



# City of Fond du Lac

## First on the Lake

### Garage

Website: [www.fdl.wi.gov](http://www.fdl.wi.gov)

City-County Government Center  
160 S. Macy Street—P.O. Box 150—Fond du Lac, WI 54936-0150

### Site Plan Requirements

The purpose of a site plan is to illustrate existing property conditions and provide details of new construction planned. The items listed below comprise a checklist of information to be shown on a site plan. The sample site plan demonstrates the level of detail required for an acceptable drawing.

1. Indicate property address, north arrow and scale.
2. Delineate property boundaries and dimensions.
  - Resource: Fond du Lac County GIS website can be used to obtain an overview of the property to assist you. <http://gisweb.fdlco.wi.gov/fonddulacs/>
3. Show all existing structures.
4. Show the location and indicate the size of the proposed construction. Indicate setback measurements to lot lines. Indicate the distance between existing and proposed buildings.
5. If an existing building (or part of an existing building) will be demolished to make way for a new garage and/or other accessory building, show the area of the existing construction to be removed.
6. Show location of overhead or underground power lines and underground gas lines.
7. Show the driveway to serve the garage, including any changes to widen or lengthen an existing driveway. If a new driveway is planned, or if a parking space will be constructed alongside the garage, show the limits of the new paved area.
8. Indicate the surface material of all existing and proposed driveway and parking areas. A concrete or asphalt surface is required.
9. Provide drainage details of the property. To determine the level of drainage information necessary, refer to drainage requirements included with this packet.

## TYPICAL BUILDING CROSS-SECTION (FLOATING SLAB)

ROOF FRAMING per SPS 321.27 RAFTER Tables SPS 325 Appendix "A" Table R2/R14

ROOF WEATHER PROTECTION per SPS 321.28

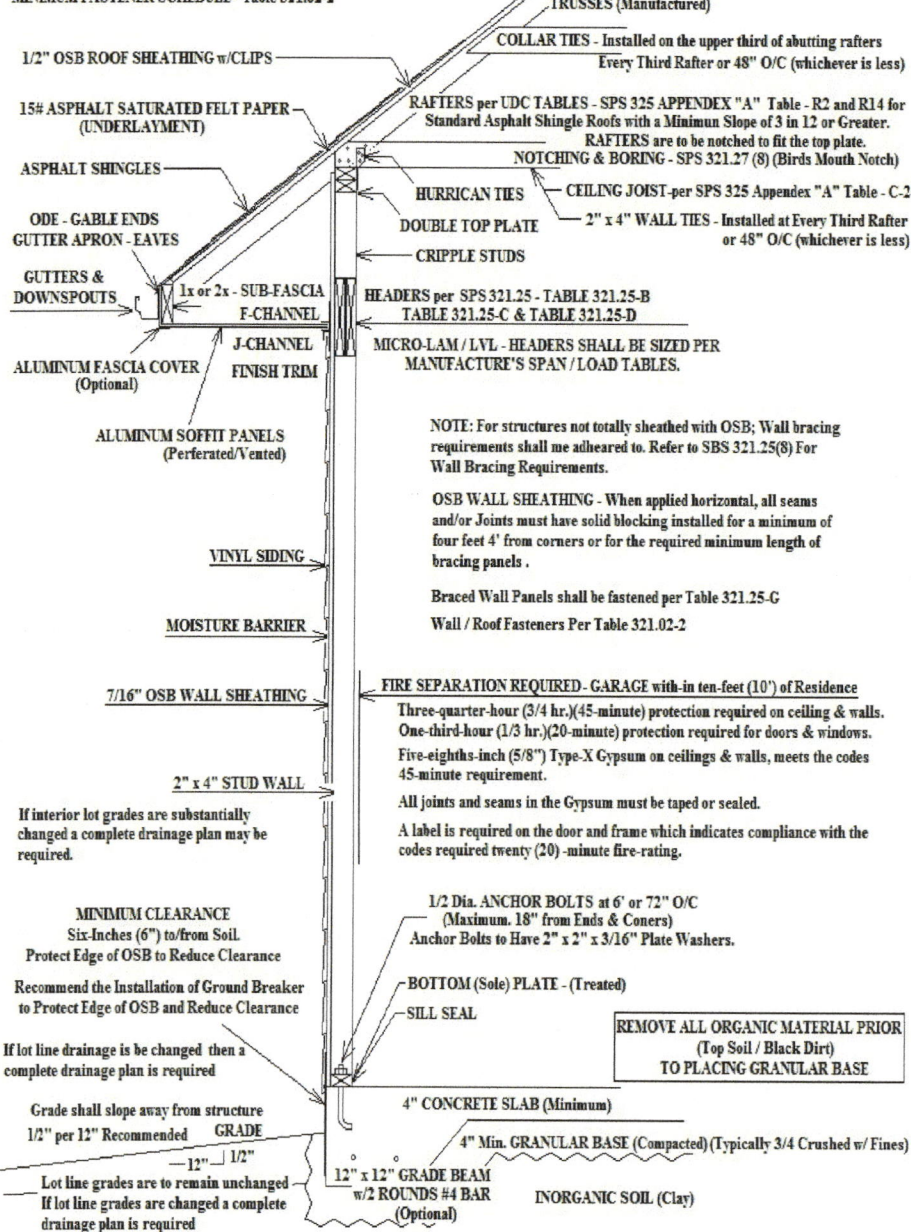
CEILING JOIST per SPS 325 Appendix "A" Table C-2

WOOD FRAMED WALLS per SPS 321.25

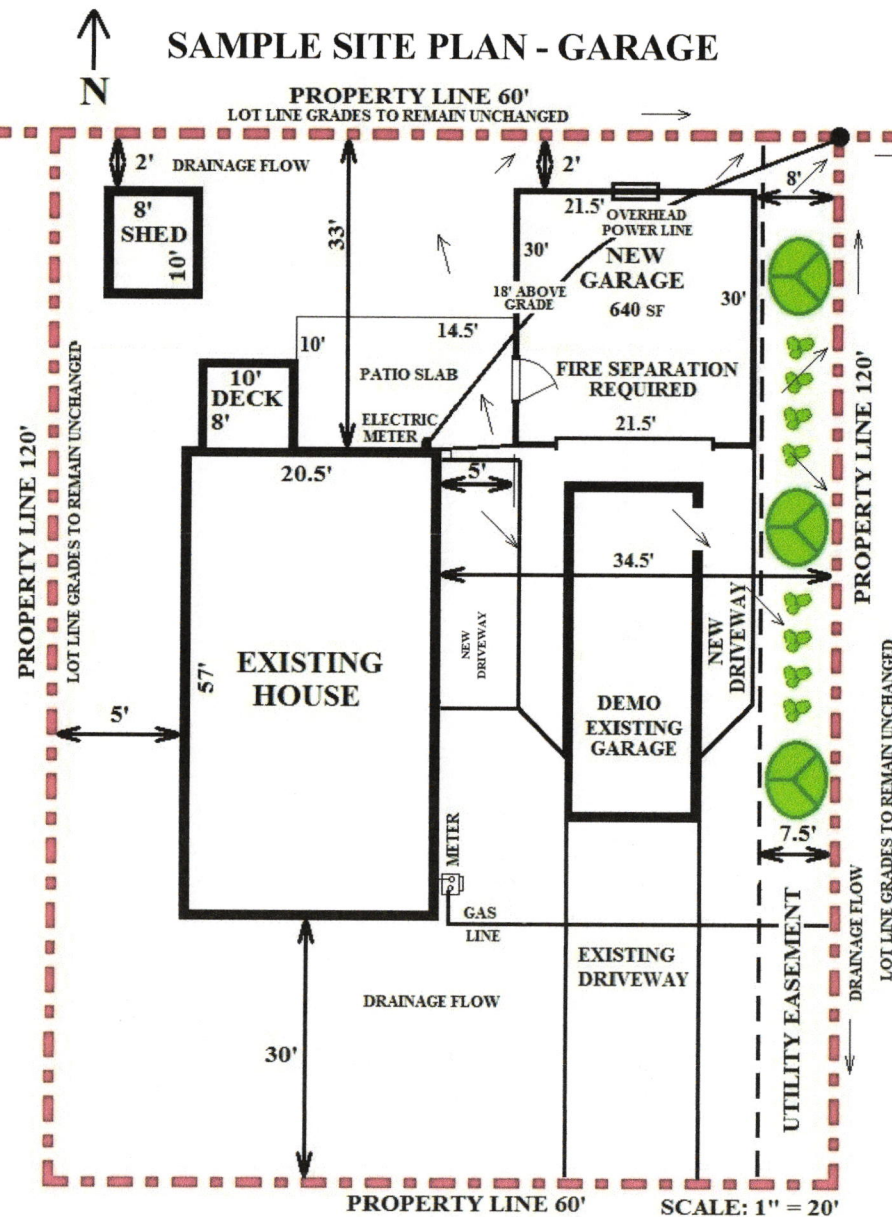
OVERHEAD DOOR/PORTAL WALL FRAMING per SPS 321.25 Figure-321.25-A

FIRE SEPARATION per SPS 321.08

MINIMUM FASTENER SCHEDULE - Table 321.02-2



## SAMPLE SITE PLAN - GARAGE





# ***CITY OF FOND DU LAC – Memorandum***

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Engineering & Traffic Division

**Date:** April 18<sup>th</sup>, 2018

**To:** Contractors – Architects – Surveyors

**From:** Paul De Vries, P.E., City Engineer

**Re:** Drainage Plan Application & Drainage Deposit – **Effective May 1<sup>st</sup>, 2018**

The City of Fond du Lac adopted Ordinance #3660 amending Chapter 325 Erosion Control and Stormwater Management relating to Drainage Plans on March 28, 2018. Amendments to the ordinance include, but not limited to the following information:

- B. **Review Fee Required.** A review fee is required with the submittal of a residential lot drainage plan and shall be paid in an amount set by resolution of the City Council.
- C. **Drainage Deposit Required.** A deposit is required for compliance with residential lot drainage plans and protection of public right-of-way infrastructure (including, but not limited to, sidewalk, driveway aprons, curb/gutter, terrace landscaping, street pavement; and sanitary, water, storm facilities). The deposit shall be returned to the builder or property owner upon the final approved inspection of the lot drainage and public right-of-way infrastructure. If during final inspection, the City Engineer directs corrective work, and said corrective work is not completed, part or all of the deposit may be forfeited to the City of Fond du Lac for use in completing the corrective work. The amount of the deposit shall be set by resolution of the City Council.

The 2018 Fee for the Drainage Plan Application and Review is \$250.00 and is not refundable. The 2018 Drainage Deposit is \$1,000.00 and is refundable upon approval of the final inspection of the drainage and infrastructure. One check may be issued to cover the fee and deposit.

The Drainage Plan Application and Two (2) stamped Drainage Plans will need to be submitted to the City Engineering Division, 4th floor of the County/City building located at 160 S. Macy St. for review and approval. The Drainage Plan Application form can be completed and downloaded from the City of Fond du Lac's website at [www.fdl.wi.gov](http://www.fdl.wi.gov), Engineering & Traffic Division, and under the tab for Permitting & Fee Schedule.

The primary applicant is responsible for calling City Engineering – 920-322-3470 or emailing [drainage@fdl.wi.gov](mailto:drainage@fdl.wi.gov) to schedule all inspections and close out the permit once work is complete.

Included with this memo is the Drainage Plan Application and the Drainage Plan Requirements. Contractors with questions when completing the new application process please feel free to either call 920-322-3470 or stop in the office to discuss any questions.

 <p>City of Fond du Lac First on the Lake</p>	<h2 style="text-align: center;">Drainage Plan Application</h2> <p style="text-align: center;">Engineering &amp; Traffic Division 160 S. Macy Street, Fond du Lac, WI 54935 Phone (920) 322-3470/Email <a href="mailto:drainage@fdl.wi.gov">drainage@fdl.wi.gov</a></p>	Address of Project:
		Lot #/Subdivision:

**Property Owner Information:**

Name:		Email:
Address:		
Day Phone:	Evening Phone:	Fax:

**Contractor Information:**

General:		Contact Person:
Address:	Email:	Phone:
Drainage Plan Prepared By:		Contact Person:
Address:	Email:	Phone:

**NEW 2018 - Chapter 325 – Drainage Plan Application Fee Schedule:**

- **Review Fee Required - \$250.00:** A Review Fee and Drainage Plan Application is required with the submittal of a residential lot drainage plan and shall be paid in an amount set by resolution of the City Council. **The REVIEW FEE IS NOT REFUNDABLE.**
- **NEW: DRAINAGE DEPOSIT REQUIRED - \$1,000.00:** A deposit is required for compliance with residential lot drainage plans and protection of public right-of-way. Infrastructure (including, but not limited to, sidewalk, driveway aprons, curb/gutter, terrace landscaping, street pavement; and sanitary, water, storm facilities). The deposit shall be returned to the builder or property owner upon the final approved inspection of the lot drainage and public right-of-way infrastructure. If during final inspection, the City Engineer directs corrective work, and said corrective work is not completed, part or all of the deposit may be forfeited to the City of Fond du Lac for use in completing the corrective work. The amount of the deposit shall be set by resolution of the City Council. **The DRAINAGE DEPOSIT IS REFUNDABLE, to the payee, upon final approved inspection of the lot drainage and public right-of-way infrastructure.**

**Applicant Signature agrees to the terms of this Drainage Plan Application: (Sign Below)**

Primary Applicant: ☐ Owner ☐ Contractor ☐ Other:

Primary Applicant Name(Print): \_\_\_\_\_ Phone: \_\_\_\_\_

Primary Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*The primary applicant is responsible for calling City Engineering – 920-322-3470 or emailing [drainage@fdl.wi.gov](mailto:drainage@fdl.wi.gov) to schedule all inspections and close out the permit once work is complete.*

**FOR OFFICE USE ONLY**

☐ Approved

☐ Approved Conditionally (See Comments)

☐ Denied

Comments: \_\_\_\_\_

**APPROVED BY:**