

SITE IMPROVEMENTS FOR **FNB PROPERTIES**

CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

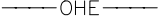
SW1/4 OF THE SE1/4 AND GOVERNMENT LOT 4, SECTION 4, TOWN 8 NORTH, RANGE 15 EAST

DRAWING INDEX

C0.0	TITLE SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C3.0	PROPOSED SITE LAYOUT
C3.1	PROPOSED SITE LAYOUT DETAIL
C3.2	VEHICLE TRACKING
C3.3	VEHICLE TRACKING
C4.0	PROPOSED GRADING PLAN
C4.1	PROPOSED GRADING PLAN DETAIL
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0-C7.3	CONSTRUCTION DETAILS
LP.1.0	LANDSCAPING PLAN
LP1.1	LANDSCAPING DETAILS

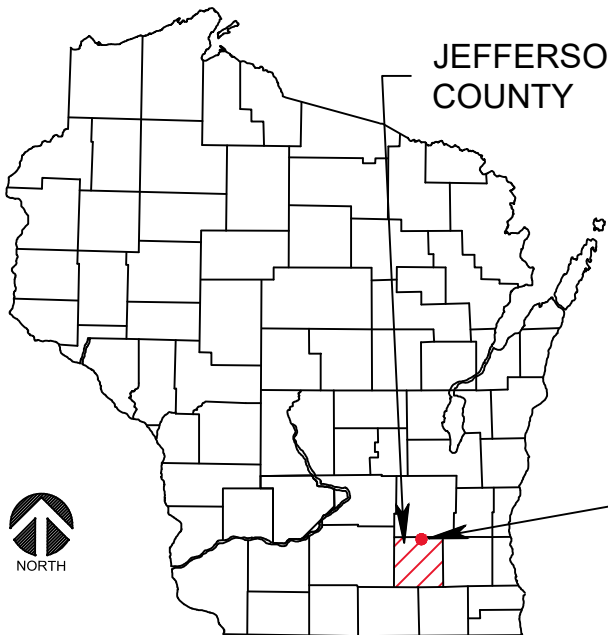


LEGEND

	3/4" X 18" IRON ROD SET (WT. = 1.5 LBS. / L.F.)
	3/4" IRON ROD FND.
	MAG NAIL FND.
	1" IRON PIPE FND.
	POWER POLE
	HANDICAP PARKING STALL
	FIBER MANHOLE
	GAS VALVE
	ELECTRIC BOX
	FIRE HYDRANT
	WATER BOX
	CATCH BASIN
	SANITARY SEWER MANHOLE
	MANHOLE ORIGIN UNKNOWN
	OVERHEAD UTILITY LINE
	CHAINLINK FENCE



VICINITY MAP
NOT TO SCALE



SITE

PROJECT INFORMATION

OWNER: FNB PROPERTIES LLC
N2494 THUNDER HILLS ROAD
LODI, WI 53555

ENGINEER: GROTHMAN & ASSOCIATES, SC
P.O. BOX 373
625 E. SLIFER STREET
PORTAGE, WI 53901
EMAIL: ttoro@grothman.com


**GROTHMAN
& ASSOCIATES, S.C.**
PROFESSIONAL SERVICES
625 EAST SUFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: AJ
APPROVED: TA
DRAWING ISSUE DATE: 9/1/2024

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
TITLE SHEET

G&A PROJECT NO.: 526-31

SHEET NO.

CO.0





625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM: Surveying@Grothman.com

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

PRELIMINARY

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

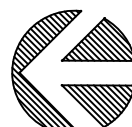
PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
PROPOSED SITE LAYOUT

G&A PROJECT NO.: 526-31

SHEET NO.

C3.0



SCALE: 1" = 60'



A horizontal scale bar with alternating black and white segments. It is marked with '0', '30'', '60'', and '120' at the ends.

PAVED SURFACE: SETBACK 5 FEET FROM SIDE OR REAR; 10 FEET FROM STREET



TOLL FREE: 800-242-8511



625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

PRELIMINARY

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
PROPOSED SITE LAYOUT DETAIL

G&A PROJECT NO.: 526-31

SHEET NO.

C3.1



MINIMUM SETBACKS (PROPOSED LOT 1)

PROPOSED ZONING DISTRICT (PROPOSED LOT 1):
GENERAL BUSINESS (GB) DISTRICT

FRONT OR STREET SIDE LOT LINE: 25 FEET
40 FEET FOR A LOT ADJACENT TO A
STREET WITH AN OFFICIALLY MAPPED
RIGHT-OF-WAY EQUAL TO OR
EXCEEDING 100 FEET

RESIDENTIAL SIDE LOT LINE: 12 FEET

RESIDENTIAL REAR LOT LINE: 25 FEET

NONRESIDENTIAL SIDE LOT LINE: 12 FEET OR
ZERO FEET ON ZERO LOT LINE SIDE

NONRESIDENTIAL REAR LOT LINE: 25 FEET

PAVED SURFACE: SETBACK 5 FEET FROM
SIDE OR REAR: 10 FEET FROM STREET

PARKING NOTES

1. REQUIRED PARKING STALLS:
GROSS FLOOR AREA: 11,160 SQ.FT.
1 SPACE PER 300 SQ.FT. OF GROSS FLOOR AREA
37 SPACES REQUIRED
2. PROPOSED PARKING STALLS:
39 STANDARD STALLS
1 HANDICAP STALL WITH 5' WIDE ACCESS AISLE
3. PARKING STALL SIZE:
PERPENDICULAR STALL SIZE: 9'WX18.5'L
45° ANGLED STALL SIZE: 9' STALL WIDTH
24.7' STALL LENGTH
75° ANGLED STALL SIZE: 9' STALL WIDTH
20.2' STALL LENGTH

GREEN SPACE/IMPERVIOUS AREA

PROPOSED GREEN SPACE = 7,097 SQ.FT. ±
PROPOSED IMPERVIOUS SURFACE = 39.067 SQ.FT.

SITE AREA = 46,807 SQ.FT.

PROPOSED PERCENTAGE OF GREEN SPACE = 15.16%
PROPOSED PERCENTAGE OF IMPERVIOUS SURFACE = 82.42%



625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

PRELIMINARY

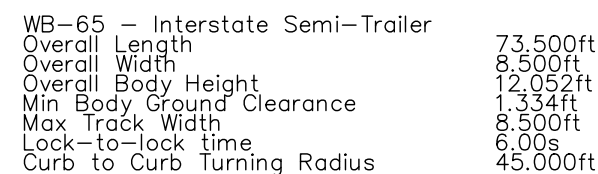
PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

SHEET NAME:
VEHICLE TRACKING EXHIBIT

G&A PROJECT NO.: 526-31

SHEET NO.

C3.2



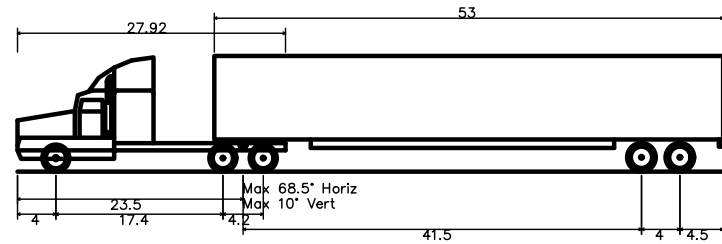
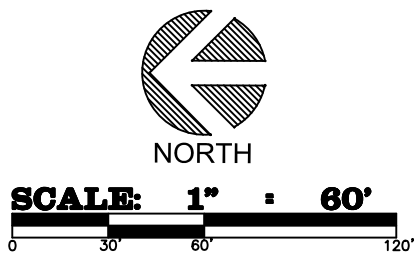
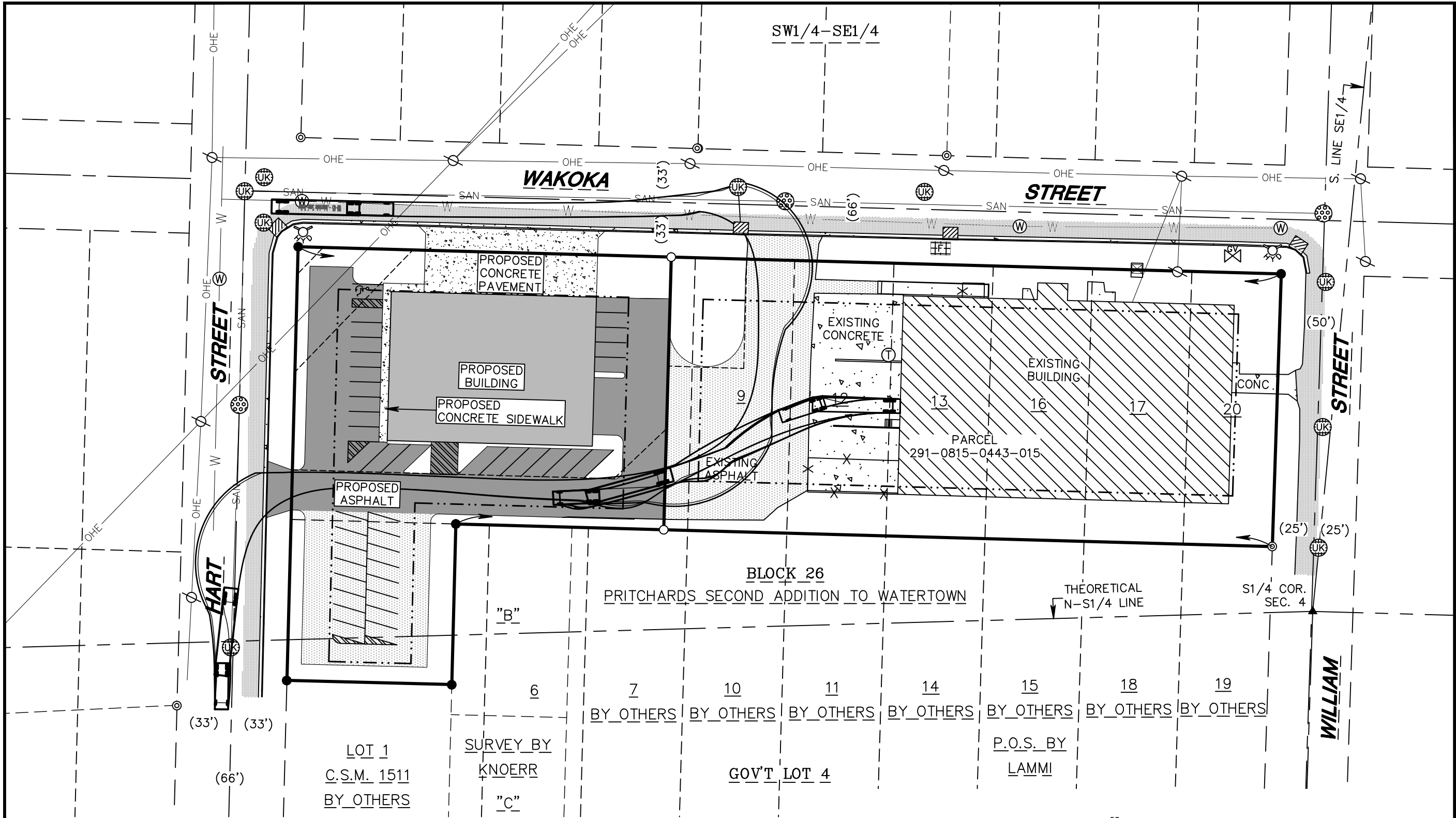
DIGGERS HOTLINE
TOLL FREE: 800-242-851



SCALE: 1" = 60'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, and 120, representing feet.



WB-65 - Interstate Semi-Trailer
Overall Length 73.500ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft

DIGGERS HOTLINE
TOLL FREE: 800-242-8511



GROTHMAN & ASSOCIATES, S.C.

PROFESSIONAL SERVICES
625 EAST SLUFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

REVISIONS:		
#	DATE	DESCRIPTION

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
VEHICLE TRACKING EXHIBIT

G&A PROJECT NO.: 526-317
SHEET NO.

C3.3



GA

**GROTHMAN
& ASSOCIATES, S.C.**

PROFESSIONAL SERVICES

625 EAST SUFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877

WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

[illegible]

DESIGNED/DRAWN: AJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

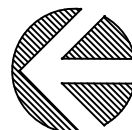
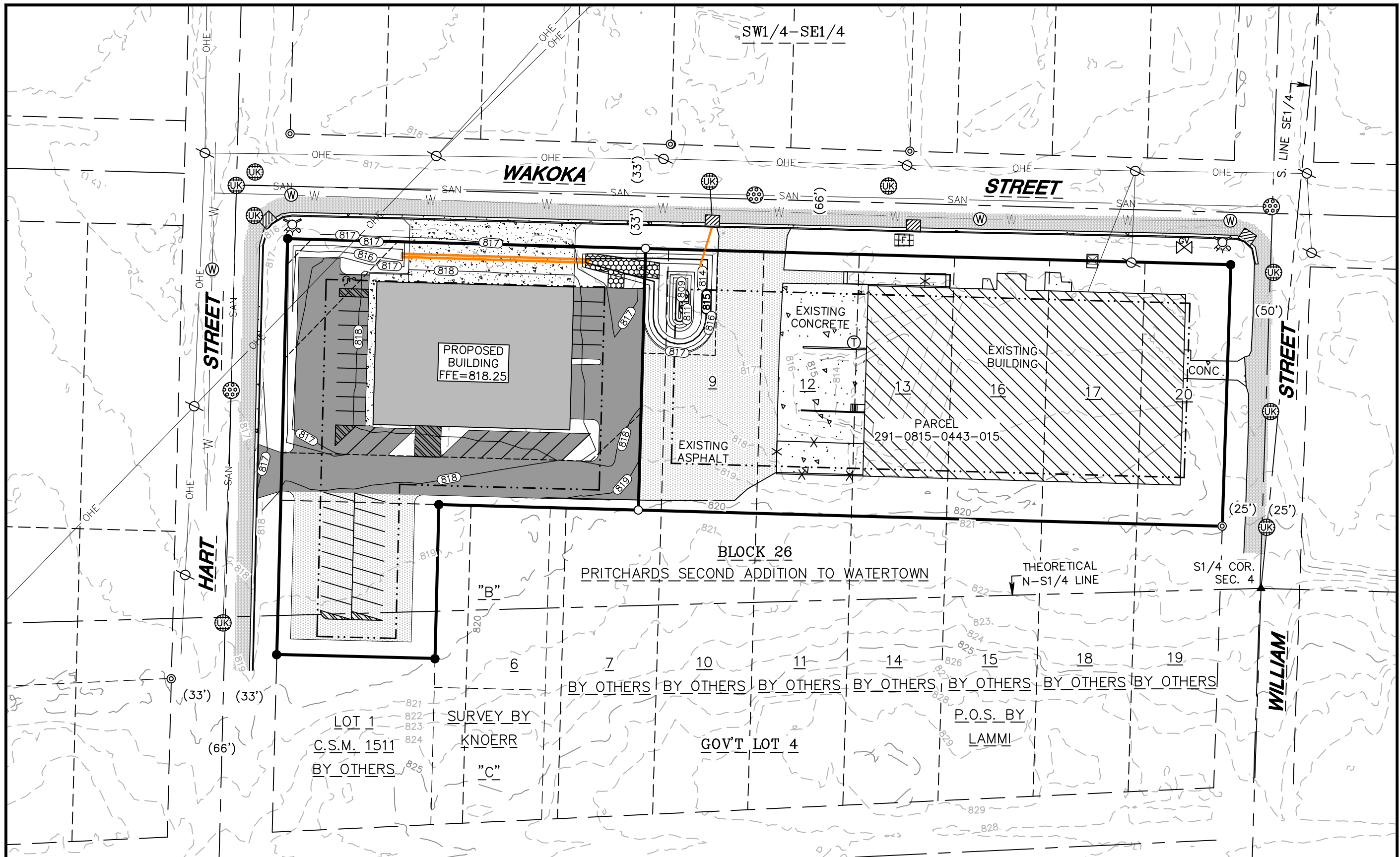
PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
PROPOSED GRADING PLAN

G&A PROJECT NO.: 526-31

SHEET NO.

C4.0



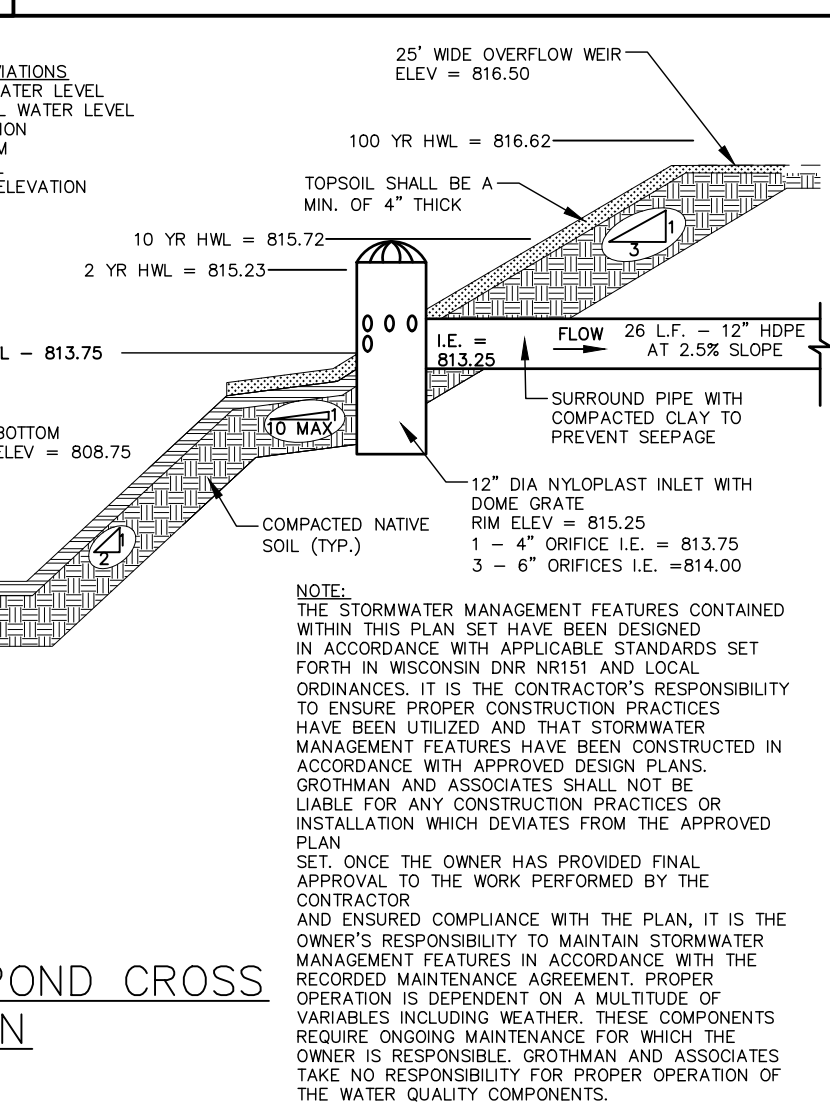
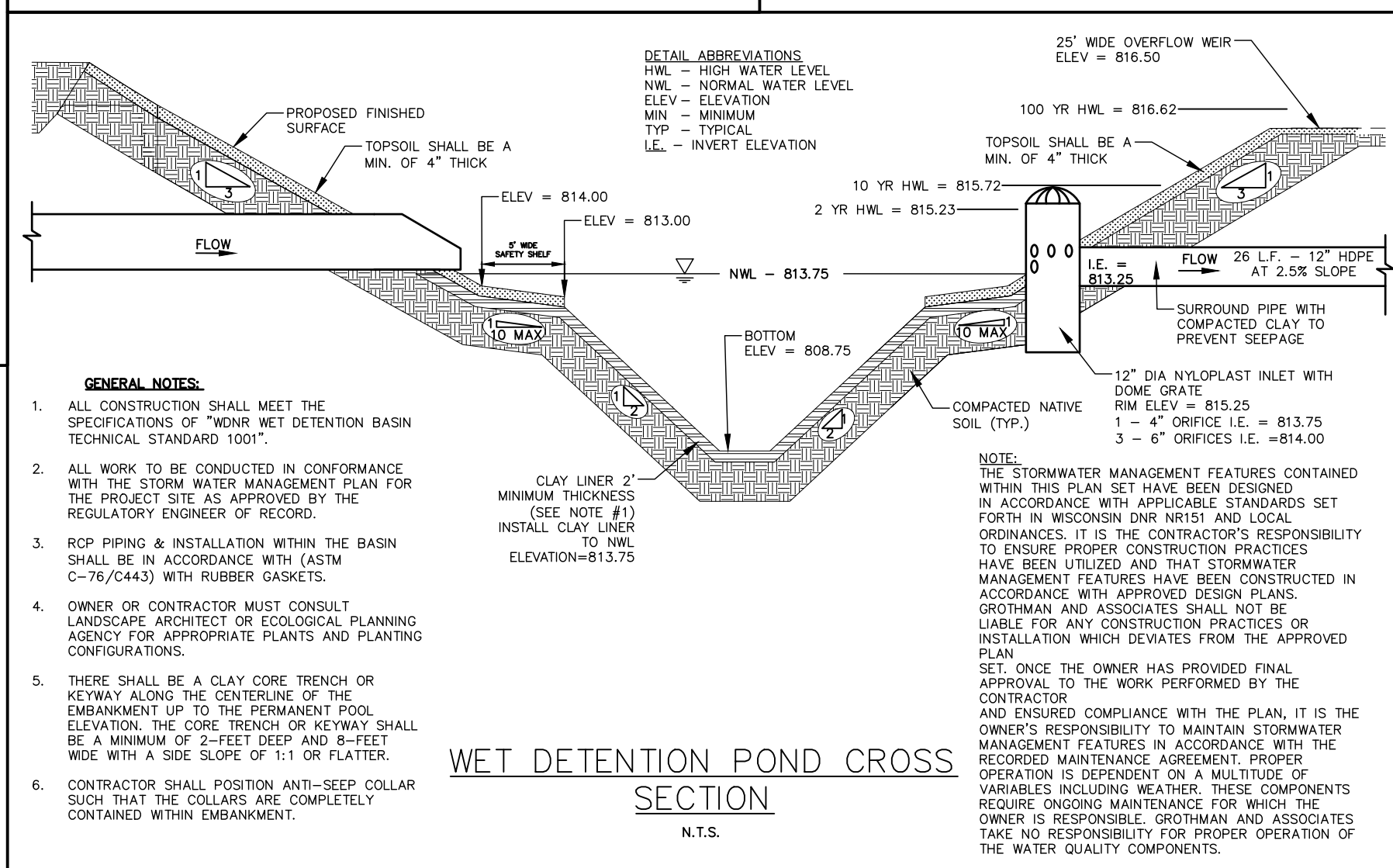
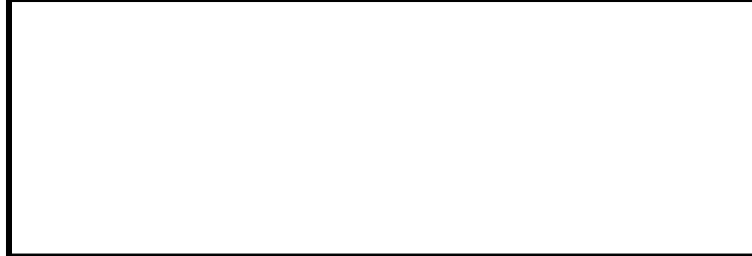
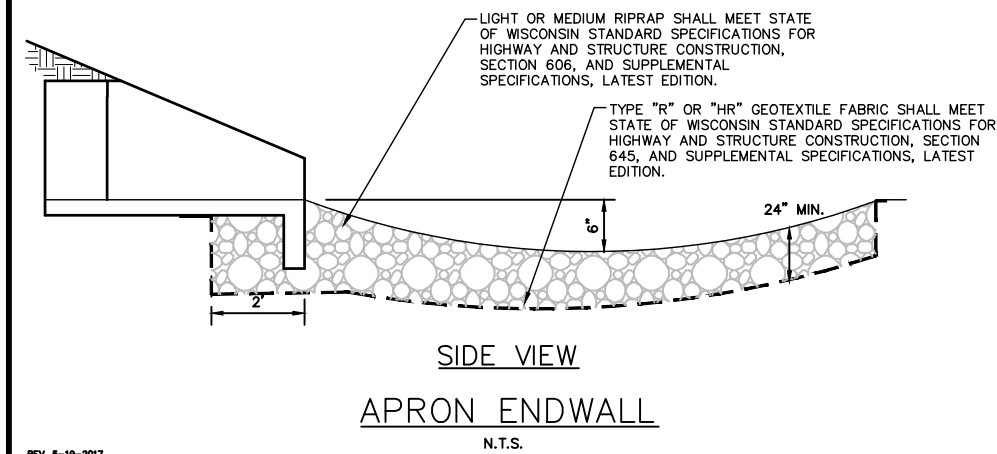
NORTH

SCALE: 1" = 60'



A horizontal scale bar with a black top line and a white bottom line. The top line has tick marks at 0, 30, 60, and 120. The bottom line has tick marks at 0, 30, 60, and 120. The numbers 0, 30, 60, and 120 are printed below the bottom line.

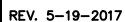
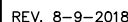
DIGGERS HOTLINE
TOLL FREE: 800-242-8511

[illegible]



REV. 8-9-2018

N.T.S.



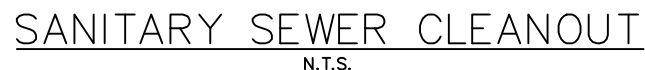
NOTES:
DIMENSIONS A & B SHALL BE DETERMINED IN THE FIELD AS REQUIRED TO PROVIDE THE GIVEN BEARING AREA AND TO MEET FIELD CONDITIONS.
SEE PIPING PLANS FOR THRUST BLOCK BEARING AREA (M.B.A) FOR PIPES GREATER THAN 48" DIA.



1. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
2. USE MORTAR FOR PIPE CONNECTIONS.

N.T.S.

REV. 8-9-2018



REV. 5-19-2017

Neenah Grates
R-5900A 12-inch Pipe

CLIENT:
FRED BACHMANN

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

REVISIONS:

#	DATE	DESCRIPTION
---	------	-------------

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT NAME:
FNB PROPERTIES SITE IMPROVEMENTS

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

SHEET NAME:
CONSTRUCTION DETAILS

G&A PROJECT NO.:	526-317
SHEET NO.	

C7.2



GA

**GROTHMAN
& ASSOCIATES, S.C.**

PROFESSIONAL SERVICES

625 EAST SLIFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (808) 742-7788; SAUK: (808) 644-8877

WWW.GROTHMAN.COM; Surveying@Grothman.com

PRELIMINARY





625 EAST SULFER STREET
BOX 373, PORTAGE, WI 53901
PORTAGE: (608) 742-7788; SAUK: (608) 644-8877
WWW.GROTHMAN.COM; Surveying@Grothman.com

CLIENT ADDRESS:
N2494 THUNDER HILLS ROAD
LODI, WI 53555

DESIGNED/DRAWN: AJJ
APPROVED: TAT
DRAWING ISSUE DATE: 9/1/2026

PROJECT LOCATION:
1200 WAKOKA STREET AND
1202 WAKOKA STREET
WATERTOWN, WI 53094

G&A PROJECT NO.: 526-317

SHEET NO.

LPI.0



NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

LPI.I