



**ISSUED**

0/31/2024 - Issued for Review

1/18/2025 - Issued for Review

2/28/2025 - Issued for Common Council

3/25/2025 - Issued for Bidding

4/4/2025 - Revised Site

5/17/2025 - Issued For Land Use Submittal

## Red Earth Development

SHEET TITLE

# Architectural Site Plan

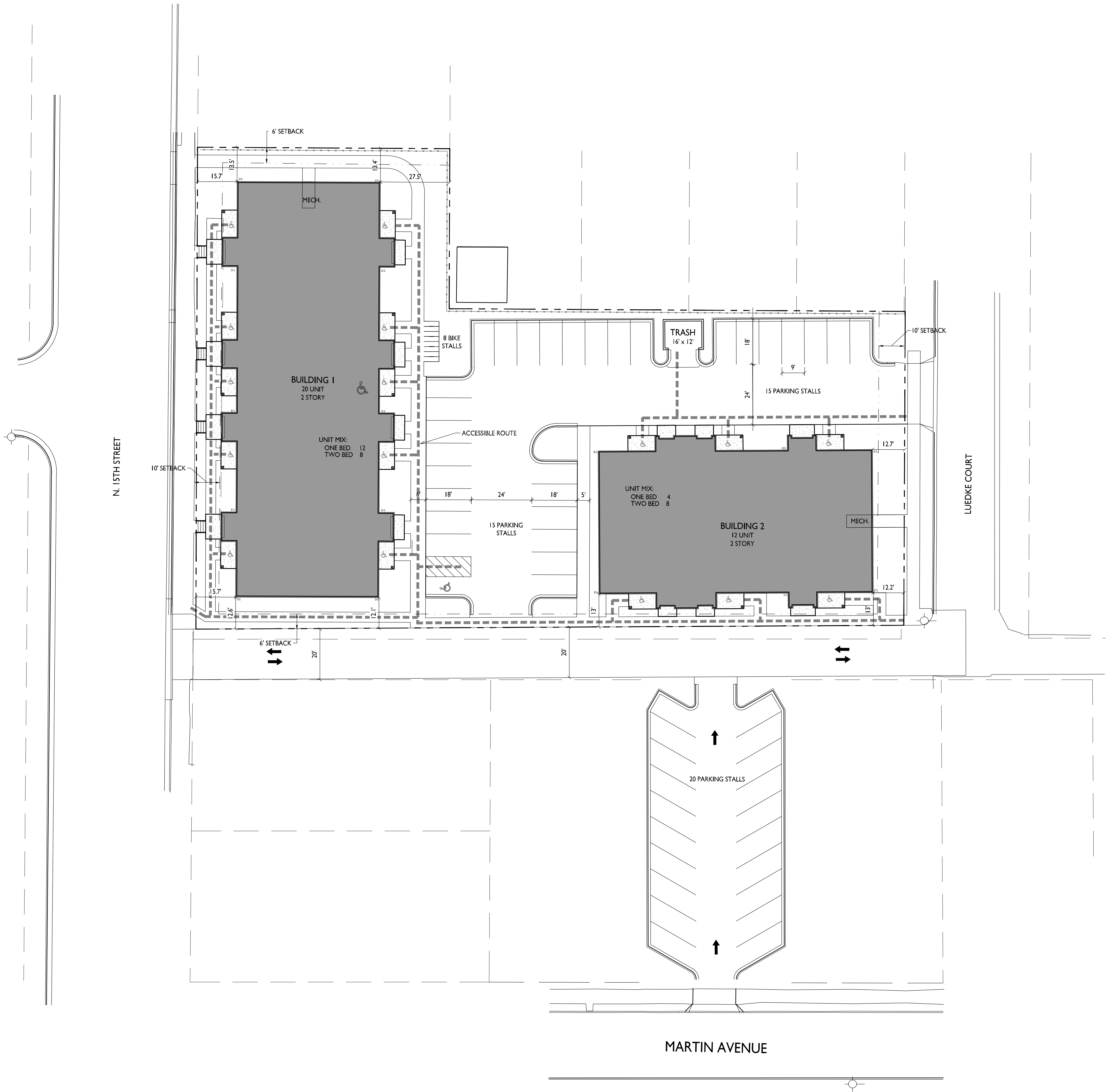
CA101

PROJECT NO. **2427**  
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## ARCHITECTURAL

AC101.1	FIRST FLOOR PLAN BUILDING 1
AC102.1	SECOND FLOOR PLAN BUILDING 1
AC201.1	EXTERIOR ELEVATIONS BUILDING 1
AC202.1	COLORLED ELEVATIONS BUILDING 1
AC101.2	FIRST FLOOR PLAN BUILDING 2
AC102.2	SECOND FLOOR PLAN BUILDING 2
AC201.2	EXTERIOR ELEVATIONS BUILDING 2
AC202.2	COLORLED ELEVATIONS BUILDING 2
	EXTERIOR RENDERINGS

SITE STATISTICS	
<u>Dwelling Unit Mix:</u>	
One Bedroom	16
Two Bedroom	16
Total Dwelling Units	32
<u>Accessibility:</u>	
ANSI Type A Units	1
ANSI Type B Units	15
Multir-level Units	16
<u>Vehicle Parking Stalls:</u>	
Surface	50
Including 1 ADA Van Stall	
Bike Parking Stalls:	8





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PROJECT TITLE

Jakum Site  
Redevelopment

Red Earth

Development

N 15th St & Luedke Ct  
Sheboygan, Wisconsin

SHEET TITLE

Site Lighting Plan

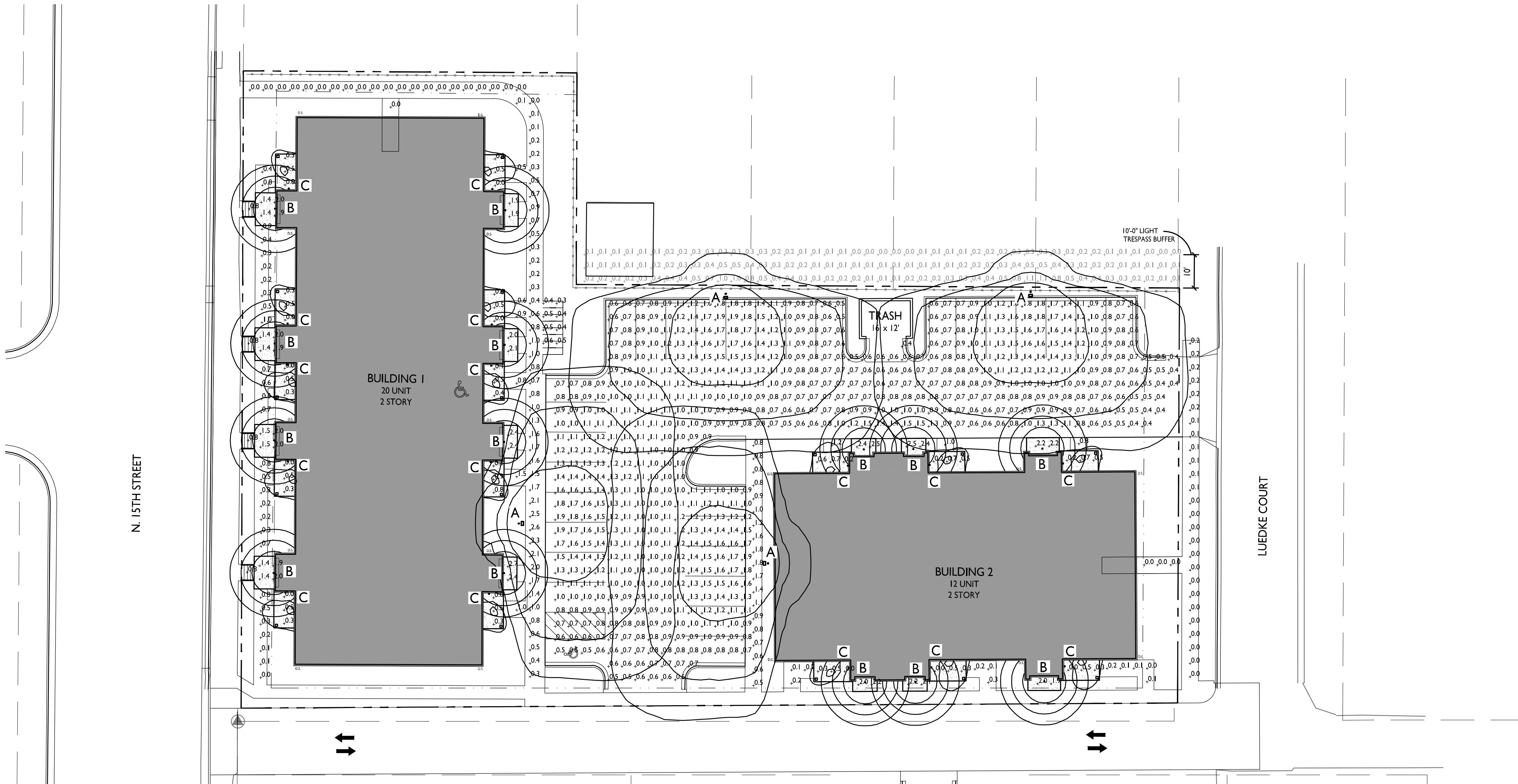
SHEET NUMBER

CA102

PROJECT NO.

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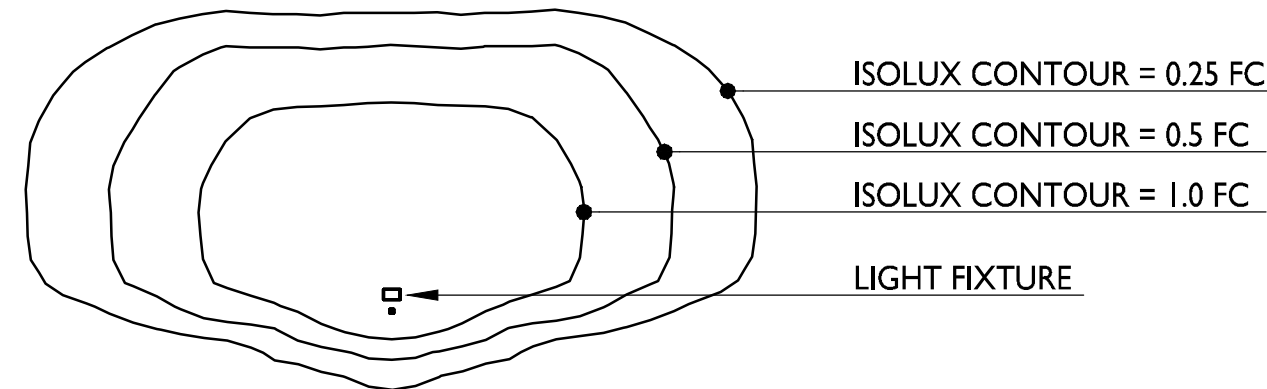
LIGHT LEVEL STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Surface Parking & Drive Aisle	+	1.0 fc	2.3 fc	0.3 fc	7.7:1	3.3:1

LUMINAIRE SCHEDULE

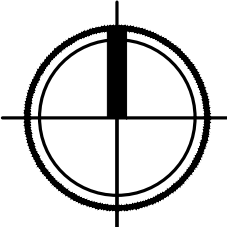
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
	A	4	LITHONIA LIGHTING	DSX0 LED PI 30K T4M MVOLT HS	LED PI POLE LIGHT, 3000K, NATURAL ALUMINUM FINISH	DSX0_LED_PI_30K_T4M_MVOLT_HS.ies	14'-0" POLE ON 2'-0" CONC. BASE
	B	14	LITHONIA LIGHTING	WF3 LED 30K	3" LED ULTRA-THIN WAFER DOWNLIGHT, 3000K	WF3_LED_30K.ies	10'-0" ABOVE GRADE ON BUILDING
	C	15	WAC LIGHTING	WS-W47809	LED WALL MOUNT LIGHT, 3000K, 411 lumens	IES-WS-W47809.ies	7'-0" ABOVE GRADE ON BUILDING

EXAMPLE LIGHT FIXTURE DISTRIBUTION

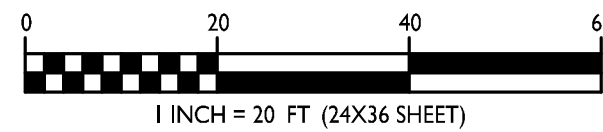


SITE LIGHTING PLAN

1" = 20'-0"

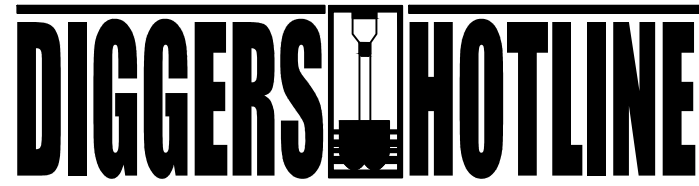
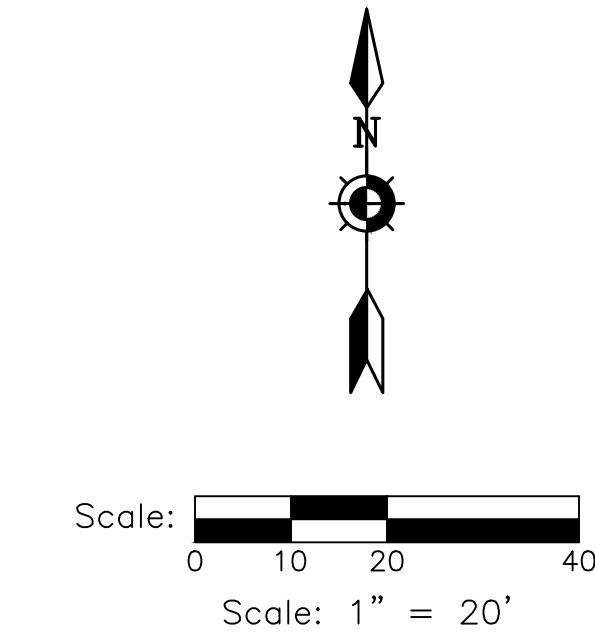
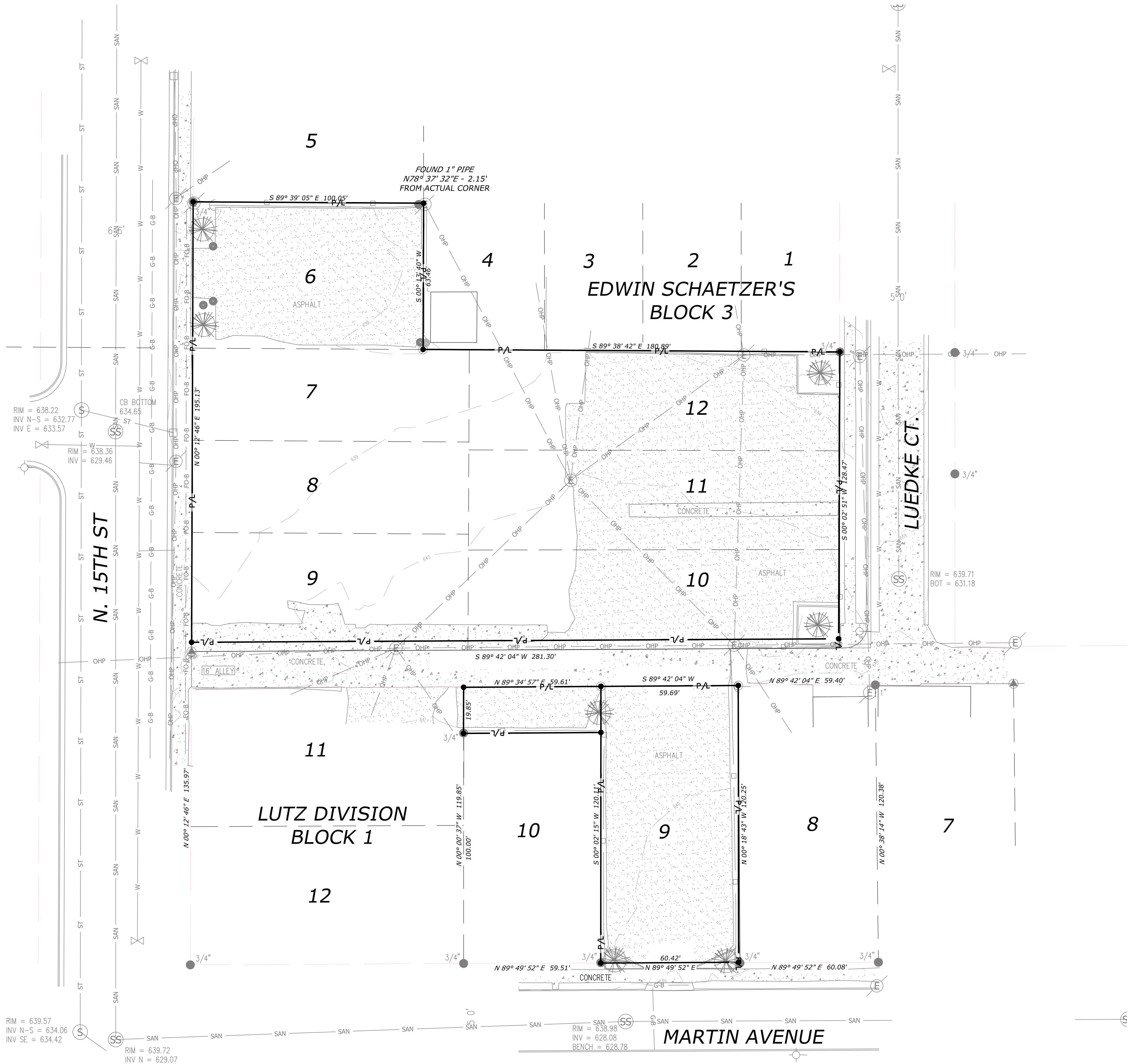


GRAPHIC SCALE



1 INCH = 20 FT. (24X36 SHEET)





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KEY INDEX

- ▲ — FOUND REBAR/PIN
- — FOUND STEEL PIPE
- Ⓟ — SET 5/8" REBAR
- — POST
- — CATCH BASIN
- Ⓢ — STORM MANHOLE
- ⓈⓈ — SANITARY MANHOLE
- ⊕ — HYDRANT
- ⋈ — GATE VALVE
- Ⓔ — POWER POLE
- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATERMAIN
- G-B — UNDERGROUND GAS
- FO-B — UNDERGROUND FIBER OPTICS
- OHP — OVERHEAD WIRE
- — WOOD FENCE



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ISSUED

Land Use Submittal - June 17, 2025

PROJECT TITLE

Jakum Site  
Redevelopment

Red Earth  
Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin

SHEET TITLE

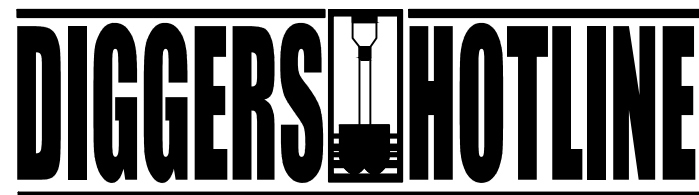
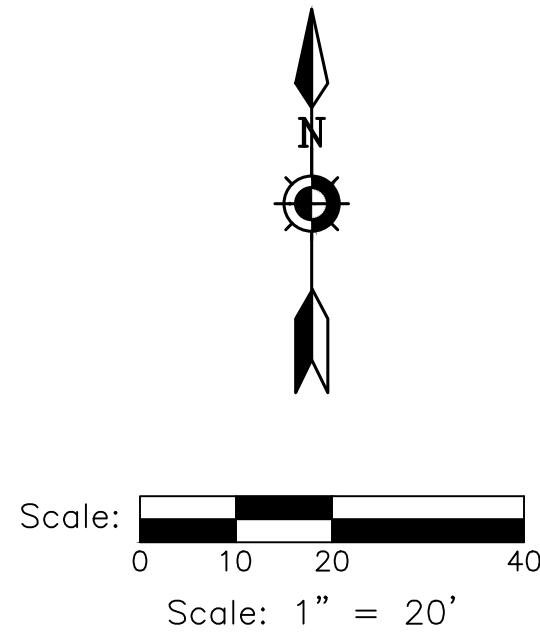
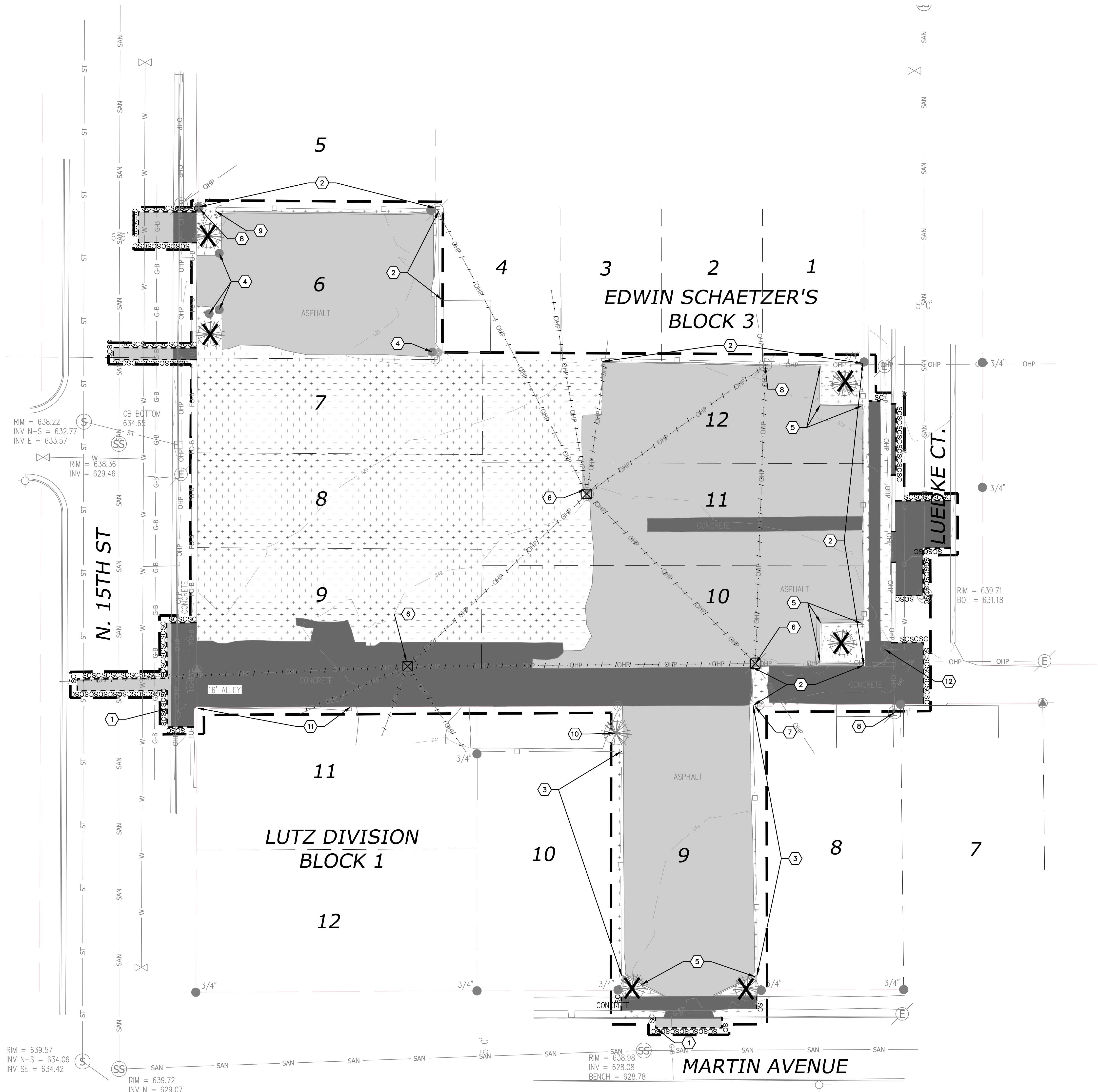
EXISTING  
CONDITIONS  
PLAN

SHEET NUMBER

C100

PROJECT NO. 2427





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### KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- SAWCUT FULL DEPTH
- TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- REMOVE & DISPOSE OF EXISTING WOOD FENCE INCLUDING POSTS & FOOTINGS.
- EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- REMOVE & DISPOSE OF EXISTING POST INCLUDING FOOTING.
- REMOVE & DISPOSE OF WOODEN PLANTER BEDS.
- REMOVE & RELOCATE EXISTING UTILITY POLE AND OVERHEAD WIRES. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- REMOVE & RELOCATE EXISTING GUY WIRE. CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION WITH EXISTING UTILITY OWNER.
- EXISTING UTILITY POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING GUY WIRE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING CONCRETE CURB TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.



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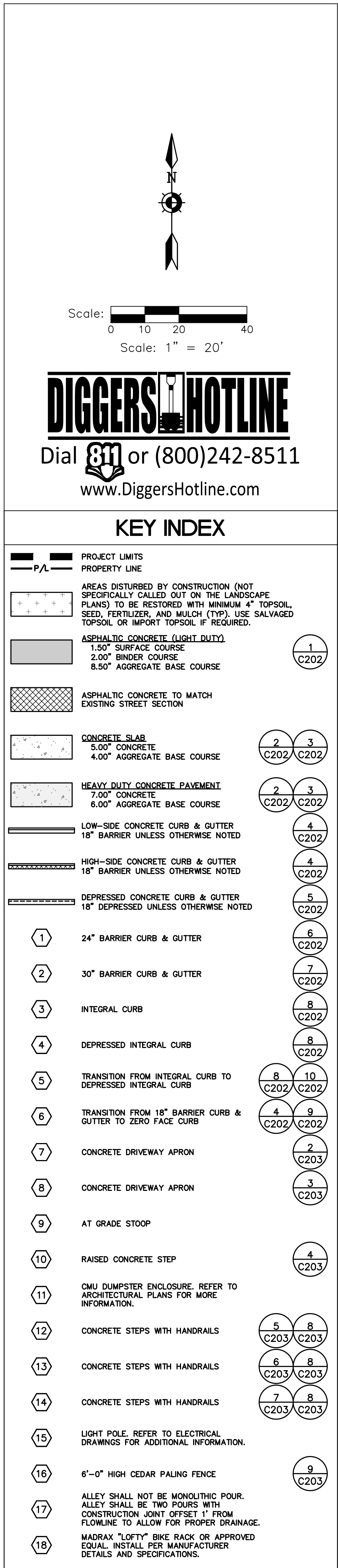
SITE  
DEMOLITION  
PLAN

### SHEET NUMBER

C101

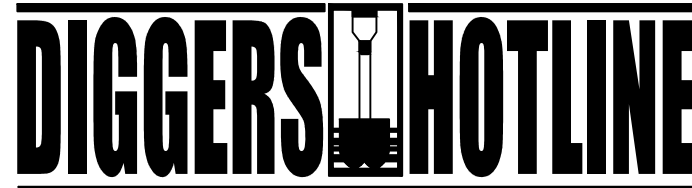
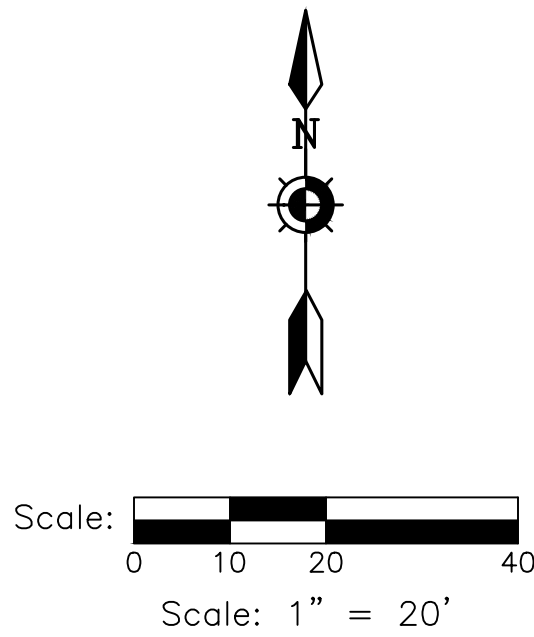
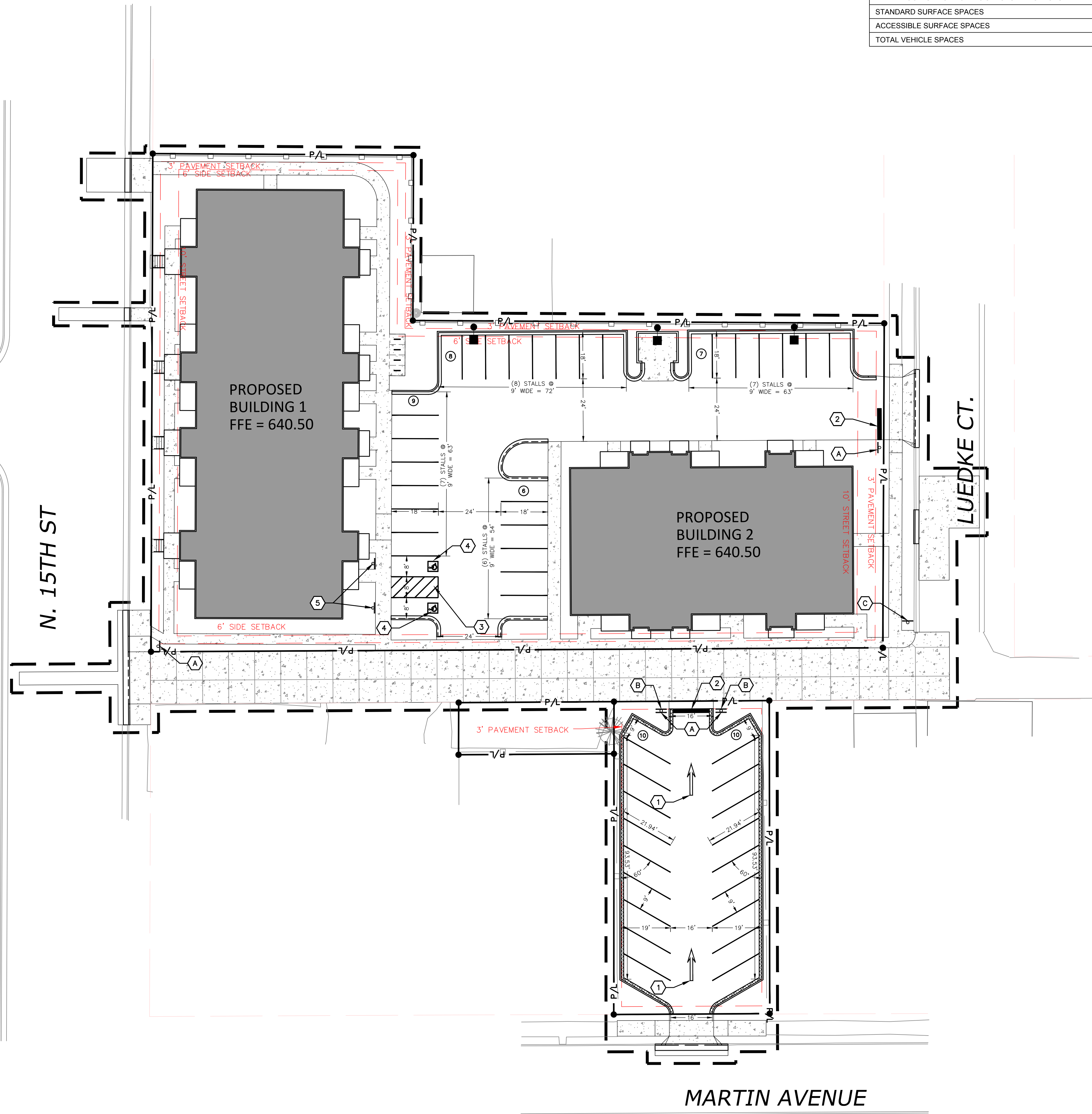
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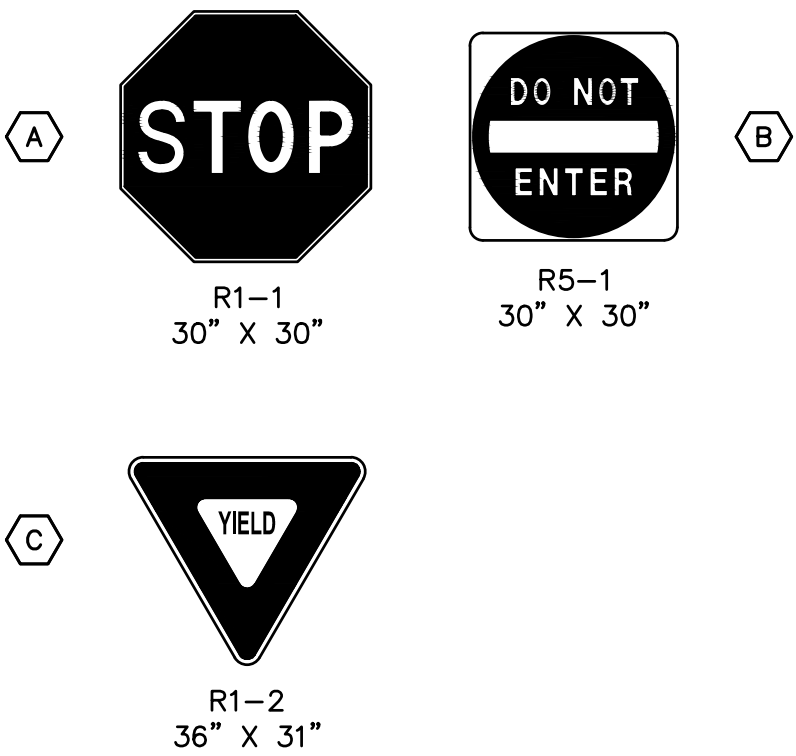


PARKING SUMMARY	
REQUIRED VEHICLE SPACES - 2 SPACES FOR EACH UNIT WITH 2 OR MORE BEDROOMS AND 1-1/2 SPACES FOR EACH UNIT WITH 1 BEDROOM OR LESS - 2 BEDROOM UNITS = 16 X 2 SPACES = 32 SPACES - 1 BEDROOM UNITS = 16 X 1.5 SPACES = 24 SPACES	56
STANDARD SURFACE SPACES	48
ACCESSIBLE SURFACE SPACES	2
TOTAL VEHICLE SPACES	50



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SIGN INDEX



KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4" WHITE PAINT 36" O.C. FOR DIAGONALS
- ACCESSIBLE PARKING SYMBOL
- ACCESSIBLE SIGNS

- 1 C203
- 11 C202
- 12 C202
- 13 C202



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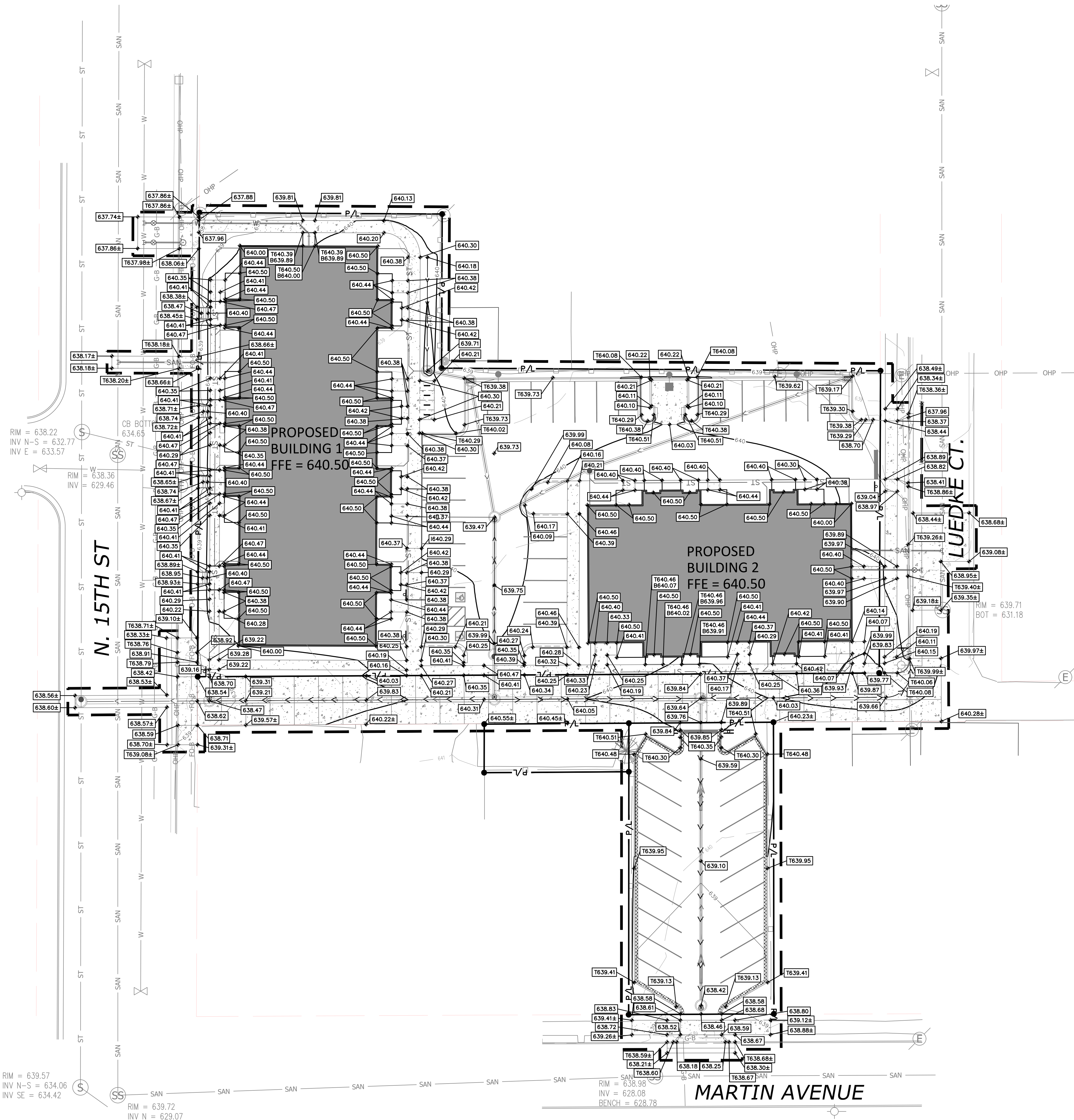
SHEET TITLE  
SITE SIGNAGE  
& TRAFFIC  
CONTROL PLAN

SHEET NUMBER

C103

PROJECT NO. 2427





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SHEET TITLE

SITE GRADING

PLAN

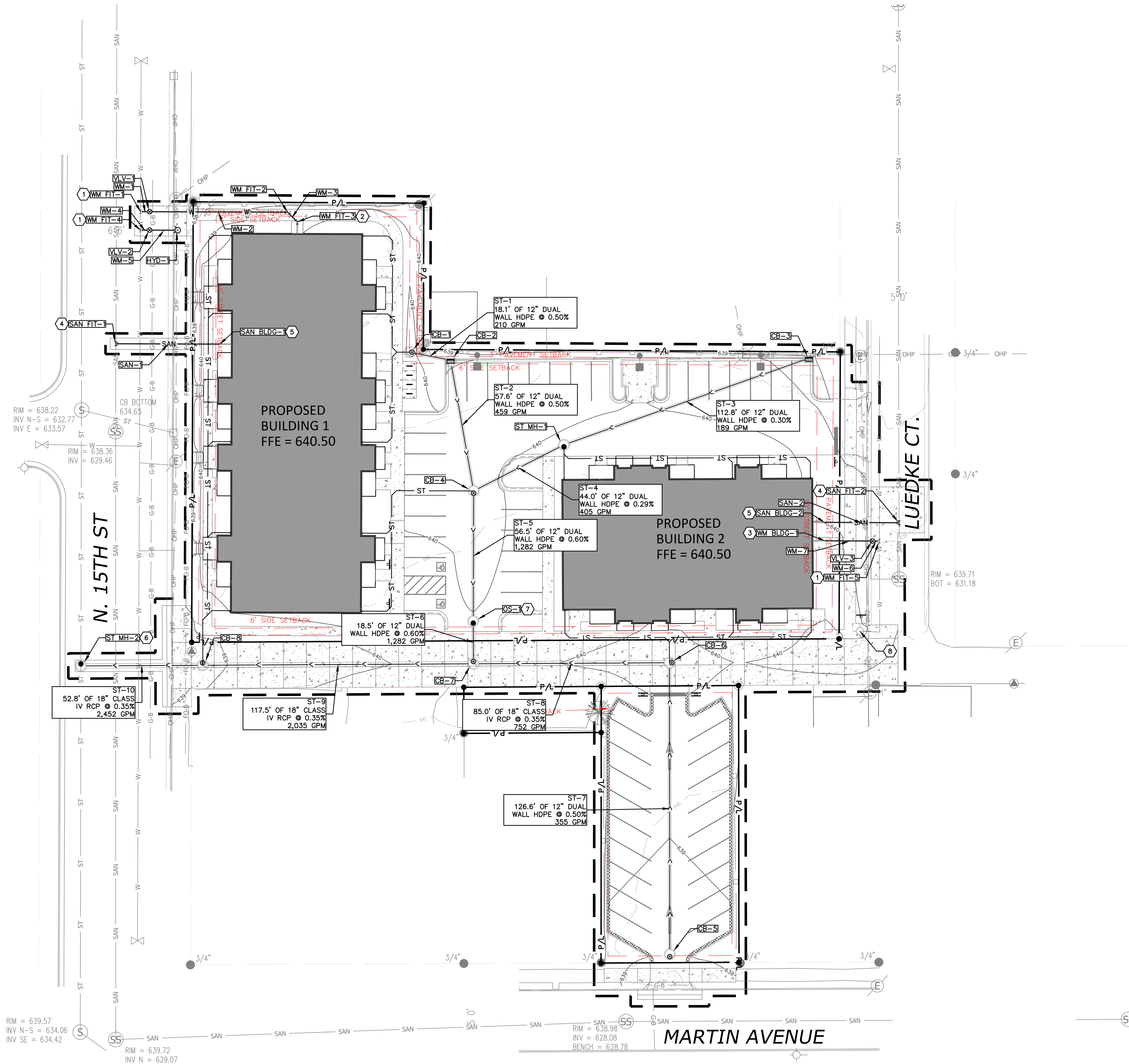
SHEET NUMBER

C104

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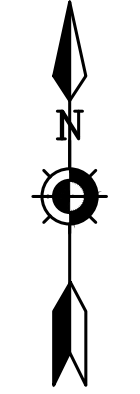




Scale: 0 10 20 40  
Scale: 1" = 20'



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### UTILITY NOTES



- KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..
- PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPWARD. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
  - THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
  - GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
  - FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

### KEY INDEX

	PROJECT LIMITS		1
	PROPERTY LINE		2
	STORM MANHOLE		3
	2' X 3' RECTANGULAR CATCH BASIN WITH CURB BOX FRAME & GRATE		4
	STORM CATCH BASIN WITH ROUND FRAME & GRATE		5
	STORM CATCH BASIN WITH CURB BOX FRAME & GRATE		6
	WATER MAIN TEE		7
	WATER MAIN VALVE		8
	HYDRANT		9
	STORM SEWER		10
	SANITARY SEWER		11
	WATER MAIN		12
	SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND CITY OF SHEBOYGAN SPECIFICATIONS. CONTRACTOR VERIFY EXISTING WATER MAIN SIZE AND DEPTH IN FIELD PRIOR TO CONSTRUCTION.		14
	SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER LATERAL TO WM FIT-3 FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.		16
	SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER 5' FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.		18
	SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING SANITARY SEWER WITH 8" X 6" TEE. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER SIZE AND INVERT PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.		20
	SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT IN FIELD.		22
	SITE UTILITY CONTRACTOR TO INSTALL STORM STRUCTURE OVER EXISTING STORM SEWER. CONTRACTOR TO FIELD VERIFY EXACT SIZE, DEPTH, AND LOCATION OF EXISTING STORM SEWER PRIOR TO START OF CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.		24
	48" DIAMETER UPFLO FILTER MANHOLE WITH 2 FILTER MODULES.		26
	EXISTING HYDRANT		28

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SHEET TITLE  
SITE UTILITY  
PLAN

SHEET NUMBER

C105

PROJECT NO. 2427

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SHEET TITLE

SITE UTILITY  
TABLES

SHEET NUMBER

C105A

PROJECT NO. 2427

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STORM SEWER STRUCTURE TABLE					
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
CB-1	48" DIAMETER (R-2502-D)	639.71	ST, 4" W INV = 637.00	ST-1, 12" E INV = 636.03	634.53
CB-2	48" DIAMETER (R-3067-R)	638.88	ST-1, 12" W INV = 635.94	ST-2, 12" S INV = 635.94	634.44
CB-3	2' X 3' RECTANGULAR (R-3067-R)	638.67	N/A	ST-3, 12" W INV = 636.12	634.62
CB-4	48" DIAMETER (R-2502-D)	639.47	ST-2, 12" N INV = 635.65 ST-4, 12" NE INV = 635.65 ST, 4" W INV = 636.50	ST-5, 12" S INV = 635.65	633.85
CB-5	48" DIAMETER (R-2502-D)	638.42	N/A	ST-7, 12" N INV = 635.33	633.83
CB-6	48" DIAMETER (R-2502-D)	639.64	ST-7, 12" S INV = 634.70 ST, 6" N INV = 636.31	ST-8, 18" W INV = 634.20	632.70
CB-7	48" DIAMETER (R-2502-D)	640.28	ST-8, 18" E INV = 633.90 ST-6, 12" N INV = 634.40	ST-9, 18" W INV = 633.90	632.40
CB-8	48" DIAMETER (R-2502-D)	638.47	ST-9, 18" E INV = 633.49 ST, 6" N INV = 635.52	ST-10, 18" W INV = 633.49	631.99
OS-1	48" DIAMETER UPFLO MANHOLE	640.23	ST-5, 12" N INV = 635.31	ST-6, 12" S INV = 634.51	631.51
ST MH-1	48" DIAMETER (R-1661)	640.14	ST-3, 12" E INV = 635.78 ST, 6" S INV = 636.31	ST-4, 12" SW INV = 635.78	635.78
ST MH-2	48" DIAMETER (R-1661)	638.63	ST-10, 18" E INV = 633.30	EX ST, 18" N INV = 633.30±	633.30

SANITARY SEWER STRUCTURE TABLE			
STRUCTURE NAME:	TYPE (FRAME AND GRATE):	PIPES IN:	PIPES OUT
SAN BLDG-1	N/A		SAN-1, 6" W INV = 630.54
SAN BLDG-2	N/A		SAN-2, 6" E INV = 631.57
SAN FIT-1	6" X 8" TEE	SAN-1, 6" E INV = 630.09 EX SAN, 8" N, INV = 629.51±	EX SAN, 8" S INV = 629.51±
SAN FIT-2	6" X 8" TEE	SAN-2, 6" W INV = 631.25 EX SAN, 8" S INV = 630.67±	EX SAN, 8" N INV = 630.67±

SANITARY SEWER PIPE TABLE								
PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	SAN FIT-1	630.54	630.09	45.08'	1.00%	6" SCH 40 PVC	
SAN-2	SAN BLDG-2	SAN FIT-2	631.57	631.25	32.38'	1.00%	6" SCH 40 PVC	

WATER MAIN FITTINGS TABLE		
STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
HYD-1	N/A	630.84
VLV-1	6" GATE VALVE W/ VALVE BOX	630.79
VLV-2	6" GATE VALVE W/ VALVE BOX	630.72
VLV-3	6" GATE VALVE W/ VALVE BOX	632.19
WM BLDG-1	N/A	633.22
WM FIT-1	6" X 8" STAINLESS STEEL TAPPING SLEEVE	630.59±
WM FIT-2	45 DEGREE HORIZONTAL BEND	633.78
WM FIT-3	45 DEGREE HORIZONTAL BEND	633.89
WM FIT-4	6" X 8" STAINLESS STEEL TAPPING SLEEVE	630.68±
WM FIT-5	6" X 8" STAINLESS STEEL TAPPING SLEEVE	631.95±

WATER MAIN PIPE TABLE							
PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM-1	WM FIT-1	VLV-1	630.59	630.79	4.00'	-5.00%	6" C900 PVC PIPE
WM-2	VLV-1	WM FIT-2	630.79	633.78	59.85'	-5.00%	6" C900 PVC PIPE
WM-3	WM FIT-2	WM FIT-3	633.78	633.89	5.93'	-1.85%	6" C900 PVC PIPE
WM-4	WM FIT-4	VLV-2	630.68	630.72	4.00'	-1.00%	6" DUCTILE IRON PIPE
WM-5	VLV-2	HYD-1	630.72	630.84	12.19'	-1.00%	6" DUCTILE IRON PIPE
WM-6	WM FIT-5	VLV-3	631.95	632.19	3.00'	-8.00%	6" C900 PVC PIPE
WM-7	VLV-3	WM BLDG-1	632.19	633.22	20.67'	-5.00%	6" C900 PVC PIPE













# DIGGERS HOTLINE

## UTILITY NOTES



1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF ENTRY FOR THE NEW SEWER SHALL BE LOCATED AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END, LONGER END FIRST. THE NEW SEWER SHALL BE LAID WITH THE NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS THE BEST AVAILABLE INFORMATION FROM THE RECORD DRAWINGS OF THE LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WISCONSIN AND/OR LOCAL PLUMBING, WOOD, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL UTILITIES EXISTING WITHIN THE PROJECT LIMITS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED ON THE BIDDING DOCUMENTS) TO ADEQUATE DEPTH AND PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

## KEY INDEX

- |   |  |
|---|--|
|  | PROJECT LIMITS<br>PROPERTY LINE                                |
|  | STORM MANHOLE  |
|  | 2' X 3' RECTANGULAR CATCH BASIN<br>WITH CURB BOX FRAME & GRATE |
|  | STORM CATCH BASIN WITH<br>ROUND FRAME & GRATE                  |
|  | STORM CATCH BASIN WITH<br>CURB BOX FRAME & GRATE               |
|  | WATER MAIN TEE   |
|  | WATER MAIN VALVE   |
|  | HYDRANT  |

- ST— STORM SEWER  
—SAN— SANITARY SEWER  
—W— WATER MAIN



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**788 N. Jefferson Street, Ste 900  
Milwaukee, Wisconsin 53202**

**kapurinc.com**

ISSUED

Land Use Submittal - June 17, 2025

PROJECT TITLE

## Jakum Site

## Redevelopment

## Red Earth

## Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin

SHEET TITLE

# SITE

# DOWNSPOUT PLAN

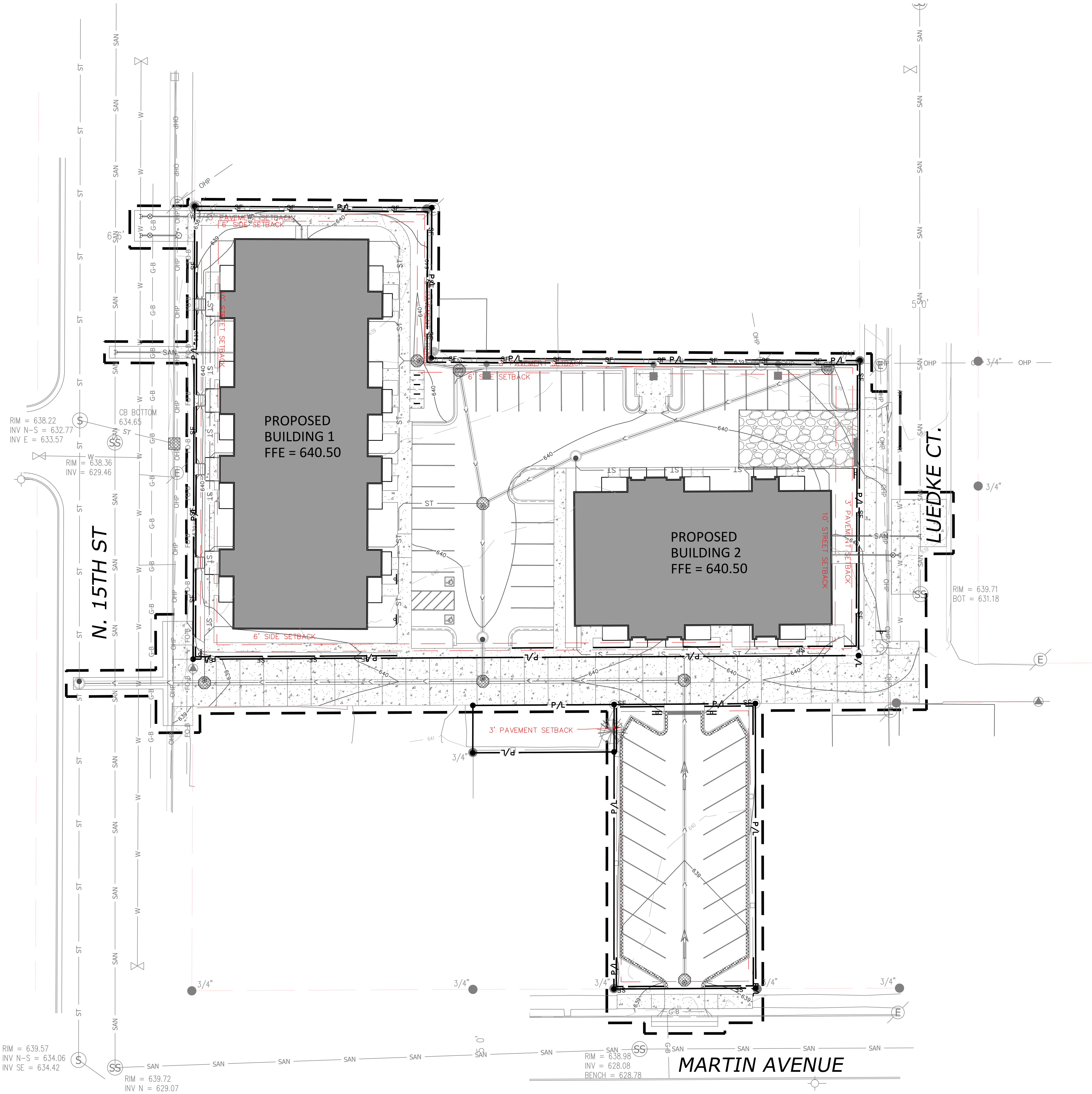
SHEET NUMBER

# C105B

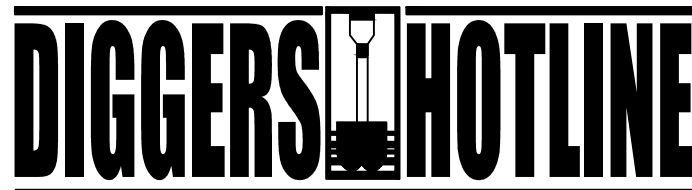
PROJECT NO. 2427

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Scale: 0 10 20 40  
Scale: 1" = 20'



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### EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND MPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

### POINTS OF CONTACT

**LAND OWNER:**  
JAKE BUSWELL  
3 AMIGO'S APARTMENTS  
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PHONE: (414) 751-7218

**CONSTRUCTION MANAGER:**  
TBD

### KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED

- 1 C201
- 2 C201
- 3 C201
- 3 C201



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ISSUED

Land Use Submittal - June 17, 2025

PROJECT TITLE

Jakum Site  
Redevelopment

Red Earth

Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin

SHEET TITLE

SITE EROSION  
CONTROL PLAN

SHEET NUMBER

C106

PROJECT NO. 2427

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## EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <http://dnr.wi.gov/tools/stormwater/standards/conservation.htm>
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS. THESE FILTERS SHALL BE PER WNR TECHNICAL STANDARD 1056 FROM ENTERING THESE AREAS PER WNR TECHNICAL STANDARD 1060 AS FOLLOWS:  
ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE LINING, AND INLET PROTECTION. CONTRACTORS SHALL BE REQUIRED TO PROVIDE A CURRENT LIST OF APPROVED FABRICS TO THE PROJECT ACCEPTABILITY LIST, TO OBTAIN THE PLAN, PLEASE REFER TO THIS WEBSITE: <http://wiscosn.dps.gov/Documents/dolgo-bus/eng-consultants/consr-srccos/tools/pdgs/T-13-4.pdf>
3. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EROSION EVENT. EROSION EVENT IS 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.  
B. PLACEMENT OF SPILL MATERIAL, DEBRIS, SOLS, ETC., ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY PROHIBITED AND PROHIBITED.  
C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/2" TO 1/2" OF THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERTFLOW CURB FOR TYPE D, OR FOR ANY TYPE OF OVERFLOW CURB. FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE REMOVED TO THE NEAREST AREA TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.  
D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPIDE THE INTENDED FUNCTION OF THE DEVICE. SEDIMENT THAT FALLS INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTICE ABOVE.  
E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONLY THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WNR.
- 3.A. TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WNR TECHNICAL STANDARD 1057 AS FOLLOWS:  
A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.  
B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC.  
C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT MIN. IS FEET WIDE) AND BE AT LEAST 50 FEET LONG.  
D. VEHICLES TRAVELING ALONG THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.  
E. ANY SEDIMENT OR ROCK ACCUMULATION ONTAL LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.  
F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EROSION EVENT. EROSION EVENT IS 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.  
G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM 12" BY SPRAYING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH THE STOCKPILE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WNR TECHNICAL STANDARD 1056 AS FOLLOWS:  
A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE SHORTENING THE PLAN SHEET.  
B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND ANCHORED TO EXISTING OBSTACLES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.  
C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.  
D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.  
E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.  
F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE ANCHOR. A SECURE JOINT OR SHALL BE OVERLAPPED THE MINIMUM 12 INCHES.  
G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.  
H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH DEEP TRENCH 6 INCH DEEPER INTO THE EROSION TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY DEEPER OR DEEPER THAN THE DEPTH REQUIRED FOR PROPER INSTALLATION.  
I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST VERTICAL TO THE STAPLES ARE NOT VISIBLE.  
J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VAUGHN ESTABLISHED IN TECHNICAL STANDARD 1056.  
K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.  
L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTING AND ROOT CUTTING WITHIN A RADIUS OF 15 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.  
M. THE CONTRACTOR MAY FURTHER STRENGTHEN SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.  
N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EROSION EVENT. PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.  
O. DAMAGED OR DECOMPOSED SILT FENCE, UNDESIRTING, OR FLOW CHANNELS AROUND THE ENDS OF BARRIERS SHALL BE REPAIRED OR CORRECTED.  
P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSIT REACH 1/2" OF THE DEPTH OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPLATES SHALL BE USED TO ESTABLISH VEGETATION THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WIND-ERODIBLE SLOPES THAT ARE NOT BE BROUGHT TO FINAL GRADE OR GREATER THAN 16 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEEDING SHALL BE COMPLETED PRIOR TO THE END OF THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:  
A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.  
B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.  
C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.  
D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATPT 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.  
E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TESTED DATE.  
F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE RYEGRASS OR RYEGRASS MIXTURES IS LBS/ACRE OR WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 15 TONS/ACRE. FERTILIZER SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV, 1 UNTIL SNOW COVER IS ESTABLISHED). SEEDER PATTERN SHALL BE USED TO APPLY SEED. AFTER SNOW FALLS, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC, NONVOLATILE B-SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WNR.  
G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.  
H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.  
I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOIL IS LEAD. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.  
J. CONTRACTOR IS TO LIMIT VEHICULAR TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEED AS MUCH AS POSSIBLE. RE-SEED DURING OVER AREAS AS NEEDED.  
K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.  
L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.  
M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE COORDINATION.  
N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1056 SHALL BE FOLLOWED.  
O. WHEN CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.  
P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENTATION AND EROSION.  
Q. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.  
R. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.  
S. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEEP WHEN SEDIMENT ACCUMULATES.

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL BE HELD, AND EACH PARTY SHALL ATTEND. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING AND OTHER EROSION CONTROL MEASURES. THE GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. THE CONTRACTOR SHALL INSPECT AND REPAIR SLOPES WITHIN 24 HOURS OF EACH HOUR OF EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS OF PROJECT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY DOCUMENTS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

**THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:**

1. OBTAIN PLAN APPROVAL FROM THE CITY OF SHEBOYGAN, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SUMMER 2025, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS.
4. SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
6. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
7. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
8. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
9. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND DRIVEWAYS, THE FINAL FINISH THICKNESSES OF DENSE GRADABLE USE COURSE PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING, SOILING/SPREADING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
10. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDRN TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANY LONG POLYACRYLAMIDE CONFORMING TO WDRN TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
11. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
12. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES AND INLET FILTER PROTECTION SHALL BE REMOVED.
13. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
14. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDRN TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.
15. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT IN THE CONSTRUCTION PROCESS, WATER SHALL BE APPLIED ON AND APPLIED EVERY PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDRN.

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DOWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. THE CONTRACTOR SHALL FOLLOW THE INSTRUCTIONS WHILE PERFORMING DOWATERING ACTIVITIES ON-SITE. IF DOWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 12 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR W/IL DOWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER TYPES OF WATER REMEDIATION ACTIVITIES WITH THE WDNRS.

1. THE CONTRACTOR SHALL ENSURE THAT THE DOWATERING PRACTICES CARRIED OUT MEET OR EXCEED WDNR TECHNICAL STANDARD 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS, OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, AND AT OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 900 SQUARE FEET HAS A MAXIMUM APPLICABLE OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSF; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 6.92 OZ. SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNSLOPE FILL SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DOWATERING BAG. IF THE DOWATERING BAG IS NOT DOING AN ADEQUATE JOB TO HOLD FILLING SEDIMENTS, THE CONTRACTOR SHALL SUPPLY TONS OF TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE POLYMER AND PROVIDE THE MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (USE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO THE MANUFACTURER AND WDNRS APPLICATION OF POLYMER. WITH THE WDNRS RATE TAKING PRECEDENCE, THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED, SPILLED POLYMER SHALL BE CLEANED UP ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCTION SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS WITHIN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DOWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DOWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
  - a. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
  - b. OBSERVED WATER TABLE AT TIME OF DOWATERING.
  - c. MAINTENANCE ACTIVITIES
  - d. NAME AND QUANTITY OF POLYMER USED, PRODUCT TYPE.APPLICATION RATE OF POLYMER IN GALLONS/ACRE FEET OF WATER, DATE AND TIME APPLIED, WEATHER CONDITIONS DURING APPLICATION, METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DOWATERING – <http://dnr.wi.gov/topics/stormwater/documents/Dewatering%201061.pdf>

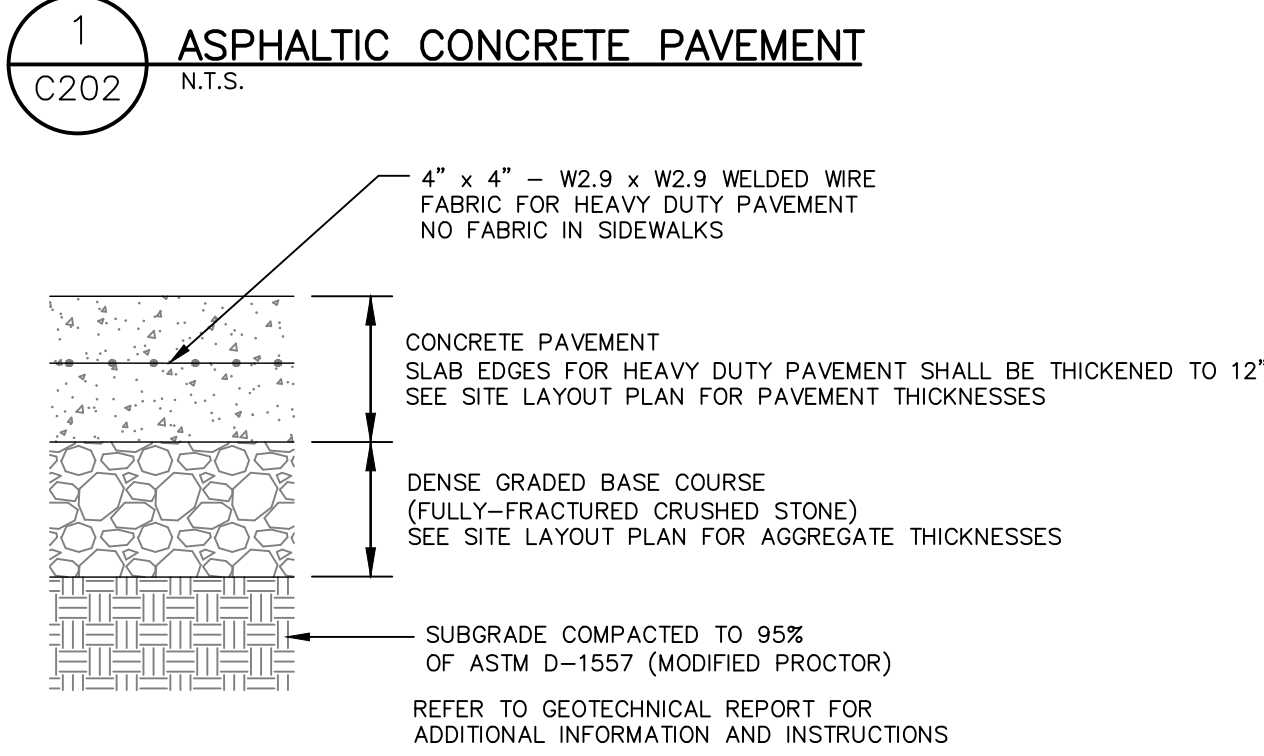
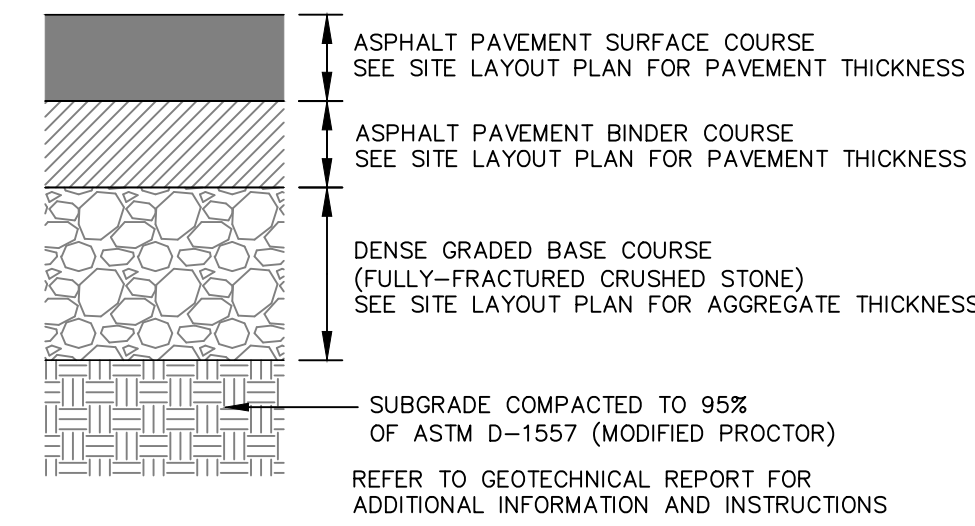
WDNR TECHNICAL STANDARD 1051 FOR POLYMER – <http://dnr.wi.gov/topics/stormwater/documents/dnr1051.pdf>

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, TRESTLING OR OTHER LAND DISTURBING ACTIVITIES. INSPECT ALL EROSION CONTROL MEASURES MONTHLY AND AFTER EACH MAJOR RAINFALL. RECORD THE DURATION OF EACH PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL RECORD THE DAILY WEATHER CONDITIONS IN A DAILY LOG BOOK. RECORDS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY 0.50 INCH PRECIPITATION RECORDS, APPROVED PLANS WIDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT BY ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

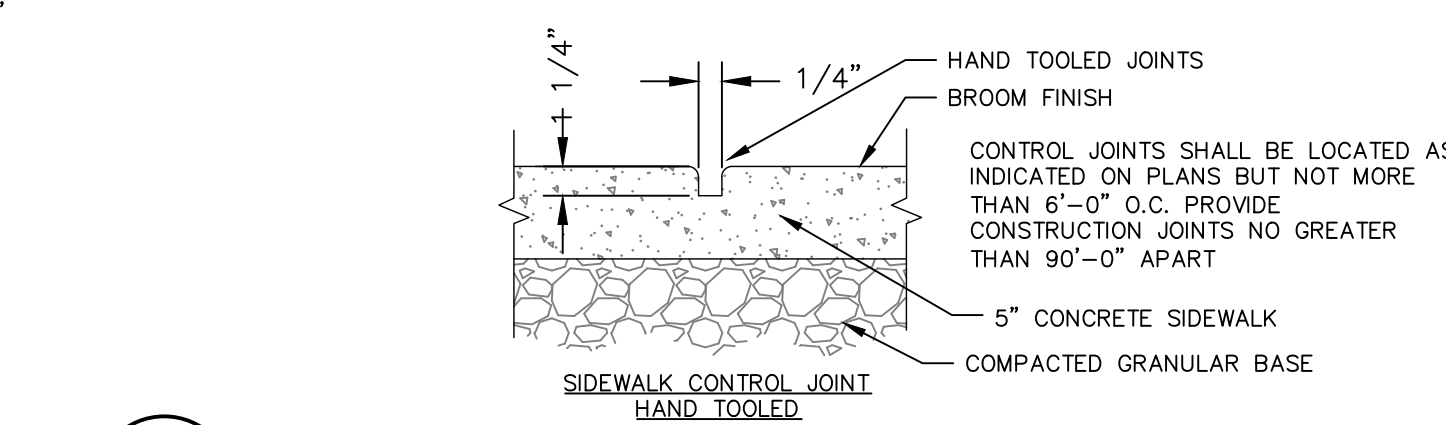
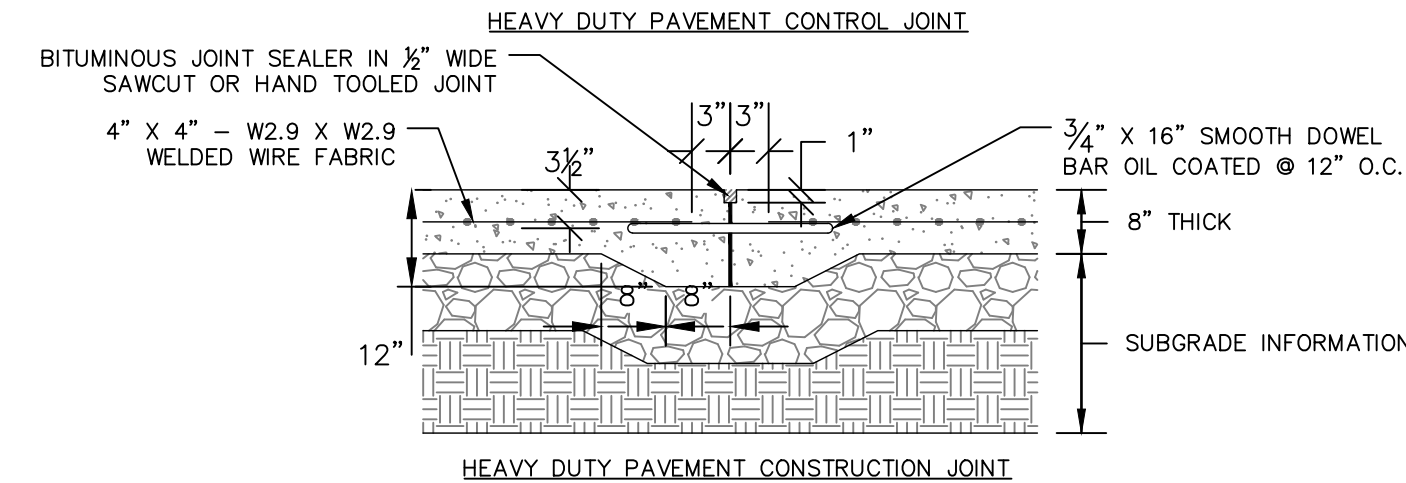
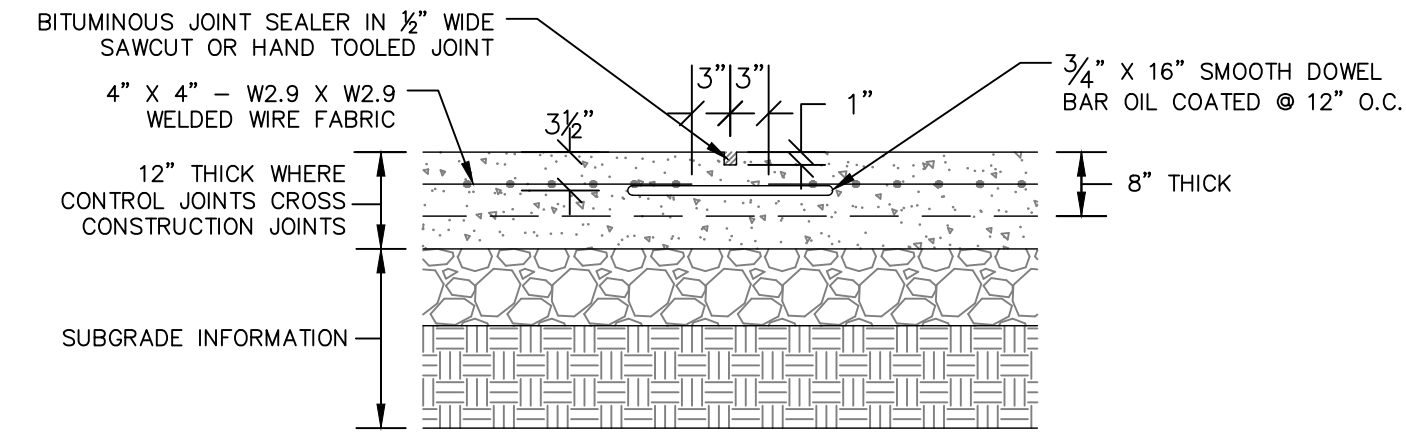
AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACE.



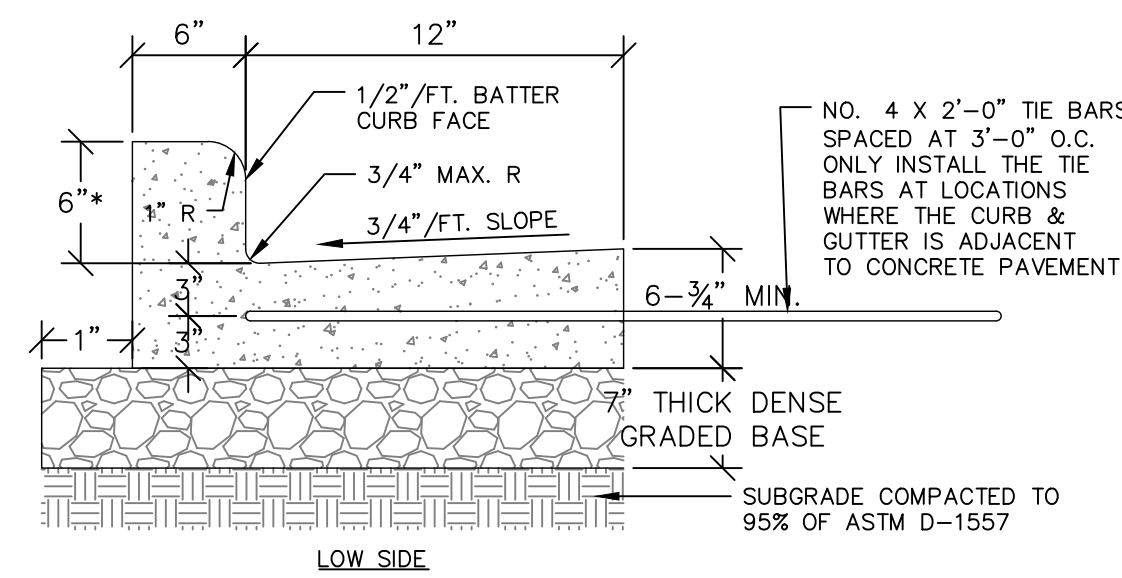
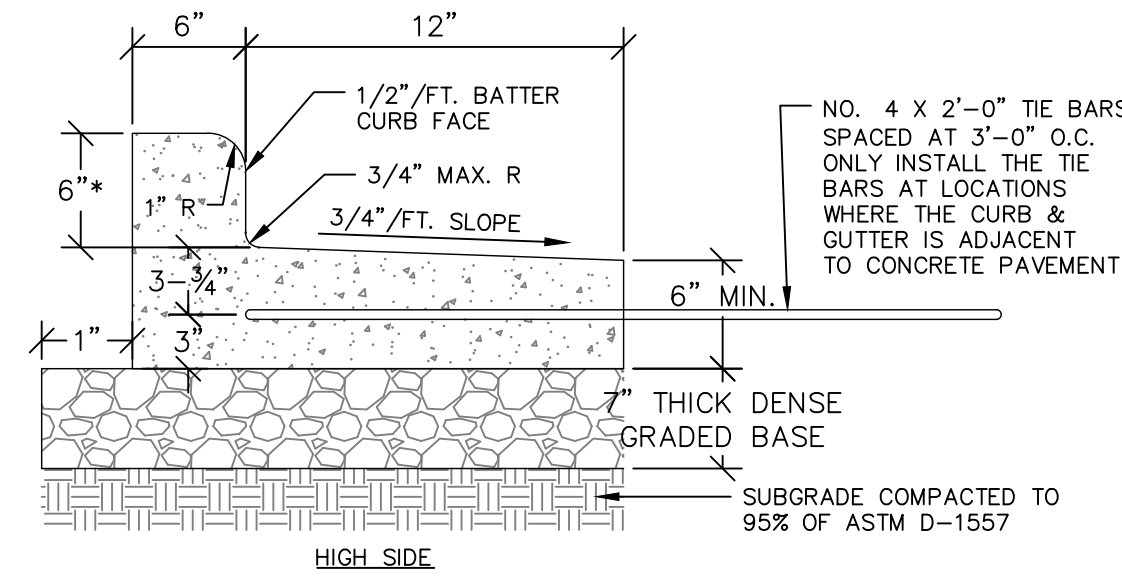




2 CONCRETE SIDEWALK/SLAB  
C202 N.T.S.

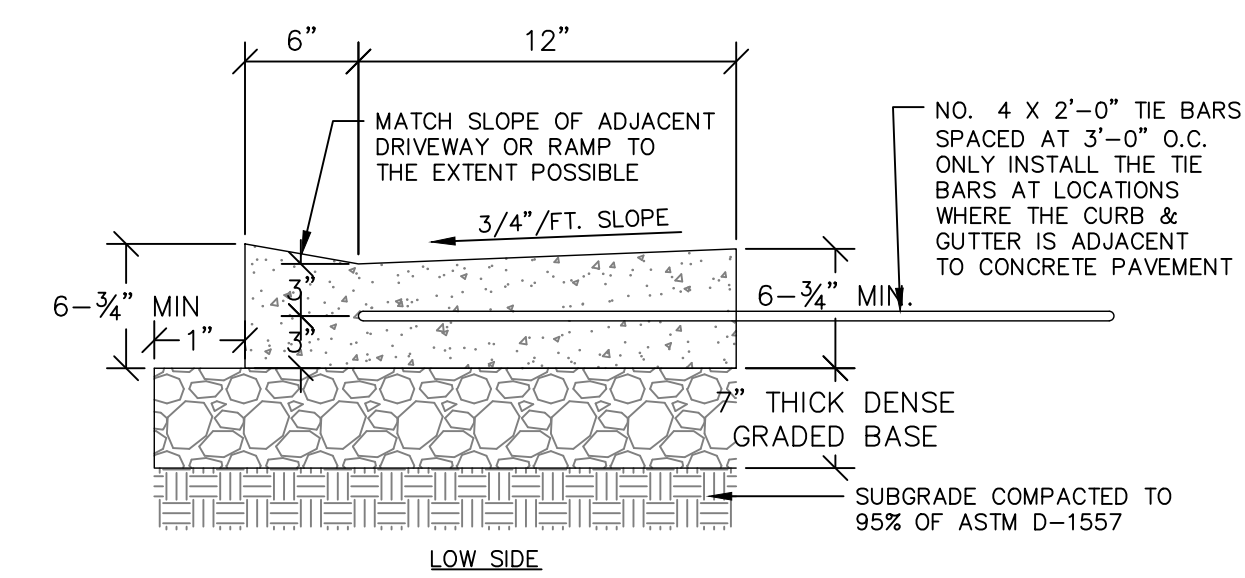
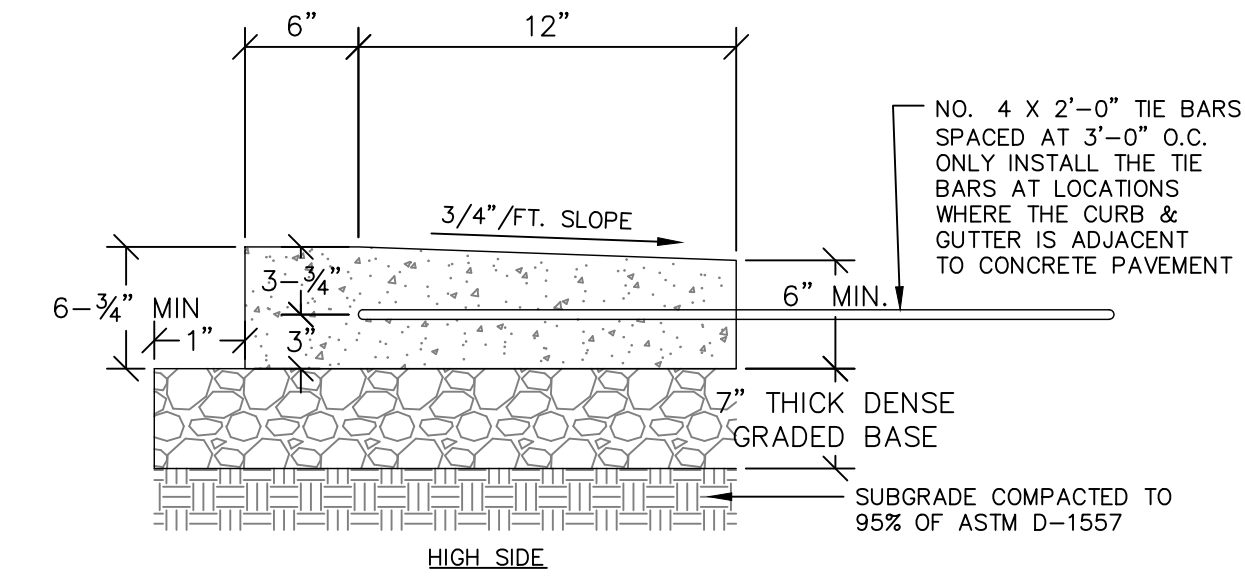


3 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)  
C202 N.T.S.



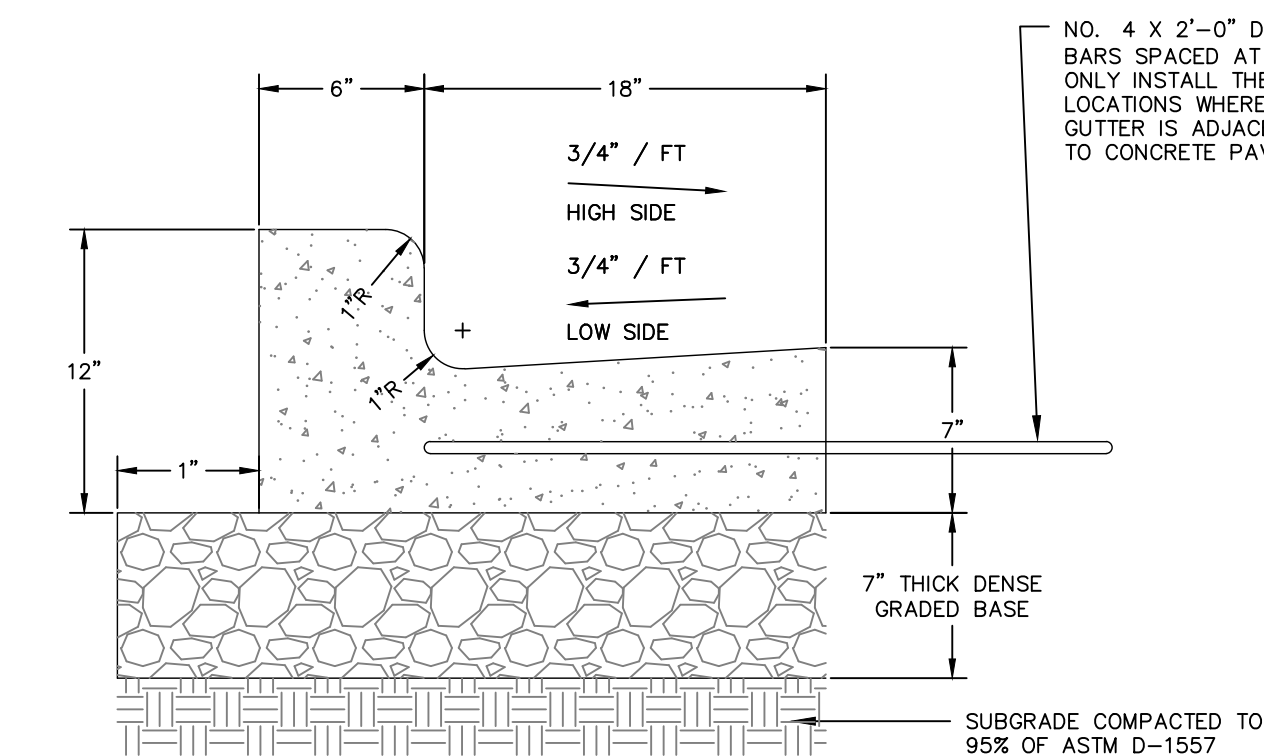
\*CURB HEIGHT MAY VARY. SEE SITE GRADING  
PLAN FOR EXACT CURB HEIGHTS. CONTACT  
ENGINEER WITH ANY QUESTIONS THAT ARISE.  
PROVIDE CONSTRUCTION JOINTS BETWEEN  
10- FEET AND 300- FEET.

4 18-INCH BARRIER CONCRETE  
CURB & GUTTER  
C202 N.T.S.

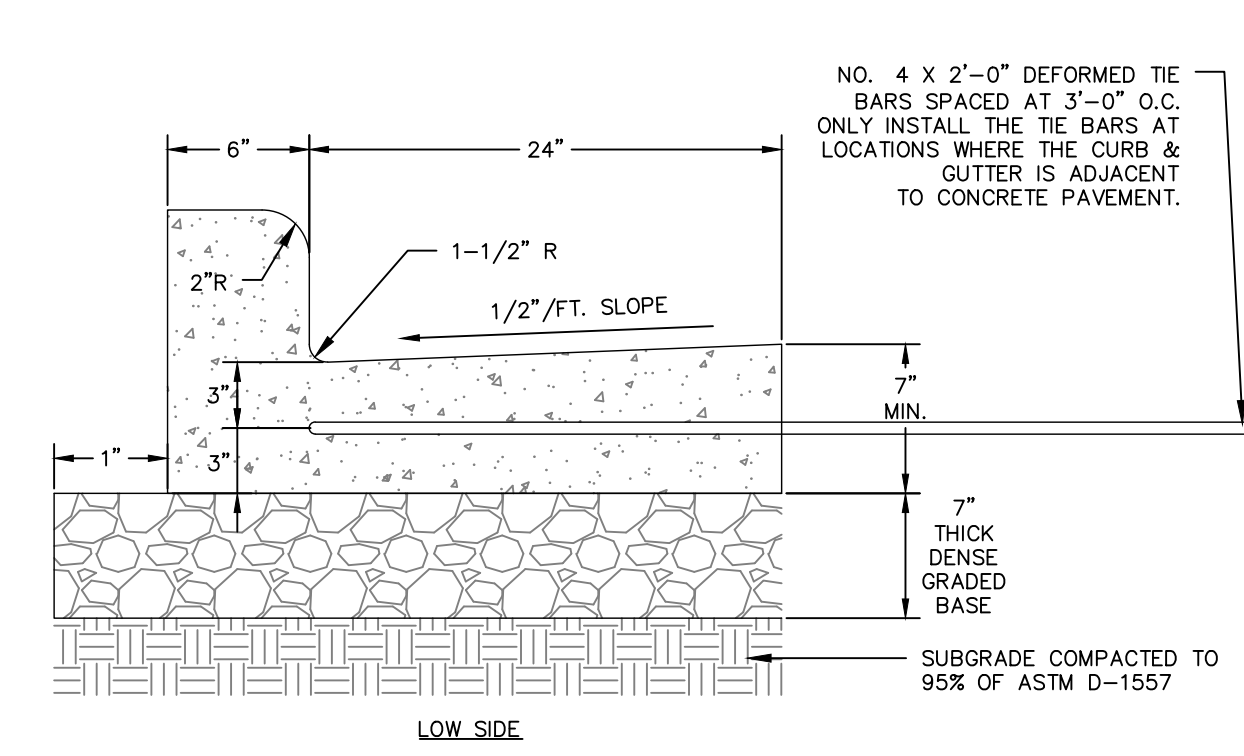


\*CURB HEIGHT MAY VARY. SEE SITE GRADING  
PLAN FOR EXACT CURB HEIGHTS. CONTACT  
ENGINEER WITH ANY QUESTIONS THAT ARISE.  
PROVIDE CONSTRUCTION JOINTS BETWEEN  
10- FEET AND 300- FEET.

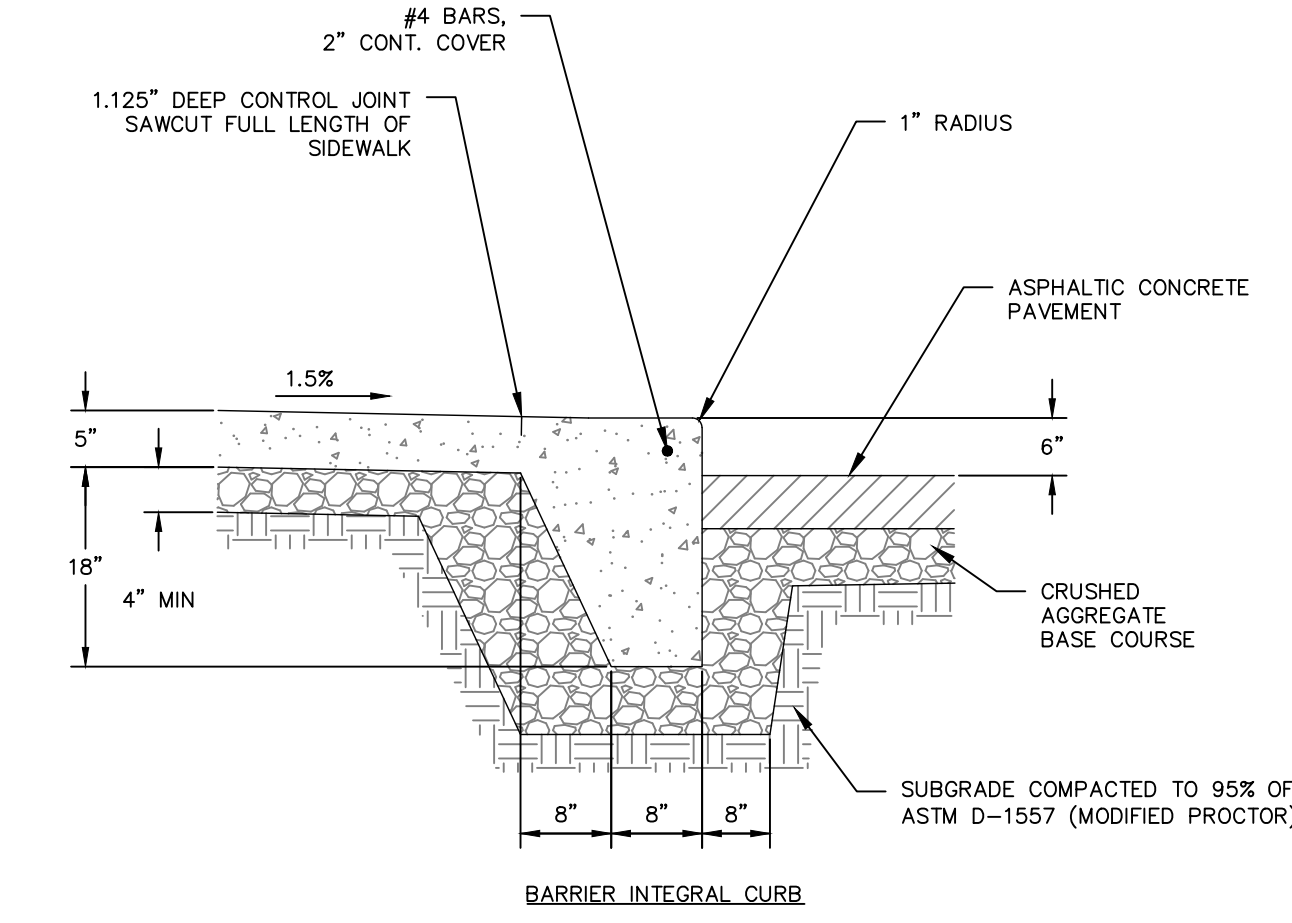
5 18-INCH DEPRESSED CONCRETE  
CURB & GUTTER  
C202 N.T.S.



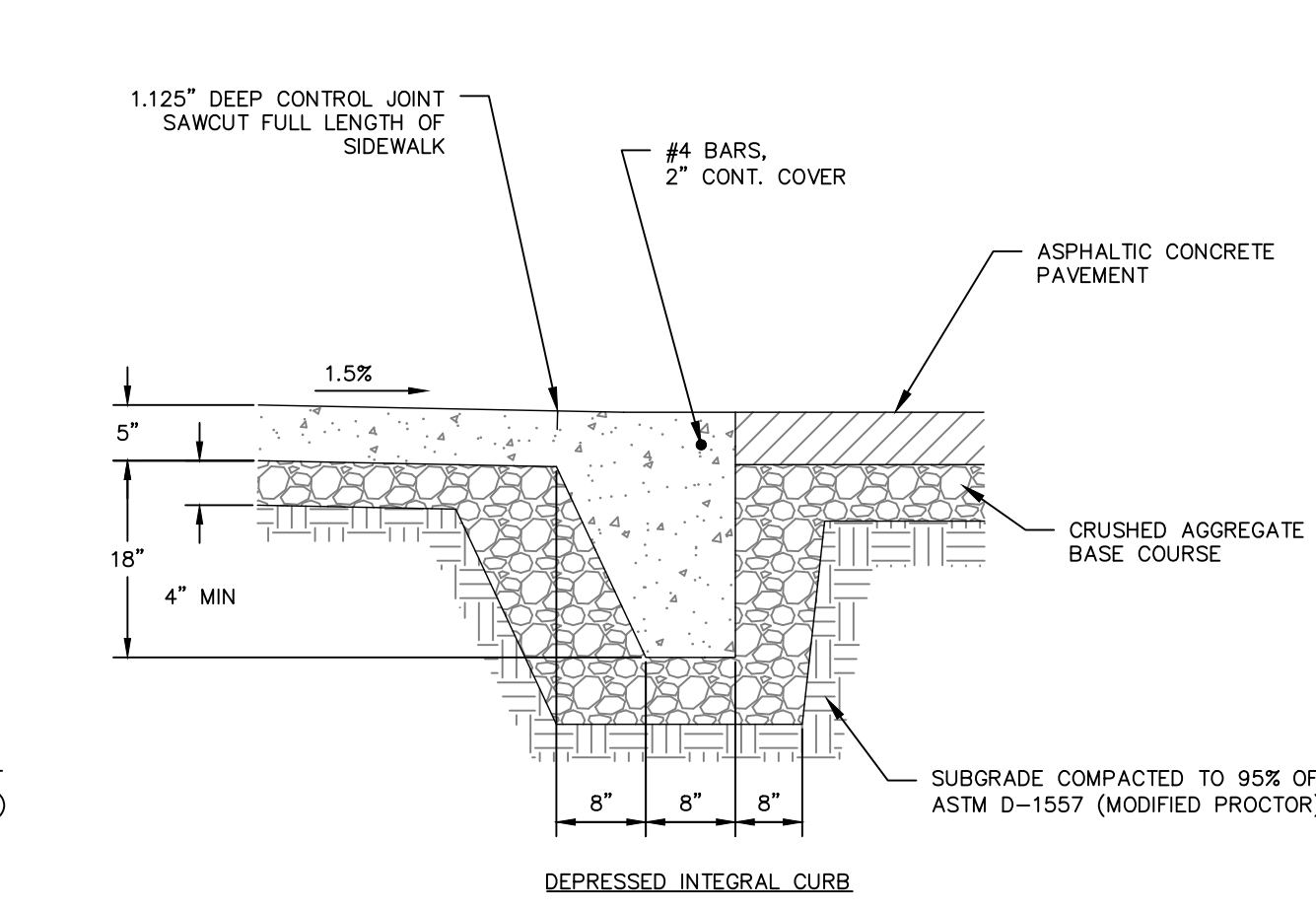
6 24-INCH BARRIER CURB & GUTTER  
C202 N.T.S.



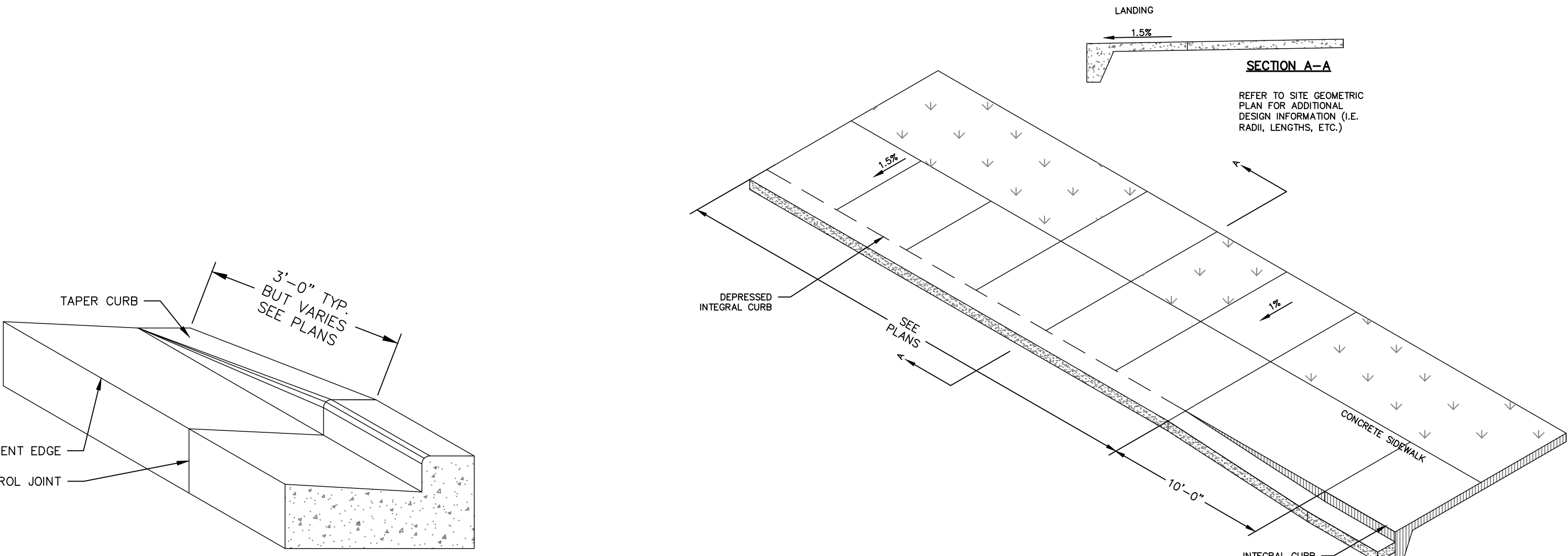
7 30-INCH BARRIER CONCRETE CURB & GUTTER  
C202 N.T.S.



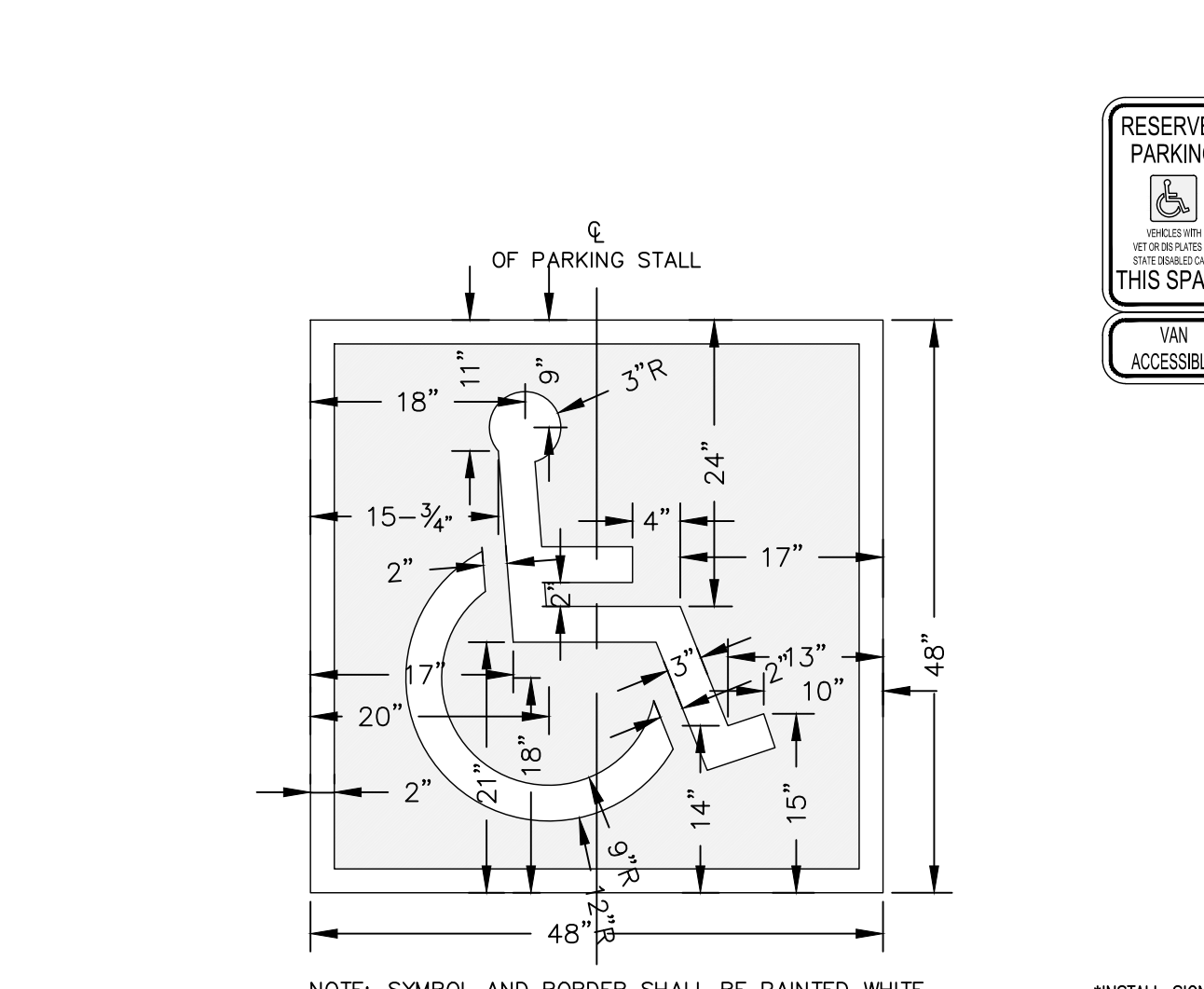
8 CONCRETE SIDEWALK WITH INTEGRAL CURB  
C202 N.T.S.



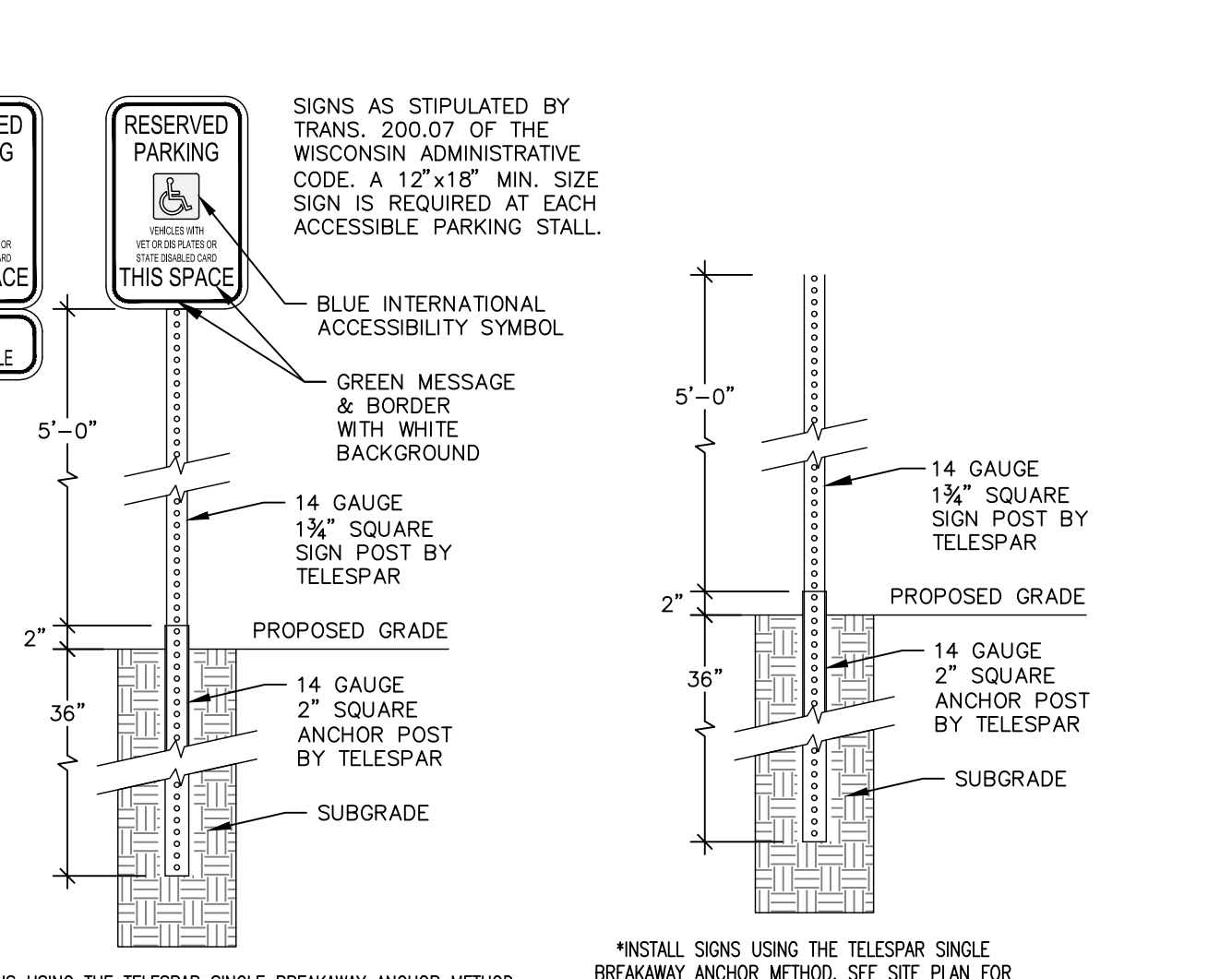
9 CONCRETE CURB & GUTTER TRANSITION  
TO ZERO-FACE CURB  
C202 N.T.S.



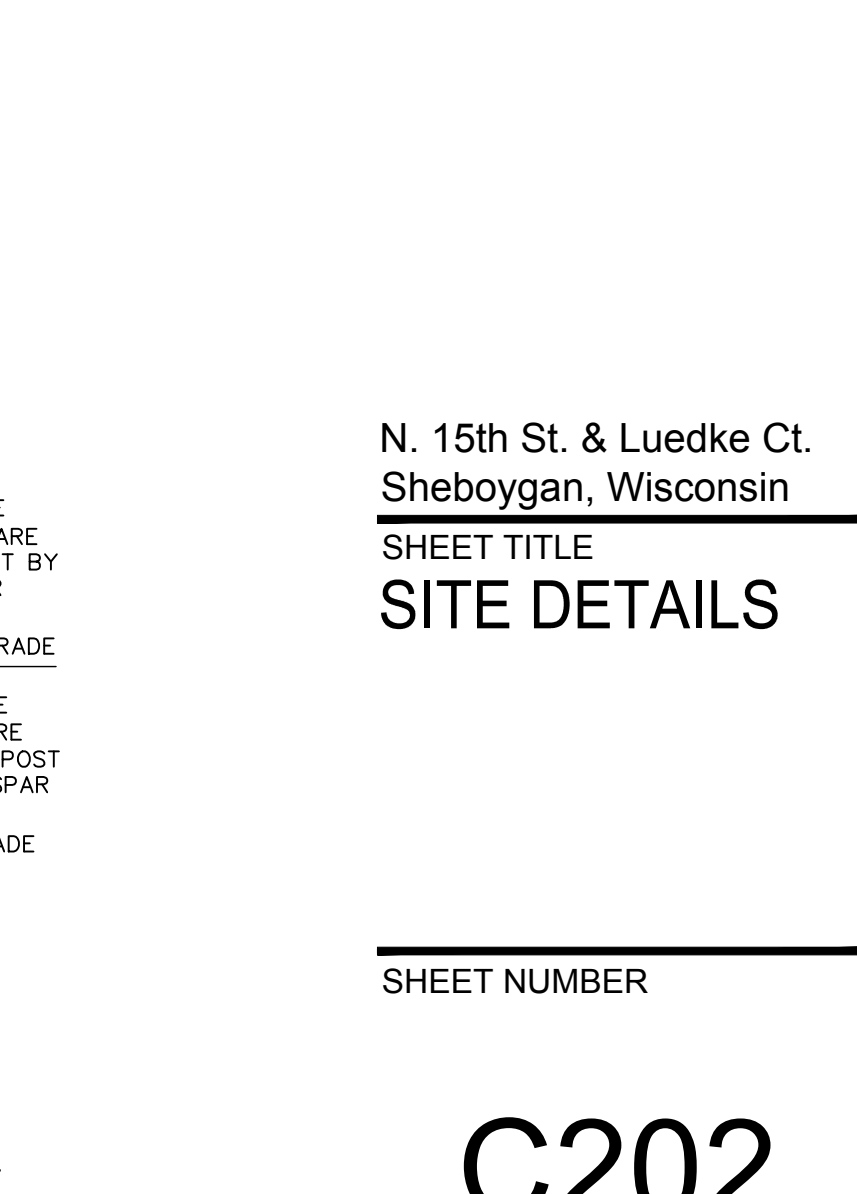
10 TRANSITION FROM INTEGRAL CURB TO  
DEPRESSED INTEGRAL CURB  
C202 N.T.S.



11 INTERNATIONAL ACCESSIBILITY SYMBOL  
FOR PARKING STALLS  
C202 N.T.S.



12 ACCESSIBLE PARKING  
STALL SIGN  
C202 N.T.S.



13 SIGN POST DETAIL  
C202 N.T.S.



knothe + bruce  
ARCHITECTS

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908.836.3690 Middleton, WI 53602



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Milwaukee, Wisconsin 53202

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ISSUED  
Land Use Submittal - June 17, 2025

PROJECT TITLE  
Jakum Site  
Redevelopment

Red Earth  
Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin  
SHEET TITLE  
SITE DETAILS

SHEET NUMBER

C202

PROJECT NO. 2427

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- 1  
C204
- STORM MANHOLE DETAIL  
N.T.S.



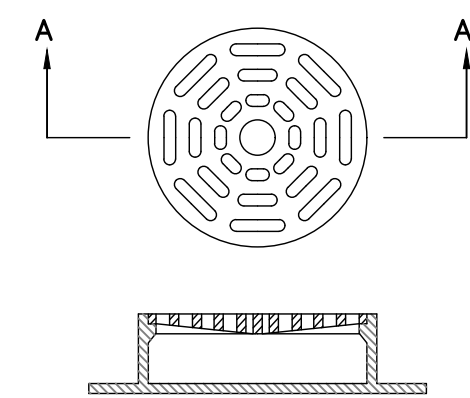
A cross-sectional diagram of a manhole assembly. At the top, a vertical section labeled "PRECAST RISER SECTION" is shown with a small horizontal step. Below this is a circular opening with a dark shaded interior. The surrounding material is labeled "GLASS 'D' CONCRETE". At the base of the assembly is a thick, textured layer labeled "3" MIN. STONE BEDDING MATERIAL". A dimension line on the left indicates a height of "2'-0"

3  
C204

~~OPTIONAL POURED MANHOLE BASE  
N.T.S. FOR MANHOLES~~

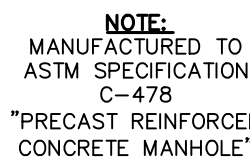


4  
C204 24" X 36" STORM CATCH BASIN WITH  
N.T.S. GUTTER INLET/CURB BOX FRAME & GRATE



SECTION A-A

NOTE:  
REFER TO UTILITY PLAN FOR  
GRATE CASTING AND NEENAH  
FOUNDRY CO. CONSTRUCTION  
CASTINGS CATALOG "R" LATEST  
EDITION



NOTE:  
REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

5  
C204

48-INCH DIAMETER STORM CATCH BASIN  
N.T.S. WITH ROUND FRAME & GRATE



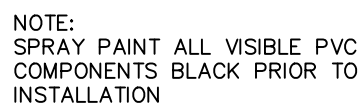
6  
C204

48-INCH DIAMETER STORM CATCH BASIN  
N.T.S. WITH CURB BOX FRAME & GRATE



8  
C204

TYPICAL HYDRANT LEAD INSTALLATION  
N.T.S.



REFER TO SITE UTILITY PLAN, FOR  
CONTINUATION,  
INVERT ELEVATION, PIPE SIZE, ETC.  
CONFIRM LOCATIONS OF DOWNSPOUT  
PRIOR TO INSTALLING PIPING

9  
C204

DOWNSPOUT CONNECTION  
N.T.S.



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Red Earth  
Development

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Sheboygan, Wisconsin

SHEET TITLE  
**SITE DETAILS**

SHEET NUMBER

# C204

PROJECT NO. 2427

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SITE DETAILS

SHEET NUMBER

C205

PROJECT NO. 2427

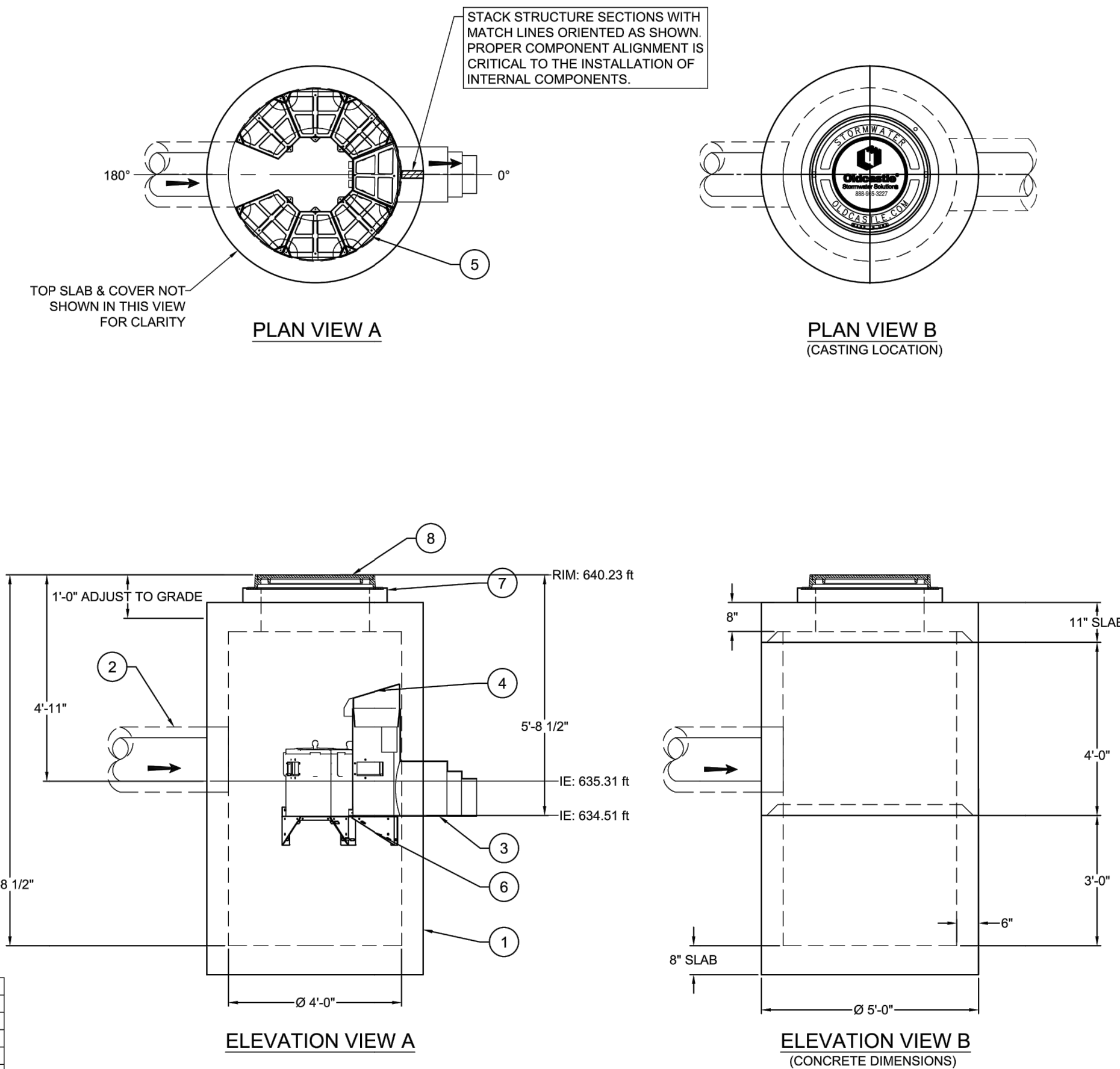
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STRUCTURE PROPERTIES				
STRUCTURE ID	OS-1			
MODEL SIZE	UFF CPZ-2			
TREATMENT FLOW RATE (cfs)	-			
PEAK FLOW RATE (cfs)	-			
SEDIMENT STORAGE (cu. yd.)	0.0			

NOTES:

- LIVE LOADING CRITERIA:
  - AASHTO HS-20-44 (WITH IMPACT)
  - LATERAL LIVE LOAD SURCHARGE: 80 PSF (TO 8.00 FT DEPTH)
  - NO LATERAL SURCHARGE FROM ANY ADJACENT BUILDINGS, WALLS, FOUNDATIONS, OR ANY ADDITIONAL SITE ELEMENTS.
- SOIL LOADING CRITERIA:
  - SOIL COVER DEPTH: 0.50 FT (MIN.) - 5.00 FT (MAX.)
  - SOIL UNIT WEIGHT: 120 PCF
  - ASSUMED WATER TABLE ELEVATION: BELOW BOTTOM OF PRECAST
  - REQUIRED ALLOWABLE BEARING PRESSURE: 2,500 PSF
  - EQUIVALENT LATERAL FLUID PRESSURE: 45 PCF (ACTIVE)
  - SEISMIC LATERAL EARTH PRESSURES: NOT APPLICABLE
- CONCRETE (NORMALWEIGHT):
  - MIN. 28-DAY COMPRESSIVE STRENGTH: 6,000 PSI
  - CEMENT: ASTM C150
- STEEL REINFORCEMENT: ASTM A615 / A706 (GRADE 60)
- REFERENCE STANDARDS: ASTM C890& C913, ACI 318-14
- THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/AUTHORITY SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.
- OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE ID. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FULL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.
- CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.
- CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
- SECTION HEIGHTS, SLAB/WALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.
- MAXIMUM PICK WEIGHTS:
  - TOP: 3500 LBS
  - BASE: 11000 LBS\*(\* COMBINED WEIGHT OF BASE INCLUDES PRODUCT INTERNALS.)
- MINIMUM PERFORMANCE: 80% REMOVAL. NUDEP - NUDEP BLEND, NU-CAT, SIL-CO-SIL 106 (d50 = 22 MICRONS) AT THE PEAK TREATMENT FLOW.
- NORMAL OPERATING W.S.E. IS 2.46' ABOVE THE OUTLET INVERT AT THE PEAK TREATMENT FLOW OF .056 CFS (25 GPM) PER MODULE. FOR A GIVEN FLOW THE HEAD REQUIREMENT CAN BE REDUCED BY ADDING ADDITIONAL FILTERS.
- OUTLET PIPE STUB SIZE INFORMATION:
  - OUTSIDE DIAMETER: 10.5", 12.5" OR 15.3" OD
  - CONCRETE PENETRATION: PIPE BOOT (BY OC)
  - HOOK-UP: FERNCO-TYPE COUPLING (BY GC)
  - CONTRACTOR TO TRIM OUTLET MODULE TO FIT CONNECTON TYPE.

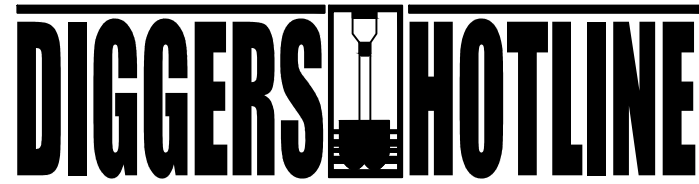
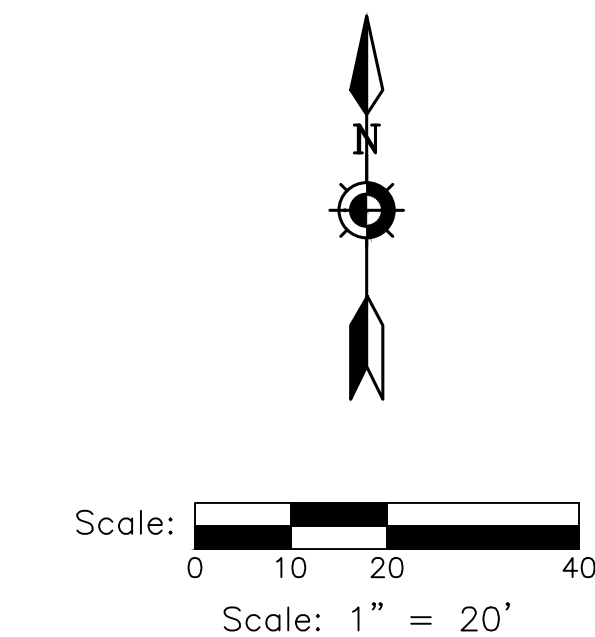
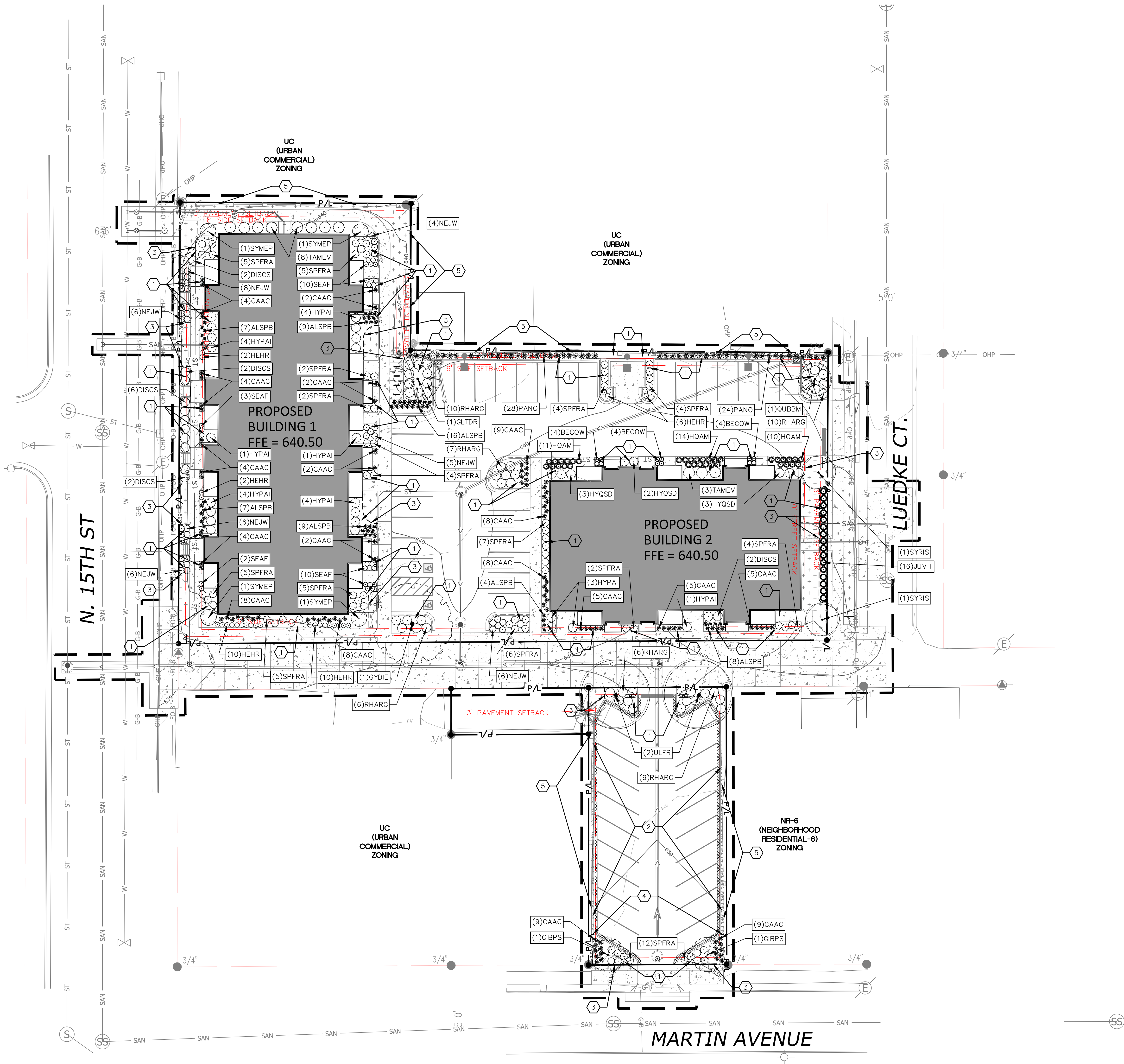
BILL OF MATERIALS					
ITEM	DESCRIPTION	BY	INSTALL	QTY	UNIT
1	4FT PRECAST MANHOLE	OI	GC	1	EA
2	INLET PIPE	GC	GC	1	EA
3	OUTLET MODULE	OI	OI	1	EA
4	BYPASS HOOD	OI	OI	1	EA
5	MODULE BODY AND LID	OI	OI	2	EA
6	SUPPORT FRAME	OI	OI	3	EA
7	GRADE RING(S)	GC	GC	1	EA
8	FRAME & COVER	OI	GC	1	EA
9	END PLATE	OI	OI	2	EA



JAKUM SITE REDEVELOPMENT SHEBOYGAN, WI	DATE: 06/02/2025	DRAWN: TNB	270
PROJECT # 25-135432	CHECKED: -	SALES ORDER: -	MFG: -
UP-FLO FILTER @ UFF CPZ-2 SYSTEM ID: OS-1	CUSTOMER	REV	
OLDCASTLE INFRASTRUCTURE A CH2M COMPANY	DESCRIPTION	DATE	
SUBMITTAL DRAWING	REV	DATE	
SHEET 1 OF 1			

1  
C205  
UP-FLO FILTER 48" DIAMETER (OS-1)  
N.T.S.





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### HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- ALUMINUM EDGING
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, KENTUCKY BLUE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- DECORATIVE STONE MULCH ON WEED BARRIER FABRIC. 8  
L201
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

### KEY INDEX

- |   |                                     |   |
|---|-------------------------------------|---|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> | SHREDDED HARDWOOD MULCH             | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">7<br/>L201</span>  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> | DECORATIVE STONE MULCH              | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">8<br/>L201</span>  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span> | ALUMINUM EDGING AT PLANTING BED     | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">9<br/>L201</span>  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> | ALUMINUM EDGING AT MULCH SEPERATION | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">10<br/>L201</span> |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5</span> | NEW FENCE (SEE CIVIL PLANS)         |   |



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Red Earth  
Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin  
SHEET TITLE  
SITE  
LANDSCAPE  
PLAN

SHEET NUMBER

L101

PROJECT NO. 2427

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Plant Schedule						
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Shade and Tall Trees: (Install in accordance with detail 3/L201)						
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2" caliper B&B	40'/15'
GLTDR	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	1	Per Plan	2" caliper B&B	45'/20'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Per Plan	2" caliper B&B	50'/35'
QUBBM	Quercus bicolor 'Bonnie and Mike'	Beacon Swamp White Oak	1	Per Plan	2" caliper B&B	35'/15'
ULFR	Ulmus 'Frontier'	Frontier Elm	2	Per Plan	2" caliper B&B	40'-50'/25'-35'
Medium and Low Trees: (Install in accordance with detail 3/L201)						
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2	Per Plan	1.5" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 4/L201)						
JUVIT	Juniperus virginiana 'Taylor'	Taylor Juniper	16	Per Plan	4' tall B&B	25'/2'-3'
Deciduous Shrubs: (Install in accordance with detail 5/L201)						
DISCS	Diervilla sessilifolia 'LPDC Podras' PP19,391	Cool Splash Dwarf Bush Honeysuckle	14	Per Plan	24" tall pot	30'/30"-54"
HYPAI	Hydrangea paniculata 'LVOBO' PP22,782	Bobo Hydrangea	22	Per Plan	24" tall pot	3'/3'-4'
HYQSD	Hydrangea quercifolia 'Sikes Dwarf'	Sikes Dwarf Hydrangea	8	Per Plan	18" tall pot	2'-3'/4'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	48	Per Plan	18" spread pot	2'-3'/6'-8'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	72	Per Plan	18" tall pot	2'-3'/2'-3'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	4	Per Plan	36" tall pot	4'-5'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L201)						
TAMEV	Taxus x media 'Everlow'	Everlow Yew	11	Per Plan	18" spread pot	2'-3'/4'-5'
Perennials: (Install in accordance with detail 6/L201)						
ALSPB	Allium x 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	60	Per Plan	#1 cont.	8"-12"/18"-24"
BECOW	Bergenia cordifolia 'Winterglut'	Winter Glow Bergenia	12	Per Plan	#1 cont.	12"-18"/12"-18"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	97	Per Plan	#1 cont.	5'-6'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	30	Per Plan	#1 cont.	12"-18"/16"-24"
HOAM	Hosta 'August Moon'	August Moon Hosta	35	Per Plan	#1 cont.	20"/24"-30"
NEJW	Nepeta x 'Junior Walker'	Junior Walker Catmint	41	Per Plan	#1 cont.	15"-18"/30"-36"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	52	Per Plan	#1 cont.	4'-5'/24"-30"
SEAF	Sedum x 'Autumn Fire'	Autumn Fire Sedum	25	Per Plan	#1 cont.	18"-24"/24"
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.						

- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL WOOD AND MINERAL/STONE MULCHES OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- SHREDDED HARDWOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 2 TO 3-INCH THICK LAYER OF SHREDDED HARDWOOD MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDING AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- LAWN AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE THE LAWN KILLED AND ENTIRELY REMOVED INCLUDING ROOTS. REPLACE THE REMOVED SOIL WITH IMPORTED TOPSOIL. DO NOT TILL THE EXISTING LAWN INTO THE SOIL.
- PAVED AREAS BEING CONVERTED TO PLANTING BEDS SHALL HAVE ALL STONE AGGREGATE BASE DOWN TO SUBGRADE REMOVED AND REPLACED WITH PLANTING SOIL.
- STONE MULCH TO BE 3/4-INCH TO 1-INCH RAVENS BLACK DECORATIVE STONE CHIP FROM HALQUIST STONE OR APPROVED EQUIVALENT. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246-9000 EMAIL: INFO@HALQUISTSTONE.COM
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2

L201

LANDSCAPE NOTES

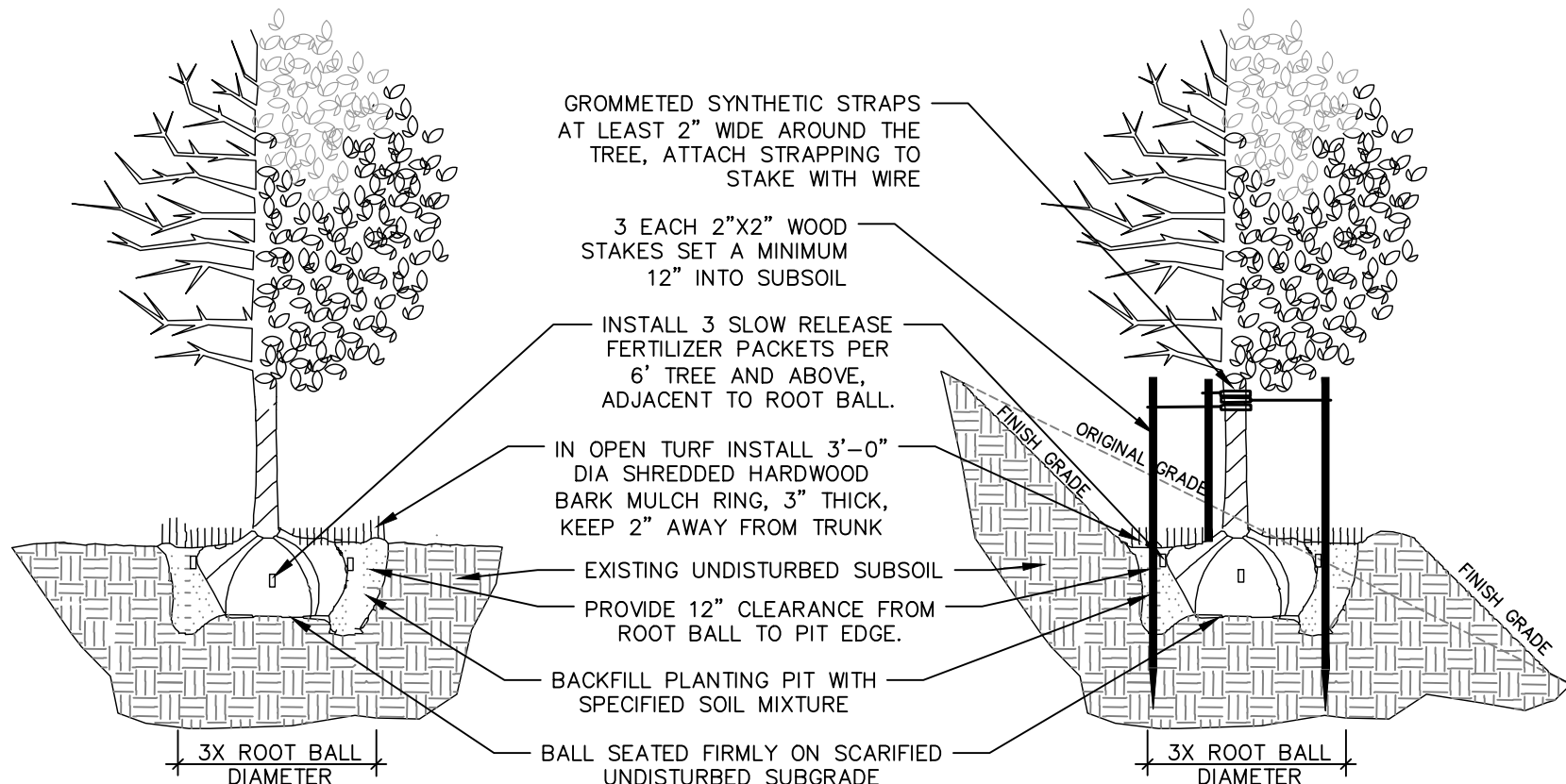
REFER TO SPECIFICATIONS

8

L201

STONE MULCH SECTION

N.T.S.

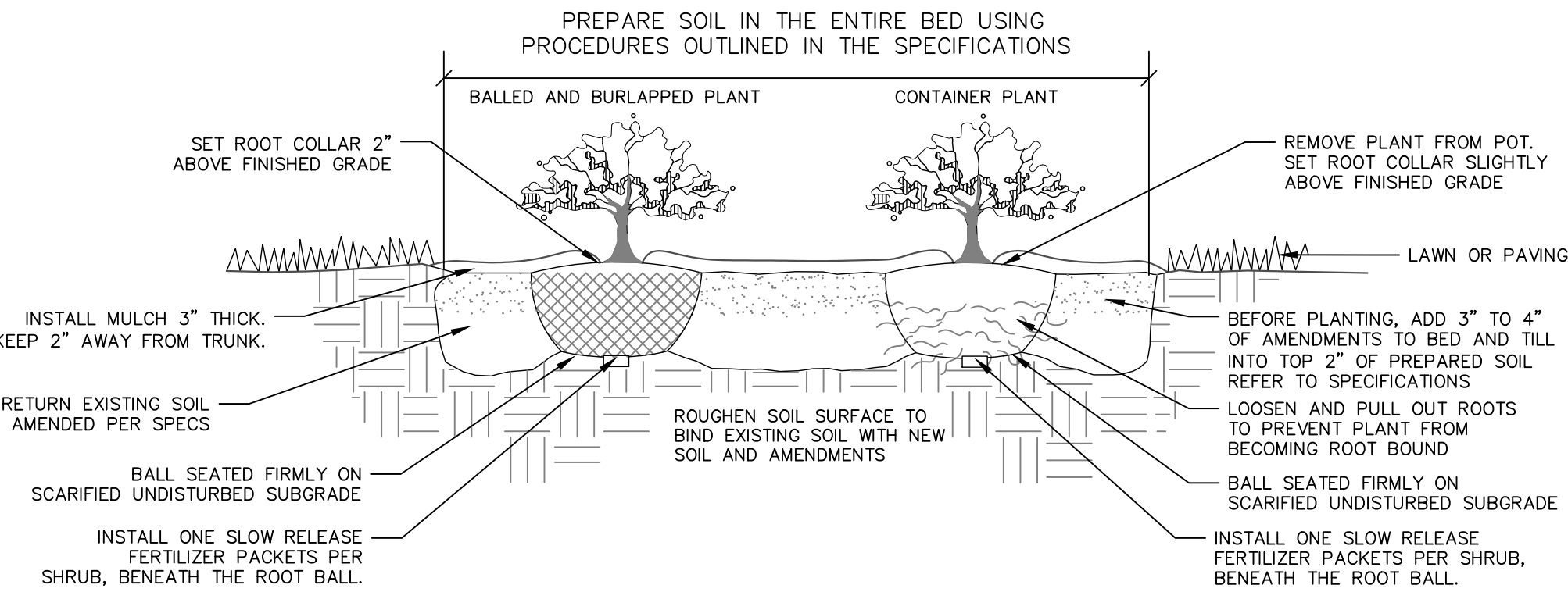


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L201

DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE

N.T.S.



4

L201

EVERGREEN TREE PLANTING & STAKING

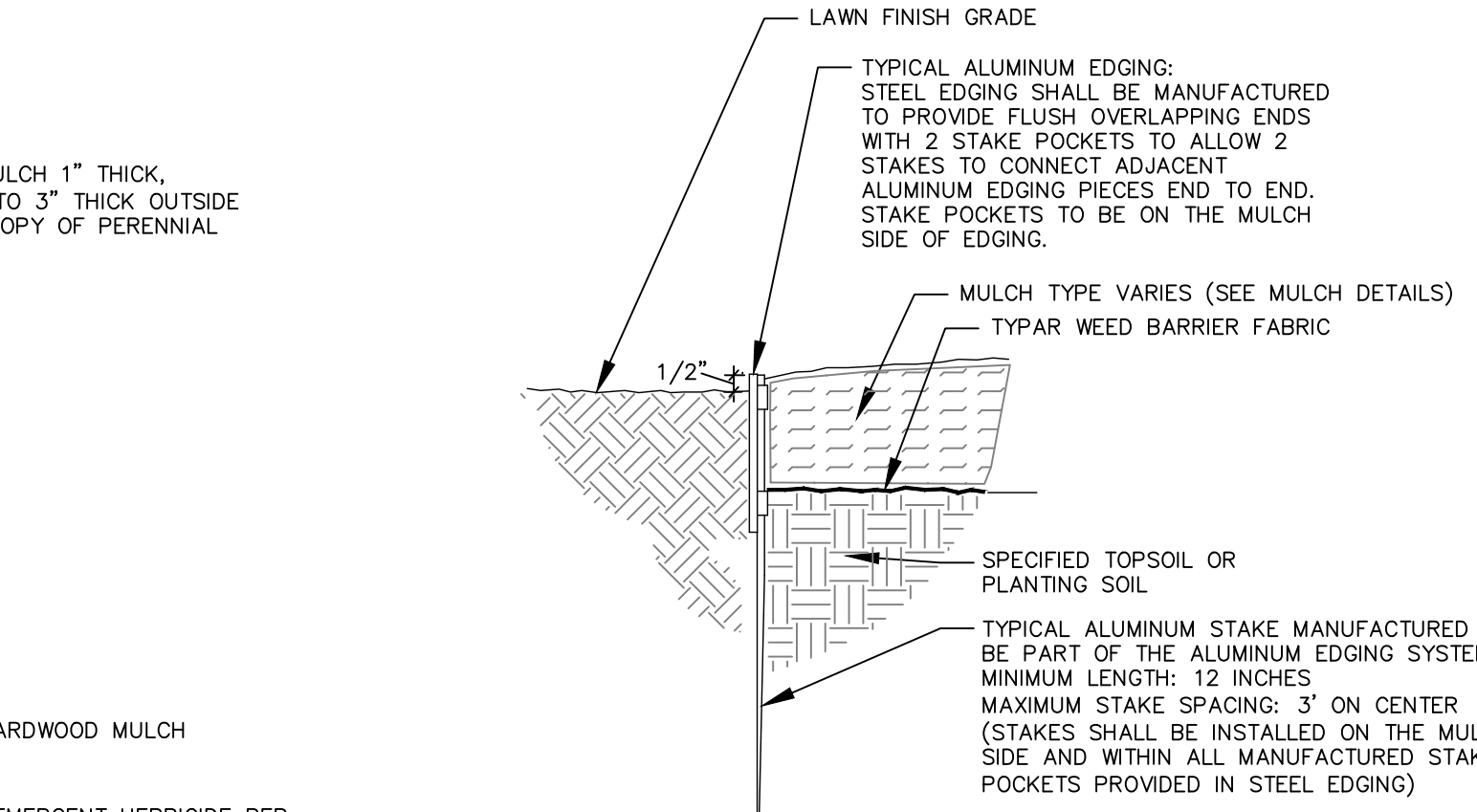
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DECIDUOUS & EVERGREEN SHRUB PLANTING

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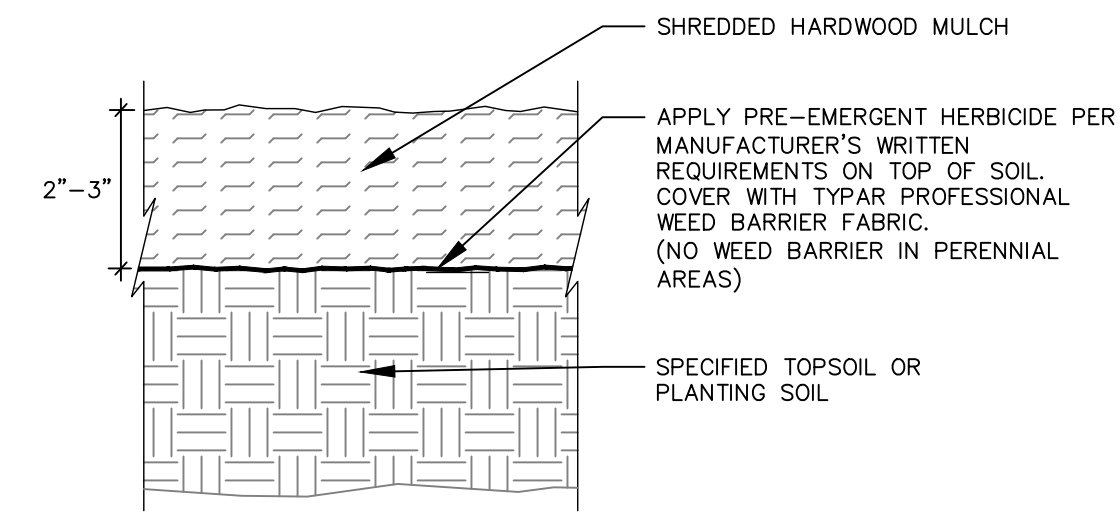


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PERENNIAL PLANTING

N.T.S.

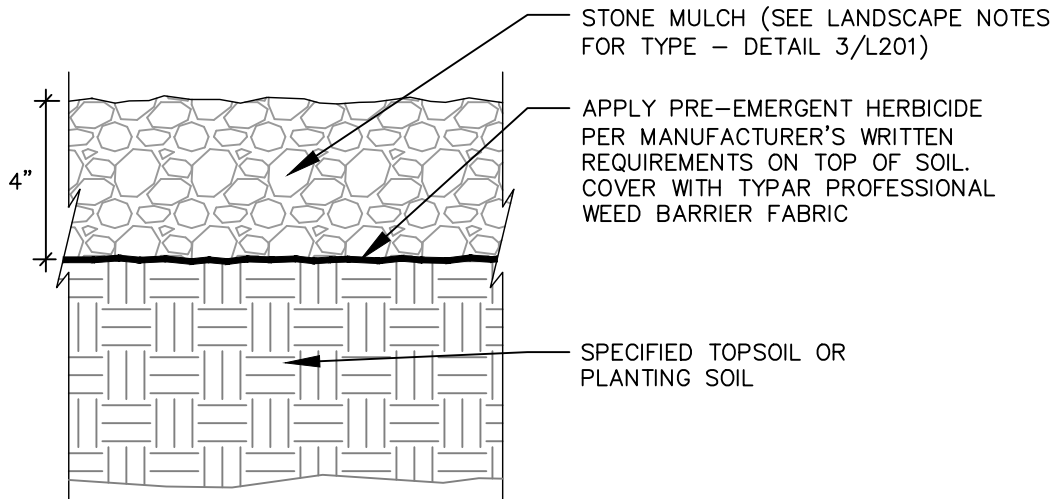


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SHREDDED HARDWOOD MULCH SECTION

N.T.S.

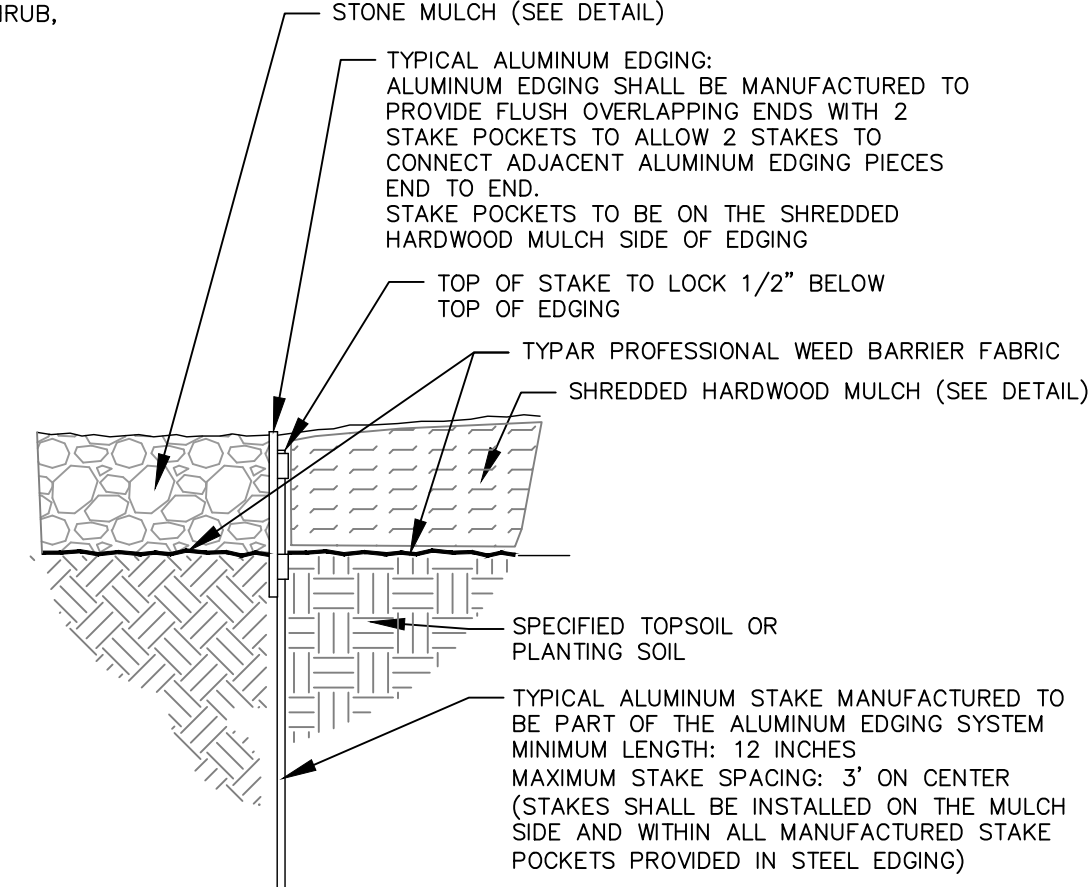


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ALUMINUM EDGING AT PLANTING BED SECTION

N.T.S.



10

L201

ALUMINUM EDGING AT MULCH SEPERATION SECTION

N.T.S.

kb2

knothe • bruce

ARCHITECTS

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Milwaukee, Wisconsin 53202

kapurinc.com

ISSUED

Land Use Submittal - June 17, 2025

PROJECT TITLE

Jakum Site  
Redevelopment

Red Earth  
Development

N. 15th St. & Luedke Ct.  
Sheboygan, Wisconsin

SHEET TITLE

SITE  
LANDSCAPE  
DETAILS

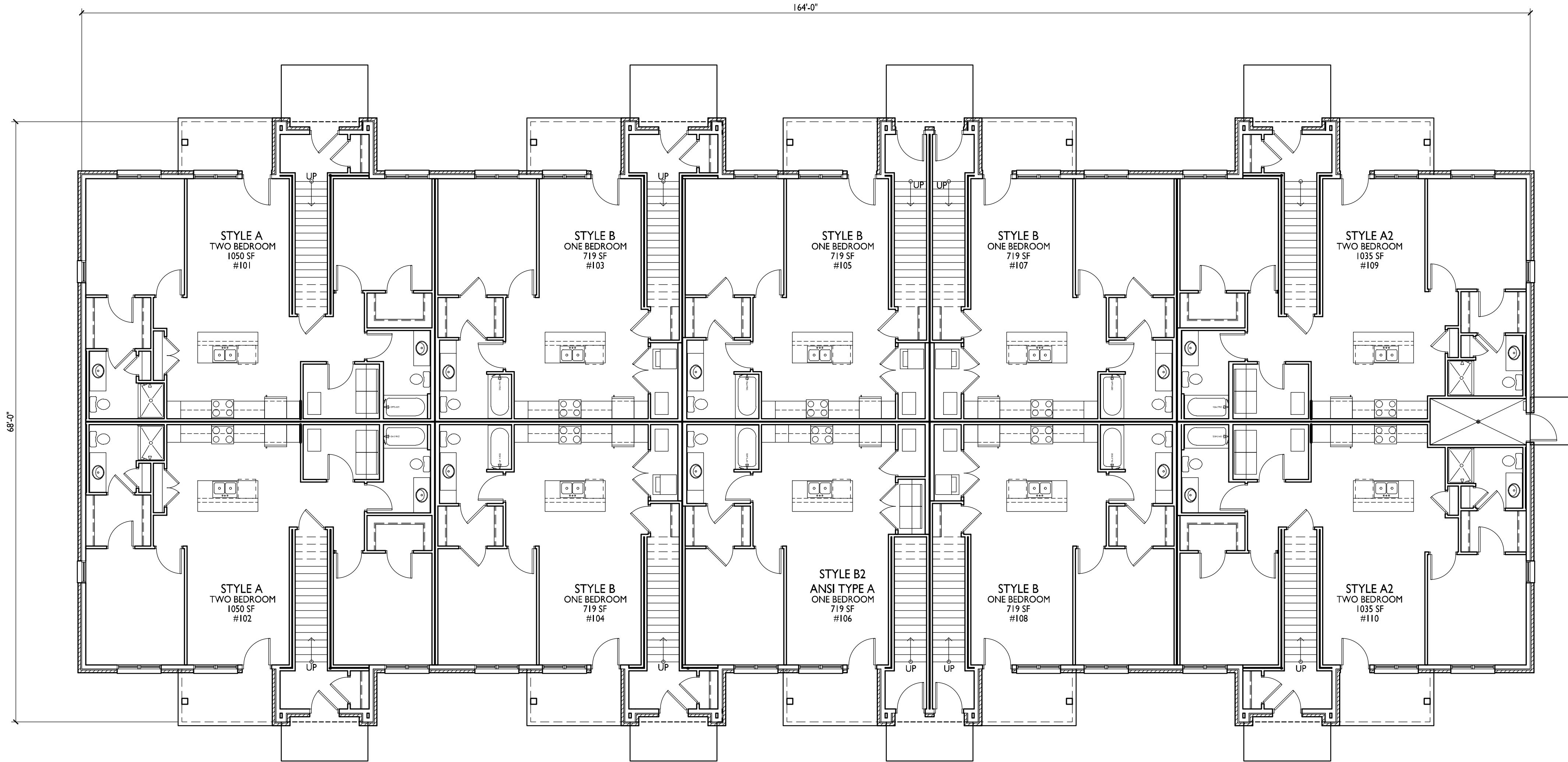
SHEET NUMBER





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ARCHITECTS

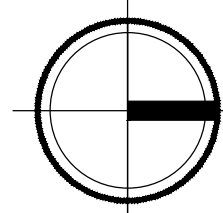
Phone: 608.836.3690 8401 Greenway Blvd., Suite 900  
Middleton, WI 53562



I  
AC101

FIRST FLOOR PLAN

1/8" = 1'-0"



ISSUED  
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE  
Red Earth  
Development

Jakum Site  
Redevelopment

Building I  
20-Unit Townhouse

N 15th St & Luedke Ct  
Sheboygan, Wisconsin  
SHEET TITLE  
First Floor Plan

SHEET NUMBER

AC101.I

PROJECT NO. 2427

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ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900  
Middleton, WI 53562

ISSUED  
6/17/2025 Issued For Land Use Submittal

PROJECT TITLE  
Red Earth  
Development

Jakum Site  
Redevelopment

Building I  
20-Unit Townhouse

N 15th St & Luedke Ct  
Sheboygan, Wisconsin

SHEET TITLE  
Second Floor Plan

SHEET NUMBER

ACI02.I

PROJECT NO. 2427

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I  
ACI02 SECOND FLOOR PLAN  
1/8" = 1'-0"

