



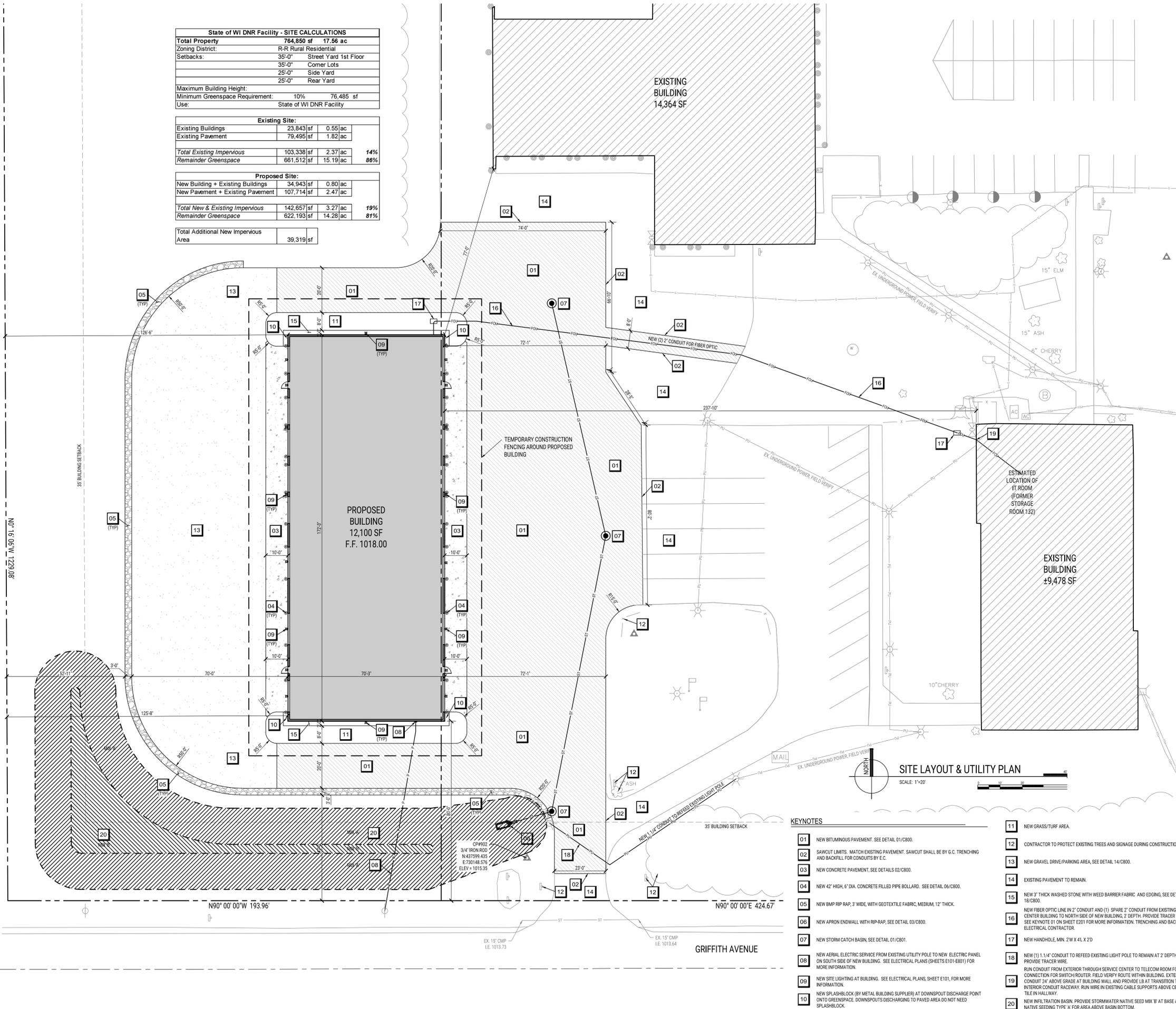


State of WI DNR Facility - SITE CALCULATIONS			
Total Property	764,850 sf	17.56 ac	
Zoning District:	R-R Rural Residential		
Setbacks:	35'-0" Street Yard 1st Floor		
	35'-0" Corner Lots		
	25'-0" Side Yard		
	25'-0" Rear Yard		
Maximum Building Height:			
Minimum Greenspace Requirement:	10%	76,485 sf	
Use:	State of WI DNR Facility		

Existing Site:			
Existing Buildings	23,843 sf	0.55 ac	
Existing Pavement	79,495 sf	1.82 ac	
Total Existing Impervious	103,338 sf	2.37 ac	14%
Remainder Greenspace	661,512 sf	15.19 ac	86%

Proposed Site:			
New Building + Existing Buildings	34,943 sf	0.80 ac	
New Pavement + Existing Pavement	107,714 sf	2.47 ac	
Total New + Existing Impervious	142,657 sf	3.27 ac	19%
Remainder Greenspace	622,193 sf	14.28 ac	81%

Total Additional New Impervious Area	39,319 sf		
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CALL TOLL FREE 1-800-242-8511  
MILWAUKEE AREA 414-259-1181  
FAX A LOCATE 1-800-338-3860  
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- SITE LAYOUT AND UTILITY PLAN GENERAL NOTES**
- TRUE NORTH MAY VARY FROM PROJECT NORTH.
  - CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
  - ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
  - FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS. COORDINATE RELOCATION OF ANY UTILITIES WITH THE UTILITY COMPANIES. NOTIFY THE ELECTRICAL UTILITY OF ANY EXCAVATION ADJACENT TO HIGH VOLTAGE LINES. PROTECT ALL UTILITIES TO REMAIN.
  - DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
  - COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
  - BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING BUILDING AS SHOWN ON DRAWING.
  - ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4000 PSI UNLESS NOTED OTHERWISE.
  - TRACER WIRE SHALL BE INSTALLED ABOVE ALL SANITARY, STORM AND WATER LATERALS THAT CONNECT TO A PUBLIC UTILITY. TRACER WIRE SHALL BE A MINIMUM OF 12 GAUGE, PLASTIC COATED COPPER WIRE BURIED WITHIN AND DIRECTLY ABOVE THE TOP OF THE PIPE. THE TRACER WIRE SHALL BE BROUGHT TO THE SURFACE AT LEAST EVERY 400'. PROTECT THE WIRE AT THE ACCESS POINTS. THE COLOR OF THE TRACER WIRE SHALL BE AS FOLLOWS:  
- GREEN FOR SANITARY SEWER  
- BROWN FOR STORM SEWER  
- BLUE FOR POTABLE WATER
  - PROVIDE TRENCH BEDDING PER DETAIL 08/C800. UTILITY TRENCHES UNDER CONCRETE PAVEMENT SHALL UTILIZE FLOWABLE FILL IN AREAS DIFFICULT TO COMPACT TO PREVENT CONCRETE CRACKING.
  - ALL SANITARY, STORM AND WATER UTILITY WORK WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO AUTHORITY HAVING JURISDICTION REQUIREMENTS AND STANDARD SPECIFICATIONS.
  - RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.

SITE SYMBOL LEGEND	
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	FIRE HYDRANT
[Symbol]	MANHOLE/CATCH BASIN/INLET
[Symbol]	CURB INLET
[Symbol]	NEW FLARED END SECTION WITH RIPRAP AND GUARD
[Symbol]	WATER VALVE OR GAS VALVE
[Symbol]	GAS METER
[Symbol]	LIGHT POLE
[Symbol]	UTILITY POLE
[Symbol]	GUY WIRE
[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC METER AND CT CABINET
[Symbol]	NEW STRUCTURE OR ADDITION
[Symbol]	EXISTING STRUCTURE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

SITE LINE LEGEND	
[Symbol]	PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING INTERMEDIATE CONTOUR
[Symbol]	EXISTING INDEX CONTOUR
[Symbol]	NEW INTERMEDIATE CONTOUR
[Symbol]	NEW INDEX CONTOUR
[Symbol]	PAVEMENT
[Symbol]	FENCE
[Symbol]	STORM DRAIN
[Symbol]	SANITARY SEWER
[Symbol]	WATER
[Symbol]	GAS
[Symbol]	ELECTRICAL POWER
[Symbol]	UNDERGROUND ELECTRICAL POWER
[Symbol]	UNDERGROUND FIBER OPTIC
[Symbol]	TELEPHONE
[Symbol]	UNDERGROUND TELEPHONE
[Symbol]	CABLE
[Symbol]	EDGE OF TREES OR SHRUBS

**ANGUS-YOUNG**  
ARCHITECTS/ENGINEERS

555 South River Street  
Janesville, WI 53548  
Ph: (608) 756-2336

State of Wisconsin  
Department of Administration  
Division of Facilities Development

**CITY OF WISCONSIN RAPIDS, WISCONSIN**

**EQUIPMENT STORAGE BUILDING**  
**WISCONSIN RAPIDS SERVICE CENTER**  
**DEPARTMENT OF NATURAL RESOURCES**  
**WISCONSIN RAPIDS, WISCONSIN**

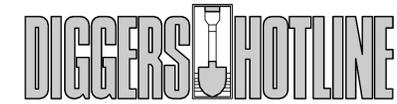
Project Address:  
**CITY OF WISCONSIN RAPIDS, WISCONSIN**

Sheet Title:  
**SITE LAYOUT & UTILITY PLAN**

Revisions:		
No.	Date	Description
BD	11/17/2025	BID DOCUMENTS

Graphic Scale	AS INDICATED
DFD Number	23E2SREBID
Set Type	BD
Date Issued	11/17/2025
Sheet Number	<b>C100</b>



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WISCONSIN STATUTE 102.0175 (1974) REQUIRES A MINIMUM OF THREE (3) WORKING DAYS NOTICE PRIOR TO EXCAVATION.

**GRADING NOTES**

- CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
- REFER TO OTHER PROJECT PLANS AND INFORMATION RELATED TO THIS PROJECT PRIOR TO BEGINNING ANY GRADING WORK.
- CONTRACTOR SHALL LOCATE ALL UTILITIES THAT MAY AFFECT THEIR WORK AND NOTIFY OWNER OF ANY POTENTIAL CONFLICTS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS PRIOR TO START OF CONSTRUCTION. VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH WALK AND/OR PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND DRIVEWAY ENTRANCES. RESTORE ALL EXISTING PAVEMENTS THAT REMAIN TO THEIR ORIGINAL, IF NOT BETTER CONDITION. NOTIFY OWNER OF ANY CONFLICTS.
- AREAS NOT PAVED AND TO BE LANDSCAPED SHALL RECEIVE MINIMUM OF 4" DEPTH COMPACTED TOPSOIL.
- CONTRACTOR SHALL COORDINATE GRADING AND INSTALLATION OF DRIVES IN R.O.W. WITH APPROPRIATE GOVERNMENT AGENCIES. OBTAIN APPROPRIATE PERMITS FOR GRADING AND DRAINAGE IN ALL R.O.W.

**GRADING KEYNOTES**

- 01 NEW INFILTRATION BASIN, SEE DETAIL 08/C801.

**SITE SYMBOL LEGEND**

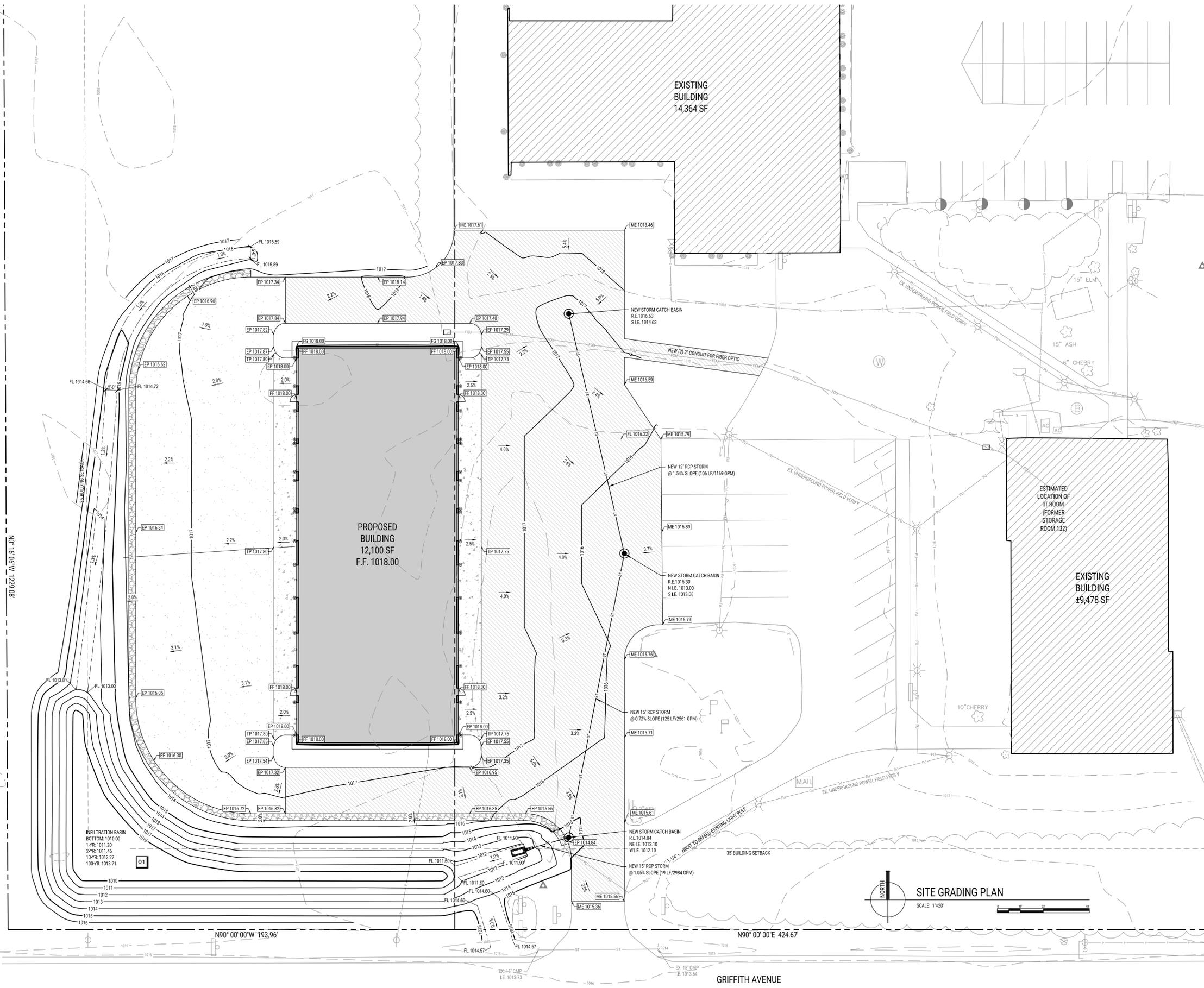
	SIGN		NEW FLOW LINE ELEVATION (FEET)
	BOLLARD		NEW FINISHED FLOOR ELEVATION (FEET)
	FIRE HYDRANT		NEW TOP AND BOTTOM OF CURB ELEVATION (FEET)
	MANHOLE/CATCH BASIN/INLET		NEW TOP AND BOTTOM OF STEP ELEVATION (FEET)
	CURB INLET		
	NEW FLARED END SECTION WITH RIPRAP AND GUARD		
	NEW EDGE OF PAVEMENT ELEVATION (FEET)		
	NEW TOP OF PAVEMENT ELEVATION (FEET)		
	NEW SIDEWALK ELEVATION (FEET)		
	NEW FINISH GRADE ELEVATION (FEET)		
	NEW MATCH EX. ELEVATION (FEET)		
	RIM OR INVERT ELEVATION (FEET)		
	WATER VALVE OR GAS VALVE		
	GAS METER		
	LIGHT POLE		
	UTILITY POLE		
	GUY WIRE		
	TRANSFORMER		
	ELECTRIC METER AND CT CABINET		
	NEW STRUCTURE OR ADDITION		
	EXISTING STRUCTURE		

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**SITE LINE LEGEND**

	PROPERTY LINE
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	STORM DRAIN
	SANITARY SEWER
	WATER
	GAS
	ELECTRICAL POWER
	UNDERGROUND ELECTRICAL POWER
	UNDERGROUND FIBER OPTIC
	TELEPHONE
	UNDERGROUND TELEPHONE
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SITE GRADING PLAN

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