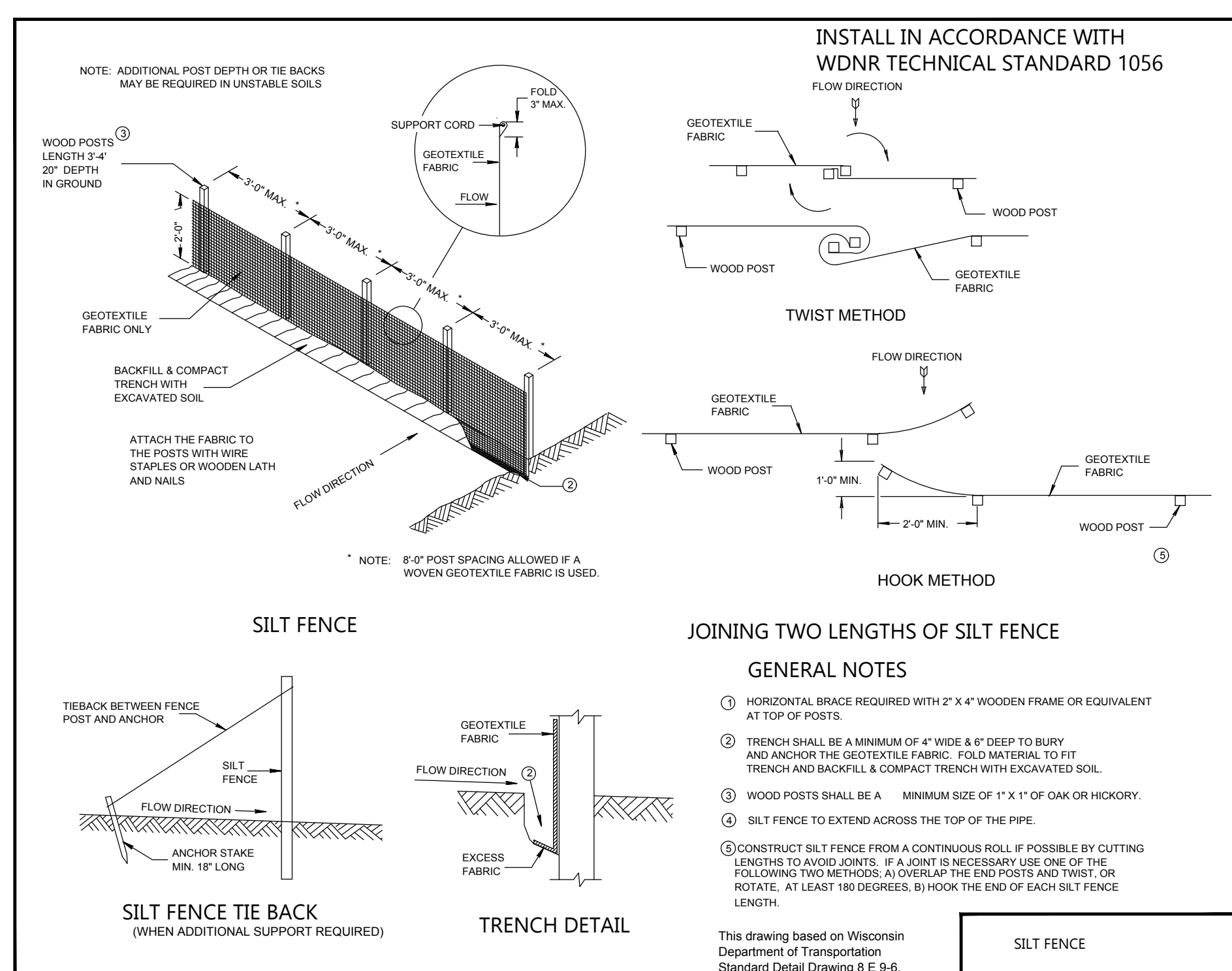
DRAWING NUMBER	C-001
SCALE	NONE
REVISION DATE	02/07
DEPARTMENT	PWD



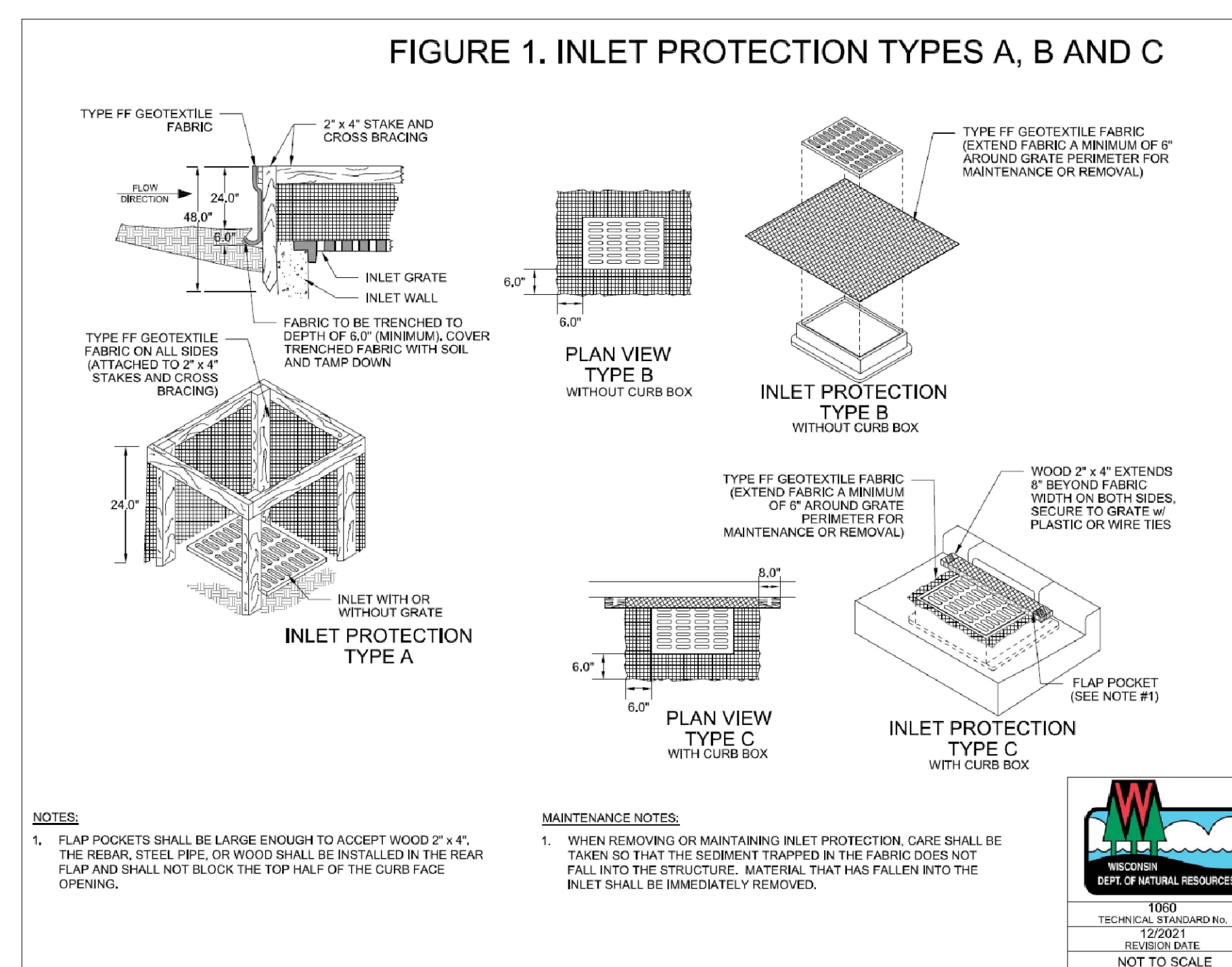
**TRACKPAD DETAILS**  
NOT TO SCALE



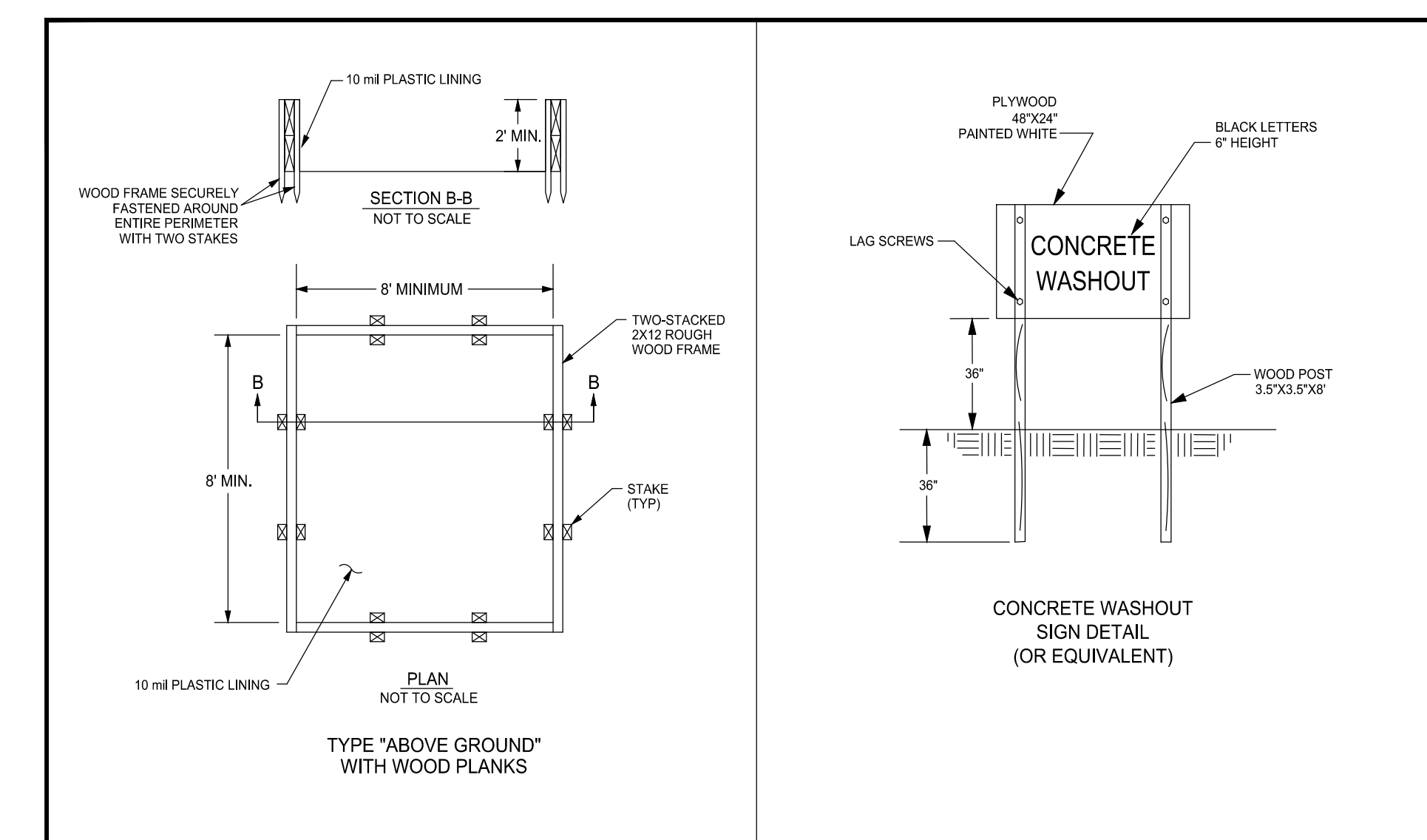
**HAY OR STRAW BALE DITCH CHECK**  
NO SCALE



**SILT FENCE - INSTALLATION DETAIL**  
NOT TO SCALE



**INLET PROTECTION DETAIL**  
NOT TO SCALE



**CONCRETE WASHOUT DETAIL**  
NOT TO SCALE

**PROJECT INFORMATION**

**PROPOSED NEW FACILITY FOR:**  
**EAGLE FLEXIBLE PACKAGING**  
WILSON DR. • WAUPUN, WI 53963

PROFESSIONAL SEAL

**SHEET DATES**

SHEET ISSUE: JAN. 9, 2025

REVISIONS

**JOB NUMBER**

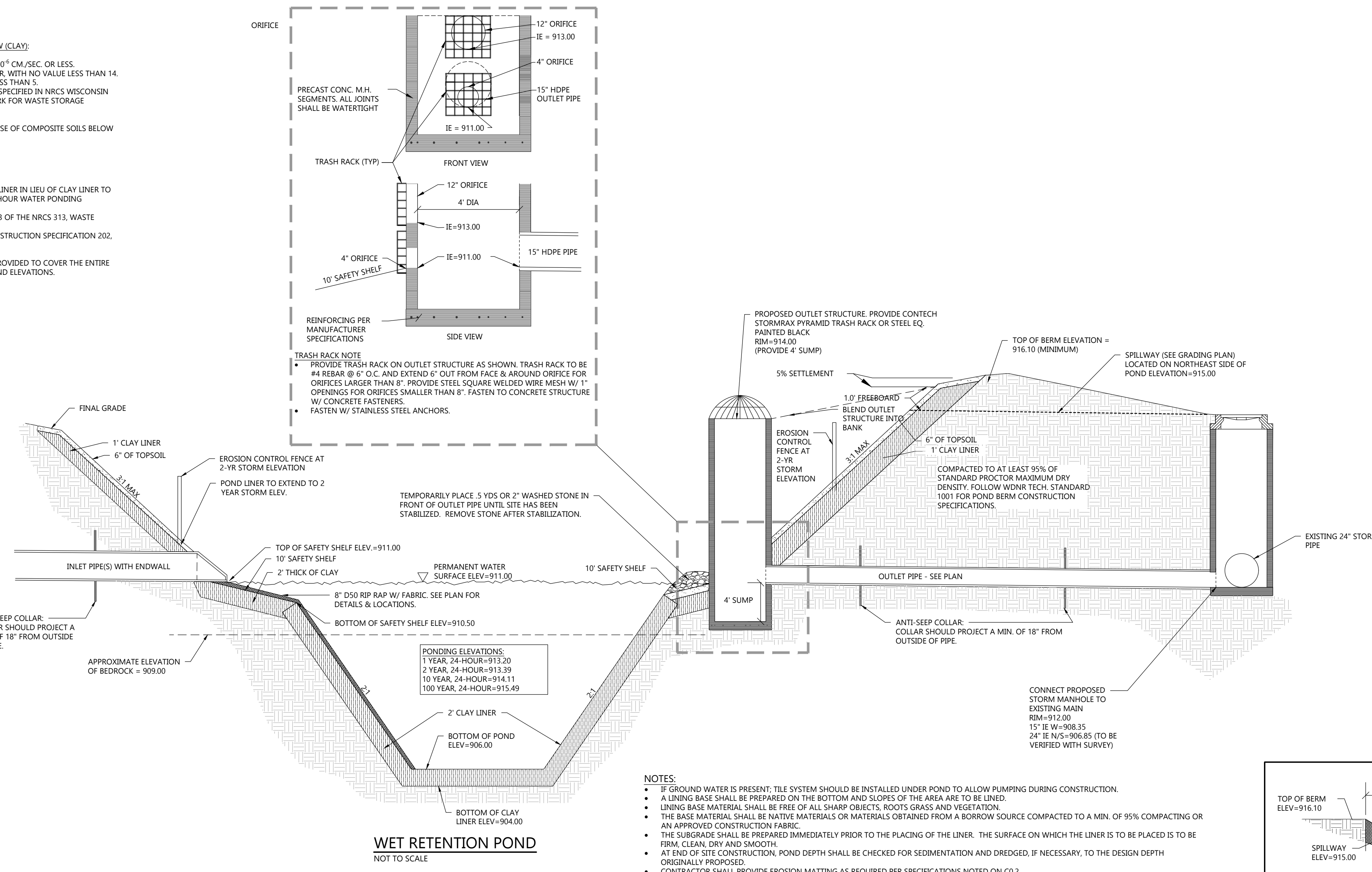
240316300

**SHEET NUMBER**

**C2.0**

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):**
- 50% FINES (200 SIEVE) OR MORE.
  - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF  $3 \times 10^{-3}$  CM/SEC. OR LESS.
  - AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER, WITH NO VALUE LESS THAN 14.
  - AVERAGE PI OF 7 OR MORE WITH NO VALUE LESS THAN 5.
  - CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHWORK FOR WASTE STORAGE FACILITIES.
  - MINIMUM THICKNESS OF TWO FEET.
  - SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.

- POND LINER ALTERNATE:**
- CONTRACTOR TO PROVIDE 40 MIL HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2-YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
  - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
  - INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
- 4'-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.

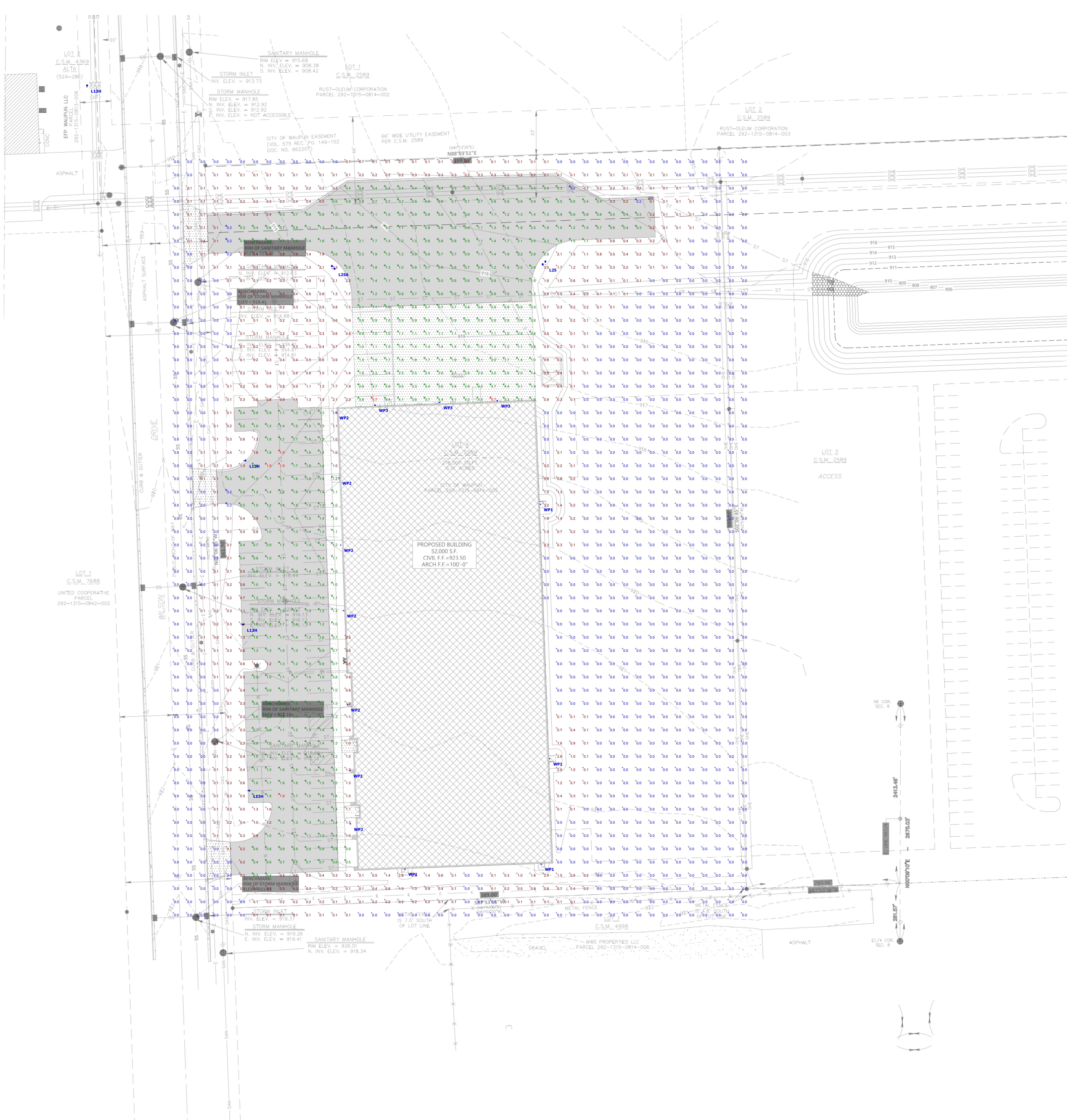


PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JAN. 9, 2025

REVISIONS



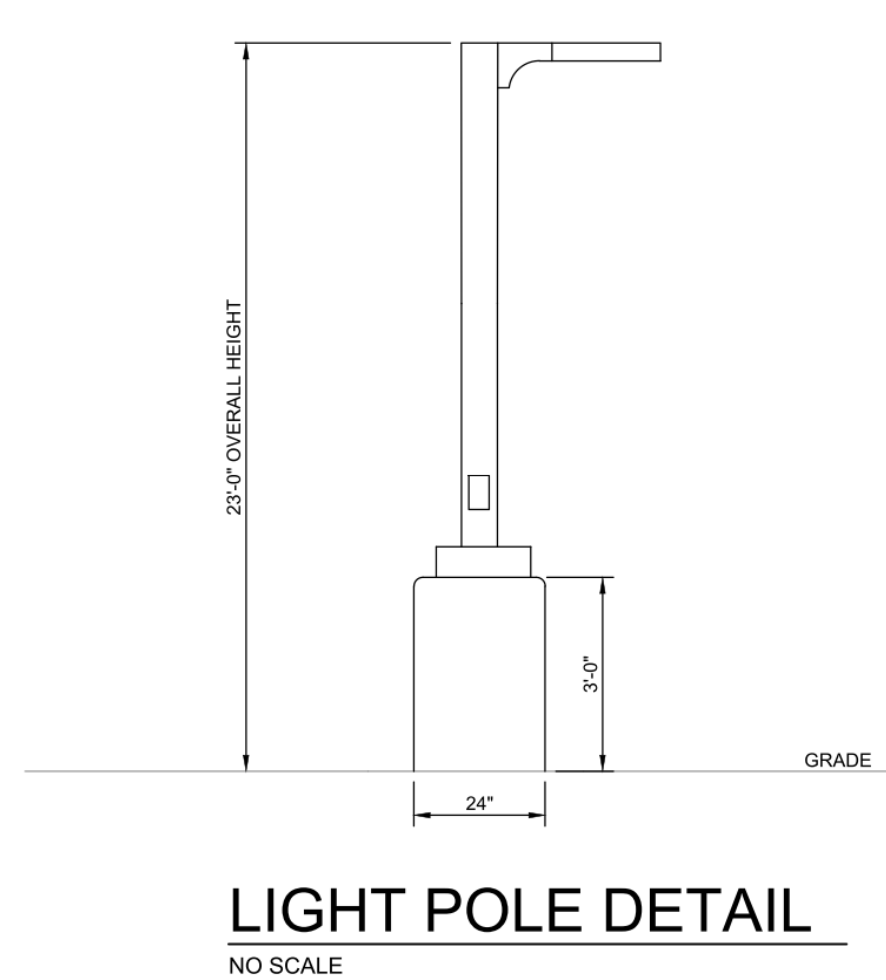
### D-Series Size 1 LED Area Luminaire

**Specifications**

- Depth: 11"
- Width: 12.25"
- Height: 1.25"
- Weight: 1.2 lbs

**Ordering Information**

Order Code	Order Description	Order Code	Order Description	Order Code	Order Description
WP1	WP1	WP2	WP2	WP3	WP3



### WDGE2 LED Architectural Wall Scape Visual Comfort

**Specifications**

- Depth: 1.5"
- Width: 4"
- Height: 1.5"
- Weight: 0.15 lbs

**Ordering Information**

Order Code	Order Description	Order Code	Order Description	Order Code	Order Description
WP1	WP1	WP2	WP2	WP3	WP3

### WDGE3 LED Architectural Wall Scape

**Specifications**

- Depth: 1.5"
- Width: 4"
- Height: 1.5"
- Weight: 0.15 lbs

**Ordering Information**

Order Code	Order Description	Order Code	Order Description	Order Code	Order Description
WP1	WP1	WP2	WP2	WP3	WP3

### Schedule

Symbol	Label	Quantity	Manufacturer	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
WP1	WP1	4	Lithonia Lighting	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	1	2062	0.9	18,981.5
WP2	WP2	7	Lithonia Lighting	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3166	0.9	32,137.5
WP3	WP3	3	Lithonia Lighting	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	10145	0.9	71,695.2
L25	L25	1	Lithonia Lighting	[...]	1	[...]	0.9	135,582.7
L25A	L25A	1	Lithonia Lighting	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	1	9154	0.9	67,792.7
L13H	L13H	4	Lithonia Lighting	D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	1	8463	0.9	67,792.7

### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	5.7 fc	0.0 fc	N/A	N/A
NORTH SHIPPING	X	1.4 fc	5.7 fc	0.2 fc	28.5:1	7.0:1
WEST PARKING LOT	X	1.2 fc	1.9 fc	0.2 fc	9.5:1	6.0:1

**PROJECT INFORMATION**

PROPOSED NEW FACILITY FOR:  
**EAGLE FLEXIBLE PACKAGING**  
WILSON DR. • WAUPUN, WI 53963

PROFESSIONAL SEAL

**SHEET DATES**  
SHEET ISSUE: JAN. 9, 2025

REVISIONS

**JOB NUMBER**  
240316300

**SHEET NUMBER**  
C3.1