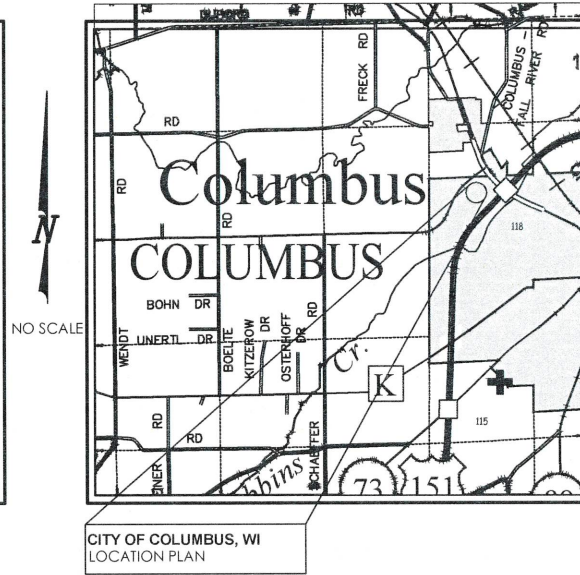
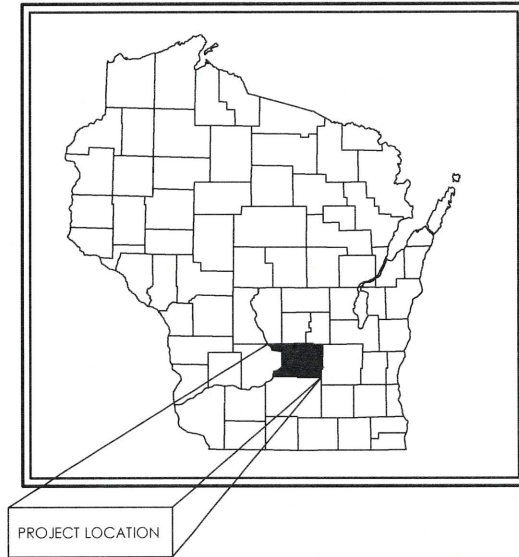


RV STAGING AREA

MARKQUART COLUMBUS LLC

200 Commerce Dr Columbus, WI 53925
February, 2026



ABBREVIATION LIST

EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
TOW = TOP OF WALL
ROW = RIGHT OF WAY
INV = INVERT
ELEV = ELEVATION
PVC = POINT OF VERTICAL CURVE
PVI = POINT OF VERTICAL INTERSECTION
PVT = POINT OF VERTICAL TANGENT
PC = POINT OF CURVE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENT
TYP = TYPICAL
SAN = SANITARY SEWER
ST = STORM SEWER
R = RADIUS
TC = TOP OF CURB
FL = FLOW LINE
STA = STATION
LP = LOW POINT
HP = HIGH POINT
MH = MANHOLE
INL = INLET
PVM = PAVEMENT
HC = HORIZONTAL CURVE
VC = VERTICAL CURVE
L = LENGTH
CL = CENTERLINE
B-B = BACK TO BACK

EXISTING LINETYPES LEGEND

San SANITARY SEWER
ST STORM SEWER
WM WATER MAIN
FM FORCE MAIN
E ELECTRIC
OE OVERHEAD ELECTRIC
G GAS
FO FIBER OPTIC
T TELEPHONE
TV TV
FENCE
GL GRADING LIMITS
SF SILT FENCE
DB DOUBLE SEDIMENT BARRIER

SYMBOLS LEGEND

EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING HYDRANT
PROPOSED HYDRANT
VALVE
CURB STOP
WELL
PROPERTY CORNER
LIGHT POLE
POWER / TELEPHONE POLE
GUY WIRE
UTILITY PEDESTAL
SIGN
SOIL BORING
MONITORING WELL
MAILBOX
POTENTIAL HAZARD
BENCHMARK
DECIDUOUS TREE
CONIFEROUS TREE
HANDICAP SYMBOL

DIGGERS HOTLINE NOTE
To Obtain Location of
Participant's Underground
Facilities Before You
Dig in Wisconsin
CALL DIGGERS HOTLINE
1-800-242-8511
Wis Statute 182.01(7) (1974)
Requires Min. 3 Work Days
Notice Before You Excavate.

NOTES

GENERAL

- ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED, BY CONTRACTOR, PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO ALL AFFECTED RESIDENTS FOR ALL PLANNED WATER AND/OR SEWER SERVICE OUTAGES.
- ALL ASPHALT REPAIRS/REPLACEMENT SHALL BE SAWCUT TO MATCH EXISTING PAVEMENT AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

EROSION CONTROL

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION.
- SILT FENCE, TEMPORARY SEDIMENT BASIN, & ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES, INCLUDING CLEARING & GRUBBING.
- ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION TYPE-D INSTALLED UPON INLET INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR WEEKLY DNR INSPECTION REPORTS IN ACCORDANCE WITH NR 216.46(9).
- ADDITIONAL EROSION CONTROL MEASURES MAY BE ADDED ON AN AS-NEEDED BASIS.
- THE DETENTION BASIN SHALL BE CONSTRUCTED PRIOR TO MASS LAND DISTURBANCE AND UTILIZED AS SEDIMENT BASIN DURING CONSTRUCTION.
- ANY AREAS WHERE GRADING IS COMPLETED SHALL BE STABILIZED WITH FERTILIZER, SEED, & MULCH AS SOON AS POSSIBLE.
- ALL BEST MANAGEMENT PRACTICES WILL BE INSTALLED BY THE TIME THE CONSTRUCTION SITE IS CONSIDERED STABILIZED.
- A COPY OF THIS EROSION CONTROL PLAN SHALL BE KEPT ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- STOCKPILES LEFT INACTIVE FOR 7 DAYS SHALL BE SEED AND SURROUNDED BY SILT FENCE.
- ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
- ALL VEHICLE TRAFFIC IS PROHIBITED WITHIN THE UNDISTURBED LAND BUFFER WHENEVER PRACTICAL.
- EROSION CONTROL MAT CLASS I, TYPE A WILL BE USED IN NON-CHANNEL AREAS AND CLASS I, TYPE B WILL BE USED IN CHANNEL AREAS.
- ALL DEWATERING PERMITTING, IF REQUIRED, IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1061.
- STREETS SHALL BE SWEEP AT THE END OF EACH WORK DAY OR AS DIRECTED BY THE MUNICIPALITY.
- TRACKING PADS SHALL BE USED AT THE CONSTRUCTION ENTRANCE AND EXITS.
- ALTHOUGH ROCK CONSTRUCTION TRACKING PADS MAY NOT BE SHOWN ON THE PLANS, THE CONTRACTOR SHALL INSTALL THEM AS NECESSARY OR AS DIRECTED BY THE ENGINEER TO MINIMIZE TRACKING ONTO ADJACENT STREETS. THESE PADS ARE CONSIDERED INCIDENTAL TO THE WORK AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
- CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST CONTROL.
- ALL BANK AREAS DISTURBED SHALL BE STABILIZED WITH EROSION CONTROL MAT IMMEDIATELY.
- POSITIVE DRAINAGE AWAY FROM THE BUILDING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE CONFIRMED BY THE ENGINEER.
- DOWN SPOUTS SHALL BE DIRECTED IN A SAFE MANNER AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
- ALL FILL PLACED UNDER BUILDING AND PAVED AREAS SHALL BE STRUCTURALLY SOUND.
- SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE BARRIER'S HEIGHT.
- BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY. DECOMPOSING STRAW BALES WILL BE REPLACED [TYPICAL BALE LIFE IS THREE MONTHS].
- ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY. ACCUMULATED SEDIMENT/DEBRIS IN SEWER PIPES SHALL BE CLEANED PRIOR LOCAL MUNICIPALITY TAKING OWNERSHIP.
- ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
- ALL EROSION CONTROL MAT SHALL BE INSTALLED WITHIN 24 HOURS OF FINAL GRADES BEING ESTABLISHED.

Sheet List Table

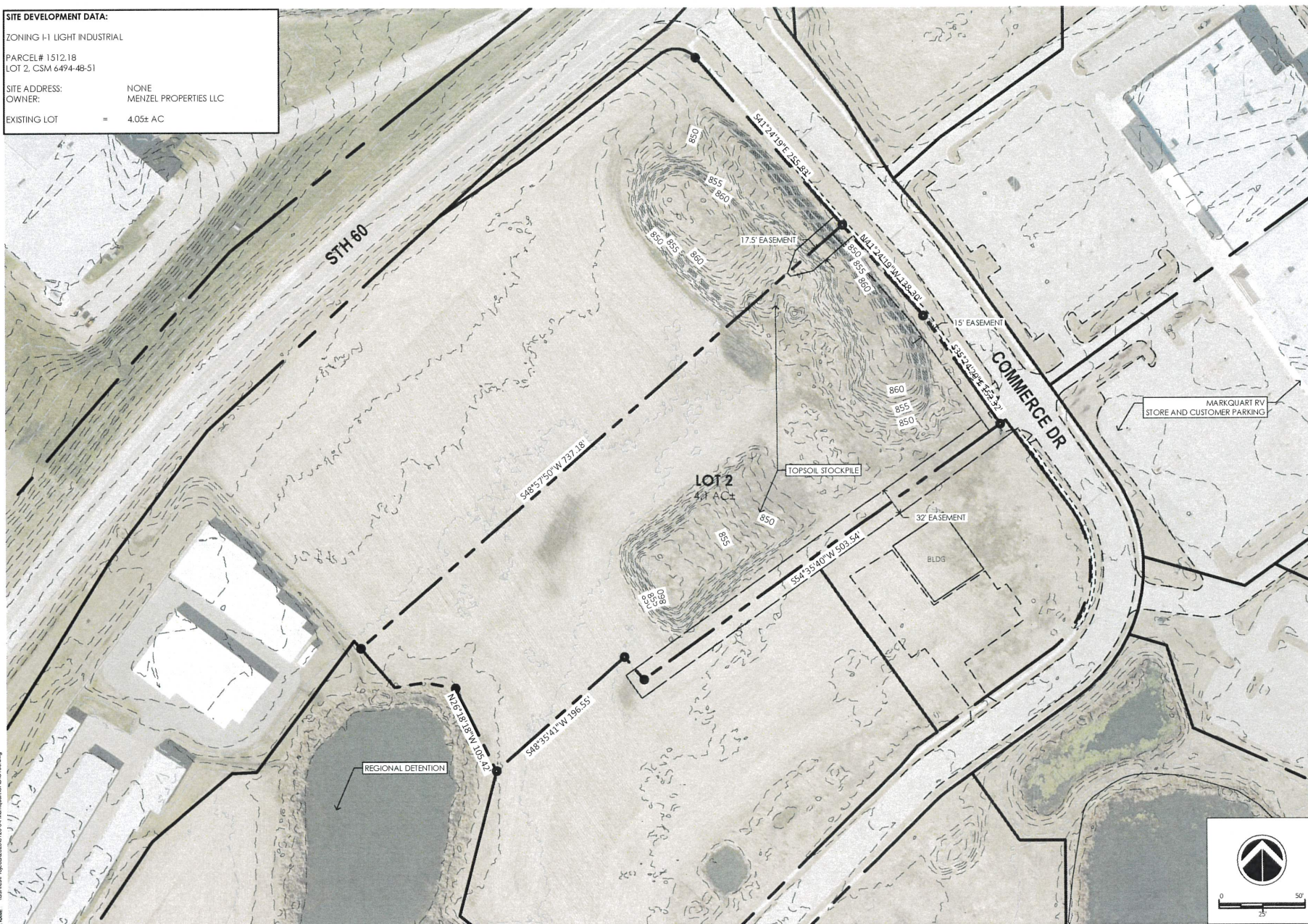
Sheet Number	Sheet Title
G100	TITLE SHEET
C100	EXISTING SITE PLAN
C200	PROPOSED SITE PLAN
C300	GRADING PLAN
C310	GRADING PLAN
C320	PLAN & PROFILE
C400	EROSION CONTROL PLAN
C500	EROSION CONTROL DETAILS
C510	CONSTRUCTION DETAILS

REVISIONS
SHEET NAME:
ADDRESS:
TITLE SHEET
COMMERCE DR, COLUMBUS, WI

PROJECT:
RV STAGING AREA
MARKQUART COLUMBUS, LLC

PROJECT NO: 0126-04
NOT DATE: 02/26/26
NOT BY: JSAK
NOT SCALE: 1
SHEET # G100
PRELIMINARY NOT FOR CONSTRUCTION

EXISTING LOT = 4.05± AC



FILE NAME : \\ssr\\res\\Projects\\2028\\0128-04 Markquant\\CADIC100.dwg

REVISIONS NO. DATE

SHEET NAME:

ADDRESS:
COMMERCE DR, COLUMBUS, WI

PROJECT: RV STAGING AREA
MARKQUART COLUMBUS, LLC



PROJECT NO: 0126-04
PLOT DATE : 2/9/26
PLOT BY: SSR

SHEET #C100

PRELIMINARY NOT FOR CONSTRUCTION

SITE DEVELOPMENT DATA:

ZONING I-1 LIGHT INDUSTRIAL

PARCEL# 1512.18
Lot 2, CSM 6494-48-51

SITE ADDRESS: NONE
OWNER: MENZEL PROPERTIES LLC

EXISTING LOT = 4.05± AC
PAVED STAGING AREA = 83,260 SF (1.9± ACRES)
RAP OVERFLOW AREA = 19,140 SF (0.4± ACRES)
CURB AND GUTTER = 2,588 SF
TOTAL IMPERVIOUS AREA = 104,988 SF (2.41 ±ACRES) 60%
UNDEVELOPED TURF AREA = 1.64 ± ACRES OR 40%

VISION TRIANGLE:
NO STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE
PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION WITHIN
THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.



NO. DATE

REVISIONS

SHEET NAME:

ADDRESS:
COMMERCE DR, COLUMBUS, WI

PROJECT:

RV STAGING AREA

MARKQUART COLUMBUS, LLC

SHEET #C200

PRELIMINARY NOT FOR CONSTRUCTION

GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
3. CONTOUR AND SPOT ELEVATIONS SHOWN REPRESENT FINISH GRADE ELEVATIONS.
4. ALL LAWN AND PLANTING AREAS WHICH HAVE BEEN COMPACTED DUE TO CONSTRUCTION SHALL BE LOOSENED PRIOR TO ADDITION OF TOPSOIL.
5. SIDEWALKS AND RAMPS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50).
6. SIDEWALK LANDINGS SHALL HAVE A 2.0% (1:50) MAXIMUM CROSS SLOPE OR SLOPE IN ALL DIRECTIONS, INCLUDING DIAGONAL.
8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

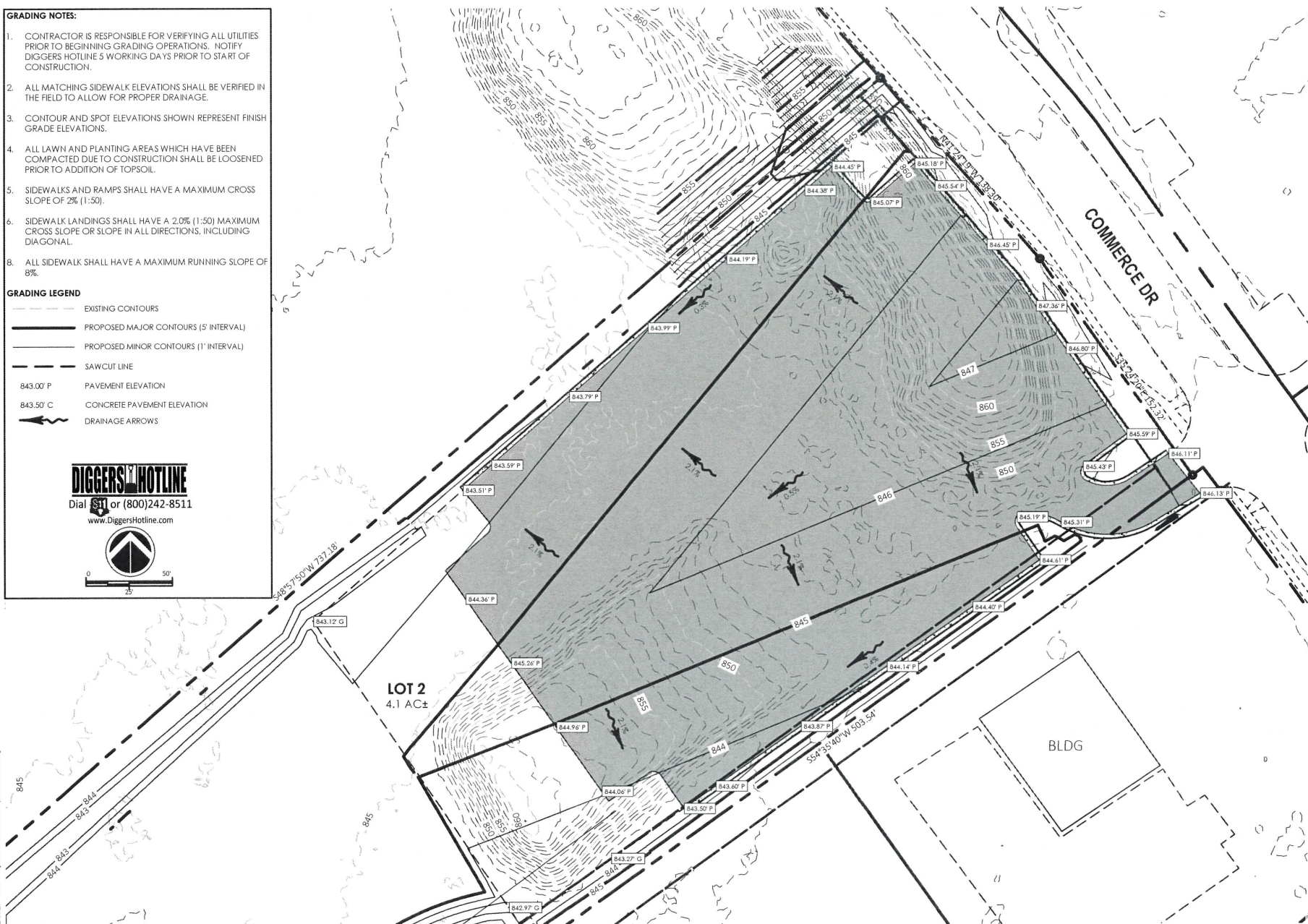
GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED MAJOR CONTOURS (5' INTERVAL)
- PROPOSED MINOR CONTOURS (1' INTERVAL)
- SAWCUT LINE
- PAVEMENT ELEVATION
- CONCRETE PAVEMENT ELEVATION
- DRAINAGE ARROWS

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 www.DiggersHotline.com



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GRADING NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES PRIOR TO BEGINNING GRADING OPERATIONS. NOTIFY DIGGERS HOTLINE 5 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
2. ALL MATCHING SIDEWALK ELEVATIONS SHALL BE VERIFIED IN THE FIELD TO ALLOW FOR PROPER DRAINAGE.
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8. ALL SIDEWALK SHALL HAVE A MAXIMUM RUNNING SLOPE OF 8%.

GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED MAJOR CONTOURS (5' INTERVAL)
- PROPOSED MINOR CONTOURS (1' INTERVAL)
- SAWCUT LINE
- 843.00' P PAVEMENT ELEVATION
- 843.50' C CONCRETE PAVEMENT ELEVATION
- DRAINAGE ARROWS

DIGGERS HOTLINE

Dial 811 or (800)242-8511
www.DiggersHotline.com



REGIONAL DETENTION
WS = 841'±

DRAINAGE SWALES TO REGIONAL DETENTION

LOT 2
4.1 AC±

REVISIONS
NO. DATE

SHEET NAME:
GRADING PLAN

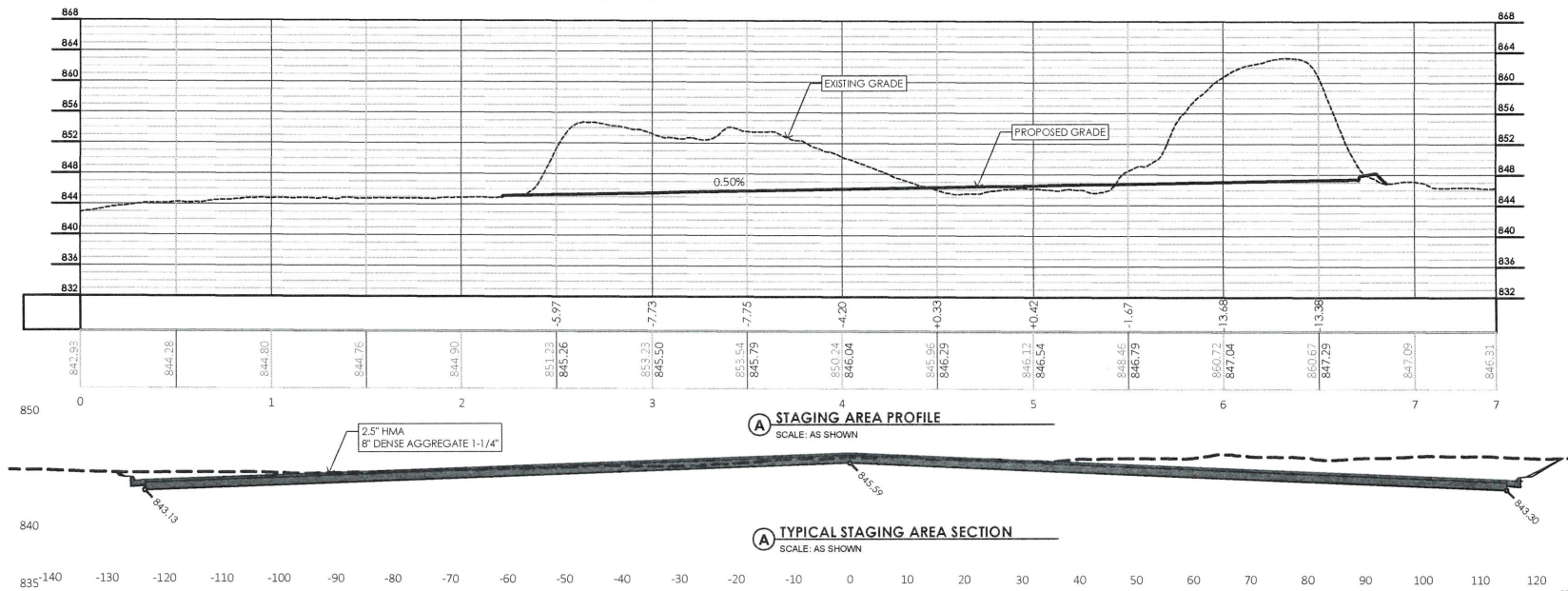
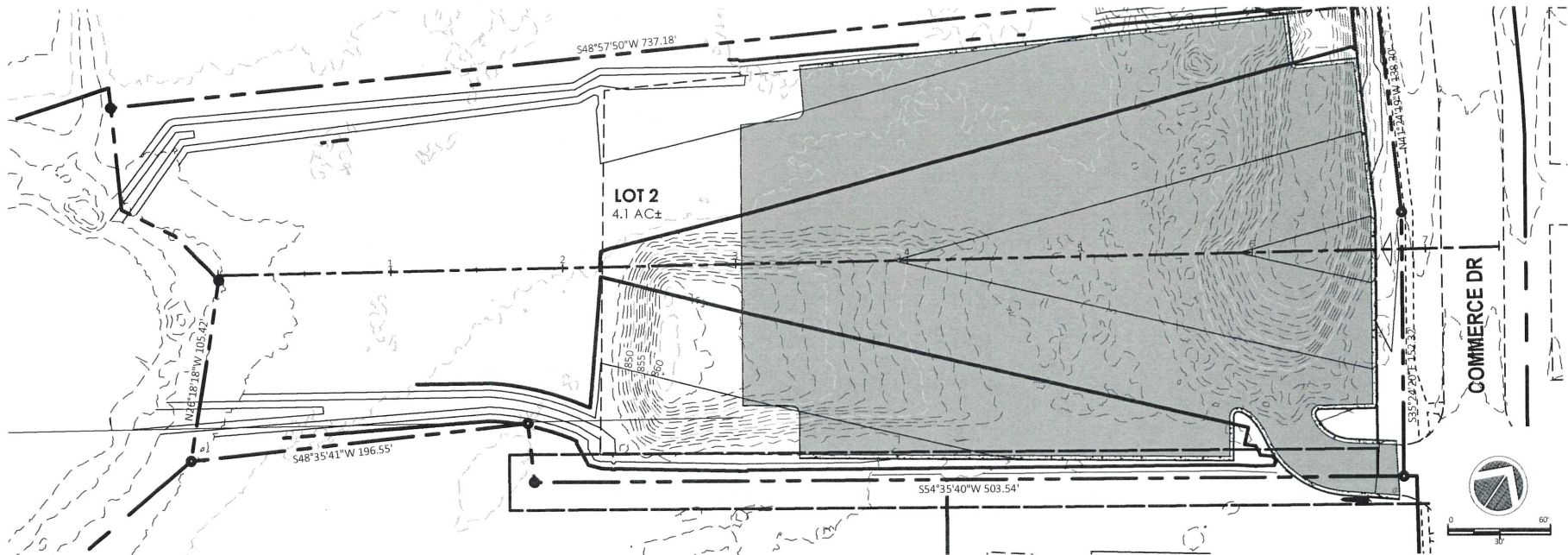
ADDRESS:
COMMERCE DR, COLUMBUS, WI

PROJECT:
RV STAGING AREA
MARKQUART COLUMBUS, LLC

RES
ROUSSEY
ENGINEERING
SOLUTIONS, LLC

PROJECT NO. 0226-04
PLAT DATE - 2/23/22
PLAT BY - JDSK
PLAT SCALE - 1"
SHEET # C310
PRELIMINARY NOT FOR CONSTRUCTION

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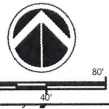


EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CITY EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE CITY.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. DEWATERING SHALL FOLLOW DNR TECHNICAL STANDARD 1061.
15. CONCRETE WASHOUT AREA SHALL BE DESIGNATED PER STANDARD DETAIL.

EROSION CONTROL KEY

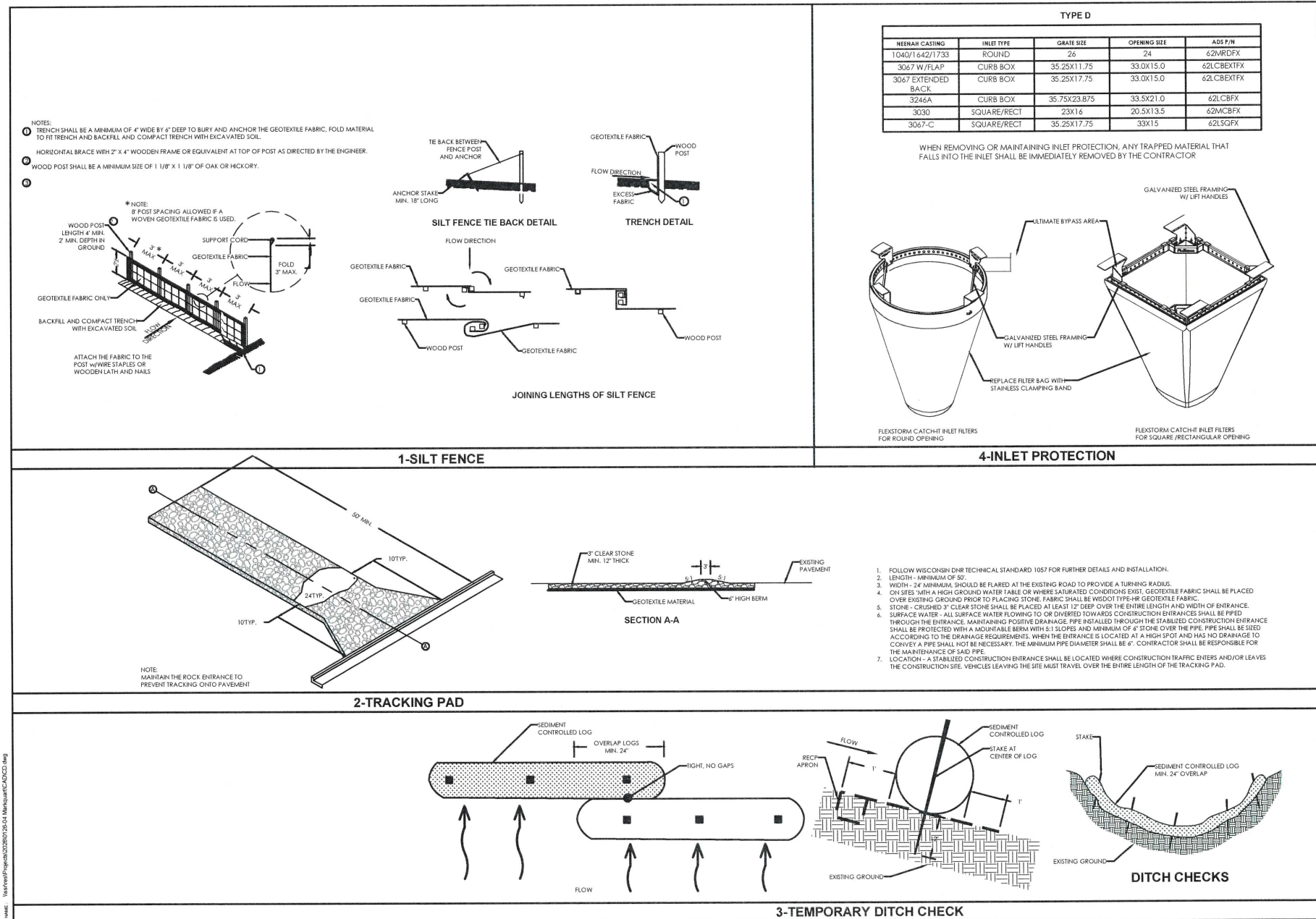
-  TRACKING PAD
-  SF SILT FENCE, TYP.
-  IP INLET PROTECTION, TYP.
-  CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.
-  EROSION MAT
-  TEMPORARY DITCH CHECK, TYP.



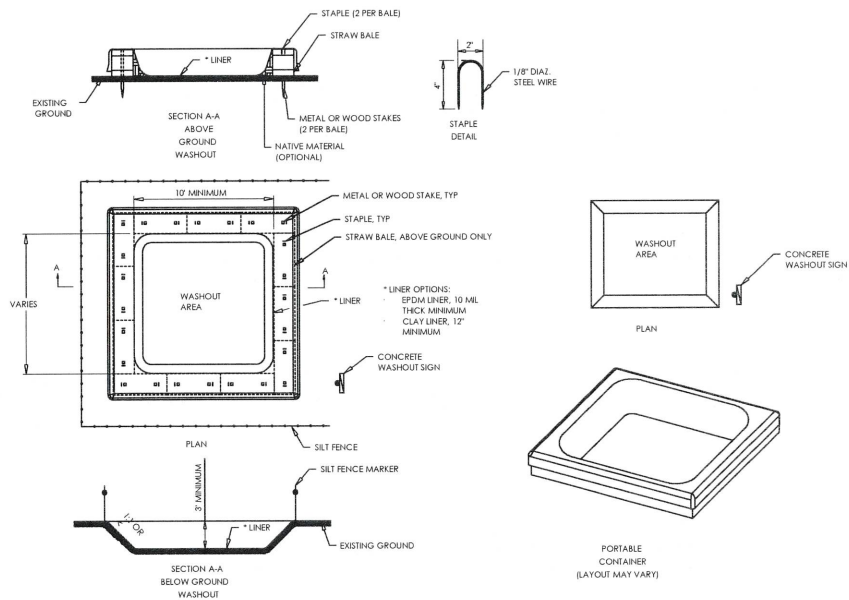
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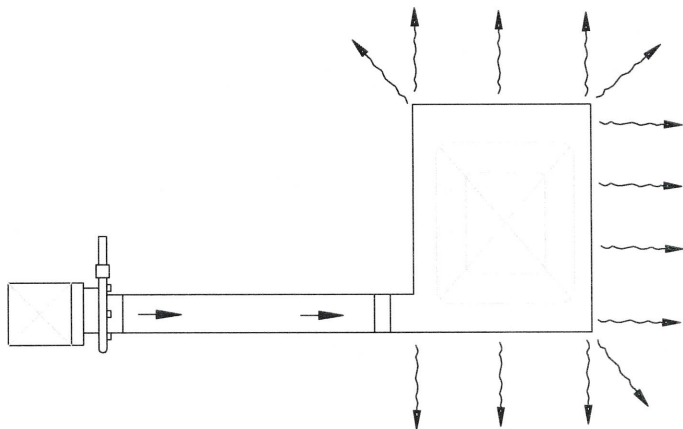
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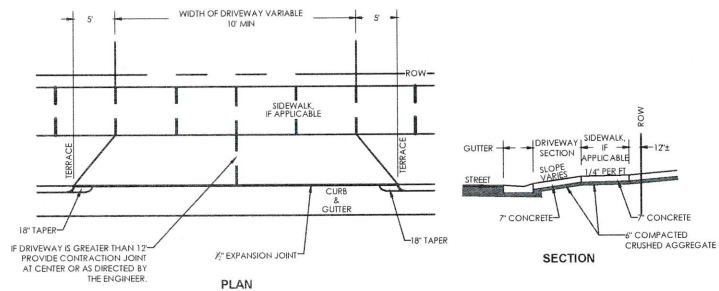
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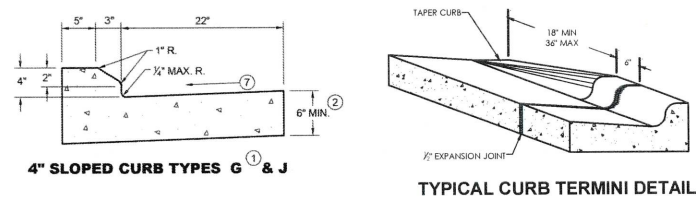
CONCRETE WASHOUT DETAIL



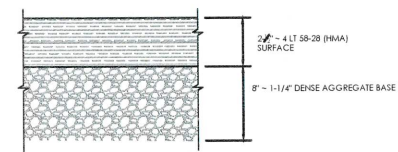
TRENCH DEWATERING



TYPICAL DRIVEWAY DETAIL



TYP. CURB DETAILS



TYPICAL ASPHALT PAVEMENT