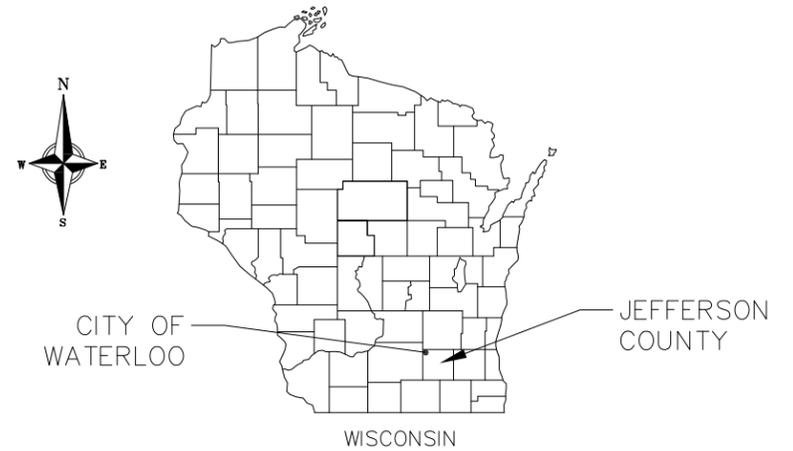


SELECT PAGES SUBMITTED
IN 2015 FOR 4/24/2018 PLAN
COMMISSION DESIGN
REVIEW

RIVERWALK REDEVELOPMENT

HAWTHORN AND STONE

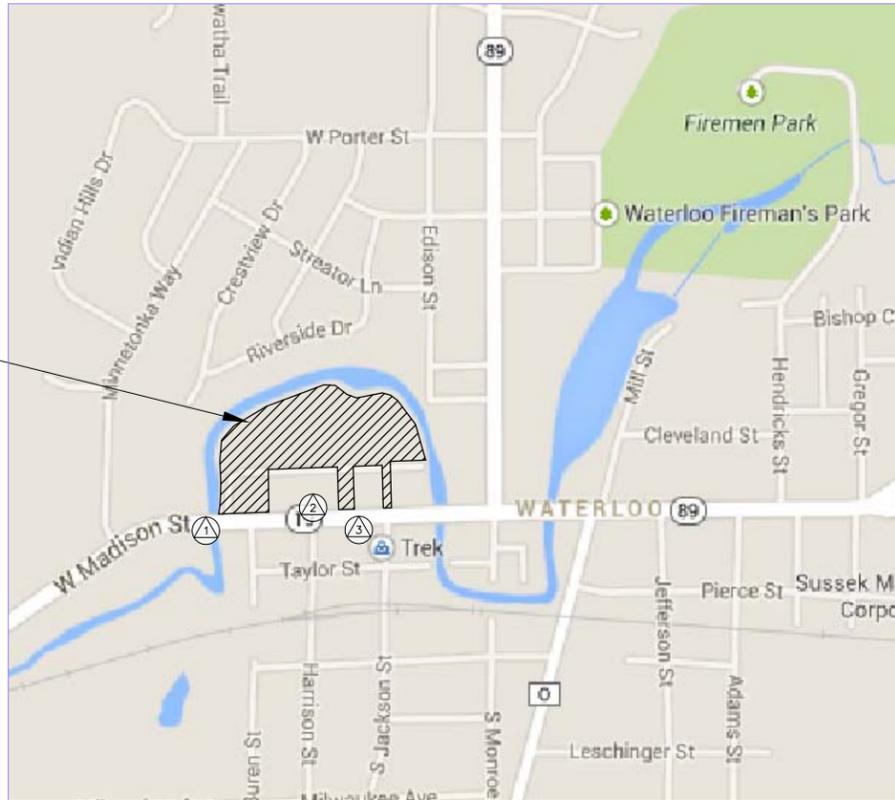
CITY OF WATERLOO



SITE BENCHMARKS

- ⊕ BENCHMARK #1
CHISELED SQUARE
ON SW WING WALL
ELEV = 822.97
- ⊕ BENCHMARK #2
TOP NUT-HYD
ELEV = 830.22
- ⊕ BENCHMARK #3
NE BOLT ON BASE
OF LIGHT POLE
ELEV = 819.78

PROJECT LOCATION



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WS. STATUTE 182.0175 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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1-800-242-8511

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES AND LEGENDS
C3	EXISTING CONDITIONS PLAN
C4	SITE PLAN
C5	GRADING AND EROSION CONTROL PLAN
C6	UTILITY PLAN
C7-C12	CONSTRUCTION DETAILS
L1	LANDSCAPE PLAN - PHASE 1

Title Sheet
Riverwalk Redevelopment
City of Waterloo
Jefferson County, Wisconsin

REVISIONS		REVISIONS	REVISIONS
NO.	DATE	NO.	DATE

SCALE
AS SHOWN
DATE
10/19/15
DRAFTER
JGOL / BBAR
CHECKED
MSCH
PROJECT NO.
130122.00

C
1

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
EXISTING FLAG POLE
EXISTING MAILBOX
EXISTING MONITORING WELL
EXISTING POST
EXISTING SIGN (TYPE NOTED)
EXISTING CURB INLET
EXISTING ENDWALL
EXISTING FIELD INLET
EXISTING ROOF DRAIN CLEANOUT
EXISTING STORM MANHOLE
EXISTING SANITARY CLEANOUT
EXISTING SANITARY MANHOLE
EXISTING SEPTIC VENT
EXISTING FIRE HYDRANT
EXISTING STANDPIPE
EXISTING WATER MAIN VALVE
EXISTING CURB STOP
EXISTING WELL
EXISTING WATER MANHOLE
EXISTING GAS VALVE
EXISTING AIR CONDITIONING PEDESTAL
EXISTING DOWN GUY
EXISTING ELECTRIC MANHOLE
EXISTING ELECTRIC PEDESTAL
EXISTING TRANSFORMER
EXISTING GUY POLE
EXISTING LIGHT POLE
EXISTING GENERIC LIGHT
EXISTING UTILITY POLE
EXISTING TV PEDESTAL
EXISTING TELEPHONE MANHOLE
EXISTING TELEPHONE PEDESTAL
EXISTING UNIDENTIFIED MANHOLE
EXISTING HANDICAP PARKING
EXISTING TRAFFIC SIGNAL
EXISTING SHRUB
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE

SURVEY LEGEND

- BENCHMARK
FOUND CHISELED "X"
PUBLIC LAND CORNER AS NOTED
FOUND NAIL
FOUND 1" Ø IRON PIPE
FOUND 2" Ø IRON PIPE
FOUND P.K. NAIL
FOUND 1 1/4" Ø IRON ROD
FOUND 3/4" Ø IRON ROD
FOUND RAILROAD SPIKE
SET CHISELED "X"
SET NAIL
SET P.K. NAIL
SET 1 1/4" Ø IRON ROD
SET 3/4" Ø IRON ROD
SET RAILROAD SPIKE
GENERAL CONTROL POINT

GRADING LEGEND

- EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
DITCH CENTERLINE
SILT FENCE
DISTURBED LIMITS
BERM
DRAINAGE DIRECTION
PROPOSED SLOPE ARROWS
EXISTING SPOT ELEVATIONS
PROPOSED SPOT ELEVATIONS
STONE WEEPER
VELOCITY CHECK
INLET PROTECTION
EROSION MAT CLASS I TYPE A, URBAN
EROSION MAT CLASS II TYPE B URBAN
TRACKING PAD
RIP RAP

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
STORM SEWER MANHOLE
STORM SEWER ENDWALL
STORM SEWER CURB INLET
STORM SEWER CURB INLET W/MANHOLE
STORM SEWER FIELD INLET
ROOF DRAIN CLEANOUT
SANITARY SEWER PIPE (GRAVITY)
SANITARY SEWER PIPE (FORCE MAIN)
SANITARY SEWER LATERAL PIPE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
WATER MAIN
WATER SERVICE LATERAL PIPE
FIRE HYDRANT
WATER VALVE
CURB STOP
WATER VALVE MANHOLE
PROPOSED PIPE INSULATION
GAS MAIN
ELECTRIC SERVICE

ABBREVIATIONS
STMH - STORM MANHOLE
FI - FIELD INLET
CI - CURB INLET
CB - CATCH BASIN
EW - ENDWALL
SMH - SANITARY MANHOLE

TOPOGRAPHIC LINework LEGEND

- EXISTING UNDERGROUND CABLE TV
EXISTING OVERHEAD CABLE TV
EXISTING FIBER OPTIC LINE
EXISTING OVERHEAD TELEPHONE LINE
EXISTING UNDERGROUND TELEPHONE
EXISTING RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING GENERAL FENCE
EXISTING WIRE FENCE
EXISTING WOOD FENCE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GUY LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING OVERHEAD GENERAL UTILITIES
EXISTING SANITARY FORCE MAIN (SIZE NOTED)
EXISTING SANITARY SEWER LINE (SIZE NOTED)
EXISTING STORM SEWER LINE (SIZE NOTED)
EXISTING EDGE OF TREES
EXISTING WATER MAIN (SIZE NOTED)
EXISTING WETLAND DELINEATION
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

SITE PLAN LEGEND

- PROPERTY BOUNDARY
CURB AND GUTTER (REJECT CURB HATCHED)
PROPOSED CHAIN LINK FENCE
PROPOSED WOOD FENCE
PROPOSED CONCRETE
PROPOSED LIGHT-DUTY ASPHALT
PROPOSED HEAVY-DUTY ASPHALT
PROPOSED SIGN
PROPOSED LIGHT POLE
PROPOSED BOLLARD
PROPOSED ADA DETECTABLE WARNING FIELD
PROPOSED HANDICAP PARKING

ABBREVIATIONS
TC - TOP OF CURB
FF - FINISHED FLOOR
FL - FLOW LINE
SW - TOP OF WALK
TW - TOP OF WALL
BW - BOTTOM OF WALL

CONSTRUCTION AND GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY IN THE EVENT THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED, AND THAT THE ACTUAL LOCATION OF THOSE WHICH ARE SHOWN MAY BE DIFFERENT FOR THE LOCATION SHOWN ON THE PLANS.
2. CONTRACTOR SHALL KEEP ALL STREETS CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
3. THESE DRAWINGS ASSUME THAT CONTRACTOR WILL UTILIZE AN ELECTRONIC DRAWING FILE AND STAKE ALL SITE IMPROVEMENTS USING COORDINATES TIED INTO CONTROL POINTS. THE DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
4. PRIOR TO THE USE OF THE DRAWINGS FOR CONSTRUCTION PURPOSES, THE USER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF BUILDINGS WITH THE FOUNDATION DRAWINGS AND ARCHITECTURAL PLANS. IF CONFLICTS EXIST THE USER OF THESE DRAWINGS SHALL CONTACT THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL NOTIFY THE OWNER, ENGINEER AND THE CITY OF WATERLOO A MINIMUM OF 48 HOURS IN ADVANCE OF PERFORMING ANY WORK.
6. ALL DIMENSIONS GIVEN ARE TO FACE OF CURB OR EDGE OF PAVEMENT WHEN CURB IS ABSENT.
7. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.
9. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX.
10. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF DSPS AND OTHER LOCAL INSPECTORS.
11. SANITARY SEWER MAIN AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D 3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO SPS 384. THE SANITARY SEWER SHALL BE INSTALLED IN ACCORDANCE TO ASTM D-3034 AND CONFORMING TO SECTION 8.3.0 AND 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION (LATEST EDITION)
12. ALL SANITARY SEWER MAINS SHALL BE TELEVISED ONCE COMPLETE.
13. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.
14. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.
15. NO PERSON MAY ENGAGE IN WORK AT PLUMBING IN THE STATE UNLESS LICENSED TO DO SO.
16. SITE CONTRACTOR SHALL LEAVE UTILITY CONNECTIONS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE AND EXACT LOCATION OF PROPOSED UTILITY.
17. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
18. PROPOSED UTILITY SERVICE LINES AS SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATION, SIZE, AND IE WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
20. ALL WATER MAIN AND SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
21. WATER MAIN SHALL BE DUCTILE IRON CLASS 52 PIPE CONFORMING TO AWWA C151 AND S.8.18.0 OF THE STANDARD SPECIFICATIONS, CEMENT MORTAR LINED PER AWWA C104, POLYETHYLENE WRAPPED PER AWWA C105 AND CONFORMING TO S.8.21.0 OF THE STANDARD SPECIFICATIONS, AND PRESSURE RATING CLASS 150 P.S.I.. INSTALL CABLE BOND CONDUCTORS FOR ELECTRICAL THAWING ON ALL WATER MAIN JOINTS, INCLUDING HYDRANTS.
22. FURNISH AND INSTALL MECHANICAL JOINT RESTRAINING GLANDS ON ALL FITTINGS WHICH REQUIRE RESTRAINT PER SECTION 4.3.13 OF THE STANDARD SPECIFICATIONS, IN LIEU OF CONCRETE BUTTRESS THRUST BLOCKS, TODDING OR STRAPPING. THE RESTRAINING CLANDS SHALL HAVE A PRESSURE CLASS RATING EQUAL TO THAT OF THE PIPE ON WHICH IT IS TO BE USED AND SHALL BE MEGALUG BY EBBA IRON INC. OR EQUAL.
23. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

AGENCIES:

EMERGENCY - FIRE, RESCUE, AMBULANCE, POLICE DIAL 911

UNITED STATES POST OFFICE
241 W MADISON ST
WATERLOO, WI 53594
PHONE: 920-478-4335

WATERLOO POLICE DEPARTMENT
136 N MONROE ST
WATERLOO, WI 53594
PHONE: 920-478-2343
NON-EMERGENCY

WATERLOO FIRE DEPARTMENT
900 INDUSTRIAL LANE
WATERLOO, WI 53594
PHONE: 920-478-2535
NON-EMERGENCY

UTILITIES:

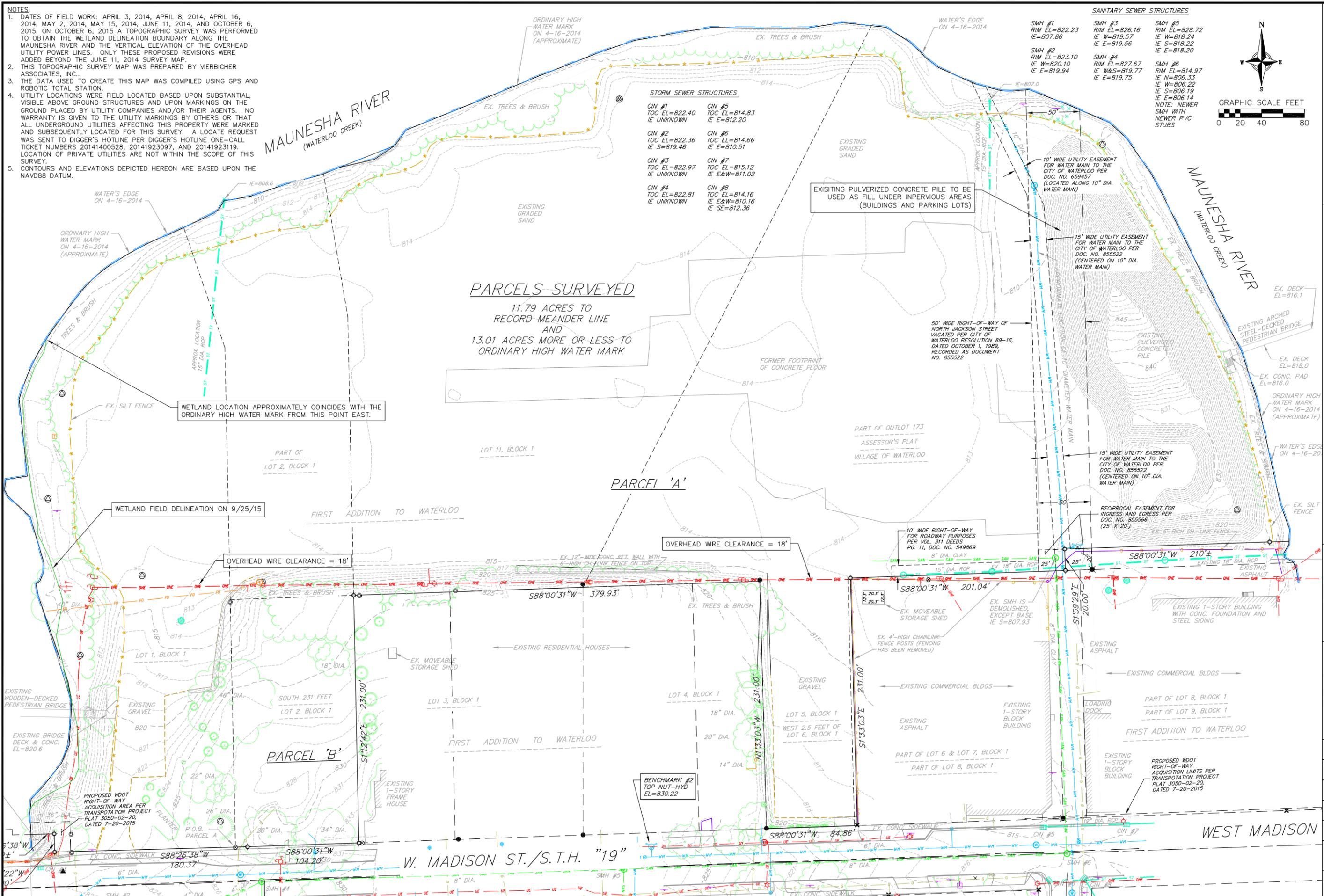
CITY OF WATERLOO - PUBLIC WORKS DIRECTOR
136 N MONROE ST
WATERLOO, WI 53594
GARY YERGES
PHONE: 920-478-9797

WATERLOO UTILITIES
575 COMMERCIAL AVE
WATERLOO, WI 53594
EUGENE WEIHERT
PHONE: 920-478-2260

General Notes and Legends
Riverwalk Redevelopment
City of Waterloo
Jefferson County, Wisconsin

Table with columns: REVISIONS, NO., DATE, REMARKS. Includes a scale section (SCALE AS SHOWN) and a date section (DATE 10/19/15). Includes drafter (JGOL/BBAR) and project no. (130122.00). Includes a large 'C' and '2' at the bottom.



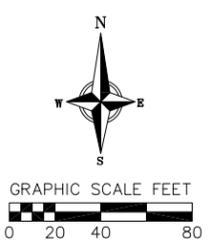


- NOTES:**
1. DATES OF FIELD WORK: APRIL 3, 2014, APRIL 8, 2014, APRIL 16, 2014, MAY 2, 2014, MAY 15, 2014, JUNE 11, 2014, AND OCTOBER 6, 2015. ON OCTOBER 6, 2015 A TOPOGRAPHIC SURVEY WAS PERFORMED TO OBTAIN THE WETLAND DELINEATION BOUNDARY ALONG THE MAUNESHA RIVER AND THE VERTICAL ELEVATION OF THE OVERHEAD UTILITY POWER LINES. ONLY THESE PROPOSED REVISIONS WERE ADDED BEYOND THE JUNE 11, 2014 SURVEY MAP.
 2. THIS TOPOGRAPHIC SURVEY MAP WAS PREPARED BY VIERBICHER ASSOCIATES, INC.
 3. THE DATA USED TO CREATE THIS MAP WAS COMPILED USING GPS AND ROBOTIC TOTAL STATION.
 4. UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISIBLE ABOVE GROUND STRUCTURES AND UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY. A LOCATE REQUEST WAS SENT TO DIGGER'S HOTLINE PER DIGGER'S HOTLINE ONE-CALL TICKET NUMBERS 20141400528, 20141923097, AND 20141923119. LOCATION OF PRIVATE UTILITIES ARE NOT WITHIN THE SCOPE OF THIS SURVEY.
 5. CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED UPON THE NAVD88 DATUM.

SANITARY SEWER STRUCTURES

SMH #1 RIM EL=822.23 IE=807.86	SMH #3 RIM EL=826.16 IE W=819.57 IE E=819.56	SMH #5 RIM EL=828.72 IE W=818.24 IE S=818.22 IE E=818.20
SMH #2 RIM EL=823.10 IE W=820.10 IE E=819.94	SMH #4 RIM EL=827.67 IE W&S=819.77 IE E=819.75	SMH #6 RIM EL=814.97 IE N=806.33 IE W=806.22 IE S=806.19 IE E=806.14

NOTE: NEWER SMH WITH NEWER PVC STUBS



REVISIONS		NO.	DATE	REMARKS

SCALE AS SHOWN

DATE 10/19/15

DRAFTER JGOL/BBAR

CHECKED MSCH

PROJECT NO. 130122.00

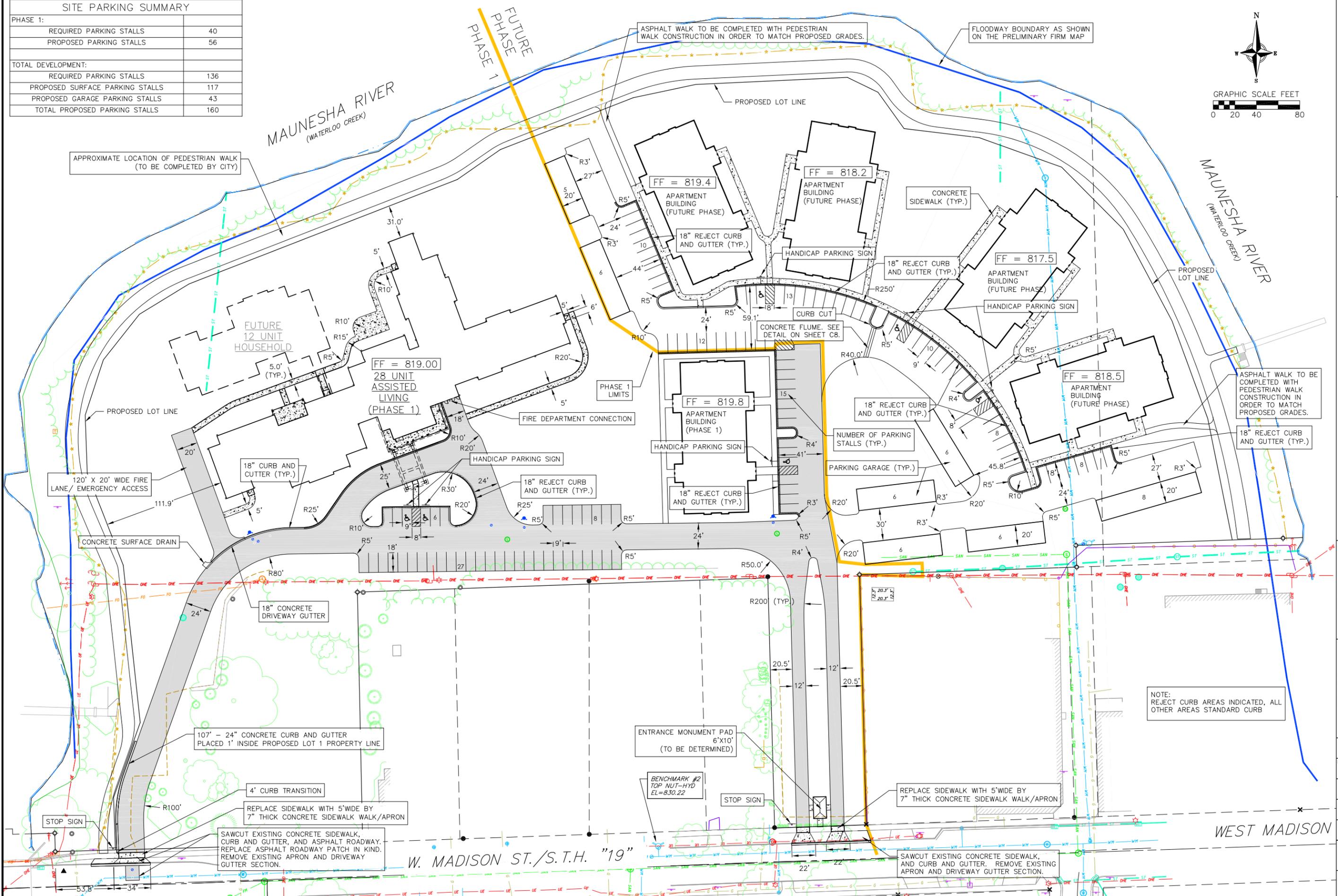
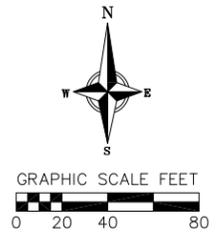
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SITE PARKING SUMMARY	
PHASE 1:	
REQUIRED PARKING STALLS	40
PROPOSED PARKING STALLS	56
TOTAL DEVELOPMENT:	
REQUIRED PARKING STALLS	136
PROPOSED SURFACE PARKING STALLS	117
PROPOSED GARAGE PARKING STALLS	43
TOTAL PROPOSED PARKING STALLS	160



vierbicher
 planners | engineers | advisors
 REEDSBURG - MADISON - PRAIRIE DU CHIEN
 999 Fowler Drive, Suite 201 - Madison, Wisconsin 53717
 Phone: (608) 826-6532 Fax: (608) 826-6530

Site Plan
 Riverwalk Redevelopment
 City of Waterloo
 Jefferson County, Wisconsin

REVISIONS	
NO.	REMARKS

SCALE AS SHOWN
DATE 10-19-15
DRAFTER DEHL/BBAR
CHECKED MSCH
PROJECT NO. 130122.00
C
4

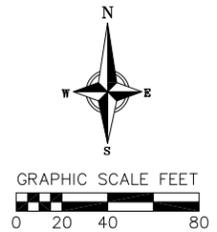
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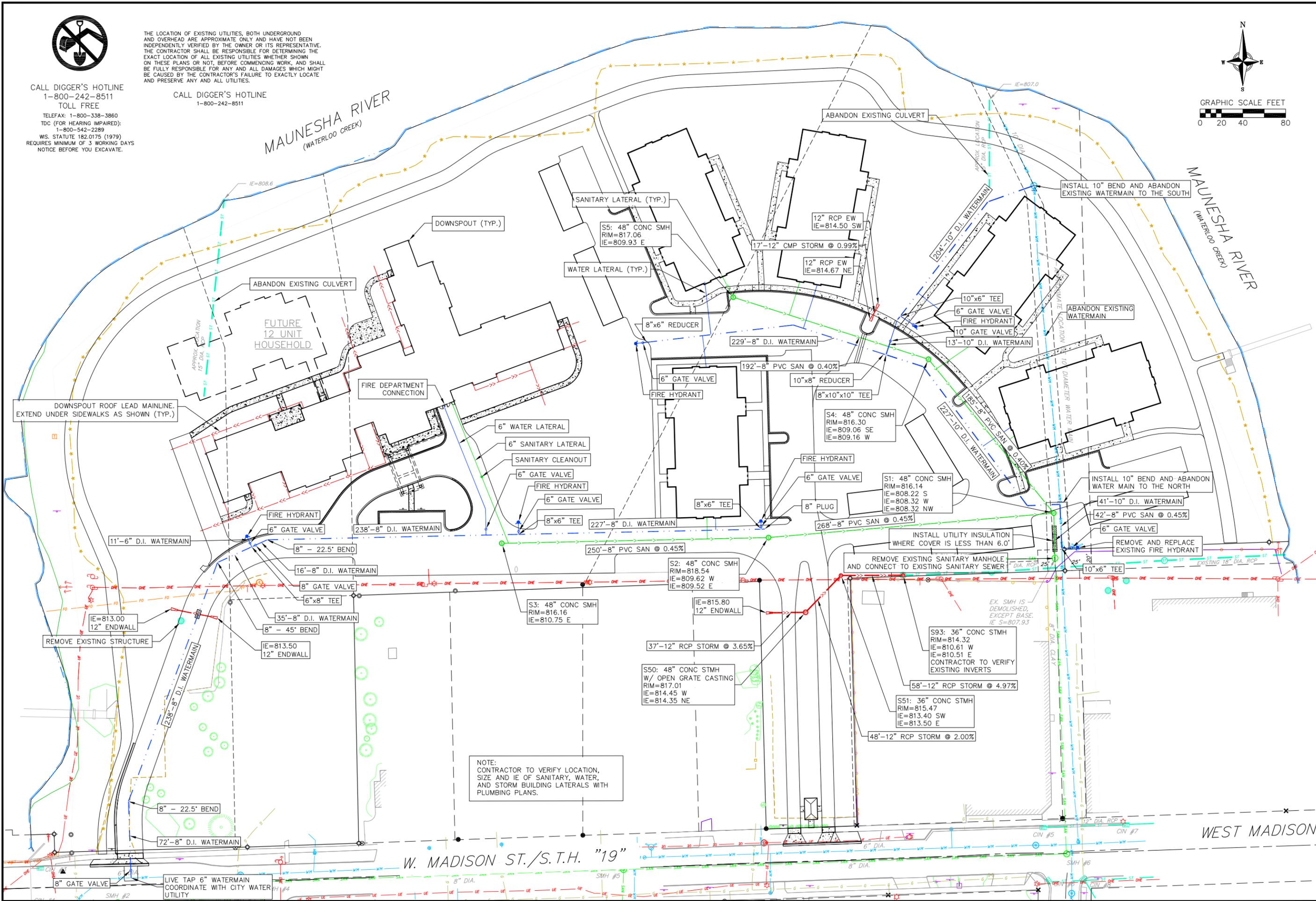
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CALL DIGGER'S HOTLINE
1-800-242-8511



MAUNESHA RIVER
(WATERLOO CREEK)

MAUNESHA RIVER
(WATERLOO CREEK)



NOTE:
CONTRACTOR TO VERIFY LOCATION,
SIZE AND IE OF SANITARY, WATER,
AND STORM BUILDING LATERALS WITH
PLUMBING PLANS.

vierbicher
planners | engineers | advisors
REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fowler Drive, Suite 201
Madison, Wisconsin 53717
Phone: (608) 826-0332 Fax: (608) 826-0330

Utility Plan
Riverwalk Redevelopment
City of Waterloo
Jefferson County, Wisconsin

REVISIONS	
NO.	REMARKS

SCALE AS SHOWN
DATE 10/19/15
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