



A G E N D A
CITY OF WAUPUN PLAN COMMISSION
VIRTUAL AND TELECONFERENCE
Wednesday, January 20, 2021 at 4:45 PM

VIDEO CONFERENCE AND TELECONFERENCE

The Waupun Plan Commission will meet virtually at 4:45 pm on Wednesday, January 20, 2021 via Zoom. The Public may access the conference meeting online or by phone. Instructions to join the meeting are provided below.

To Join Zoom Meeting

<https://us02web.zoom.us/j/82866931895?pwd=VUxyYTIQYmxHcmdNQ2p5bmE2WVdMUT09>

Meeting ID: 828 6693 1895

Passcode: 133047

By Phone: +1 312 626 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

CONSIDERATION - ACTION

- [1.](#) Approve Minutes of the December 16, 2020 Plan Commission Meeting
- [2.](#) Approve Minutes of the December 21, 2020 Plan Commission Meeting.
- [3.](#) CSM Review - Stanton & Son LLC - Edgewood Dr / Beske St.
4. Site Plan Review - 401 Industrial Ave

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.



MINUTES
CITY OF WAUPUN PLAN COMMISSION MEETING
201 E Main St
Wednesday, December 16, 2020 at 4:45 PM
(DRAFT)

CALL TO ORDER

The Waupun Plan Commission met virtually at 4:45 pm via Zoom.

ROLL CALL

Member Present: Julie Nickel, Fred Lueck, Jerry Medema, Jill Vanderkin, Elton TerBeest, and Jeff Daane

Member Excused: Mike Matoushek

Staff Present: Sarah VanBuren and Sue Leahy

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--

Chairman Nickel asked if there were any persons wishing to address the committee on any items not included on today's agenda. Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on today's committee agenda.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

Chairman Nickel indicated the next meeting of the Plan Commission will be Wednesday, January 20, 2021 at 4:45 pm.

CONSIDERATION - ACTION

1. Approve minutes of the November 18, 2020 Meeting.
Motion by Medema, seconded by TerBeest to approve the minutes of the November 18, 2020 Plan Commission meeting as presented. Motion carried, unanimously.
2. Review CSM of Waupun West Realty JIG, LLC.
City Zoning Administrator Sue Leahy noted the property included in the CSM includes Lots 1, 2, 3, 4, 5, 7, 8, 9, 10 and all of lots 12, and 13, Block 2 Harris Park Subdivision, City of Waupun, Fond du Lac County, WI. Sue said the owner of the subdivision has passed away and one of the business owners in this subdivision would like to create a lot for her business. The business is a hair salon and to be located on proposed lot #2. Daane, City Engineer had a concern that the CSM does not appear to include an access easement across proposed Lot 2 for proposed Lot 1, as the State will not allow a driveway access to Lot 1 from STH 49. Lueck also questioned whether the proposed north lot line of Lot 1 actually extends 19 +/- ' onto Lots 7, 8, 9, 10, and 11 of the adjacent residential subdivision to the north. Daane tried calling the surveyor to get some answers but no one was answering the phone.

Chairman Nickel suggested that further action on this CSM should be laid over until a future meeting of the committee for answers to the committee's questions.

Motion by Nickel, seconded by Lueck to lay over any further action on the CSM of Waupun West Realty until the committee's next available meeting date or the next regularly scheduled meeting on January 20, 2020.

Vote: Daane, TerBeest, Vanderkin, Medema, Lueck, and Nickel – "AYE"

Motion carried, unanimously. 6/0

3. Discuss property compliance issues at 124 E Main St. Chairman Nickel noted that the owner never received his certified letter from the City so he was informed the matter would be tabled until a future meeting.

ADJOURNMENT

Motion by Lueck, seconded by Nickel to adjourn the meeting. Motion carried, meeting adjourned at 5:05 pm.

Fred Lueck
Secretary



MINUTES
CITY OF WAUPUN PLAN COMMISSION MEETING
201 E Main St
Monday, December 21, 2020 at 4:45 PM
(DRAFT)

CALL TO ORDER

The Waupun Plan Commission met vitrually at 4:45 pm via Zoom.

ROLL CALL

Member Present: Julie Nickel, Fred Lueck, Jerry Medema, Jill Vanderkin, and Jeff Daane

Member Excused: Mike Matoushek and Elton TerBeest

Staff Present: Sarah VanBuren, Sue Leahy, and Steve Brooks

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--

Chairman Nickel asked if there were any persons wishing to address the committee on any items not included on today's agenda. Hearing nothing, Chairman Nickel proceeded to address the items listed for consideration and action on today's committee agenda.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

Chairman Nickel indicated the next meeting of the Plan Commission will be Wednesday, January 20, 2021 at 4:45 pm.

CONSIDERATION - ACTION

1. Review CSM of Waupun West Realty JJG, LLC.

Chairman Nickel indicated the Waupun West Realty JJB LLC CSM was back on the agenda for further committee review as we now have more information on the proposed access to Lot 1. City Engineer Daane noted after talking to the surveyor, there will be an easement to get to Lot 1 but the exact location has yet to be determined. Eric Otte, surveyor appeared by Zoom and confirmed an easement will be provided across Lots 2 and 3 for access to Lot 1. Another possible solution would be a frontage road easement along STH 49. The easement location has yet to be worked out. It was also pointed out that the north boundary across existing Lots 7, 8, 9, and 10 is existing and this survey will not change those lots.

The committee had no further questions so Chairman Nickel asked for a motion to act on the request for approval of the CSM.

Motion by Daane, seconded by Vanderkin to provide a favorable recommendation to the City Council for a CSM for Waupun West Realty JJG, LLC for part of Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, and all of Lots 12 and 13 Block 2, Harris Park Subdivision, City of Waupun, Fond du Lac Count, Wisconsin.

Vote: Daane, Vanderkin, Medema, Lueck and Nickel – “AYE”

Motion carried unanimously 5/0.

ADJOURNMENT

Motion by Daane, seconded by Nickel to adjourn the meeting. Motion carried, meeting adjourned at 4:52 pm.

Fred Lueck
Secretary

CERTIFIED SURVEY MAP NO.

For Stanton & Son LLC

Being a Re-Division of Part of Lot 30 of Woodland Hills,
Located in the SE1/4-NE1/4 of Section 31, T14N-R15E,
City of Waupun, Fond du Lac County, Wisconsin



LEGEND

- 2" Iron Pipe Found
- 1" Iron Pipe Found
- Set 0.75"x 18" rebar weighing 1.5 lbs. per lineal foot w/orange plastic ID cap

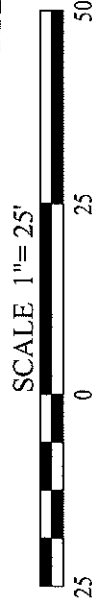
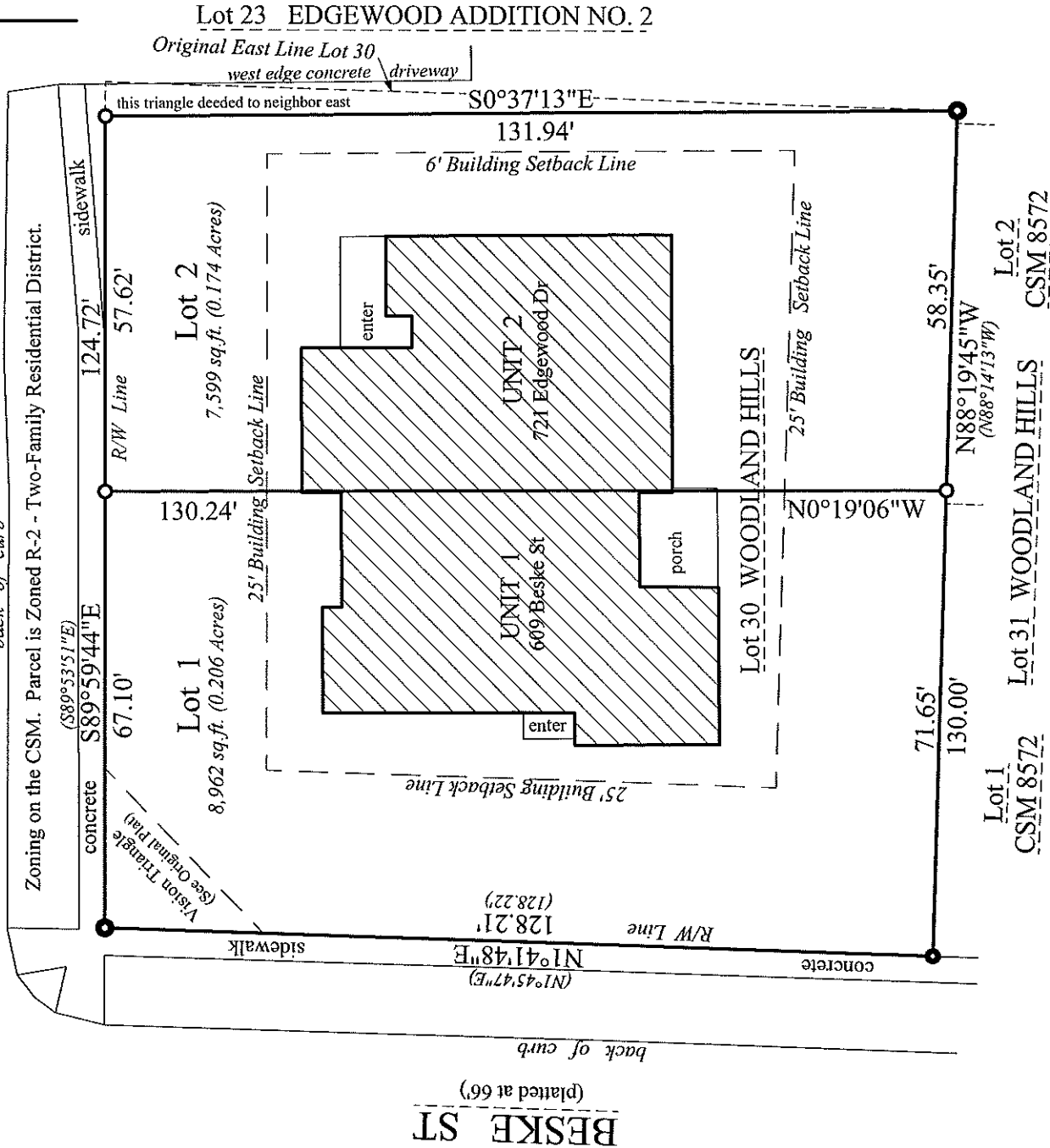
Rich J. Leaver

At the time of the survey, parts of the concrete sidewalk were missing for construction purposes. Concrete sidewalks shown are existing, or sidewalks to be replaced. The concrete driveways to the units were not yet constructed and will be in the Spring of 2021.
Bearings are referenced to the Fond du Lac County Coordinate System, with a bearing of S89°59'44"E on the south right-of-way line of Edgewood Dr. Previously recorded bearings and/or distances are indicated in parentheses.

EDGEWOOD DR

(platted at 66')

back of curb



CERTIFIED SURVEY MAP NO. _____

For Stanton & Son LLC

Being a Re-Division of Part of Lot 30 of Woodland Hills,
Located in the SE1/4-NE1/4 of Section 31, T14N-R15E,
City of Waupun, Fond du Lac County, Wisconsin

SURVEYOR'S CERTIFICATE

I, Rich J. Leaver, Wisconsin Licensed Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land by the direction of Patrick Stanton, representing the owner. This parcel is described and located as indicated above, and more particularly described as the following:

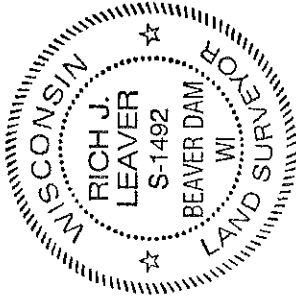
Being a Re-Division of Part of Lot 30 of Woodland Hills, located in the SE1/4-NE1/4 of Section 31, T14N-R15E, City of Waupun, Fond du Lac County, Wisconsin.

The above-described parcel contains 16,561 square feet (0.380 acres) of land, and is subject to all easements, including utility easements and restrictions, either recorded or unrecorded, if any. This parcel shall also comply with the restrictive covenants applicable to zero lot line conditional use for the City of Waupun, Wisconsin.

I further certify that the information contained herein is a correct representation of the boundaries of the land surveyed, divided and mapped, and that I have fully complied with the provisions of Chapter 236.34 of the revised Wisconsin State Statutes, and the subdivision ordinances of the City of Waupun in surveying and mapping the same, to the best of my knowledge and belief.



Rich J. Leaver, WI LS-1492
Leaver Land Surveying LLC
W8871 Gossfeld Ln.
Beaver Dam, WI 53916
920-887-2401



Owner of Record
Stanton & Son LLC
N4982 Liner Rd.
Brandon, WI 53919

CITY OF WAUPUN CERTIFICATE

Approved by the City of Waupun this _____ day of _____ 2021,

Julie Nickel, Mayor

Angela Hull, City Clerk/Treasurer and
Director of Human Resources

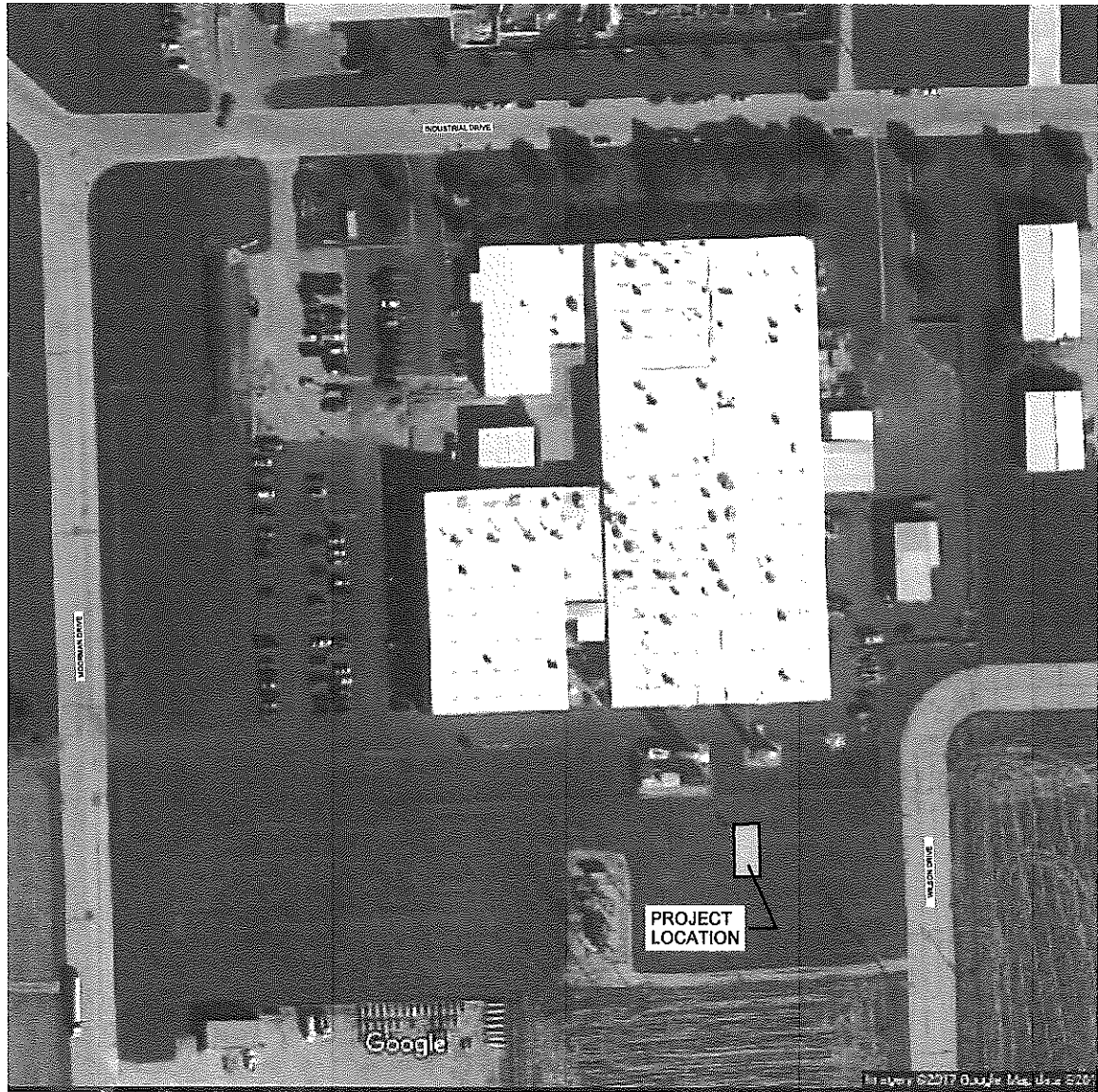
NEW LHY SUPPLY TANK PAD AND DRIVE

TENNECO POWERTRAIN

WAUPUN,

WISCONSIN

PROJECT LOCATION



SHEET INDEX

SHEET	SHEET TITLE	ISSUED FOR APPROVAL	ADD. #/CB#1				
DATE: 1-11-21							
T1.0	TITLE SHEET, BUILDING DATA, LOCATION MAP	●					
CIVIL							
C-101	CONSTRUCTION NOTES	●					
C-102	EXISTING SITE PLAN	●					
C-103	PROPOSED SITE PLAN	●					
C-104	GRADING AND EROSION CONTROL PLAN	●					
C-105	DETAILS	●					

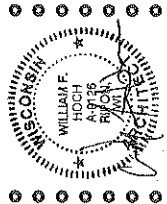
SHEET INDEX LEGEND:
PRELIM = PRELIMINARY SHEET
● = ISSUED SHEET

CONTACTS:

CIVIL Quam Engineering, LLC JONATHAN WORDEN - PE 262-346-7800 jworden@quamengineering.com	ARCHITECTURAL Blowfish Architects, llc BILL HOCH 920-810-5581 bill@blowfisharchitects.com	GENERAL CONTRACTOR CARDINAL CONSTRUCTION CO., INC. ROB KETTER 920-922-4446 rob@cardinalconstructionco.com
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Blowfish Architects, llc
752 S. Grove St.
Ripon, WI 54971
920-810-5581
William F Hoch, AIA



TENNECO POWERTRAIN
LHY SUPPLY TANK SITE ALTERATIONS
401 INDUSTRIAL AVENUE
WAUPUN, WI 53983

REVISIONS:

210100
JAN. 11, 2021
SHEET

T1.0



FOND DU LAC, WI 920.922.4446

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR Haul OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL, AND INSPECTED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSUITABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTUALLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 85 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 4.5 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING/HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-698) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. 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.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 303.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER Limestone TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDDED WITH OLD'S "MOWMIX" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.



Blowfish Architects, llc

752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F. Hoch, AIA

QUAM ENGINEERING, LLC

Geotechnical and Commercial Site Design Consultants
122 Wisconsin Street, West Bend, Wisconsin 53095
Phone (262) 340-7800; www.quamengineering.com

TENNECO POWERTRAIN

L-HY SUPPLY TANK SITE ALTERATIONS
401 INDUSTRIAL AVENUE
WAUPUN, WI 53093
CONSTRUCTION NOTES

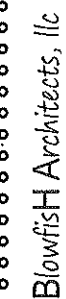


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DATE: JANUARY 11, 2021

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TENNECO POWERTRAIN
LHY SUPPLY TANK SITE ALTERATIONS
401 INDUSTRIAL AVENUE
WAUPUN, WI 53093
PROPOSED SITE PLAN

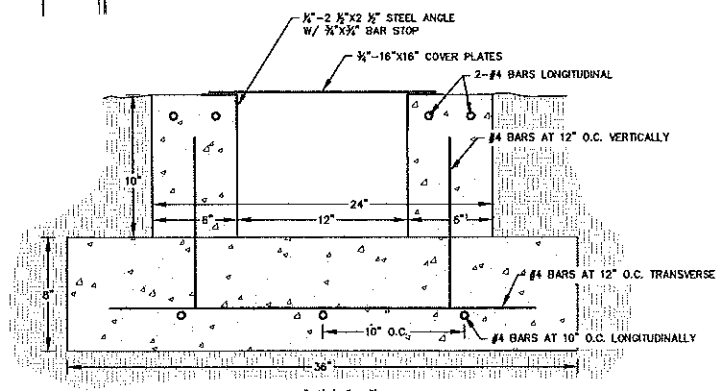
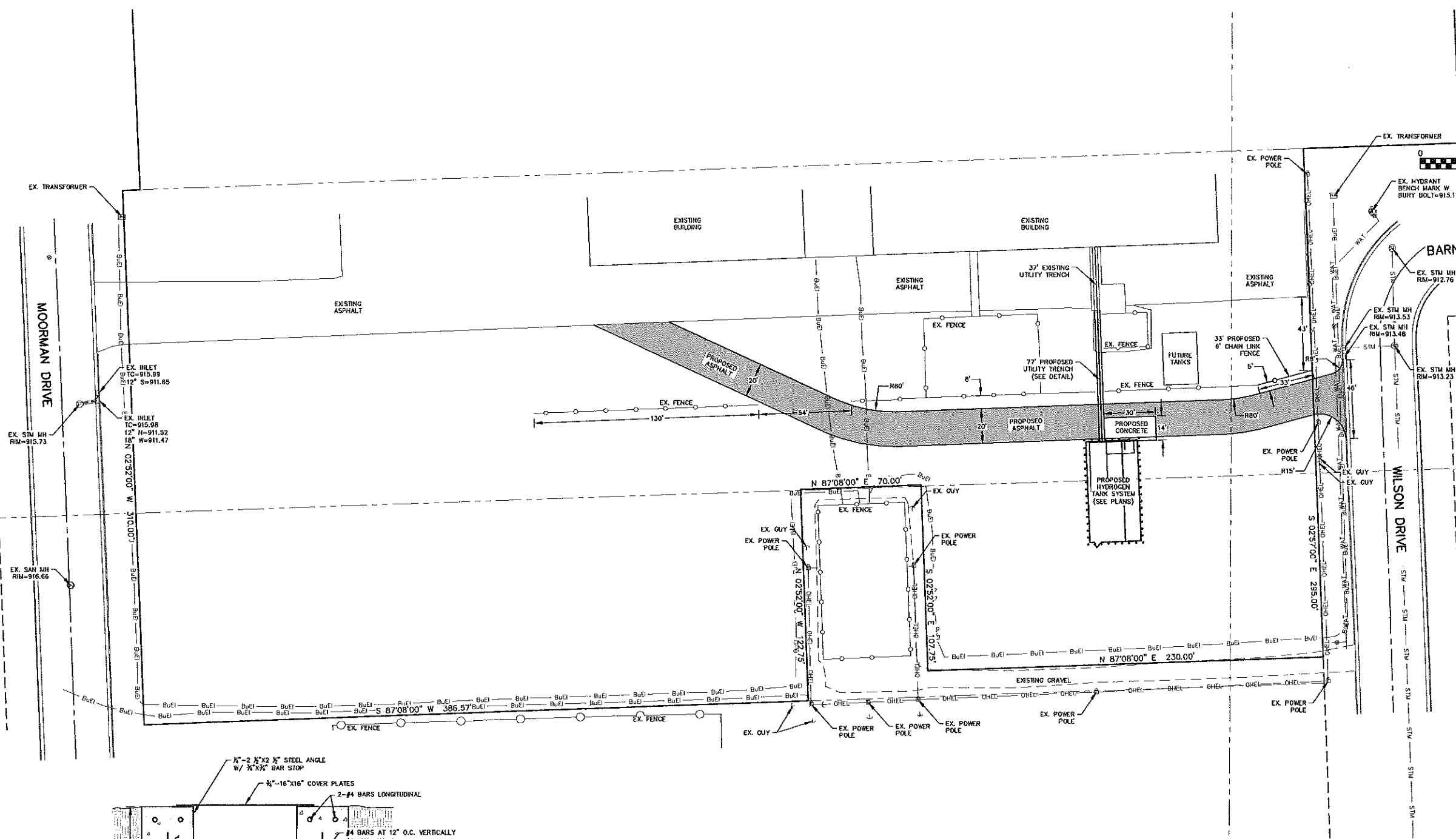
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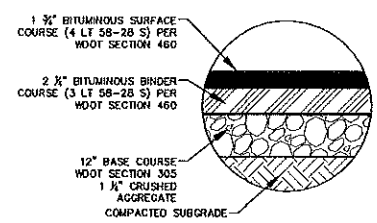
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BARNES STREET

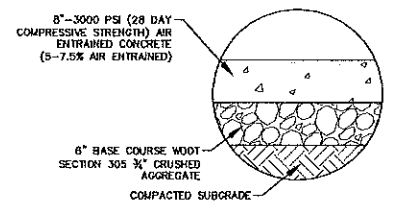
WILSON DRIVE



CONCRETE UTILITY TRENCH DETAIL



ASPHALT PAVEMENT SECTION



REINFORCED CONCRETE PAD





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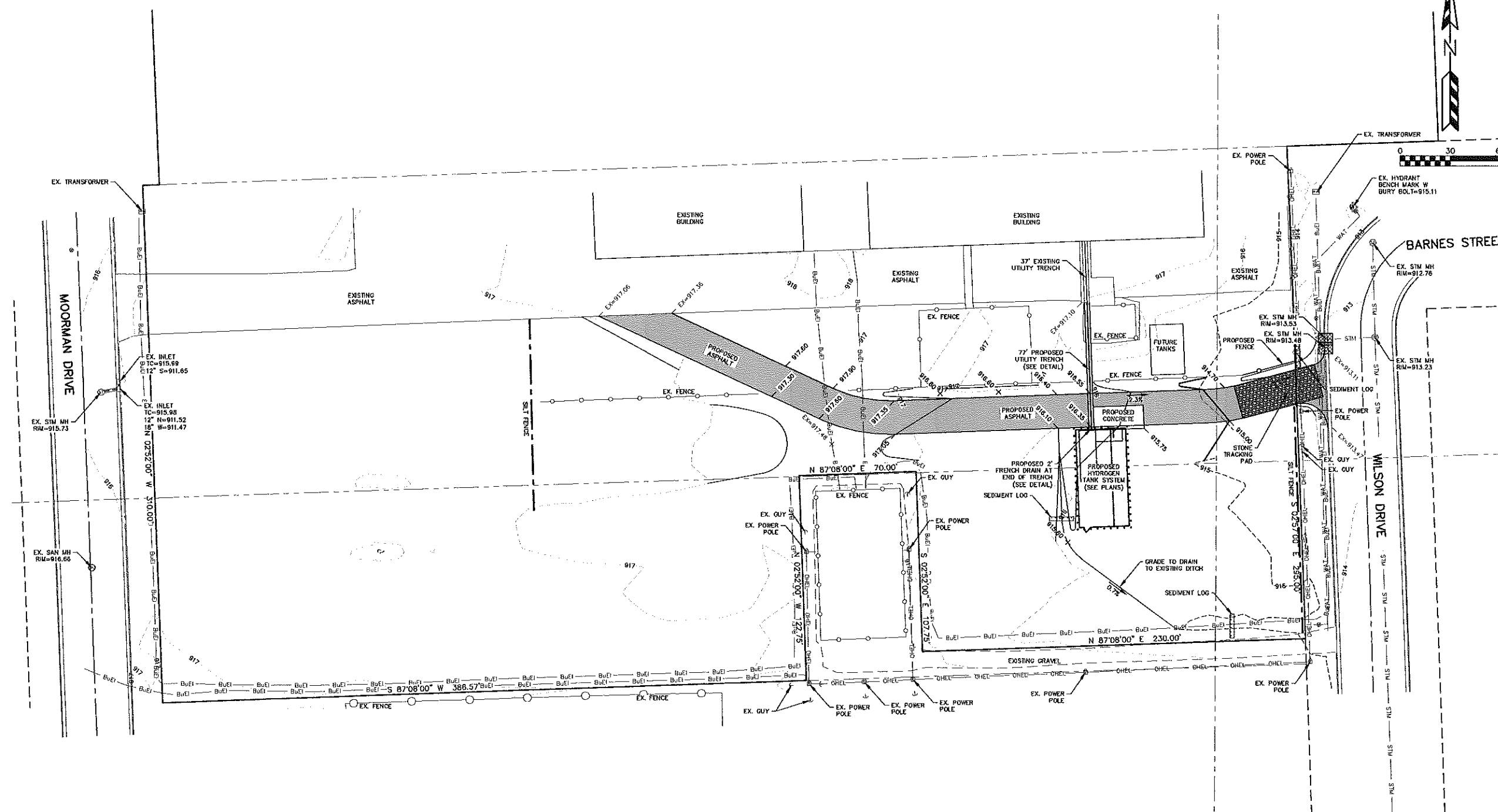
GRADING AND EROSION CONTROL PLAN

2/16/2021

DATE: JANUARY 11, 2021

SHEET

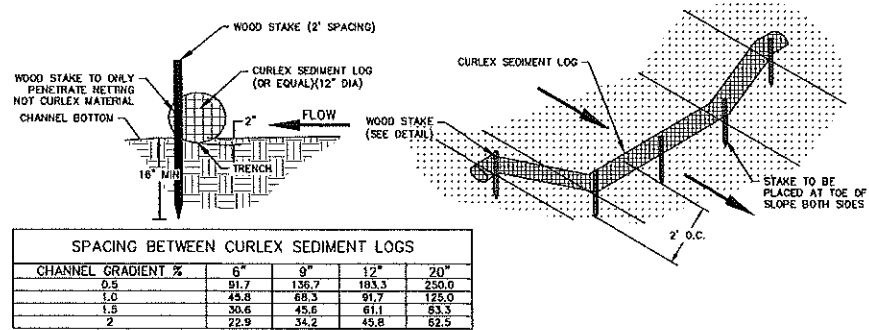
C-104



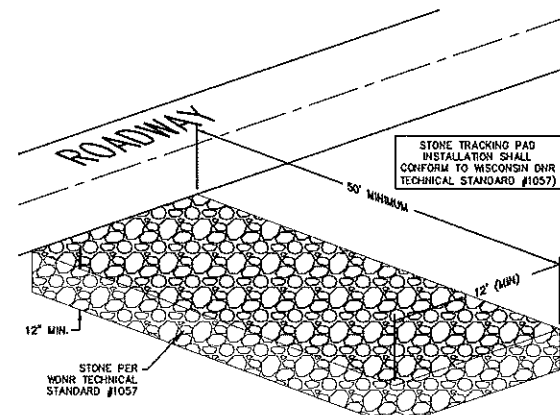
LEGEND:

- - - 936 - - - EXISTING MINOR CONTOUR.
- - - 935 - - - EXISTING MAJOR CONTOUR.
- - - 936 - - - PROPOSED MINOR CONTOUR.
- - - 935 - - - PROPOSED MAJOR CONTOUR.
- EX=934.23 - EXISTING SPOT ELEVATION.
- 934.23 - PROPOSED SPOT ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL 180" TYPE D INLET PROTECTION.

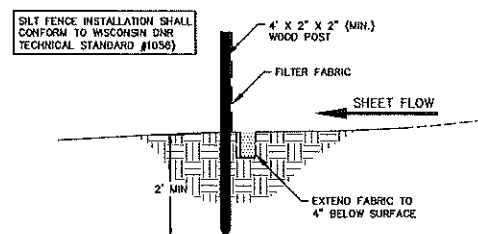




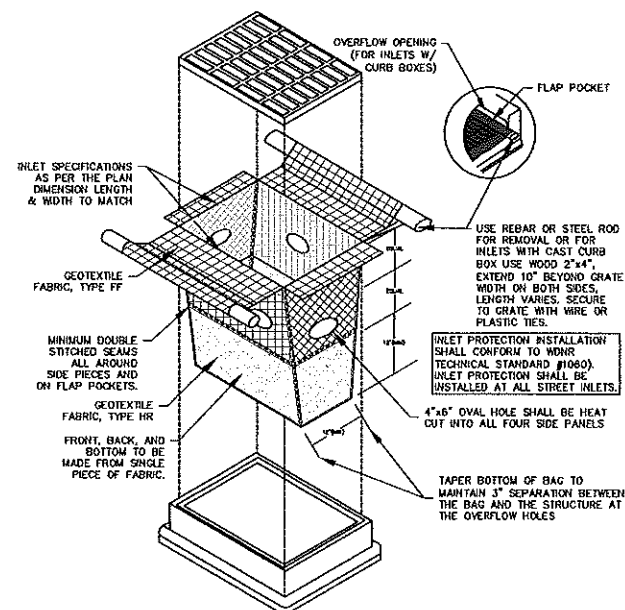
SEDIMENT LOG DETAIL



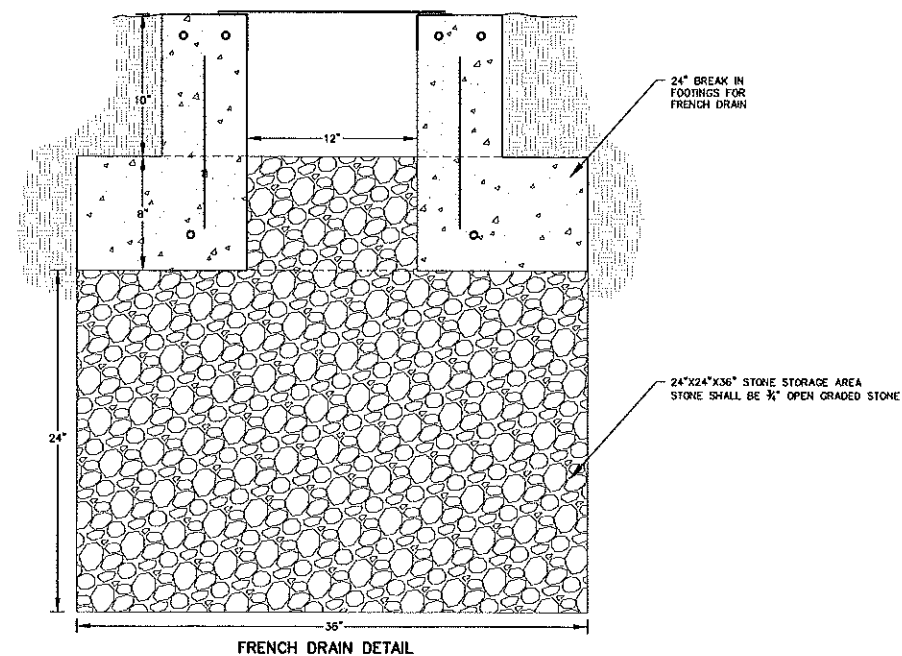
STONE TRACKING PAD DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



TYPE D-HR INLET PROTECTION DETAIL



FRENCH DRAIN DETAIL



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