

PARCEL NO. 59281430830
MAP NO. _____
ZONING CLASSIFICATION: MR-8

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2018

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Seneca Capital Partners
Larry Nelson, CPA/CFF/CFE, Director of Asset Management

ADDRESS: 2717 East Louisiana Avenue, Denver CO 80210

E-MAIL: lnelson@senecacp.com

PHONE: (720) 231-3301 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Indian Meadows Mobil Home Park

ADDRESS OF PROPERTY AFFECTED: 3636 S. Business Drive

LEGAL DESCRIPTION: SEC 03 & SEC 04 T14N R23E PRT OF NW SEC 3 & PRT OF N 1/2 SEC 4 T.14 R.23: COM S 00 DEG 14' E 1042.29' OF N 1/4 POST SD SEC 4; TH CONT S 00 DEG 14' E ALG SD NS 1/4 LINE, BEING E R/W LINE OF WIS. ELEC. POWER CO., 24.64' TH S 41 DEG 52' 57" W ALG SD R/W 367.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Mobil Home Park consisting of 292 existing housing units.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposed addition of 24 residential units bringing the total to 316 residential units. The project is labeled "Indian Meadows – Phase 5 on the plans.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE:

Mobil Home Residential Units – Addition to Existing

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

Adds affordable housing and increases City tax base.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? The addition of the 24 residential units does not result in any substantial adverse impact on nearby property.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? This addition would be an extension of the existing use and would be consistent with adjacent residential units. The addition backs up to existing railroad right of way on the west side of the development. This addition would complete the remainder of developable sites on the parcel.

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. The addition would be adequately served by City Utilities. An internal sanitary sewer and water main extension would be constructed as part of this addition. A new storm water detention facility would be installed as part of this addition.

4. NAMES AND ADDRESS (Indicate N/A for “Not Applicable” items)

OWNER OF SITE: Seneca Capital Partners –
Larry Nelson, CPA/CFF/CFE, Director of Asset Management

ADDRESS: 2717 East Louisiana Avenue, Denver CO 80210

E-MAIL: LNelson@senecacp.com

ENGINEER: Cedar Corporation
Matthew J. Stephan, P.E. 920-960-9852

ADDRESS: W61 N497 Washington Ave., Cedarburg WI 53012

E-MAIL: Matt.Stephan@Cedarcorp.com

CONTRACTOR: Unknown

ADDRESS: _____ E-MAIL: _____

Indian Meadows – Phase 5

Submitted by:

Cedar Corporation on behalf of Seneca Capital Partners

Matthew J. Stephan

920-960-9852

Matt.stephan@cedarcorp.com

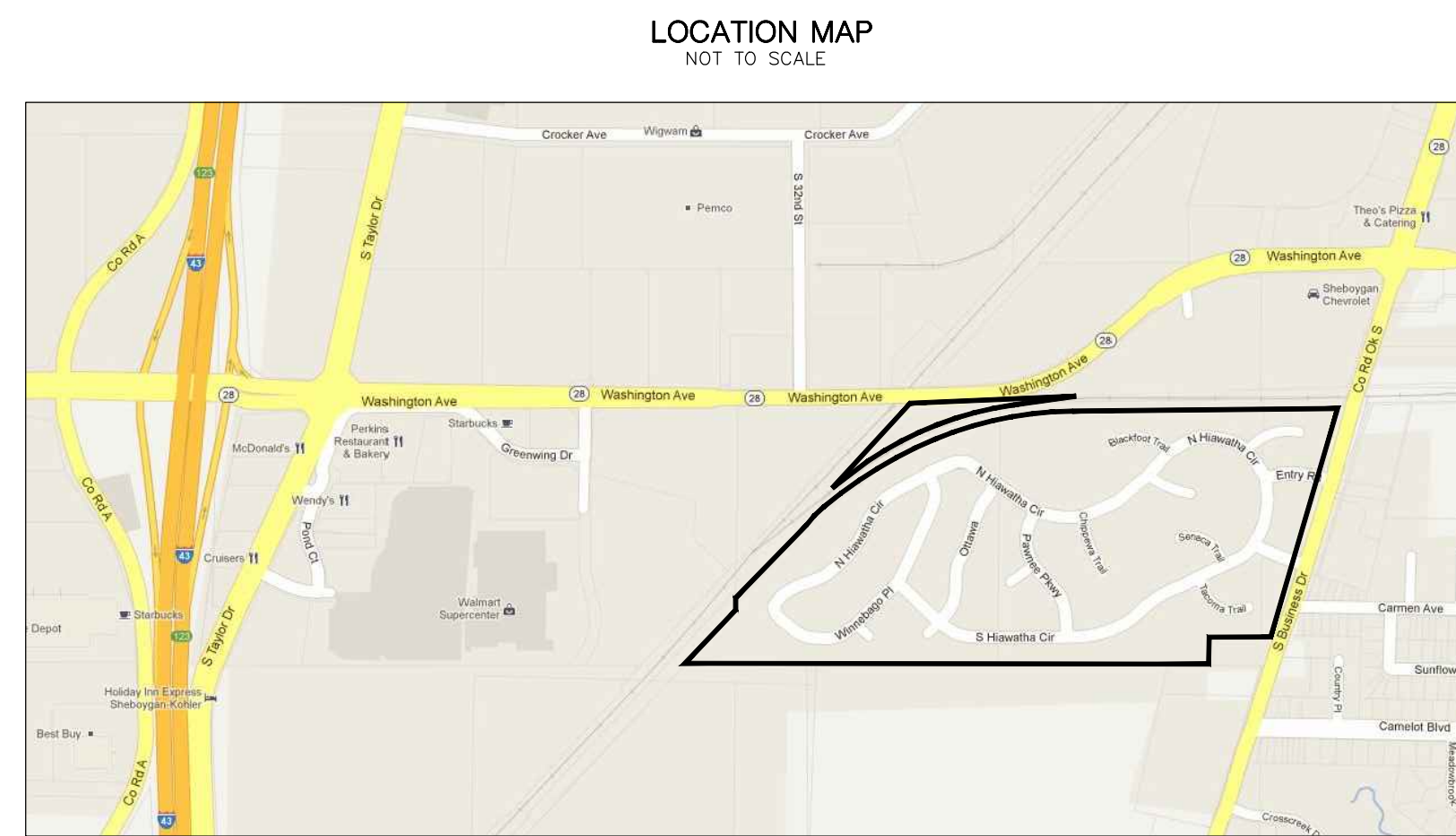
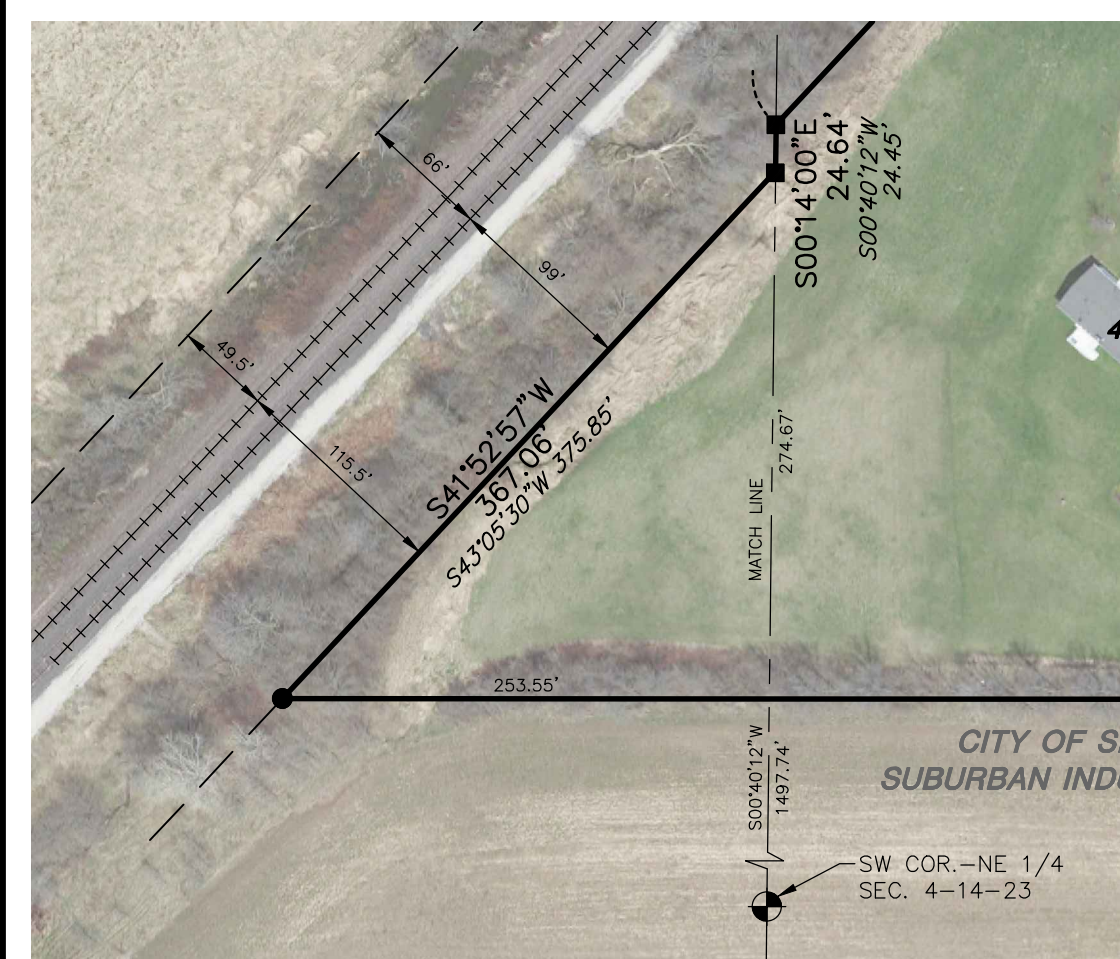
Indian Meadows Mobile Home Park located at 3636 S. Business Drive is zoned Mixed Residential (MR-8). A mobile home park is a conditionally permitted uses in the MR-8 zone. Therefore, we are applying for a conditional use permit to construct a new phase of the mobile home park. **“Indian Meadows – Phase 5”**.

Answers to commonly asked questions are below for your use in reviewing our Conditional Use Permit Application.

1. Fill out conditional use permit application and submit required fee of \$250.00 fee. DONE
2. Existing Use – Currently there are 292 residential sites. Phase 5 would add 24 residential sites on the west side of existing private road North Hiawatha Circle.
3. The site is currently served by private sanitary sewer and water main. Sanitary sewer and water main will need to be extended in Phase 5 to serve the 24 new homes. There is capacity in existing piping and watermain will have more than the required flows for fire protection.
4. There is green space / common area across the private road mid way through the new addition of approximately 0.5 acres, along with various other locations throughout the mobile home park. Green space adjacent to the creek is approximately 6.71 acres.
5. The new lots will back up to a drainage ditch and railroad right-of -way on the west of the site.
6. Fisherman’s Creek flows through the existing developed portion of the mobile home park. It flows from the north west to the south east. There is a mapped floodplain and floodway associated with the creek. This development is not located in the floodway or floodplain. Lot 5-24 is the closest to the 100-year floodplain at approximately 276’ away. Lot 5-24 is approximately 570’ away from the floodway, and approximately 630’ away from the center of the creek.

Indian Meadows – Phase 5

7. A new stormwater detention facility will be constructed with Phase-5 and will be located outside of the floodway, and floodplain. It will not be directly connected to the creek. A summary of existing and proposed storm water flows is on sheet 14 of the plan set, and in the stormwater management report.
8. There is no new community lighting associated with this project. Only new coach lights on the individual proposed homes will be added. (Anticipated near the porches and possibly near driveways.) These will be standard residential light fixtures.
9. There will not be any new permanent signage, dumpster enclosures, or outdoor storage required for or as a result of this proposed Phase 5.
10. The Management intends to spec 3-5 homes which will either be sold for new residents to occupy or used to order homes for new residents that want upgraded features on a different lot than where the spec homes are located. Management will control placement of homes to ensure same colors and same elevations do not end up next to each other.
11. Each home site will have it's own off street driveway / parking area. Driveways are shown on the plans as 19' wide. The shortest drive will be approximately 23' for lot 5-2. Many driveways will have driveways of 30' or longer.
12. Access to the park will not change and is currently located on South Business Drive.
13. No fencing or landscaping is being proposed with this Phase 5.
14. Home sizes are expected to be either 16'x 76' or 24' x 48' depending on the lot layout.

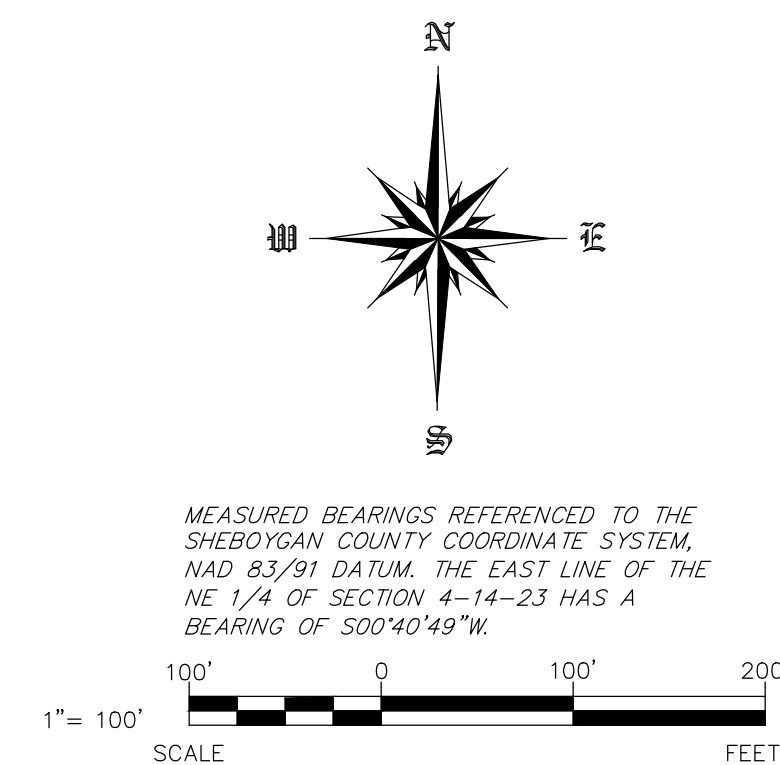


SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND WEST SIDE OF SITE

Date of Plat or Map: June 13th, 2019.
David H. Jacob
 David H. Jacob, PLS No. S-2469
 Jacob Land Surveying, LLC



- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - ▲ 1" IRON PIPE FOUND
 - ⊙ 2" IRON PIPE FOUND
 - △ NAIL FOUND
 - ⊕ SECTION CORNER FROM COUNTY COORDINATES
 - DEED DISTANCE AND BEARING
 - - - MEASURED DISTANCE AND BEARING
 - ✕ "X" INDICATES MOBILE HOMES SHOWN ON LATEST AERIAL PHOTO BUT NO LONGER ON PARCEL



REVISIONS:

8/12/2019
 (per survey and title comments dated 6/13/2019)
 8/19/19 added commas to borrowing entity names
 8/20/19 removed chord lines at curves in lot lines

W8057 Randallwood Lane
 Fond du Lac, WI 54637



phone: 920-922-2908

OWNER:
 INDIAN MEADOWS, LLC

PROJECT:
 ALTA/NSPS LAND TITLE SURVEY
 CITY OF SHEBOYGAN, WI

DATE:
 6/13/2019
PROJECT NO.:
 191077

SHEET
 1 / 2

File No.: 402603-5
Indian Meadows
 Parcel 1

Part of the Northwest Quarter (NW 1/4) of Section Three (3) and part of the North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Four (4), in Township Fourteen (14) North of Range Twenty-three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:
 Commencing at the North Quarter (N 1/4) corner of said Section Four (4) in Township Fourteen (14) North of Range Twenty-three (23) East; thence on an assumed bearing of South 00 degrees 14 minutes 00 seconds East, along the North-South Quarter (N-S 1/4) line of said Section Four (4), Township Fourteen (14) North of Range Twenty-three (23) East, a distance of 1,042.29 feet to the Southeast right-of-way of the Chicago & Northwestern Railroad (main track), being the point of beginning; thence from said point of beginning, continuing South 00 degrees 14 minutes 00 seconds East, along the North-South Quarter (NS 1/4) line of Section Four (4), Township Fourteen (14) North of Range Twenty-three (23) East and the East right-of-way of said Chicago & Northwestern Railroad, a distance of 24.64 feet; thence South 41 degrees 52 minutes 57 seconds West, along the Southeast right-of-way line of said Chicago & Northwestern Railroad, a distance of 367.06 feet; thence North 88 degrees 50 minutes 00 seconds East, a distance of 2,630.44 feet; thence North 02 degrees 18 minutes 48 seconds West, a distance of 132.03 feet; thence North 88 degrees 50 minutes 00 seconds East, a distance of 317.76 feet to the West right-of-way line of South Business Drive; thence North 16 degrees 32 minutes 37 seconds East, along the West right-of-way line of South Business Drive, a distance of 1,221.51 feet to the South right-of-way line of the Chicago & Northwestern Railroad (spur track); thence along the Southerly right-of-way line of said Chicago & Northwestern Railroad spur track South 87 degrees 21 minutes 42 seconds West, a distance of 1,391.49 feet to a point of curvature; thence, coincident with the aforementioned Chicago & Northwestern Railroad right-of-way line, along a 3 degree curve to the left, a distance of 1,200.37 feet, said 1,874.86 foot radius curve having a main chord which bears South 69 degrees 01 minute 12 seconds West, a distance of 1,179.97 feet, to a point of tangency; thence South 50 degrees 40 minutes 42 seconds West, a distance of 168.68 feet to the intersection of the aforementioned Southerly most right-of-way line of the Chicago & Northwestern Railroad spur track to its intersection with the Southeast right-of-way line of the Chicago & Northwestern Railroad (main track); thence South 41 degrees 52 minutes 57 seconds West, along said Chicago & Northwestern Railroad right-of-way (main track), a distance of 633.42 feet to the point of beginning;

EXCEPTING THEREFROM: Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Three (3), Township Fourteen (14) North of Range Twenty-three (23) East, lying within the following described traverse: Beginning at a point on the South Business Drive reference line 819.81 feet South of and 232.38 feet East of the Northwest corner of said Section Three (3); thence North 73 degrees 51 minutes 36 seconds West 33.00 feet, to a point on the West line of said South Business Drive; thence North 06 degrees 29 minutes 31 seconds East 101.44 feet; thence North 16 degrees 08 minutes 24 seconds East, 150.00 to a point hereinafter referred to as Point "A"; thence North 16 degrees 08 minutes 24 seconds East 150.00 feet; thence North 13 degrees 16 minutes 39 seconds East 300.38 feet; thence North 16 degrees 08 minutes 24 seconds East 166.81 feet to a point on the South line of S.T.H. "28"; thence along said South line North 86 degrees 53 minutes 24 seconds East 68.85 feet to a point on said South Business Drive reference line; thence along said reference line South 16 degrees 08 minutes 24 seconds West 899.51 feet to the point of beginning.

Tax No: 59281430830

Parcel 2

Part of the North One-half (N1/2) of the North One-half (N1/2) of Section Four (4), in Township Fourteen (14) North of Range Twenty-three (23) East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing North 88 degrees 49 minutes 53 seconds East 860.58 feet and South 01 degree 10 minutes 07 seconds East 30.30 feet of the North Quarter (N 1/4) post of said Section Four (4), being the intersection of the Easterly right-of-way line of the Chicago & Northwestern Railway main track of the Southerly line of C.T.H. "PP" (also known as Washington Avenue); thence South 41 degrees 52 minutes 57 seconds West along the Easterly right-of-way line of said Railroad right-of-way 658.73 feet to the Northwestern right-of-way line of the Wisconsin Electric Power Company spur track (which is the former Chicago & Northwestern Railroad spur track); thence North 50 degrees 40 minutes 42 seconds East along the Northerly right-of-way line of said spur track 130.48 feet to a curve in said right-of-way line convex Northwesterly; thence Northwesterly along said arc of curve of 1,930.86 foot radius, 1,236.22 feet having a long chord bearing North 69 degrees 01 minute 12 seconds East 1,215.22 feet, to a point of tangency with the Southerly right-of-way line of said C.T.H. "PP"; thence South 88 degrees 25 minutes 07 seconds West 635.98 feet along said Southerly highway right-of-way line; thence South 86 degrees 29 minutes 42 seconds West 160.39 feet along said Southerly highway right-of-way line to the point of beginning.

Tax No: 59281430855

EXCEPTIONS REPORTED IN COMMITMENT TO AFFECT PARCEL

- Easement granted to Wisconsin Power and Light Company, as more fully set forth in the document recorded June 22, 1937, as Document No. 351656.
(Blanket easement for utility poles near north line of Section 4)
- Terms and conditions of Agreement dated February 24, 1988, filed March 2, 1988, as Document No. 1165542.
(Waiver of water assessment. Not a matter of survey)
- Easement granted to City of Sheboygan, as more fully set forth in the document recorded May 18, 1971, as Document No. 934755.
(Shown on survey)
- Easement granted to Wisconsin Power and Light Company, as more fully set forth in the document recorded August 2, 1971, as Document No. 937481.
(10 ft wide electric easements throughout Parcel. Not plottable on survey)
- Terms and conditions of Grant of Easement dated November 1, 2011, filed December 15, 2011, as Document No. 1935740.
(Blanket easement to Charter Cable)
- Driveway Restoration Agreement recorded on August 1, 1985 in Volume 987 on Page 904 as Document No. 1118184.
(Affects triangle parcel NW of main track, no owned by Indian Meadows, LLC)
- Rights of riparian owners in and to Fishermans Creek and title to filled in or submerged lands.

ADDITIONAL NOTES

- There are 296 pad sites on this parcel. All pad sites appear to have parking areas. There are no painted parking spaces designated with paint marks.
- There is no observable evidence of cemeteries or burial sites on this parcel.

ZONING INFORMATION (per report by Zoning Info, Inc. dated 6/17/2019)

- Currently zoned "MR-8" Mixed Residential-8 District
 - Minimum Lot Area: 5 acres
 - Minimum of 2 parking spaces required per home
- SEE ZONING REPORT FORM MORE INFORMATION

To: Berkadia Commercial Mortgage LLC and Federal Home Loan Mortgage Corporation, their successors and assigns, Indian Meadows I, LLC, Indian Meadows II, LLC, and Indian Meadows III, LLC and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8(a), 6(b), 7(a - permanent buildings), 9, 10(a), 13, 15 and 19 of Table A thereof. The fieldwork was completed on June 11th, 2019.

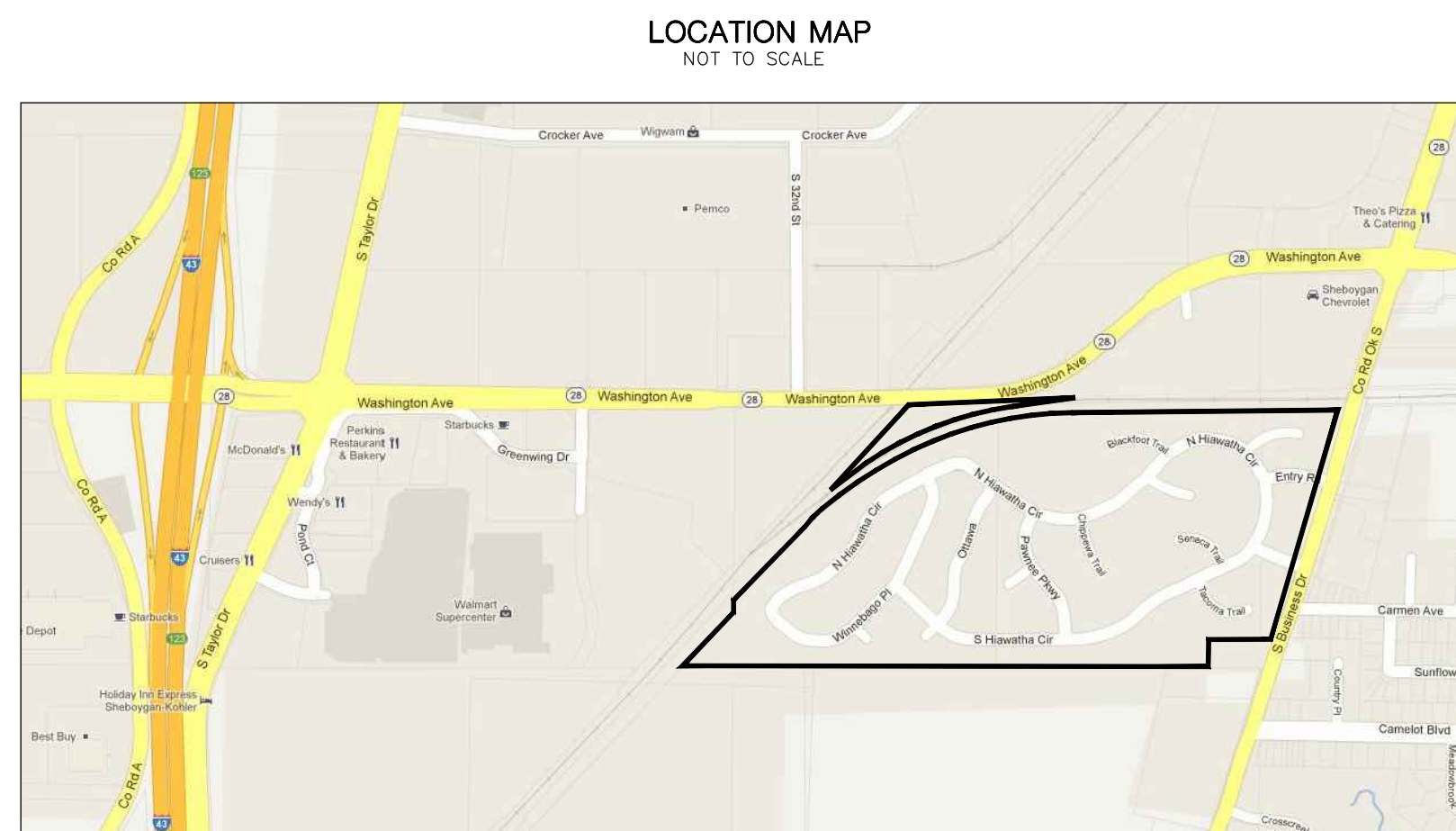
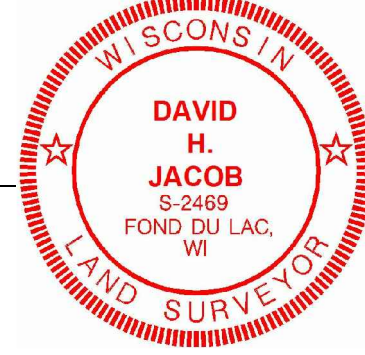
This survey is based on information in contained in Title Commitment No. 402603-5, dated June 13th, 2019, provided by Stewart Title Guaranty Company.

Client has agreed to use the Sheboygan County 2015 orthophotos in lieu of measuring homes, garages, driveway and other features (other than permanent structures and new homes not shown on photo). Any encroachments of these features shall be measured.

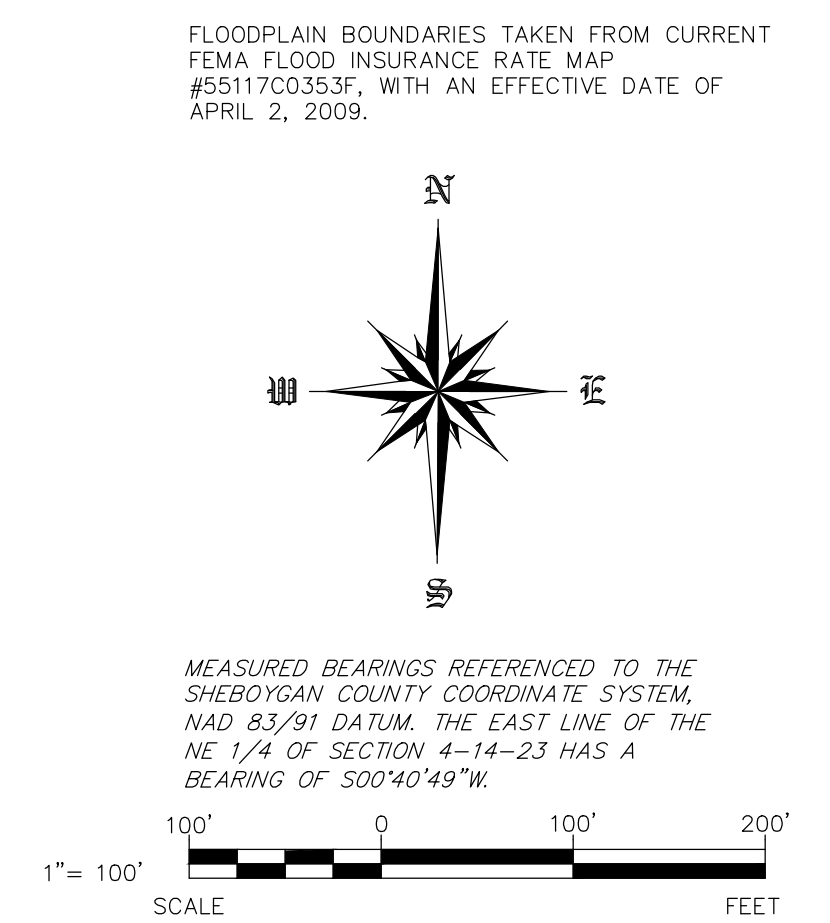
Date of Plat or Map: June 13th, 2019.

David H. Jacob
 David H. Jacob, PLS No. S-2469

Jacob Land Surveying, LLC



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 - 1" IRON ROD FOUND
 - ▲ 1" IRON PIPE FOUND
 - ⊙ 2" IRON PIPE FOUND
 - △ NAIL FOUND
 - SECTION CORNER FROM COUNTY COORDINATES
 - DEED DISTANCE AND BEARING
 - - - MEASURED DISTANCE AND BEARING
 - X "X" INDICATES MOBILE HOMES SHOWN ON LATEST AERIAL PHOTO BUT NO LONGER ON PARCEL
- WEST 300.50'
 N89°25'02"W 301.58'



REVISIONS:

8/12/2019	per survey and title comments dated 6/13/2019
8/19/19	added commas to borrowing entity names
8/20/19	removed chord lines at curves in lot lines

W8057 Randallwood Lane
 Fond du Lac, WI 54603
 phone: 920-922-2908



OWNER:
 INDIAN MEADOWS, LLC

PROJECT:
 ALTA/NSPS LAND TITLE SURVEY
 CITY OF SHEBOYGAN, WI

DATE:
 6/13/2019
PROJECT NO.:
 191077

SHEET
 2 / 2



CONTINUED ON SHEET E2

SURVEY NOTES:

ELEVATIONS ARE BASED ON NAVD 88 DATUM. ORIGINATING BENCHMARK IS WISDOT HEIGHT MODERNIZATION PROGRAM MONUMENT DE7592 NEAR THE CORNER OF WEEDEN CREEK ROAD AND S. 18TH ST., WITH A RECORDED ELEVATION OF 616.59.

BENCHMARK #1: BURY TAG ON HYDRANT AT INTERSECTION OF N. HIAWATHA CIRCLE AND WINNEBAGO PLACE NEAR HOME #20 WINNEBAGO PLACE. ELEV.=642.74

BENCHMARK #2: BURY TAG ON HYDRANT NEAR HOME #81 N. HIAWATHA CIRCLE. ELEV.=647.68

BENCHMARK #3: BURY TAG ON HYDRANT NEAR HOME #93 N. HIAWATHA CIRCLE. ELEV.=653.18

ORTHOPHOTO IS FROM SPRING OF 2019.

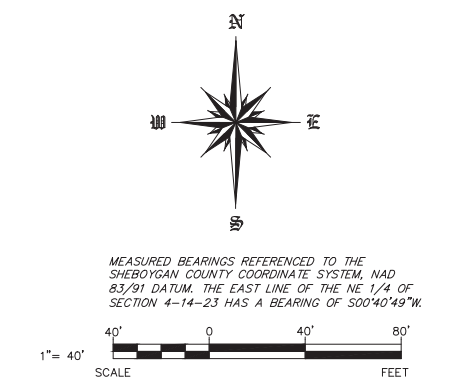
100 YEAR FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #5517C0353F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.

EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ONLY THE GAS MAIN ALONG THE WESTERLY EDGE OF NORTH HIAWATHA CIRCLE WAS MARKED BY DIGGER'S HOTLINE. GIS DATA OBTAINED FROM WISCONSIN PUBLIC SERVICE SHOW GAS SERVICES CROSSING THIS STREET TO SERVICE HOMES TO THE EAST. THE GIS DATA DOES NOT CORRESPOND WITH TWO SERVICE LOCATIONS THAT WERE PREVIOUSLY MARKED, THEREFOR NO "PLAN LOCATION" OF GAS SERVICE LINES HAVE BEEN SHOWN ON THIS SURVEY.

WATER LINES WERE NOT MARKED IN THE FIELD BY DIGGER'S HOTLINE. ANY UNDERGROUND WATER LINES SHOWN ON THE SURVEY ARE PER PREVIOUS PLANS.

- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - ⊕ SECTION CORNER MONUMENT
 - 643.52 EXISTING SPOT ELEVATIONS
 - ⊗ WATER VALVE IN BOX
 - ⊙ EXISTING ROUND CATCH BASIN
 - ⊞ TELEPHONE PEDESTAL
 - ⊠ ELECTRIC PEDESTAL
 - ⊡ ELECTRIC BOX
 - ⊕ CABLE TV PEDESTAL
 - ⊞ EXISTING STORM SEWER AND MANHOLE
 - ⊙ EXISTING SANITARY SEWER AND MANHOLE
 - W — EXISTING WATER LINE AND HYDRANT
 - T — EXISTING UNDERGROUND TELEPHONE CABLE
 - G — EXISTING UNDERGROUND GAS LINE
 - - - EXISTING GROUND CONTOUR
 - - - PROPERTY LINE



PRELIMINARY PLAN DATE:

W8057 Randallwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
email: info@jlsurveying.com



OWNER:
INDIAN MEADOWS I, LLC

PROJECT:
EXISTING SITE CONDITIONS
INDIAN MEADOWS PHASE 5
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WI

DATE:
12/23/2020
PROJECT NO.:
201103

SHEET
ES1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

2019 © JACOB LAND SURVEYING, LLC



ARC=1200.37'
R=1874.86'
Δ=36°41'00"
CB=S69°01'12"W
CD=1179.97'
ARC=1200.37'
R=1874.86'
Δ=36°41'00"
CB=S70°13'45"W
CD=1179.97'

CONTINUED ON SHEET ES3

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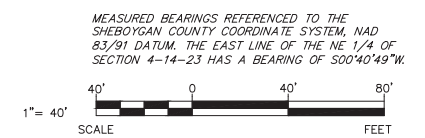
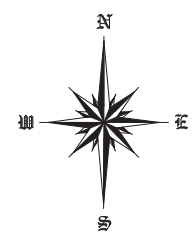
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- T— ⊕ EXISTING UNDERGROUND TELEPHONE CABLE
- G— ⊕ EXISTING UNDERGROUND GAS LINE
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- - - - - PROPERTY LINE



CONTINUED ON SHEET ES3

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W8057 Randallwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
email: info@jlsurveying.com



OWNER:
INDIAN MEADOWS I, LLC

PROJECT:
EXISTING SITE CONDITIONS
INDIAN MEADOWS PHASE 5
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WI

DATE:
12/23/2020
PROJECT NO.:

2019 © JACOB LAND SURVEYING, LLC
SHEET
ES2

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PARCEL 2
1.973 ACRES
85,952 SQ. FT.

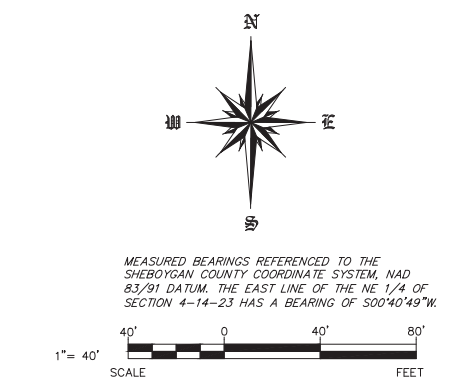
PARCEL 1
INDIAN MEADOWS
70.567 ACRES
3,073,881 SQ. FT.

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100 YEAR FLOODPLAIN BOUNDARIES TAKEN FROM CURRENT FEMA FLOOD INSURANCE RATE MAP #511703035F, WITH AN EFFECTIVE DATE OF APRIL 2, 2009.
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

ONLY THE GAS MAIN ALONG THE WESTERLY EDGE OF NORTH HIAWATHA CIRCLE WAS MARKED BY DIGGER'S HOTLINE. GIS DATA OBTAINED FROM WISCONSIN PUBLIC SERVICE SHOW GAS SERVICES CROSSING THIS STREET TO SERVICE HOMES TO THE EAST. THE GIS DATA DOES NOT CORRESPOND WITH TWO SERVICE LOCATIONS THAT WERE PREVIOUSLY MARKED, THEREFOR NO "PLAN LOCATION" OF GAS SERVICE LINES HAVE BEEN SHOWN ON THIS SURVEY.
WATER LINES WERE NOT MARKED IN THE FIELD BY DIGGER'S HOTLINE. ANY UNDERGROUND WATER LINES SHOWN ON THE SURVEY ARE PER PREVIOUS PLANS.

- LEGEND:**
- 3/4" REBAR FOUND
 - 1" IRON ROD FOUND
 - ⊕ SECTION CORNER MONUMENT
 - 643.52 EXISTING SPOT ELEVATIONS
 - ⊙ WATER VALVE IN BOX
 - ⊗ EXISTING ROUND CATCH BASIN
 - Ⓣ TELEPHONE PEDESTAL
 - Ⓜ ELECTRIC PEDESTAL
 - Ⓜ ELECTRIC BOX
 - Ⓜ CABLE TV PEDESTAL
 - Ⓜ EXISTING STORM SEWER AND MANHOLE
 - Ⓜ EXISTING SANITARY SEWER AND MANHOLE
 - Ⓜ EXISTING WATER LINE AND HYDRANT
 - Ⓜ EXISTING UNDERGROUND TELEPHONE CABLE
 - Ⓜ EXISTING UNDERGROUND GAS LINE
 - Ⓜ EXISTING GROUND CONTOUR
 - Ⓜ PROPERTY LINE



PRELIMINARY PLAN DATE:

W8057 Randallwood Lane
Fond du Lac, WI 54937
phone: 920-922-2908
email: info@jlsurveying.com



OWNER:
INDIAN MEADOWS I, LLC

PROJECT:
EXISTING SITE CONDITIONS
INDIAN MEADOWS PHASE 5
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY, WI

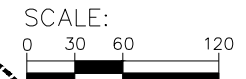
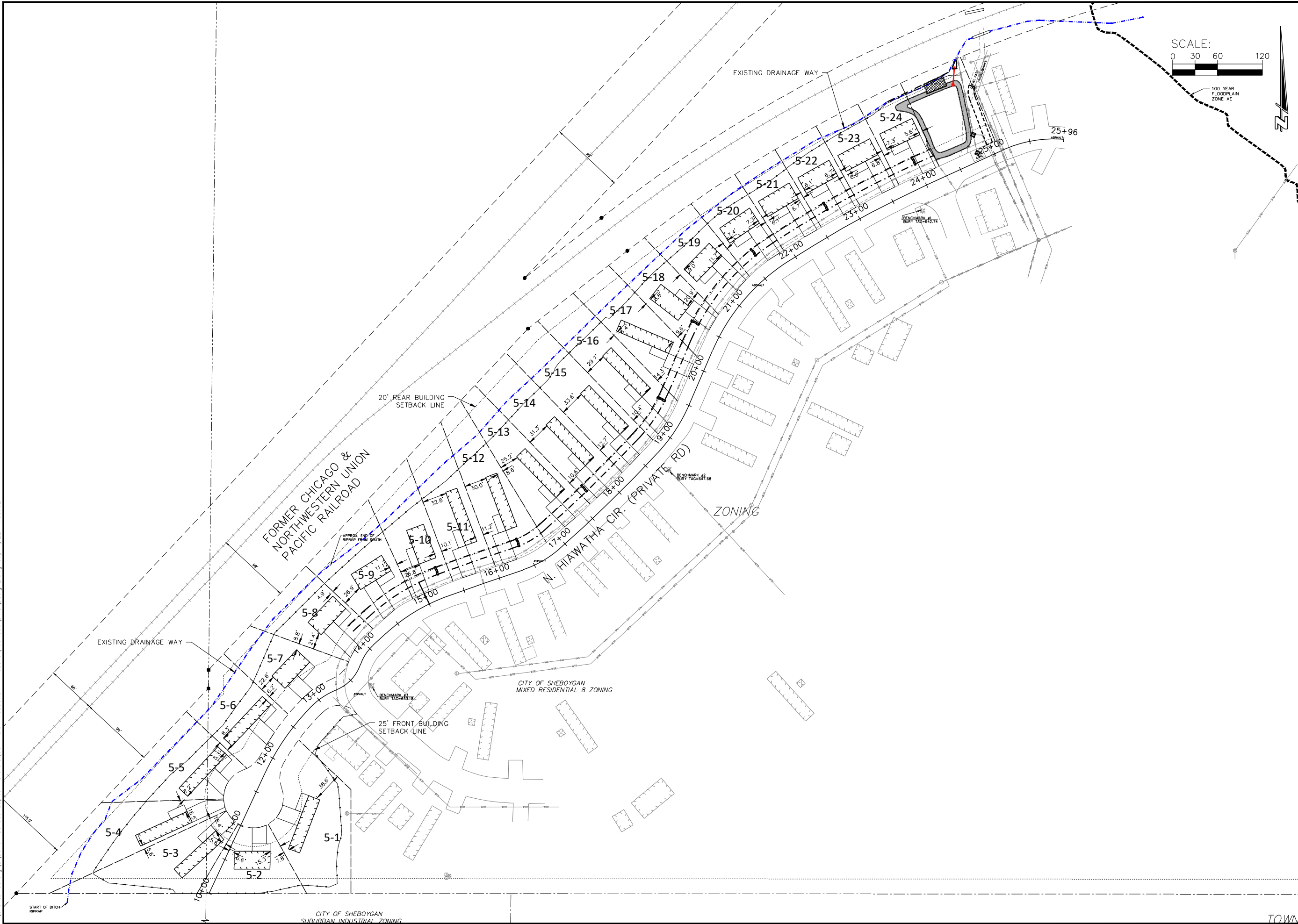
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PROJECT NO.:
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PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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100 YEAR FLOODPLAIN ZONE AE



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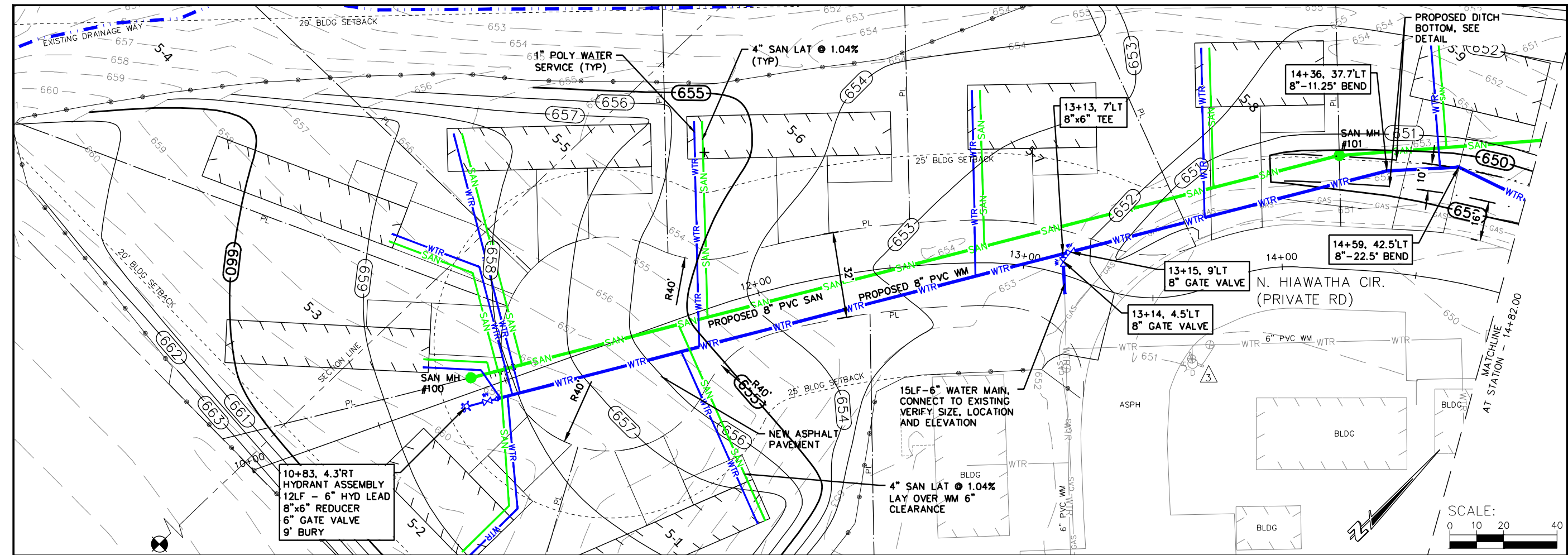
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SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
OVERALL PLAN

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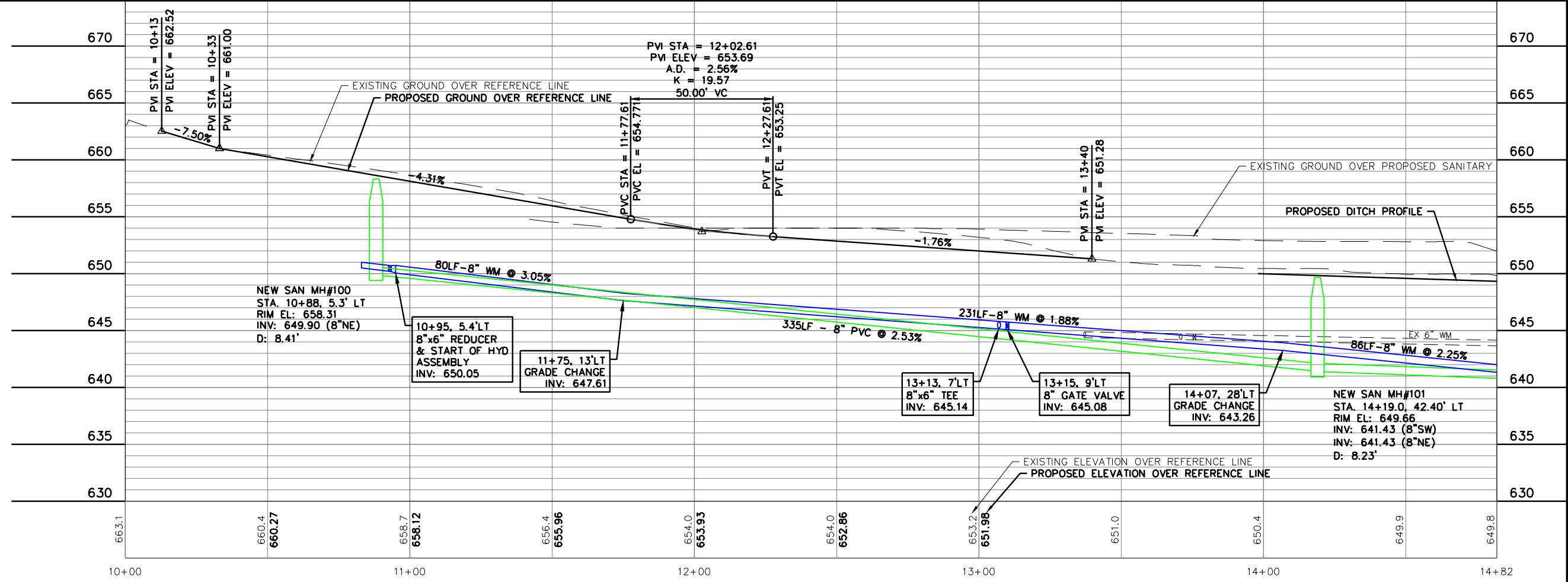
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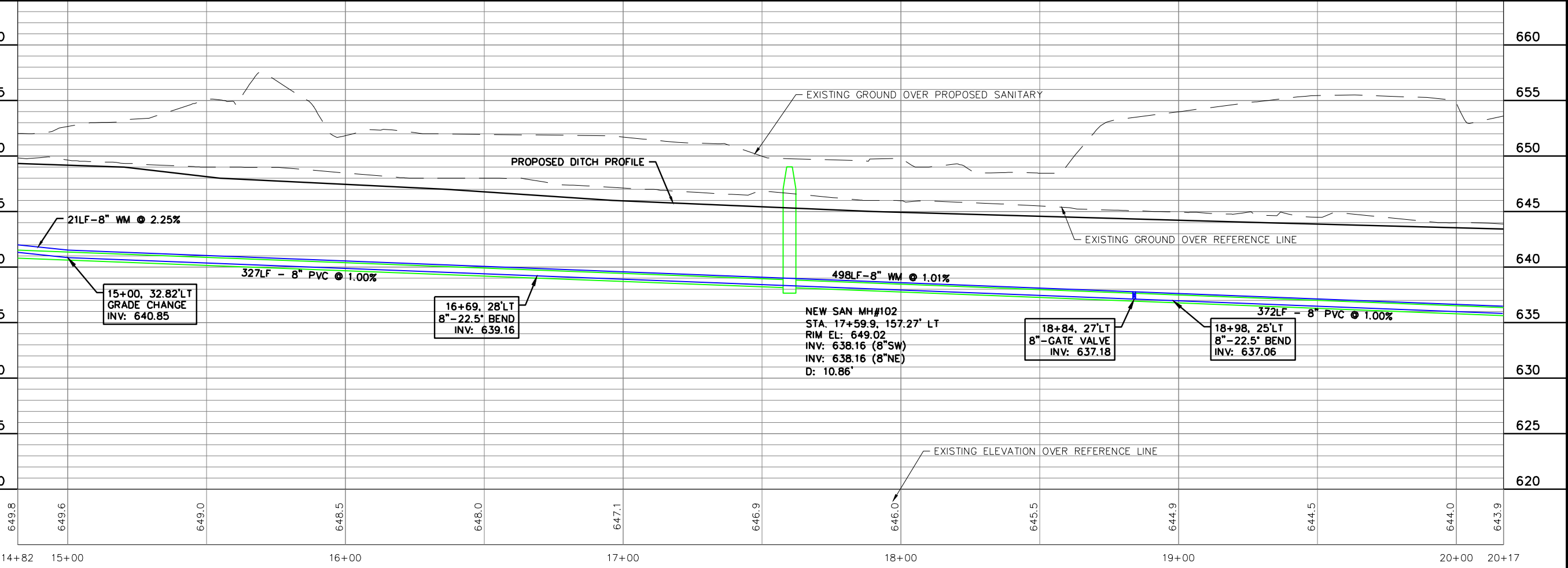
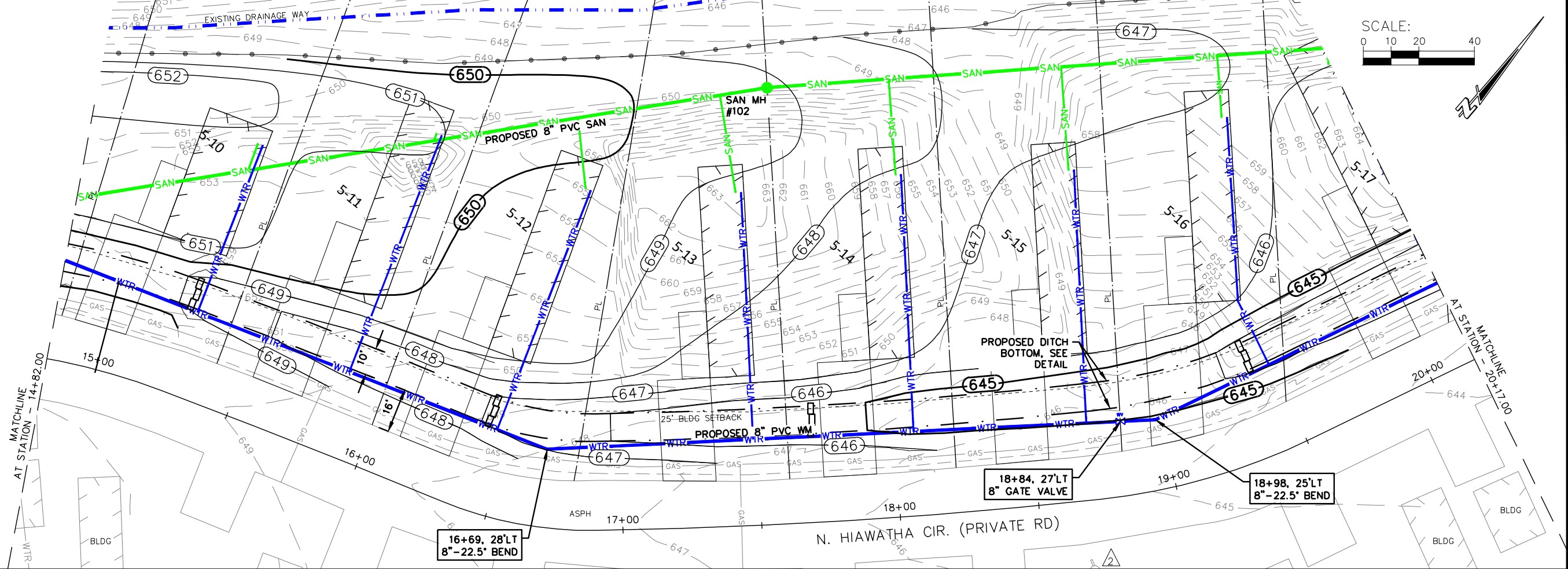
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SHEBOYGAN COUNTY, WISCONSIN
PLAN AND PROFILE

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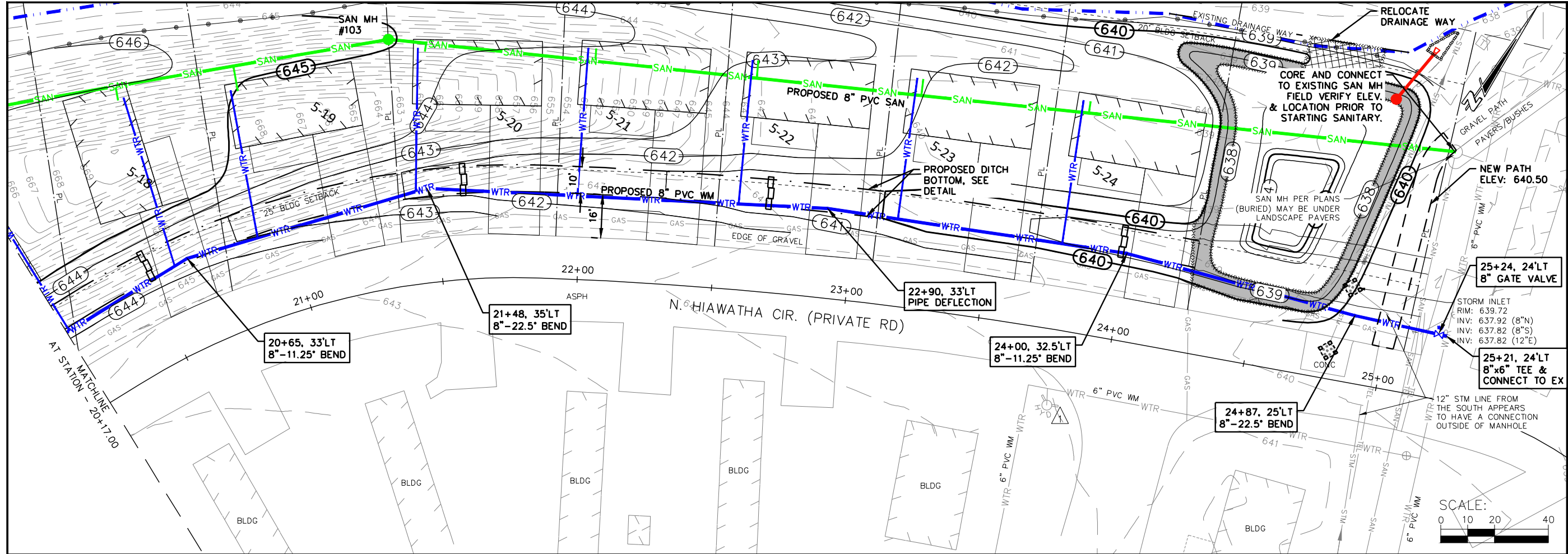
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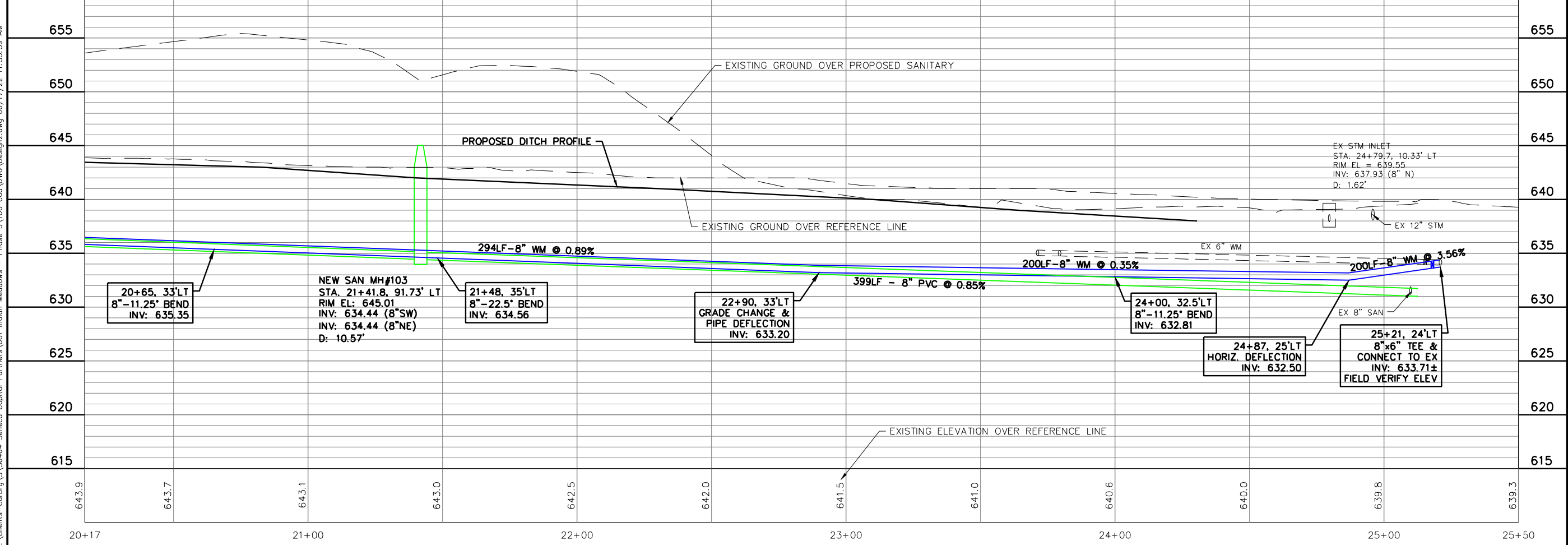
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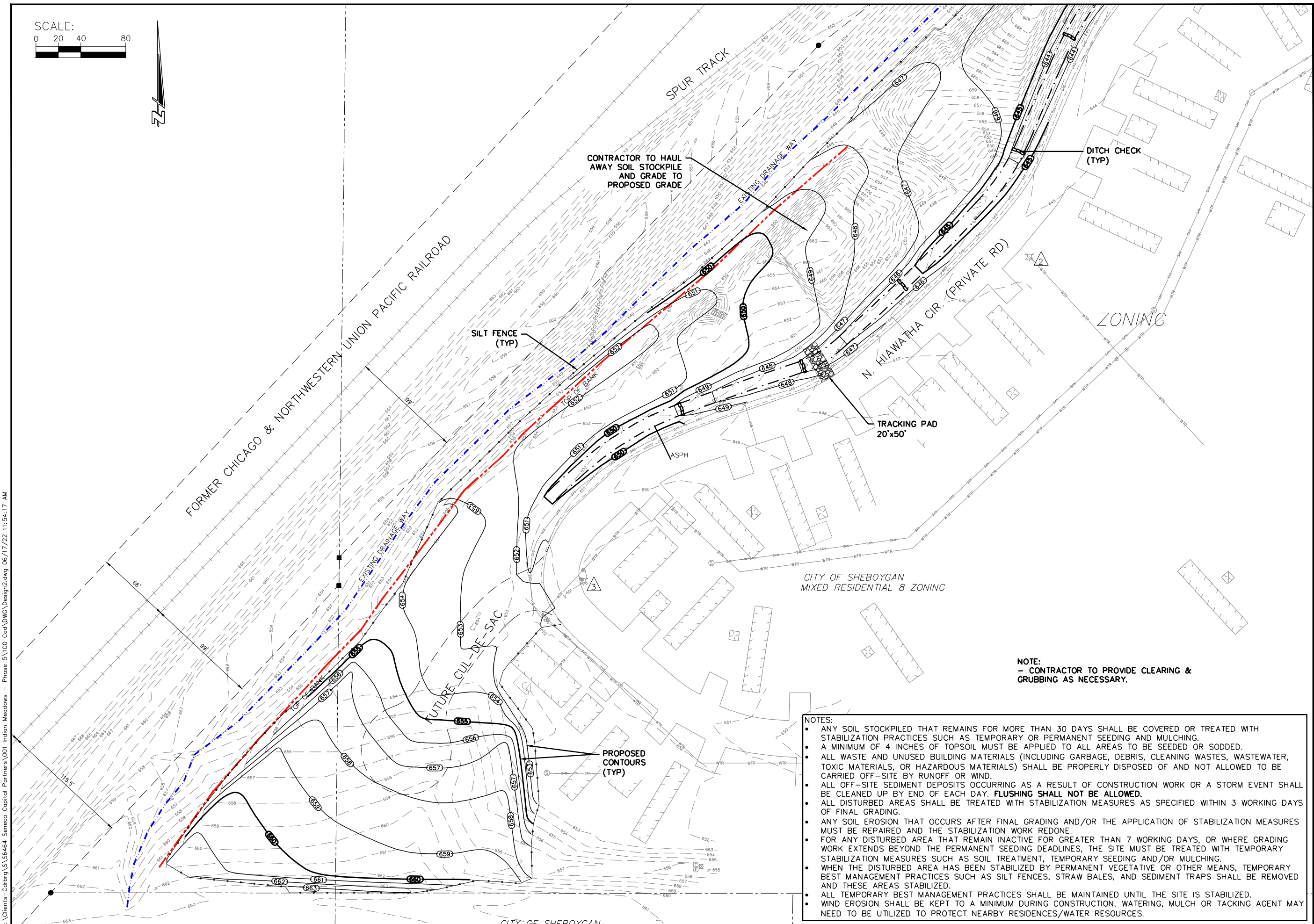
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NOTE:
- CONTRACTOR TO PROVIDE CLEARING & GRUBBING AS NECESSARY.

- NOTES:
- ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
 - A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEED OR SODDED.
 - ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
 - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
 - ALL DISTURBED AREAS SHALL BE TREATED WITH STABILIZATION MEASURES AS SPECIFIED WITHIN 3 WORKING DAYS OF FINAL GRADING.
 - ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - FOR ANY DISTURBED AREA THAT REMAIN INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
 - WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATIVE OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS SILT FENCES, STRAW BALES, AND SEDIMENT TRAPS SHALL BE REMOVED AND THESE AREAS STABILIZED.
 - ALL TEMPORARY BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
 - WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.

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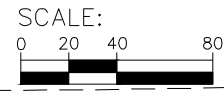
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SENECA CAPITAL PARTNERS
INDIAN MEADOWS - PHASE 5
SHEBOYGAN COUNTY, WISCONSIN
GRADING & EROSION CONTROL PLAN



WASHINGTON AVENUE (STH 28)

PARCEL 2
1.973 ACRES
85,952 SQ. FT.

FORMER CHICAGO & NORTHWESTERN UNION PACIFIC RAILROAD

SILT FENCE (TYP)

EXISTING DRAINAGE WAY

TOP OF BANK

ASPH

DITCH CHECK (TYP)

PROPOSED CONTOURS (TYP)

CONTRACTOR TO HAUL AWAY SOIL STOCKPILE AND GRADE TO PROPOSED GRADE

N. HIAWATHA CIR. (PRIVATE RD)

TRACKING PAD 20'x50'

INLET PROTECTION (TYP)

100 YEAR FLOODPLAIN ZONE AE

FLOODWAY

NOTE:
- CONTRACTOR TO PROVIDE CLEARING & GRUBBING AS NECESSARY.

- NOTES:
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PARCEL 1
INDIAN MEADOW
70.567 ACRES
3,073,881 SQ. FT.

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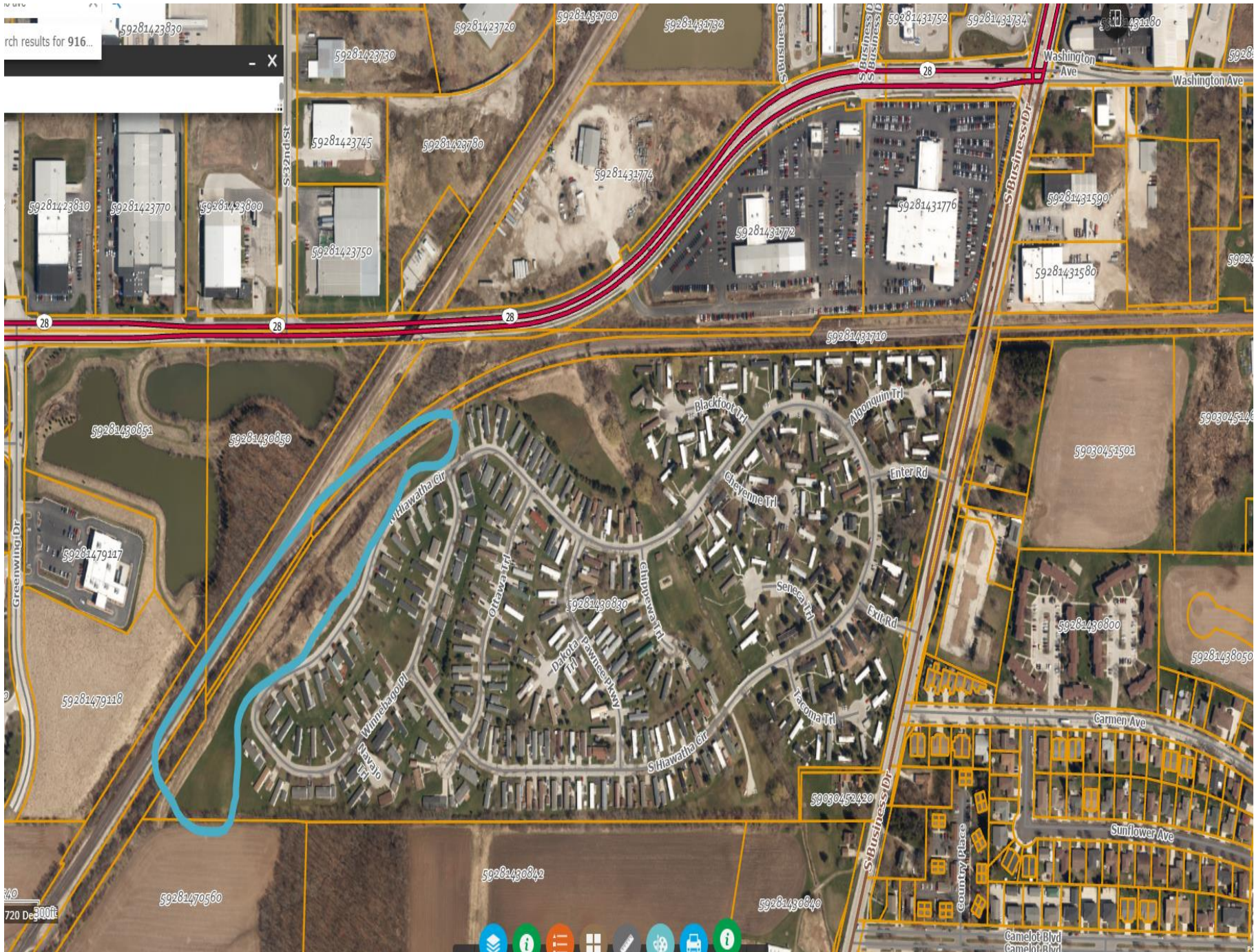
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GRADING & EROSION CONTROL PLAN

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Greenwing Dr

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Wawawaha Cir

Ortawa Trl

Dakota Trl

Pawnee Phwy

Enterprise Trl

Seneca Trl

Freema Trl

Enter Rd

Exit Rd

Winnabago Pl

Ravens Trl

S Wawawaha Cir

59030452420

59281430800

59281438050

Carmen Ave

Sunflower Ave

720

720 Dec 300ft

59281470560

59281430842

59281430840

Country Place

Camelot Blvd
Camelot Blvd











