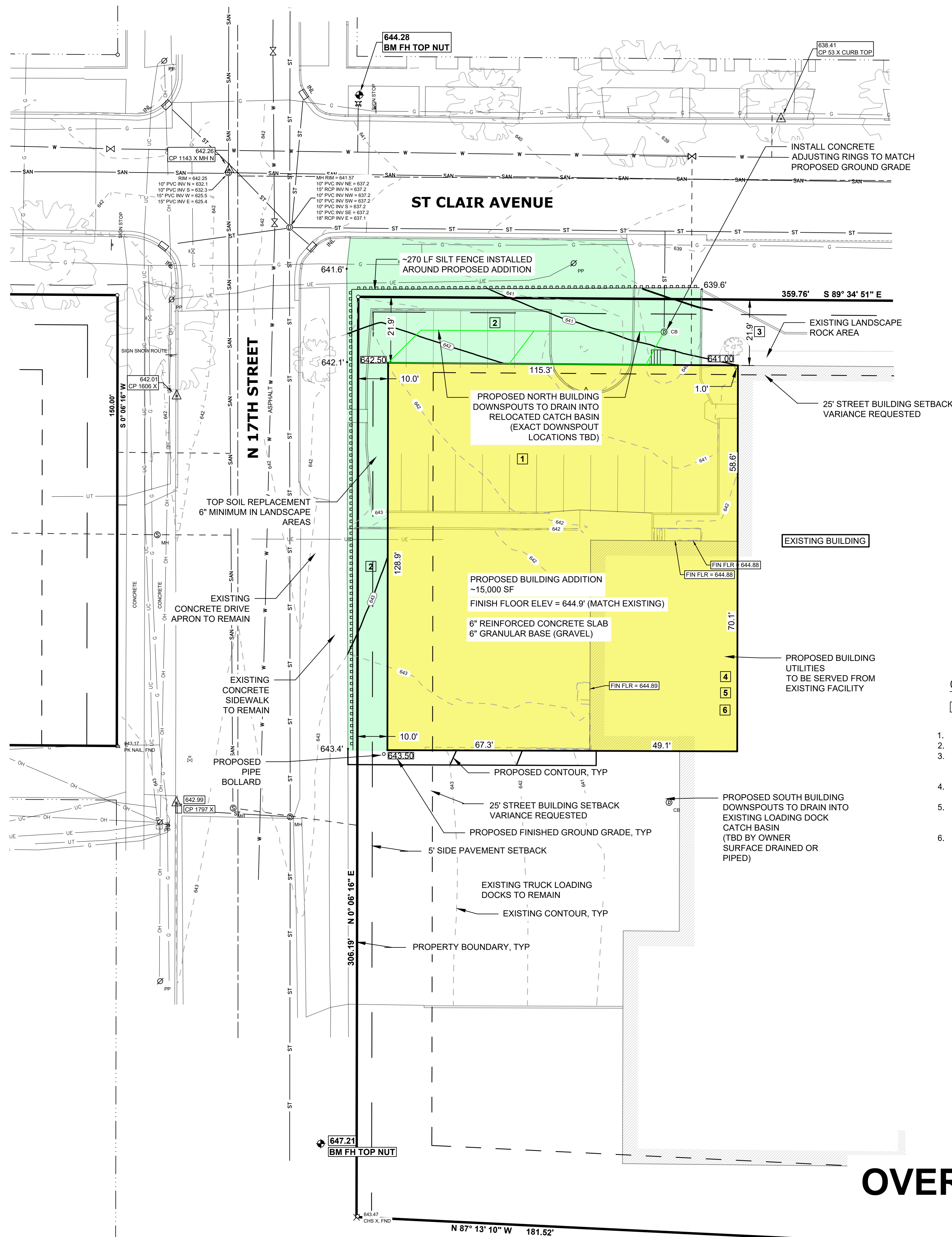


UTILITY NOTES

1. THE GENERAL CONTRACTOR SHALL PROVIDE FOUNDATION PIPE SLEEVES, AS REQUIRED
2. UTILITIES SHALL BE INSTALLED PER LOCAL AND STATE STANDARDS. UTILITY CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. INSTALLATION OF SANITARY, WATER AND STORM SHALL BE PER THE "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" BOOK.
3. USABLE EXCESS TRENCH CUT MATERIAL SHALL BE SIDE CAST FOR THE GRADING CONTRACTOR TO USE FOR FILL. EXCESS MATERIAL NOT USABLE FOR FILL SHALL BE REMOVED FROM SITE BY THE UTILITY CONTRACTOR
4. UTILITY TRENCHES UNDER SIDEWALKS, CURB AND GUTTER, ASPHALT, AND CONCRETE PAVEMENT ARE TO BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED PER SPECIFICATIONS. BACKFILL IN ROAD RIGHT-OF-WAY SHALL BE PERFORMED PER THE CITY SPECIFICATIONS
5. ALL CONSTRUCTION WITHIN ROAD RIGHT-OF-WAY SHALL BE PER THE CITY STANDARDS
6. ALL UTILITY CONSTRUCTION, MATERIALS, BEDDING, COVER, BACKFILL, COMPACTION, CLEARANCES, AND COVER SHALL BE PERFORMED PER THE APPLICABLE STATE, COUNTY, AND LOCAL CODES
7. THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE OWNER, THE REMOVAL AND THE LOCATION AND INSTALLATION OF ALL PROPOSED AND EXISTING PRIVATE AND PUBLIC UNDERGROUND UTILITIES (GAS, TELEPHONE, ELECTRIC, CABLE, ETC)
8. MAINTAIN A MINIMUM 18 INCH VERTICAL CLEARANCE AT ALL SEWER AND WATER CROSSINGS. WHEN THE CROSSING CLEARANCE IS LESS THAN 18 INCHES, THEN THE SANITARY MAIN OR LATERAL SHALL BE ENCASED IN CONCRETE FOR A DISTANCE OF 10' ON EITHER SIDE OF THE CROSSING. THE PIPE JOINTS SHALL BE EQUAL DISTANCE OF EACH SIDE OF THE WATER MAIN OR SERVICE
9. THE SIZE AND LOCATION OF THE EXISTING BUILDING'S STORM AND SANITARY LATERAL AND WATER SERVICE IS UNKNOWN. THE UTILITY/PLUMBING CONTRACTOR SHALL EXCAVATE TO VERIFY THE LOCATIONS AND ELEVATIONS OF THESE UTILITIES, AS NEEDED FOR FUTURE USE. ABANDON AND CAP UTILITIES DURING DEMOLITION, AS NECESSARY

IMPLEMENTATION OF EROSION CONTROL METHODS

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STORM WATER MANAGEMENT AND EROSION CONTROL TECHNICAL STANDARDS.
2. 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.
3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION BEFORE LEAVING THE SITE FOR THE WORKING DAY.
4. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE REPAIRED.
5. EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
6. FINAL STABILIZATION OF SOIL SHALL BEGIN WHEN THE LAND DISTURBING CONSTRUCTION ACTIVITIES ARE COMPLETE AND FINAL GRADE HAS BEEN ACHIEVED ON ANY PORTION OF THE SITE.
7. TEMPORARY STABILIZATION ACTIVITY SHALL BEGIN WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
8. SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONLY AFTER VEGETATION COVER IS ESTABLISHED OR GRAVEL/PAVED SURFACES ARE COMPLETED.
9. STONE MATS SHALL BE INSTALLED AT ALL CONSTRUCTION SITE EXITS TO PREVENT TRACKING OF SOIL.
10. TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED ROADS.
11. ALL TRENCH WATER SHALL BE DISCHARGED INTO A SETTLING BASIN OR FILTERING DEVICE PRIOR TO RELEASE INTO THE STORM SEWER OR STREAM.
12. STORM SEWER COLLECTION BASINS SHALL BE PROTECTED FROM RUNOFF BY ENCLOSING THE COLLECTION BASINS WITH STRAW BALES, FILTER FABRIC FENCING, OR FILTER FABRIC.
13. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE CONSTRUCTION SITE BY INSTALLING STRAW BALES OR FILTER FABRIC FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK SITE.
14. SEDIMENT CONTROL FOR PIPELINE CONSTRUCTION:
 - 14.1. EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - 14.2. FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED, AND STABILIZED BEFORE LEAVING THE CONSTRUCTION SITE FOR THAT WORKING DAY.



PROPERTY INFORMATION

PROPERTY ADDRESS: 1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53081
1535 ST CLAIR AVENUE (PARKING LOT)

PARCEL NUMBER: 59281205260 (OLD WORLD CREAMERY)

OWNER: OLD WORLD CREAMERY
1606 ERIE AVENUE
SHEBOYGAN, WISCONSIN 53085
ATTN: STEVE KNAUS
EMAIL: STEVE@OWCREAMERY.COM
PHONE: (608) 575-8008

GENERAL CONTRACTOR: BAYLAND BUILDINGS
PO BOX 13571
GREEN BAY, WISCONSIN 54307
ATTN: TIM AMBROSIOUS
EMAIL: TIMAMBROSIOUS@BAYLANDBUILDINGS.COM
PHONE: (920) 371-0853

CIVIL ENGINEER: WAGNER EXCAVATING, INC.
3437 PAINE AVENUE
SHEBOYGAN, WI 53081
ATTN: JACOB SNYDER
PHONE: (920) 458-9082
EMAIL: JSNYDER@DIGWAGNER.COM

PROPERTY: OLD WORLD CREAMERY - ALL OF BLOCK 84 WITH VACATED ALLEY AND SOME EXCEPTIONS
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

OLD WORLD CREAMERY PARCEL AREA = 112,912 SF (2.59 AC)

SUBJECT	CODE	DESIGN
BUILDING STREET SETBACK (N 17TH)	25'	10.0' (REQUEST VARIANCE)
BUILDING STREET SETBACK (ST. CLAIR)	25'	21.9' (REQUEST VARIANCE)

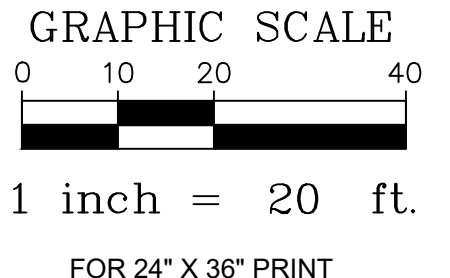
PRE-CONSTRUCTION (OLD WORLD CREAMERY)
IMPERVIOUS 103,956 SF 92 %
PERVIOUS 8,956 SF 8 %

POST-CONSTRUCTION (OLD WORLD CREAMERY)
IMPERVIOUS 101,094 SF 90 %
PERVIOUS 11,818 SF 10 %

0 SF ADDITIONAL IMPERVIOUS SURFACE, LESS THAN 1,000 SF, NO STORMWATER MANAGEMENT REQUIRED

CONSTRUCTION NOTES

- 1 NOTE NUMBER, EXAMPLE
1. BUILDING CONCRETE - 6" REINFORCED CONCRETE AND 6" BASE
 2. GRASS - SEED, MULCH, AND FERTILIZE. SEE LANDSCAPE PLAN FOR DETAILS
 3. BUILDING DIMENSIONS REPRESENT THE OUTSIDE DIMENSION OF THE FOUNDATION WALL. DISTANCES FROM THE FOUNDATION WALL ARE PERPENDICULAR TO THE PROPERTY LINE.
 4. INTERIOR PLUMBER TO PROVIDE WATER SERVICE FROM EXISTING BUILDINGS. PROVIDE ASBUILT DRAWINGS TO OWNER
 5. INTERIOR PLUMBER TO DETERMINE, MODIFY, AND CONNECT THE EXISTING AND PROPOSED STORM SEWER TO THE PROPOSED STORM SEWER LATERAL. PROVIDE ASBUILT DRAWINGS TO OWNER
 6. INTERIOR PLUMBER TO DETERMINE, MODIFY, AND CONNECT THE EXISTING AND PROPOSED SANITARY SEWER TO THE PROPOSED SANITARY WASTE WATER TREATMENT FACILITY. PROVIDE ASBUILT DRAWINGS TO OWNER



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OVERALL SITE, GRADING, AND UTILITY PLAN

Proposed Building Addition
Old World Creamery
1606 Erie Avenue
Sheboygan, Wisconsin

DATE
1-29-2025

No.	Revision	Date
5		
4		
3		
2		
1		

