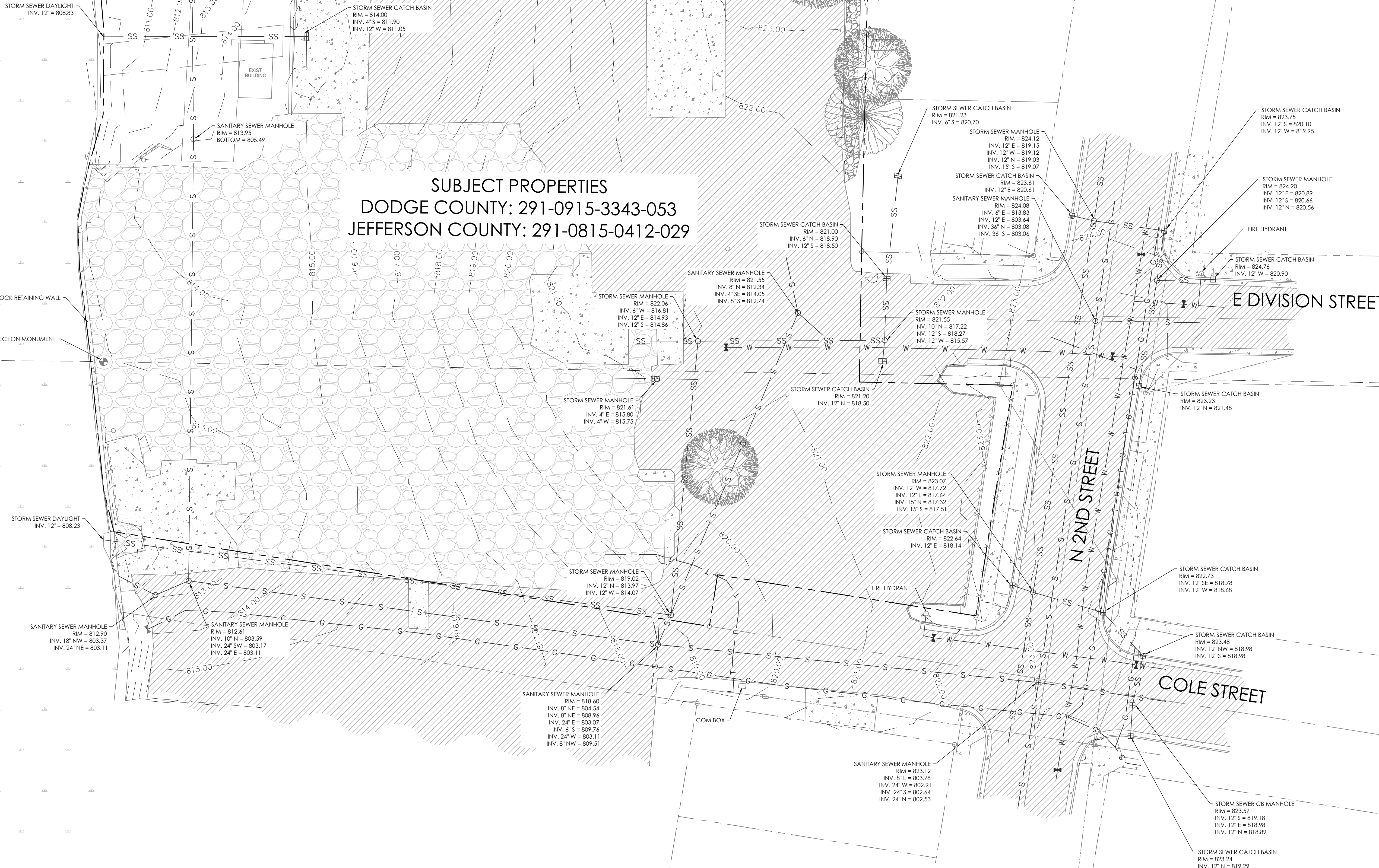


DODGE COUNTY
JEFFERSON COUNTY

ROCK RIVER

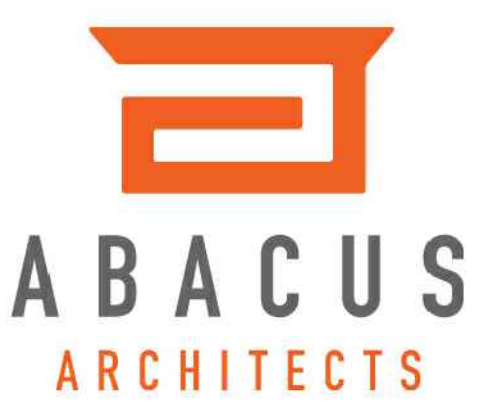
ROCK RETAINING WALL
ALUMINUM SECTION MONUMENT

SUBJECT PROPERTIES
DODGE COUNTY: 291-0915-3343-053
JEFFERSON COUNTY: 291-0815-0412-029



EXISTING CONDITIONS

SCALE: 1"=20'



REVISIONS:		
△	DATE	ISSUE
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NEW CONSTRUCTION FOR:
OXBOW APARTMENTS
100 E DIVISION ST., WATERTOWN, WI 53098
1135A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N VIEL R. PHILIPS AVE., SUITE 210, MILWAUKEE, WI 53203

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EXISTING
CONDITIONS

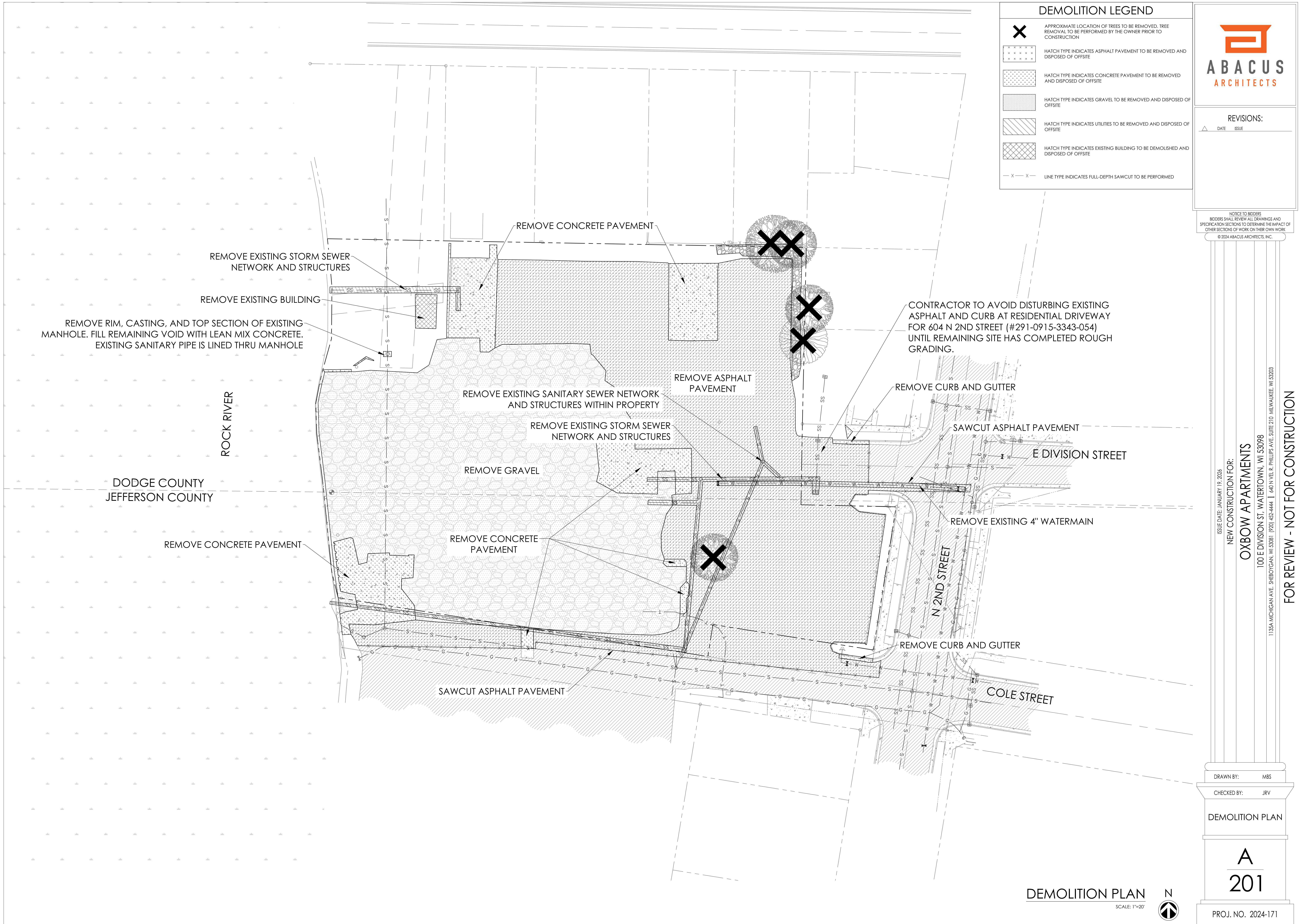
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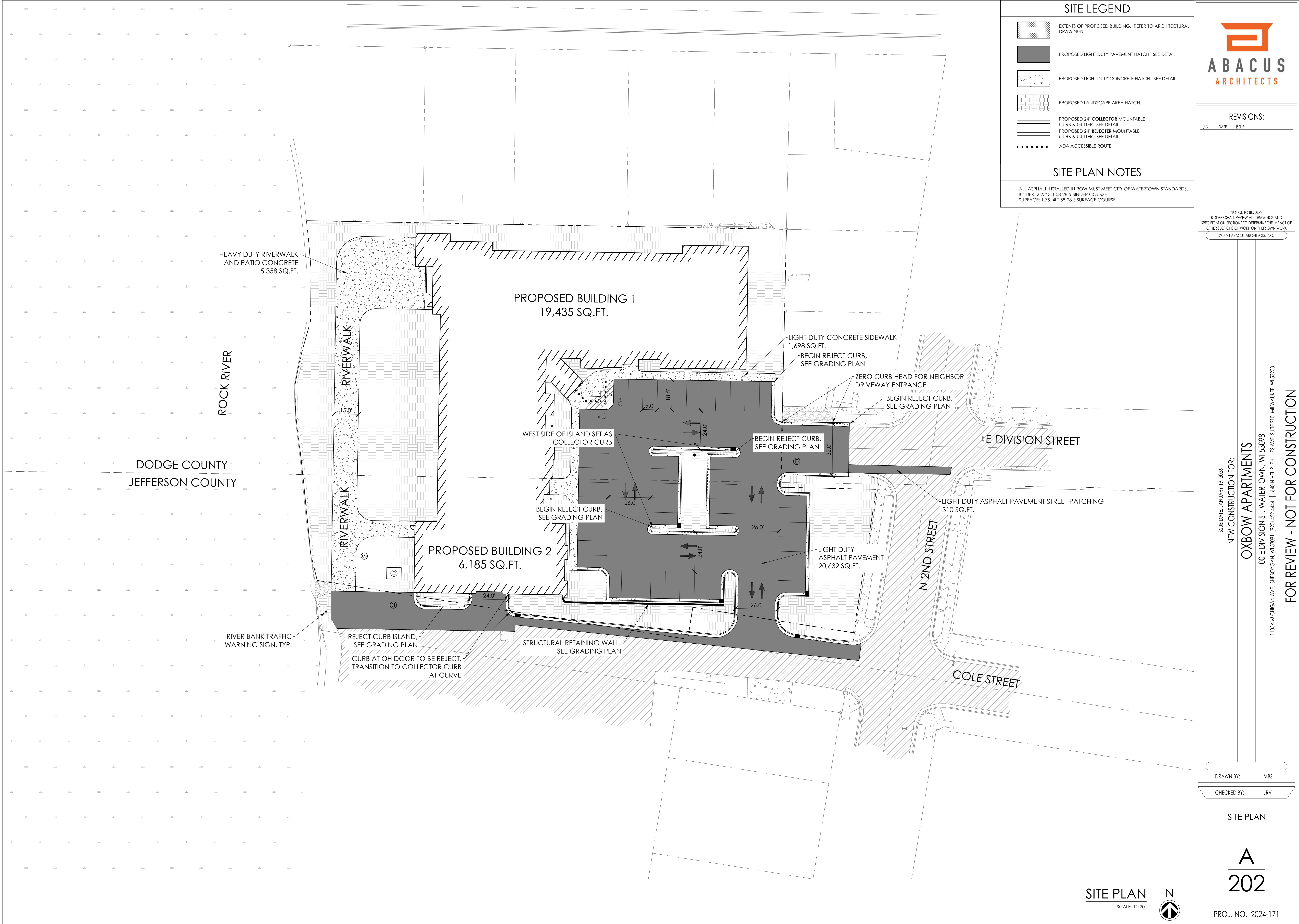
PROJ. NO. 2024-171

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January 19, 2026

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SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED LANDSCAPE AREA HATCH.
- PROPOSED 24" COLLECTOR MOUNTABLE CURB & GUTTER. SEE DETAIL.
- PROPOSED 24" REJECTER MOUNTABLE CURB & GUTTER. SEE DETAIL.
- ADA ACCESSIBLE ROUTE

SITE PLAN NOTES

ALL ASPHALT INSTALLED IN ROW MUST MEET CITY OF WATERTOWN STANDARDS.
BINDER: 2.25" 3LT 58-28-S BINDER COURSE
SURFACE: 1.75" 4LT 58-28-S SURFACE COURSE



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SITE PLAN

A
202

PROJ. NO. 2024-171

SITE PLAN

SCALE: 1"=20'

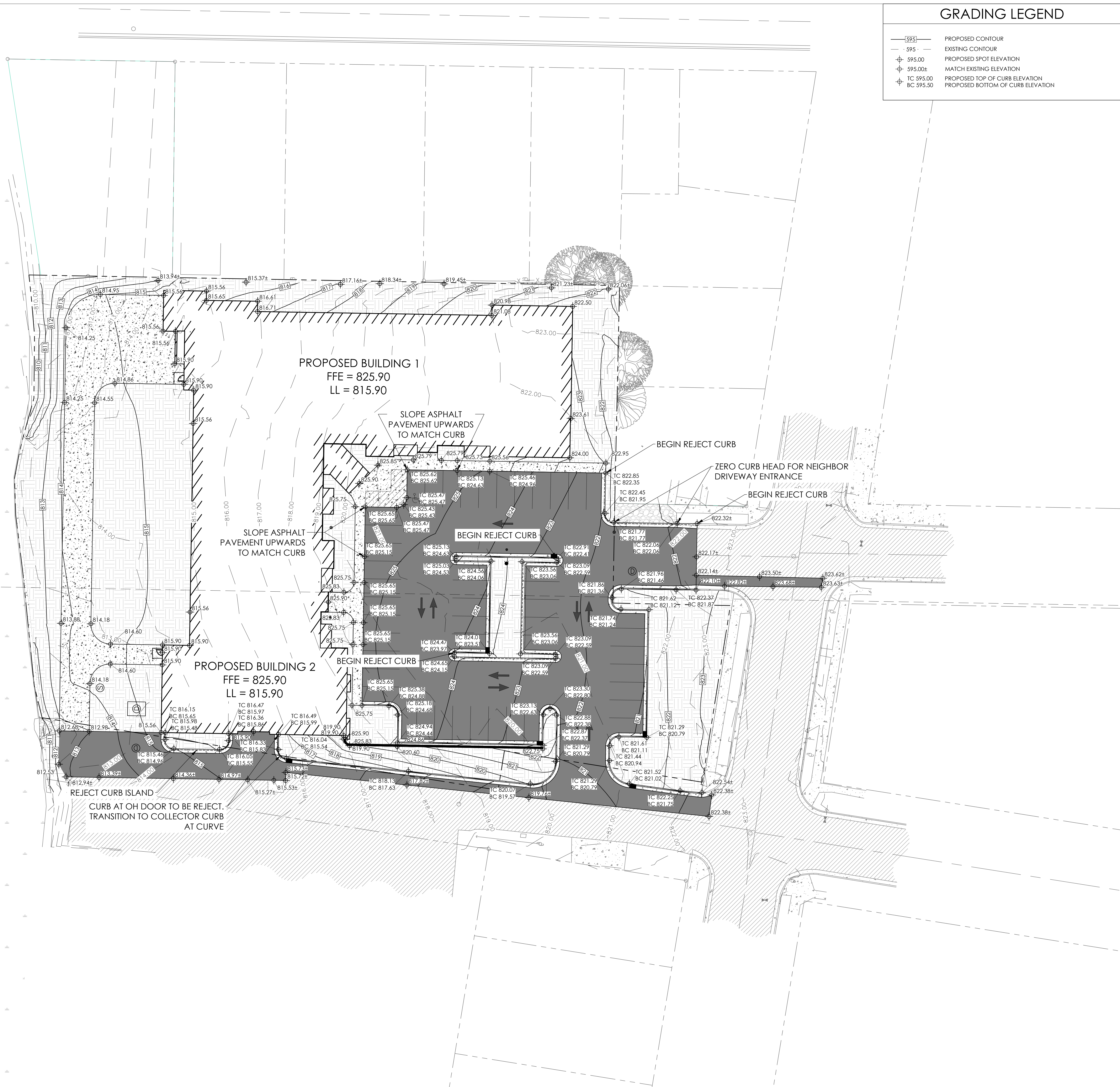


January 19, 2026

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DODGE COUNTY
JEFFERSON COUNTY

ROCK RIVER



GRADING LEGEND

- 595 — PROPOSED CONTOUR
- 595 - EXISTING CONTOUR
- + 595.00 PROPOSED SPOT ELEVATION
- + 595.00± MATCH EXISTING ELEVATION
- + TC 595.00 PROPOSED TOP OF CURB ELEVATION
- + BC 595.50 PROPOSED BOTTOM OF CURB ELEVATION



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GRADING PLAN

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203

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GRADING PLAN

SCALE: 1"=20'



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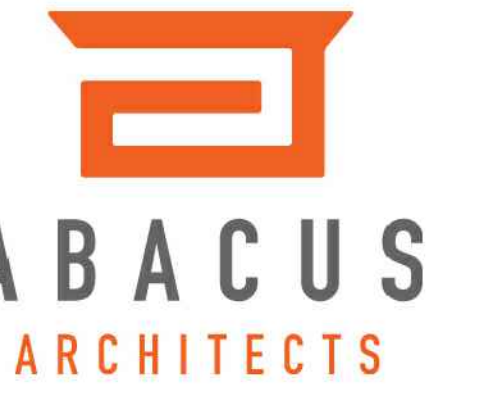
DODGE COUNTY
JEFFERSON COUNTY

ROCK RIVER

PROPOSED BUILDING(S)
FFE = 825.90
LL = 815.90

UTILITY PLAN NOTES

- FINAL SIZING OF WATER SERVICE AND SANITARY SERVICE TO BE DETERMINED BY PLUMBING ENGINEER, PER STATE CODE.
- THE DEVELOPER ASSUMES PRIVATE OWNERSHIP OF PROPOSED WATERMAIN, COMMENCING AT THE PROPERTY BOUNDARY.
- THE DEVELOPER ASSUMES PRIVATE OWNERSHIP OF PROPOSED STORM SEWER PIPE AND STRUCTURES WITHIN PROPERTY BOUNDARIES.



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1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640' N VEL. R. PHILIPS AVE. SUITE 210, MILWAUKEE, WI 53203

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UTILITY PLAN

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204

PROJ. NO. 2024-171

UTILITY PLAN

SCALE: 1"=20'



DODGE COUNTY
JEFFERSON COUNTY

ROCK RIVER

SILT SOCK DITCH CHECK ALONG
ENTIRE BORDER WITH ROCK RIVER

EROSION CONTROL
MAT, SEE DETAIL

EROSION CONTROL
MAT, SEE DETAIL

SILT SOCK DITCH CHECK, SEE DETAIL

SILT FENCE, SECURE SILT FENCE
TO PAVEMENT WITH SANDBAGS

SILT FENCE, SEE DETAIL

SILT FENCE, SEE DETAIL

PROPOSED BUILDING 1
FFE = 825.90
LL = 815.90

PROPOSED BUILDING 2
FFE = 825.90
LL = 815.90

STONE TRACKING PAD

STONE TRACKING PAD

EROSION CONTROL
MAT, SEE DETAIL

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL.
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL.
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL.
- SILT SOCK DITCH CHECK

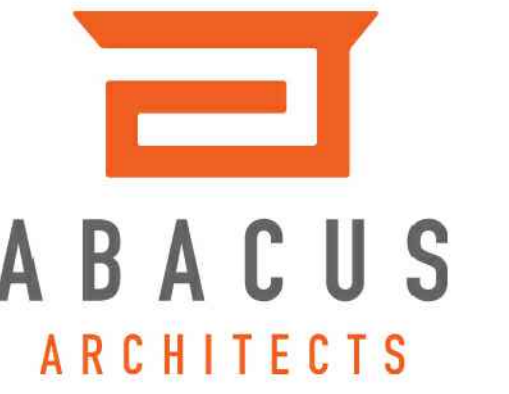
CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, REMOVE EXISTING UTILITIES AS DIRECTED, AND IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

EROSION CONTROL NOTES

- CONTRACTOR TO USE INLET PROTECTION TYPE 'D' IN CITY OF WATERTOWN STRUCTURES WHERE APPLICABLE.
- CONTRACTOR TO STABILIZE FUTURE GRASS AREA ADJACENT TO ROCK RIVER WITHIN 24 HOURS OF FINAL GRADING WITH EROSION CONTROL MAT AND SEEDING.
- CONTRACTOR TO INSTALL SILT FENCE RELIEF AT CHANNELIZED OUTFLOW POINTS AS NECESSARY.
- CONTRACTOR TO AVOID DISTURBING EXISTING ASPHALT AND CURB AT RESIDENTIAL DRIVEWAY FOR 404 N 2ND STREET (#291-0915-3343-054) UNTIL REMAINING SITE HAS COMPLETED ROUGH GRADING.
- ALL CONCRETE TRUCK WASH WATER SHALL BE DISCHARGED TO A DESIGNATED ON-SITE CONCRETE WASHOUT/DEWATERING STATION PRIOR TO VEHICLES LEAVING THE SITE. WASH WATER SHALL BE CONTAINED AND ALLOWED TO SETTLE OR BE TREATED TO REMOVE SOLIDS PRIOR TO DISCHARGE. NO CONCRETE WASH WATER OR WASTEWATER SHALL BE DISCHARGED TO STREETS, STORM SEWER SYSTEMS, SURFACE WATERS, OR UNPROTECTED GROUND. WASHOUT OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CITY OF WATERTOWN REQUIREMENTS AND WDNR STANDARDS.



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EROSION CONTROL
PLAN

A
205

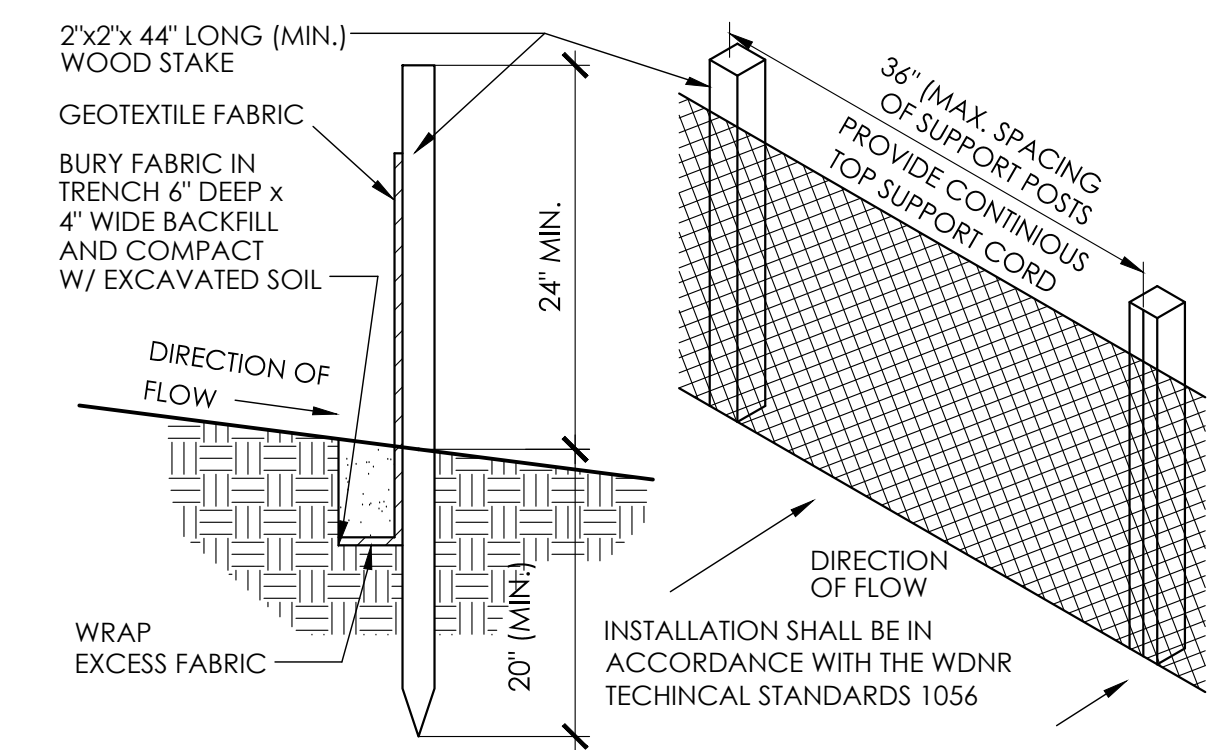
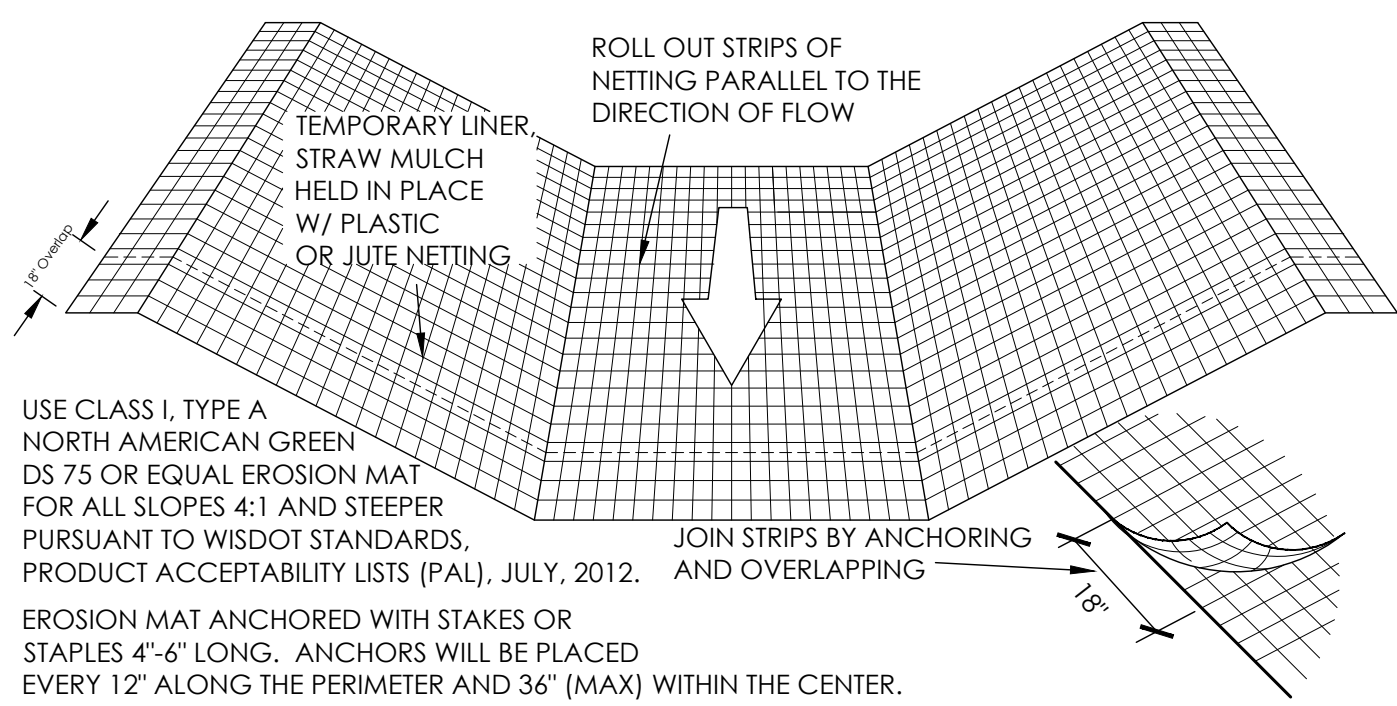
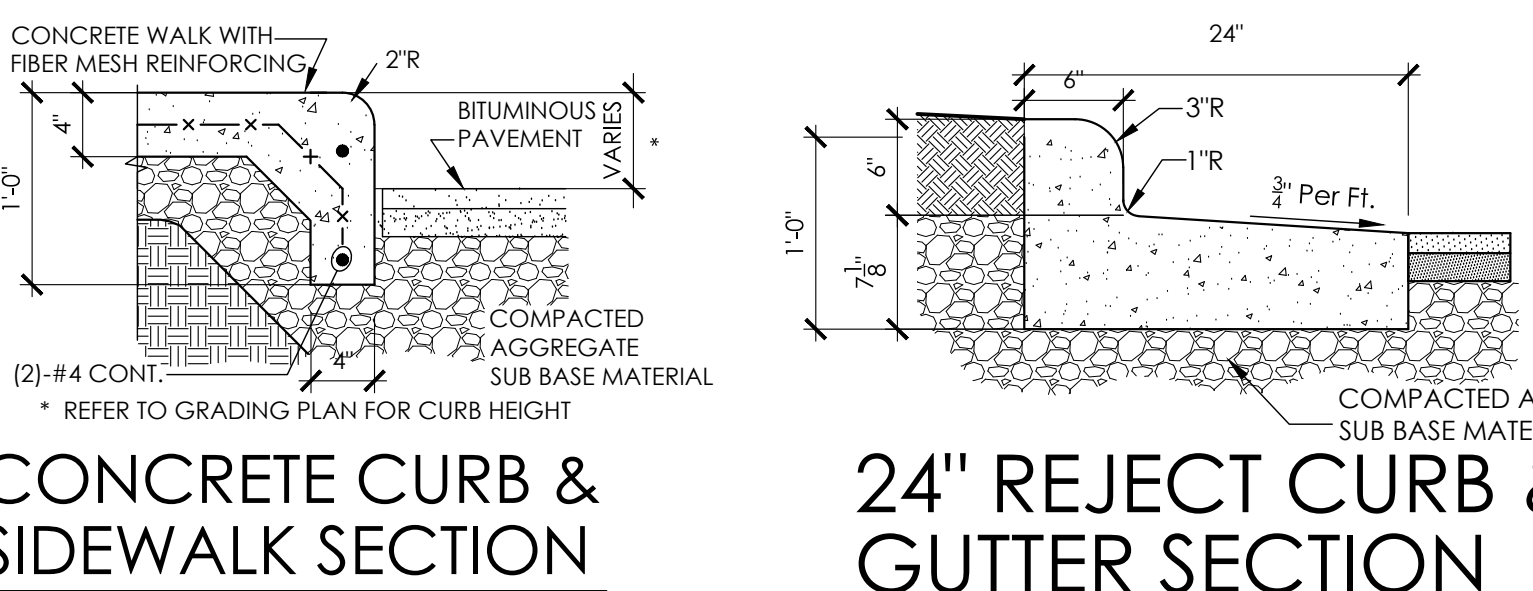
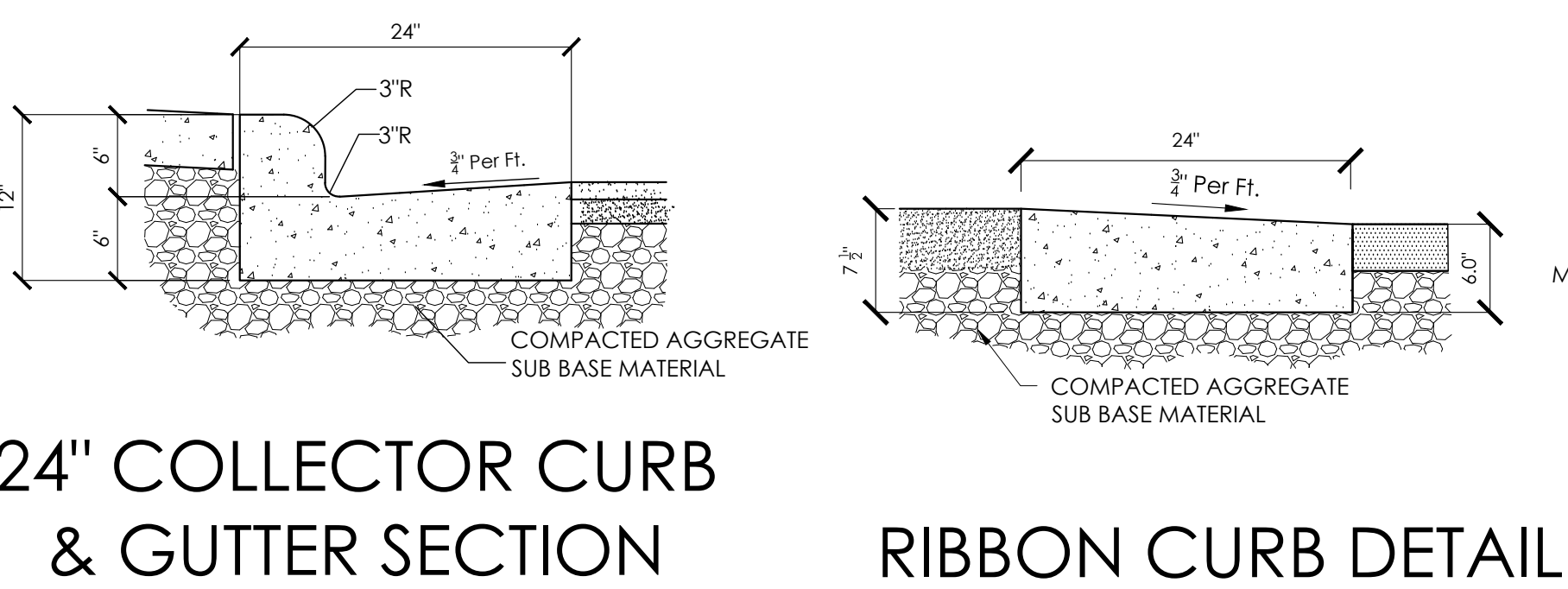
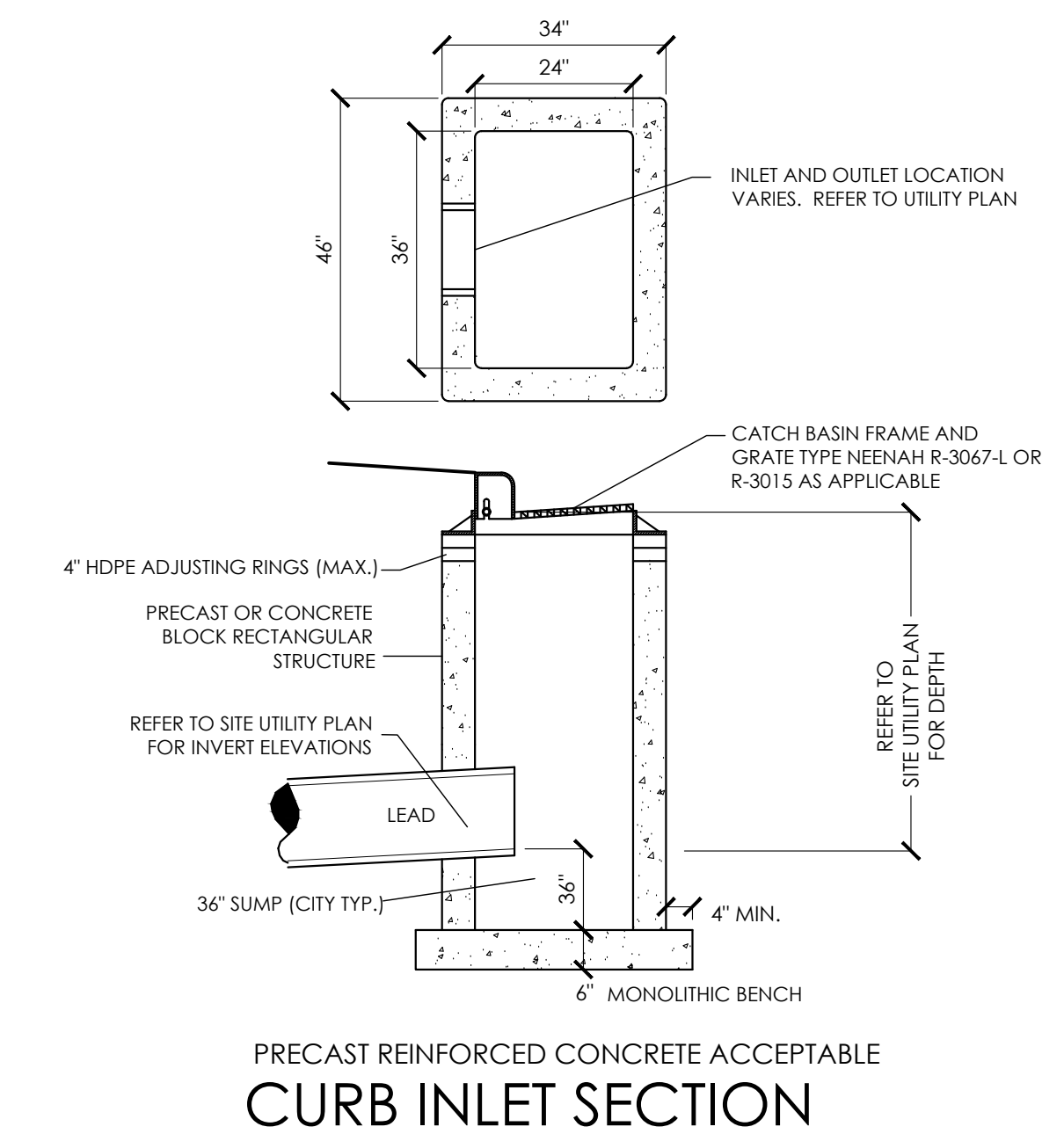
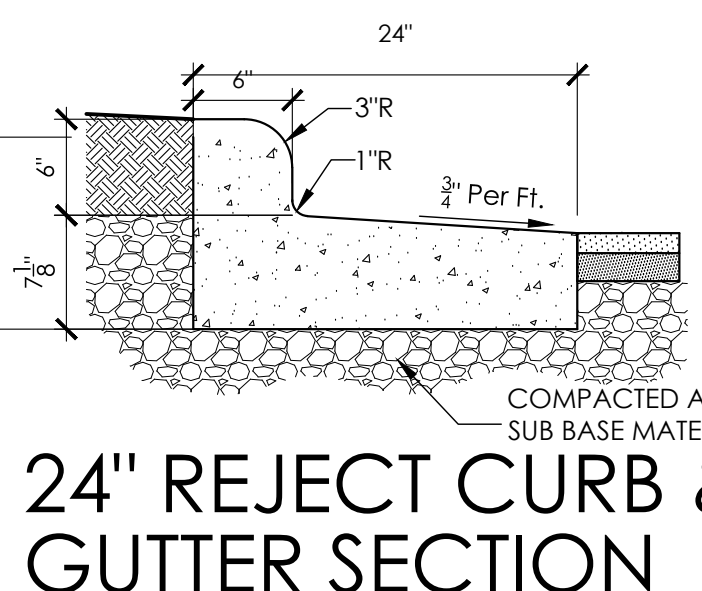
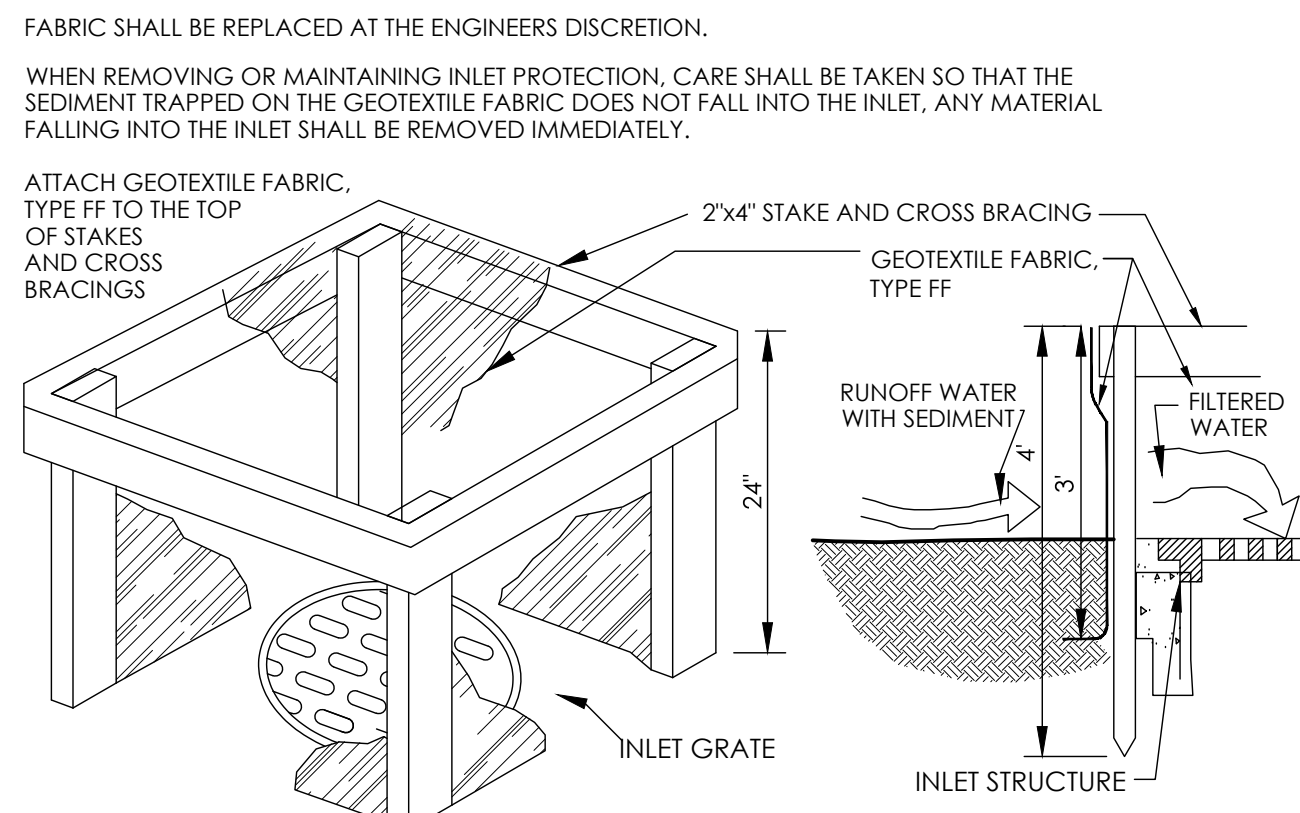
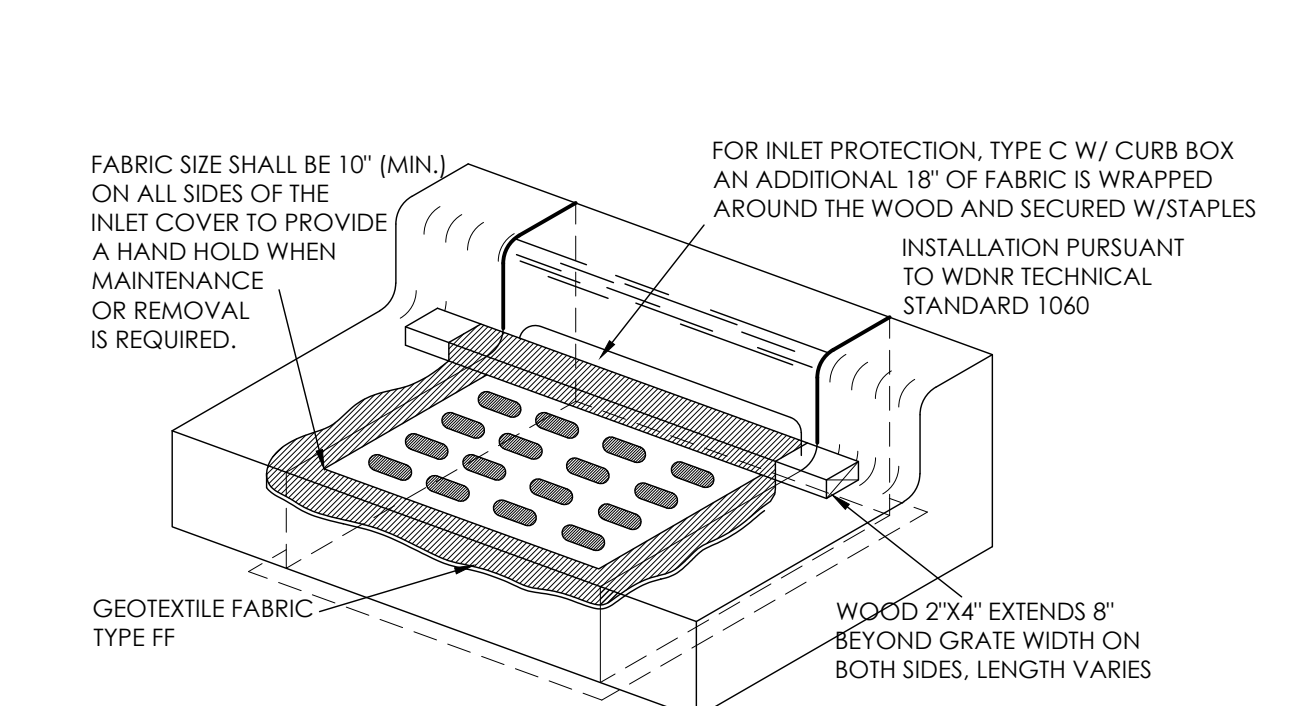
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EROSION CONTROL PLAN

SCALE: 1"=20'

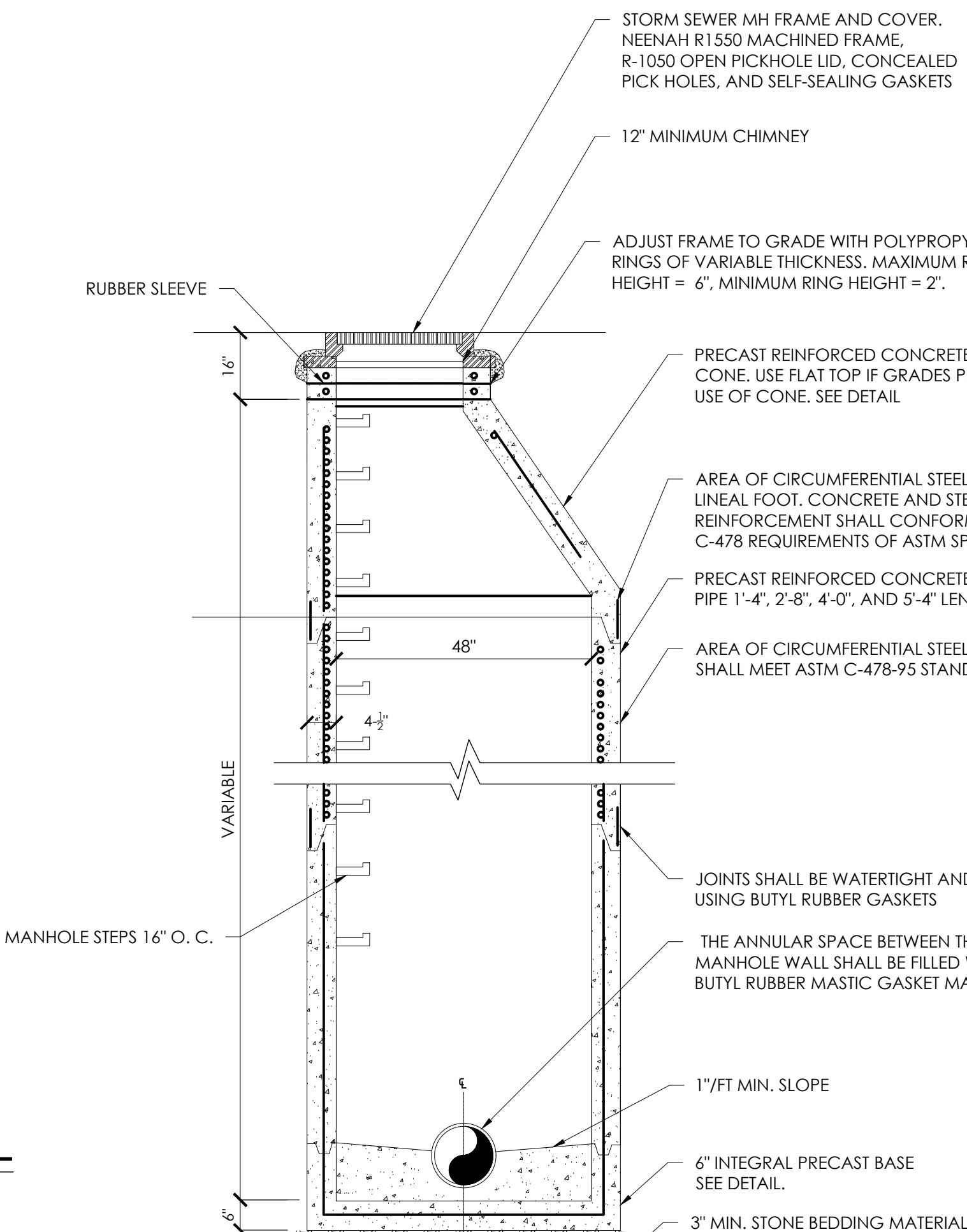
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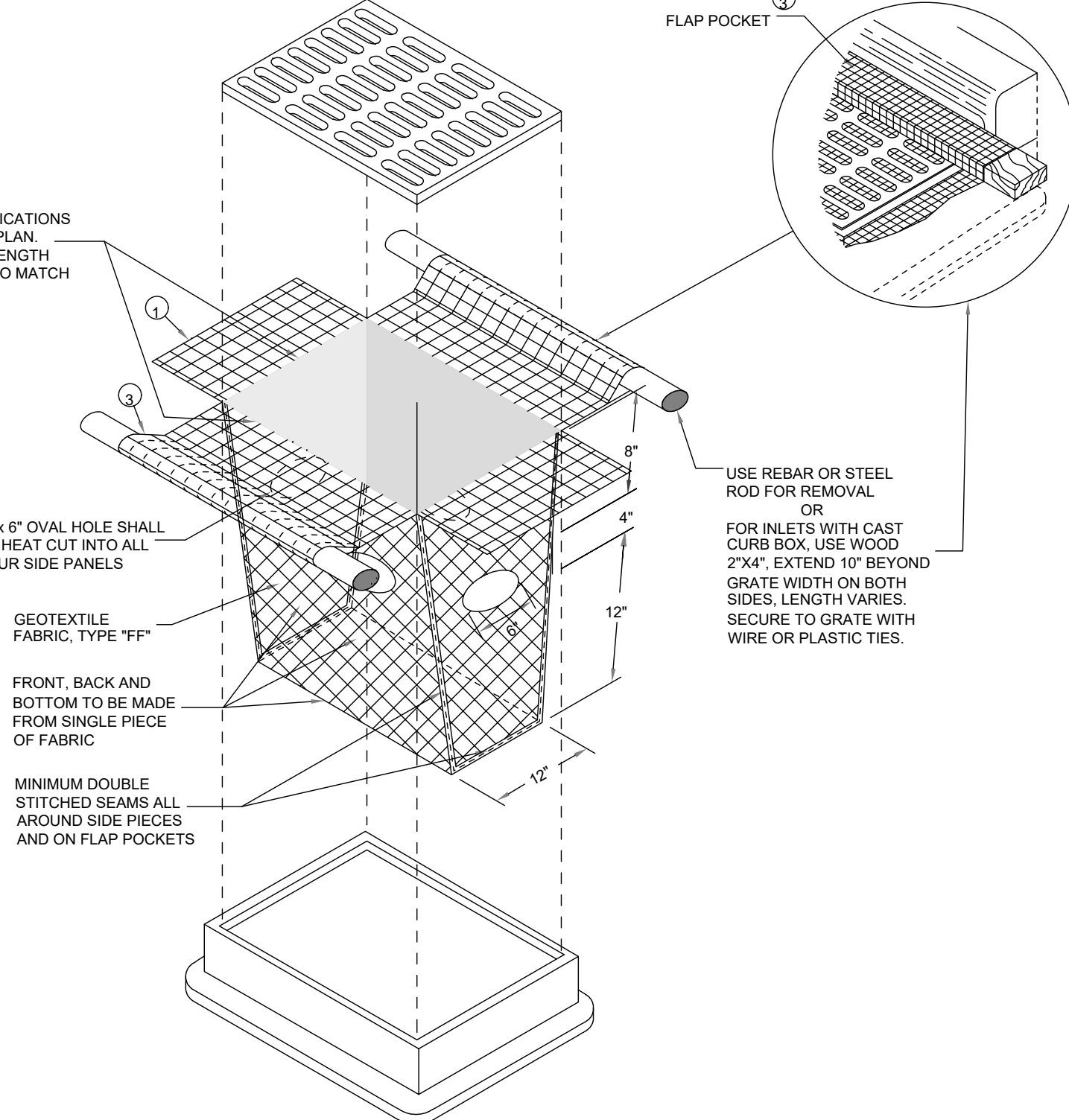
**SILT FENCE SECTION & DETAIL****EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)****CONCRETE CURB & SIDEWALK SECTION****24\"/>****INLET PROTECTION, TYPE 'A'**
INSTALLATION PURSUANT TO WDNr TECHNICAL STANDARD 1060**INLET PROTECTION, TYPE 'C'**
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3\"/>

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE 'C' INLET PROTECTION TO BE IMPLEMENTED UPON CONSTRUCTION OF CURB AND GUTTER. PRIOR TO CURB AND GUTTER CONSTRUCTION, TYPE 'A' INLET PROTECTION SHALL BE PROVIDED.

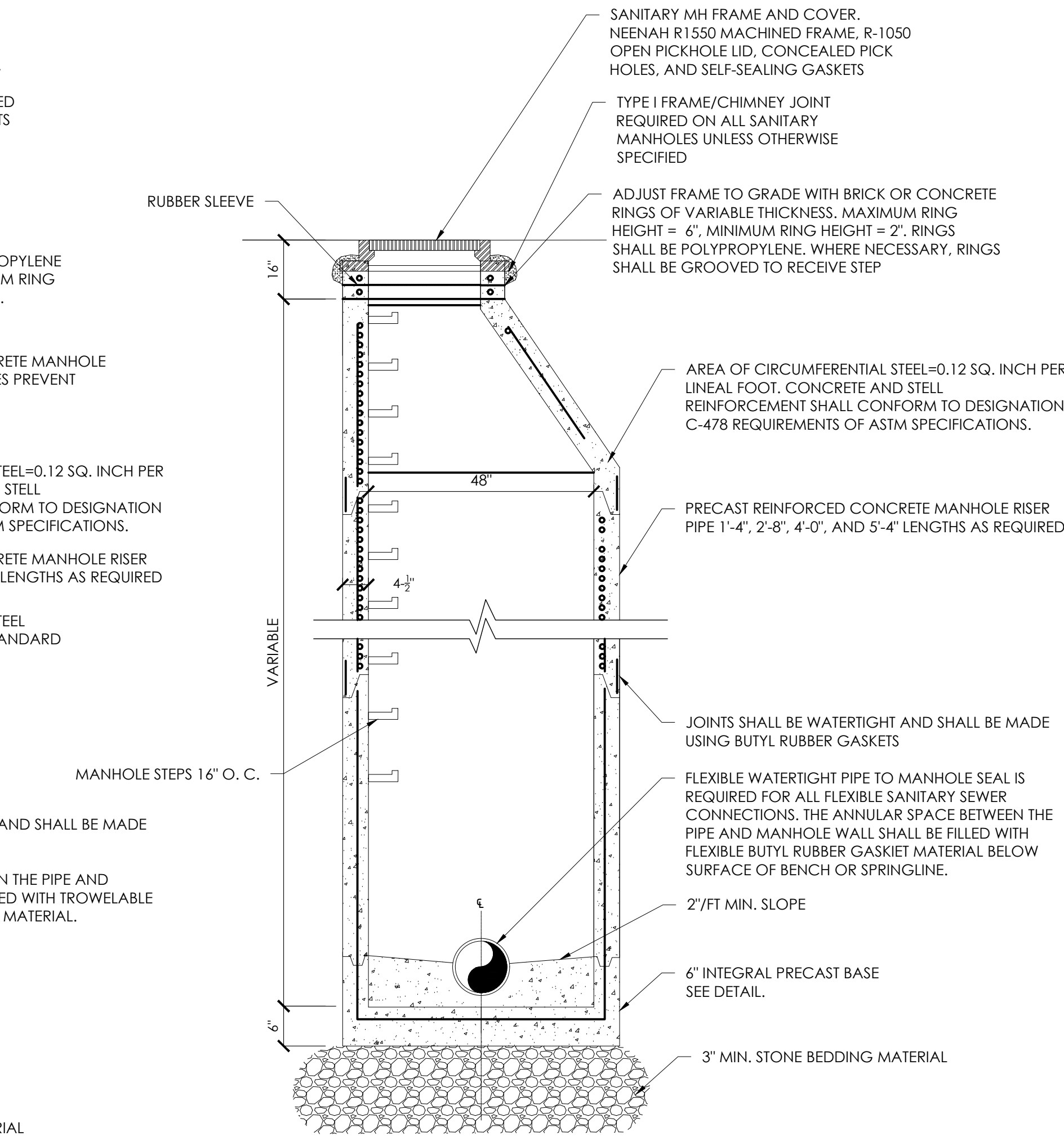
**STORM MANHOLE NOTES:**

1. PRECAST ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITH THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
3. 3\"/>
4. SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

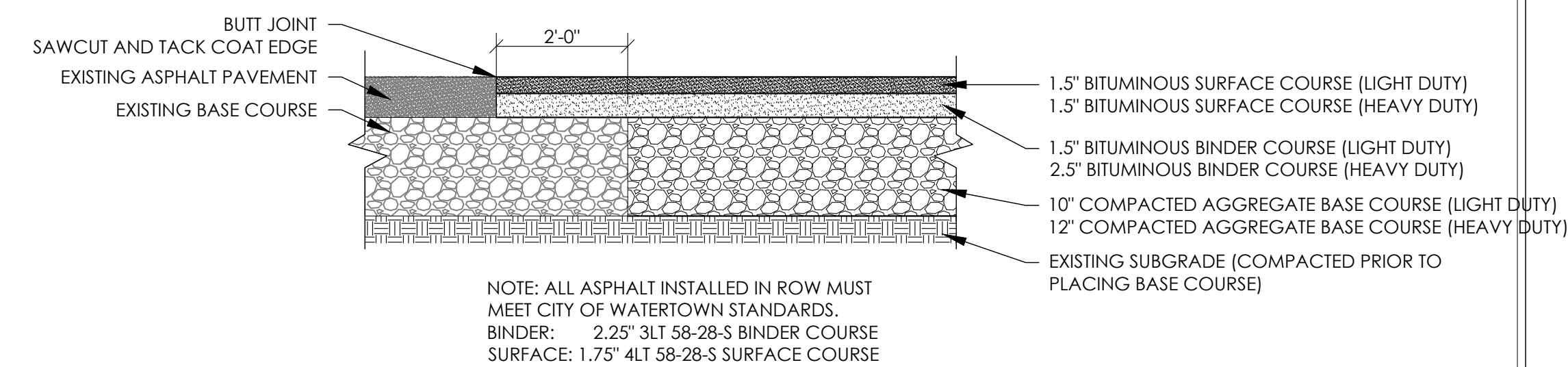
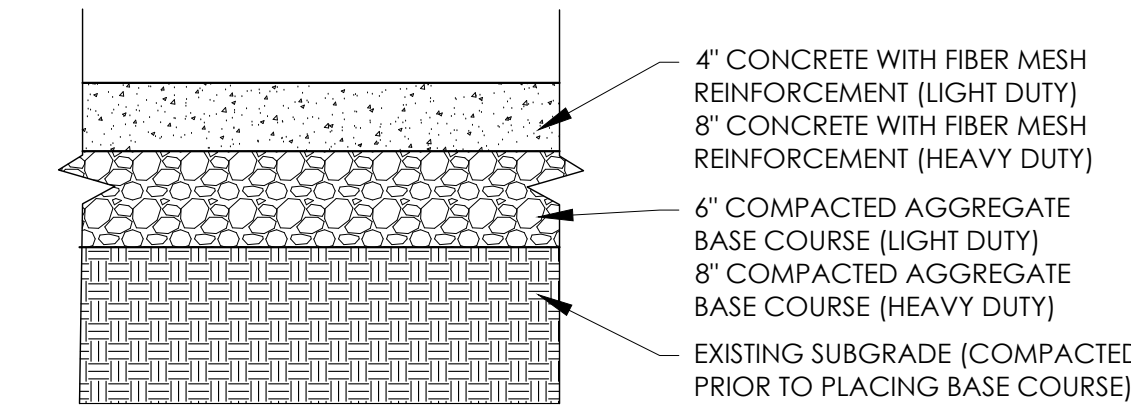
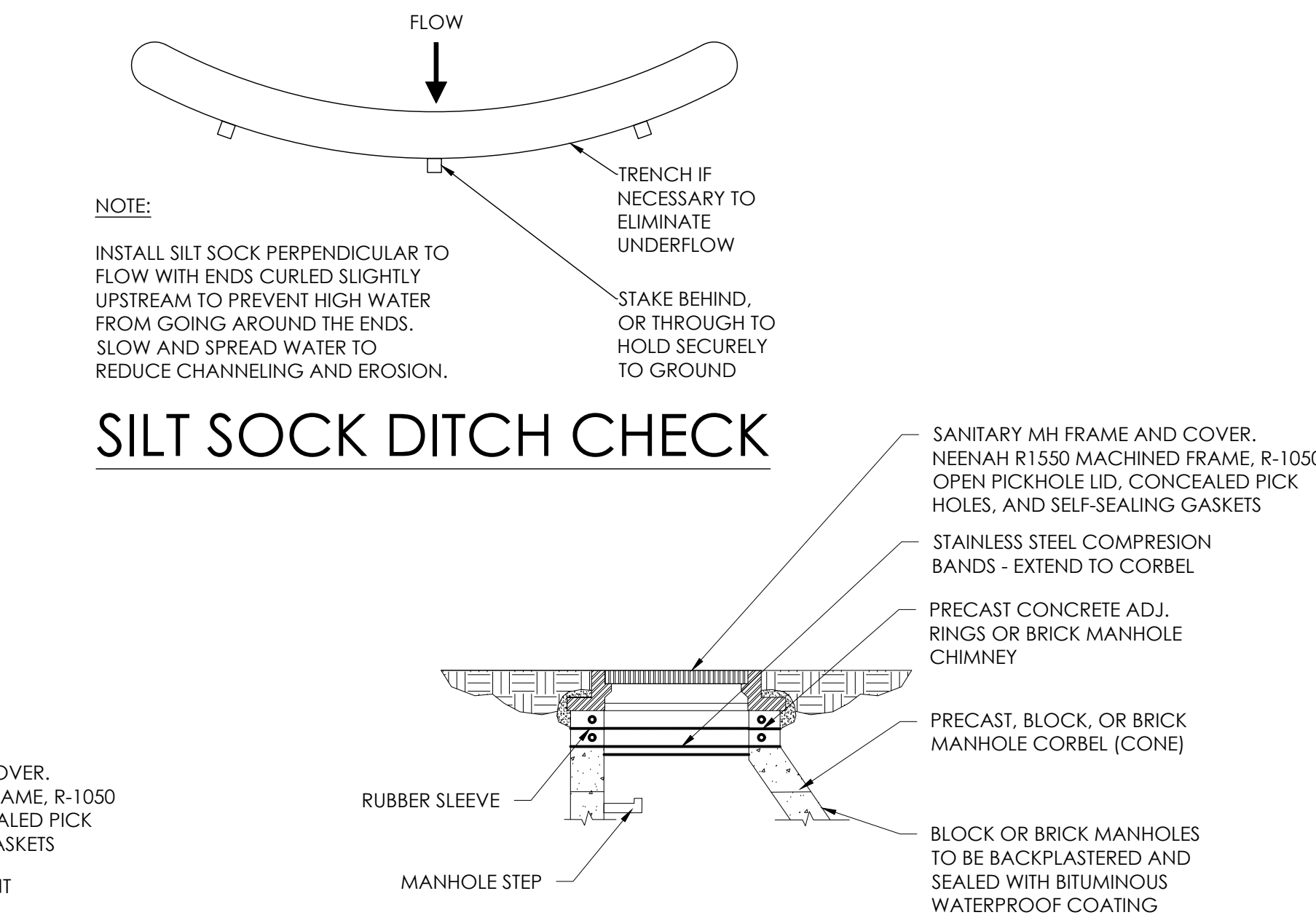
STORM MANHOLE DETAIL**INLET PROTECTION, TYPE 'D'**
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3\"/>

DO NOT INSTALL INLET PROTECTION TYPE 'D' IN INLETS SHALLOWER THAN 30\", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3\", WHERE NECESSARY, THE CONTRACTOR SHALL CHISEL THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3\" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4\" FROM THE BOTTOM OF THE BAG.

**SANITARY MANHOLE NOTES:**

1. 4\"/>
2. SEE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

SANITARY MANHOLE DETAIL**ASPHALT PAVEMENT CROSS SECTION****CONCRETE PAVEMENT CROSS SECTION****NOTES:**

1. EXTERNAL CHIMNEY SEALS SHALL BE FLEXIBLE RUBBER SLEEVE, EXTENSIONS AND WEDGE STRIPS SHALL BE EXTRUDED OR MOLDED FROM HIGH GRADE RUBBER COMPOUND CONFORMING TO APPLICABLE REQUIREMENTS OF ASTM C923, WITH A MINIMUM 1500 PSI TENSILE STRENGTH, MAXIMUM 18 PERCENT COMPRESSIONS SET AND DUROMETER HARDNESS OF 48 + 5. SLEEVE SHALL BE EITHER DOUBLE OR TRIPLE PLEATED, WITH A MINIMUM UNEXPANDED VERTICAL HEIGHT OF 8 INCHES AND 10 INCHES, RESPECTIVELY AND A THICKNESS OF 3/16 INCHES. TOP AND BOTTOM SECTION OF SLEEVE SHALL CONTAIN AN INTEGRALLY FORMED EXPANSION BAND RECESS AND MULTIPLE SEALING FINS. TOP SECTION OF EXTENSION SHALL HAVE A MINIMUM THICKNESS OF 3/32 INCHES AND SHALL BE SHAPED TO FIT INTO BOTTOM BAND RECESS OF SLEEVE UNDER BOTTOM CHIMNEY SEAL BAND. REMAINDER OF EXTENSION SHALL HAVE A THICKNESS OF 3/16 INCHES. BOTTOM SECTION OF EXTENSION SHALL CONTAIN AN INTEGRALLY FORMED EXPANSION B AND RECESS AND MULTIPLE SEALING FINS MATCHING THAT OF RUBBER SLEEVE. ANY SPLICE USED TO FABRICATE SLEEVE AND EXTENSION SHALL BE HOT VULCANIZED AND HAVE STRENGTH SUCH THAT SLEEVES SHALL WITHSTAND 180 DEGREE BEND WITH NO VISIBLE SEPARATION. CONTINUOUS WEDGE STRIP USED TO ADAPT RUBBER SLEEVE TO SLOPING SURFACES SHALL HAVE SLOPE DIFFERENTIAL NEEDED TO PROVIDE VERTICAL BAND RECESS SURFACE, BE SHAPED TO FIT INTO BAND RECESS AND HAVE AN INTEGRAL BAND RESTRAINT. LENGTH OF WEDGE STRIP SHALL BE SUCH THAT, WHEN ITS ENDS ARE BUTTED TOGETHER, IT WILL COVER ENTIRE INSIDE CIRCUMFERENCE OF THAT BAND RECESS NEEDING SLOPE ADJUSTMENT.
2. EXPANSION BANDS USED TO COMPRESS SLEEVE AGAINST MANHOLE SHALL BE INTEGRALLY FORMED FROM 16 GAGE TYPE 304 STAINLESS STEEL CONFORMING TO ASTM A240, WITH NO WELDED ATTACHMENTS AND SHALL HAVE A MINIMUM WIDTH OF 1-3/4 INCHES. BANDS SHALL HAVE A MINIMUM ADJUSTMENT RANGE OF 2 DIAMETER INCHES AND MECHANISM USED TO EXPAND BAND SHALL HAVE CAPACITY TO DEVELOP PRESSURES NECESSARY TO MAKE A WATER TIGHT SEAL. BAND SHALL BE PERMANENTLY HELD IN THIS EXPANDED POSITION WITH A POSITIVE LOCKING MECHANISM. ANY STUDS AND NUTS USED FOR THIS MECHANISM SHALL BE TYPE 304 STAINLESS STEEL CONFORMING TO ASTM F593 AND F594. SEALS SHALL BE SIMILAR AND EQUAL TO THOSE MANUFACTURED BY CRETEX SPECIALTY PRODUCTS, WAUKESHA, WISCONSIN.
3. CONTRACTOR SHALL MEASURE MANHOLE TO DETERMINE INFORMATION NECESSARY TO ORDER PROPER SIZE SLEEVE AND EXTENSIONS. ALL SEALING SURFACES SHALL BE REASONABLY SMOOTH, CLEAN AND FREE OF ANY FORM OFFSETS OR EXCESSIVE HONEYCOMB. TOP INTERNAL PORTION OF CONE SECTION SHALL HAVE A MINIMUM 3 INCH HIGH VERTICAL SURFACE.

INSTALLATION:

1. INSTALL RUBBER SLEEVE WITH PRINTING AT TOP AND TOP EDGE LINED UP WITH ALIGNMENT MARKS.
2. WIPE OFF OUTSIDE OF STAINLESS STEEL AND APPLY MODERATE COATING OF BAND LUBRICANT TO SLOT AREA AND A LIGHT TO MODERATE COATING TO REMAINDER OF BANDS OUTSIDE SURFACE.
3. INSTALL BAND IN APPROPRIATE BAND RECESS WITH SLOTTED END AGAINST RUBBER SURFACE. POSITION EXPANSION TOOL AND EXPAND BAND UNTIL LOCKING TABS POP IN TO TIGHTEST SLOTS POSSIBLE. LOOSEN TOOL SLOWLY UNTIL TABS ARE FULLY ENGAGED IN SLOTS, THEN CONTINUE TO LOOSEN AND REMOVE TOOL WHEN INSTALLING LARGE DIAMETER BAND. USE AUXILIARY TOOL SLOTS TO START EXPANSION PROCESS. MOVE ONE TOOL LEG TO PRIMARY TOOL SLOT IF NECESSARY TO COMPLETE EXPANSION.
4. LUBRICATE SECOND BAND AND INSTALL IN OTHER BAND RECESS. ATTACH TOOL AND EXPAND AS BEFORE, KEEPING BANDS PARALLEL. BANDS CAN BE PUT CLOSER TOGETHER IF ONLY LIMITED HEIGHT IS AVAILABLE OR IF EXCESSIVE SLEEVE EXPANSION IS DESIRED.

INTERNAL RUBBER SLEEVE FRAME/CHIMNEY SEAL**CIVIL DETAILS****REVISIONS:**

DATE	ISSUE
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CIVIL DETAILS

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206**

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