



# City of Waupun

201 E. Main Street

Phone: 920-324-7917

Fax: 920-324-7939

*"Wild Goose Center of Wisconsin"*

May 11, 2016

TO: Plan Commission Members  
FROM: Mayor, Kyle Clark  
SUBJECT: Plan Commission meeting scheduled for **Wednesday, May 18, 2016, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

## AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the April 13, 2016 meeting.
4. Discuss / Approve Site Plan for Municipal Well & Pump parking lot extension.
5. Discuss / Approve Site Plan for parking lot at Edgewood Community Church.
6. Discuss / Approve CSM For Stanton & Son LLC for Lot 2 of Fairway Estates.
7. Discuss / Approve Site Plan for Waupun Aquatic Center parking lot extension.
8. Discuss Section 16.14(2) of the Waupun Municipal code for potential changes in parking lot stall sizes.
9. Discuss increasing the accessory building height in residential zoning districts to 18 feet in lieu of the 15 foot requirements in Section 16.03.
10. Adjournment

Cc: Mayor & Common Council  
City Attorney  
Department Managers  
Media  
Municipal Well & Pump  
Edgewood Community Church  
Excel Engineering  
Stanton & Son LLC  
Rich Leaver

It is possible that members of and possibly a quorum of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any other governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN  
PLAN COMMISSION  
MINUTES OF THE APRIL 20, 2016 MEETING  
(\*DRAFT)

1. Call to Order:  
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:  
Members Present: Kyle Clark, Fred Lueck, Nancy Vanderkin, Elton TerBeest, Jerry Medema, Dick Flynn, and Derek Drews  
Members Excused: None  
Staff Present: Susan Leahy, Kathy Schlieve, Randy Posthuma, and City Attorney Dan VandeZande
3. Recognition of Council Member to the Plan Commission as approved by the Common Council.  
Chairman Clark noted that Nancy Vanderkin had been reappointed to serve as a Council member on the Plan Commission.
4. Chairman Clark called for the approval of the minutes of the March 16, 2016 meeting. Motion by Vanderkin, seconded by Medema to approve the minutes of the March 16, 2016 meeting. Motion carried, minutes approved as presented.
5. Discuss / Approve Site Plan for parking lot for Flexographic Packaging at 21 Taylor St. Susan Leahy, City Zoning Administrator, said that Fond du Lac County had put this property up for sale with a condition of sale that the home be removed from the tax role due to its deteriorated condition. The public was notified of this tax delinquent property sale. Apparently, Flexographic Packaging, across Taylor St. to the North, made an accepted offer for the property as they were looking for an area for off street parking for their employees.

The property is located in an R-4 Central Area Single Family Residential Zoning District. The R-4 Zoning District does not list parking lots as a permitted or conditional use in the R-4 District, however the City Zoning Administrator interprets Section 16.03(4)(b)(iv) as allowing this parking lot as said section says "Off-street parking of motor vehicles not defined as recreation vehicle is permitted in the street front yard in the residential districts on a hard surface area providing the drive area and such parking does not intrude into a required vision triangle." The Zoning Administrator also cites 16.03(e) which notes "Prohibited Uses in the R-4 District (1). The parking of commercial vehicles except for cars, pick-up trucks, and vans in the residential zoned district is prohibited."

A letter from Debbie Weyer was submitted into the record opposing the parking lot in their neighborhood and wanted to know if there is any way to stop it. In addition, a neighbor at 25 Taylor St. called the Zoning Office and voiced eight (8) concerns and her adamant opposition to the parking lot. A site plan for the proposed parking lot was submitted for committee review. The plan calls for twenty three (23) parking stalls. It was noted the stalls are 10' x 18' when the City's Zoning Ordinance requires a 10' x 20' stall. A variance to the minimum size would need to be obtained from the City Board of Appeals, if possible.

Jay Graff, a neighbor appeared and was opposed to the parking lot as he felt it would affect the neighboring property values.

Andy Glewen, contractor, noted there would be no commercial vehicles or semi-trucks in the parking lot, only employee personal vehicles would be allowed. The parking lot would be hard surfaced and there would be a chain link fence with privacy slots along the lot lines. There would not be any lights. The contractor believes Flexographic Packaging only has one shift so there won't be vehicles in the lot at night.

Motion by Medema, seconded by TerBeest to approve the site plan for Flexographic Packaging as presented subject to the following conditions.

1. The parking lot shall consist of a hard surface.
2. No commercial vehicles or semis will be allowed within the parking lot.
3. A chain link fence with privacy slots shall be erected along the side lot lines.
4. The owner shall increase the parking stalls to the minimum code size of 10' x 20' or attempt to obtain a variance from the City Zoning Board of Appeals, if possible.
5. No security lighting will be allowed.
6. The parking lot shall be maintained in a neat and clean manner and policed on a weekly basis to prevent paper, plastics, bottles, cans, etc. from migrating onto the adjacent residential lots.
7. Noise in the parking lot shall be kept to a minimum so as to not interfere with the adjacent residential homes.

Motion carried, unanimously.

6. Discuss / Approve – County Letter of Intent – Land Division request for Bruce VandeZande at N11363 STH 26, Town of Chester. Dodge County has informed the City of Waupun of a pending land division in the SE ¼, SW ¼, SE ¼, Section 8, Town of Chester. The owner wishes to divide off a 9.200 acre lot from an existing 75.502 acre parcel for a single family residence. The proposed land division falls within the City's Comprehensive Plan for future city land use or the Cities future growth area. The Cities map shows this area as potential future city industrial area. At this time the City apparently does not have any further development plan for its Business Park expansion or future roads in this area.

Motion by Flynn, seconded by Vanderkin to return an approval recommendation to Dodge County on the Letter of Intent of Bruce VandeZande, Town of Chester, to create a 9+ acre residential lot in the City of Waupun's future growth area with a concern that the proposed lot will exceed the typical 2:1 depth to width ratio and the future West property line may result in an existing structure at that location becoming a non-conforming structure. Motion carried, unanimously.

7. Discuss League of Wisconsin Municipalities "Regulation of WITN's Poles in Local Right of Ways". City Attorney VandeZande discussed a memorandum from Boardman & Clark LLP, a law firm's opinion of a cities regulation of WITN's poles in local right of ways. On March 3, 2016, Wisconsin Technology Networking, LLC filed an application with the City of Waupun to install a 120' tall telecommunication pole in the cities right of way at the intersection of Monroe and Forest St. Attorney VandeZande discussed what rights WITN has to place poles in local right of ways, what right does a municipality have to regulate WITN's utility poles, what sort of

regulations can a municipality apply to WITN's, etc.

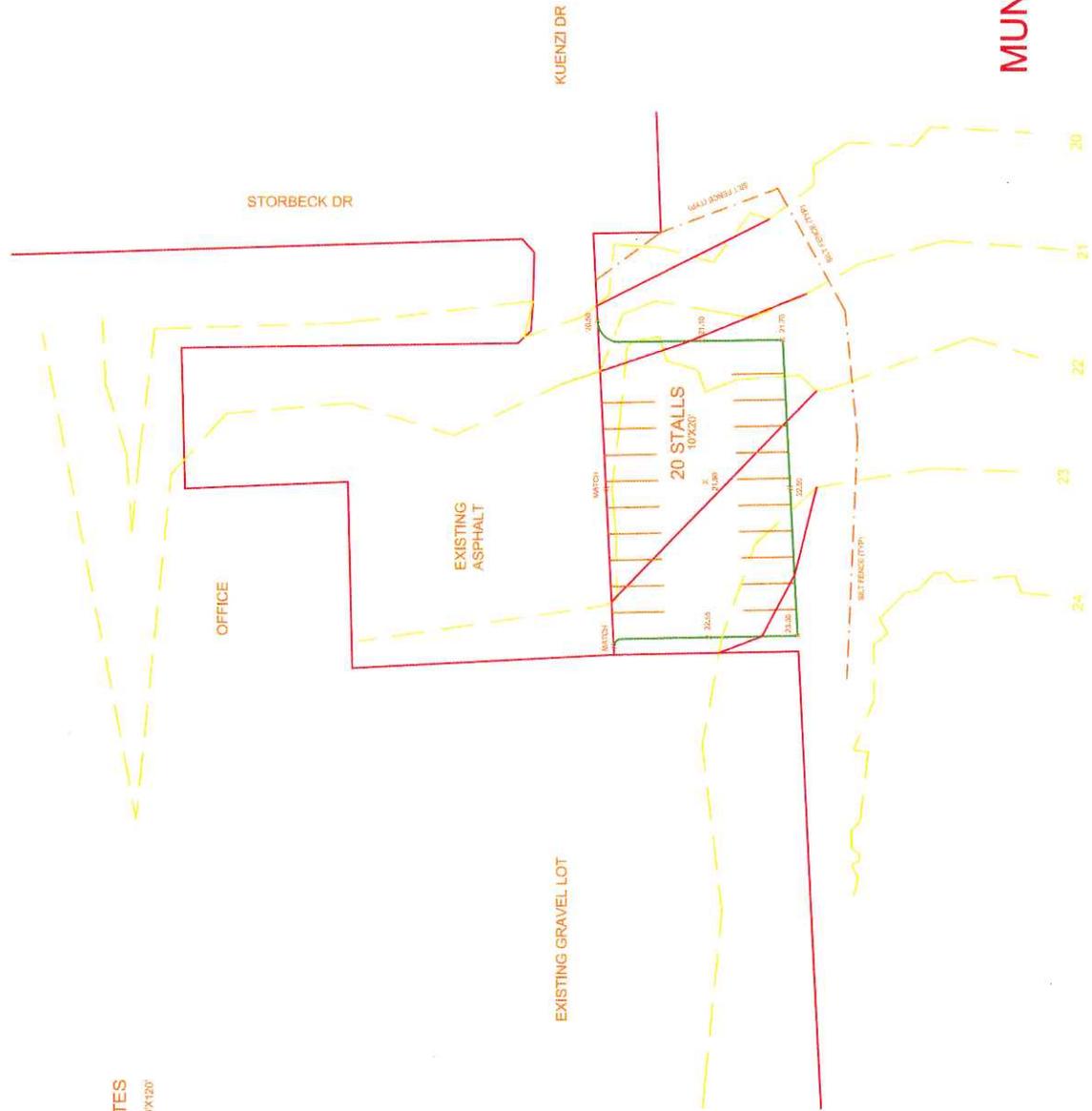
8. Discuss / Possible action of WITN's Right of Way Utilization permit application. Randy Posthuma of the Waupun Utilities has a concern that such a pole may have an effect on the Cities micro wave band width between the City water plant and the substation. Attorney VandeZande said we need to work on an agreement and check with an electrical engineer on the potential problem at the proposed location.

Attorney VandeZande said he would take a two track approach. Randy should contact an electrical engineer to discuss the potential band width problem and he would start on an agreement. He would like to meet with Randy, Kathy and Dick if possible on Friday if possible.

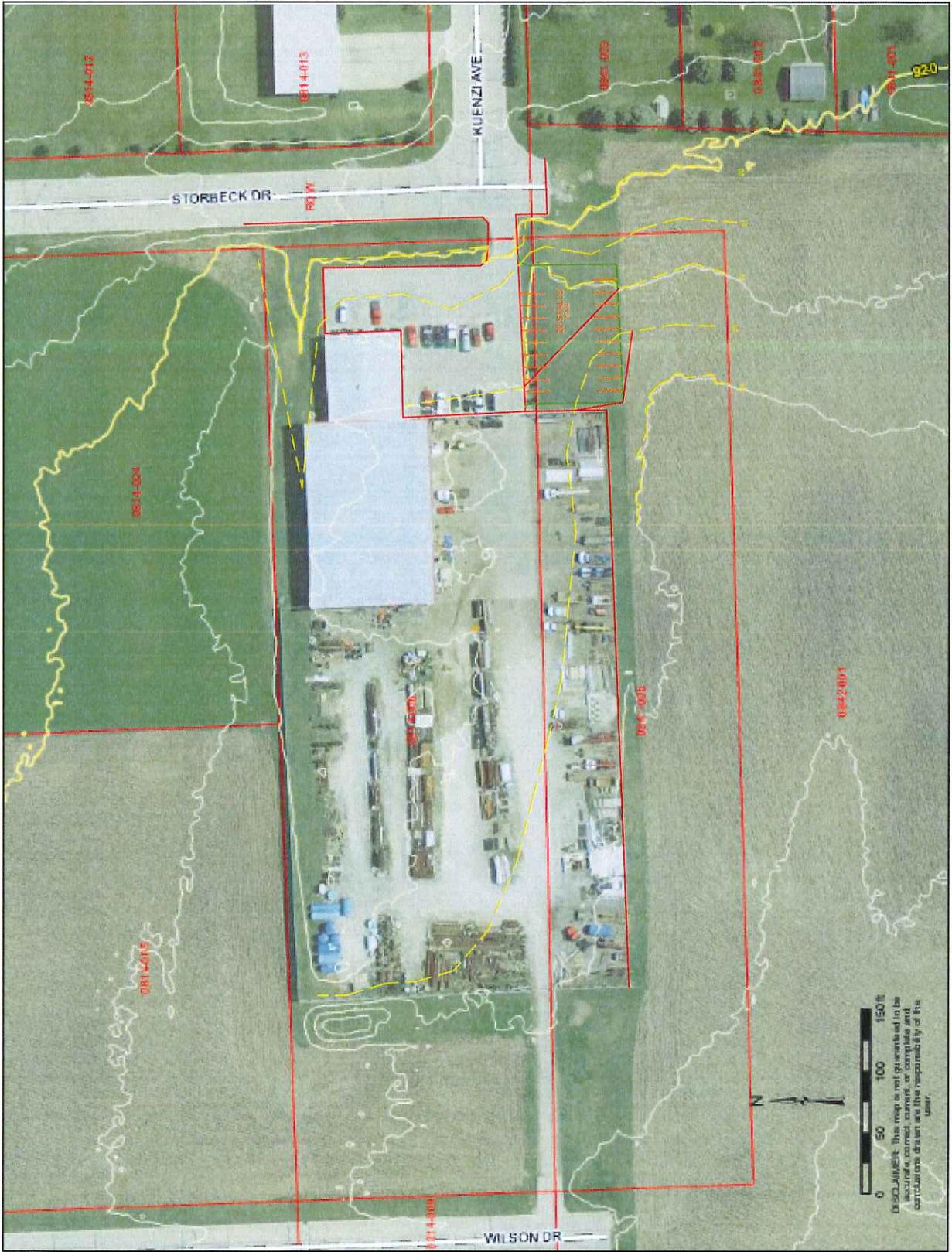
9. Motion by Lueck, seconded by Medema to adjourn the meeting. Motion carried, meeting adjourned at 5:32 pm.

Fred Lueck  
Secretary

**GENERAL NOTES**  
PROPOSED LOT DIMENSIONS 70'X120'  
CROSS SLOPE AT 2%  
MINIMUM SLOPE AT 1%



# MUNICIPAL WELL & PUMP PARKING LOT EXPANSION



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the user assumes all responsibility of the user.

May 4, 2016



City of Waupun  
Sue Leahy  
201 E. Main Street  
Waupun, WI 53963

Dear Sue,

We are requesting site plan approval for site improvements to Edgewood Church. The church would like to add new pavement areas to the parking lot and revise the parking stall layout. The existing parking lot is not sufficient to handle the parking needs of the church during the church services. The revised layout will add approximately 98 parking stalls for the church. The church also asked and received a variance to reduce the size of the proposed parking stalls to 9'x 18' stalls.

The addition of a wider driveway with a new aisle is also requested. The additional lane will allow cars to exit properly without backups after church services.

The existing pavement areas will also be repaved and restriped as part of the project.

If you have any questions or need additional information please contact me at any time.

Thank you,

A handwritten signature in black ink, appearing to read "Scott Roltgen".

Scott Roltgen

Cc: Jason Daye, Dean Schulz – Excel Engineering, Inc.

# PROPOSED PARKING LOT IMPROVEMENTS FOR: EDGEWOOD COMMUNITY CHURCH

## WAUPUN,

## WISCONSIN

# PLAN SPECIFICATIONS

## LEGEND

<ul style="list-style-type: none"> <li>1000.00 PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)</li> <li>1000.00 TR PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)</li> <li>1000.00 BR PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)</li> <li>1000.00 TC PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)</li> <li>1000.00 BW EXISTING WATER VALVE IN BOX</li> <li>EXISTING WATER VALVE IN BOX</li> <li>EXISTING WATER VALVE IN MANHOLE</li> <li>EXISTING WATER SERVICE VALVE</li> <li>EXISTING TELEPHONE MANHOLE</li> <li>EXISTING ROUND CATCH BASIN</li> <li>PROPOSED ROUND CATCH BASIN</li> <li>EXISTING SQUARE CATCH BASIN</li> <li>EXISTING CURB INLET</li> <li>PROPOSED CURB INLET</li> <li>EXISTING UTILITY POLE</li> <li>EXISTING UTILITY POLE WITH GUY WIRE</li> <li>EXISTING STREET LIGHT</li> <li>EXISTING EARTH PEDESTAL</li> <li>EXISTING ELECTRIC PEDESTAL</li> <li>EXISTING ELECTRIC BOX</li> <li>EXISTING CABLE TV PEDESTAL</li> <li>PROPOSED DRAINAGE FLOW</li> <li>1-1/4" REBAR SET WEIGHING 4.30 LB/FT.</li> <li>3/4" REBAR SET WEIGHING 1.50 LB/FT.</li> <li>1-1/4" REBAR FOUND</li> <li>3/4" REBAR FOUND</li> <li>2" IRON PIPE FOUND</li> <li>1" IRON PIPE FOUND</li> <li>EXISTING FLOOD LIGHT</li> <li>SECTION CORNER</li> <li>PROPOSED APRON ENDWALL</li> <li>EXISTING MARSH AREA</li> <li>EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING CONIFEROUS TREE</li> <li>EXISTING SHRUB</li> <li>EXISTING STUMP</li> <li>SOIL BORING</li> <li>EXISTING WELL</li> <li>PROPOSED WELL</li> <li>EXISTING LIGHT POLE</li> <li>EXISTING SIGN</li> <li>CENTER LINE</li> <li>EXISTING HANDICAP PARKING STALL</li> <li>PROPOSED HANDICAP PARKING STALL</li> <li>EXISTING GAS VALVE</li> <li>EXISTING WOODED AREA</li> <li>EXISTING HEDGE</li> <li>EXISTING CHAINLINK FENCE</li> <li>EXISTING WOOD FENCE</li> <li>EXISTING BARBED WIRE FENCE</li> <li>PROPERTY LINE</li> <li>EXISTING GUARD RAIL</li> <li>EXISTING STORM SEWER AND MANHOLE</li> <li>PROPOSED STORM SEWER AND MANHOLE</li> <li>EXISTING SANITARY SEWER AND MANHOLE</li> <li>PROPOSED SANITARY SEWER AND MANHOLE</li> <li>EXISTING WATER LINE AND HYDRANT</li> <li>PROPOSED WATER LINE AND HYDRANT</li> <li>EXISTING OVERHEAD UTILITY LINE</li> <li>EXISTING UNDERGROUND FIBER OPTIC LINE</li> <li>EXISTING UNDERGROUND ELECTRIC CABLE</li> <li>EXISTING UNDERGROUND TELEPHONE CABLE</li> <li>EXISTING UNDERGROUND GAS LINE</li> <li>PROPOSED CURB AND GUTTER</li> <li>EXISTING CURB AND GUTTER</li> <li>GRADING/SEEDING LIMITS</li> <li>RIGHT-OF-WAY LINE</li> <li>PROPERTY LINE</li> <li>RAILROAD TRACKS</li> <li>EXISTING GROUND CONTOUR</li> <li>PROPOSED GROUND CONTOUR</li> </ul>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	UTILITY, GRADING AND EROSION CONTROL PLAN



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE 1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947 TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

### CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGERS HOTLINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

#### 31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGERS HOTLINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- ALL ORGANIC TOPSOIL AREA UNDER PROPOSED PAVED AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM TRUCK, TO IDENTIFY SOFT FOOTINGS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO CONTRACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698. STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO PROZENS MATERIALS MAY BE USED FOR BACK FILL.
  - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 85 PERCENT.
  - UNDER PAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECT
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.1% OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

#### 31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS 24 500 S.F. (0.56 ACRES) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
  - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
  - DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062.
  - STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 2 INCHES THICK. THE STONE SHALL BE COVERED WITH 8 GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
  - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
  - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE POLYMERIZING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
  - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
  - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASH-OUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND AND STORMWATER DRAINAGE SYSTEM. WASH-OUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR MORE THAN 7 DAYS. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT.
  - IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
  - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
  - ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
  - EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
  - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

#### 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATION 6 FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 405 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
  - NEW ASPHALT PAVING AREAS
    - 1-1/2" SURFACE COURSE (E-0.3)
    - 1-1/2" BINDER COURSE (E-0.3)
    - 4" OF 1-1/4" CRUSHED AGGREGATE
    - 6" OF 3" CRUSHED AGGREGATE
  - REPAVING EXISTING ASPHALT AREAS
    - 1-1/2" SURFACE COURSE (E-0.3)
    - 1-1/2" BINDER COURSE (E-0.3)
- PAVE OVER EXISTING BASE COURSE
- NOTE: IF NECESSARY, OVER EXCAVATE AND REPLACE EXISTING FAILED PAVED AREAS.

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATION 6 FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.1% OF DESIGN SURFACE GRADES; WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO PROVIDE 4' WIDE (YELLOW OR WHITE - CONFIRM COLOR WITH OWNER) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR I.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

#### 32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308R-08 AND THE CITY OF WAUPUN REQUIREMENTS.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED SHALL CONFORM TO THE CITY OF WAUPUN REQUIREMENTS. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  - DRIVEWAY APRON - FOLLOW CITY OF WAUPUN SPECIFICATIONS FOR SIDEWALK AT DRIVEWAY CONSTRUCTION.
  - DRIVEWAY APRON - FOLLOW CITY OF WAUPUN SPECIFICATIONS FOR DRIVEWAY APRONS. DRIVEWAY PERMIT SHALL BE ACQUIRED FROM THE CITY OF WAUPUN BY THE CONTRACTOR PRIOR TO DRIVEWAY CONSTRUCTION.
  - DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
    - STRENGTH TO BE MINIMUM OF 4000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
    - SUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK.
    - SUMP SHALL BE 2" OR LESS FOR BLUP-FORMED CURB AND GUTTER.
    - SUMP SHALL FORMED TO WITHIN 1/8" TO 1/4" FOR NON-BLUP-FORMED CURB AND GUTTER.
    - ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
    - MAXIMUM AGGREGATE SHALL BE 3/4" FOR EXTERIOR CONCRETE SHALL BE 3/4" INCHES.
  - ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05% OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
  - CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAW CUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (IF MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND SHALL BE APPLIED TO ALL CONCRETE SURFACES. ALL CONCRETE TO BE CURED FOR 7 DAYS.
  - EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 6.6 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
  - ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 1" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO 88 BARS, 60 DIAMETERS FOR 87 TO 810 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF ALL REINFORCING SHALL BE IN ACCORDANCE WITH CRSI AND AIA MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE USED FOR ALL REINFORCING UNLESS OTHERWISE NOTED.
  - CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 0.5 CU. YD. BUT LESS THAN 25 CU. YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE MIX. PROVIDE ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
  - PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COOL OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREENING AND BULL FLOTTING, BUT BEFORE POWER FLOATING AND TROWELLING.
  - LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEIKING BATHS TO 0.45.
  - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

#### 32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL. CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT TOPSOIL SHALL HAVE A RANGE OF 0.5 TO 2% OF ORGANIC MATERIAL, A MINIMUM OF 5 PERCENT ORGANIC MATERIAL, CONTANT, AND SHALL BE FREE OF STONES LARGER IN DIAMETER. ALL MATERIALS HANDLED TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION. LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 8 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STONES, ROOTS, ROCKS, RUBBER, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
  - SEEDED LAWNS
    - PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 85% KENTUCKY BLUEGRASS (5.0 LB/1,000 S.F.), 20% PERENNIAL RYEGRASS (0.5-0.9 LB/1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LB/1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
    - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LB/1,000 S.F.), 40% CREEPING RED FESCUE (0.50 LB/1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LB/1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
    - ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.5 LBS/1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LB/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
  - SEEDED LAWN MAINTENANCE. CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS, AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 80% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHALL REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS. MAINTENANCE SHALL BE CONTINUED UNTIL LAWN AND CONTIGUOUS AREAS ARE SATISFACTORY.
- EROSION MATTING:
  - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 1:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
  - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

### DIVISION 33 UTILITIES

#### 33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER STRUCTURES PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2448. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C76. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 6" HORIZONTAL FROM FOUNDATION WALLS.

### 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.

**EXCEL**  
ARCHITECTS • ENGINEERS • SURVEYORS

100 CANELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
WWW.EXCELENGINEER.COM

### PROJECT INFORMATION

PROJECT NUMBER 15252

PROPOSED PARKING LOT IMPROVEMENTS  
**EDGEWOOD COMMUNITY CHURCH**  
201 EDGEWOOD DRIVE WAUPUN, WI

PROFESSIONAL SEAL  
WISCONSIN  
JASON DAVE  
38777-006  
FOND DU LAC, WISCONSIN  
PROFESSIONAL ENGINEER

### PRELIMINARY DATES

APR. 13, 2016

### SHEET INFORMATION

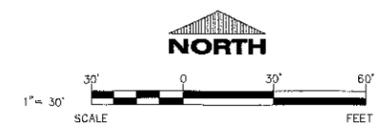
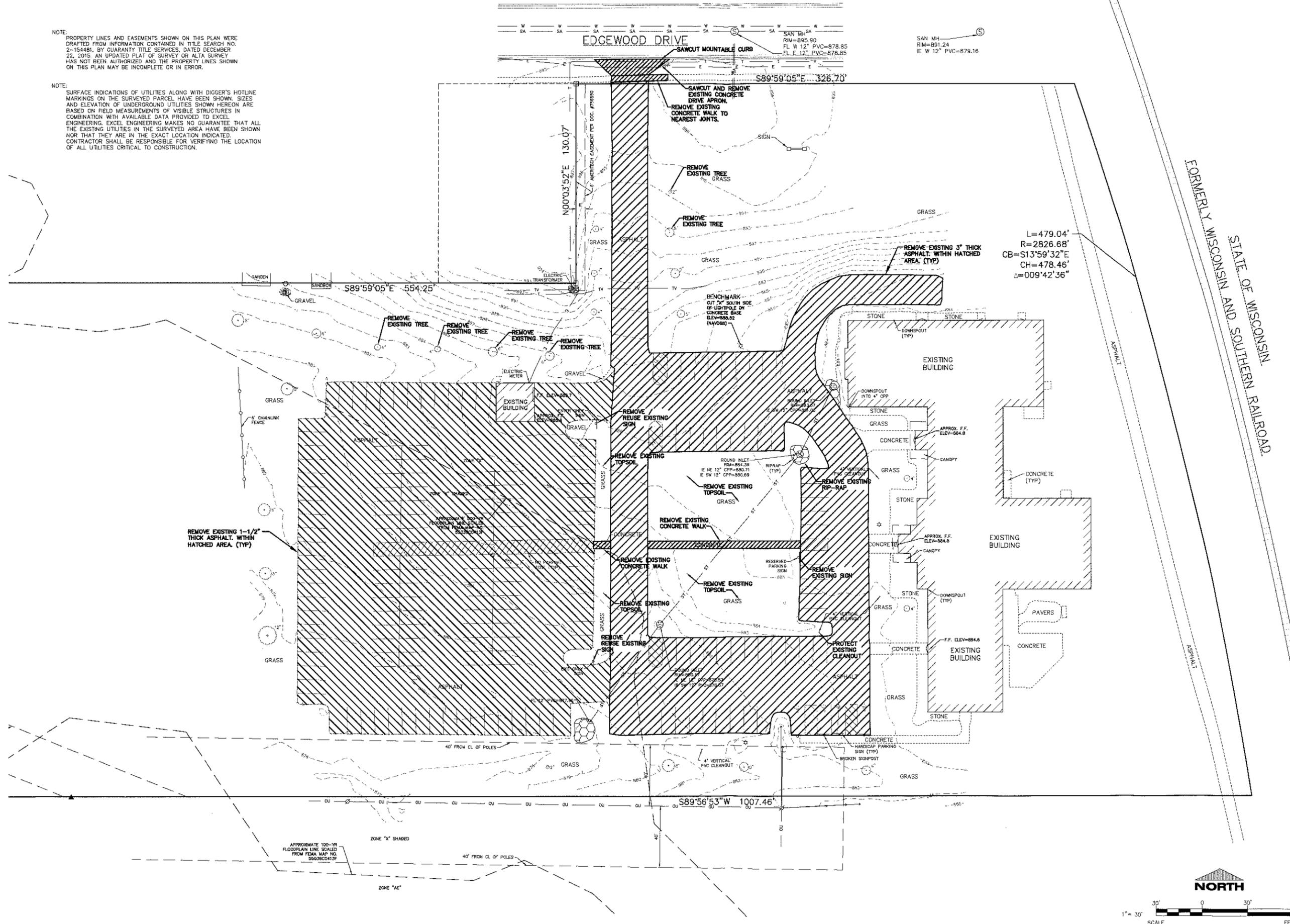
CIVIL COVER AND SPECIFICATION SHEET

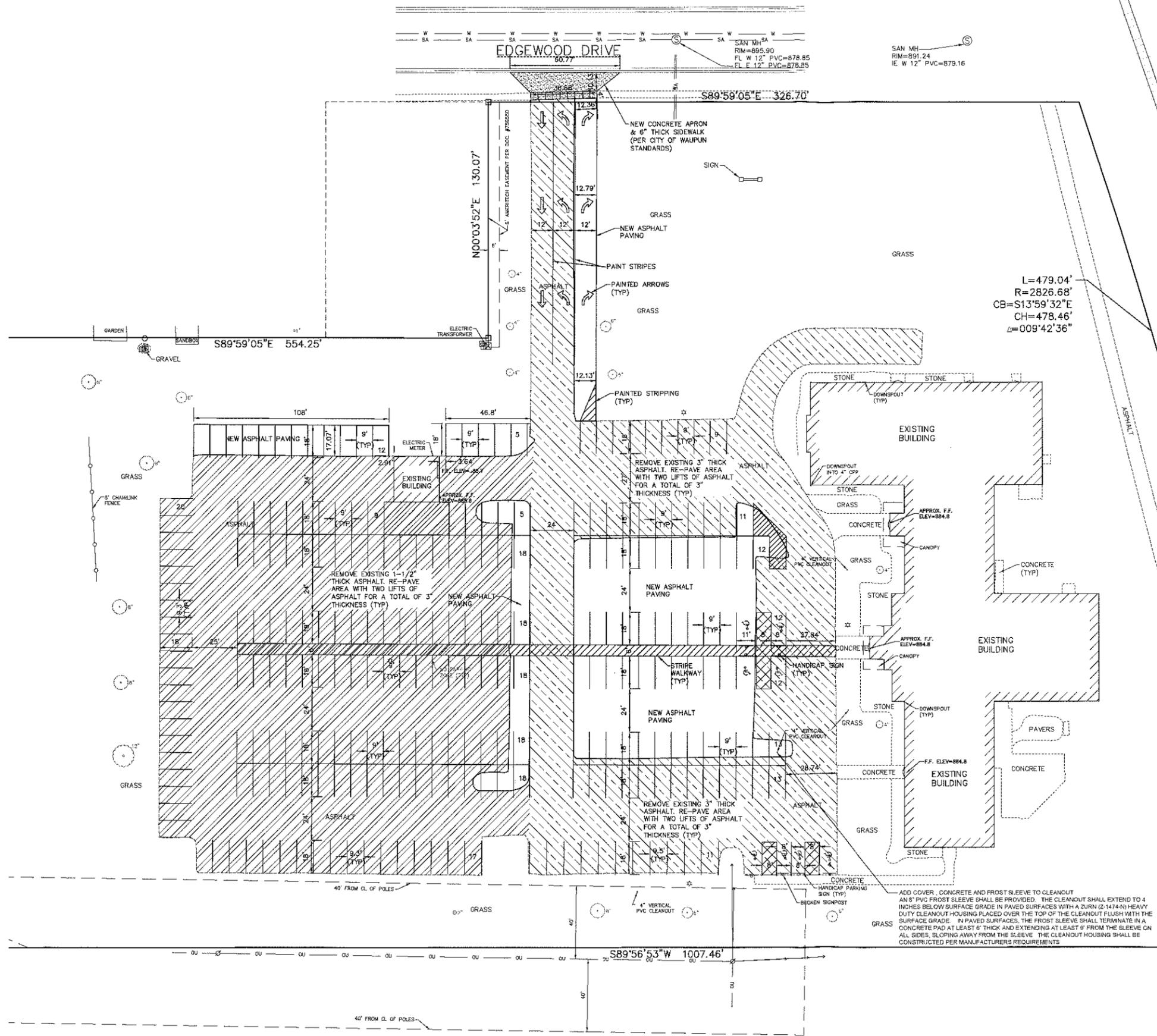
SHEET NUMBER

**C1.0**

NOTE:  
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE SEARCH NO. 2-154481, BY GUARANTY TITLE SERVICES, DATED DECEMBER 22, 2015. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

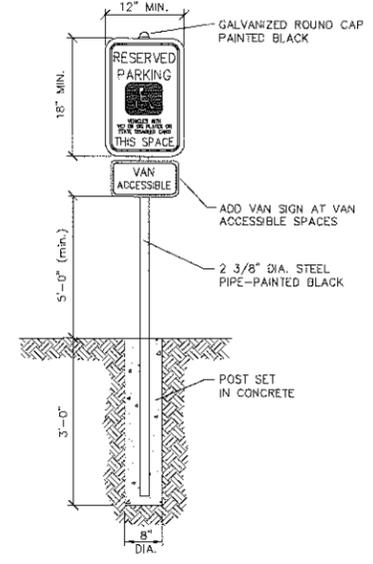
NOTE:  
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.





SAN MH  
RIM=891.24  
IE W 12" PVC=879.16

L=479.04'  
R=2826.68'  
CB=S13°59'32"E  
CH=478.46'  
Δ=009°42'36"



**HANDICAP SIGNAGE DETAIL**  
NO SCALE

**SITE INFORMATION:**

PROPERTY ADDRESS: 201 EDGEWOOD AVENUE, CITY OF WAUPUN, WISCONSIN

PROPERTY AREA: AREA = 369,402 S.F. (8.48 ACRES).

EXISTING PARKING: 158 SPACES (4 H.C. ACCESSIBLE)

PROPOSED PARKING: 256 SPACES (8 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 7, HANDICAP STALLS PROVIDED: 8

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.48	369,402	
BUILDING FLOOR AREA	0.50	21,828	5.9%
PAVEMENT (ASP. & CONC.)	1.78	77,329	20.9%
TOTAL IMPERVIOUS	2.28	98,157	26.8%
LANDSCAPE/ OPEN SPACE	6.20	270,245	73.2%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.48	369,402	
BUILDING FLOOR AREA	0.50	21,828	5.9%
PAVEMENT (ASP. & CONC.)	2.23	97,112	26.3%
TOTAL IMPERVIOUS	2.73	118,940	32.2%
LANDSCAPE/ OPEN SPACE	5.75	250,462	67.8%



**PROJECT INFORMATION**

PROJECT NUMBER 15252

PROPOSED PARKING LOT IMPROVEMENTS  
**EDGEWOOD COMMUNITY CHURCH**  
201 EDGEWOOD DRIVE WAUPUN, WI

PROFESSIONAL SEAL

**PRELIMINARY DATES**

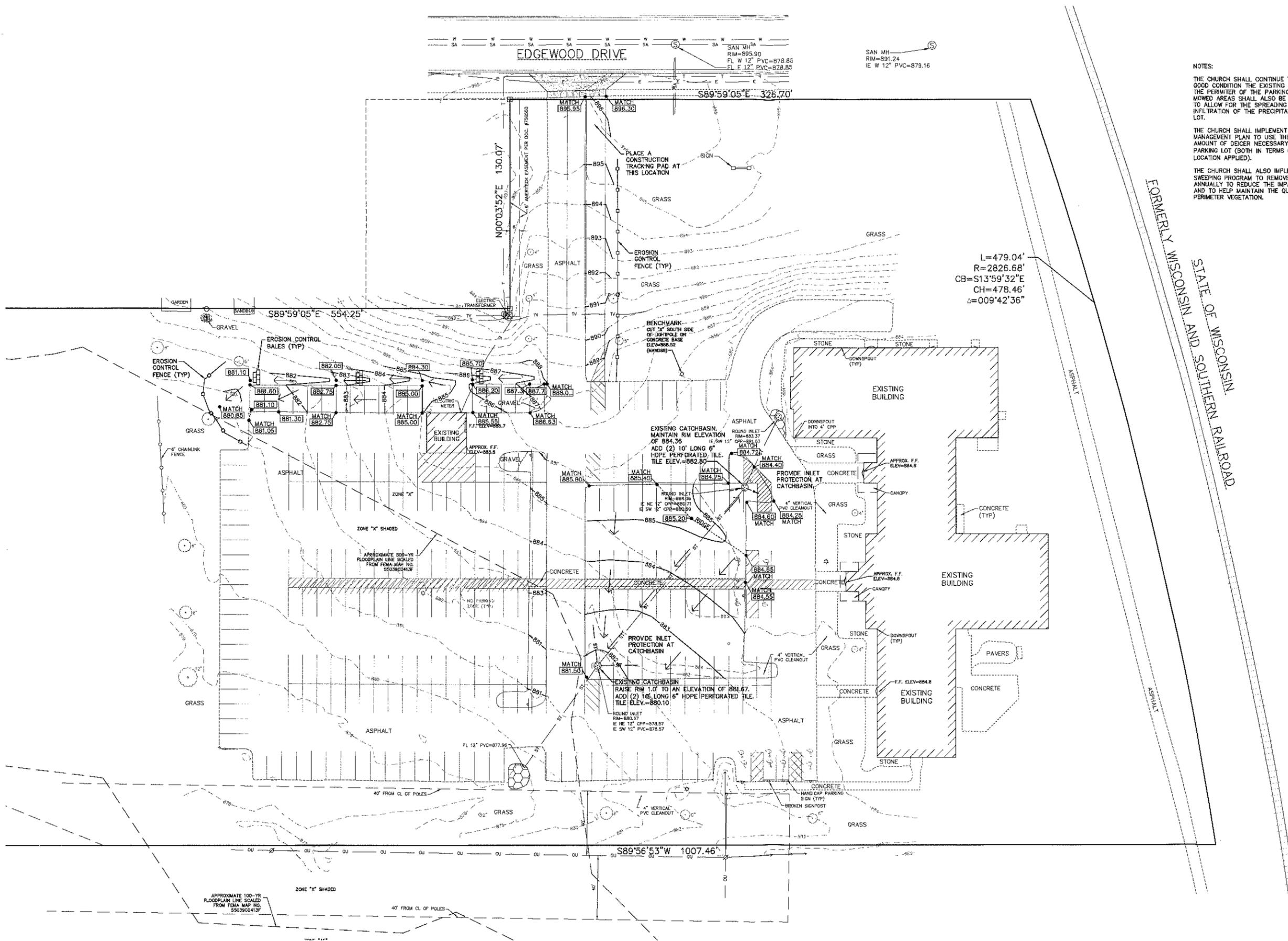
APR. 13, 2016

**SHEET INFORMATION**

UTILITY, GRADING AND  
EROSION CONTROL PLAN

SHEET NUMBER

**C1.3**



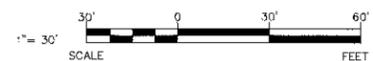
**NOTES:**

THE CHURCH SHALL CONTINUE TO MAINTAIN AND KEEP IN GOOD CONDITION THE EXISTING MOWED VEGETATION AROUND THE PERIMETER OF THE PARKING LOT. THE WIDTH OF THE MOWED AREAS SHALL ALSO BE MAINTAINED TO CONTINUE TO ALLOW FOR THE SPREADING OF THE RUNOFF AND INFILTRATION OF THE PRECIPITATION FROM THE PARKING LOT.

THE CHURCH SHALL IMPLEMENT A WINTER DEICING MANAGEMENT PLAN TO USE THE ABSOLUTE MINIMUM AMOUNT OF DEICER NECESSARY TO MAINTAIN A SAFE PARKING LOT (BOTH IN TERMS OF QUANTITY APPLIED AND LOCATION APPLIED).

THE CHURCH SHALL ALSO IMPLEMENT A PARKING LOT SWEEPING PROGRAM TO REMOVE EXCESS SAND/SALT ANNUALLY TO REDUCE THE IMPACT ON WATER QUALITY AND TO HELP MAINTAIN THE QUALITY OF THE PARKING PERIMETER VEGETATION.

L=479.04'  
R=2826.68'  
CB=S13°59'32"E  
CH=478.46'  
Δ=009°42'36"



9 May 2016

Plan Commission  
c/o Trista Steinbach  
City of Waupun  
201 East Main St.  
Waupun, WI 53963

RE: Letter of Intent for Pat Stanton of Stanton and Son LLC, for the Certified Survey Map (CSM) of Zero Lot Line Duplex, 19-23 Dogleg Ln., City of Waupun.

I herewith submit a letter of intent regarding the above named project for Pat Stanton to the City of Waupun Plan Commission.

Pat Stanton of Stanton and Son LLC has purchased Lot 2 of Fairway Estates. This is also addressed as 19-23 Dogleg Ln.

Mr. Stanton has just completed the new construction of a modern duplex unit in compliance with all applicable codes. Now it is his intent to split the lot and the duplex with a zero lot line certified survey map. This will provide for a recordable certified survey map at Fond du Lac County, and the provision of 2 newly described lots referenced with recording information.

It is the intent of Mr. Stanton to then sell the 2 units (and lots) separately to parties who have already spoken for the divided properties.

It is my understanding the fee for this submittal and review by the Plan Commission is \$130 payable to the City of Waupun, which will be paid as of the deadline date of 5/11/2016.

If you have any questions, please contact Mr. Stanton at 920-597-0107 or me at 920-887-2401. We will look forward to meeting with the Plan Commission on 5/18/2016 at 4:45 pm.

Sincerely,

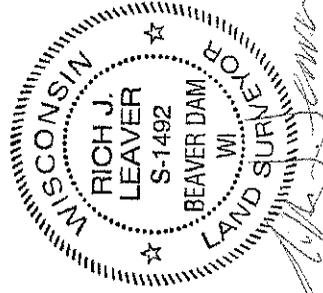
*Rich Leaver*

Leaver Land Surveying LLC  
[www.richleaver.com](http://www.richleaver.com)  
920-887-2401

my email address on the next line is new  
[rjl@richleaver.com](mailto:rjl@richleaver.com)

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

For Stanton & Son LLC  
 Being a Re-Division of Lot 2 of Fairway Estates  
 Located in the NE1/4-SW1/4 of Section 31, T14N-R15E,  
 City of Waupun, Fond du Lac County, Wisconsin



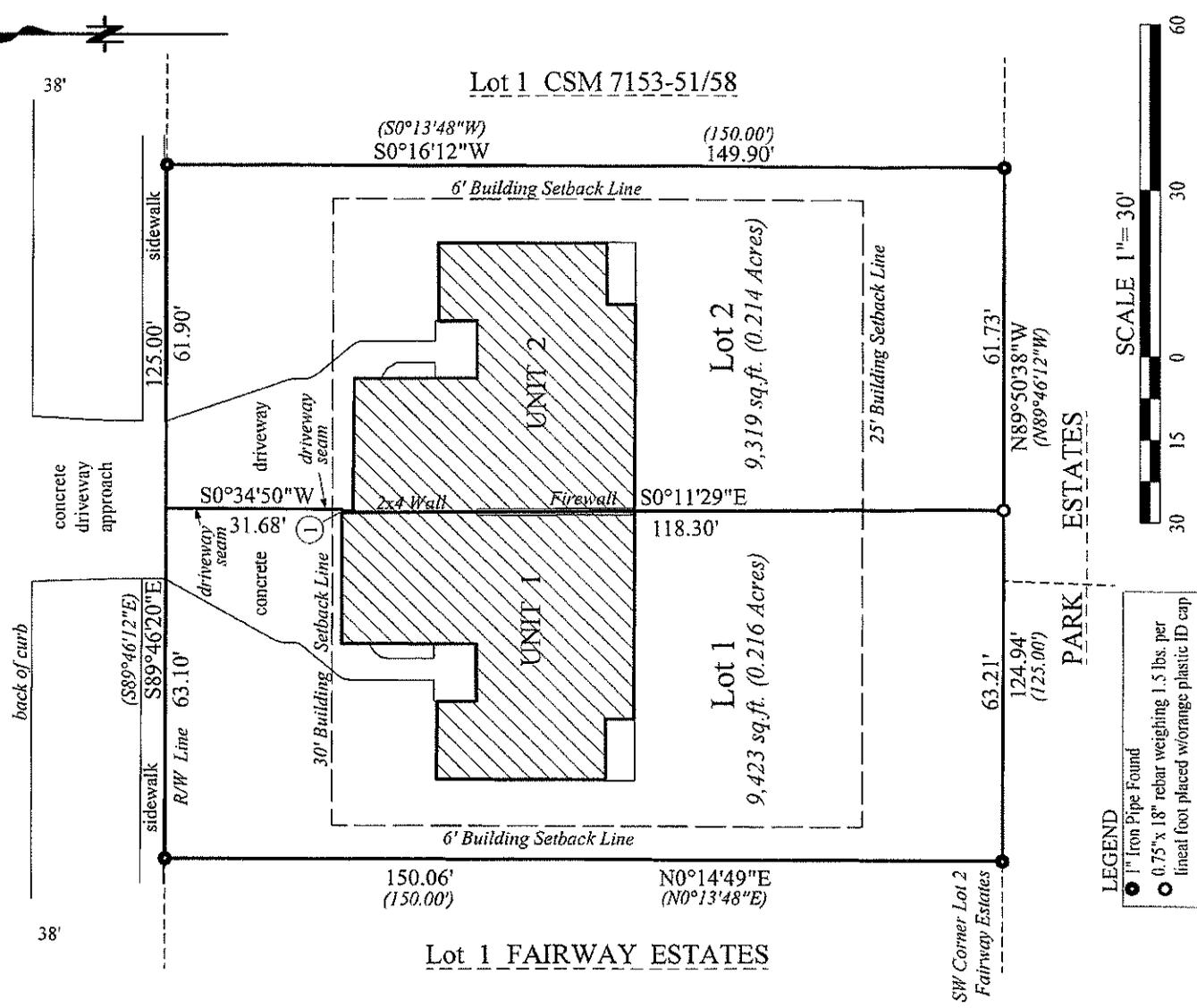
Total Area Lots 1 and 2  
 18,742 sq.ft. (0.430 Acres)

Bearings are referenced to the Fond du Lac County Coordinate System, with a bearing of S89°46'20"E on the south right-of-way line of Dogleg Lane. Previously recorded bearings and/or distances are indicated in parentheses.

Reference	Bearing	Distance
1	N89°52'01"W	0.61'

Measurement for Short Line

DOGLEG LN  
 Centerline



LEGEND  
 ● 1" Iron Pipe Found  
 ○ 0.75" x 18" rebar weighing 1.5 lbs. per lineal foot placed w/orange plastic ID cap



**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_

For Stanton & Son LLC

Being a Re-Division of Lot 2 of Fairway Estates

Located in the NE1/4-SW1/4 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:

Beginning at the SW Corner of Lot 2 of the plat of Fairway Estates in the City of Waupun, thence N0°14'49"E, 150.06 feet to the NW Corner of Lot 2 of this plat on the south right-of-way line of Dogleg Lane;

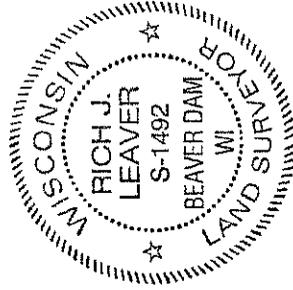
thence S89°46'20"E, 125.00 feet along this south right-of-way line to the NE Corner of Lot 2 of this plat; thence S0°16'12"W, 149.90 feet to the SE Corner of Lot 2 of this plat; thence N89°50'38"W, 124.94 feet along a line common with the plat of Park Estates to the point of beginning. Bearings are referenced to the Fond du Lac County Coordinate System.

The above described parcel contains 18,742 square feet (0.430 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 (0) 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 Limer Rd.  
Brandon, WI 53919

CITY OF WAUPUN CERTIFICATE

Approved by the City of Waupun this \_\_\_\_\_ day of \_\_\_\_\_, 2016,

Kyle Clark, Mayor

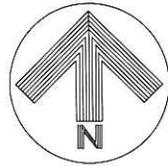
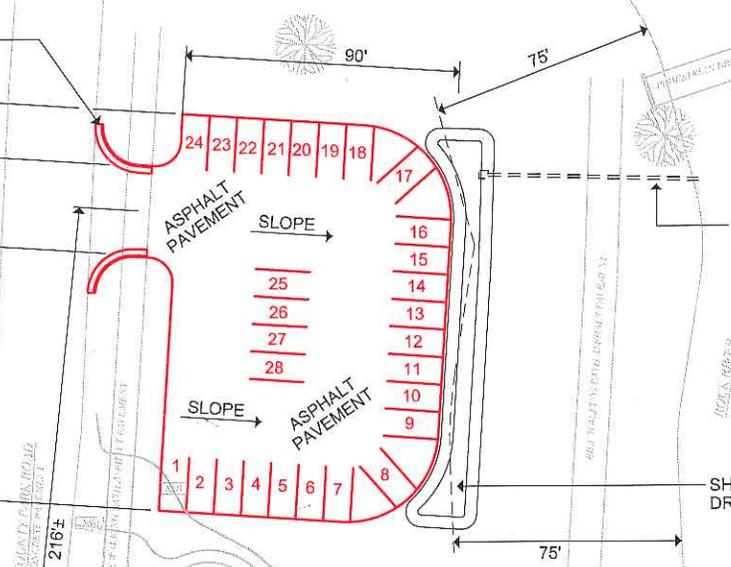
Angela Htull, City Clerk

CONCRETE CURB & GUTTER

18'

29'

83'



ALL PARKING SPACES ARE 9' x 18'  
DRIVE AISLE WIDTH = 27'

SHALLOW STORMWATER DRAINAGE SWALE

216±

75'

**MSA**  
PROFESSIONAL SERVICES

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL  
201 Corporate Drive, Beaver Dam, WI 53816  
920-887-4242 1-800-552-6330 Fax: 920-887-4280  
Web Address: www.msa-inc.com  
© MSA Professional Services, Inc.

CONCEPTUAL PLAN

AQUATIC CENTER PARKING LOT ADDITION  
City of Waupun  
Fond du Lac County, WI

FILE NO.  
00212056  
SHEET  
1