

GENERAL NOTES:

- CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES IF UTILITY COMPANY'S STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
- LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS AS A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
- CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVERAGE REQUIREMENTS WITH UTILITY COMPANIES.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
- A COMPETENT REPRESENTATIVE WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR MUST BE AT THE SITE AT ALL TIMES.
- STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY.
- EXISTING FACILITIES TO REMAIN INCLUDING PAVEMENT, SIDEWALKS, BUILDINGS, LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
- EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER:

- ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, AND UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED TO PROPOSED GRADE BY CONTRACTOR.
- WHERE NOT IDENTIFIED IN THE CIVIL SPECIFICATION MANUAL, UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRED DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
- ALL STORM AND SANITARY SEWER PIPES AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT CIVIL SPECIFICATIONS MANUAL AND SUPPLEMENTAL PLAN NOTES HEREIN.
- STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
- TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
- STORM SEWER 8-INCHES OR SMALLER CONNECTED TO MAINS OR LATERALS SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
- TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING PER THE PROJECT CIVIL SPECIFICATIONS MANUAL.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL:

- CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES AND THE CIVIL SPECIFICATIONS MANUAL.
- EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACED, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
- INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE BY CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2-INCH OR GREATER. EROSION CONTROL REPORTS WILL BE SENT TO EROSIONCONTROL@GREENBAYWI.GOV
- CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
- EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
- CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AS NEEDED.
- ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WDNR TECHNICAL STANDARDS.
- IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICES. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
- STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAS BEEN ESTABLISHED IN RESTORED AREAS.

GRADING AND PAVING:

- ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CORRESPONDING PROJECT CIVIL SPECIFICATIONS MANUAL AND SUPPLEMENTAL PLAN NOTES HEREIN.
- CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE PROJECT CIVIL SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
- ALL MATERIAL TESTING SHALL CONFORM TO THE PROJECT CIVIL SPECIFICATIONS. RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASE COURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
- BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
- ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH.
- EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
- TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
- ELEVATIONS ARE TO FLANGE.

LEGEND – CIVIL ENGINEERING DRAWINGS

CONTROL	SANITARY SEWER	UTILITIES	WATER MAIN
CHIS BENCHMARK	SANITARY MANHOLE	CABLE BOX	EXISTING HYDRANT
CHISELED MARK	SEPTIC SYSTEM	CABLE MANHOLE	EXISTING LOCATOR BOX
CONTROL POINT	SEPTIC TANK COVER	UNDERGROUND TV CABLE	EXISTING SPRINKLER HEAD
IRON PIPE (GENERIC)	SEPTIC VENT	ELECTRIC BOX	EXISTING WATER CURB STOP
IRON PIPE (1" DIA)	SANITARY SEWER	ELECTRIC MANHOLE	EXISTING WATER MAIN BEND
IRON PIPE (2" DIA)	PROPOSED SANITARY MANHOLE	ELECTRIC METER	EXISTING WATER MAIN CROSS
IRON PIPE SET	PROPOSED SANITARY RISER	ELECTRIC PAD	EXISTING WATER MAIN OFFSET
IRON ROD (GENERIC)	PROPOSED SANITARY LATERAL	ELECTRIC TRANSFORMER	EXISTING WATER MAIN PLUG
IRON ROD (3/4" DIA)	PROPOSED SANITARY SEWER	POWER POLE	EXISTING WATER MAIN PLUG W/ AIR RELEASE
IRON ROD (1 1/4" DIA)		UNDERGROUND ELECTRIC	EXISTING WATER MAIN REDUCER
MONUMENT	STORM SEWER	PROPOSED UNDERGROUND ELECTRIC	EXISTING WATER VALVE
NAIL	STORM CATCH BASIN	PROPOSED UNDERGROUND ELECTRIC	EXISTING WATER VALVE MANHOLE
PAINT MARK	STORM FIELD INLET	GAS CURB STOP	EXISTING WELL
PK NAIL	STORM INLET	GAS MANHOLE	EXISTING YARD HYDRANT
RAILROAD SPIKE	STORM MANHOLE	GAS METER	EXISTING WATER MAIN
REFERENCE TIE	STORM YARD DRAIN	GAS TEST STATION	EXISTING WATER SERVICE
SECTION CORNER	STORM SEWER	GAS VALVE	PROPOSED CURB STOP
SECTION CORNER MONUMENT	CULVERT (SIZE & TYPE NOTED)	GAS VALVE TEST	PROPOSED HYDRANT
TEMPORARY CONTROL POINT	PROPOSED STORM INLET	GAS VENT	PROPOSED LOCATOR BOX
USGS MONUMENT	PROPOSED STORM MANHOLE	UNDERGROUND GAS MAIN	PROPOSED WATER MAIN BEND (ANGLE NOTED)
	PROPOSED STORM LATERAL	PROPOSED UNDERGROUND GAS MAIN	PROPOSED WATER MAIN CROSS
	PROPOSED STORM SEWER	TELEPHONE BOX	PROPOSED WATER MAIN OFFSET
		TELEPHONE MANHOLE	PROPOSED WATER MAIN PLUG
		UNDERGROUND TELEPHONE	PROPOSED WATER MAIN PLUG W/AIR RELEASE
		UNDERGROUND FIBER OPTIC	PROPOSED WATER MAIN REDUCER
		PROPOSED UNDERGROUND FIBER OPTIC	PROPOSED WATER MAIN TEE
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SCALE IN FEET



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DRAWN BY: _____
G. DEPREY

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

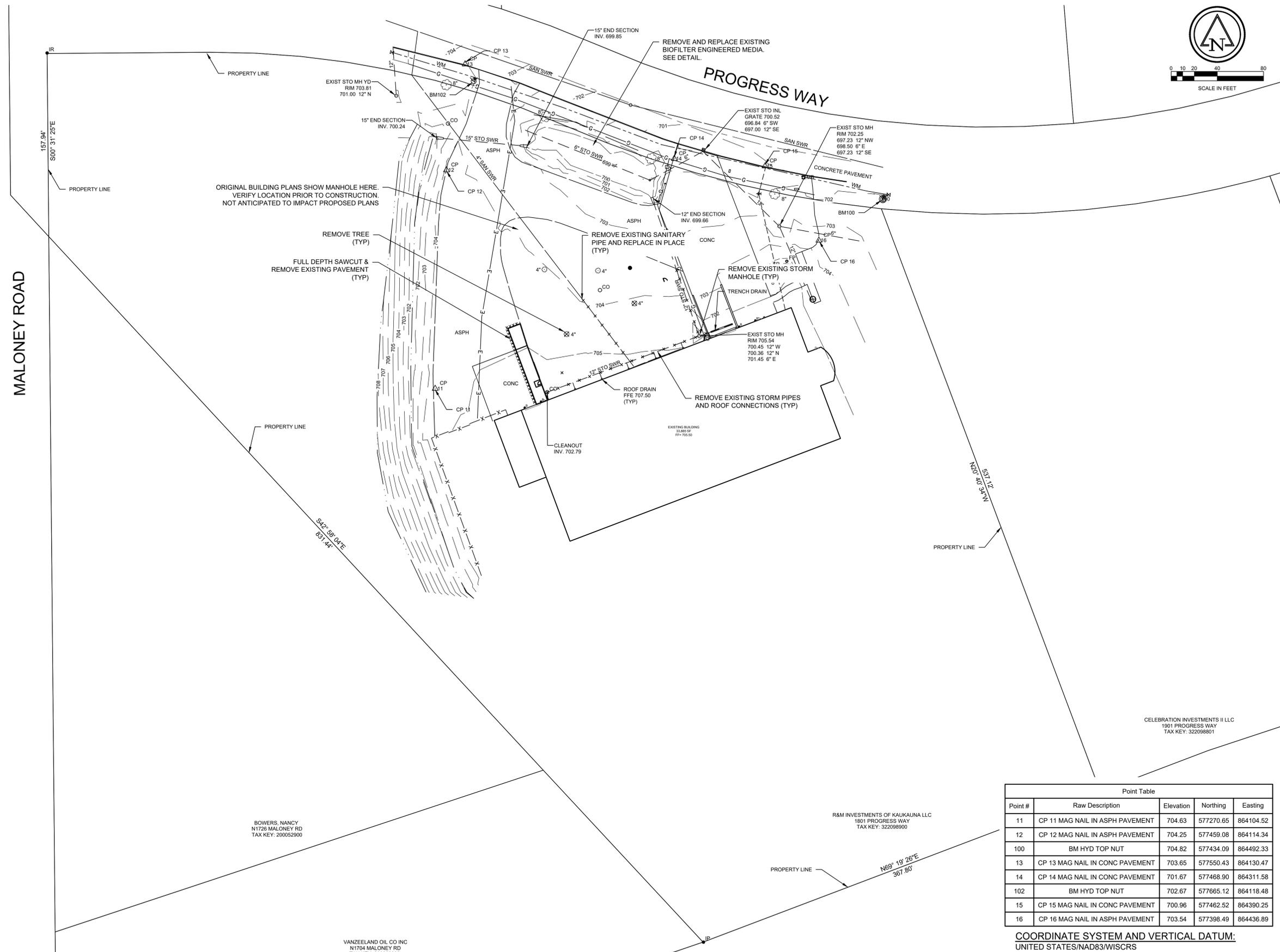
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C3.0

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
11	CP 11 MAG NAIL IN ASPH PAVEMENT	704.63	577270.65	864104.52
12	CP 12 MAG NAIL IN ASPH PAVEMENT	704.25	577459.08	864114.34
100	BM HYD TOP NUT	704.82	577434.09	864492.33
13	CP 13 MAG NAIL IN CONC PAVEMENT	703.65	577550.43	864130.47
14	CP 14 MAG NAIL IN CONC PAVEMENT	701.67	577468.90	864311.58
102	BM HYD TOP NUT	702.67	577665.12	864118.48
15	CP 15 MAG NAIL IN CONC PAVEMENT	700.96	577462.52	864390.25
16	CP 16 MAG NAIL IN ASPH PAVEMENT	703.54	577398.49	864436.89

COORDINATE SYSTEM AND VERTICAL DATUM:
UNITED STATES/NAD83/WISCRS
ZONE: OUTAGAMIE COUNTY



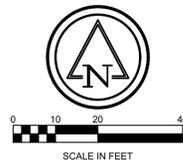
RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20251100875) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

EXISTING CONDITIONS

"ISSUED NOT FOR CONSTRUCTION"



Keller
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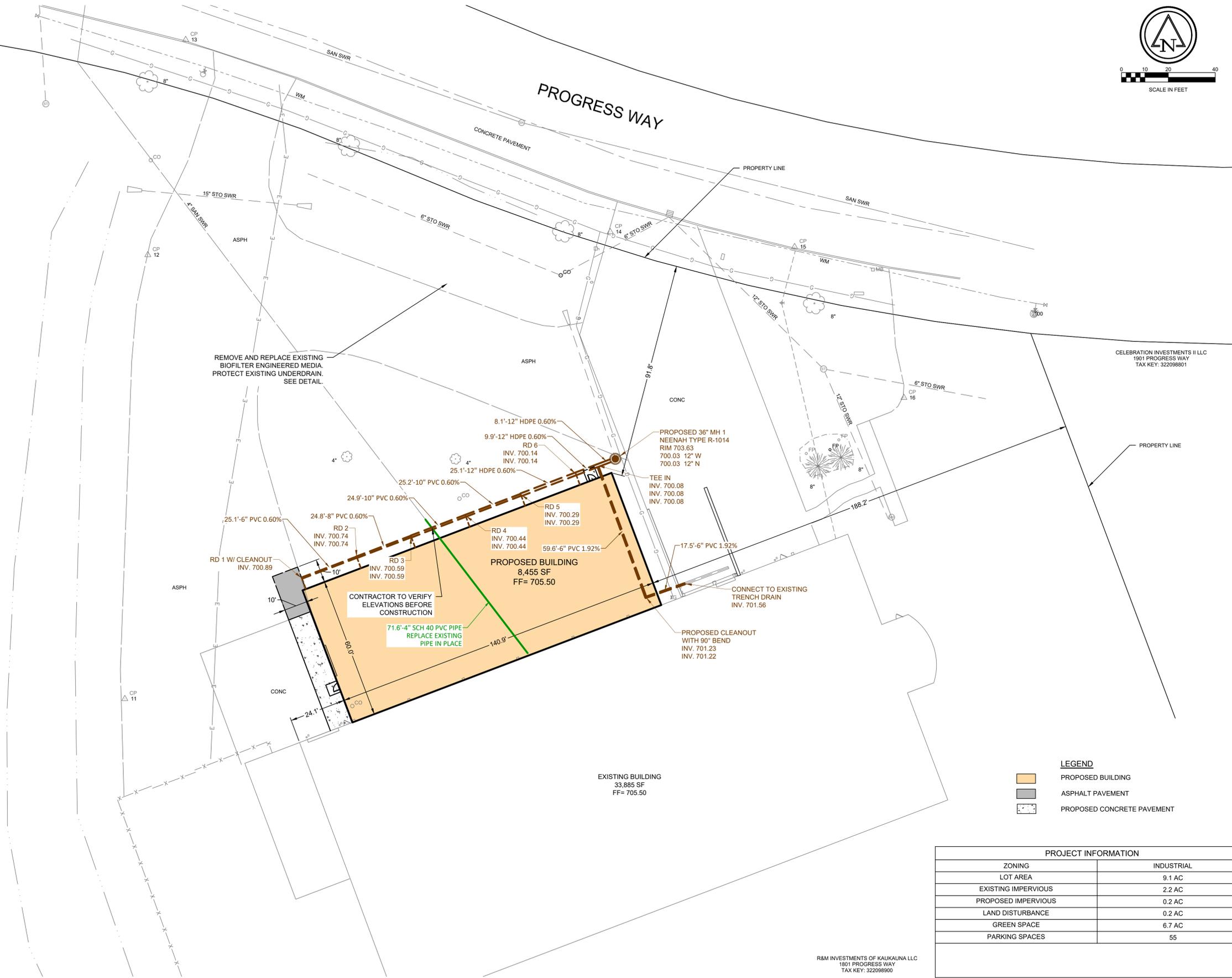
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REVISIONS

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 DRAWN BY: _____ G. DEPREY
 EXPEDITOR: _____
 SUPERVISOR: _____
 PRELIMINARY NO: _____
 CONTRACT NO: _____

DATE: _____ --/--/2025
 SHEET: _____ C5.0



LEGEND

[Orange Box]	PROPOSED BUILDING
[Grey Box]	ASPHALT PAVEMENT
[Dotted Box]	PROPOSED CONCRETE PAVEMENT

PROJECT INFORMATION

ZONING	INDUSTRIAL
LOT AREA	9.1 AC
EXISTING IMPERVIOUS	2.2 AC
PROPOSED IMPERVIOUS	0.2 AC
LAND DISTURBANCE	0.2 AC
GREEN SPACE	6.7 AC
PARKING SPACES	55

R&M INVESTMENTS OF KAUKAUNA LLC
 1801 PROGRESS WAY
 TAX KEY: 322098900

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20251100875) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Global Water Center • Fox Valley
 www.ruekertmielke.com

SITE AND UTILITY PLAN C5.0

"ISSUED NOT FOR CONSTRUCTION"

