

NOTICE

A meeting of the City of Evansville Plan Commission will be held on the date and time stated below. Notice is further given that enough members of the City Council and Historic Preservation Commission may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville Plan Commission
Special Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Thursday, June 11th, 2026, 6:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Civility Reminder
5. Citizen appearances other than agenda items listed.
6. Action Items
 - A. Discussion and Motion to Approve Site Plan Application SP-2026-05 and Conditional Use Permit Application CUP-2026-07 for a group development on parcel 6-27-1150 (551 S County Road M)
 1. Review Staff Report and Applicant Comments
 2. Plan Commissioner Questions and Comments
 3. Motion with Conditions
7. Discussion
8. Community Development Report
9. Upcoming Meeting: July 7th, 2026 at 6:00pm
10. Adjourn

-Mayor Abbey Barnes, Plan Commission Chair



SITE PLAN APPLICATION – STAFF REPORT

Applications: SP-2026-05, CUP-2026-07

Applicants: Royal Flush Holdings (represented by Auth Consulting)

Parcel: 6-27-1150 **Location:** 551 County Road M

June 11th, 2026

Prepared by: Colette Spranger, Community Development Director
Direct questions and comments to: c.spranger@evansvillewi.gov or 608-882-2263

Description of request: The applicant is seeking approval for two industrial buildings on the eastern edge of the property. These will be the future home of Ace Materials Placing and Hatch Building Supply. More than one principle building on a single property needs conditional use permit approval and is subject to the conditions of Sec. 130-418.

Current zoning district: I-1 Light Industrial



Staff Analysis of Request

The applicant has worked with City staff to address a number of issues concerning the access/utility/trail easement, landscaping to screen noise, dust, and other nuisances from Midway Village Mobile Home Park, and has clarified the applicant's plans for utility services to the two buildings. Staff is comfortable recommending the site plan for Plan Commission's approval this evening.

City Access Easement

The City of Evansville holds an access easement of 66 feet on the portion of the property shown below. The purpose of this easement is to provide access for a public multiuse trail, municipal utilities and, if appropriate, the means to declare a right-of-way if a public road is desired for future development and further subdivision of the property. (The City's subdivision ordinance does not allow new parcels to be created without having frontage on a public street.) Such a street is not on the Transportation Map or Official Map, but may be later been platted if needed. If a public street is constructed within the easement, environmental constraints are likely to prohibit it extending further than this property.

Section 130-418 Group Development Requirements

Group Developments are properties with more than one principle building on site. They are always a conditional use and must meet the following criteria. Staff comments on the criteria are below, italicized.

- a. All required off-street parking spaces and access drives shall be located entirely within the boundaries of the group development.

Criteria met.

- b. The development shall contain a sufficient number of waste bins to accommodate all trash and waste generated by the land uses in a convenient manner.

Shown on Sheet C3.0. Criteria met.

- c. No group development, except multiple-family dwellings, shall take access to a local residential street.

Criteria met.

- d. All development located within a group development shall be located so as to comply with the intent of this chapter regarding setbacks of structures and buildings from lot lines. As such, individual principal and accessory structures and buildings located within group developments shall be situated within building envelopes that serve to demonstrate complete compliance with such intent. The building envelopes shall be depicted on the site plan required for review of group developments. The use of this approach to designing group developments will also ensure the facilitation of subdividing group developments in the future, if such action is so desired.

Sufficiently met.

- e. Such uses shall comply with article II, division 4 of this chapter, pertaining to standards and procedures applicable to all conditional uses.

Since the June 2nd Plan Commission meeting, the following issues have been resolved:

- Landscaping has been added along County Highway M and between the site and Midway Village Mobile Home Park. This site features tree cover in the far western part of the site; existing vegetation does count towards landscaping requirements. Staff finds that the addition of screening trees and existing vegetation satisfy the requirements.
- Upon rereading language in the landscape ordinance concerning landscape island requirements, staff has decided that they are not needed for this site. Landscaping islands are required when there are parking areas in excess of 25 spaces; this site has abundant impervious surface, but a only a small percentage is for customer/worker parking. The parking is also split between the two buildings/businesses.
- A flat gap 30 feet wide exists between the two stormwater retention areas. This will allow a future trail to pass through this area. The City accepts that there will be some encroachment into the easement area by the walls of the stormwater pond.
- The applicant is electing to put a fence around the stormwater pond. This will require some coordination between the applicant and EMS to ensure there is proper access in case of an emergency or rescue.
- Staff has consulted with the City Engineer on placement of water and sewer laterals; these will remain private and maintained by the customer. Municipal Services is comfortable with a shared lateral and the applicant has been alerted that if service needs to be cut off at the street, both buildings will be affected. At this time there are no plans for publicly maintained mains within the easement area.
- Stormwater retention areas will also remain the responsibility of the property owner.

Required Plan Commission findings for Conditional Use Permit request: Section 130-104(3) of the Municipal Code, includes criteria that should be considered in making this decision:

1. **Consistency of the use with the comprehensive plan.** The proposed use in general and in this specific location is consistent with the city's comprehensive plan of September 2022.
Staff Comment: Policies in the Comprehensive Plan provide support for new business expansion into Evansville and encouragement of expansion for existing business. This site does both. This development fulfills long-term goals of industrial expansion in the County M/USH 14 corridor as outlined in the Economic Development chapter of the Plan.
2. **Consistency with the City's zoning code, or any other plan, program, or ordinance.** The proposed use in general and in this specific location is consistent with City's zoning code, or any other plan, program, or ordinance, whether adopted or under consideration pursuant to official notice of the city.
Staff comment: The proposed use is consistent with the City's zoning code and other plans, programs, and ordinances.
3. **Effect on nearby property.** The use will not result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the City's zoning code, the comprehensive plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the city.
Staff Comment: The applicant states that the business hours will be Monday through Friday from 6:00AM to 10:00PM. Site is zoned for industrial near other industrial uses, but is directly adjacent to a residential mobile home park that is technically outside the City. Common and allowable noise from industrial activity may become a nuisance for residents, but major activity on site is expected at the beginning and end of the day when trucks leave, then return.

4. **Appropriateness of use.** The use maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

Staff Comment: The location has long been intended for businesses such as these.

5. **Utilities and public services.** The use will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by the City or any other public agency serving the subject property.

Staff Comment: the property is currently served by public utilities under County Highway M. Any pipes/laterals on site, including any laid within the right-of-way, will be the responsibility of the property owner.

Required Plan Commission conclusion: Section 130-104(3)(f) of the Municipal Code requires the Plan Commission to determine whether the potential public benefits of the conditional use do or do not outweigh any and all potential adverse impacts. The proposed motion below states that benefits do in fact outweigh any and all potential adverse impacts.

Plan Commission Recommended Motion

Motion to approve site plan application SP-2026-05 and conditional use permit application CUP-2026-07 for two industrial buildings on parcel 6-27-1150, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

1. ***Typical operating hours are between 5:00 AM to 10:00 PM. Vehicles entering and existing the site outside of these hours shall utilize the southernmost driveway to avoid disturbing neighboring residential properties.***
2. ***Sidewalks will be required along County Highway M by the City at a future date and must be built within 24 months notice of such a requirement.***
3. ***Applicant installs landscaping per approved plans within one year of receiving an occupancy permit.***
4. ***Applicant understands that the City has full rights to install utilities, trails, or access roads within the recorded 66 foot easement.***
5. ***Any pipes/laterals on site used to provide water and sewer service, including any laid within the 66 foot easement, will be the responsibility of the applicant and any future property owner.***
6. ***Applicant to submit stormwater, erosion control, and grading plans to City Engineer for final approval prior to receiving a building permit.***
7. ***Future development on site will require its own site plan approval and, if needed, conditional use permit approval.***
8. ***Applicant complies with any and all other local, state, or federal regulations pertaining to the site.***
9. ***Any major deviations from approved plans or business model shall require a resubmittal of application and possibly fees or enforcement action.***
10. ***Use cannot create a public nuisance as defined by local and state law.***
11. ***Applicant records the site plan and conditional use permit with the Rock County Register of Deeds.***

Chapter 130 Review Criteria and Standards

The following section compares the site plan with the basic provisions of the base zoning district and other considerations of how the site functions, both internally and within its environs.

Site Plan Criteria Evaluation

Section 130-131 of the Municipal Code, includes factors for evaluating site plans.

Criteria	Staff Comment
1. Site Design and Physical Characteristics	- Site is designed to anticipate future development on undeveloped parts of the land. - Landscaping should be sufficient to screen site from neighboring properties.
2. Site location relative to public road network	Site has frontage along County Highway M. Two new driveways proposed.
3. Land Use	- Comprehensive Plan Future Land Use Category: Industrial - The proposed uses are consistent with uses allowed by right in the I-1 Light Industrial zoning district.
4. Traffic Generation	- County Road M is an arterial corridor and is adequately handling traffic to the site. - Traffic in and out of site likely to be heavier at the start and end of operating hours and upon shift changes. Operating hours are listed as 6:00 AM to 10:00 PM.
5. Community Effects	A long-standing, established business is enabled to expand and improve its operations.
6. Other Relevant Factors	

Sec. 130-1167. Requirements for non-residential uses.	I-1 Light Industrial	Ace Materials/Hatch Building 551 County M	Met?
1. Intensity			
a. Max # of Floors	4	1	
b. Min Landscape Surface Ratio	25%	66%	
c. Max floor area ratio	0.6	0.06	
d. Min lot area	40,000 sq ft	11.4 acres	
e. Max building size	n/a	n/a	
2. Bulk/lot dimensions			
a. Min lot area	40,000 sq ft	11.4 acres	
b. Min lot width	200 feet	OK	
c. Min street frontage	50 feet	OK	
3. Minimum setbacks and building separation			

a. Building to Front Lot Line Building to Street Side Lot Line	25 feet 25 feet	OK	
b. Either of above next to ROW of 100+ feet	40 feet		
c. Building to resident. side lot line	30 feet	OK	
d. Building to resident. rear lot line	30 feet	OK	
e. Building to nonres. side lot line	15 feet	OK	
Building to nonres. rear lot line	30 feet	OK	
f. Min paved surface setback-Side/rear	5 feet	OK	
Min paved surface setback - Street	10 feet	OK	
g. Min building separation	30 feet	OK	
4. Maximum Building Height	35 feet	31'6" – Hatch Building Supply 29'6" – Ace Concrete	

Key:

Green = compliant

Yellow = legal but may require further inspection

Red = non-compliant

"OK" denotes a condition that is currently existing and conforming the zoning district.

Landscape Regulations (Article IV, Ch. 130)	
Existing treescape on site being preserved, trees placed between Midway Village and site and along County Highway M.	

Other Relevant Zoning Code Standards

Performance Standards (Article III, Ch. 130)	
Plan Commission to consider nuisances or adverse impacts related to air pollution, fire/explosive hazards, glare/heat, liquid/solid wastes, noise, odors, radioactivity, electrical disturbances, vibration, or water quality.	
There is nothing in the application that suggests there would be impacts above and beyond that of a typical industrial site. Potential noise issues to be alleviated as needed.	

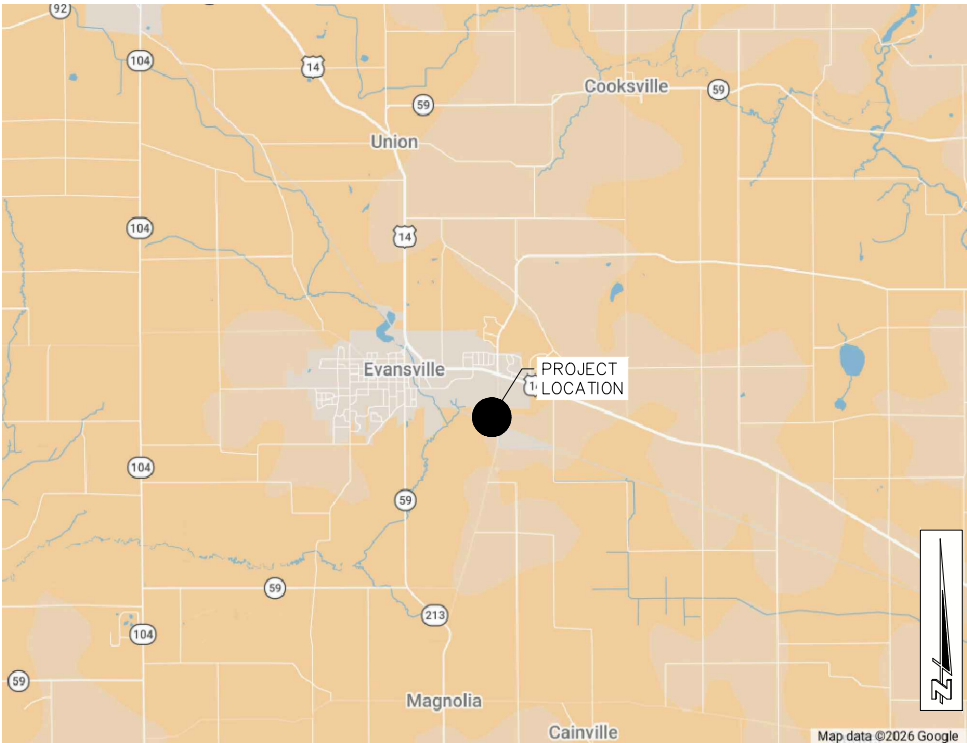
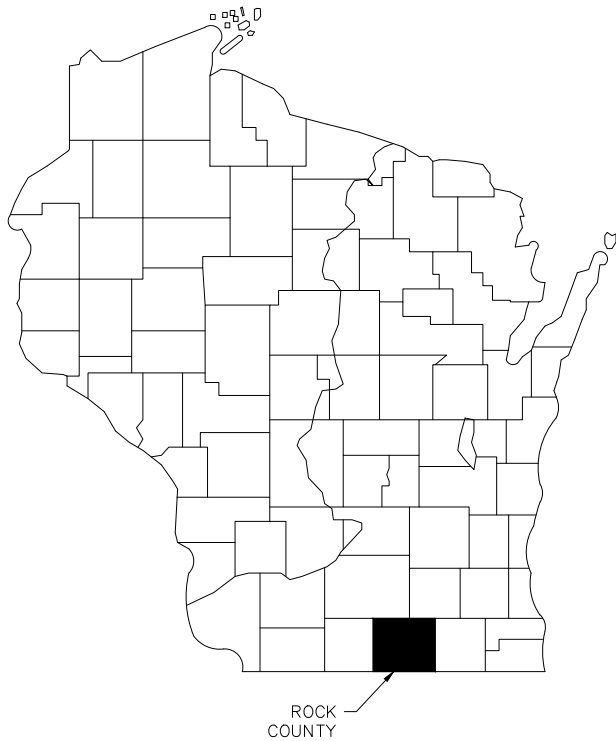
Signs (Article X, Ch. 130)	
Any new signs -- wall signs, monument signs, or similar -- will require a separate sign permit.	

Parking (Article XI, Ch. 130)	
Sufficient number of stalls provided. Applicant to indicate location of accessible parking stalls.	

ACE CONCRETE MATERIALS

NORTH & SOUTH BUILDINGS

CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN



LOCATION MAP – ROCK COUNTY
N.T.S.

CONSTRUCTION NOTES

1. CONTRACTOR/OWNER SHALL INSTALL ALL EROSION CONTROL MATERIALS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY UPON COMPLETION.
4. DISTURBED AREAS AND EMBANKMENTS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH NRCS, FOTG STANDARD 342, CRITICAL AREA PLANTING.
5. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL ITEMS DURING THE DURATION OF THE PROJECT.
6. ANY PERCHED WATER POCKETS ENCOUNTERED DURING CONSTRUCTION WILL BE DRAINED, EXCAVATED, & INCORPORATED INTO THE SITE GRADING.
7. NO SINKHOLES OR DEPRESSIONS WERE ENCOUNTERED DURING INITIAL SITE SURVEY.

REFERENCE BENCHMARK

THE ELEVATIONS SHOWN ARE ON NAVD 1988 DATUM
DERIVED FROM LIDAR AND GPS OBSERVATIONS.

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	TITLE SHEET/LOCATION MAP
C1.1	CONSTRUCTION NOTES
C2.0	EXISTING SITE CONDITIONS
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	EROSION CONTROL PLAN
C6.0	UTILITY PLAN
C7.0–C7.7	SECTIONS & DETAILS
C8.0–C8.1	LANDSCAPING PLANS & DETAILS

PRACTICE:

OWNER:

ACE CONCRETE MATERIALS

ADDRESS:

COUNTY:

ROCK

TOWNSHIP NAME:

EVANSVILLE

PROJECT:

ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO.

C1.0

BRANCH OFFICE

3920 Eddle Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277

COMPANY OFFICE

408 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-252-9490

A.C/a

Auth•Consulting/associates
S&B Land Surveying a division of A/C/a

authconsulting.com

DRAWING PHASE:	DRAWN BY: DAM
☒ OWNER REVIEW	CHECKED BY: DAM
☐ AGENCY REVIEW	DATE: 02.16.26
☐ BID DOCUMENT	DWG FILE: 638-013
☐ FOR CONSTRUCTION	REF FILE: 638-013.DWG
☐ AS-BUILT DOCUMENT	JOB NUMBER: 638-013
PER CITY COMMENTS	LLS
REVISION DESCRIPTION:	NAME:
	DATE:

UTILITY NOTIFICATION

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ACTIVITIES.

GENERAL NOTES

3. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
2. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
3. NO TREES OR SHRUBS TO BE REMOVED WITHOUT THE PRIOR APPROVAL FROM THE OWNER.
4. SALVAGED MATERIALS TO BECOME PROPERTY OF THE OWNER AT THE OWNER'S DISCRETION. ANY MATERIALS NOT WANTED BY THE OWNER SHALL BE DISPOSED OF PROPERLY BY THE CONTRACTOR.
5. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL AND BUILDING PAD AREAS.
6. EROSION CONTROL TO BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION AND CONTINUOUSLY MAINTAINED.
7. ANY REQUIRED STREET OR LANE CLOSURES AND ASSOCIATED TRAFFIC CONTROL SIGNAGE / DETOUR PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED. ALL DETOUR PLANS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MUTCD. ALL PROPOSED DETOUR PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF 10 DAYS PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL ORGANIZE HIS WORK SUCH THAT SERVICE SHUT-DOWNS OCCUR ONLY WHILE CONNECTIONS TO THE EXISTING SYSTEM ARE BEING MADE. SYSTEM SHUT-DOWNS SHOULD BE HELD TO A MINIMUM PRACTICAL TIME NEEDED TO MAKE SUCH CONNECTIONS. SHUT-DOWNS SHALL NOT BE SCHEDULED OVER THE NOON LUNCH HOUR. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS AFFECTED BY SHUT-DOWNS PRIOR TO SHUTTING OFF WATER. SHUT-DOWNS SHALL BE SCHEDULED WITH THE OWNER AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE.
9. TO MINIMIZE THE DURATION OF ANY INTERRUPTIONS OF SERVICE ACCESS, THE CONTRACTOR SHALL HAVE SUFFICIENT WORKMEN, EQUIPMENT AND MATERIALS ON SITE TO COMPLETE THE REQUIRED WORK IN A TIMELY MANNER.
10. ALL WORK WITHIN THE PROJECT SHALL BE CONDUCTED IN ACCORDANCE WITH MUTCD REQUIREMENTS CONCERNING: SIGNS, BARRICADES, LIGHTING, FLAG PERSONS, OR ANY OTHER TRAFFIC OR SAFETY DEVICES.
11. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION, MEANS, CONTROLS, TECHNIQUES, SEQUENCE, PROCEDURES, OR SAFETY.
12. NO DISTURBANCE TO AREAS OUTSIDE OF THE CONSTRUCTION OR DEMOLITION LIMITS SHOWN ON THE PLANS. IF NOT DIRECTED BY THE ENGINEER, CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, EVEN IF A UNIT PRICE EXISTS FOR THAT ITEM.
13. ALL BITUMINOUS AND CONCRETE REMOVAL TO BE DONE WITH SAW-CUTTING TO CREATE A STRAIGHT CLEAN MATCHING SURFACE.
14. CONTRACTOR SHALL OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITIES COMMENCING.
2. CONTRACTOR TO COORDINATE WITH SMALL UTILITIES ALL REQUIRED UTILITY RELOCATION TO AVOID CONFLICTS WITH PROPOSED GRADING.
3. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL, AND BUILDING PAD AREAS.
4. ALL TOPSOIL, ORGANIC, & UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE, OR FROZEN MATERIALS TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL & ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. ALL GRADES AND ELEVATIONS SHOWN ARE TO FINISHED GRADES, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
7. 1.0% (MIN.) SLOPE REQUIRED ON ALL CONSTRUCTED DITCH BOTTOMS, UNLESS NOTED OTHERWISE.
8. ALL EXCESS & UNSUITABLE MATERIALS TO BE REMOVED FROM THE SITE BY SITE CONTRACTOR AS REQUIRED.
9. NO TOPSOIL OR WASTE MATERIALS TO BE PLACED BENEATH PROPOSED DITCH BOTTOMS. ALL EXISTING SOILS INFILTRATION CHARACTERISTICS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED ELEVATIONS PROVIDED ON THE PLANS. ANY GEOTECHNICAL INVESTIGATIONS PROVIDED BY THE OWNER APPLY ONLY TO THOSE LOCATIONS THAT DATA WAS COLLECTED, AND MAY NOT BE INDICATIVE OF CONDITIONS ELSEWHERE ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING ANY ADDITIONAL GEOTECHNICAL OR SURVEY DATA HE DEEMS NECESSARY TO COMPLETE AN ACCURATE ESTIMATE OF EARTHWORK QUANTITIES.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BALANCING SITE MATERIALS. IF ON-SITE EXCAVATION AND BORROW OPERATIONS DO NOT PROVIDE ENOUGH SUITABLE MATERIAL FOR FILL AREAS, THE CONTRACTOR SHALL COORDINATE AND PAY FOR EXCAVATION, TRANSPORT AND PLACEMENT OF IMPORTED MATERIAL MEETING THE SPECIFICATIONS OF THE CONTRACT DOCUMENTS. IF EXCAVATION RESULTS IN EXCESS MATERIALS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LOADING, TRANSPORT AND OFFSITE DISPOSAL OF EXCESS MATERIALS.
12. ALL STORMWATER MANAGEMENT AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC AND HEAVY EQUIPMENT. ALL EXISTING SOILS INFILTRATION CHARACTERISTICS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE. STORMWATER MANAGEMENT BASINS SHALL BE CLEANED OUT AND BROUGHT BACK TO ORIGINAL CONDITION IF ANY DISTURBANCE TAKES PLACE OR ANY SEDIMENT IS DEPOSITED WITHIN THE STORMWATER MANAGEMENT BASINS.
13. BIO-FILTRATION AREA AND INFILTRATION BASINS TO BE CONSTRUCTED TO WITHIN 12" OF FINAL GRADE. ONCE SITE IS FULLY STABILIZED CONSTRUCT BASINS TO FINAL GRADE INCLUDING PLACEMENT OF ENGINEERED SOIL, IF WARRANTED.

EROSION CONTROL NOTES

- EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE AS WARRANTED. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
3. INSTALL SILT FENCE AS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SILT FENCE INSTALLATION. SILT FENCE SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 628 EROSION CONTROL OF THE WISCONSIN DOT STANDARD SPECIFICATIONS
4. INSTALL SEDIMENT LOGS AT ALL DITCH INLETS AND ANY OTHER LOCATIONS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
5. ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
7. PERMANENT EROSION MAT SHALL BE WISCONSIN DOT CLASS III, TYPE A. SEE DETAIL SHEETS FOR INSTALLATION.
8. ALL DISTURBED SLOPES IN EXCESS OF 4:1 SHALL BE SEEDED AND PROTECTED WITH EROSION MAT(WISDOT CLASS I TYPE A) OR SHALL BE SODDED AND STAKED OR HYDROSEEDDED AS AN ALTERNATIVE.
9. ANNUAL SEED SHOULD BE APPLIED, IF CONSTRUCTION EXTENDS PAST SEPTEMBER 1ST, OF TEMPORARY RYEGRASS AND OATS AT THE RATE OF 5 POUNDS PER 1000 S.F. OF AREA AND LEFT OVER WINTER. PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING. IF TEMPORARY SEEDING CANNOT BE COMPLETED BEFORE WINTER FREEZE UP THEN ALL DISTURBED AREAS SHALL BE MULCHED AT A RATE OF 3 TONS PER ACRE AND ANCHORED ACCORDING TO THE WDNR TECHNICAL STANDARD-(1058) "MULCHING FOR CONSTRUCTION SITES." PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING.
10. ALL EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL RESTORATION ON SITE HAS BEEN ESTABLISHED (A MINIMUM OF 70% VEGETATION TYP.).
11. ANY SOIL STOCKPILES WHICH ARE LEFT MORE THAN 7 DAYS MUST BE PROTECTED BY SEEDING AND MULCHING, EROSION MAT, SILT FENCING, COVERING OR OTHER APPROVED METHODS. THIS DOES NOT INCLUDE FILL OR TOPSOIL PILES THAT ARE IN ACTIVE USE.
12. SITE WATERING SHALL TAKE PLACE AS CONSTRUCTION AND WEATHER CONDITIONS WARRANT TO MINIMIZE DUST POLLUTION FROM LEAVING THE SITE.
13. SITE MONITORING OF EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS SHALL BE COMPLETED AT THE INTERVALS SPECIFIED UNTIL THE SITE IS STABILIZED. SITE MONITORING SHALL OCCUR AT LEAST WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24 HOUR PERIOD. MONITORING RECORDS SHALL BE KEPT AND CONTAIN, AT A MINIMUM, THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED AND A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.
14. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP WITHIN 24 HOURS. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY, THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY. IF THE FAILURE OF EROSION OR SEDIMENT CONTROL PRACTICES RESULT IN AN IMMEDIATE THREAT OF SEDIMENT ENTERING PUBLIC SEWERS OR THE WATERS OF THE STATE, PROCEDURES SHALL BE IMPLEMENTED IMMEDIATELY TO REPAIR OR REPLACE THE PRACTICES. SCRAPING OF THE STREET SHALL BE COMPLETED WITHIN 4 HOURS AND STREET SWEEPING WITHIN 24 HOURS.
15. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006. CONCRETE WASHOUT BASIN TO BE UTILIZED BY ALL CONCRETE CONTRACTORS THROUGHOUT CONSTRUCTION. LIQUIDS MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
3. CONTRACTOR TO VERIFY EXISTING STORM SEWER CONNECTION LOCATIONS, SIZES AND DEPTHS.
4. ALL SEWER CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.
5. THE CONTRACTOR SHALL ORGANIZE HIS WORK SUCH THAT SERVICE SHUT-DOWNS OCCUR ONLY WHILE CONNECTIONS TO THE EXISTING SYSTEM ARE BEING MADE. SYSTEM SHUT-DOWNS SHOULD BE HELD TO A MINIMUM PRACTICAL TIME NEEDED TO MAKE SUCH CONNECTIONS. SHUT-DOWNS SHALL NOT BE SCHEDULED OVER THE NOON LUNCH HOUR. THE CONTRACTOR SHALL NOTIFY ALL CUSTOMERS AFFECTED BY SHUT-DOWNS PRIOR TO SHUTTING OFF WATER. SHUT-DOWNS SHALL BE SCHEDULED WITH THE OWNER AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE.
6. TO MINIMIZE THE DURATION OF ANY INTERRUPTIONS OF SERVICE ACCESS, THE CONTRACTOR SHALL HAVE SUFFICIENT WORKMEN, EQUIPMENT AND MATERIALS ON SITE TO COMPLETE THE REQUIRED WORK IN A TIMELY MANNER.

SANITARY SEWER NOTES

1. 8" & 12" SANITARY SEWER PIPE TO BE PVC SDR 35.
2. SANITARY SEWER LATERALS TO BE PVC SCHEDULE 40 PIPING.
3. 4" SANITARY SEWER LATERAL TO BE INSTALLED AT A MINIMUM OF 1.0%.
4. CONTRACTOR TO FIELD VERIFY/LOCATE THE EXISTING SANITARY SEWER LINE AND MANHOLES FOR THE PROPOSED SANITARY SEWER CONNECTIONS.
5. SANITARY SEWER SERVICES SHALL BE INSTALLED WITH TRACER WIRE & TRACER WIRE SIGNAL BOXES, PER SPECIFICATIONS.

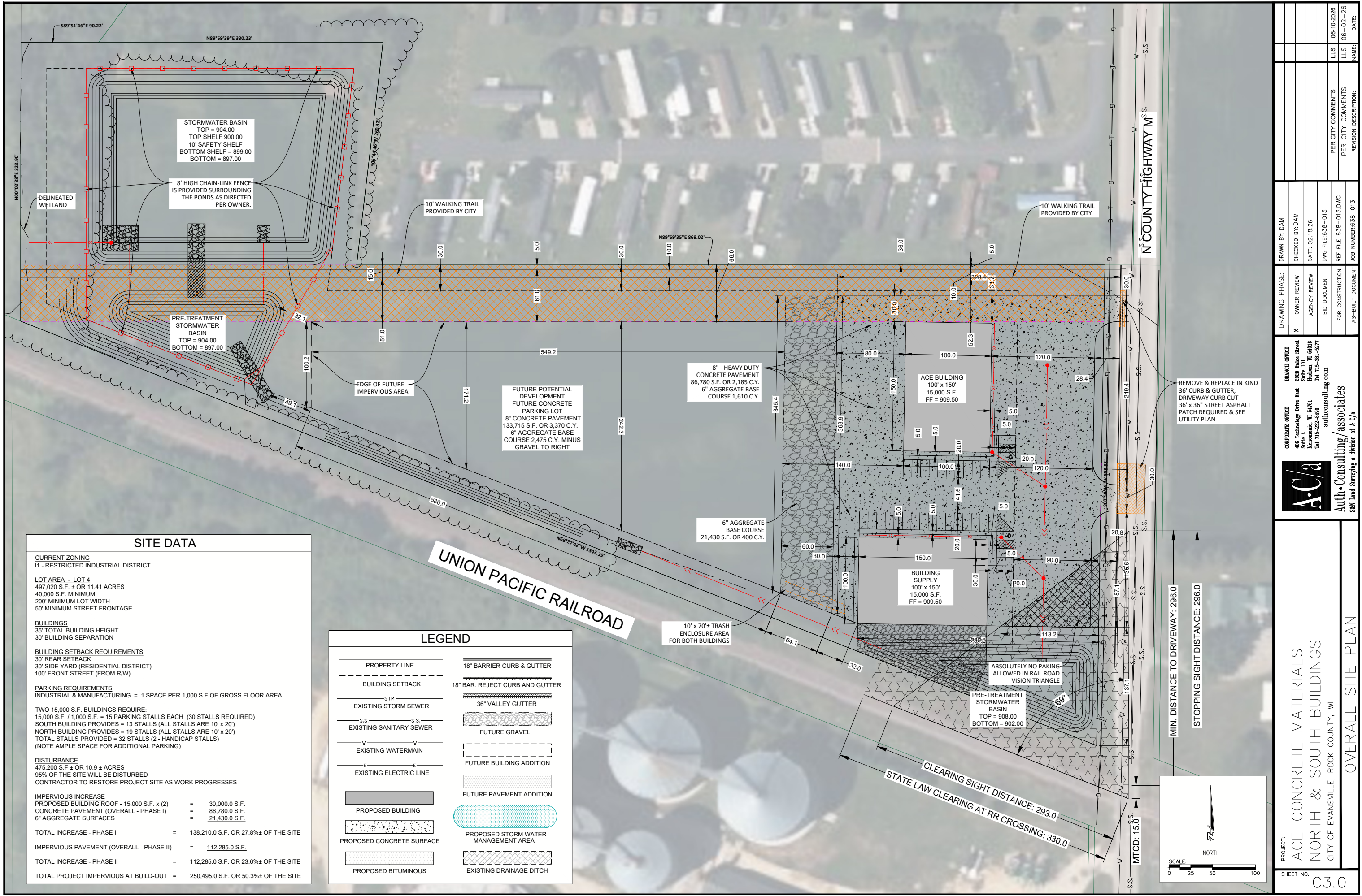
WATERMAIN NOTES

1. 8" WATERMAINS AND 6" HYDRANT LEADS SHALL BE DUCTILE IRON PIPE(DIP), CLASS 52.
2. WATER SERVICE LATERALS SHALL BE 1" COPPER PIPE, TYPE K.
3. MAINTAIN 8.0' MINIMUM COVER OVER WATERMAIN & WATER SERVICE LATERALS.
4. HYDRANTS SHALL BE INSTALLED WITH AN 8.5' BURY DEPTH.
5. HYDRANTS SHALL BE PLACED 5.0' BEHIND BACK OF CURB.
6. SEE PLAN AND PROFILE SHEETS FOR WATERMAIN GRADES AND DEPTHS.
7. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE EXISTING WATERMAIN FOR THE PROPOSED WATERMAIN CONNECTIONS.
8. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION DISTANCE FROM SANITARY SEWER AT CROSSINGS.
9. ALL WATERMAIN THRUST RESTRAINT SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.
10. INSULATION REQUIRED OVER WATERMAIN AND WATER LATERALS WHERE STORM SEWER CROSSES. 4'X8'X4" RIGID EXTRUDED POLYSTYRENE BOARD CLOSED CELL(DOW CHEMICALS) OR APPROVED EQUAL.

STORM SEWER NOTES

1. ALL STORM SEWER PIPING SHALL BE CLASS 3 "RCP" PIPING, UNLESS NOTED OTHERWISE.
2. ALL HDPE STORM SEWER PIPING SHALL BE HDPE DUAL WALL SMOOTH INTERIOR WITH WATERTIGHT JOINTS OR APPROVED EQUIVALENT.
3. ALL PIPE LENGTHS INCLUDE APRON ENDWALLS.
4. ALL HDPE STORM SEWER PIPE SHALL BE INSTALLED WITH A BROWN 18 GAGE TRACER WIRE, WHEN APPLICABLE PER SPS 382 REQUIREMENTS.

PROJECT:		BRANCH OFFICE	
ACE CONCRETE MATERIALS		2820 Babco Street	
NORTH & SOUTH BUILDINGS		Suite 101	
CITY OF EVANSVILLE, ROCK COUNTY, WI		Hudson, WI 54016	
CONSTRUCTION NOTES		408 Technology Drive East	
		Suite A	
		Menomonee, WI 54751	
		Tel 715-232-4400	
		Tel 715-581-3277	
		authconsulting.com	
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		SA&L Land Surveying a division of A/C/a	
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		SA&L Land Surveying a division of A/C/a	



SITE DATA

CURRENT ZONING
I1 - RESTRICTED INDUSTRIAL DISTRICT

LOT AREA - LOT 4
497,020 S.F. ± OR 11.41 ACRES
40,000 S.F. MINIMUM
200' MINIMUM LOT WIDTH
50' MINIMUM STREET FRONTAGE

BUILDINGS
35' TOTAL BUILDING HEIGHT
30' BUILDING SEPARATION

BUILDING SETBACK REQUIREMENTS
30' REAR SETBACK
30' SIDE YARD (RESIDENTIAL DISTRICT)
100' FRONT STREET (FROM R/W)

PARKING REQUIREMENTS
INDUSTRIAL & MANUFACTURING = 1 SPACE PER 1,000 S.F. OF GROSS FLOOR AREA

TWO 15,000 S.F. BUILDINGS REQUIRE:
15,000 S.F. / 1,000 S.F. = 15 PARKING STALLS EACH (30 STALLS REQUIRED)
SOUTH BUILDING PROVIDES = 13 STALLS (ALL STALLS ARE 10' x 20')
NORTH BUILDING PROVIDES = 19 STALLS (ALL STALLS ARE 10' x 20')
TOTAL STALLS PROVIDED = 32 STALLS (2 - HANDICAP STALLS)
(NOTE AMPLE SPACE FOR ADDITIONAL PARKING)

DISTURBANCE
475,200 S.F. ± OR 10.9 ± ACRES
95% OF THE SITE WILL BE DISTURBED
CONTRACTOR TO RESTORE PROJECT SITE AS WORK PROGRESSES

IMPERVIOUS INCREASE
PROPOSED BUILDING ROOF - 15,000 S.F. x (2) = 30,000.0 S.F.
CONCRETE PAVEMENT (OVERALL - PHASE I) = 86,780.0 S.F.
6" AGGREGATE SURFACES = 21,430.0 S.F.

TOTAL INCREASE - PHASE I = 138,210.0 S.F. OR 27.8%± OF THE SITE

IMPERVIOUS PAVEMENT (OVERALL - PHASE II) = 112,285.0 S.F.

TOTAL INCREASE - PHASE II = 112,285.0 S.F. OR 23.6%± OF THE SITE

TOTAL PROJECT IMPERVIOUS AT BUILD-OUT = 250,495.0 S.F. OR 50.3%± OF THE SITE

LEGEND

PROPERTY LINE	18" BARRIER CURB & GUTTER
BUILDING SETBACK	18" BAR. REJECT CURB AND GUTTER
EXISTING STORM SEWER	36" VALLEY GUTTER
EXISTING SANITARY SEWER	FUTURE GRAVEL
EXISTING WATERMAIN	FUTURE BUILDING ADDITION
EXISTING ELECTRIC LINE	FUTURE PAVEMENT ADDITION
PROPOSED BUILDING	PROPOSED STORM WATER MANAGEMENT AREA
PROPOSED CONCRETE SURFACE	EXISTING DRAINAGE DITCH
PROPOSED BITUMINOUS	

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AGENCY REVIEW				
BID DOCUMENT				
FOR CONSTRUCTION				
AS-BUILT DOCUMENT				

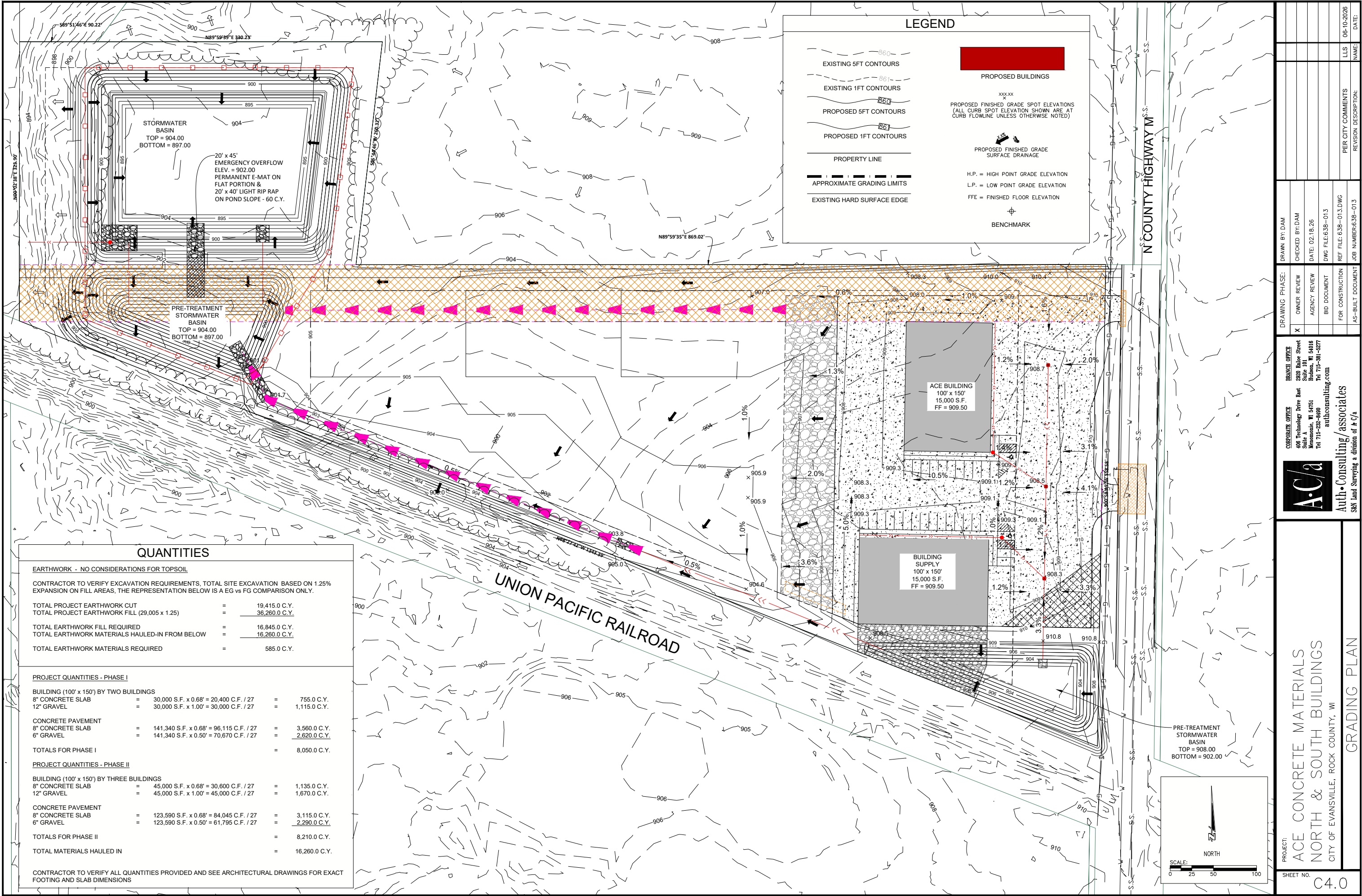
PROJECT:

ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO.

C3.0

OVERALL SITE PLAN



QUANTITIES

EARTHWORK - NO CONSIDERATIONS FOR TOPSOIL

CONTRACTOR TO VERIFY EXCAVATION REQUIREMENTS. TOTAL SITE EXCAVATION BASED ON 1.25% EXPANSION ON FILL AREAS, THE REPRESENTATION BELOW IS A EG VS FG COMPARISON ONLY.

TOTAL PROJECT EARTHWORK CUT	=	19,415.0 C.Y.
TOTAL PROJECT EARTHWORK FILL (29,005 x 1.25)	=	36,260.0 C.Y.
TOTAL EARTHWORK FILL REQUIRED	=	16,845.0 C.Y.
TOTAL EARTHWORK MATERIALS HAULED-IN FROM BELOW	=	16,260.0 C.Y.
TOTAL EARTHWORK MATERIALS REQUIRED	=	585.0 C.Y.

PROJECT QUANTITIES - PHASE I

BUILDING (100' x 150') BY TWO BUILDINGS			
8" CONCRETE SLAB	=	30,000 S.F. x 0.68' = 20,400 C.F. / 27	= 755.0 C.Y.
12" GRAVEL	=	30,000 S.F. x 1.00' = 30,000 C.F. / 27	= 1,115.0 C.Y.
CONCRETE PAVEMENT			
8" CONCRETE SLAB	=	141,340 S.F. x 0.68' = 96,115 C.F. / 27	= 3,560.0 C.Y.
6" GRAVEL	=	141,340 S.F. x 0.50' = 70,670 C.F. / 27	= 2,620.0 C.Y.
TOTALS FOR PHASE I	=		8,050.0 C.Y.

PROJECT QUANTITIES - PHASE II

BUILDING (100' x 150') BY THREE BUILDINGS			
8" CONCRETE SLAB	=	45,000 S.F. x 0.68' = 30,600 C.F. / 27	= 1,135.0 C.Y.
12" GRAVEL	=	45,000 S.F. x 1.00' = 45,000 C.F. / 27	= 1,670.0 C.Y.
CONCRETE PAVEMENT			
8" CONCRETE SLAB	=	123,590 S.F. x 0.68' = 84,045 C.F. / 27	= 3,115.0 C.Y.
6" GRAVEL	=	123,590 S.F. x 0.50' = 61,795 C.F. / 27	= 2,290.0 C.Y.
TOTALS FOR PHASE II	=		8,210.0 C.Y.
TOTAL MATERIALS HAULED IN	=		16,260.0 C.Y.

CONTRACTOR TO VERIFY ALL QUANTITIES PROVIDED AND SEE ARCHITECTURAL DRAWINGS FOR EXACT FOOTING AND SLAB DIMENSIONS

LEGEND

EXISTING 5FT CONTOURS	PROPOSED BUILDINGS
EXISTING 1FT CONTOURS	PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
PROPOSED 5FT CONTOURS	PROPOSED FINISHED GRADE SURFACE DRAINAGE
PROPOSED 1FT CONTOURS	H.P. = HIGH POINT GRADE ELEVATION L.P. = LOW POINT GRADE ELEVATION FFE = FINISHED FLOOR ELEVATION
PROPERTY LINE	BENCHMARK
APPROXIMATE GRADING LIMITS	
EXISTING HARD SURFACE EDGE	

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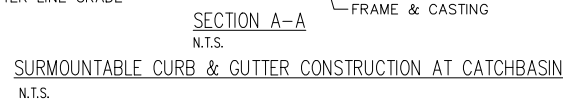
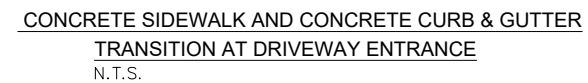
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PROJECT:
ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

GRADING PLAN

SHEET NO.
C4.0

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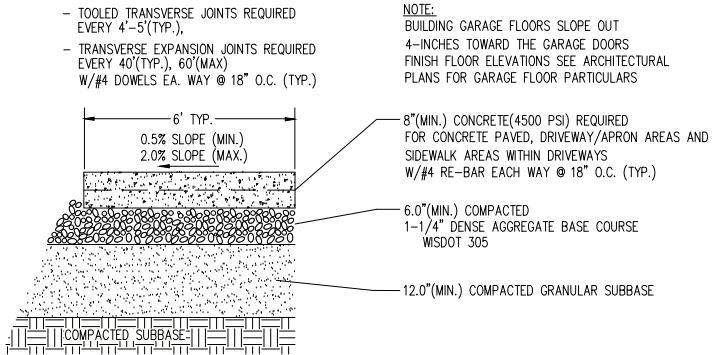
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Tel 715-381-8277

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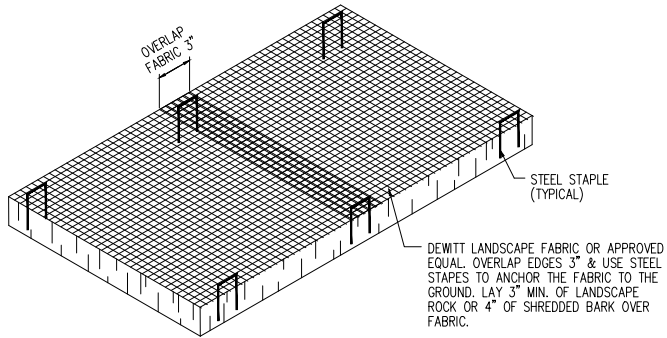
SHEET NO. C7.0

SECTIONS & DETAILS

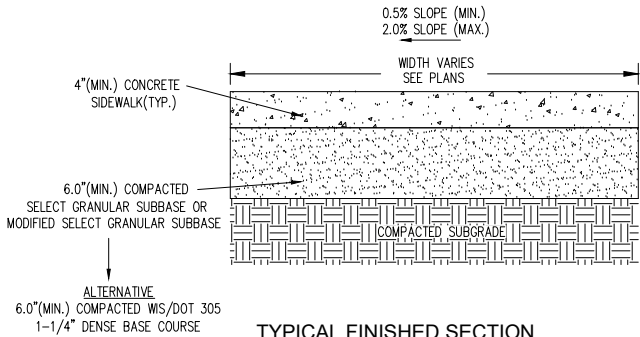


- NOTE:
1. BITUMINOUS PAVEMENT SHALL CONFORM TO SECTION 480 HOT ASPHALT PAVEMENT OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.
 2. CONTRACTOR TO USE COMPACTED AGGREGATE BASE PER WISDOT SPEC 305 1 1/4" DENSE OR EQUIV. AGGREGATE BASE COURSE. INSTALL NEW AGGREGATE BASE WHERE NO ASHALT OR GRAVEL EXIST.
 3. ADD COMPACTED AGGREGATE BASE AS REQUIRED WISDOT SPEC 305 1-1/4 DENSE OR EQUIV. AGGREGATE BASE COURSE

CONCRETE ENTRANCE/APRON ALONG BUILDING
N.T.S.

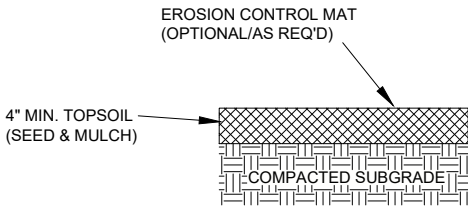


LANDSCAPE FABRIC WEED BARRIER DETAIL



TYPICAL FINISHED SECTION
FOR CONCRETE SIDEWALK AREAS
N.T.S.

- TOOLED TRANSVERSE JOINTS REQUIRED EVERY 4'-5'(TYP.),
- TRANSVERSE EXPANSION JOINTS REQUIRED EVERY 40'(TYP.), 60'(MAX) W/#4 DOWELS EA. WAY @ 18" O.C. (TYP.)



TYPICAL FINISHED SECTION
FOR GRASS DRIVE
N.T.S.

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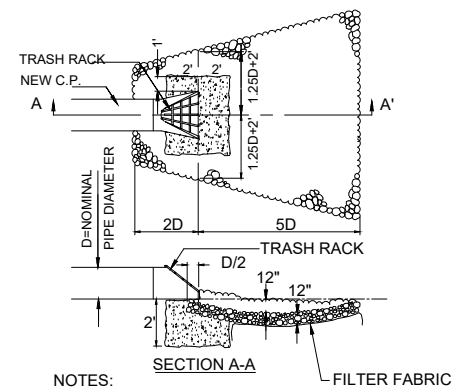
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PROJECT:
ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SECTIONS & DETAILS

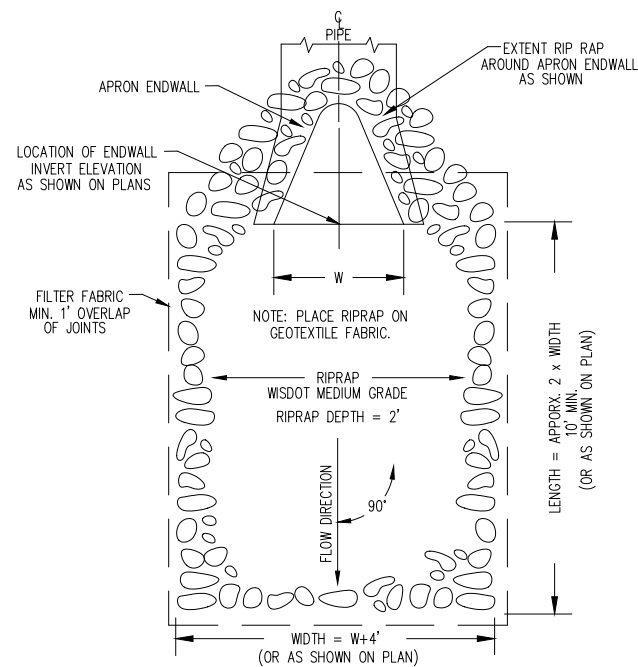
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		06-10-2026	DATE:



- NOTES:
1. ON OUTLET PIPES THE LAST THREE JOINTS ARE TO BE TIED.
 2. ON INLET PIPES THE LAST JOINT IS TO BE TIED.

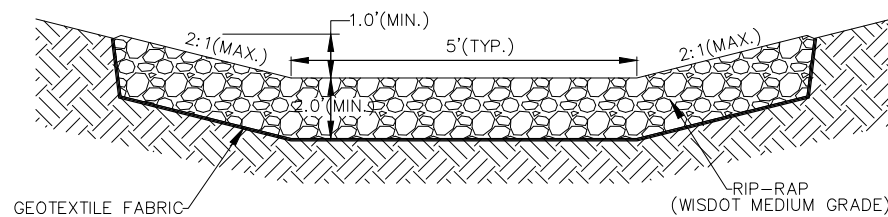
RIP RAP AT FLARED END SECTION

N.T.S.

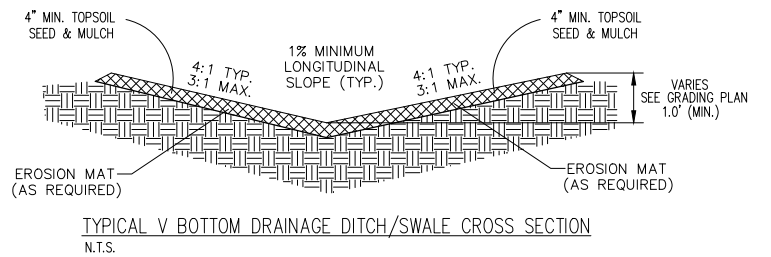


RIPRAP @ ENDWALL
N.T.S.

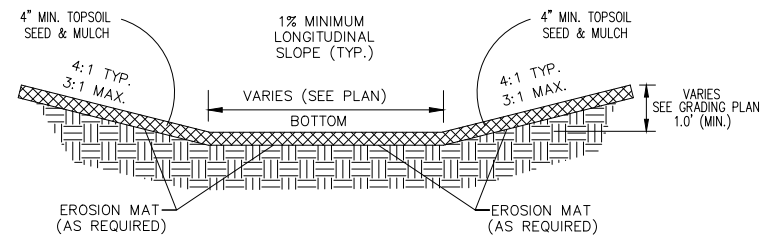
LAY GEOTEXTILE FABRIC AT 90° TO FLOW.
START FABRIC AT LOW END OF AREA AND
OVERLAP SECTIONS AS WORK PROCEEDS
UPHILL.



N.T.S.

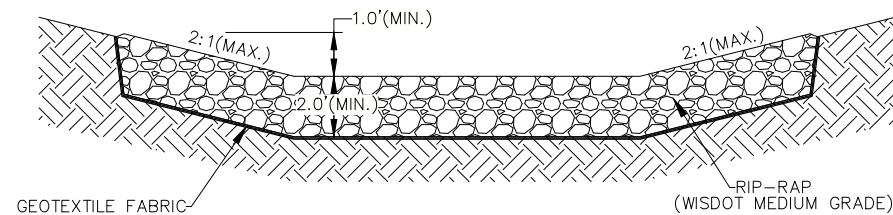


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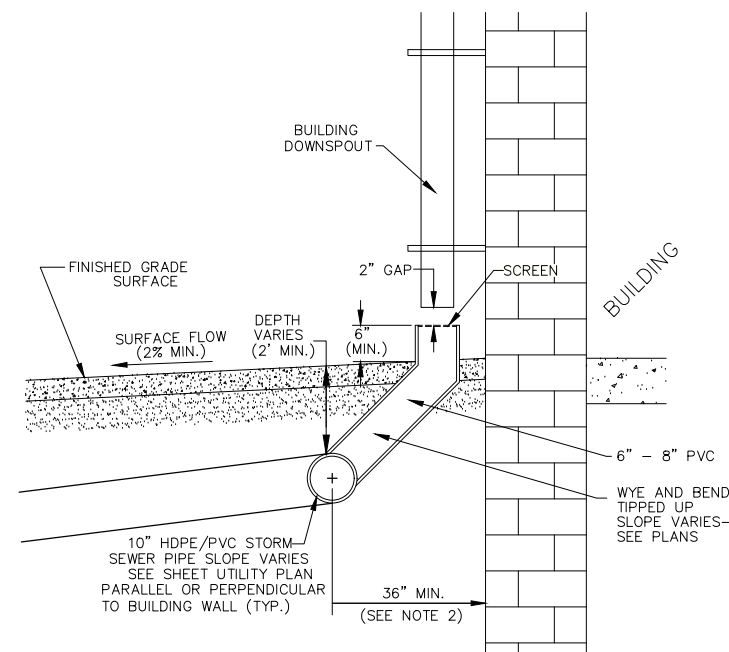
TYPICAL FLAT BOTTOM DRAINAGE DITCH/SWALE CROSS SECTION
N.T.S.

N.T.S



TYPICAL RIP-RAP SWALE
N.T.S.

N.T.S.

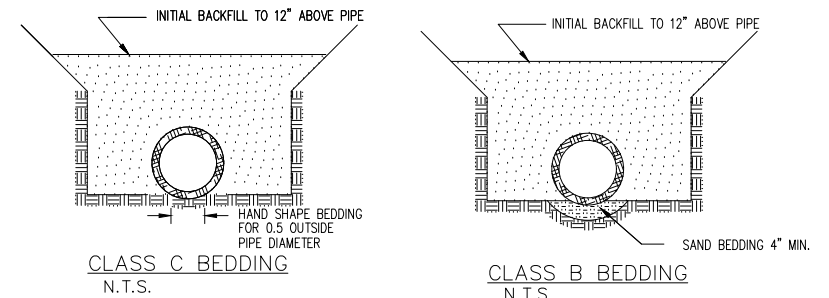


BUILDING DOWNSPOUT CONNECTION DETAIL

N.T.S.

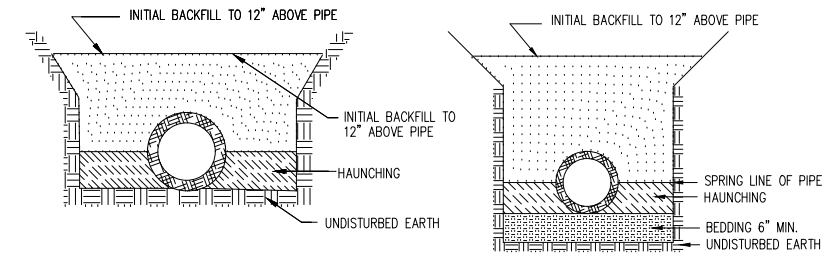
NOTES:

1. SEE STORM SEWER PLAN FOR DOWNSPOUT LOCATIONS. DOWNSPOUT LOCATIONS MAY VARY AND SHALL BE VERIFIED WITH BUILDING PLANS.
2. VERIFY SEPARATION OF 6" STORM SEWER WITH BUILDING FOUNDATION. 6" PVC STORM SEWER MAY NEED TO BE MODIFIED IF CONFLICTS EXIST WITH FOOTINGS.
3. SEE ARCHITECTURAL PLANS FOR DOWN SPOUT LOCATIONS



CLASS C BEDDING
N.T.S.

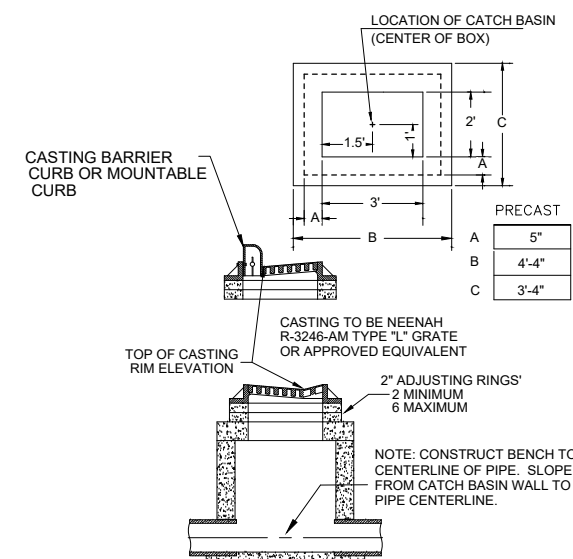
N.T.



CLASS B BEDDING
N.T.S.

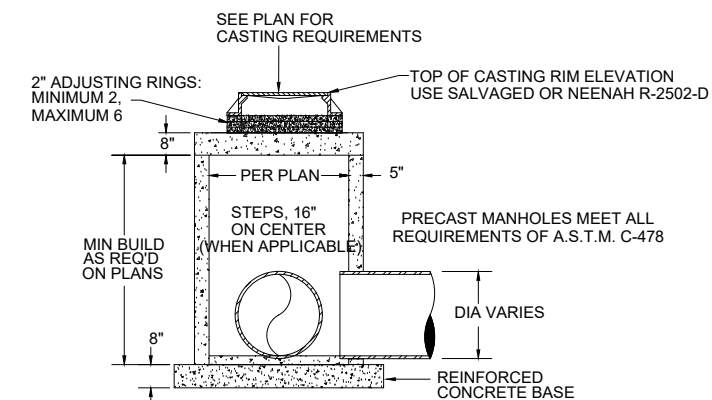
WATER MAIN BEDDING DETAIL
N.T.S. LAYING CONDITION TYPE 2 MODIFIED

N.T.S. LAYING CONDITION TYPE 2 MODIFIED



CATCH BASIN TYPE A DETAIL
2'x3' BOX WITH CASTING ASSEMBLY

N.T.



STORM CATCH BASIN MANHOLE WITH CASTING ASSEMBLY

N.T.S.

- NOTES:

1. VERTICAL ALIGNMENT OF STEPS SHALL NOT BE ABOVE PIPES THAT ARE GREATER THEN TWENTY-FOUR (24) INCHES IN DIAMETER.

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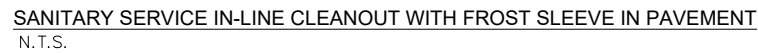
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CITY OF EVANSVILLE, ROCK COUNTY, WI

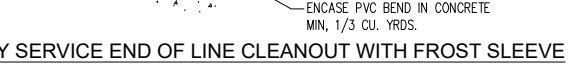
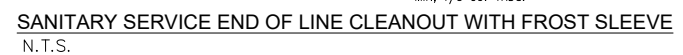
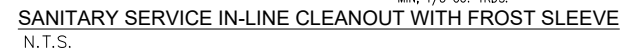
SHEET NO. _____

SECTIONS & DETAILS



- NOTES:
1. INSULATION SHALL BE CENTERED ON THE PIPE.
 2. RIGID, EXTRUDED POLYSTYRENE BOARD INSULATION, CLOSED CELL (DOW CHEMICAL) OR APPROVED EQUAL.
 3. INSULATION BOARD SIZE SHALL BE 48"x96" WITH 2" THICKNESS AND HAVE THERMAL RESISTANCE (R)-5.0 AND A MINIMUM COMPRESSIVE STRENGTH OF 25psf.
 4. JOINTS, SEAMS, CORNERS, JOINTS OR INTERSECTIONS SHALL BE INSULATED AS APPROVED BY FIELD ENGINEER TO EQUATE TO 8 FEET OF MINIMUM COVER (1 INCH CLOSED CELL INSULATION = 1 FOOT OF SOIL).
 5. INSULATION LENGTH ALONG WATER LINE SHALL BE A MINIMUM OF 4 FEET GREATER THAN THE OUTSIDE DIAMETER OF THE STORM SEWER PIPE.

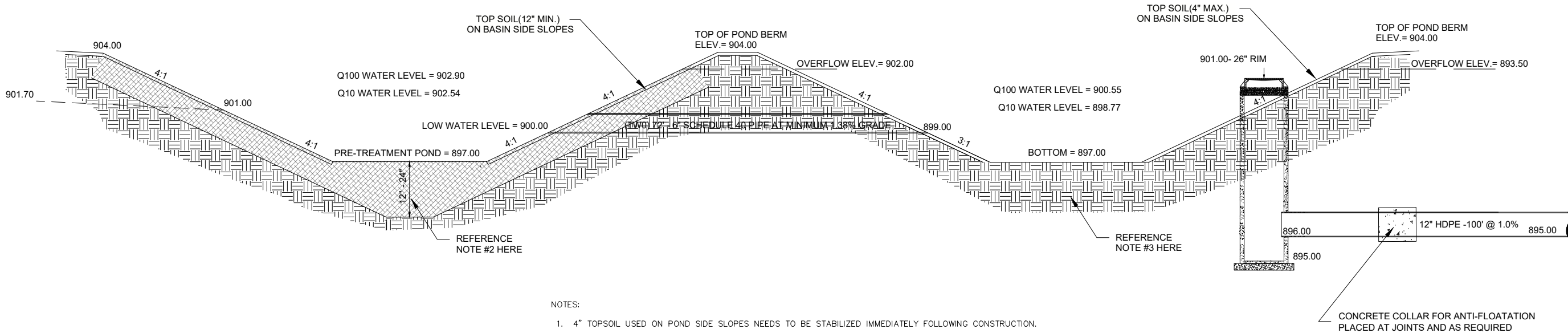
WATER MAIN WET TAP
N.T.S.



PROJECT: ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO. C7.3

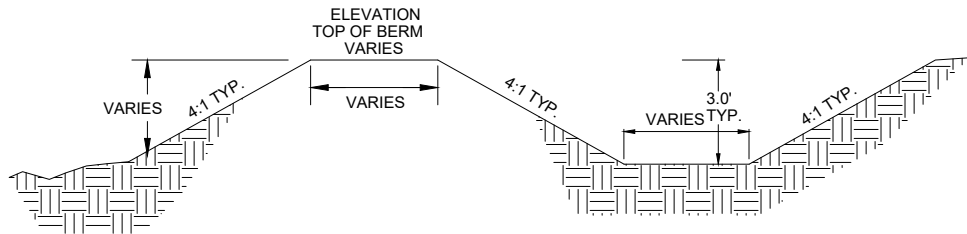
SECTIONS & DETAILS



- NOTES:
1. 4" TOPSOIL USED ON POND SIDE SLOPES NEEDS TO BE STABILIZED IMMEDIATELY FOLLOWING CONSTRUCTION.
 2. INSTALL MINIMUM OF 12" OF SALVAGED TOPSOIL/CLAYEY SOILS ON ALL POND SLOPES & 24" IN BOTTOM OF PRE-TREATMENT POND.
 3. INCORPORATE MINIMUM 4" - 6" TOPSOIL INTO EXISTING SAND (TILL) SOIL MIXTURE WITH BOTTOM OF POND EXISTING SOILS MINIMUM 6" - 12". THIS WILL AID IN ORGANIC GROWTH IN THE BOTTOM OF THE POND.

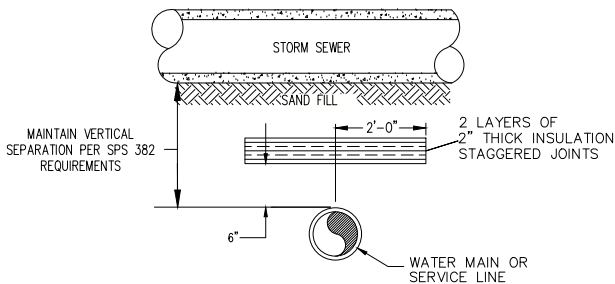
TYPICAL CONSTRUCTED POND CROSS SECTION

N.T.S.



TYPICAL BERM WITH DITCH SECTION

N.T.S.

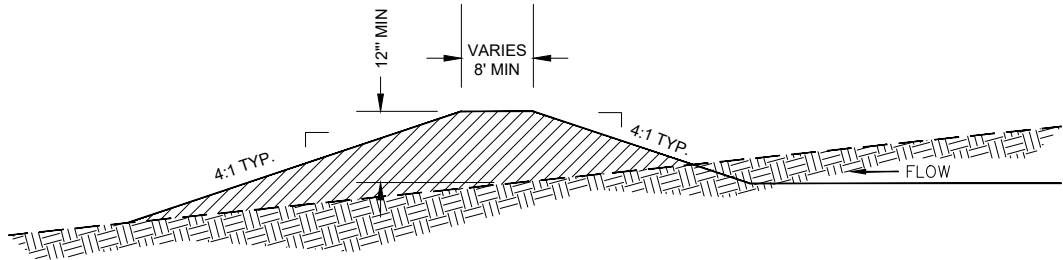


STORM SEWER CROSSING ABOVE

N.T.S.

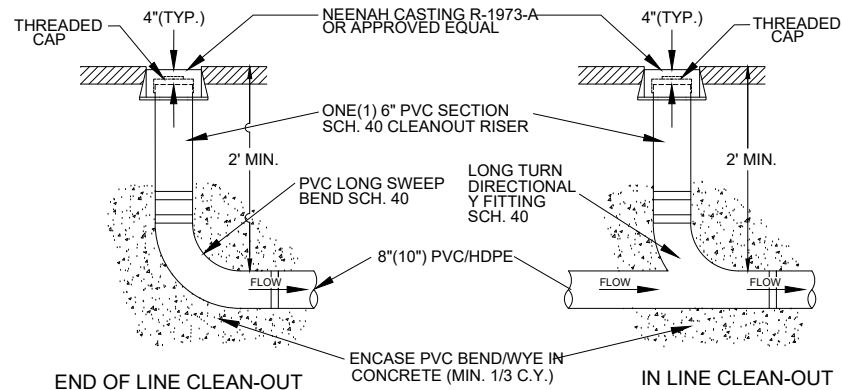
4'X8' INSULATION DETAILS

- NOTES:
1. INSULATION SHALL BE CENTERED ON THE PIPE.
 2. RIGID, EXTRUDED POLYSTYRENE BOARD INSULATION, CLOSED CELL (DOW CHEMICAL) OR APPROVED EQUAL.
 3. INSULATION BOARD SIZE SHALL BE 48"X96" WITH 2" THICKNESS AND HAVE THERMAL RESISTANCE (R)-5.0 AND A MINIMUM COMPRESSIVE STRENGTH OF 25psi.
 4. ALL STORM SEWER CONFLICTS OR INTERSECTIONS SHALL BE INSULATED AS APPROVED BY FIELD ENGINEER TO EQUATE TO 8 FEET OF MINIMUM COVER (1INCH CLOSED CELL INSULATION = 1 FOOT OF SOIL).
 5. INSULATION LENGTH ALONG WATER LINE SHALL BE A MINIMUM OF 4 FEET GREATER THAN THE OUTSIDE DIAMETER OF THE STORM SEWER PIPE.



TYPICAL BERM ON A SLOPE

N.T.S.



TYPICAL STORM SEWER CLEAN-OUT DETAILS

N.T.S.

- NOTES:
1. UTILIZE NEENAH R-1973-A CASTING, OR APPROVED EQUAL, SET 1/2" LOWER THAN ADJACENT FINISHED GRADE.
 2. TERMINATE PVC 4" BELOW TOP OF CASTING.
 3. CONTRACTOR TO VERIFY THAT 6" PVC PIPE DEPTH WILL ACCOMMODATE 8"(10") PVC/HDPE LONG SWEEP BEND/WYE FITTING AND CASTING.
 4. ENCASE LONG SWEEP BEND OR LONG TURN WYE IN CONCRETE AS SHOWN.
 5. INSTALL RISER ACCORDING TO APPLICABLE PLUMBING CODE.

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AGENCY REVIEW	DATE: 02.16.26		
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FOR CONSTRUCTION	REF FILE: 638-013.DWG		
AS-BUILT DOCUMENT	JOB NUMBER: 638-013		
		LLS	DATE: 06-10-2026
		NAME:	

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S&H Land Surveying a division of A/C/a

PROJECT:
ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO.
C7.4

SECTIONS & DETAILS

[illegible]

Zone	Spring Seeding
Northern	Thaw - 7/15
Central	Thaw - 6/30
Southern	Thaw - 6/30

A MINIMUM OF 4 INCHES OF FRIABLE SOIL MATERIAL OR TOPSOIL SHALL BE ADDED AND MIXED TO EXPOSED ROCKY, SANDY, GRAVELLY, SHALE MATERIAL, OR EXTREMELY FINE TEXTURED SUBSOIL. ALL GULLIES AND DEEP RILLS WILL BE FILLED AND LEVELED DURING SEEDBED PREPARATION. PRIOR TO PLANTING INTO CROPLAND FIELDS, VERIFY THAT HERBICIDES PREVIOUSLY APPLIED TO THE SITE WILL NOT "CARRY OVER" AND DAMAGE THE NEW SEEDLING. SITE PREPARATION SHALL BE ADEQUATE TO ASSURE WEED SUPPRESSION AND TO PROMOTE GERMINATION AND GROWTH OF THE SPECIES PLANTED. PLANTING EQUIPMENT TYPE, USE, AND TIMING SHALL BE APPROPRIATE FOR THE SITE CONDITIONS, SOIL CHARACTERISTICS, AND TYPE OF SEEDS (SIZE, ETC.) SELECTED TO ASSURE UNIFORM PLACEMENT AND GERMINATION. REFER TO WISCONSIN AGRONOMY TECHNICAL NOTES 5 AND 6 FOR DETAILED GUIDANCE FOR SPECIFIC SITUATIONS.

PLANTINGS SHALL BE MULCHED AS NECESSARY TO ENSURE ESTABLISHMENT. OTHER DISTURBED AREAS SHALL BE MULCHED AS NECESSARY TO PREVENT EROSION. MULCHING, TEMPORARY COVER, AND COMPANION CROPS ARE VITAL PRACTICES UTILIZED TO SUPPORT THE ESTABLISHMENT OF A CRITICAL AREA PLANTING. TEMPORARY COVER AND COMPANION CROPS SUPPRESS WEED GROWTH AND LIMIT SOIL. EROSION DURING THE ESTABLISHMENT PERIOD. USE DEPENDS ON THE SITE CONDITIONS, METHOD OF PLANTING, AND SEED MIXTURE. FOR FURTHER DETAILS ON MULCHING, TEMPORARY COVER AND COMPANION CROP RECOMMENDATIONS, REFER TO WISCONSIN AGRONOMY TECHNICAL NOTES 5 AND 6.

SEEDING RATES ARE BASED ON SEEDS PER SQUARE FOOT OF PURE LIVE SEEDS. REFER TO WISCONSIN AGRONOMY TECHNICAL NOTES 5 AND 6 FOR THE RECOMMENDED SPECIES AND SEEDING RATES. APPROVED SPECIES FOR CRITICAL AREA PLANTING CAN BE FOUND IN WISCONSIN AGRONOMY TECHNICAL NOTES 5 AND 6. SPECIES NOT LISTED IN THE TECHNICAL NOTES MUST BE APPROVED IN ADVANCE BY THE STATE AGRONOMIST. INTRODUCED GRASS AND LEGUME PLANTINGS ON CRITICAL SITES. CUSTOM AND STANDARD MIXTURES WILL CONTAIN AT LEAST 50 PERCENT GRASS SEED OF WHICH 25 PERCENT WILL BE SOD FORMING (NOT BUNCH) GRASS. A MINIMUM OF 160 SEEDS PER SQUARE FOOT IS REQUIRED FOR EITHER A SOLID STAND OF GRASSES OR A COMBINATION OF GRASSES AND LEGUMES. INCREASE SEEDING RATE BY 15 PERCENT WHEN DORMANT SEEDING OCCURS. REFER TO TABLE 8 OF AGRONOMY TECHNICAL NOTE 6 FOR SUGGESTED SEED MIXES.

NATIVE SPECIES ARE GENERALLY NOT RECOMMENDED FOR CRITICAL AREA PLANTINGS DUE TO THEIR SLOW ESTABLISHMENT AND BECAUSE THEY ARE CLUMP GRASSES RATHER THAN SOD FORMING. ONLY SOD FORMING GRASSES ARE PERMITTED IN CONCENTRATED FLOW CHANNELS. COMPETITION AND POOR ESTABLISHMENT OF SOME SPECIES. SEEDS PER SQUARE FOOT SHOULD NOT EXCEED 25 PERCENT OF THE MINIMUM REQUIREMENT, WITH THE EXCEPTION OF MIXTURES DESIGNED FOR WET MESIC AND WET SITES.

FABRIC BARRIERS USED AS GULLY CHECKS DURING VEGETATIVE ESTABLISHMENT SHALL BE SPACED 50 TO 100 FEET APART. THE FABRIC MUST BE 36 INCHES WIDE WITH 18 INCHES BURIED 18 INCHES LYING ON THE GROUND. BARRIERS SHALL EXTEND ACROSS THE WATERWAY BOTTOM AND UP THE SIDE SLOPES TO A MINIMUM DEPTH OF $(0.7) \times (\text{DESIGN DEPTH})$ OR 0.5 FT., WHICHEVER IS GREATER.

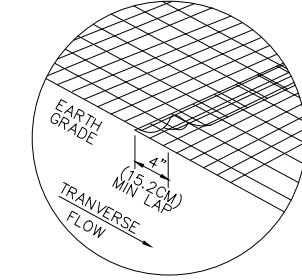
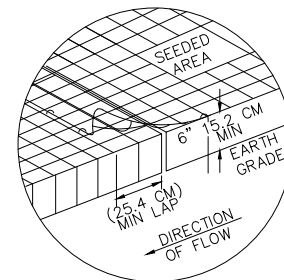
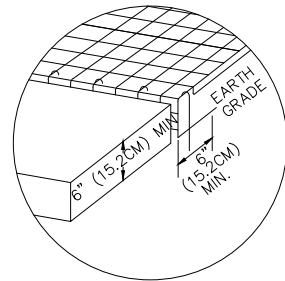
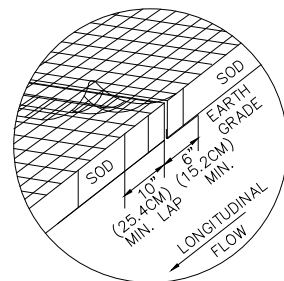
Planting Zone	Spring	Late Summer	Dormant
North	5/1 - 6/15	7/15 - 8/10	11/1 - Freeze Up
Central	4/15 - 6/1	8/1 - 8/21	11/1 - Freeze Up
South	4/1 - 5/15	8/7 - 8/29	11/1 - Freeze Up

Seed Mix Number	Areas of Use	Species	Mixture Proportions %	Seeding Rate
	Light, dry, well-drained, sandy, or gravelly soils and high cut & fill slopes	Kentucky Bluegrass	35	4 lbs/ 1000 sq.ft OR 175 lbs/acre
		Hard Fescue	20	
		Tall Fescue	20	
		Perennial Ryegrass	25	

Seed Mix Number	Areas of Use	Species	Mixture Proportions %	Seeding Rate
20	Light, dry, well-drained, sandy, or gravelly soils and high cut & fill slopes	Kentucky Bluegrass Hard Fescue Tall Fescue Perennial Ryegrass	6 24 40 30	3 lbs/ 1000 sq.ft OR 130 lbs/acre

Seed Mix Number	Areas of Use	Species	Mixture Proportions %	Seeding Rate
40	Light, dry, well-drained, sandy, or gravelly soils and high cut & fill slopes	Kentucky Bluegrass	35	2 lbs/ 1000 sq.ft OR 130 lbs/acre
		Creeping Red Fescue	30	
		Annual Ryegrass	20	
		Perennial Ryegrass	15	

1. TRACKING ENTRANCE SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.
2. STONE SHALL BE REMOVED AND REPLACED WHEN SOIL FILLS OPENINGS AND/OR DIRECTED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.
3. EXISTING PAVEMENT SHALL BE INSPECTED AND CLEANED AT LEAST DAILY. THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.



GENERAL NOTES EROSION MAT

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP
NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE
PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS
AND THE APPLICABLE SPECIAL PROVISIONS.

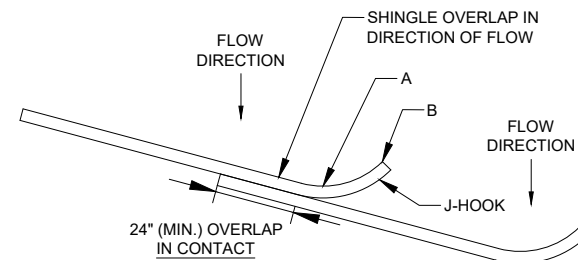
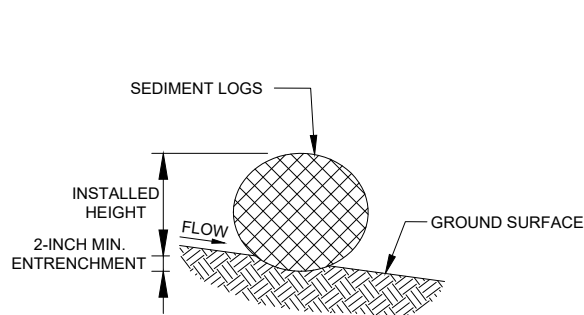
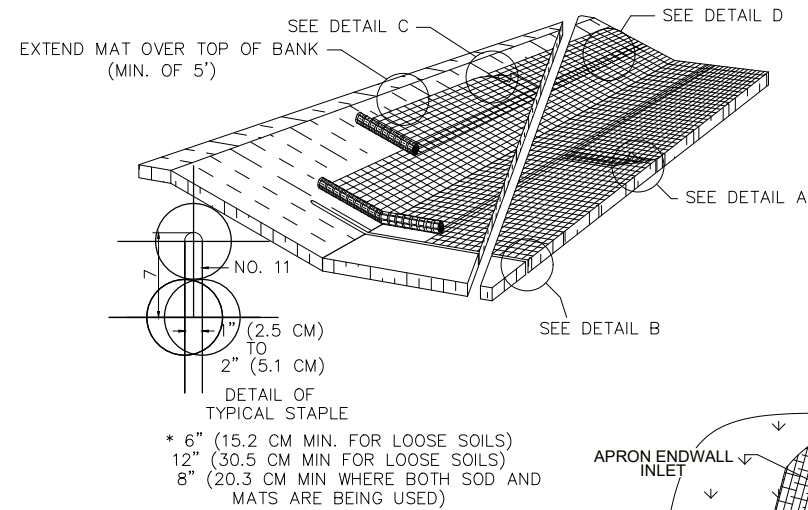
LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.

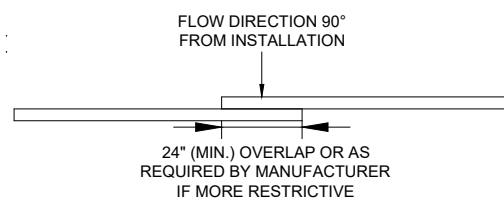
EROSION MAT OVER SEEDING JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 50 FEET.

STAPLE INSTALLATION AND PATTERNS SHALL COMPLY WITH EROSION MAT MANUFACTURER'S SPECIFICATIONS.



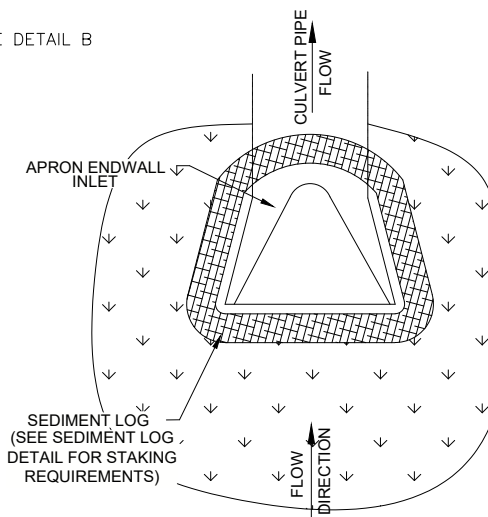
NOTES:

1. J-HOOKS SHALL BE INSTALLED SO THAT THE GROUND-PRODUCT INTERFACE ELEVATION AT LOCATION B IS HIGHER THAN THE TOP OF PRODUCT ELEVATION AT LOCATION A TO CREATE A WEIR AT POINT A.
2. J-HOOKS SHALL BE INSTALLED EVERY 2 VERTICAL FEET OF DROP ALONG THE LENGTH OF THE INSTALLATION.
3. STAKE OVERLAP AS REQUIRED BY MANUFACTURER.

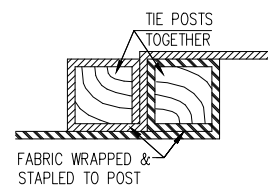
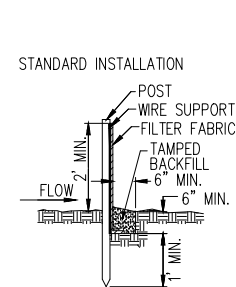
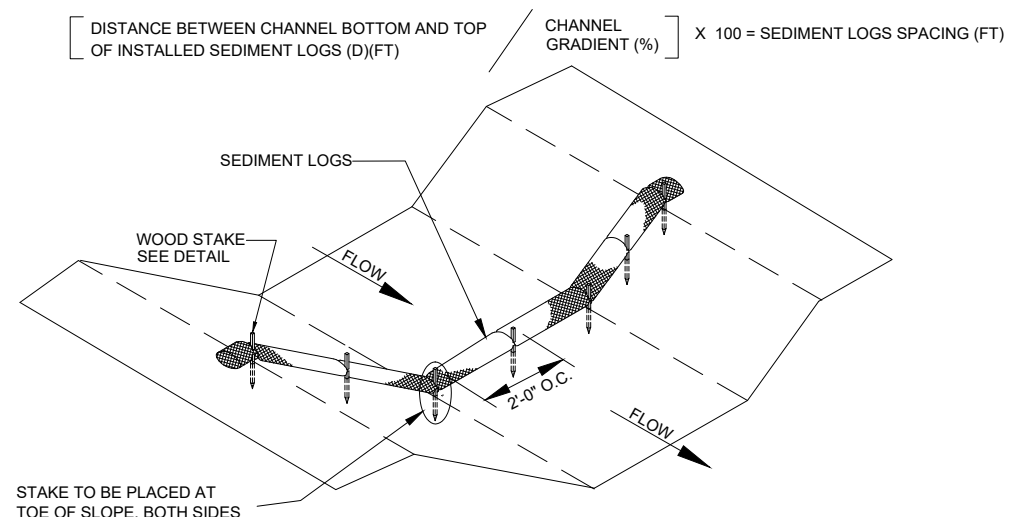


INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION

N.T.S.

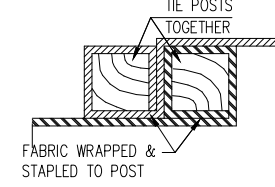
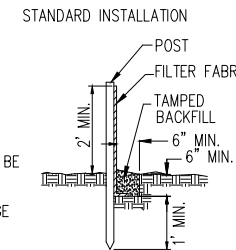


TYPICAL CULVERT INLET PROTECTION DETAIL



DETAIL FOR JOINING SECTIONS

N.T.S.



DETAIL FOR INSTALLATION
OF EROSION FENCE
N.T.S.

NOTES:

1. MIN. 2"x2" POST TO BE SPACED AT A MAX. OF 5'.
2. FILTER FABRIC TO BE MIRAFI 100 OR EQUAL.
3. POSTS DAMAGED ON DRIVING SHALL BE REPLACED.
4. EROSION CONTROL SHALL BE MAINTAINED DAILY.

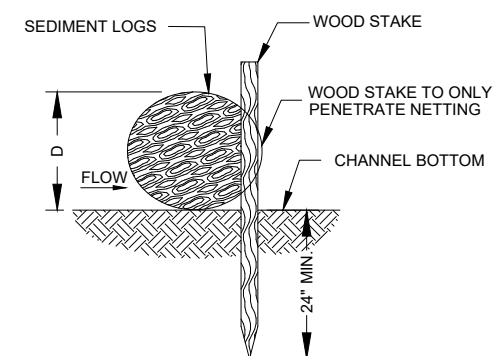
GENERAL NOTES SILT FENCE

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE. WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

CROSS BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

- ① MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- ② EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8"x1-1/8" OF OAK OR HICKORY.



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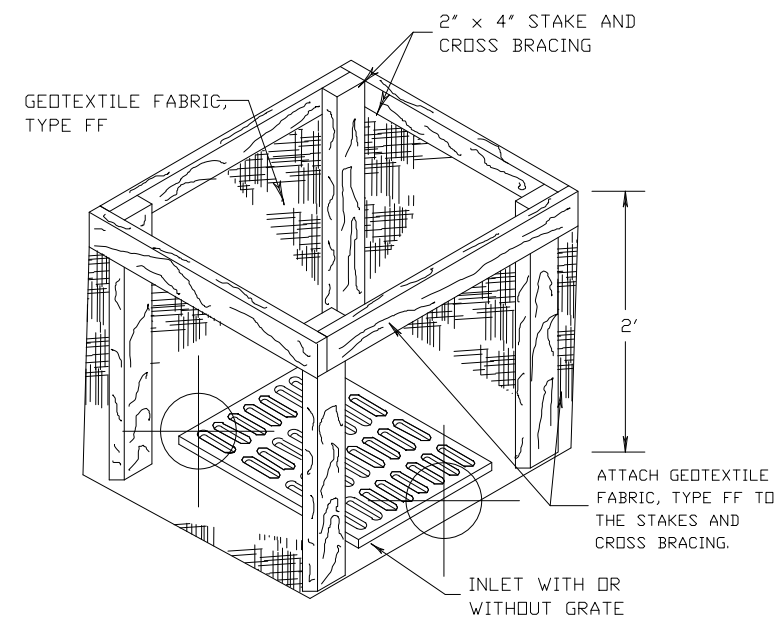
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PROJECT: ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SECTIONS & DETAILS

SHEET NO. C7.6

DRAWING PHASE:	DRAWN BY: DAM			
OWNER REVIEW	CHECKED BY: DAM			
AGENCY REVIEW	DATE: 02.18.26			
BID DOCUMENT	DWG FILE: 638-013			
FOR CONSTRUCTION	REF FILE: 638-013.DWG			
AS-BUILT DOCUMENT	JOB NUMBER: 638- 013			
	PER CITY COMMENTS	LLS	06-10-2028	
	REVISION DESCRIPTION:	NAME:	DATE:	



GENERAL NOTES

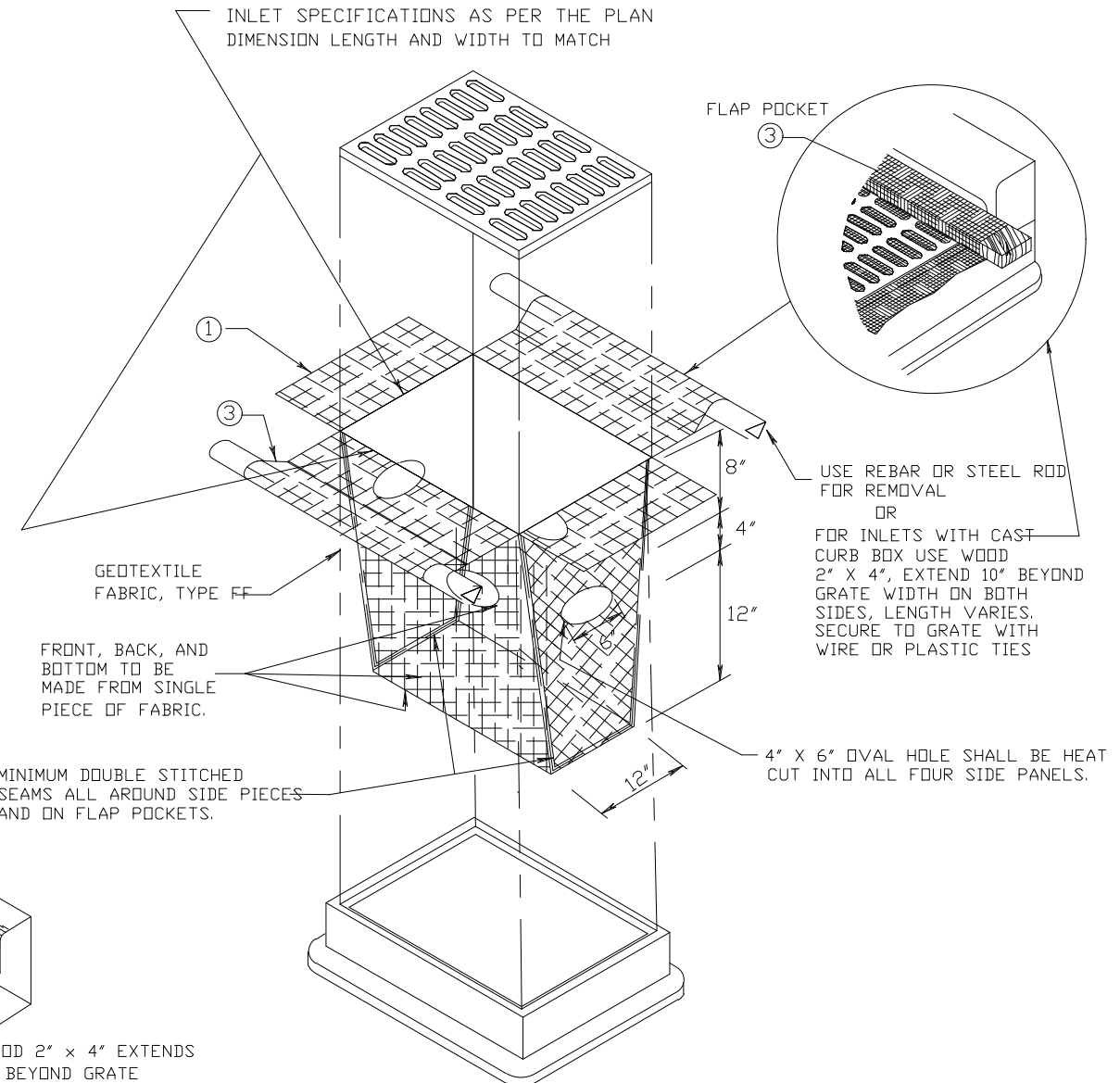
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

-
- Diagram illustrating a three-layered pavement structure:
- Top layer: Concrete slab with longitudinal grooves.
 - Middle layer: GEOTEXTILE FABRIC, TYPE FF (labeled 1), shown as a grid pattern.
 - Bottom layer: Concrete base.

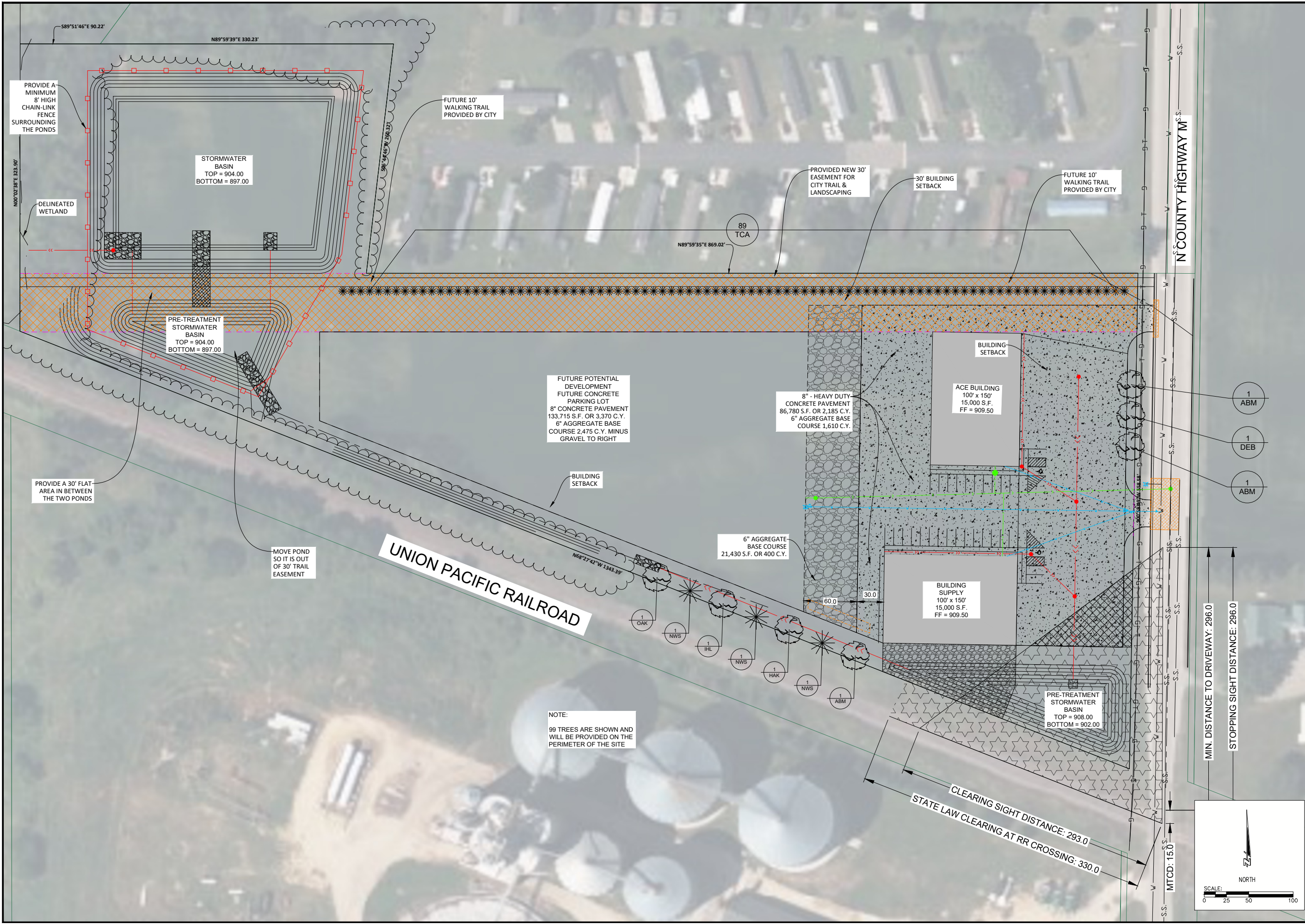
Diagram illustrating the installation of a geotextile fabric (Type FF) in a trench. The fabric is shown being laid out over a prepared surface, with a wooden board (8" Bl Width Length Section) placed over it. The diagram is labeled with (1) and (2) indicating specific components or steps.

INSTALLATION NOTES

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 CINCH 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.



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH
OR WITHOUT A CURB BOX AS PER NOTE (2))



PROJECT:
ACE CONCRETE MATERIALS
NORTH & SOUTH BUILDINGS
CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO.
C8.0

LANDSCAPE PLAN

Auth•Consulting/associates
S&B Land Surveying a division of A/C/a

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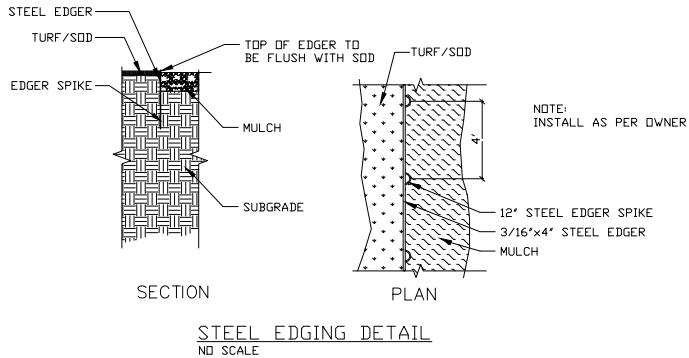
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DRAWING PHASE:
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AGENCY REVIEW
BID DOCUMENT
FOR CONSTRUCTION
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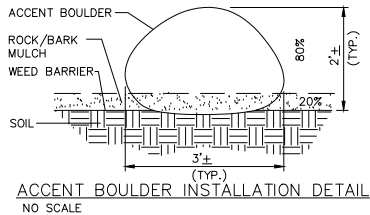
PER CITY COMMENTS
PER CITY COMMENTS
REVISION DESCRIPTION:

06-10-2026
06-03-26
NAME:
DATE:



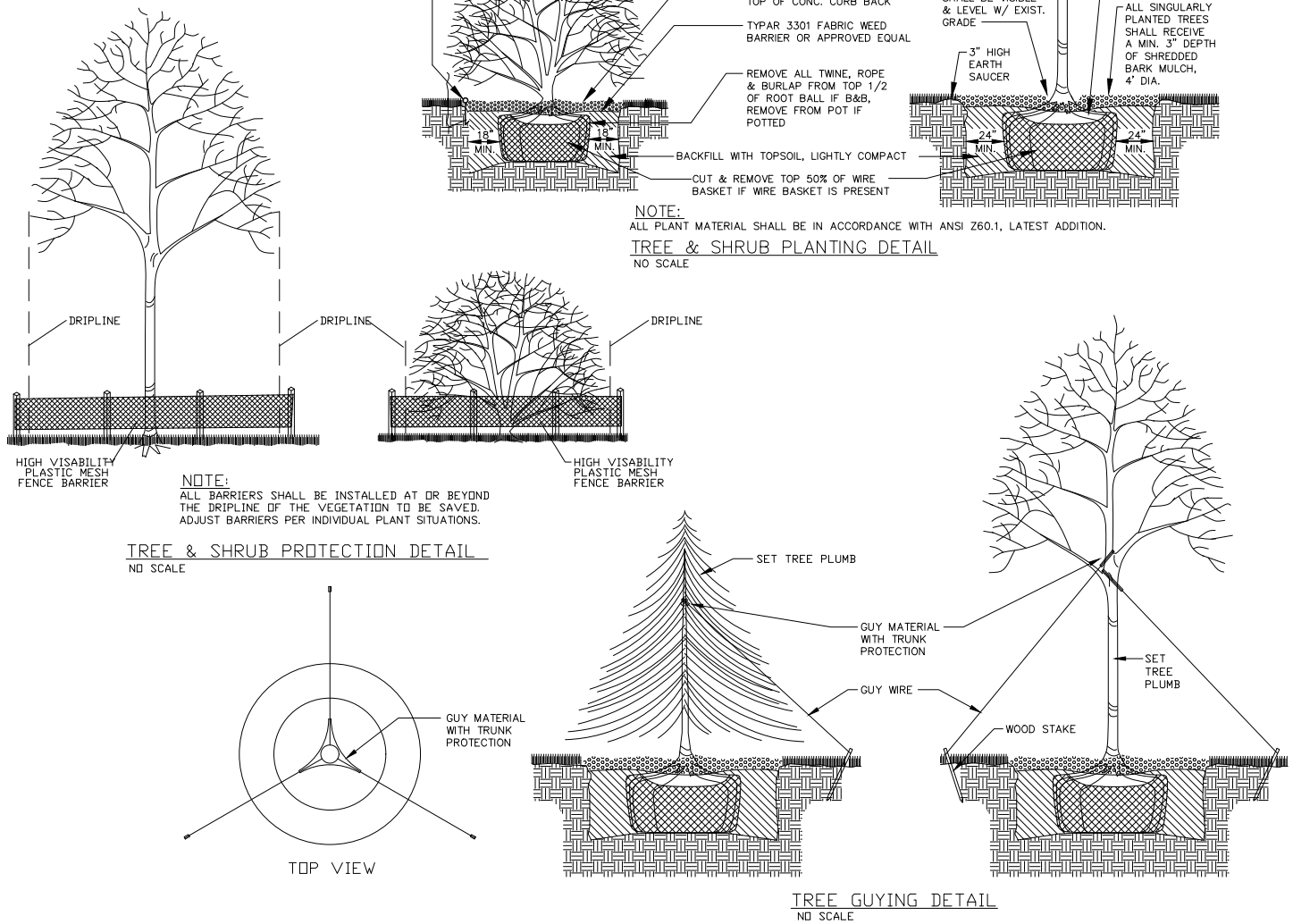
LANDSCAPING NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
- USE TYPAR 3301 WEED BARRIER LANDSCAPE FABRIC (OR APPROVE EQUAL) UNDER ALL PLANTING BED MULCH UNLESS OTHERWISE NOTED.
- USE 1-1/2" WASHED AGGREGATE STONE MULCH IN PLANTING BEDS, 3" DEPTH. STONE MULCH SHALL BE CLEAN, AND FREE FROM DELETERIOUS MATERIALS, STICKS, FOREIGN STONES, NOXIOUS WEEDS, SALT AND FINE SALTS, CLAYS OR TOPSOIL.
- USE SHREDDED BARK MULCH AT ALL SINGULARLY PLANTED TREES, MINIMUM 3" DEPTH.
- TOP OF STONE MULCH IN PLANTING BEDS SHALL BE EVEN WITH THE TOP OF SURROUNDING SURFACES.
- IF DISCREPANCIES OCCUR, PLANTING QUANTITIES SHOWN ON THE PLAN TAKE PRECEDENCE OVER THE PLANTING LISTS.
- ALL PLANT MATERIAL SHALL HAVE A MINIMUM ONE YEAR WARRANTY AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS A RESULT OF NEGLIGENCE BY THE OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL.
- PLANT WARRANTY SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL PLANTS INCLUDING THEIR ROOTS SHALL BE FREE FROM DISEASE INSECTS AND OTHER INJURIOUS QUALITIES AND SHALL BE WELL FORMED, FULL, IN A HEALTH VIGOROUS GROWING CONDITION, REAR OR AT SPECIMEN QUALITY.
- ALL PLANTS SHALL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER UPON DELIVERY. ANY PLANTS DEEMED NOT ACCEPTABLE BE THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER SHALL BE REMOVED FROM THE SITE AND REPLACED WITH ACCEPTABLE MATERIAL.
- LANDSCAPE ARCHITECT OR PROJECT ENGINEER SHALL STAKE THE LOCATIONS OF ALL TREES AND SHRUBS PRIOR TO INSTALLATION OR REVIEW LAYOUT ON-SITE.
- ANY ADDITIONAL TOPSOIL NEEDED FOR INSTALLING THE TREES, SHRUBS AND MISCELLANEOUS PLANTS AS PER THE PLANTING DETAIL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT MATERIAL PRICE.
- PLANTING SOIL SHALL CONSIST OF 50% CLEAN, FERTILE TRIABLE NATURAL LOAM FREE FROM DELETERIOUS MATERIALS WITH A PH VALUE BETWEEN 6.0 & 7.0 MIXED WITH ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD OF TOPSOIL; THEN ADD 25% PEAT MOSS AND 25% CLEAN COURSE SAND. MIX ALL COMPONENTS THOROUGHLY BEFORE BACKFILLING.
- SHREDDED BARK MULCH SHALL BE FRESHLY SHREDDED HARDWOOD BARK FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT AND OTHER MATERIALS HARMFUL TO PLANT GROWTH. SHREDDED BARK MULCH SHALL BE EITHER COMPOSTED OR TREATED WITH NITROGEN TO COMPENSATE FOR SUCH LOSS IN DECOMPOSITION.
- ANY PLANTS DELIVERED TO THE PROJECT SITE THAT ARE NOT INSTALLED THE SAME DAY SHALL BE "HEALED IN" WITH TOPSOIL, WOOD CHIPS, SHREDDED BARK, OR SANDWIT AND ADEQUATELY WATERED UNTIL SUCH TIME THE PLANTS CAN BE INSTALLED.
- LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL FOR ONE WEEK AFTER FINAL PLANTS ARE INSTALLED.
- SEED, FERTILIZER AND MULCH OR SOD SHALL BE PLACED WITHIN 14 DAYS ON ALL DISTURBED AREAS OVER 4" OF CLEAN TOPSOIL.
- SEEDING SHALL BE A COMBINATION OF SEED MIXTURE WISDOT #20 & #40 AS PER WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST ADDITION.
- SEED SHALL BE SOWN IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 630, EITHER METHOD A OR B.
- STRAW MULCHING SHALL BE IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 627.
- STRAW MULCH SHALL BE APPLIED IN ACCORDANCE WITH WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 627, METHOD A, B, OR C.



ACCENT BOULDER INSTALLATION DETAIL

- NOTES:
- * BURY APPROX. 20% OF ACCENT BOULDER.
 - * THE BOULDERS SHALL BE NATIVE TO THE AREA & FREE FROM BREAKS, CRACKS & SCARS FROM HANDLING EQUIPMENT.
 - * ALL BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR ENGINEER. ALL BOULDERS DEEMED NOT UNACCEPTABLE SHALL BE REPLACED W/ AN ACCEPTABLE BOULDER.
 - * SIZE AS NOTED ON PLANS



OVERALL PLANTING SCHEDULE SUMMARY								
CONIFEROUS TREES	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	NWS	3	-	-	3	PICEA ABIES	NORWAY SPRUCE	B & B
	TCA	89	-	-	89	THUJA OCCIDENTALIS 'TECHNY'	'TECHNY' ARBORVITAE	B & B
ORNAMENTAL TREES	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	PPC	-	-	-	-	MALUS 'PURPLE PRINCE'	PURPLE PRINCE CRABAPPLE	B & B
	JTL	-	-	-	-	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAK	B & B
	RVB	-	-	-	-	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B
	SSC	-	-	-	-	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B
OVERSTORY TREES	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	ABM	3	-	-	3	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B
	DEB	1	-	-	1	ACER PLATANOIDES 'DEBORAH'	DEBORAH MAPLE	B & B
	HAK	1	-	-	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B
	IHL	1	-	-	1	GLEDITSIA TRIACANTHOS INERMIS 'IMPOLE™'	IMPERIAL HONEY LOCUST	B & B
	OAK	1	-	-	1	QUERCUS RUBRA	NORTHERN RED OAK	B & B
CONIFEROUS SHRUBS	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	SGJ	-	-	-	-	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT
	TAU	-	-	-	-	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	#5 CONT
DECIDUOUS SHRUBS	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	GFS	-	-	-	-	X BUMALA SPIREA	GOLDFLAME SPIREA	#5 CONT
	RTD	-	-	-	-	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	#5 CONT
	KSV	-	-	-	-	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 CONT
	LPS	-	-	-	-	JAPONICA SPIREA	LITTLE PRINCESS SPIREA	#5 CONT
GROUND CIVERS	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	AJS	-	-	-	-	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT
	BES	-	-	-	-	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1 CONT
	KFG	-	-	-	-	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT
	NSG	-	-	-	-	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1 CONT
	PCF	-	-	-	-	ECHINACEA PURPUREA 'PURPLE'	PURPLE CONEFLOWER	#1 CONT
	PDS	-	-	-	-	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT
	SDO	-	-	-	-	HERMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1 CONT
	WLC	-	-	-	-	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT
	WSC	-	-	-	-	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	#1 CONT
GROUND COVERS	CODE	SHEET (QTY)			OVERALL QTY	BOTANICAL NAME	COMMON NAME	CONT
		C8.0	-	-				
	SOD	-	-	-	-	SOD	SOD	CHOICE PER OWNER
	SEED	TBD	-	-	TBD	SEED	SEED	CHOICE PER OWNER
	ROCK	-	-	-	- S.F.	ROCK MULCH - 3" DEPTH WITH FABRIC ALONG BUILDING IN FRONT PARKING LOT	ROCK MULCH	CHOICE PER OWNER
	HARDWOOD MULCH	-	-	-	- S.F.	HARDWOOD MULCH - 3" DEPTH APPROX. 4" DIA. AROUND SINGULAR PLANTED TREES	HARDWOOD MULCH	CHOICE PER OWNER
	STEEL EDGING	-	-	-	-	STEEL EDGING	STEEL EDGING	-
KEY NOTES:								
(A) EDGER (TYP)								
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP)								
(C) ROCK MULCH (TYP)								
KEY NOTES:								
(D) SOD (TYP)								
(E) SEED WITH W DOT MIX 20/40 MIX								
(F) ACCENT BOULDER (2'x3' TYP.)								

DRAWN BY: DAM

CHECKED BY: DAM

DATE: 02.16.26

DWG FILE: 638-013

REF FILE: 638-013.DWG

PER CITY COMMENTS

REVISION DESCRIPTION:

DRAWING PHASE:

OWNER REVIEW

AGENCY REVIEW

BID DOCUMENT

FOR CONSTRUCTION

AS-BUILT DOCUMENT

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SAE Land Surveying a division of A/C/a

PROJECT:

ACE CONCRETE MATERIALS

NORTH & SOUTH BUILDINGS

CITY OF EVANSVILLE, ROCK COUNTY, WI

SHEET NO.

C8.1

SECTIONS & DETAILS

DATE:

06-10-2026

NAME:

LLS