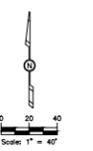


Curve #	Start	End	Radius	Chord
C1	270°14'	442.25	100.00'	54.74'
C2	48°20'14"	204.88	42.50'	24.73'

NOTES:
 1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDEGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKING BY THE FIELD. THESE LINES SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
 2. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
 3. COORDINATES ARE BASED ON JEFFERSON COUNTY COORDINATE SYSTEM.
 4. ELEVATIONS ARE NAVD83(CELESTIAL).



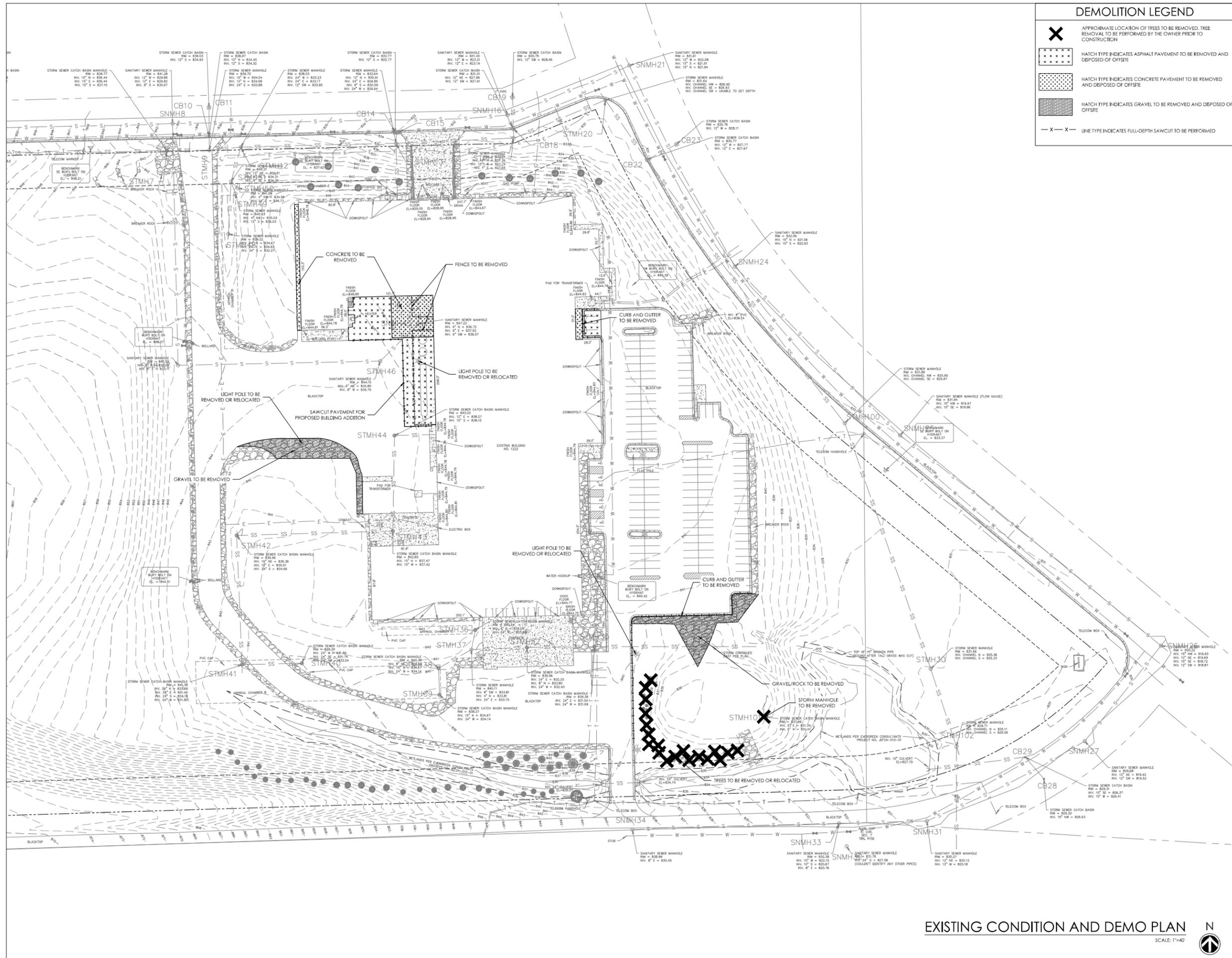
LEGEND

- = County Monument
- = Iron Stake Found
- ⊙ = Iron Stake Set
- ⊙ = Light Pole
- ⊙ = Water Valve
- ⊙ = Hydrant
- ⊙ = Manhole
- ⊙ = Catch Basin
- ⊙ = Catch Basin Manhole
- = Electric Line
- = Sanitary Sewer Line
- = Storm Sewer Line
- = Water Line
- = Gas Line
- = Fiber
- = Top of Curve Elevation
- = Recorded Dimension

TOPOGRAPHIC SURVEY
 FOR: ABAJIC ARCHITECTS
 1135A MICHIGAN AVE
 SHEBOYGAN, WI 53081
 LOT 2, C.S.M. NO. 2005, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

100 South 10th Street
 Watertown, WI 53091
 262.447.0000
CEDAR CREEK SURVEYING, LLC
 ENGINEERS & SURVEYORS
 www.cedarcreeksurveying.com

FILE NO: 202402 DATE: 6/19/2024 PAGE: 1 OF 1



DEMOLITION LEGEND

- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED



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 1222 PERRY WAY, WATERTOWN, WISCONSIN 53094
 1155A MICHIGAN AVE., SHEBOYGAN, WI 53081 | (762) 452-4444 | 64CN VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

DRAWN BY: JMN
 CHECKED BY: JRV

EXISTING
 CONDITION AND
 DEMO PLAN

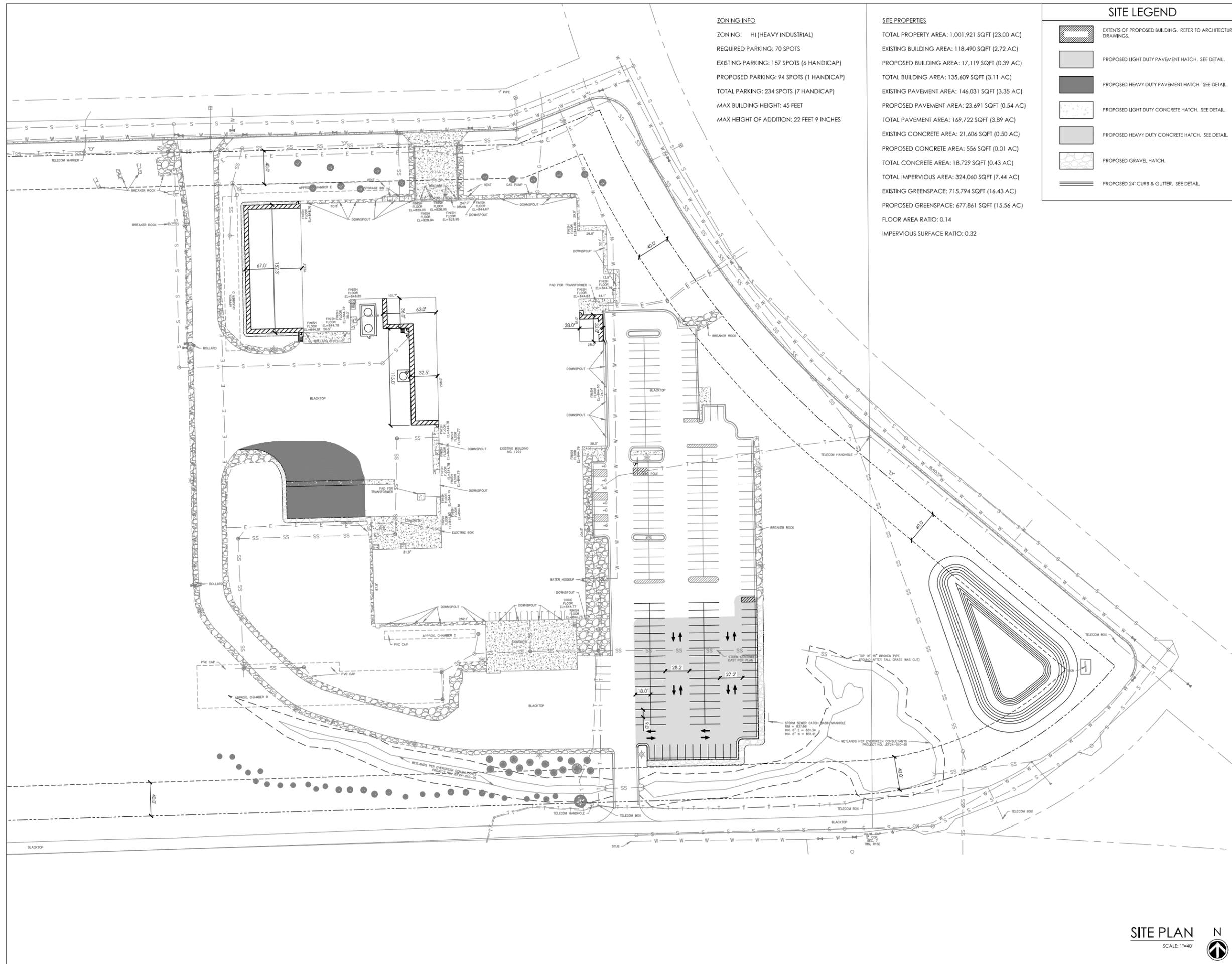
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200

PROJ. NO. 2024-110

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February 10, 2025

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ZONING INFO
 ZONING: HI (HEAVY INDUSTRIAL)
 REQUIRED PARKING: 70 SPOTS
 EXISTING PARKING: 157 SPOTS (6 HANDICAP)
 PROPOSED PARKING: 94 SPOTS (1 HANDICAP)
 TOTAL PARKING: 234 SPOTS (7 HANDICAP)
 MAX BUILDING HEIGHT: 45 FEET
 MAX HEIGHT OF ADDITION: 22 FEET 9 INCHES

SITE PROPERTIES
 TOTAL PROPERTY AREA: 1,001.921 SQFT (23.00 AC)
 EXISTING BUILDING AREA: 118,490 SQFT (2.72 AC)
 PROPOSED BUILDING AREA: 17,119 SQFT (0.39 AC)
 TOTAL BUILDING AREA: 135,609 SQFT (3.11 AC)
 EXISTING PAVEMENT AREA: 146,031 SQFT (3.35 AC)
 PROPOSED PAVEMENT AREA: 23,691 SQFT (0.54 AC)
 TOTAL PAVEMENT AREA: 169,722 SQFT (3.89 AC)
 EXISTING CONCRETE AREA: 21,606 SQFT (0.50 AC)
 PROPOSED CONCRETE AREA: 556 SQFT (0.01 AC)
 TOTAL CONCRETE AREA: 18,729 SQFT (0.43 AC)
 TOTAL IMPERVIOUS AREA: 324,060 SQFT (7.44 AC)
 EXISTING GREENSPACE: 715,794 SQFT (16.43 AC)
 PROPOSED GREENSPACE: 677,861 SQFT (15.56 AC)
 FLOOR AREA RATIO: 0.14
 IMPERVIOUS SURFACE RATIO: 0.32

SITE LEGEND

- [Hatched Box] EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- [Light Gray Box] PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- [Dark Gray Box] PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- [Dotted Box] PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- [Medium Gray Box] PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
- [Gravel Box] PROPOSED GRAVEL HATCH.
- [Double Line] PROPOSED 24" CURB & GUTTER. SEE DETAIL.



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DRAWN BY: JMN
 CHECKED BY: JRV
SITE PLAN
A
201
 PROJ. NO. 2024-110

SITE PLAN
 SCALE: 1"=40'

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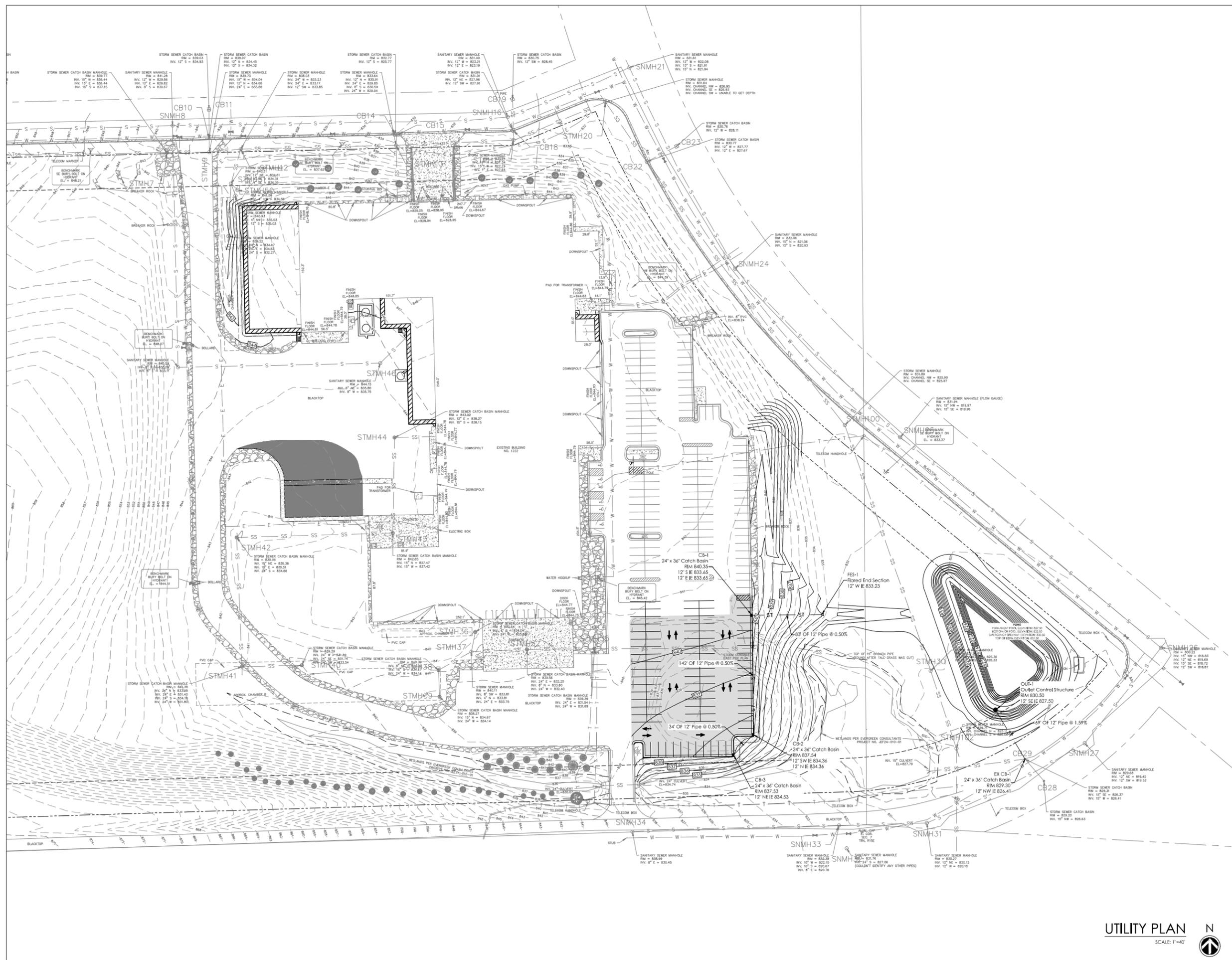
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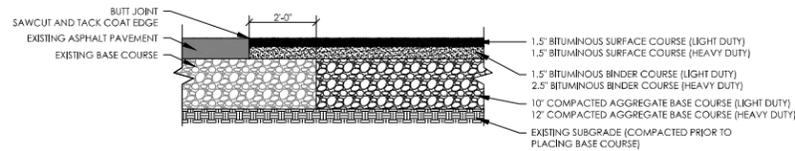
UTILITY PLAN

A
203

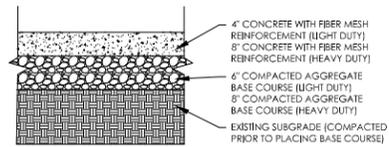
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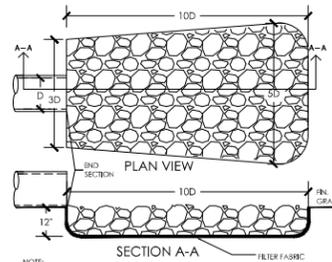
UTILITY PLAN
SCALE: 1"=40'



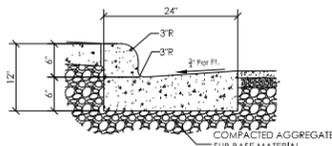
ASPHALT PAVEMENT CROSS SECTION



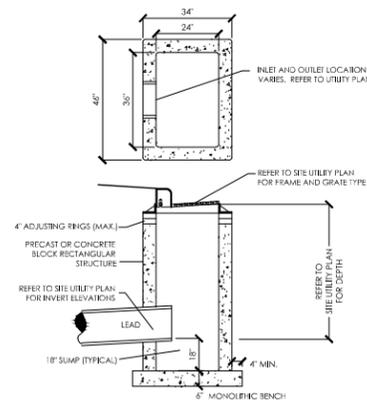
CONCRETE PAVEMENT CROSS SECTION



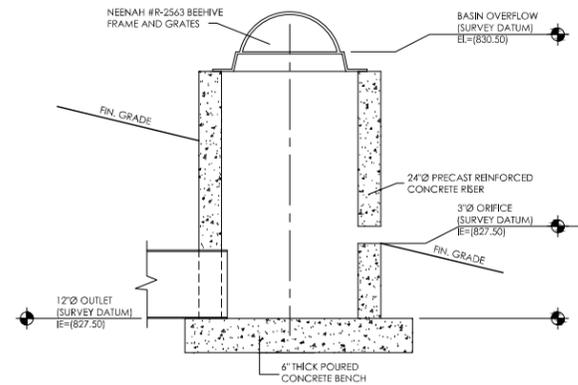
STORM SEWER OUTFALL



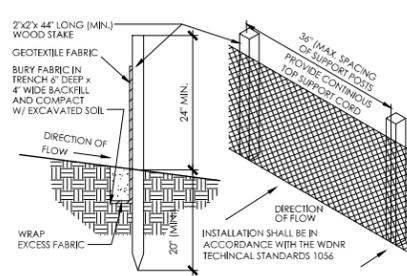
24" CURB & GUTTER SECTION



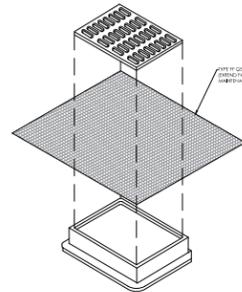
PRECAST REINFORCED CONCRETE ACCEPTABLE CURB INLET SECTION



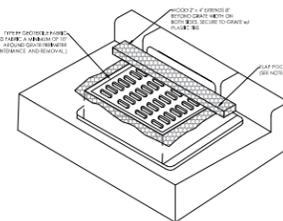
POND OUTLET SECTION



SILT FENCE SECTION & DETAIL

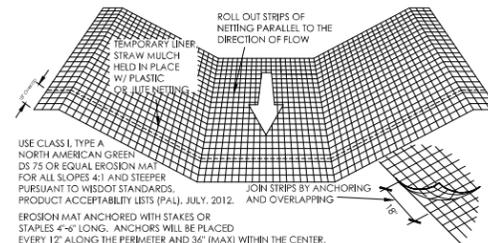


INLET PROTECTION TYPE \"B\"

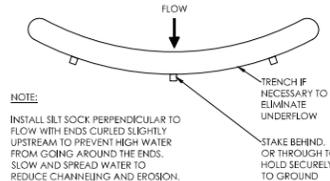


INLET PROTECTION TYPE \"C\"

MAINTENANCE NOTE:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN TO THAT THE SEDIMENT TRAPPED IN THE FIBER SOCK DOES NOT FALL INTO THE CURB OR CHANNEL. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

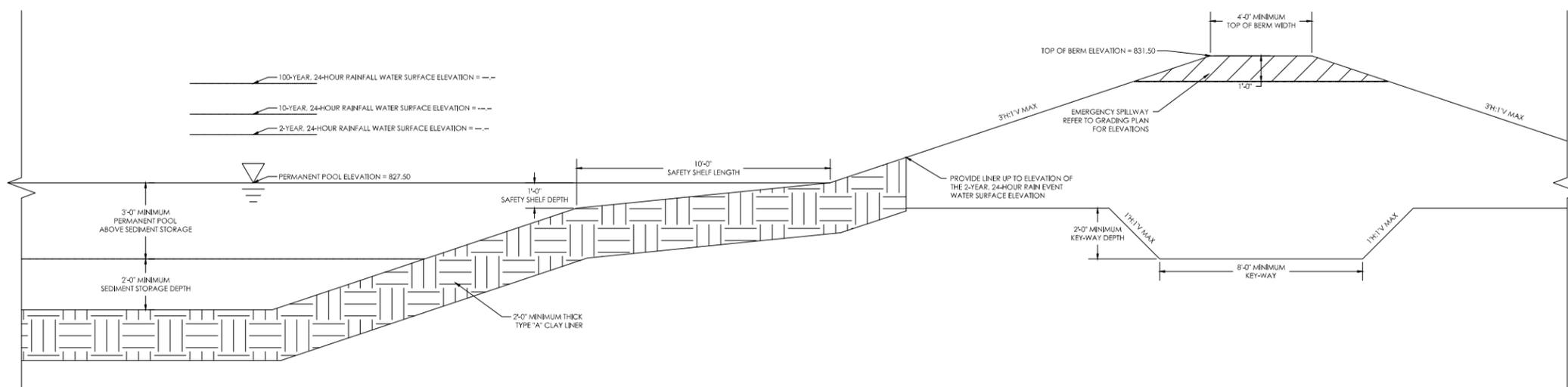


EROSION MATTING DETAIL (FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



NOTE:
INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.
TRENCH IF NECESSARY TO ELIMINATE UNDERFLOW.
STAKE BEHIND OR THROUGH TO HOLD SECURELY TO GROUND.

SILT SOCK DITCH CHECK



WET DETENTION POND CROSS SECTION



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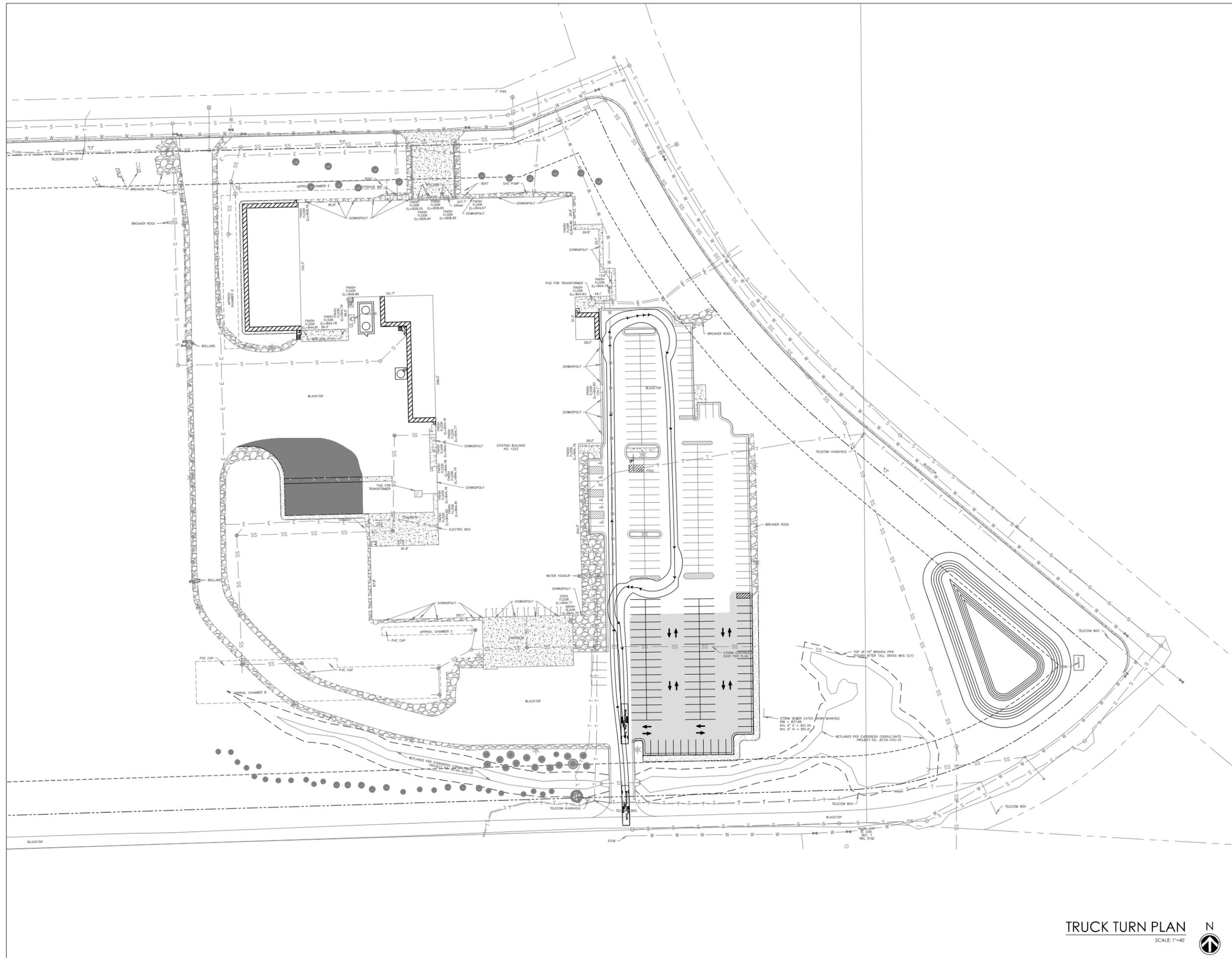
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DETAILS
A
204
 PROJ. NO. 2024-110

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February 11, 2023

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TRUCK TURN PLAN

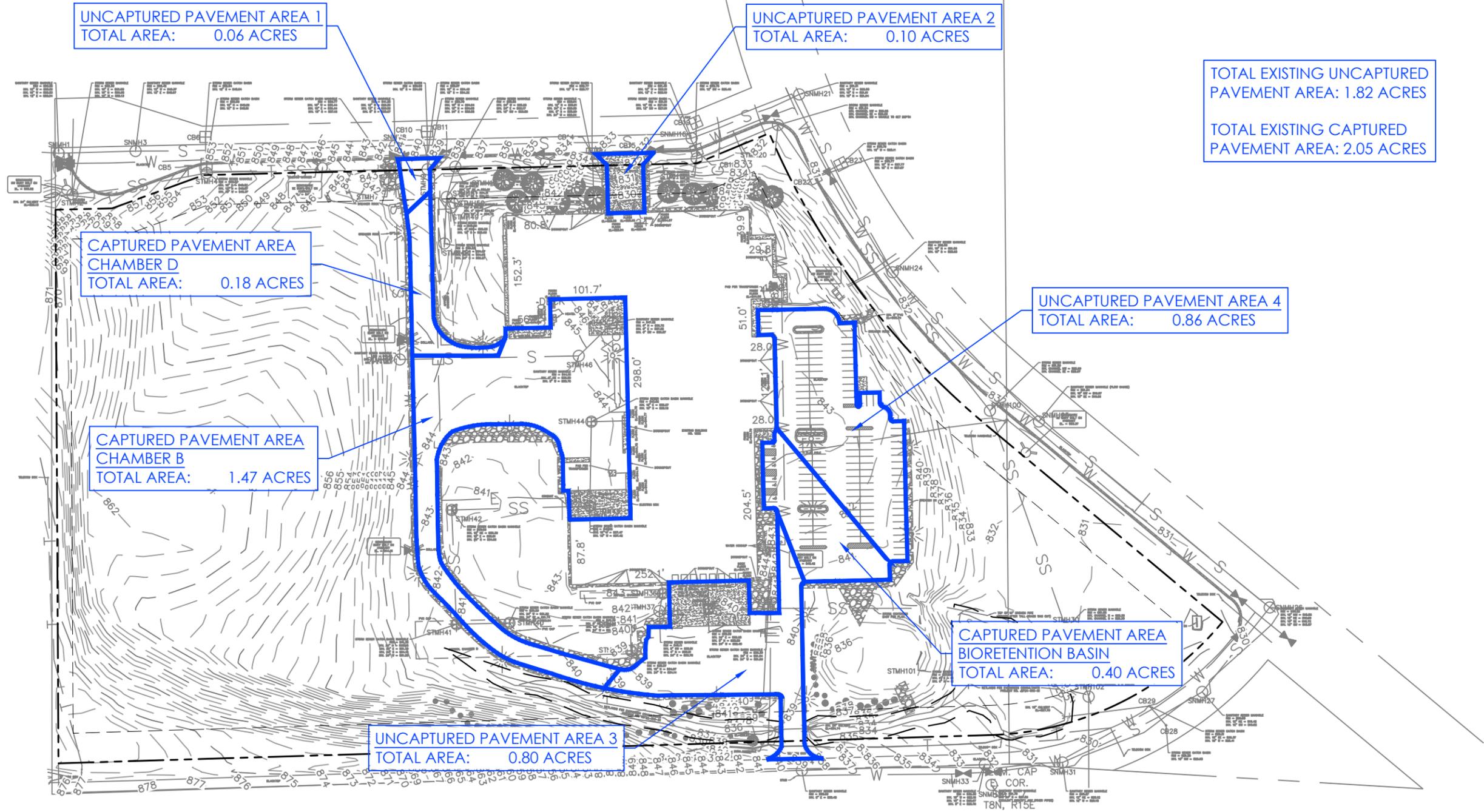
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 208

PROJ. NO. 2024-110

TRUCK TURN PLAN
 SCALE: 1"=40'



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EXISTING STORMWATER DRAINAGE MAP

February 10, 2025
Johnsonville
 Watertown, WI

Proj. No. 2024-110

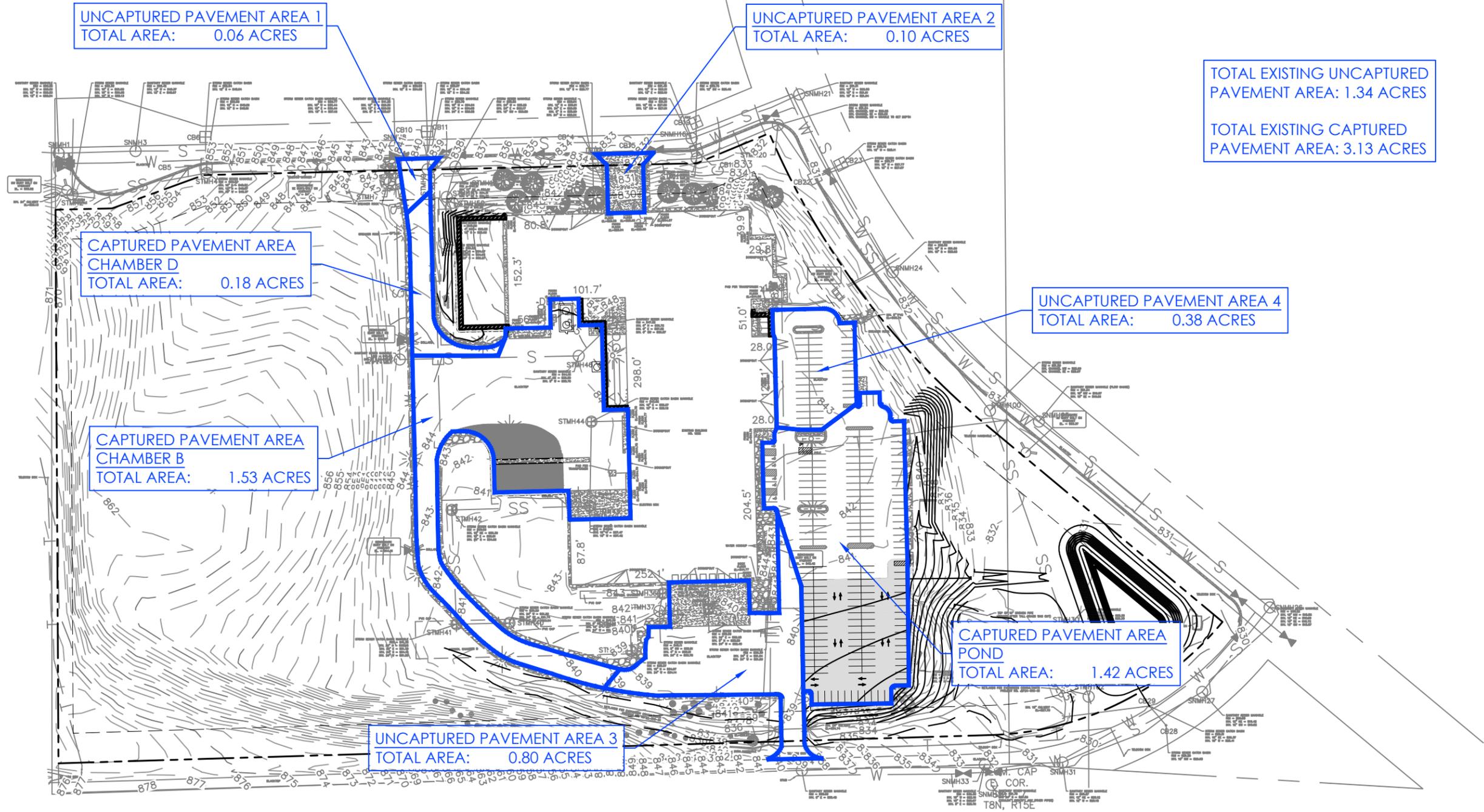


SCALE: 1"=150'

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PROPOSED STORMWATER DRAINAGE MAP



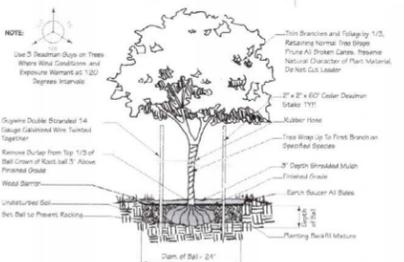
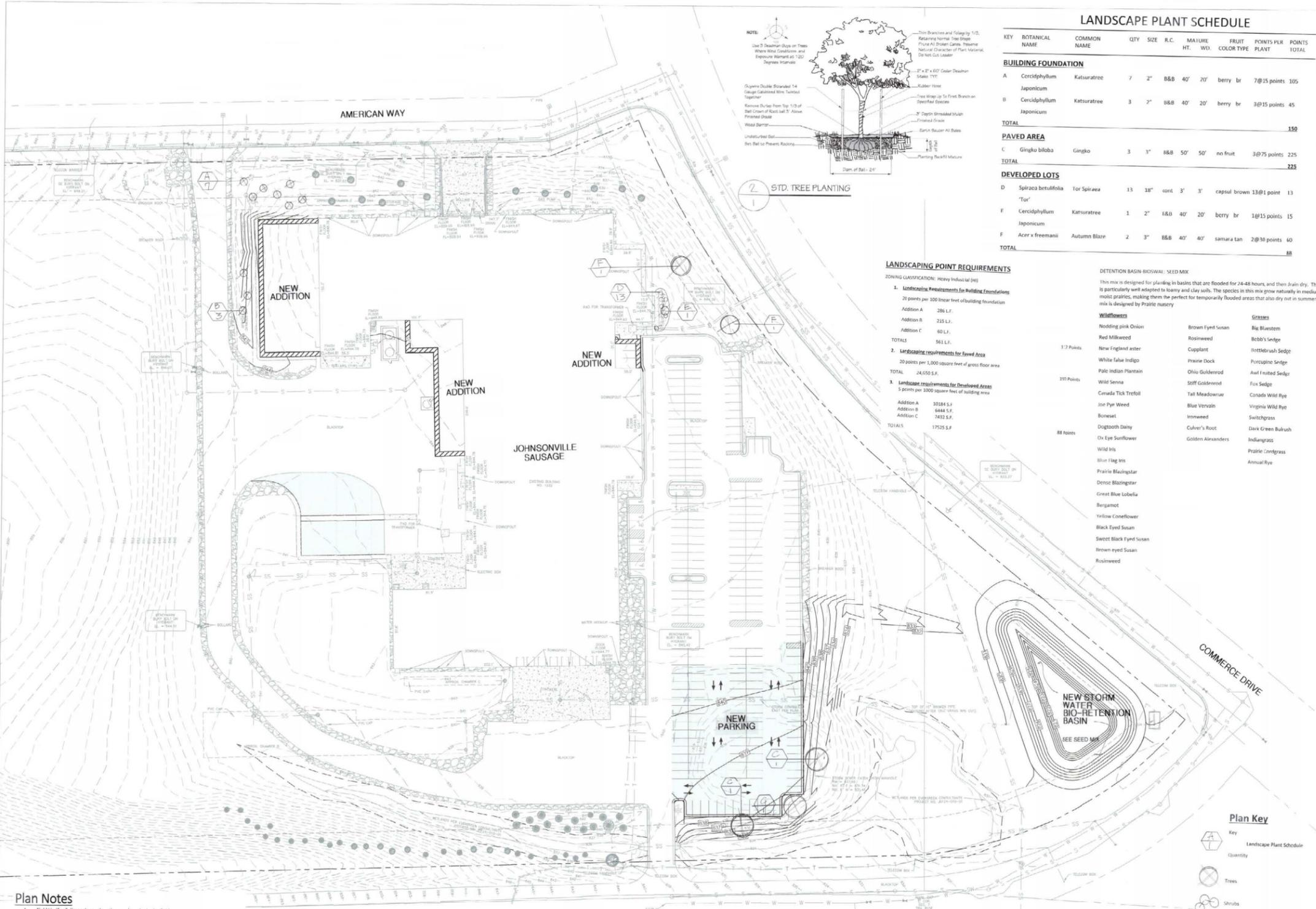
SCALE: 1"=150'

February 10, 2025
Johnsonville
 Watertown, WI

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LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	R.C.	MATURE HT.	MATURE WD.	FRUIT COLOR	FRUIT TYPE	POINTS PER PLANT	POINTS TOTAL
BUILDING FOUNDATION											
A	Cercidiphyllum	Katsuratree	7	2"	B&B	40'	20'	berry	br	7@15 points	105
		Japonicum									
B	Cercidiphyllum	Katsuratree	3	2"	B&B	40'	20'	berry	br	3@15 points	45
		Japonicum									
TOTAL											150
PAVED AREA											
C	Ginkgo biloba	Ginkgo	3	3"	B&B	50'	50'	no fruit		3@75 points	225
TOTAL											225
DEVELOPED LOTS											
D	Spiraea betulifolia	Tor Spiraea	13	18"	cont	3'	3'	capsul	brown	13@1 point	13
		"Tor"									
F	Cercidiphyllum	Katsuratree	1	2"	B&B	40'	20'	berry	br	1@15 points	15
		Japonicum									
F	Acer x freemanii	Autumn Blaze	2	3"	B&B	40'	40'	samarita	tan	2@30 points	60
TOTAL											88

LANDSCAPING POINT REQUIREMENTS

ZONING CLASSIFICATION: Heavy Industrial (HI)

- Landscaping Requirements for Building Foundations**
20 points per 100 linear feet of building foundation

Addition A	286 L.F.
Addition B	215 L.F.
Addition C	60 L.F.
TOTALS	561 L.F.
- Landscaping requirements for Paved Area**
20 points per 1,000 square feet of gross floor area

TOTAL	24,050 S.F.
-------	-------------
- Landscaping requirements for Developed Areas**
5 points per 3000 square feet of existing area

Addition A	3028 S.F.
Addition B	6444 S.F.
Addition C	7432 S.F.
TOTALS	17505 S.F.

DETENTION BASIN-BIOSWAL: SEED MIX

This mix is designed for planting in basins that are flooded for 24-48 hours, and then drain dry. This mix is particularly well adapted to loamy and clay soils. The species in this mix grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. This mix is designed by Prairie Nursery.

Wildflowers	Grasses
Red Milkweed	Big Bluestem
New England aster	Bottletop Sedge
White false Indigo	Porcupine Sedge
Pale Indian Plantain	Avail Fruited Sedge
Wild Senna	Stiff Goldenrod
Canada Tick Trefoil	Tall Meadow Rue
Joe Pye Weed	Blue Vervain
Boneset	Ironweed
Dogtooth Daisy	Culver's Root
Ox Eye Sunflower	Golden Alexanders
Wild Iris	Indiangrass
Blue Flag Iris	Prairie Conrgrass
Prairie Blazingstar	Annual Ryegrass
Dense Blazingstar	
Great Blue Lobelia	
Bergamot	
Yellow Coneflower	
Black Eyed Susan	
Sweet Black Eyed Susan	
Brown eyed Susan	
Rosinweed	

- ### Plan Notes
- Field Verify all dimensions, elevations and grades in the field.
 - Patio to be concrete and installed by the sidewalk contractor.
 - Turf to be in areas as shown.
 - Install plants at the correct elevation and according to the specifications.
 - All plantings away from the building to be mulched with twice-shredded hardwood. Color as dark as possible. Apply 4" thick.
 - Areas around the building to have a 2" stone mulch area where there is no hard surfaces.
 - All plantings near the building to be installed in stone mulch. Apply 4" in size, 2" thick over weed barrier.
 - See specifications for fence installation.
 - Seed bio-retention pond with seed mixture specified for this area.
 - Seed sloped areas with No-mow grass seed as specified.
 - Seed mowed areas with turf specification.
 - Seed areas outside the bio retention pond with prairie specification.
 - See landscape and perennial schedule for the trees, shrubs, evergreens and perennials to be installed.

LANDSCAPE PLAN
SCALE: 1" = 40' - 0"
NORTH





ABACUS ARCHITECTS

PROJECT #: 3319-25
DATE: 10 FEBRUARY 2025

SCALE: 1" = 40' - 0"
PAGES: 1 OF 1
DRAWN BY:
K. BAHRS #336-14

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LANDSCAPE PLAN

L
101

PROJ. NO. 2024-110

LANDSCAPE ARCHITECT
Kelly's Landscape Design
920-918-2613 (cell)
Website: kellyslandscape.com
E-mail: kellyslandscape@gmail.com