



A G E N D A
CITY OF WAUPUN PLAN COMMISSION
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, April 27, 2022 at 4:30 PM

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

To Join the Zoom Meeting:

<https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09>

Meeting ID: 872 9751 4722

Passcode: 404145

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 March 23, 2022 meeting.
- 2.** Public Hearing – Conditional Use Permit application of Spring Homes LLC at 9, 11, and 13 Fond du Lac St. to reconfigure 2 lower commercial units to residential/commercial by utilizing a portion of the rear of the building for an apartment while still maintaining a commercial storefront per Section 16.04(2)(d)(x) of the Waupun Municipal Code.
- 3.** Public Hearing - Conditional Use Permit application of Central Wisconsin Christian School at 301 Fox Lake Rd. for an addition onto the elementary school, addition to the high school, and master planning for the west athletic complex per Section 16.03(1(d)(i) of the Waupun Municipal Code.
- 4.** Site Plan Review - Central Wisconsin Christian School - 301 Fox Lake Rd.

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
Waupun City Hall – 201 E. Main Street, Waupun WI
Wednesday, March 23, 2022 at 4:30 PM

The Waupun Plan Commission met at 4:30 pm on Wednesday, March 23, 2022.

CALL TO ORDER

Chairman Nickel called the meeting to order at 4:30 pm.

ROLL CALL

Members Present: Jeff Daane, Julie Nickel, Jon Dobbratz, Jill Vanderkin, Mike Matoushek, Elton TerBeest, Jerry Medema

Staff Present: Sue Leahy - Zoning Administrator, Kathy Schlieve – Administrator, Mike Beer – Code Enforcement Officer

Others Present: Todd & Shay Cupery, Tim Vanderkin, Craig Bronkhorst, Lauren Tillema, Bill Hoch, Mario Valentini, Eric Valiulis

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

None

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

Wednesday, April 27, 2022.

CONSIDERATION - ACTION

1. Approve minutes of the February 23, 2022 Plan Commission meeting.
Motion by Dobbratz, 2nd by Matoushek to approve the minutes of the February 23, 2022 meeting. Motion carried, unanimously.
2. Public Hearing - Conditional Use Permit application of Stone & Suede LLC at 417 E Main St. to install a projecting sign on the front of the building per Section 16.11(2)(a) and 16.11(5)(e) of the Waupun Municipal Code.

Chairman Nickel called for a motion to open the public hearing. Motion by Medema, 2nd by TerBeest to open the public hearing. Motion carried, unanimously.

Lauren Tillema was here for any questions regarding the sign. The sign will project from the building. A question was asked if it will swing or be solid because the pictures of the sign look like it will swing. Lauren said the sign will be solid.

There were no questions asked in the public hearing, so Chairman Nickel called for a motion to close the public hearing. Motion by Dobbratz, 2nd by Matoushek to close the public hearing. Motion carried, unanimously.

Motion by Vanderkin, 2nd by Dobbratz to approve the Conditional Use Permit of Stone & Suede LLC at 417 E. Main St. to install a projecting sign as long as it does not swing.

Vote: TerBeest, Medema, Daane, Nickel, Dobbratz, Vanderkin, Matoushek – “AYE”
Motion carried, 7-0.

3. Public Hearing – Conditional Use Permit application of Todd Cupery at 1 W. Main St. to provide residential living quarters on the first floor per Section 16.04(2)(d)(x) of the Waupun Municipal Code.

Chairman Nickel called for a motion to open the public hearing. Motion by Medema, 2nd by TerBeest to open the public hearing. Motion carried, unanimously.

Todd Cupery appeared and discussed his plans. They are proposing to add living quarters to the building. This is a single story building, so they cannot provide 2nd floor living quarters. There will be a 2 hour fire rated wall separating the different uses. The Fire Department is asking for smoke detection systems in the sleeping quarters as well as the show room, a fire extinguisher in close proximity to the living quarters, and a CO2 detector.

Fire Dept. asking for some smoke detection in sleeping quarters as well as showroom. They are separate areas, living quarters and showroom would need to be interconnected. CO detector. Fire extinguisher in near proximity to living quarters needed. Is there going to be 2 hr fire rated wall – yes there will be. It was installed already. Smoke detectors interconnected. Usually apartments upstairs. Connectors can be stand alones

There were no other questions asked in the public hearing, so Chairman Nickel called for a motion to close the public hearing. Motion by Dobbratz, 2nd by TerBeest to close the public hearing. Motion carried, unanimously.

Motion by Jerry, 2nd by Matoushek to approve the Conditional Use Permit application of Todd Cupery to provide residential living quarters on the first floor per Section 16.04(2)(d)(x) with the following conditions

1. Smoke detectors be installed in each area of the building.
2. Fire Extinguisher installed in close proximity to the living area.
3. CO2 Detector installation.

Vote: TerBeest, Medema, Daane, Nickel, Dobbratz, Vanderkin, Matoushek – “AYE”
Motion carried 7/0.

4. Public Hearing – Conditional Use Permit application of the City of Waupun to build a new Senior Center at 520 McKinley St. per section 16.03(4)(d)(ii) of the Waupun Municipal Code.

Chairman Nickel called for a motion to open the public hearing. Motion by Vanderkin, 2nd by Dobbratz to open the public hearing. Motion carried, unanimously.

The City received a grant to build a new Senior Center at 520 McKinley St. Per current zoning, we need a conditional use permit for a recreational facility. There are currently no site plan or building plans for the project. The proposed building will be 15,000 sq. ft. 2 story building.

There were no other questions asked in the public hearing, so Chairman Nickel called for a motion to close the public hearing. Motion by Matoushek, 2nd by Dobbratz to close the public hearing. Motion carried, unanimously.

Motion by Vanderkin, 2nd by Nickel to approve the Conditional Use Permit of the City of Waupun to building a new Senior Center at 520 McKinley St. with no conditions.

Vote: TerBeest, Nickel, Dobbratz, Vanerkin, Matoushek – “AYE”
Medema, Daane – Abstain
Motion carried, 5/0/2

5. Site Plan Review – new building at 103 Gateway Dr.

Mario Valentini and Eric Valiulis appeared to discuss the site plan for a new Dunkin Donuts at 103 Gateway Dr. Dunkin Donuts currently has a location in immediate area as part of a gas station. This property became available and they would like to create a freestanding building. Indoor dining, drive-thru would create better opportunity. Site plan works very well and can hold a good stack without creating any traffic issues. Parking is adequate. Assistant Fire Chief appeared and would like to see a minimum of 14' for the drive-thru lanes in case of a dumpster fire behind the building. The current entrance and exit to the drive-thru are not 14'.

No other comments or questions were asked so Chairman Nickel called for a motion on the Site Plan.

Motion by Dobbratz, 2nd by Medema to approve the site plan for a new building for Dunkin Donuts at 103 Gateway Dr. on condition that the drive-thru lane will be a minimum of 14' wide from beginning to end.

Vote: TerBeest, Medema, Daane, Nickel, Dobbratz, Vanderkin, Matoushek – "AYE"
Motion carried, unanimously.

6. Site Plan Review – addition to 401 Industrial Dr.

Tenneco – Bill Hoch of Blowfish Architects appeared to discuss the plans. This is for a 30 x 60 addition on South East corner of the building for a new piece of equipment. Jeff Daane spoke with MSA regarding their plans and since they are not adding any impervious area, therefor they do not need any stormwater plans other than erosion control. The addition meets all zoning requirements for setbacks.

There were no concerns from the Board so Chairman Nickel called for a motion.

Motion by Matoushek, 2nd by Medema to approve the site plan for an addition to 401 Industrial Dr. as presented.

Vote: TerBeest, Medema, Daane, Nickel, Dobbratz, Vanderkin, Matoushek – "AYE"
Motion carried, 7/0.

ADJOURNMENT

Motion by Dobbratz, 2nd by Vanderkin to adjourn meeting. Motion carried, unanimously, meeting adjourned at 4:56 pm.

Minutes prepared by Trista Steinbach, Administrative Assistant.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 27th day of April, 2022 at 4:30 pm, there will be considered the application for a Conditional Use Permit of:

1. Spring Homes LLC at 9, 11, and 13 Fond du Lac St. to reconfigure 2 lower commercial units to residential/commercial by utilizing a portion of the rear of the building for an apartment while still maintaining a commercial storefront per Section 16.04(2)(d)(x) of the Waupun Municipal Code.

The meeting will be held in person, virtual and teleconference.

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<https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09>

Meeting ID: 872 9751 4722

Passcode: 404145

By Phone: 1 312 626 6799 US (Chicago)

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must contact the Zoning Administrator prior to said meeting of the Plan Commission of the City of Waupun.

Dated this 12th day of April, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH April 20, 2022)

Fee: \$150.00

Paid:

✓ # 2090

Date: 4/7/2022



CITY OF WAUPUN

201 E. Main Street

WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

Applicant Name: Springs Homes LLC

Phone #9207931444

Address: 2221 Lincoln Avenue

E-mail: scott@vineandbranchwi.com

City, State, Zip Two Rivers WI 54241

Property Description and address:

9/11/13 Fond Du Lac Street Waupun Currently 2 lower storefronts with 6 residential units above.

Conditional Use Requested:

Reconfigure 2 lower commercial units to residential/commercial by utilizing a portion of the rear of the building for an apartment while still maintaining a commercial storefront. We would start with 9 Fond Du Lac Street and then do 13 Fond Du Lac Street as we have an existing tenant in the building who would utilize 9 Fond du Lac Street.

Zoning Ordinance Section Involved:

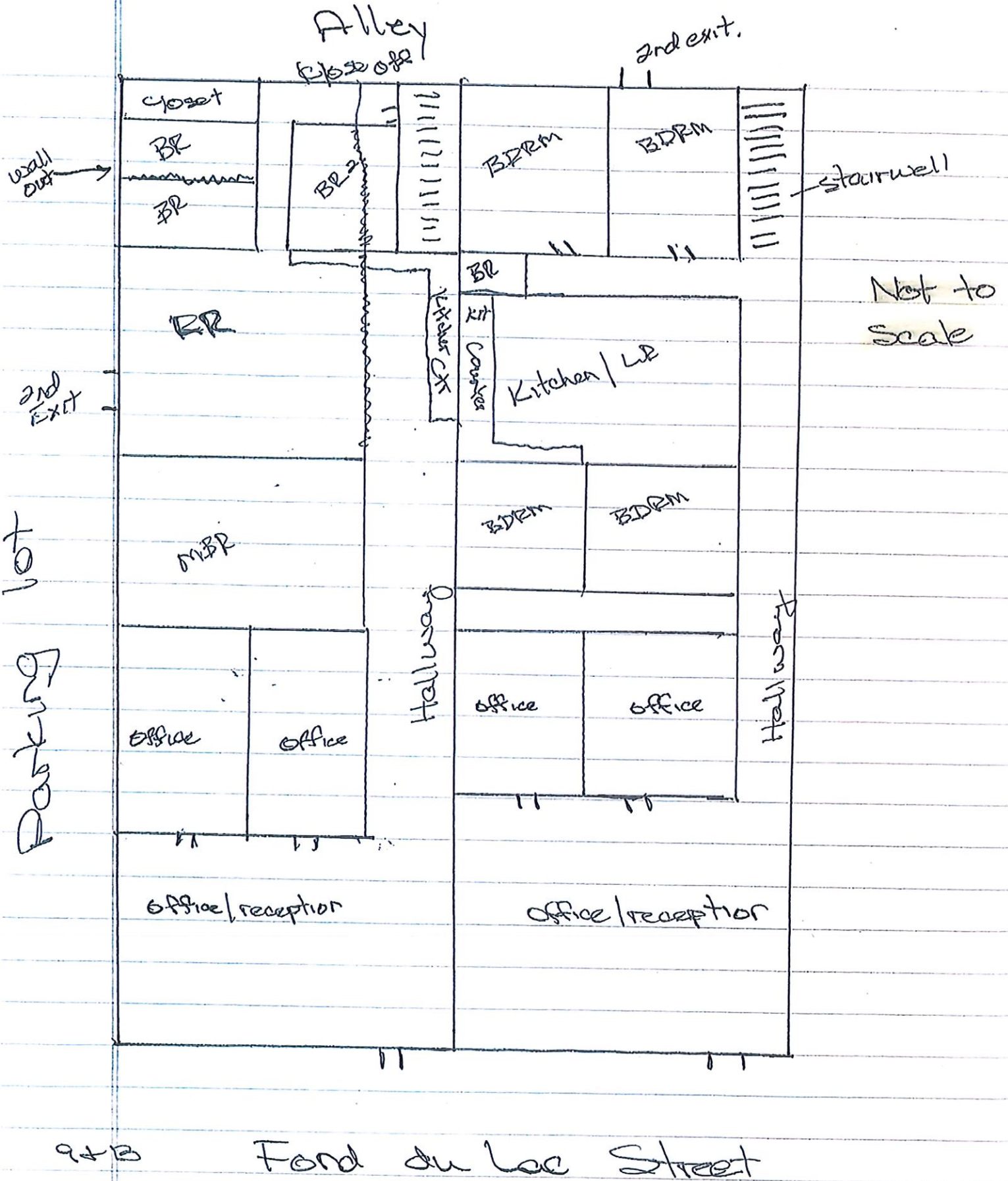
11.204 (2)(d)(x) RESIDENTIAL UNIT LOCATED UPON THE FIRST FLOOR

Date Presented to Plan Commission:

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s)



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be on Wednesday the 27th day of April, 2022 at 4:30 pm, there will be considered the application for a Conditional Use Permit of:

1. Central Wisconsin Christian School at 301 Fox Lake Rd. for an addition onto the elementary school, addition to the high school, and master planning for the west athletic complex per Section 16.03(1)(d)(i) of the Waupun Municipal Code.

The meeting will be held in person, virtual and teleconference.

To Join Zoom Meeting:

<https://us02web.zoom.us/j/87297514722?pwd=VWJQZUw0b245MkpKMzN4M05TSkQ4QT09>

Meeting ID: 872 9751 4722

Passcode: 404145

By Phone: 1 312 626 6799 US (Chicago)

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must contact the Zoning Administrator prior to said meeting of the Plan Commission of the City of Waupun.

Dated this 6th day of April, 2022

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH April 20, 2022)

Fee: \$150.00 Paid: _____ Date: _____



CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

From: Central Wisconsin Christian School
(business name or individual)

Property Description and address:
301 Fox Lake Road

Conditional Use Requested:
The property is zoned R1 and a school is a conditional use in a R1 District.
The proposed project is a an addition to the elementary school, addition to the high school
and master planning for the west athletic complex.

Zoning Ordinance Section Involved:
Sec.16.03 (1)(d)(i) of the City of Waupun Code of Ordinances

Date Presented to Plan Commission: _____

CONDITIONAL USE: Granted Denied

Comments:

Signature of Applicant (s) Mark Butz

PROJECT INFORMATION

PROPOSED PHASE 2 ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
 301 FOX LAKE ROAD • WAUPUN, WI

PROFESSIONAL SEAL

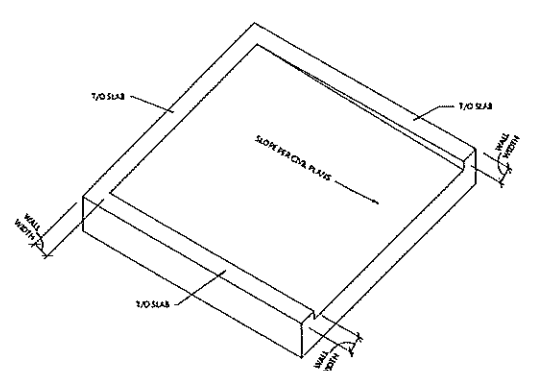
PRELIMINARY DATES
 APR 1, 2022

JOB NUMBER
 2132120

SHEET NUMBER
BA1.2

PHASE 2

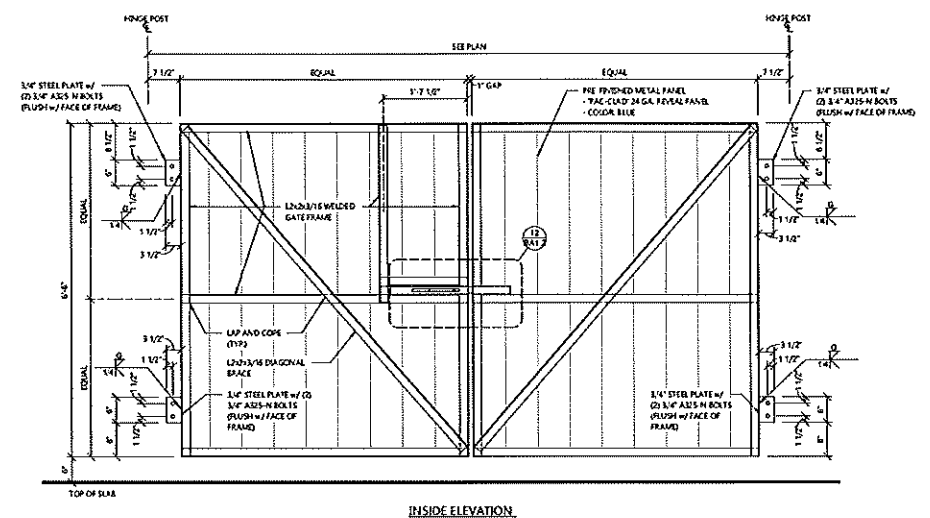
NOT FOR CONSTRUCTION



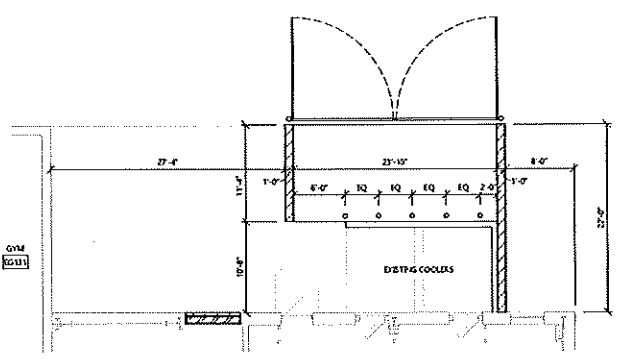
14 DUMPSTER PAD DETAIL
 SCALE: 1/2" = 1'-0"

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

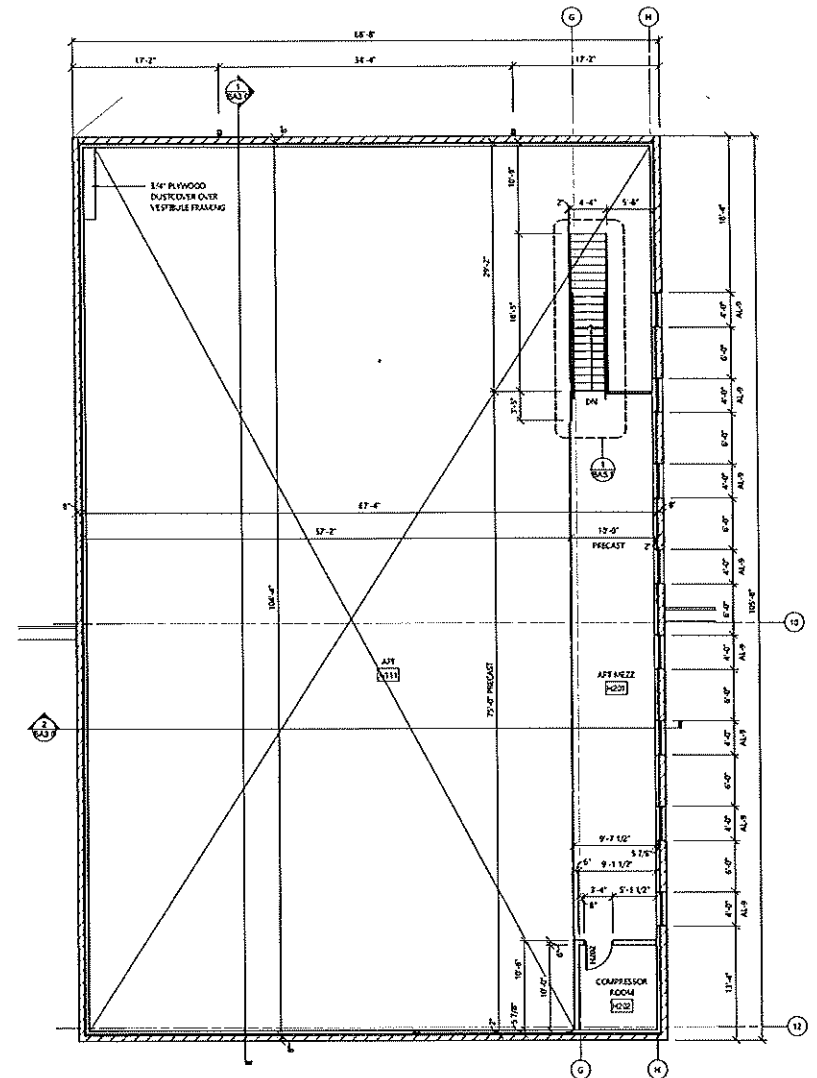
4 DUMPSTER ENCLOSURE EAST ELEVATION
 SCALE: 1/8" = 1'-0"



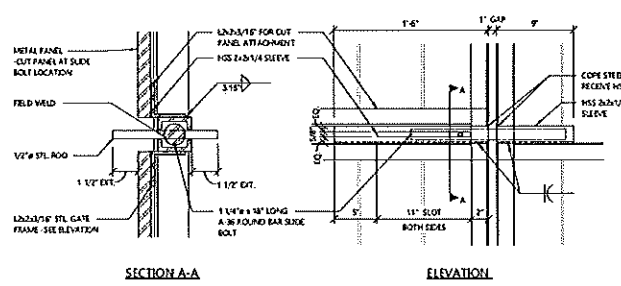
10 DUMPSTER GATE ELEVATION
 SCALE: 3/4" = 1'-0"



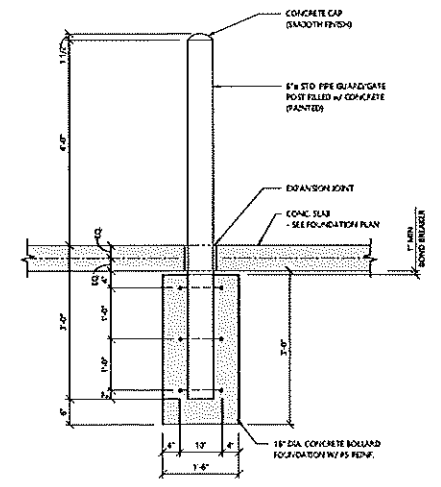
11 DUMPSTER WALL SECTION
 SCALE: 1/2" = 1'-0"



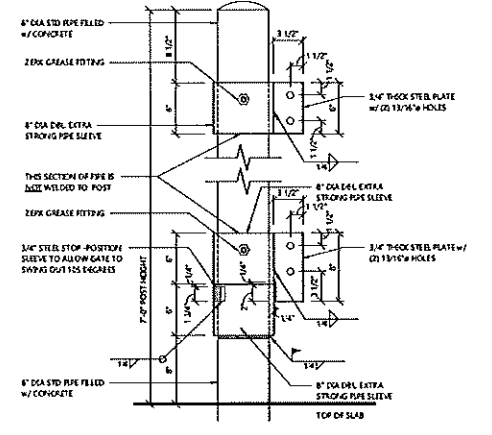
SHOP MEZZANINE
 SCALE: 1/4" = 1'-0"



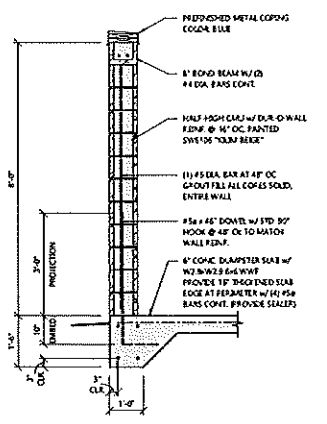
12 GATE SLIDE BOLT
 SCALE: NOT TO SCALE



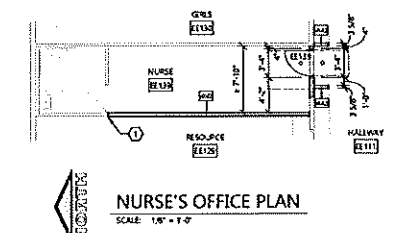
9 BOLLARD DETAIL
 SCALE: 3/4" = 1'-0"



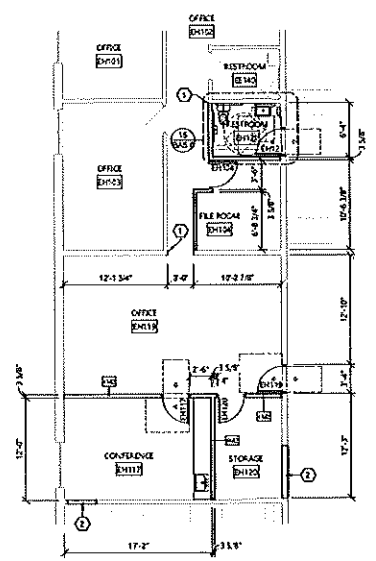
11 GATE HINGE DETAIL
 SCALE: 1/2" = 1'-0"



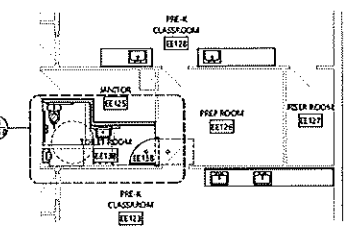
11 DUMPSTER WALL SECTION
 SCALE: 1/2" = 1'-0"



NURSE'S OFFICE PLAN
 SCALE: 1/8" = 1'-0"



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



6 PRE-K PLAN
 SCALE: 1/8" = 1'-0"

ADDITIONAL PLANS AND DUMPSTER ENCLOSURE DETAILS

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PROJECT INFORMATION

PROPOSED PHASE 2 ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
APR 1, 2022

JOB NUMBER
2132120

SHEET NUMBER

BA1.1

NOT FOR CONSTRUCTION

PHASE 2

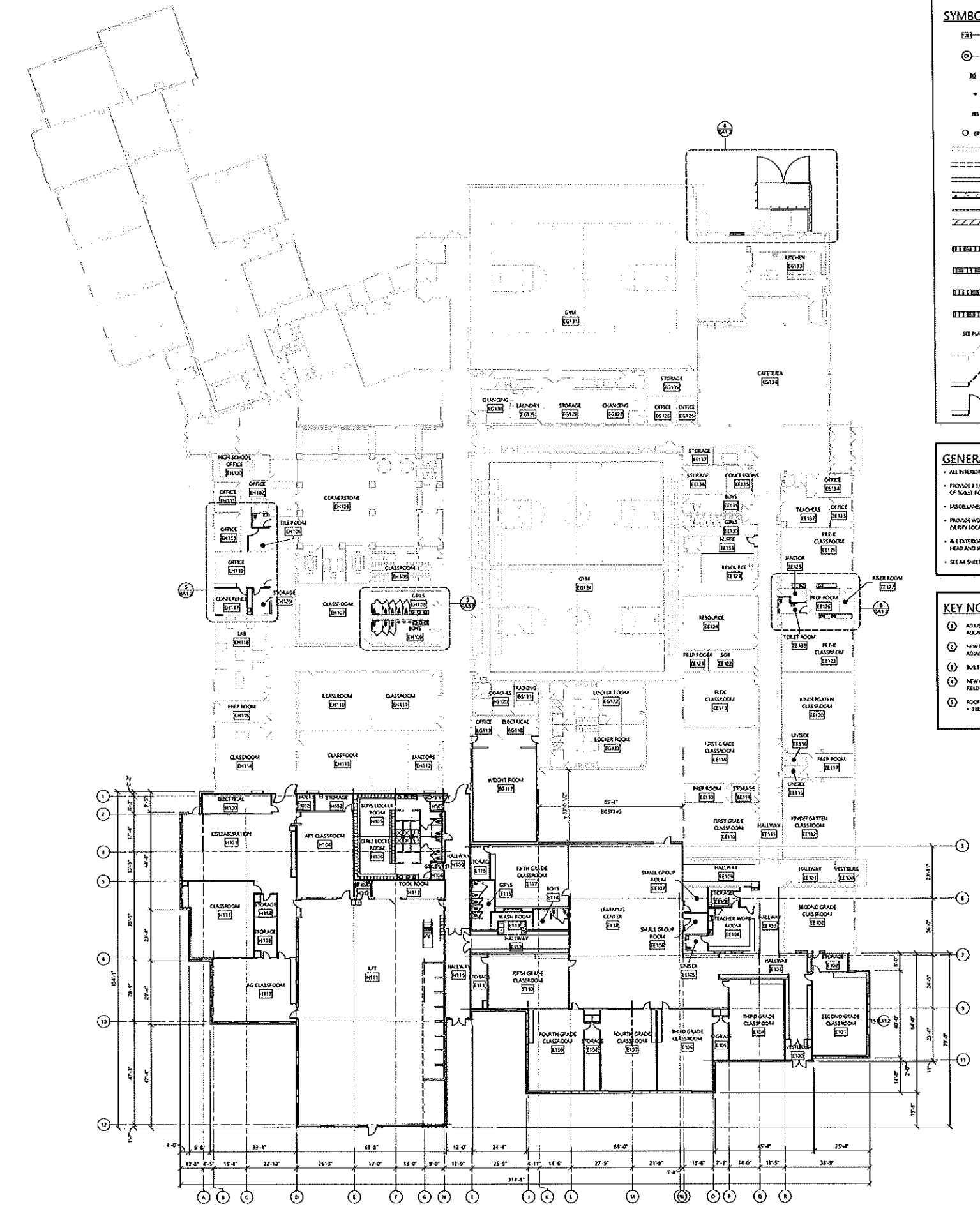
| SYMBOLS LEGEND | |
|------------------------------|---|
| --- | SEE SHEET AXX FOR WALL TYPES |
| ⊙ | SEE SHEET AXX FOR CLIP DETAILS |
| ⌘ | EART SPACE |
| + | FIRE EXTINGUISHER - SEE AS SHEETS |
| ⌘ | FIRE EXTINGUISHER w/ CABINET - SEE AS SHEETS |
| ○ | GUARD POST/STAIR POIST OR SIGNATION - SEE SHEET AXX FOR DETAILS |
| --- | EXISTING WALL TO REMAIN |
| --- | EXISTING WALL TO BE DEMOLISHED |
| --- | STUD WALL |
| --- | CONCRETE WALL |
| --- | MASONRY VENEER |
| --- | CMU WALL |
| --- | 1 1/2 HOUR FIRE RATED |
| --- | 2 HOUR FIRE RATED |
| --- | 3 HOUR FIRE RATED |
| --- | 4 HOUR FIRE RATED |
| SEE PLAN FOR ALL WALL WIDTHS | |
| --- | EXISTING DOOR TO REMAIN |
| --- | EXISTING DOOR TO BE DEMOLISHED |
| --- | NEW DOOR |

GENERAL NOTES

- ALL INTERIOR DIMS ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BIDDING FOR ANY FURNITURES BY OWNER (VERIFY LOCATIONS).
- ALL EXTERIOR WINDOWS TO HAVE 0.25" MINIMUM INSULATION AT HEAD AND JAMB AND PLASTIC LAMINATE COVERED WOOD SILL.
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.

KEY NOTES

- ADJUST FRAMING / FINISHING AS REQUIRED TO FINISH FACES AS SHOWN IN FIELD.
- NEW INFILL WALL BY EXISTING WALL MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES.
- BUILT BY CASEWORK - SEE AS SHEETS.
- NEW OPENING / WINDOW / DOOR IN EXISTING EXTERIOR FIELD VERIFY ALL ASSOCIATED DIMENSIONS.
- ROOF DRAIN LEADER / OVERFLOW - SEE PLUMBING DRAWINGS.



FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

ARCHITECTURAL OVERALL FIRST FLOOR PLAN

Small vertical text at the bottom left corner, likely a copyright or disclaimer notice.

SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

EXCEL
ARCHITECTS + ENGINEERS + SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 934-8800
www.EXCELENGINEER.com

COLLABORATOR
WDS
CONSTRUCTION

SITE INFORMATION:

LEGAL DESCRIPTION: Section 6 of document T134-R15E

PROPERTY AREA: AREA = 1,419,639 S.F. (32.59 ACRES)

EXISTING ZONING: R-1 (CITY) & GEN. AG (CU) (TDM)

PROPOSED ZONING: R-1 (CITY) & GEN. AG (CU) (TDM)

PROPOSED USE: SCHOOL ADDITION & SCHOOL MASTER ATHLETIC COMPLEX

AREA OF SITE DISTURBANCE: #24.2 AC (MASTER PLAN PHASED)

SETBACKS: BUILDING: FRONT (NORTH) = 35'
SIDE (WEST/EAST) = 6'
REAR (SOUTH) = 35'

PAVEMENT: FRONT (NORTH) = 5'
SIDE (WEST/EAST) = 5'
REAR (SOUTH) = 5'

PROPOSED BUILDING HEIGHT: 24'-6" (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 STALL PER 2 EMPLOYEES +
1 STALL PER 10 STUDENTS 216 YRS OLD (40 REQUIRED)

PARKING PROVIDED AROUND SCHOOL: 178 SPACES (B.H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 8

MASTER PLAN PHASING SCHEDULE:

STORMWATER, CONVEYANCE, AND MASS GRADING: SUMMER 2022
PRACTICE SOCCER FIELD: SUMMER 2022
MAIN SOCCER FIELD: SUMMER 2023
BUS GARAGE (PARKING: TBD)
CONCESSION AREA & ENTRANCE: TBD
BASEBALL FIELD: TBD
TRACK COMPLEX: TBD
SOFTBALL COMPLEX: TBD

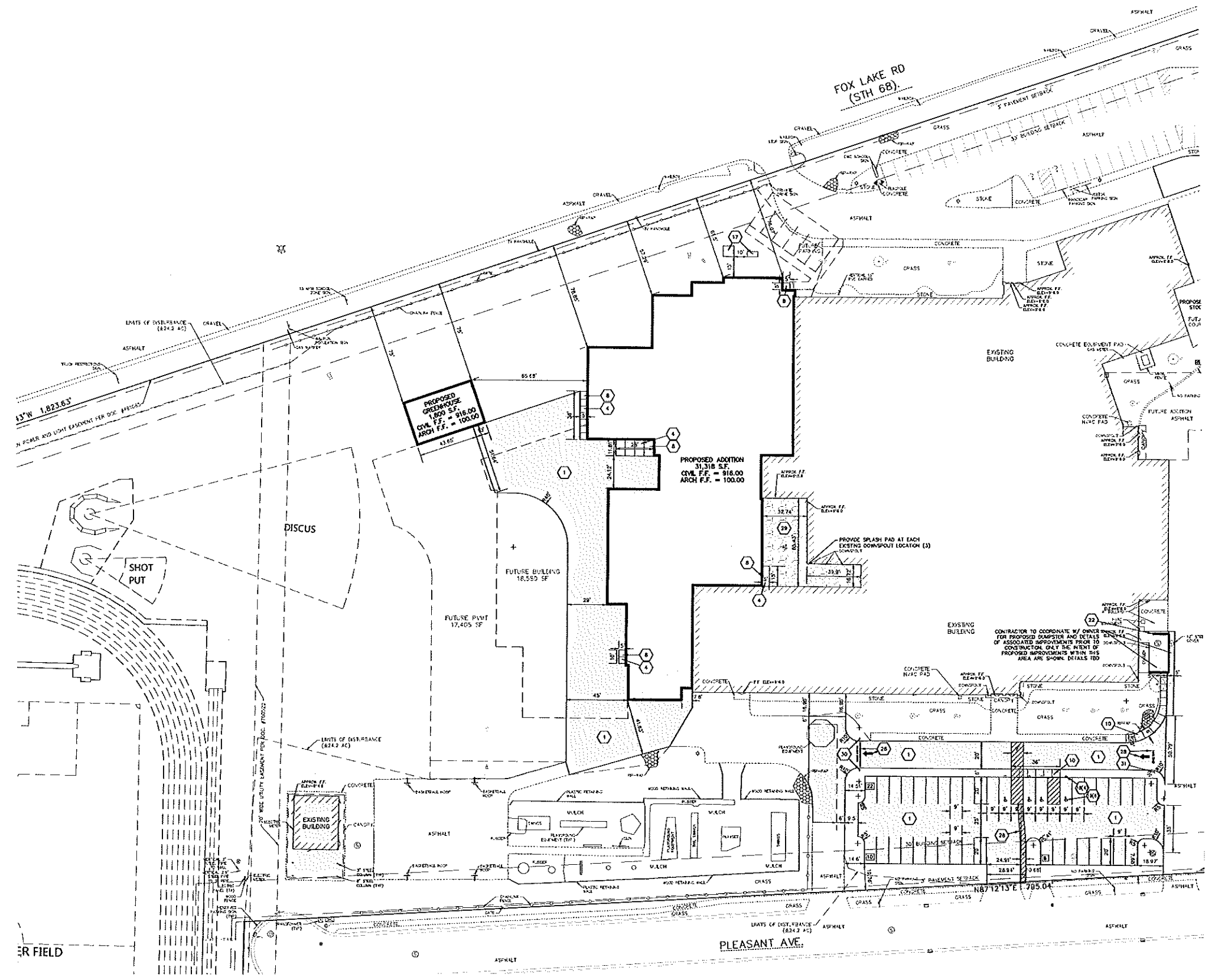
| EXISTING SITE DATA (PROJECT LIMITS) | | | |
|-------------------------------------|-----------|-----------|---------|
| | AREA (AC) | AREA (SF) | PERCENT |
| PROJECT SITE | 24.21 | 1,054,410 | 0.0% |
| BUILDING FLOOR AREA | 0.00 | 0 | 0.0% |
| PAVEMENT (ASP./CONC./GRAV.) | 0.66 | 27,338 | 3.5% |
| TOTAL IMPERVIOUS | 0.66 | 27,338 | 3.0% |
| LANDSCAPE/OPEN SPACE | 23.55 | 1,027,072 | 96.5% |

| PROPOSED SITE DATA (PROJECT LIMITS-INCLUDES FUTURE AS SHOWN) | | | |
|--|-----------|-----------|---------|
| | AREA (AC) | AREA (SF) | PERCENT |
| PROJECT SITE | 24.21 | 1,054,410 | 0.0% |
| BUILDING FLOOR AREA | 1.28 | 63,638 | 5.8% |
| PAVEMENT (ASP./CONC./GRAV.) | 4.75 | 206,033 | 19.5% |
| TOTAL IMPERVIOUS | 6.03 | 269,671 | 25.3% |
| LANDSCAPE/OPEN SPACE | 18.08 | 784,739 | 74.7% |

- SITE PLAN KEYNOTES:**
- 1 STANDARD ASPHALT SECTION (TYP.)
 - 4 LIGHT DUTY CONCRETE (TYP.)
 - 8 CONCRETE STOOP (TYP.) SEE ARCH PLANS FOR DETAILS
 - 10 FLUSH WALK (TYP.)
 - 17 CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
 - 18 HANDICAP SIGN (TYP.)
 - 19 HANDICAP STALL & STRIPING PER STATE CODES
 - 22 DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
 - 28 TRAFFIC FLOW ARROWS / PAVEMENT MARKINGS, COLOR TO MATCH PARKING STALL STRIPING
 - 29 GRAVEL SECTION (TYP.)
 - 30 DO NOT ENTER / EMERGENCY ACCESS ONLY SIGN (TYP.)
 - 31 ONE WAY / DROP OFF AREA SIGN (TYP.)

PAVEMENT HATCH KEY:

| | |
|-----------------|---------------------|
| [Hatch Pattern] | STANDARD ASPHALT |
| [Hatch Pattern] | FLUSH WALK |
| [Hatch Pattern] | LIGHT DUTY CONCRETE |
| [Hatch Pattern] | GRAVEL SECTION |



PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
 301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL SEAL

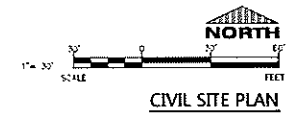
PRELIMINARY DATES
APR. 1, 2022

NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER
BC1.1A

201 © ICA ENGINEERING



PROPOSED ADDITION & MASTER PLAN FOR: CENTRAL WISCONSIN CHRISTIAN SCHOOL

WAUPUN, WISCONSIN

LEGEND

- PROPOSED SPOT ELEVATIONS (FROM LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- EXISTING GRACE SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS (REFERENCE F=HILL DETAIL)
- FO-FINISHED SURFACE GRADE AT BACK OF WALL
- FO-FINISHED SURFACE GRADE AT FRONT OF WALL
- PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- PROPOSED SPOT ELEVATIONS (TOP OF HOLE, BOTTOM OF HOLE)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- PROPOSED WATER VALVE IN MANHOLE
- EXISTING TELEPHONE MANHOLE
- PROPOSED TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN - ST CB
- PROPOSED STORM FIELD INLET - ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CURB INLET - ST CI
- EXISTING UTILITY POLE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE FEEDSTALK
- EXISTING TELEPHONE FEEDSTALK
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV FEEDSTALK
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET ADDING 4.30 LB/YD
- 3/4" REBAR SET ADDING 1.50 LB/YD
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED AFFRIC END SECTION
- EXISTING WASH AREA
- EXISTING CECIDIOSA TREE WITH 10" DIA. TRUNK
- EROSION MATTING
- PROPOSED INLET PROTECTION
- EXISTING CONCREVE TREE
- EXISTING STAMP
- EXISTING STAMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARRIAD WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- PROPOSED STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE - ST MH
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE - SAN MH
- EXISTING WATER LINE AND MGRANT
- PROPOSED WATER LINE AND MGRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRAVING/SEEING LIMITS
- 10'-0" OF-PAV LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR

- #### DIVISION 31 EARTH WORK
- ##### 3110 SITE CLEARING (DEMOLITION)
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- ##### 3120 EARTH MOVING
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- ##### 3130 EXISTING CONSTRUCTION MATERIAL MANAGEMENT
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- ##### 3230 CONCRETE AND AGGREGATE BASE
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- #### DIVISION 32 EXTERIOR IMPROVEMENTS
- ##### 3210 GRAVEL AREAS
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- ##### 3220 AGGREGATE BASE & ASPHALT PAVEMENT
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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- #### DIVISION 33 UTILITIES
- ##### 3310 SITE UTILITIES
- CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL REMOVE ALL EXISTING AND CONFLICTING UTILITIES AND STRUCTURES TO BE DEMOLISHED WITHIN THE PROJECT LIMITS.
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CIVIL SHEET INDEX

| SHEET | SHEET TITLE |
|--------|---|
| BC0.1 | CIVIL COVER AND SPECIFICATION SHEET |
| BC1.0 | EXISTING SITE AND DEMOLITION PLAN |
| BC1.1A | SITE PLAN |
| BC1.1B | MASTER SITE PLAN |
| BC1.2A | GRADING AND EROSION CONTROL PLAN |
| BC1.2B | MASTER GRADING AND EROSION CONTROL PLAN |
| BC1.3A | UTILITY PLAN |
| BC1.3B | MASTER UTILITY PLAN |
| BC1.4 | LANDSCAPE PLAN |
| BC2.0 | DETAILS |
| BC2.1 | DETAILS |
| BC3.1 | SITE PHOTOGRAPHIC PLAN & DETAILS |

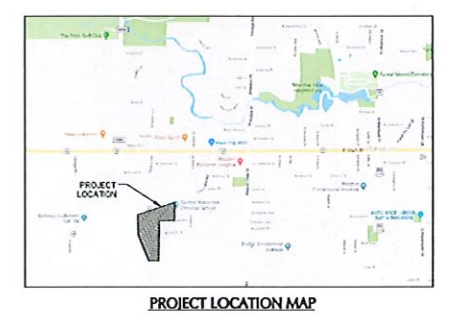


Table A: Allowable Pipe Material Schedule

| Utility | Material | Pipe Code | Fitting Grade | Joint Code |
|--------------|-------------|------------------------------------|------------------|-----------------|
| Fire Hydrant | Ducton C-12 | AWSA C115 & C151 | AWSA C115 & C151 | AWSA C115 C-200 |
| Storm Sewer | SD-40 PVC | ASTM F2181, ASTM D2688, ASTM F2181 | ASTM F2181 | SD-40 PVC |
| Water | HDPE | ASTM F2168 | ASTM F2168 | SD-40 PVC |

CONSTRUCTION STAKING SERVICES
CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT STAKING PROFESSIONAL AT 920-224-8511 OR RIAN HONDELE@EXCEL-ENG.COM TO GET STAKING PRICES TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ASSUMED AND BEYOND THE BASE PRICE IS THE RESPONSIBILITY OF THE CONTRACTOR. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES
1. ALL UTILITY REMOVAL TO BE ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, COORDINATE WITH CITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

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 30-DAY NOTICE BEFORE THE SURVEY. THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND FILLING, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO BE A POND FULL OF WATER OR FOR SURVEYING FOLLOWING PERIOD SHALL BE AT THE CONTRACTOR'S EXPENSE.

TO OBTAIN LOCATION OF UTILITIES AND EROSION CONTROL FACILITIES BEFORE YOU BEGIN CONSTRUCTION, CALL EXCEL ENGINEERING'S HOTLINE AT 800-242-8511. TO OBTAIN LOCATION OF UTILITIES AND EROSION CONTROL FACILITIES BEFORE YOU BEGIN CONSTRUCTION, CALL EXCEL ENGINEERING'S HOTLINE AT 800-242-8511. TO OBTAIN LOCATION OF UTILITIES AND EROSION CONTROL FACILITIES BEFORE YOU BEGIN CONSTRUCTION, CALL EXCEL ENGINEERING'S HOTLINE AT 800-242-8511.

CONTACTS

OWNER
CWC SCHOOLS
301 FOX LAKE RD
WAUPUN, WISCONSIN
CONTACT: JACQUE BOUTEN
P: 920.934.4233
mbouten@centralwisconsinchristian.org

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOUND DU LAC, WISCONSIN 54935
DEVEN WINTER, P.E.
P: 920.934.9600
F: 920.934.8000
dvwinter@excelengr.com

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WDS
CONSTRUCTION

PROJECT INFORMATION

PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL SEAL
WISCONSIN
DEVEN WINTER
46621-6
REGISTERED PROFESSIONAL ENGINEER

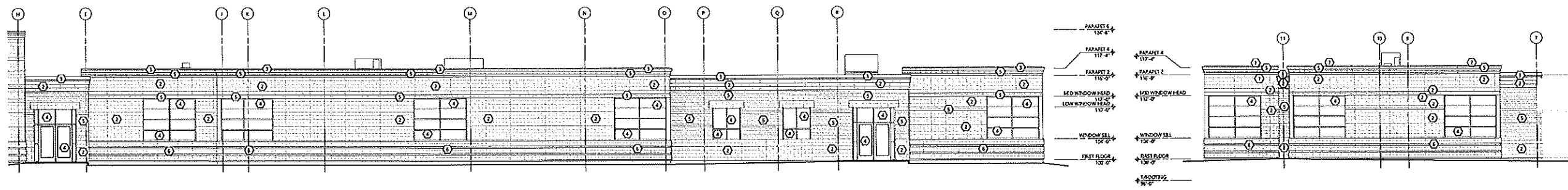
PRELIMINARY DATES
APR. 1, 2022

JOB NUMBER
2132120

SHEET NUMBER
BC0.1

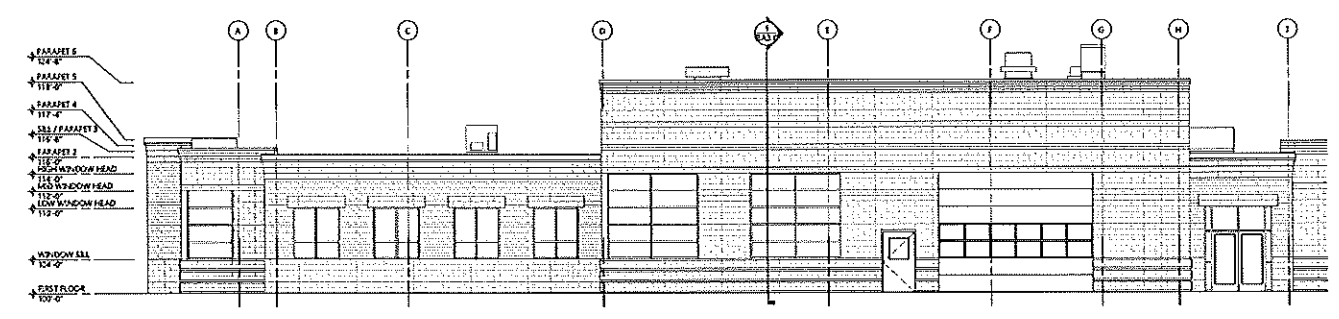
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CIVIL COVER AND SPECIFICATION SHEET

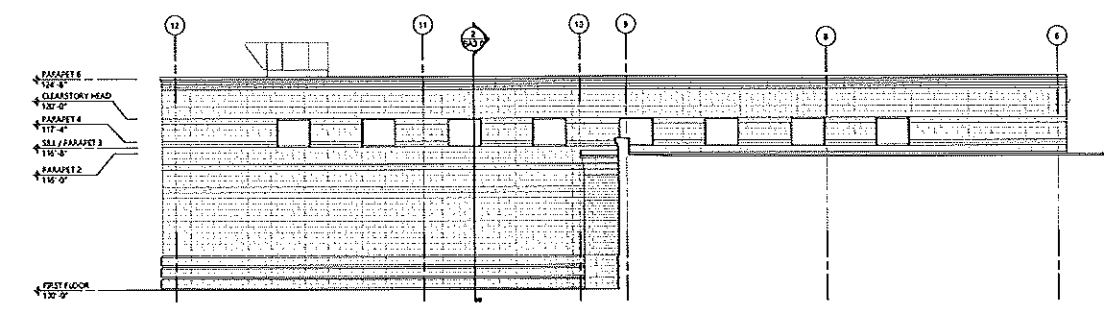


ELEMENTARY WING WEST ELEVATION
 SCALE: 1/8" = 1'-0"

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



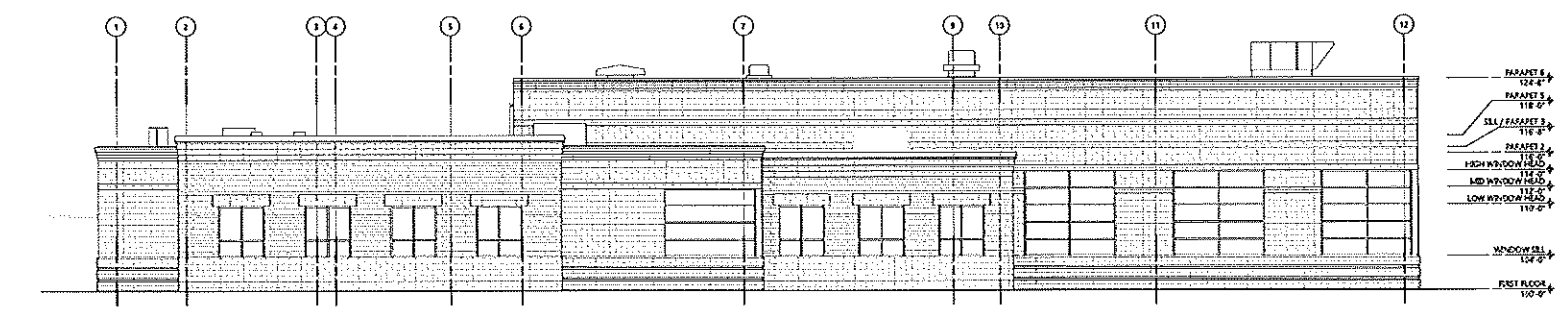
HIGH SCHOOL WEST ELEVATION
 SCALE: 1/8" = 1'-0"



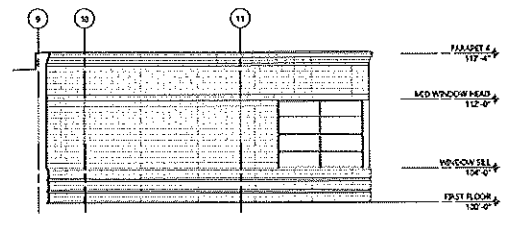
HIGH SCHOOL SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

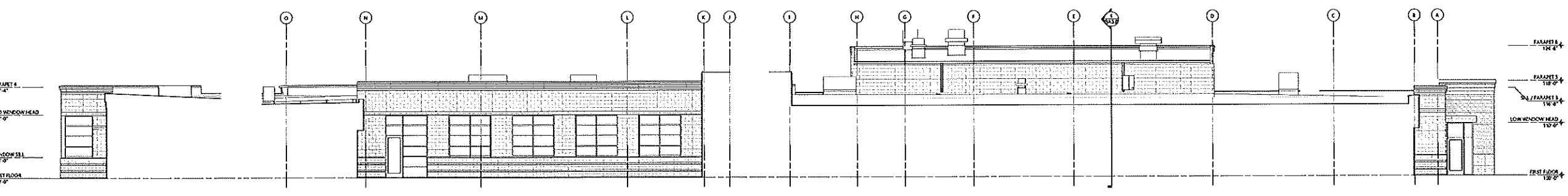
| | |
|--|--|
| | 1\"/> CHAMFERED SAIT-FACED CMU SFA COUNTY MATERIALS COLOR MATCH TYPE 1 LARGE CMU |
| | 8\"/> CORNER BRICK COUNTY MATERIALS COLOR DOVE GRAY |
| | ALUMINUM STOREFRONT SEE SHEET A51 |
| | PRE-FINISHED ALUMINUM SFA FAC-GLAZ COLOR SHAPE PROFILE |
| | TYPE 2 ARCH CMU SPIT FACE BLOCK COLOR MATCH EXISTING |
| | TYPE 1 CMU 5-SQUARE WIRE CUT COLOR MATCH EXISTING |



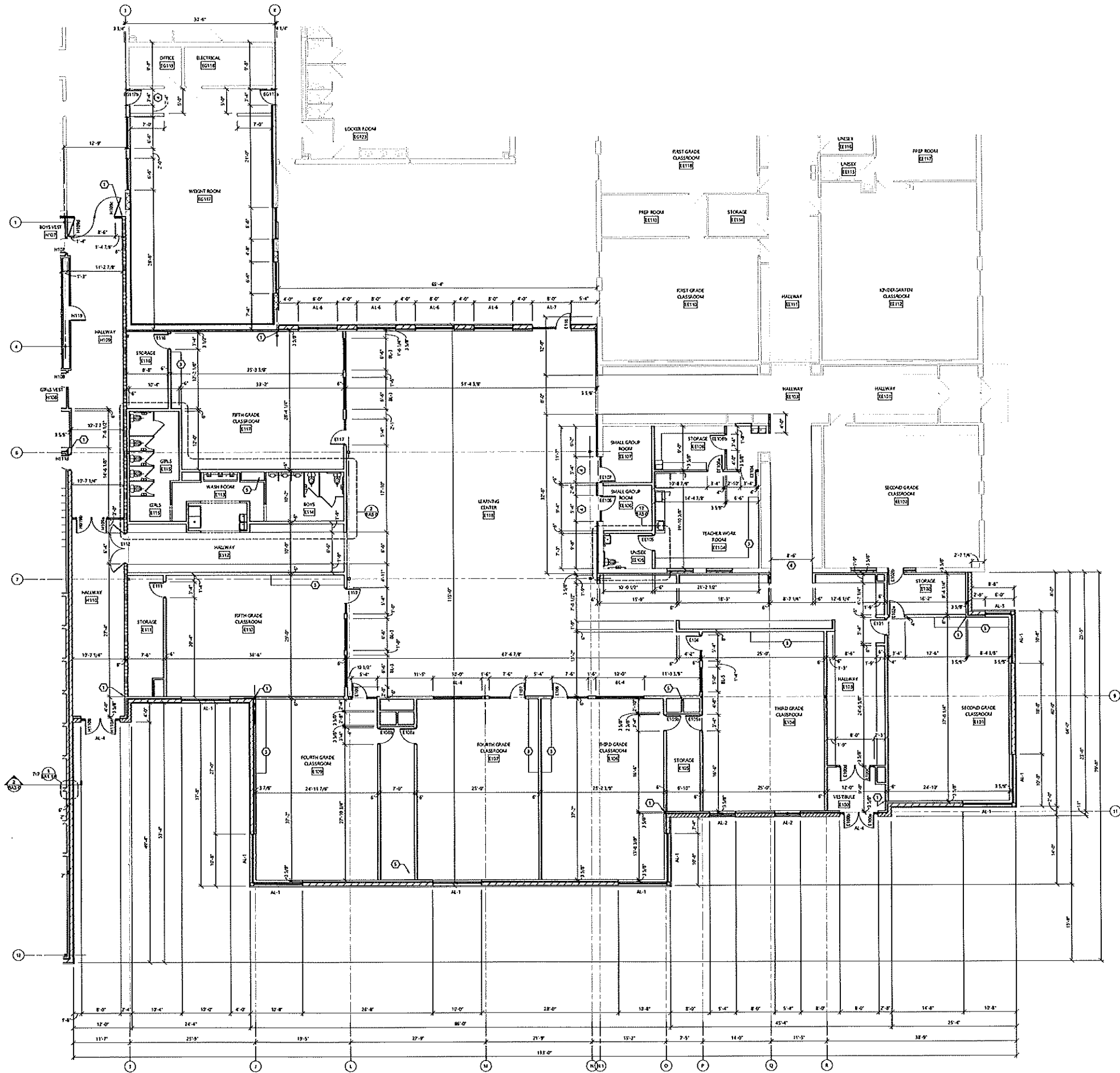
HIGH SCHOOL NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



ELEMENTARY WING FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

- SEE SHEET A.X. FOR WALL TYPES
- SEE SHEET A.C. FOR FLOOR DETAILS
- SEE SHEET A.D. FOR CEILING DETAILS
- SEE SHEET A.E. FOR CABINET
- SEE SHEET A.F. FOR FINISHES
- SEE SHEET A.G. FOR FINISHES
- SEE SHEET A.H. FOR FINISHES
- SEE SHEET A.I. FOR FINISHES
- SEE SHEET A.J. FOR FINISHES
- SEE SHEET A.K. FOR FINISHES
- SEE SHEET A.L. FOR FINISHES
- SEE SHEET A.M. FOR FINISHES
- SEE SHEET A.N. FOR FINISHES
- SEE SHEET A.O. FOR FINISHES
- SEE SHEET A.P. FOR FINISHES
- SEE SHEET A.Q. FOR FINISHES
- SEE SHEET A.R. FOR FINISHES
- SEE SHEET A.S. FOR FINISHES
- SEE SHEET A.T. FOR FINISHES
- SEE SHEET A.U. FOR FINISHES
- SEE SHEET A.V. FOR FINISHES
- SEE SHEET A.W. FOR FINISHES
- SEE SHEET A.X. FOR FINISHES
- SEE SHEET A.Y. FOR FINISHES
- SEE SHEET A.Z. FOR FINISHES

GENERAL NOTES

- ALL INTERIORS ARE FROM FACE OF STUD TO FACE OF STUD.
- PROVIDE 3" SOLID BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANGERS, PARANAME.
- PROVIDE WOOD BLOTTING FOR ANY FINISHES BY OTHER (SEE FINISH SCHEDULE).
- ALL EXTERIOR WINDOWS TO HAVE CYPRUS BOARD FINISHES AT HEAD AND JAMBES AND PLASTIC LAMINATE COVERED WOOD SILL.
- SEE ALL SHEETS FOR TYPICAL CONTROL JAMB DETAILS.

KEY NOTES

- ADJUST FRAMING / FINISHING AS REQUIRED SO FINISH FACES ALIGN VERTICALLY IN FIELD.
- NEW IN-TILE WALL IN EXISTING WALL MATCH EXISTING ADJACENT CONSTRUCTION AND FINISHES.
- BUILT-IN CASEWORK. SEE ALL SHEETS.
- NEW OPENING / WINDOW / DOOR BY EXISTING OPENING. FIELD VERIFY BY ALL ASSOCIATED DIMENSIONS.
- FLOOR DRAIN LEADER / OVERFLOW. SEE PLUMBING DRAWINGS.

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PROJECT INFORMATION

PROPOSED PHASE 2 ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
 301 FOX LAKE ROAD • WAUPUN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
 APR 1, 2022

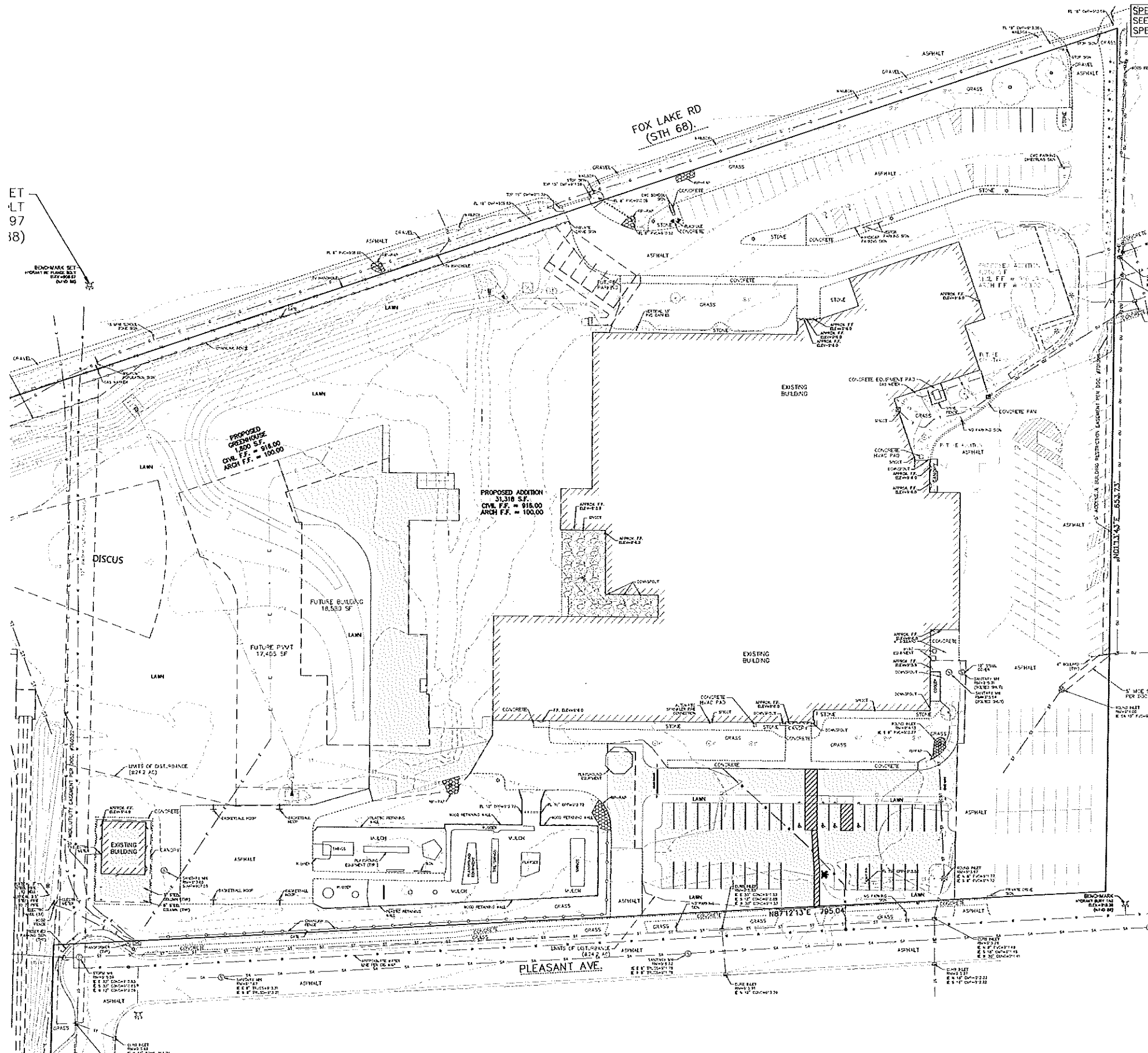
JOB NUMBER
 2132120

SHEET NUMBER
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NOT FOR CONSTRUCTION

PHASE 2

ARCHITECTURAL FLOOR PLAN - ELEMENTARY WING



SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

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LT
97
18)
BENCHMARK SET
HORIZONTAL PLUMB BULL
ELEVATION
847.00



PROJECT INFORMATION

PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL SEAL

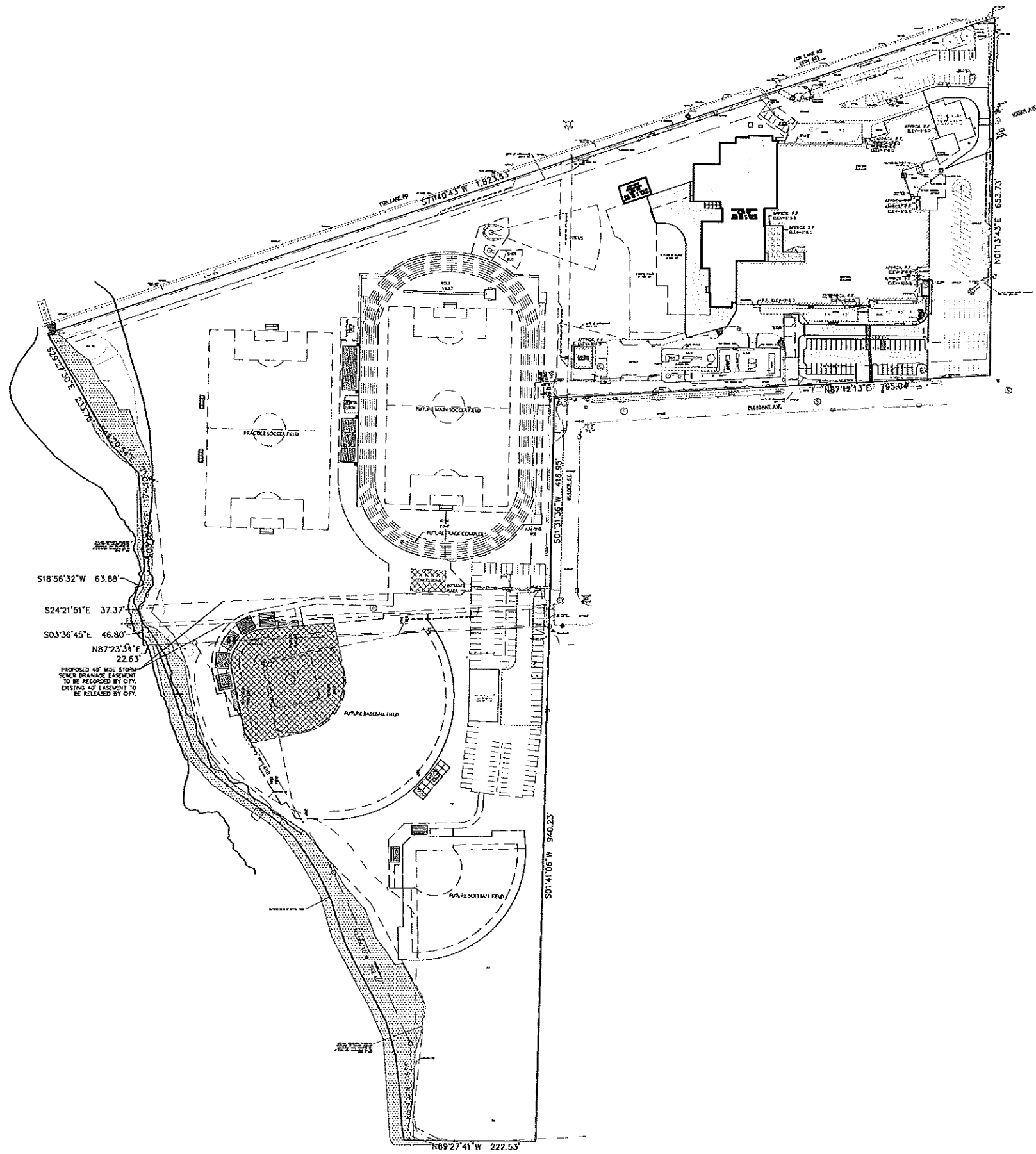
PRELIMINARY DATES
APR. 1, 2022

NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER
BC1.4





SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

MASTER PLAN ATHLETIC COMPLEX NOTE:
PROPOSED DETAILED IMPROVEMENT PLANS TO BE COMPLETED UNDER SEPARATE CONTRACT PRIOR TO CONSTRUCTION FOR THE ATHLETIC FIELD IMPROVEMENTS SHOWN ON THIS PLANSET.

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PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL SEAL

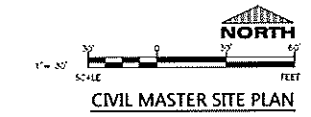
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APR. 1, 2022

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NOT FOR CONSTRUCTION

JOB NUMBER
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SHEET NUMBER
BC1.1B



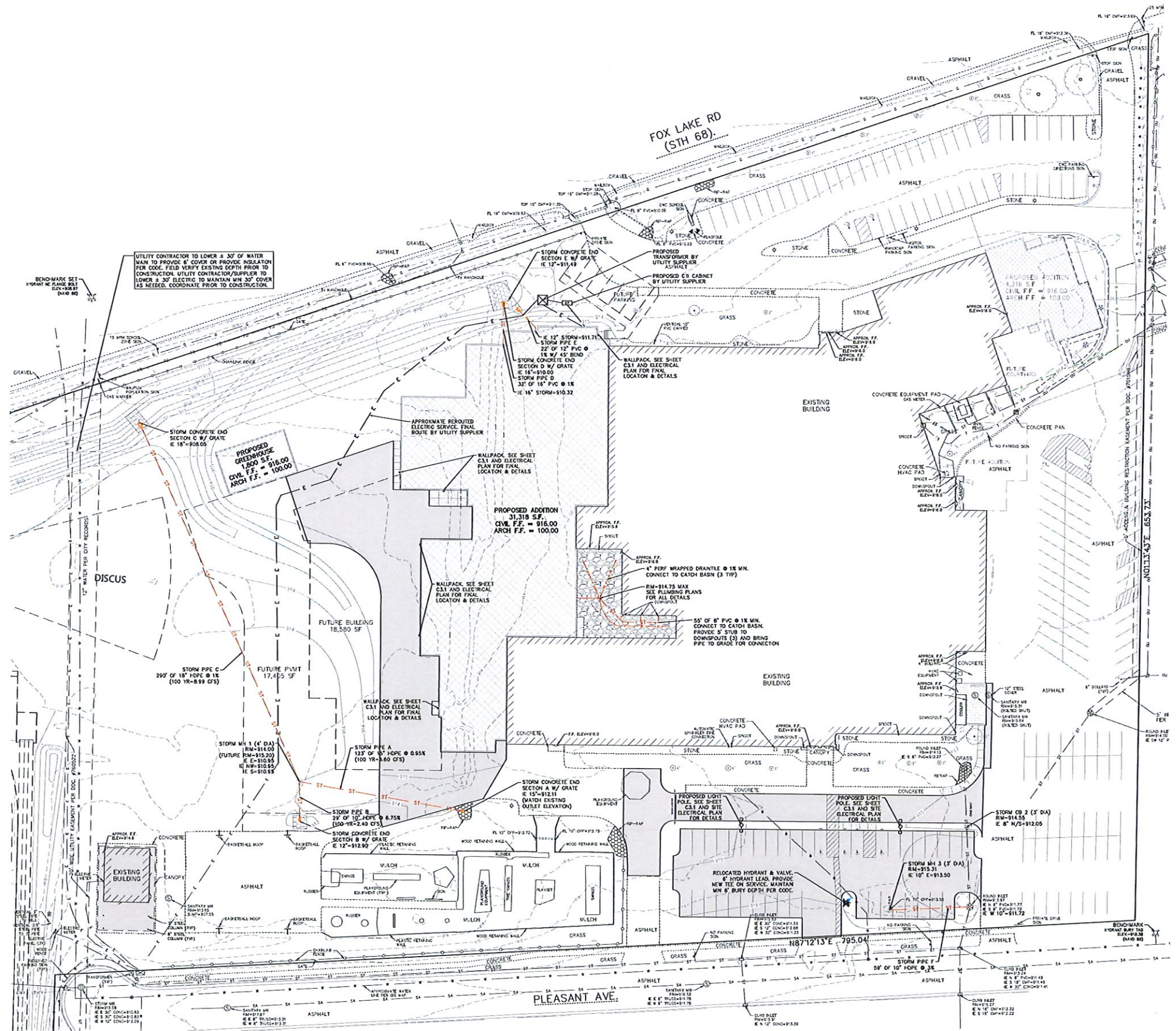
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SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



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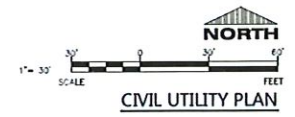


PROFESSIONAL SEAL

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|----------------------|
| PRELIMINARY DATES |
| APR. 1, 2022 |
| NOT FOR CONSTRUCTION |

JOB NUMBER
2132120

SHEET NUMBER
BC1.3A



NOTE: SPACE INDICATORS OF UTILITIES ALONG WITH OWNER'S HOUSE WARRINGS ON THE SHOWN PARCEL HAVE BEEN SHOWN BASED ON EXISTING UTILITY RECORDS. THESE RECORDS ARE BASED ON FIELD MEASUREMENTS OF VISIBLE SPACES IN COMPARISON WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERS. EXCEL ENGINEERING DOES NOT GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SHOWN AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE: PROPERTY LINES AND ELEVATIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION CONTAINED IN THE LETTER REPORT NO. 15-00040, BY THE CONSULTING INC., DATED FEBRUARY 21, 2018. AN UNDATED PLAT OF SURVEY OR JETTY SURVEY HAS NOT BEEN ALLOWED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE COMPLETELY OF A DIFFERENT NATURE.

SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

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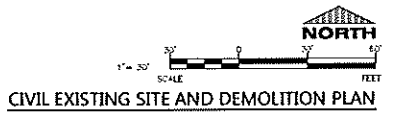
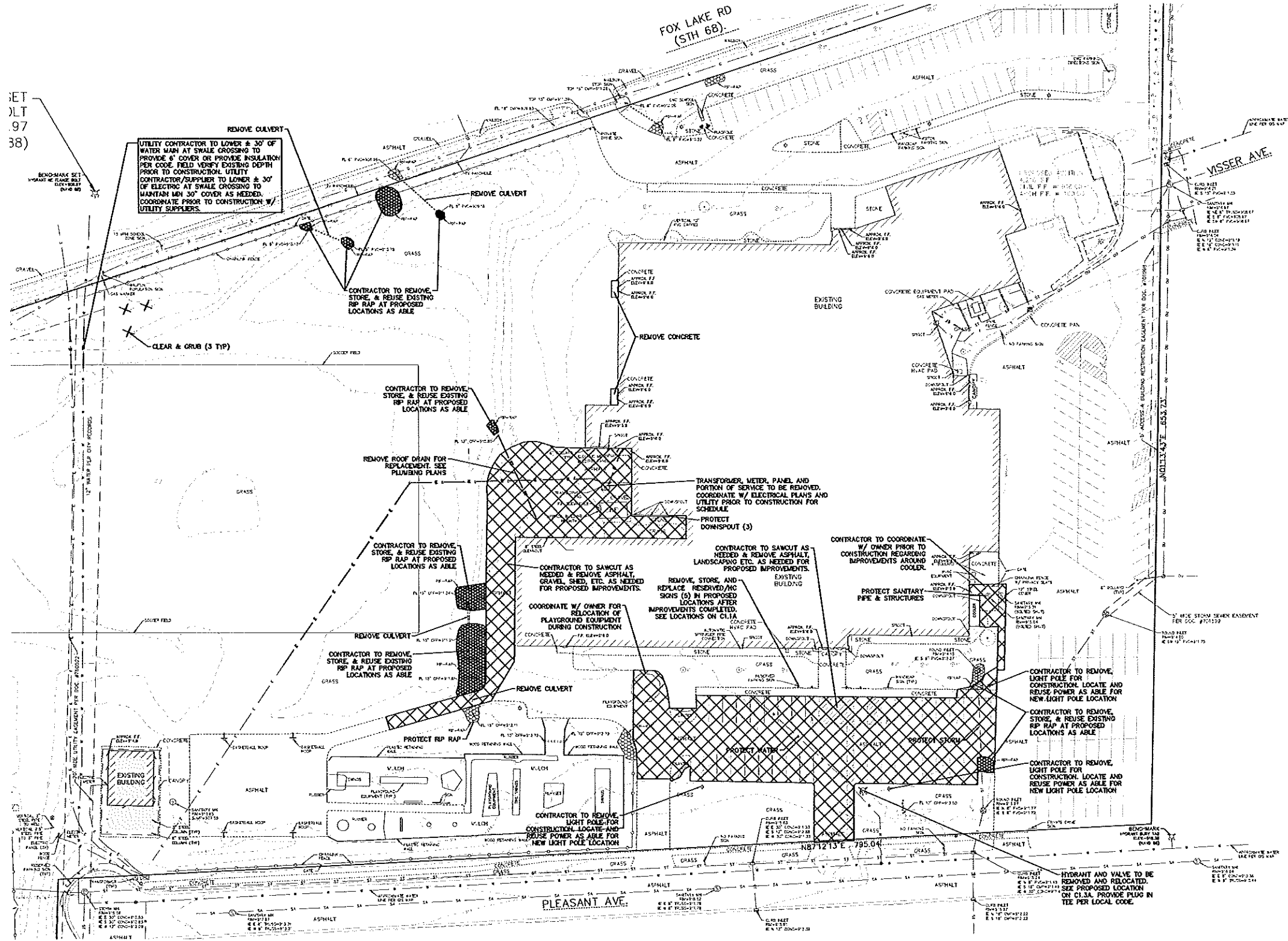
PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PRELIMINARY DATES
APR. 1, 2022

NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER
BC1.0



SET
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97
38)

UTILITY CONTRACTOR TO LOWER ± 30" OF WATER MAIN AT SWALE CROSSING TO PROVIDE 6" COVER OR PROVIDE INSULATION PER CODE. FIELD VERIFY EXISTING DEPTH PRIOR TO CONSTRUCTION. UTILITY CONTRACTOR/SUPPLIER TO LOWER ± 30" OF ELECTRIC AT SWALE CROSSING TO MAINTAIN MIN 30" COVER AS NEEDED. COORDINATE PRIOR TO CONSTRUCTION W/ UTILITY SUPPLIERS.

CONTRACTOR TO REMOVE STORE & REUSE EXISTING RP RAP AT PROPOSED LOCATIONS AS ABLE

CONTRACTOR TO REMOVE STORE & REUSE EXISTING RP RAP AT PROPOSED LOCATIONS AS ABLE

REMOVE ROOF DRAIN FOR REPLACEMENT. SEE PLUMBING PLANS

CONTRACTOR TO REMOVE STORE & REUSE EXISTING RP RAP AT PROPOSED LOCATIONS AS ABLE

CONTRACTOR TO REMOVE STORE & REUSE EXISTING RP RAP AT PROPOSED LOCATIONS AS ABLE

REMOVE CULVERT

CONTRACTOR TO REMOVE LIGHT POLE FOR CONSTRUCTION. LOCATE AND REUSE POWER AS ABLE FOR NEW LIGHT POLE LOCATION

TRANSFORMER, METER, PANEL AND PORTION OF SERVICE TO BE REMOVED. COORDINATE W/ ELECTRICAL PLANS AND UTILITY PRIOR TO CONSTRUCTION FOR SCHEDULE

REMOVE STORE AND REPLACE RESERVED/NO SIGNS (S) IN PROPOSED LOCATIONS AFTER IMPROVEMENTS COMPLETED. SEE LOCATIONS ON O.I.S.A.

CONTRACTOR TO COORDINATE W/ OWNER PRIOR TO CONSTRUCTION REGARDING IMPROVEMENTS AROUND COOLER

CONTRACTOR TO REMOVE LIGHT POLE FOR CONSTRUCTION. LOCATE AND REUSE POWER AS ABLE FOR NEW LIGHT POLE LOCATION

CONTRACTOR TO REMOVE LIGHT POLE FOR CONSTRUCTION. LOCATE AND REUSE POWER AS ABLE FOR NEW LIGHT POLE LOCATION

HYDRANT AND VALVE TO BE REMOVED AND RELOCATED. SEE PROPOSED LOCATION ON C.I.S.A. PROVIDE PLUG IN TIE PER LOCAL CODE.

SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

PROJECT INFORMATION

PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL

PRELIMINARY DATES
APR. 1, 2022

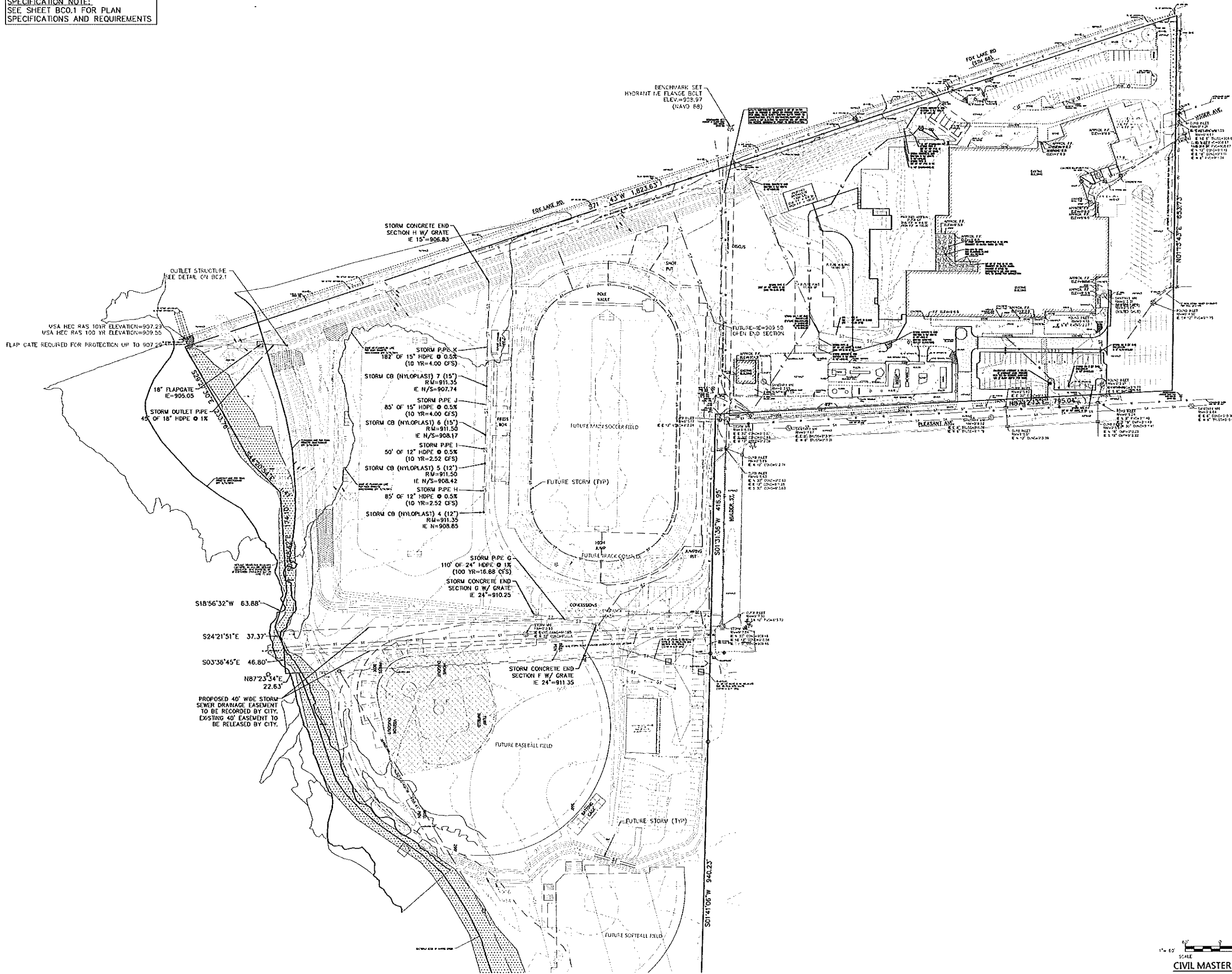
NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER

BC1.3B

SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS



MASTER PLAN PHASING SCHEDULE:
STORMWATER CONVEYANCE AND MASS GRADING: SUMMER 2022
PRACTICE SOCCER FIELD: SUMMER 2022
MAIN SOCCER FIELD: SUMMER 2023
BUS GARAGE PARKING: TBD
CONCESSION AREA & ENTRANCE: TBD
BASEBALL FIELD: TBD
TRACK COMPLEX: TBD
SOFTBALL COMPLEX: TBD

MASTER PLAN ATHLETIC COMPLEX NOTE:
PROPOSED DETAILED IMPROVEMENT PLANS TO BE COMPLETED UNDER SEPARATE CONTRACT PRIOR TO CONSTRUCTION FOR THE ATHLETIC FIELD IMPROVEMENTS SHOWN ON THIS PLANSET.

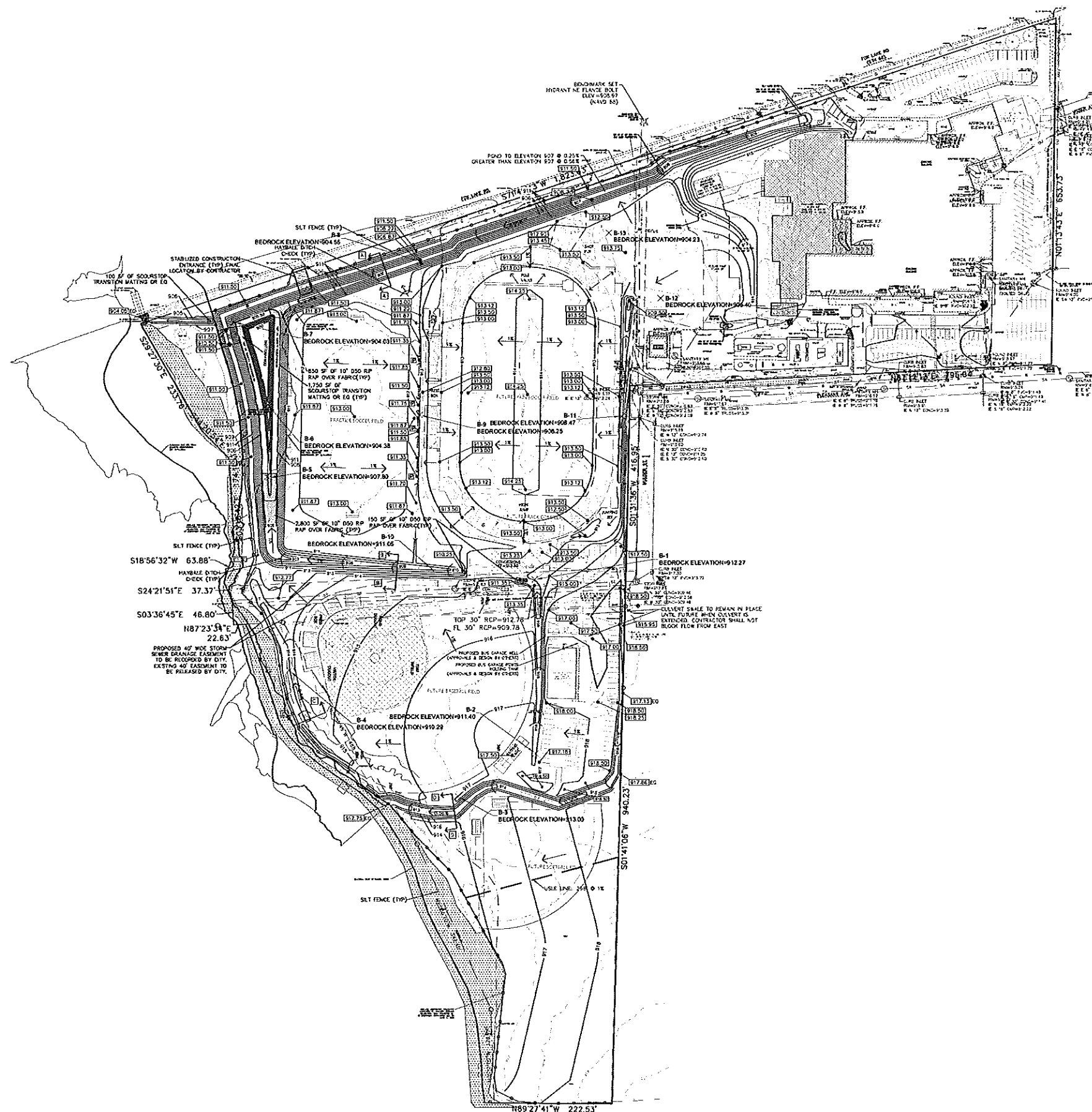
INLET PROTECTION NOTE:
CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

SPECIFICATION NOTE:
SEE SHEET BC0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:
1. HANDCAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDCAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

CONCRETE WASHOUT NOTE:
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.



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WDS
CONSTRUCTION

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PROFESSION SEAL

PRELIMINARY DATES

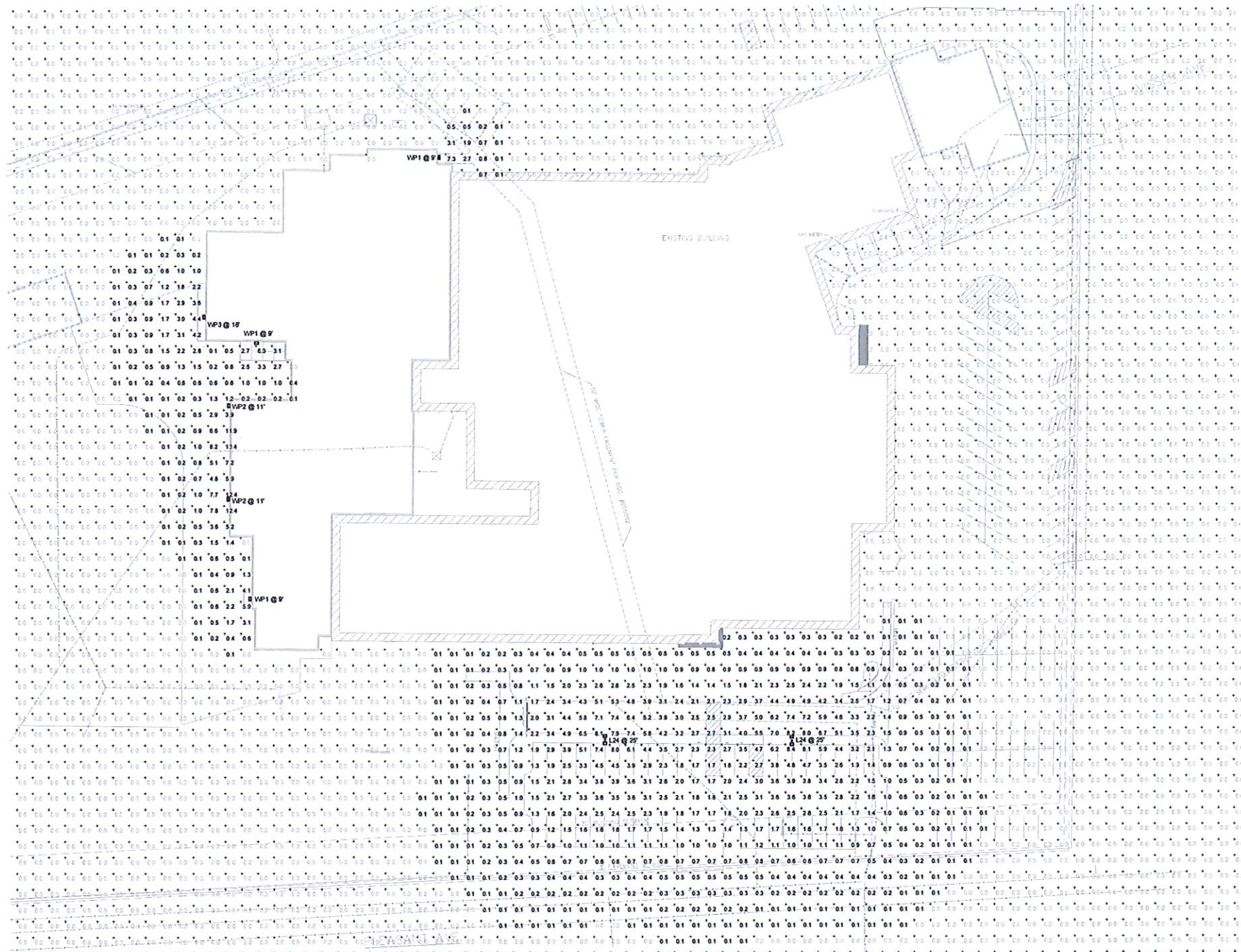
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| APR. 1, 2022 |
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| |
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NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER
BC1.2B

CIVIL MASTER GRADING AND EROSION CONTROL PLAN



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 30'

D-Series Size 1 LED Area Luminaire

Specifications
 Size: 12" W x 12" H
 Weight: 3.5 lb
 Mounting: 1/2" x 1/2" x 1/2" (3/8")
 Input Voltage: 120V AC
 Output: 100W
 Beam Spread: 120°
 Color Temperature: 5000K
 Life Span: 50,000 hours

Introduction
 The modern styling of the D-Series is striking and distinctive, making it a perfect choice for any environment. It is a high-performance luminaire that provides excellent performance and a long life span. The outstanding photometric performance makes it an ideal choice for any environment that requires high-quality lighting. It is a perfect choice for any environment that requires high-quality lighting. It is a perfect choice for any environment that requires high-quality lighting.

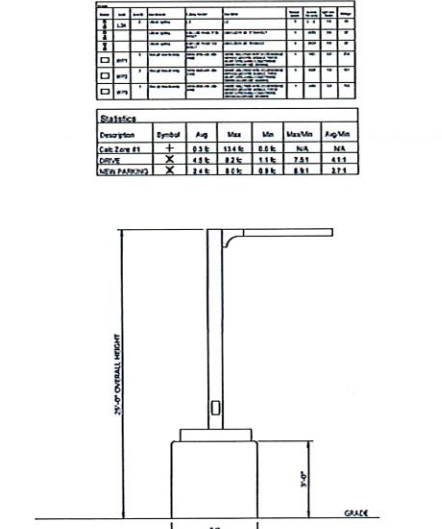
| Ordering Information | EXAMPLE: D01 LED 100W 12" X 12" 5000K 120° |
|----------------------|--|
| Part # | D01 |
| Series | D-Series |
| Power | 100W |
| Color | 5000K |
| Beam | 120° |
| Mounting | 1/2" x 1/2" x 1/2" (3/8") |
| Finish | White |

XtraLight Viento LED Wall Pack

FEATURES
 • Available in 100W and 150W
 • Available in 5000K and 4000K
 • Available in 120° and 150° beam spread
 • Available in 12" and 15" mounting heights
 • Available in 12" and 15" mounting heights
 • Available in 12" and 15" mounting heights

CONSTRUCTION
 • Available in 100W and 150W
 • Available in 5000K and 4000K
 • Available in 120° and 150° beam spread
 • Available in 12" and 15" mounting heights
 • Available in 12" and 15" mounting heights

| CODES LOGIC | SAMPLE CATALOG NUMBER: VNTW-4000L-400-01M-30-30 |
|-------------|---|
| VNTW 1 | 1 |
| Power | 100W |
| Color | 5000K |
| Beam | 120° |
| Mounting | 12" x 12" x 12" (3/8") |
| Finish | White |



LIGHT POLE DETAIL
NO SCALE

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COLLABORATION

WDS

CONSTRUCTION

PROJECT INFORMATION

PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
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PROFESSIONAL SEAL

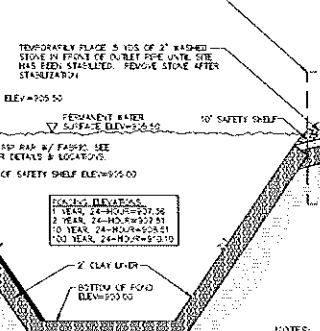
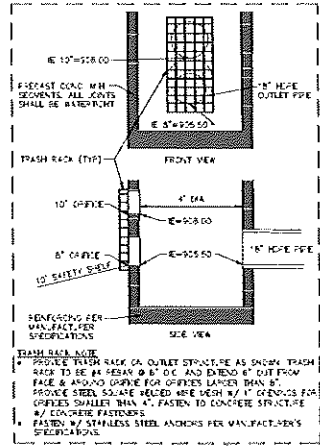
PRELIMINARY DATES
 APR. 1, 2022

NOT FOR CONSTRUCTION

JOB NUMBER
 2132120

SHEET NUMBER
BC3.1

- FOOD LAYER (EXTERIOR FOR SAFETY SHELF AND BELOW COLLAR)**
- SEE FIGS. (20) (21) ON W.P.
 - AS REFINED MATERIALS CONSISTENCY OF 1/4" TO 1/2" OR LESS
 - AVERAGE UNIT WEIGHT VALUE OF 25 OR GREATER, WITH NO VALUE LESS THAN 20
 - AVERAGE PL OF 12 OR MORE WITH NO VALUES LESS THAN 10
 - CLAY INSTALLED SET OF 2" FROM 8" USING STANDARD PRACTICE AND 2" NET OF 1/2" FROM IF USING SLOTTED PRACTICE
 - CLAY COMPACTED AND DOCUMENTATION AS SPECIFIED BY A.S.C.
 - MINIMUM COMPACTED SPECIFICATION 300, CLAY LAYER SHALL BE THICKNESS OF TWO FEET
 - STRENGTH VERIFIED FOR FREEING FLOW FULL OR USE OF COMPOSITE SOILS PER A.S.C.
- FOOD LAYER ALTERNATE**
- CONTRACTOR TO PROVIDE 45 MINS. FOOD LAYER IN LAYER OF CLAY LAYER TO USE ENTIRE AREA TO THE 2" FEET, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAILS)
 - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE A.S.C.
 - A.S.C. 311.4 STATE SEPARATE FACILITY TECHNICAL STANDARDS
 - INSTALL ACCORDING TO A.S.C. MIDDLE CONSTRUCTION SHEET (TABLE 302, POLYMER/CLAY COMPOSITE LINING)
- 4"-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LAYER. TOP OF STONE SHALL MATCH PROPOSED FOOD ELEVATION.



TRASH RACK NOTE

1. PROVIDE TRASH RACK ON OUTLET STRUCTURE AS SHOWN. TRASH RACK TO BE 24" HIGH BY 8" O.C. AND EXTEND 8" OUT FROM FACE & 4" INTO GRADE FOR GRATES LARGER THAN 8". PROVIDE STEEL SQUARE HEADED ARE MESH BY 1" GROUND FOR GRATES SMALLER THAN 4". FASTEN TO CONCRETE STRUCTURE BY CONCRETE FASTENERS.
2. FASTEN W/ STAINLESS STEEL ANCHORS PER MANUFACTURER'S SPECIFICATIONS.

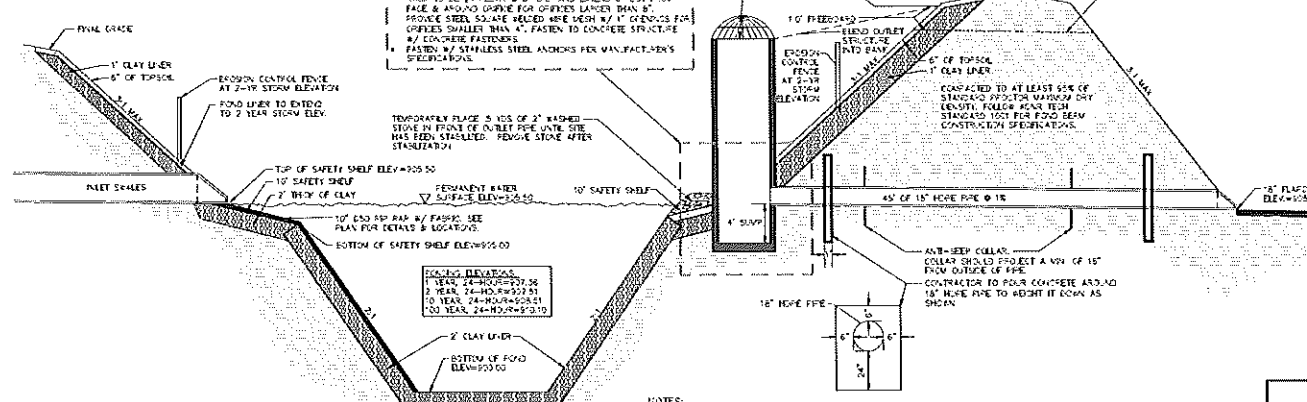
FINISH ELEVATIONS

- 1 YEAR: 24-HOUR=912.50
- 2 YEAR: 24-HOUR=913.00
- 3 YEAR: 24-HOUR=913.50
- NO YEAR: 24-HOUR=914.00

NOTES:

- IF GROUND WATER IS FREQUENT, THE SYSTEM SHOULD BE INSTALLED UNDER FOOD TO ALLOW PUMPING DURING CONSTRUCTION.
- A LIVING BASE SHALL BE PROVIDED ON THE BOTTOM AND SIDES OF THE AREA ARE TO BE LINED.
- LIVING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.
- THE BASE MATERIAL SHALL BE SABLE MATERIALS OR MATERIALS OBTAINED FROM A LOCAL SOURCE COMPACTED TO A MIN OF 95% COMPACTED ON AN APPROVED CONSTRUCTION FABRIC.
- THE SURFACE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LAYER. THE SURFACE ON WHICH THE LAYER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.
- ALL END OF SITE CONSTRUCTION FOOD DEPOT SHALL BE CHECKED FOR SEDIMENTATION AND CHECKED, IF NECESSARY, TO THE DESIGN (LEFT OR RIGHT) PROPOSED.
- CONTRACTOR SHALL PROVIDE EROSION MATTING AS REQUIRED PER SPECIFICATIONS NOTED ON C01.
- CONTRACTOR TO CONTACT DESIGN ENGINEERS TO COMPLETE AS-BUILT DRAWINGS FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED FROM THE POND FILLING WITH WATER. CONTRACTOR SHALL FILE ELEVATIONS A MINIMUM OF 3 DAY NOTE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.05' AND THE VERTICAL TOLERANCE FOR FOOD, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.15'. ANY ADDITIONAL WORK REQUIRED TO SURE A FOOD FALL OF WATER OR FOR SLOTTING FOLLOWING DESIGN SHALL BE AT THE CONTRACTOR'S EXPENSE.

WET RETENTION POND
NO SCALE



SECTION A-A
TYPICAL DITCH X-SECTION - NORTH
NO SCALE



SECTION B-B
TYPICAL DITCH X-SECTION - MIDDLE SWALE
NO SCALE

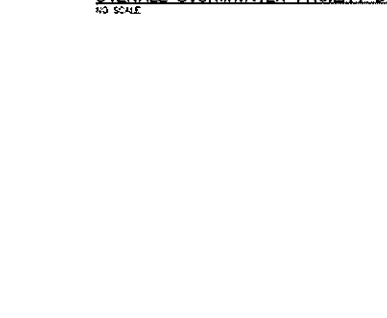


SECTION C-C
TYPICAL DITCH X-SECTION - SOUTH SWALE
NO SCALE



SECTION D-D
TYPICAL SOUTH BYPASS SWALE X-SECTION
NO SCALE

OVERALL STORMWATER FACILITY DETAIL
NO SCALE



NORTHWEST EMERGENCY SPILLWAY DETAIL
NO SCALE



CONNECTION DETAIL FOR HDPE PIPE TO RC FLARED END SECTION BELL END
NO SCALE



CONCRETE END SECTION DETAIL
NO SCALE



GRATE INSTALLATION DETAIL
NO SCALE



| CONSTRUCTION SEQUENCE | | CONSTRUCTION START: 06/01/2022 | CONSTRUCTION END: TBD |
|-----------------------------|--|--|-----------------------|
| PHASE | TYPE OF ACTION | | |
| 1. PRE-CONSTRUCTION ACTION | <ol style="list-style-type: none"> 1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION. 2. PLACE ALL SITE FENCE. 3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED. 4. CONSTRUCT PERMANENT RETENTION POND AND PERMANENT STORMWATER CONVEYANCE SYSTEMS. 5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED. 6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED. | | |
| 2. CONSTRUCTION ACTION | <ol style="list-style-type: none"> 1. SITE DEVELOPMENT AS REQUIRED. 2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR (VERIFY W/ OWNER) PROVIDE PERMANENT SILT FENCE UNTIL STABILIZED. 3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS. 4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. 5. DIG AND FORM ALL BUILDING FOOTINGS. 6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING DRIVE LINES. 7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS. 8. CONSTRUCT BUILDING. 9. PAVE DRIVEWAYS AND PARKING AREAS. 10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RP PAP. | | |
| 3. POST CONSTRUCTION ACTION | <ol style="list-style-type: none"> 1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION. 2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS. | *CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE** | |

SPECIFICATION NOTE:
SEE SHEET B00.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

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PROJECT INFORMATION

PROPOSED ADDITION FOR:
CENTRAL WISCONSIN CHRISTIAN SCHOOL
301 FOX LAKE ROAD • WAUPUN, WI 53963

PROFESSIONAL

PRELIMINARY DATES
APRIL 1, 2022

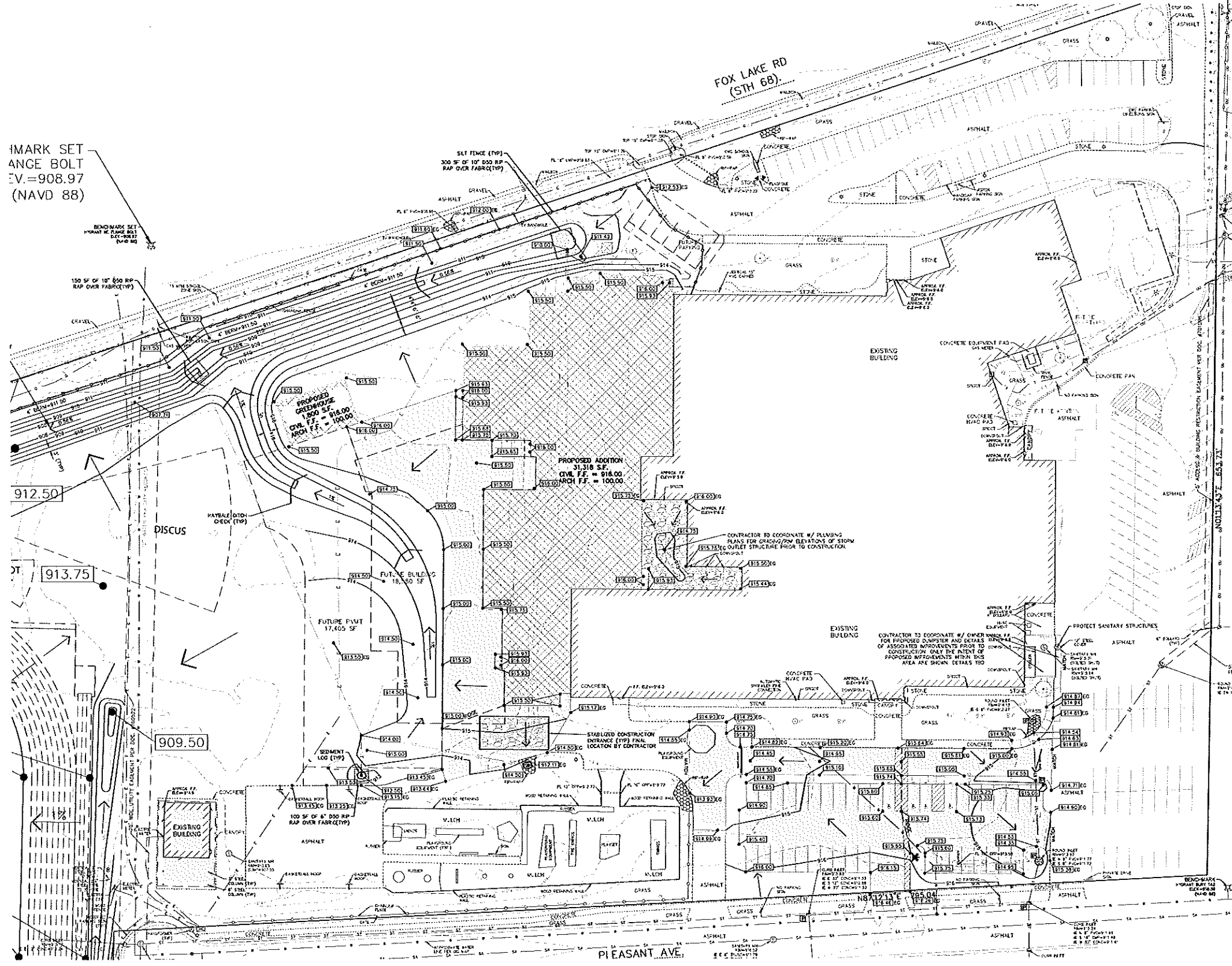
NOT FOR CONSTRUCTION

JOB NUMBER
2132120

SHEET NUMBER
BC2.1

CIVIL DETAILS

MARK SET
ANCE BOLT
EV.=908.97
(NAVD 88)



INLET PROTECTION NOTE:
 [IP] 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.

STABILIZED CONSTRUCTION ENTRANCE NOTE:
 CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

SPECIFICATION NOTE:
 SEE SHEET BC0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

CONCRETE WASHOUT NOTE:
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PROFESSIONAL SEAL

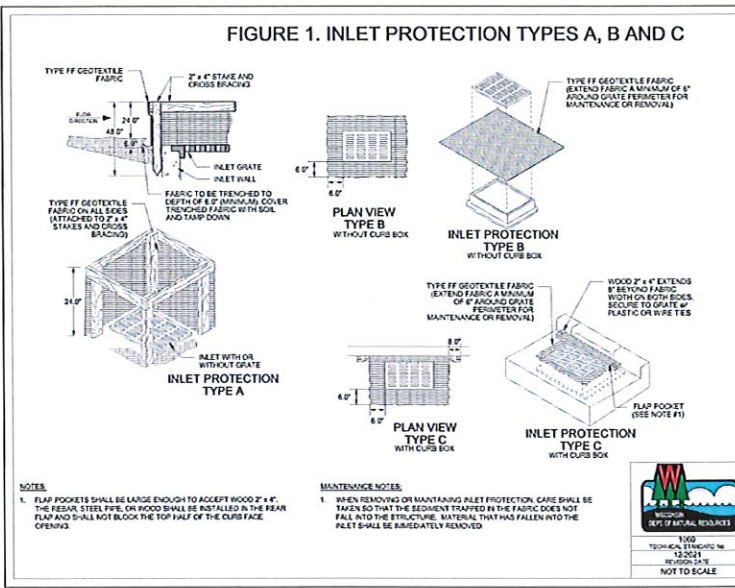
PRELIMINARY DATES
 APR. 1, 2022

NOT FOR CONSTRUCTION

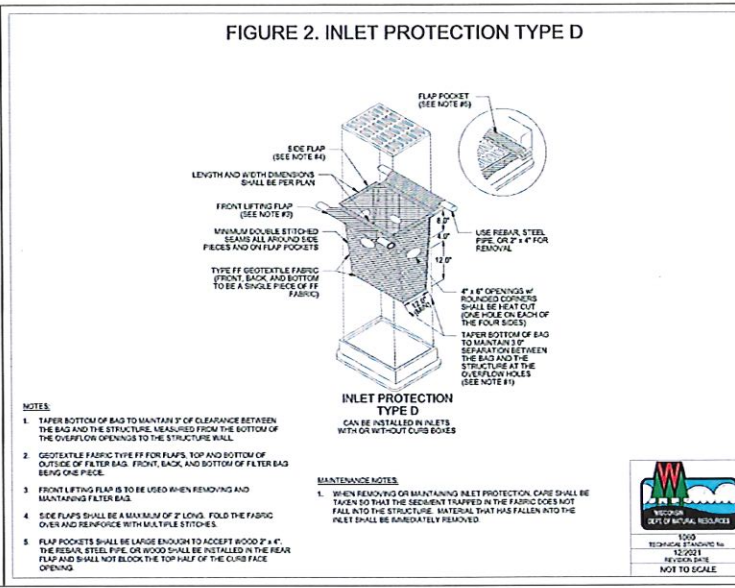
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SHEET NUMBER
BC1.2A

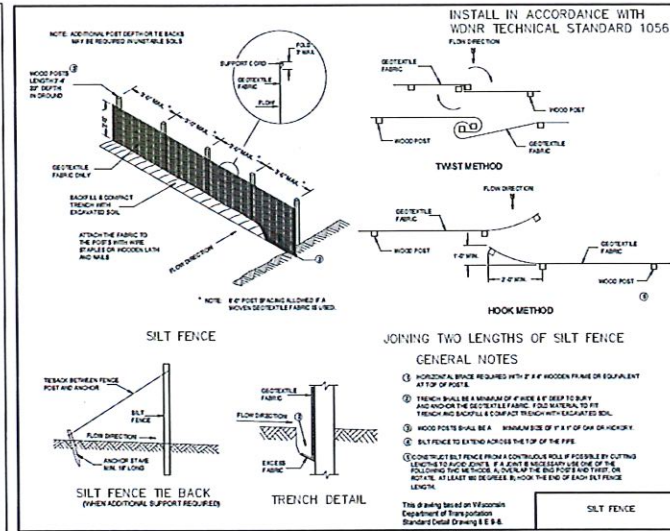
CIVIL GRADING AND EROSION CONTROL PLAN



INLET PROTECTION DETAIL
NO SCALE

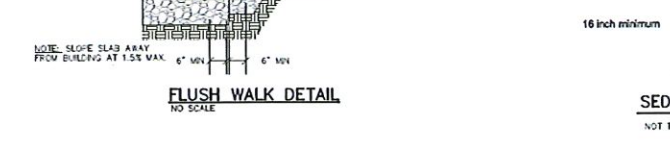
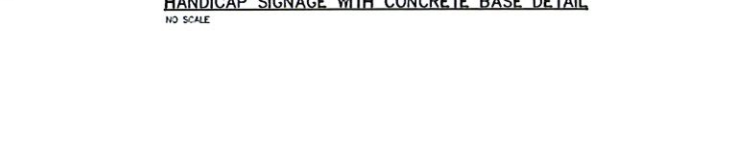
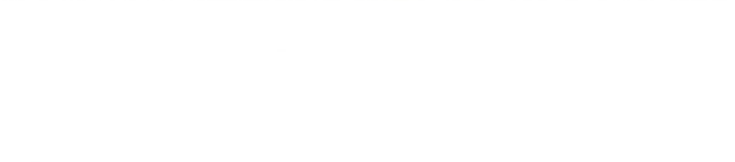
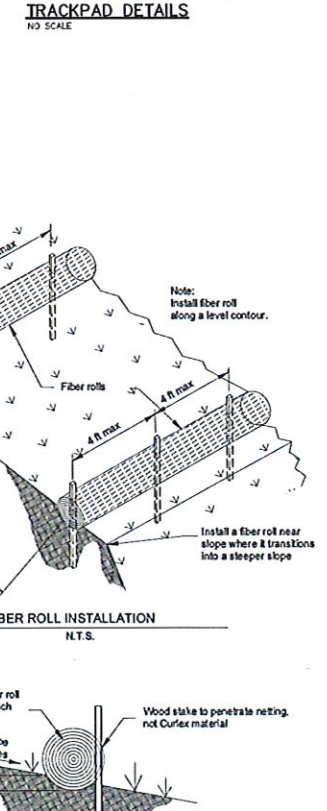
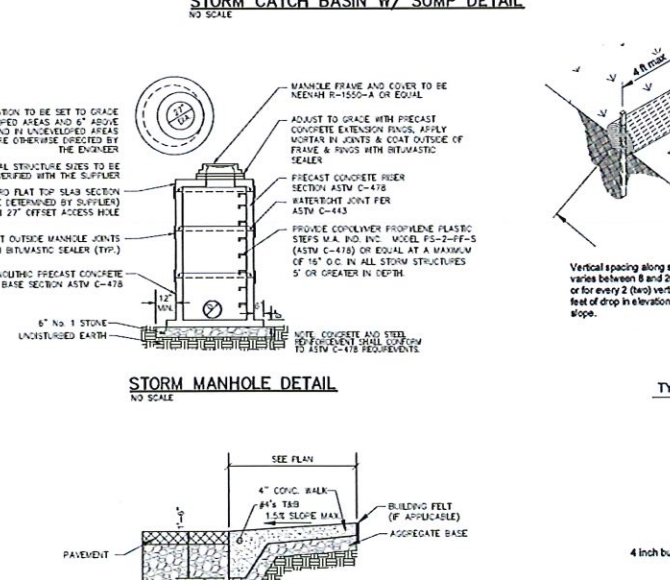
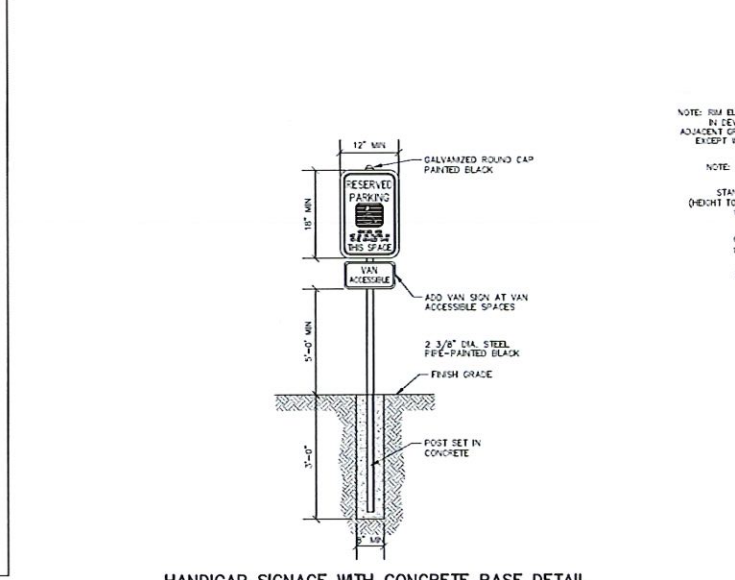
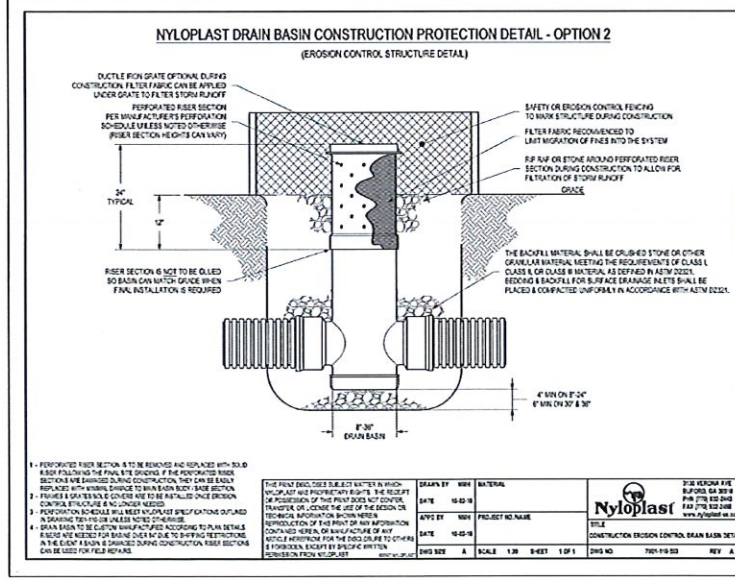
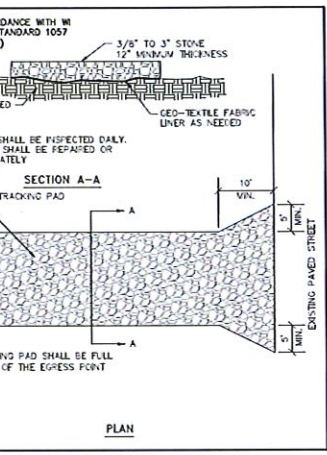
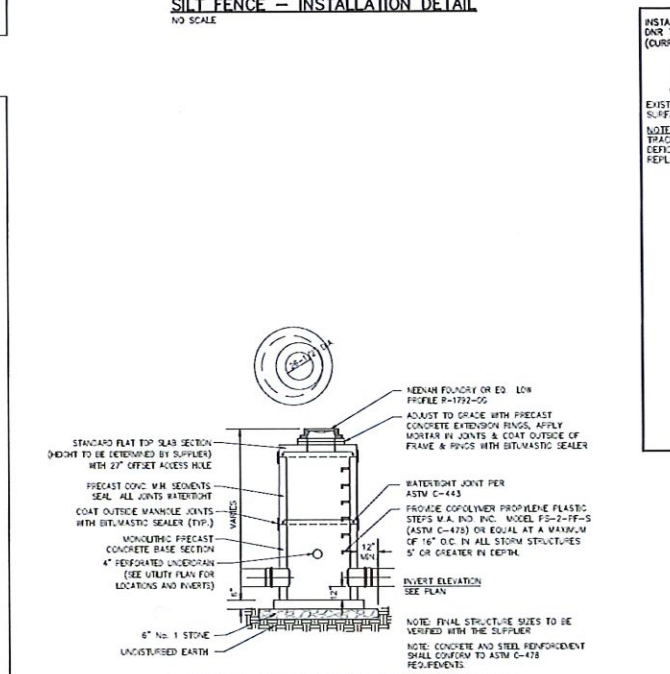
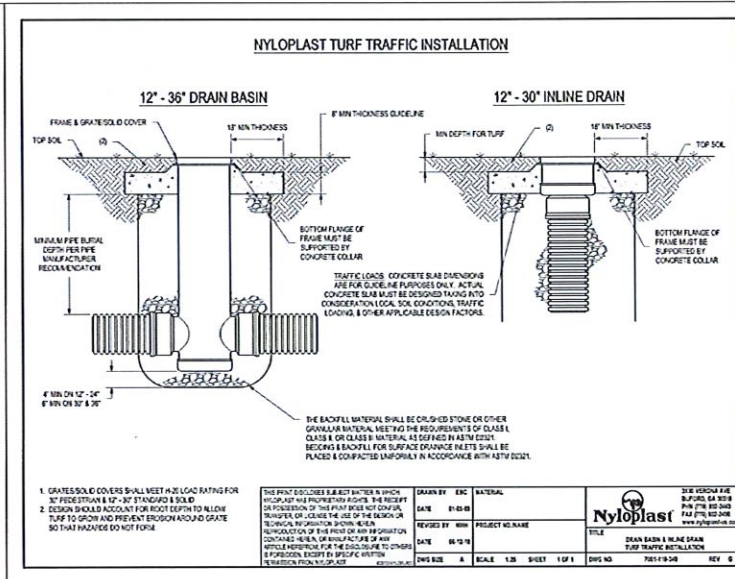
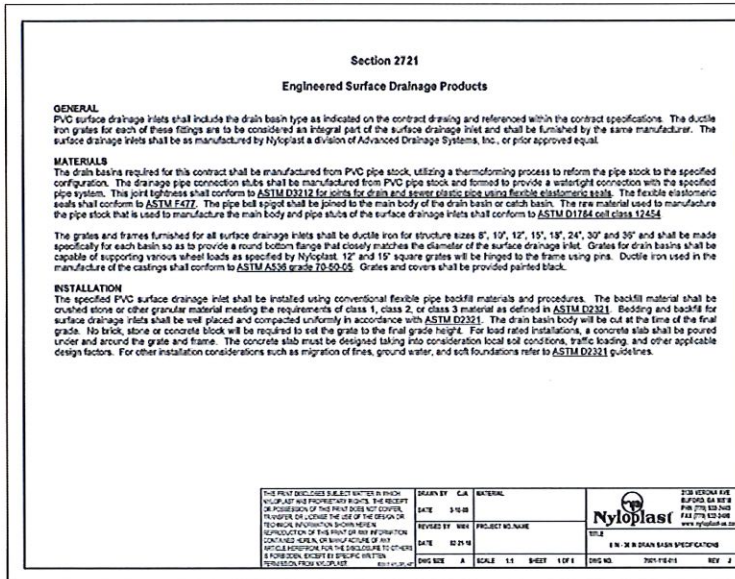


INLET PROTECTION DETAIL
NO SCALE



SILT FENCE - INSTALLATION DETAIL
NO SCALE

SPECIFICATION NOTE:
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