# Plan Commission

**Regular Meeting**

**Agenda**

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

**Monday, October 25, 2021** | **5:30 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 25, 2021** at **5:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

**The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:**

**Computer/smart phone accessing** https://www.gotomeet.me/DePere

**OR**

**You can also dial in using your phone.**
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
**Access Code:** 154-883-285

***This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.***

## Call to Order

1. Roll Call
2. Approval of the minutes of the September 27, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and possible action on a site plan for a 7,210 SF parking lot addition with 15 parking stalls for an existing building at 1537 American CT (Parcel WD-1622).
5. Consideration and possible action on a site plan for a 140,995 SF new building with nine loading docks, one bay door, and 105 parking stalls at 2020 Commerce DR (Parcels ED-D43-1, ED-F0082, ED-F0083).
6. Consideration and possible action on a new 30’ wide utility easement at 400 BLK Rockland RD (Parcel ED-2386).*

## Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner’s office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations

Kress Family Library
De Pere Chamber of Commerce
Libby Welhouse, Utech Consulting Inc
Christine Utech, Freshstart LLC
Garrett Willems, Miron Construction Inc
John Ambrosius, Belmark, Inc

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **October 25, 2021** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Kelly Barker** |
| **SUBJECT:** | **Approval of the minutes of the September 27, 2021 Plan Commission meeting.** |

**ATTACHMENTS:**

- PC_Sep2021_Minutes_Draft (PDF)

# Plan Commission

**Regular Meeting**

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

**Draft Minutes**

**Monday, September 27, 2021** **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

| Attendee Name | Title | Status | Arrived |
|---|---|---|---|
| James Boyd | Mayor | Present | |
| Derek Beiderwieden | Commissioner | Present | |
| Brenda Busch | Commissioner | Present | |
| Dan Carpenter | Alderperson | Present | |
| Mark Higgins | Commissioner | Present | |
| Dean Raasch | Alderperson | Present | |
| Grant Schilling | Commissioner | Present | |

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz and members of the public.

2. Approval of the minutes of the August 23, 2021 Plan Commission meeting.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **AYES:** | Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling |

3. Public comments upon matters not on the agenda.

There were no public comments.

| | |
|---|---|
| **RESULT:** | **DISCUSSED** |

4. Consideration and possible action on a withdrawn preliminary extraterritorial plat request for Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | James Boyd, Mayor |
| **SECONDER:** | Grant Schilling, Commissioner |
| **AYES:** | Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling |

5. Consideration and possible action on a proposed extraterritorial 3 lot certified survey map at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).*

City Planner Peter Schleinz explained that the CSM would replace the previous agenda item withdrawn plat that was placed on file, with the same street pattern but having three lots instead of ten. Ald. Raasch asked about the lots and land uses with the Town. Peter explained that the developer could not get on the same page with Lawrence when the plat was reviewed by the Town as it appeared the developer wanted mostly duplexes and the Town wanted commercial. Grant Schilling asked about the minimum lot size not being in conformance. Peter explained that the lot size met City criteria and the developer would need to work on rezoning with the Town of Lawrence to address minimum lot sizes. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the CSM. Upon vote, motion carried unanimously.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Derek Beiderwieden, Commissioner |
| **SECONDER:** | Dean Raasch, Alderperson |
| **AYES:** | Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling |

6. Consideration and possible action on a request for a proposed 10 lot and 2 outlot final extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).*

   City Planner Peter Schleinz presented the final extraterritorial plat of American Rapids Subdivision in the Town of Lawrence. He noted that the final plat had no significant changes from a preliminary version that was reviewed last month. Ald. Carpenter moved, seconded by Ald. Raasch, to approve the final plat and forward it to the Common Council for final approval. Upon vote, motion carried unanimously.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Dan Carpenter, Alderperson |
| **SECONDER:** | Dean Raasch, Alderperson |
| **AYES:** | Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling |

7. Consideration and possible action on a site plan for a 10,750 SF building addition with eight loading docks, a compactor addition, and pavement, at 633 Heritage RD (Parcels ED-F0094 and ED-F0094-1).

   City Planner Peter Schleinz reviewed the site plan for a building addition for Belmark Plant #3. Ald. Raasch asked about a sample of the metal that screened the compactor area. Peter explained that it was a vertical metal, but he did not have a sample from the developer. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. John Ambrosius, the authorized representative and Plant Engineer for Belmark, explained that the metal was a heavy gauge like that used on other parts of the campus. Mayor Boyd moved, seconded by Grant Schilling to return to regular order. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan with the use of metal for the compactor screening, subject to the staff conditions identified in the report. Upon vote, motion carried unanimously.

| | |
|---|---|
| **RESULT:** | **ADOPTED [UNANIMOUS]** |
| **MOVER:** | Dean Raasch, Alderperson |
| **SECONDER:** | Brenda Busch, Commissioner |
| **AYES:** | Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling |

## Adjournment

Prior to adjournment, Mayor Boyd addressed the Plan Commission about a conflict he has with the time for the October meeting, and requested that the meeting be rescheduled for 5:30 pm. He also mentioned the potential need for a special meeting in October to address redistricting. Development Services Director Daniel Lindstrom addressed the request, noting that, due to timing, an option to combine the two meetings into one may be unlikely due to tight timelines on other projects. Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:17 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **October 25, 2021** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Kelly Barker** |
| **SUBJECT:** | **Public comments upon matters not on the agenda.** |

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

| | |
|---|---|
| **MEETING DATE:** | **October 25, 2021** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a site plan for a 7,210 SF parking lot addition with 15 parking stalls for an existing building at 1537 American CT (Parcel WD-1622).** |

**ATTACHMENTS:**

- 10-25-21 PC Report - Utech (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 13 Oct 2021 (PDF)

**Item 4:** **Consideration and possible action on a site plan for a 7,210 SF parking lot addition with 15 parking stalls for an existing building at 1537 American CT (Parcel WD-1622).**

## SITE MAP

**REQUESTED ACTION:** Site Plan Approval.

Utech Consulting: a new parking lot addition at the west end of the property to accommodate off-street parking for training and conferences.

**COMMON DESCRIPTION:** 1537 American CT, located north and west from the American CT and American BL intersection.

**PARCEL NUMBERS:** WD-1622

**ZONING:** I-B-2 (Industrial-Business-2 District).

**SURROUNDING LAND USES:** Storm Pond (C-EO-2) and Single-Family Residential (R-1) to the north and west.
Multi-Family Residential (R-3 PDD) to the southwest.
Developing Business Park I-B-2 to the south and east.

**COMPREHENSIVE PLAN:** Business Park.

**APPLICANT / OWNER:**

| Authorized Representative | Property Owner |
|---|---|
| Libby Welhouse, Business Manager | Freshstart LLC |
| Utech Consulting INC | ATTN: Christine Utech, Owner |
| 1537 American CT | 1537 American CT |
| De Pere, WI 54115 | De Pere, WI 54115-7476 |

**SITE HISTORY:**

The agricultural area was approved for development as a site plan by Plan Commission on June 25, 2012. The year 2012 site plan included a 4,528 SF building and 16 parking stalls.

**STAFF REVIEW:**

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The addition includes a second 15 stall parking lot with a separate driveway connection to American CT. The client requested that the parking lot design include a second driveway due to the owner's added personal expense of relocating an existing dumpster/recycle area that is in between the existing and proposed new parking lots. The specific costs for relocation were not provided to the City.

Three additional trees were added to the site to accommodate landscaping requirements. One tree was placed in a parking lot peninsula, located north of the dumpster/recycle area. The other two trees were placed along the street, located south of the proposed new parking lot.

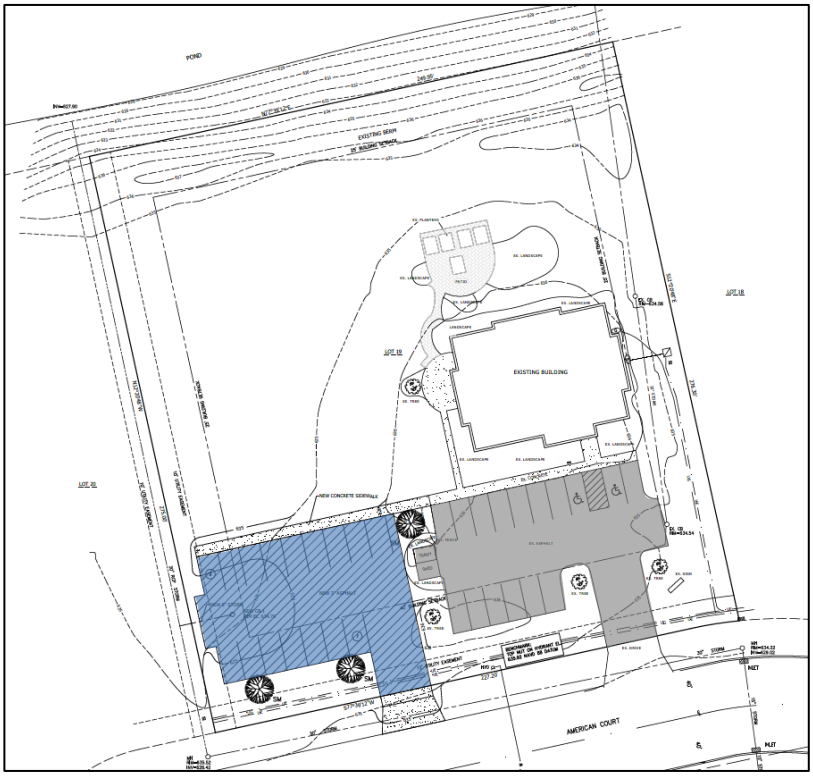
The site plan complies with the following massing and setback requirements set by the I-B-1 District (Code Section 14-52):

- Land Use: Business (permitted)
- Lot Size: 1.6 acres (1 acre required)
- Front Setback –south: ~20' (matches existing parking lot)
- Interior Side Setback – north: ~4'
- Landscaping: 4 existing trees and three new trees (7 required).

The below chart summarizes the existing and proposed stalls to be added and the required stalls:

| LOCATION | EXISTING | ADDED | REQUIRED | CRITERIA MET? |
|---|---|---|---|---|
| **Staff (Office)** | 16 | 16 | 18 | YES |
| **TOTAL** | **16** | **16** | **18** | **YES** |

***Proposed new parking lot pavement (blue) with three additional trees:***




**STAFF COMMENTS:**

**Planning:**

1. It is strongly recommended that the dumpster/recycle area be relocated so that the parking lot can utilize one drive and have additional parking stalls.

**Inspection:**

1. Prior to obtaining occupancy permits, the site will require a driveway permit and a soil erosion control permit.

**Engineering, Fire, Health, Forestry, Inspection, Parks, Water: None.**

**REVIEW PROCESS**

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by the Common Council.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the site plan for a 7,210 SF parking lot addition with 15 parking stalls for an existing building at 1537 American CT, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Print Form

| DE PERE RUNS DEEPER | CITY OF DE PERE<br><br>APPLICATION FOR<br>SITE PLAN REVIEW | Fee: $ 305.00<br>Receipt #: 166154<br>Date: 10-13-21 |
|---|---|---|

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Utech Consulting, Inc. | Libby Welhouse | Business Manager | |
| Mailing Address | City | State | ZIP Code |
| 1531 American Court | De Pere | WI | 54115 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| libby@utechod.com | 920-983-0707 | 920-983-0700 | |

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Freshstart LLC | Christine Utech | Owner | |
| Mailing Address | City | State | ZIP Code |
| 1537 American Court | De Pere | WI | 54115 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| chris@utechod.com | 920-983-0707 | 920-983-0700 | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| 1537 American Court | WD-1622 |

**SECTION 4: Project Information**

| | | | |
|---|---|---|---|
| Existing Zoning: | I-B2, Industrial - Business 2 | | |
| Present Use of Parcel: | Business | | |
| Proposed Use of Parcel: | Business | | |
| Estimated Start Date: | 11-15-21 | Estimated Completion Date: | 6-17-22 |

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Christine Utech | Owner | 920-983-0707 |
| Signature of Applicant | | Date Signed |
| | | |

**TO BE COMPLETED BY CITY STAFF**

| | |
|---|---|
| CSM Review authorized by the De Pere Municipal Code, Chapter 46. | |

HARRIS
& ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

2718 N. MEADE ST.
APPLETON, WI 54911
TEL: 920/733/8377
FAX: 920/733/4731

October 11, 2021

Peter Schleinz
City of De Pere
925 S. Sixth Street
De Pere, WI 54115

Re: Utech Consulting
1537 American Court

Peter:

Attached are pdf's of the revised plans for Utech Consulting. The following revisions are based on your September 16, 2021, review:

1. The owners want to have a new parking area separate from the existing parking lot. The existing parking lot is adequate for their daily operations. The need for extra parking is during training sessions. Right now the extra vehicles are parking on American Court.

If the parking areas are not connected then the dumpster and shed can remain where they are located.

2. A note is added to the plan that no additional lighting is planned with this project.

3. Attached are the WisDNR Soil Loss Sediment Discharge Calculations.

4. The new parking lot striping is labeled at 4" wide.

5. A bar scale is added to the plan.

6. Attached is a landscape plan and detail sheet. Three (3) new tires are proposed to meet the requirement of one (1) tree per 10,000 square feet of lot area.

Also attached are pictures of the existing landscaping.

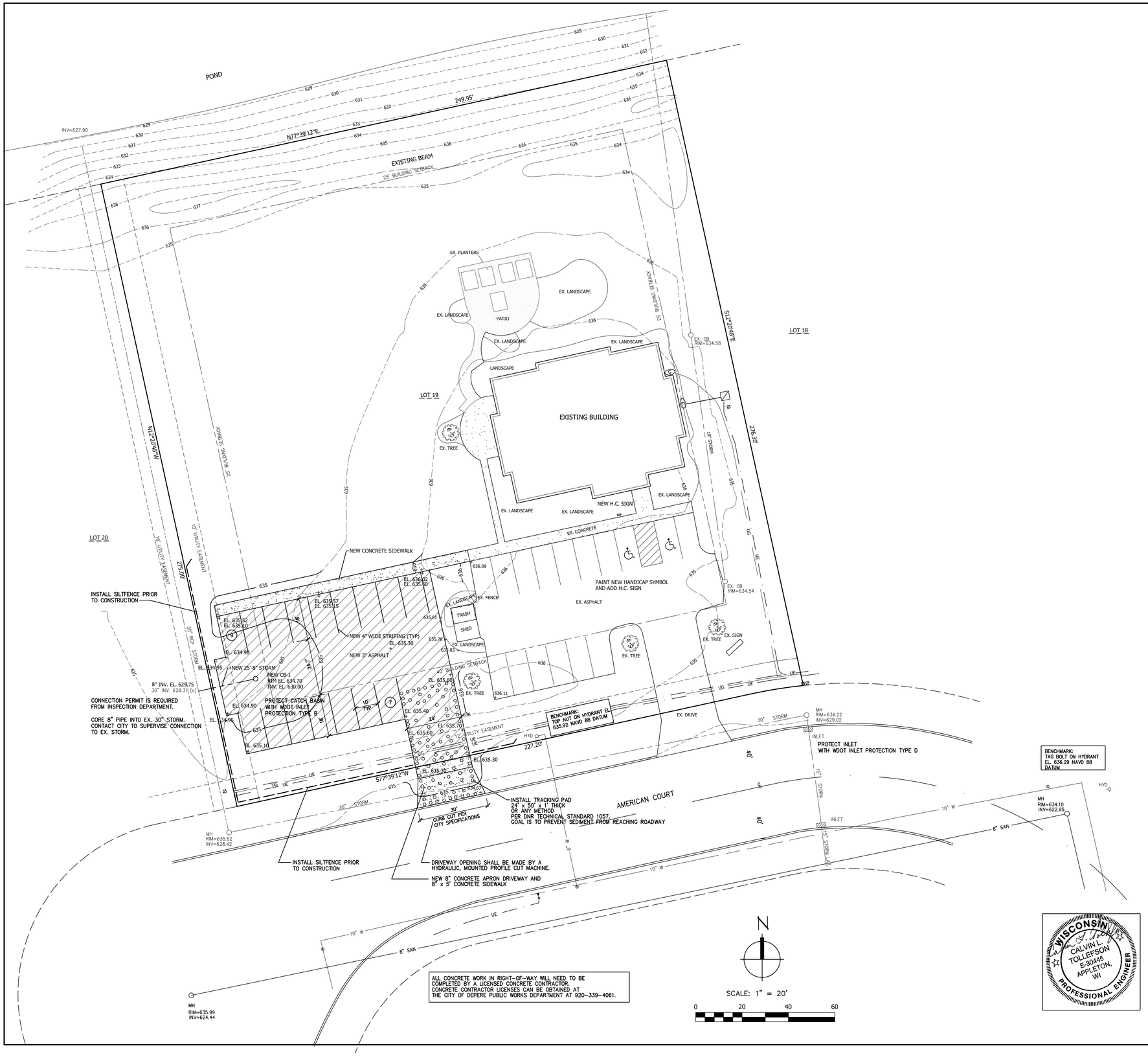
7. The additional parking is needed for training sessions so vehicles are not parked on American Court.

Please approve the plans for the new parking lot at Utech Consulting.

Sincerely,

HARRIS & ASSOCIATES, INC.

Calvin L. Tollefson, P.E.
CLT:met
Attachments via email




LEGEND

- MH = MANHOLE
- CB = CATCH BASIN
- = POWER POLE
- = FIRE HYDRANT
- = DIRECTION OF SURFACE RUNOFF
- = STORM SEWER OUTLET
- = CULVERT PIPE
- = INLET
- = TELEPHONE PEDESTAL/TRANSFORMER
- = FENCE
- G = GAS METER
- E = ELECTRIC METER
- 000.00 = EXISTING SPOT ELEVATION
- + EL. 000.00 = PROPOSED SPOT ELEVATION
- 000 = EXISTING CONTOURS
- 000 = PROPOSED CONTOURS
- UT = UNDERGROUND TELEPHONE LINE
- UG = UNDERGROUND NATURAL GAS LINE
- W = WATER MAIN
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- ST = STORM SEWER
- SAN = SANITARY SEWER
- = DITCH LINE
- = SILT FENCE
- = LIMITS OF PROPOSED BITUMINOUS PAVEMENT
- = LIMITS OF PROPOSED CONCRETE PAVEMENT
- = LIMITS OF PROPOSED GRAVEL PAVEMENT
- = EXISTING TREE

**OWNER**
UTECH CONSULTING
1537 AMERICAN COURT
DEPERE, WI 54115
(920) 983-0707

**PLAN PREPARER**
HARRIS & ASSOCIATES, INC.
2718 N. MEADE STREET
APPLETON, WI 54911
(920) 733-8377

ZONING: I-B2, INDUSTRIAL - BUSINESS-2 DISTRICT

**BUILDING SETBACKS**
FRONT - 40 FEET
SIDE - 25 FEET
REAR - 25 FEET
CORNER SIDE - 40 FEET

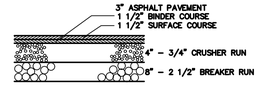
OPEN SPACE REQUIREMENT - 25% OF TOTAL LOT AREA

**BUILDING DENSITY**
MINIMUM BUILDING GROSS FLOOR AREA - 5,000 SQ. FT.
MAXIMUM FLOOR AREA RATIO - 0.5

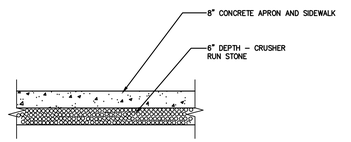
**SITE STATISTICS**
TOTAL AREA = 68,747 SQ. FT.
ROOF AREA = 4,475 SQ. FT. = 6.5%
TOTAL IMPERVIOUS AREA: EXISTING = 13,020 SQ. FT. = 18.94%
PROPOSED = 20,230 SQ. FT. = 29.4%
OPEN SPACE: EXISTING = 55,727 SQ. FT. = 81.06%
PROPOSED = 48,517 SQ. FT. = 70.6%

**PARKING REQUIREMENTS**
OFFICE: FOUR (4) SPACES PER 1,000 GROSS SQUARE FEET OF FLOOR AREA.
OFFICE- SPACES REQUIRED: 4,475 SQ. FT./1000 x 4 = 17.9 SPACES
32 PARKING SPACES SHOWN INCLUDING 2 HANDICAP STALLS

**LIGHTING**
NO ADDITIONAL LIGHTING IS PLANNED WITH THIS PROJECT.




**TYPICAL PAVEMENT SECTION**
N.T.S.




**TYP. DRIVEWAY APPROACH SECTION**
NOT TO SCALE

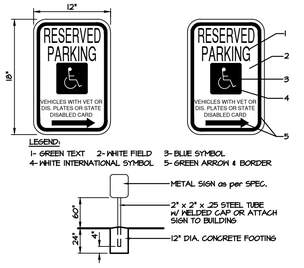
WISCONSIN
CALVIN L. TOLLEFSON
E-30446
APPLETON, WI
PROFESSIONAL ENGINEER

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
WWW.HARRISINC.NET

| REV. NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

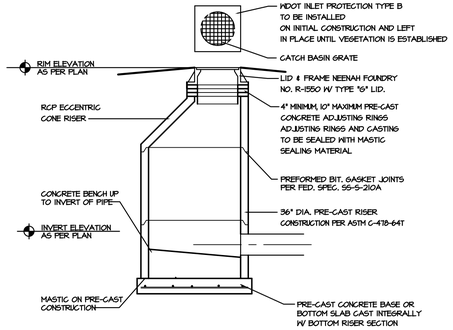
PROJECT: UTECH CONSULTING PARKING LOT ADDITION
LOCATION: 1537 AMERICAN COURT DE PERE, WISCONSIN
DESCRIPTION: SITE/EROSION CONTROL PLAN

DRAWN BY: KWW
CHECKED BY:
DATE: 10-13-21
SHEET
DRAWING NUMBER DS-10066




## HANDICAP PARKING SIGN

N.T.S.

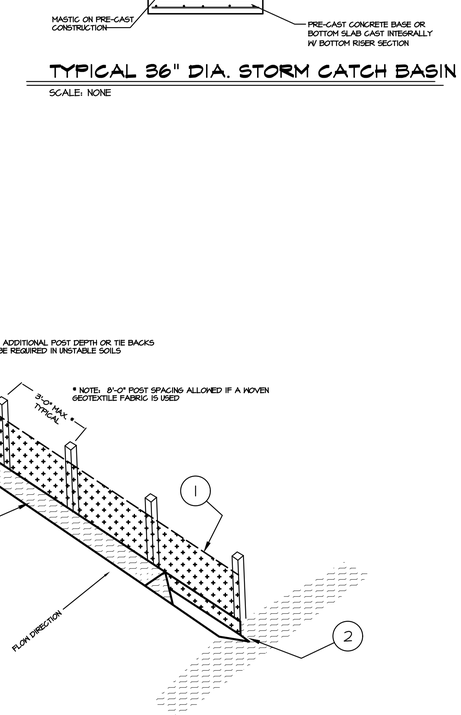



## TYPICAL 36" DIA. STORM CATCH BASIN

SCALE: NONE

## EROSION CONTROL NOTES

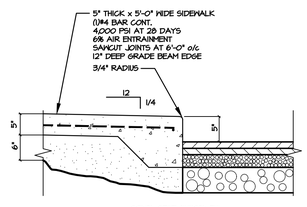
1. All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
2. All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, WDNR Technical Standards and the WPDES General Permit for the site. Inspection reports shall be maintained.
3. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPS shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
4. Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
5. Within 24 hours of a rainfall of 0.5 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
6. Sediment control measures shall not be removed until the areas served have established vegetative cover.
7. Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3"-6" clear stone placed 12" deep, for a minimum of 50'.
8. Tracked soil shall be collected daily from paved roads located near the construction site.
9. Dewatering shall conform to DNR Technical Standard 1061.
10. Woven geotextile filter fabric shall be used to protect storm water catch basins per NDOT inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be Type FF. Inlets shall remain protected until the entire drainage area of the inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped it shall be replaced by the end of the work day. Fabric shall not be ripped or cut to prevent ponding.
11. Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
12. Sediment control for pipeline construction:
    a. Excavated trench material shall be placed on the uphill side of the trench.
    b. Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
13. All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
14. The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not to be restored during final landscaping, a permanent seed mix shall be utilized.
15. All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
16. The WPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
17. An inspection Log shall be maintained and kept on-site.
18. Minimize offsite airborne dust by watering disturbed areas when overly dry.
19. All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
20. No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
21. Off-site deposits occuring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occuring as a result of land disturbance shall be cleaned up by the end of the work day.
22. Erosion Control and Construction sequence:
    a. Install silt fence at the toe of slopes of the disturbed areas. (Sept. 20, 2021 )
    b. Install inlet protection. (Sept. 20, 2021)
    c. Install gravel tracking pad. (Sept. 20-22, 2021)
    d. Remove and stockpile topsoil. (Sept. 23-30, 2021)
    e. Grade, fill and place gravel. (October 4-Nov. 5, 2021)
    f. Install asphalt pavement (May 2022)
    g. Seed and mulch all disturbed areas.
    h. Remove erosion control measures, after stabilization of the disturbed areas.




SILT FENCE (non-reinforced)

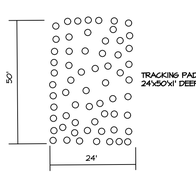
## SILT FENCE DETAIL

SCALE: NONE




## SIDEWALK SECTION

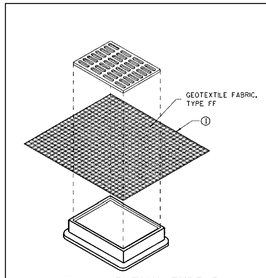
N.T.S.




| PREFERRED GRADATION OF STONE | |
|---|---|
| SIEVE SIZE | PERCENT BY WEIGHT PASSING |
| 3" | 100 |
| 2 1/2" | 90-100 |
| 1 1/2" | 25-60 |
| 3/4" | 0-20 |
| 3/8" | 0-5 |

## TRACKING PAD DETAIL

SCALE: NONE




## INLET PROTECTION. TYPE B (WITHOUT CURB BOX)

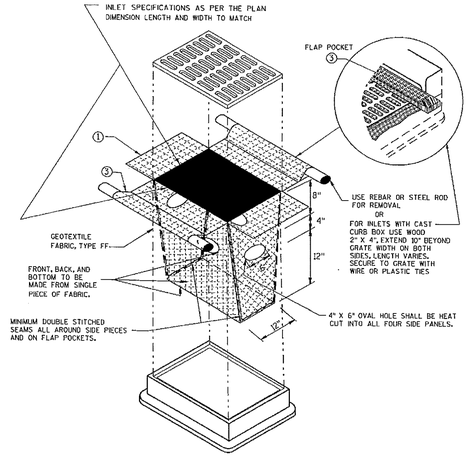
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

### INSTALLATION NOTES

**TYPE B**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.




## INLET PROTECTION. TYPE D

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

**TYPE D**

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

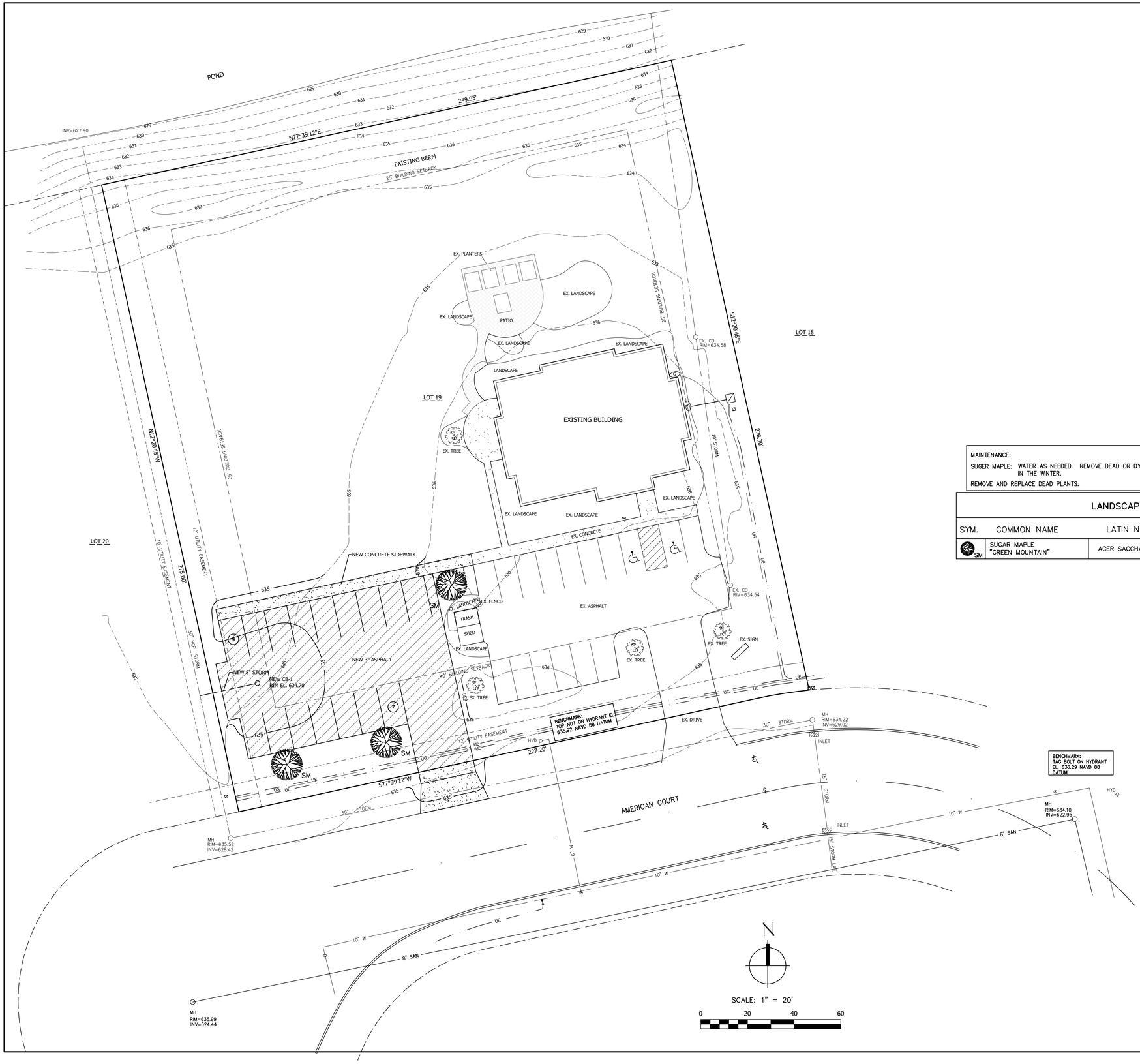
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

| REV. NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| - | - | - | - |

PROJECT: UTECH CONSULTING PARKING LOT ADDITION
LOCATION: 1537 AMERICAN COURT DEPERE, WI
DESCRIPTION: DETAIL SHEET

DRAWN BY: CLT
CHECKED BY:
DATE: 10-13-21
SHEET 2
PROJECT-NUMBER DS-10066




LEGEND

- MH = MANHOLE
- CB = CATCH BASIN
- = POWER POLE
- = FIRE HYDRANT
- = DIRECTION OF SURFACE RUNOFF
- = STORM SEWER OUTLET
- = CULVERT PIPE
- = INLET
- = TELEPHONE PEDESTAL/TRANSFORMER
- = FENCE
- G = GAS METER
- E = ELECTRIC METER
- 000.00 = EXISTING SPOT ELEVATION
- = PROPOSED SPOT ELEVATION
- 000 = EXISTING CONTOURS
- 000 = PROPOSED CONTOURS
- UT = UNDERGROUND TELEPHONE LINE
- UG = UNDERGROUND NATURAL GAS LINE
- W = WATER MAIN
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- ST = STORM SEWER
- SAN = SANITARY SEWER
- = DITCH LINE
- = SILT FENCE
- = LIMITS OF PROPOSED BITUMINOUS PAVEMENT
- = LIMITS OF PROPOSED CONCRETE PAVEMENT
- = LIMITS OF PROPOSED GRAVEL PAVEMENT
- = EXISTING TREE

MAINTENANCE:

SUGER MAPLE: WATER AS NEEDED. REMOVE DEAD OR DYING LIMBS IN THE WINTER.

REMOVE AND REPLACE DEAD PLANTS.

ZONING: I-B-2, INDUSTRIAL-BUSINESS-2 DISTRICT

LANDSCAPE REQUIREMENTS

ONE (1) TREE PER 10,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF.
LOT AREA = 68,747 SQ. FT.
TREES REQUIRED: 68747/10000 = 6.87 TREES
TREES SHOWN: 7 - 4 EXISTING TREES AND 3 NEW TREES

SEE SHEET 4 FOR LANDSCAPE DETAILS

LANDSCAPE TREE SCHEDULE

| SYM. | COMMON NAME | LATIN NAME | QTY. | COND. | SIZE | REMARKS |
|---|---|---|---|---|---|---|
| SM | SUGAR MAPLE "GREEN MOUNTAIN" | ACER SACCHARUM | 3 | B&B | 1 1/2" | ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" |

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731
WWW.HARRISINC.NET

| REV. NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|

PROJECT: UTECH CONSULTING PARKING LOT ADDITION

LOCATION: 1537 AMERICAN COURT DE PERE, WISCONSIN

DESCRIPTION: LANDSCAPE PLAN

DRAWN BY: KWW

CHECKED BY:

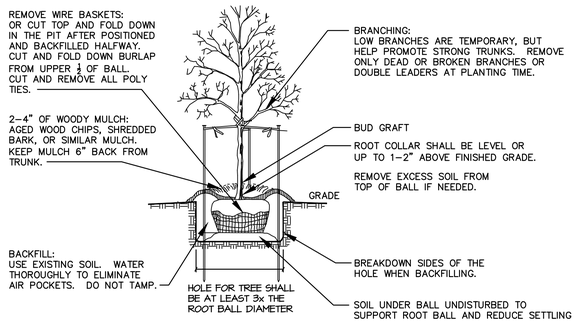
DATE: 10-13-21

SHEET 3

DRAWING NUMBER DS-10066

LOT 19, SOUTHGRIDGE BUSINESS PARK 2ND ADDITION

REMOVE TRANSIT GUARD




STAKE ONLY IF YOU HAVE TO. USE 2-3" WIDE WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY - TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.

USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE.

TREE PLANTING DETAIL
N.T.S.

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

| REV. NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| | - | - | - |

PROJECT: UTECH CONSULTING PARKING LOT ADDITION

LOCATION: 1537 AMERICAN COURT DE PERE, WI

DESCRIPTION: LANDSCAPE DETAILS

DRAWN BY: CLT

CHECKED BY:

DATE: 10-13-21

SHEET 4

PROJECT-NUMBER DS-10066

# SOIL LOSS & SEDIMENT DISCHARGE NARRATIVE

UTECH CONSULTING - CITY OF DEPERE

Soil Types: Oshkosh silt loam and Poygan silty clay loam.

The site slopes from east to west.

Existing slopes were reviewed and the steepest slope is 1.72%. Proposed slopes were reviewed and the steepest slope is 1.31%. The project will be from October 2021 to June 2022.

Trial I, the calculation tool used inlet protection as the sediment control practice and used the steepest run. The sediment discharge is less than 5 tons/acre/year.

A tracking pad will be installed at the site exit. Inlet protection will be installed at the new catch basin.

Silt fence will be installed at the toe of slopes.

# Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

**WDNR Official Version 1.0 (05-15-2015)**

WISCONSIN DEPT. OF NATURAL RESOURCES

**YEAR 1**

**Developer:** Utech Consulting

**Project:** Parking Lot Expansion - 1537 American Court - DePere

**Date:** 9/22/2021

**County:** Brown

Version 1.0

| Activity | Begin Date | End Date | Period % R | Annual R Factor | Sub Soil Texture | Soil Erodibility K Factor | Slope (%) | Slope Length (feet) | LS Factor | Land Cover C Factor | Soil loss A (tons/acre) | Sediment Control Practice | Sediment Discharge (tons/acre) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bare Ground | 10/18/2021 | 11/18/2021 | 3.5% | 100 | Silt Loam | 0.43 | 1.7% | 58 | 0.15 | 1.00 | 0.2 | Inlet Protection | 0.1 |
| Bare Ground | 11/18/2021 | 5/12/2022 | 14.7% | 100 | Silt Loam | 0.43 | 1.3% | 75 | 0.14 | 1.00 | 0.9 | Inlet Protection | 0.5 |
| Seed with Mulch or Er | 5/12/2022 | 7/12/2022 | 36.3% | 100 | Silt Loam | 0.43 | 1.3% | 75 | 0.14 | 0.10 | 0.2 | Inlet Protection | 0.0 |
| End | 7/12/2022 | ----- | ----- | ----- | ------- | ----- | 1.3% | 75 | 0.14 | ------ | ----- | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.3% | 0 | ----- | ----- | ----- | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 0.0% | 0 | ----- | ----- | ----- | | 0.0 |
| | | | | | | | | | | TOTAL | 1.3 | TOTAL | 0.6 |
| | | | | | | | | | | | | % Reduction Required | NONE |

**Notes:**

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

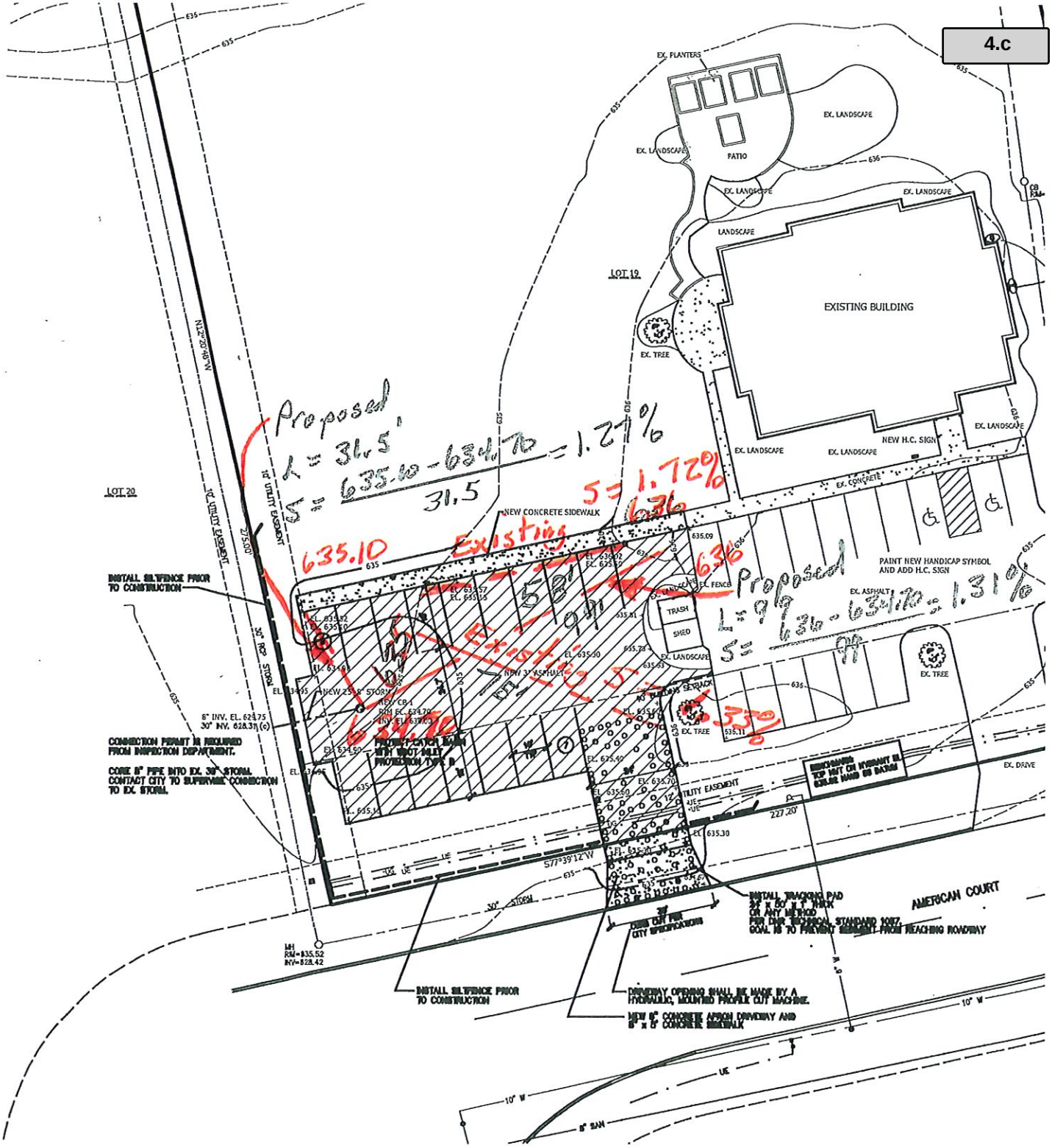
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

**Recommended Permanent Seeding Dates:**

| | | | |
|---|---|---|---|
| 4/15-6/1<br>Thaw-6/30 | and | 8/1-8/21 | Turf, introduced grasses and legumes<br>Native Grasses, forbs, and legumes |

| | |
|---|---|
| Designed By: | Calvin Tollefson |
| Date | 9/22/2021 |

POND
EXISTING BERM
EX. LANDSCAPE
PATIO
EX. PLANTERS
LANDSCAPE
EXISTING BUILDING
EX. TREE
NEW H.C. SIGN
EX. CONCRETE
NEW CONCRETE SIDEWALK
PAINT NEW HANDICAP SYMBOL AND ADD H.C. SIGN
EX. ASPHALT
TRASH
SHED
EX. FENCE
EX. SIGN
EX. DRIVE
AMERICAN COURT
LOT 18
LOT 19
LOT 20
10' UTILITY EASEMENT
30" RCP STORM
INSTALL SILTFENCE PRIOR TO CONSTRUCTION
CONNECTION PERMIT IS REQUIRED FROM INSPECTION DEPARTMENT.
CORE 6" PIPE INTO EX. 30" STORM. CONTACT CITY TO SUPERVISE CONNECTION TO EX. STORM
PROJECT ENTRY SIGN WITH TRUCK ROUTE PROTECTION TYPE B
DRIVEWAY OPENING SHALL BE MADE BY A PERMANENT, RECESSED PROFILE CUT MACHINE.
NEW 6" CONCRETE APRON DRIVEWAY AND 6" I.P. CONCRETE SIDEWALK
INSTALL TRACKING PAD
Proposed
L = 31.5'
S = 635.10 - 634.70 / 31.5 = 1.27%
635.10
Existing
S = 1.72%
636
Proposed
L = 99
S = 636 - 634.70 / 99 = 1.31%
636
1" = 50'


EX. PLANTERS
EX. LANDSCAPE
PATIO
LANDSCAPE
LOT 19
EXISTING BUILDING
EX. TREE
NEW H.C. SIGN
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LOT 20
NEW CONCRETE SIDEWALK
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EX. ASPHALT
EX. FENCE
TRASH
SHED
EX. DRIVE
UTILITY EASEMENT
AMERICAN COURT
INSTALL SILTFENCE PRIOR TO CONSTRUCTION
CONNECTION PERMIT IS REQUIRED FROM INSPECTION DEPARTMENT.
CORE 8" PIPE INTO EX. 30" STORM. CONTACT CITY TO SUPERVISE CONNECTION TO EX. STORM.
INSTALL TRACKING PAD
DRIVEWAY OPENING SHALL BE MADE BY A HYDRAULIC, MOUNTED PROFILE CUT MACHINE.
NEW 6" CONCRETE APRON DRIVEWAY AND
Proposed
Existing
Proposed

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| OnA | Oshkosh silt loam, 0 to 2 percent slopes | C | 1.2 | 98.1% |
| Po | Poygan silty clay loam, 0 to 2 percent slopes, occasionally ponded, drained | C/D | 0.0 | 1.9% |
| **Totals for Area of Interest** | | | **1.3** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

# Hydrologic Soil Group—Brown County, Wisconsin

Map Scale: 1:661 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

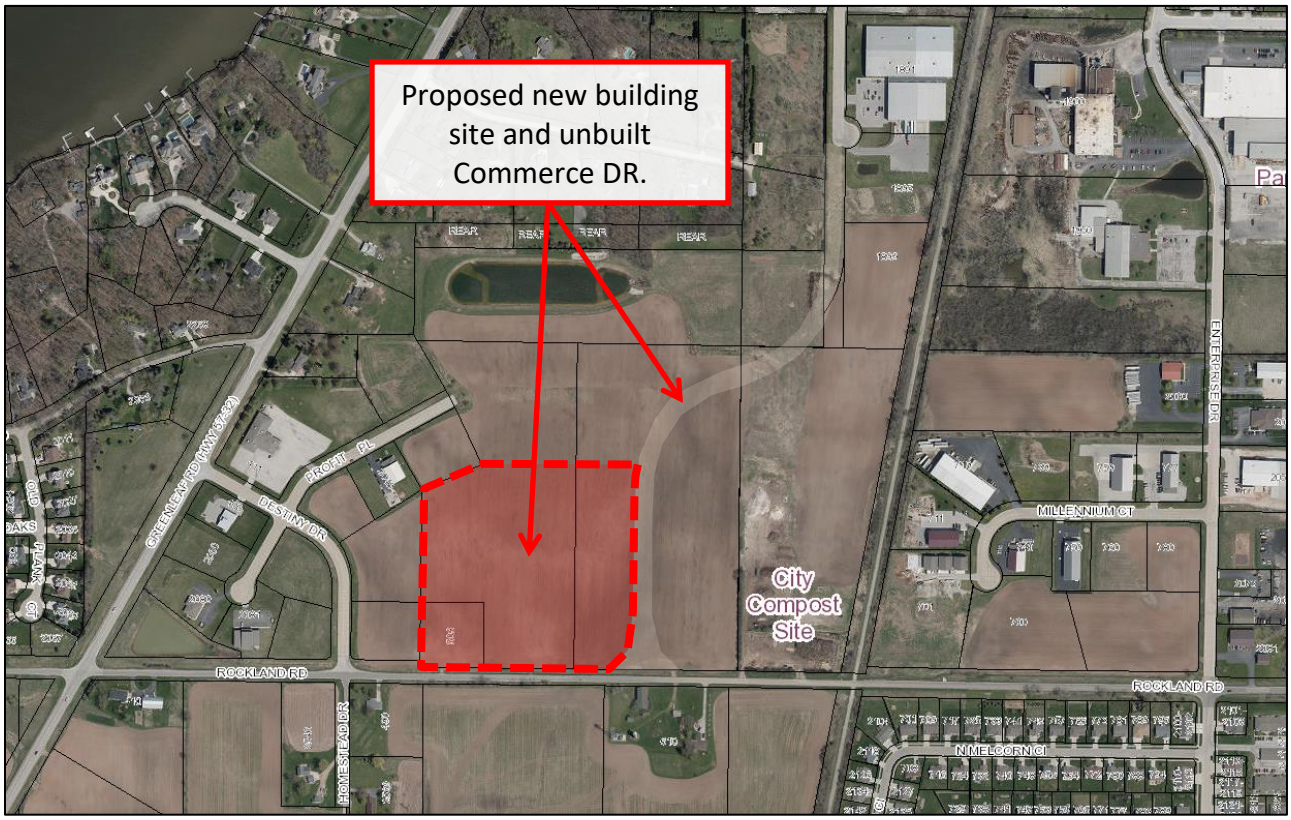
| | |
|---|---|
| **MEETING DATE:** | **October 25, 2021** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a site plan for a 140,995 SF new building with nine loading docks, one bay door, and 105 parking stalls at 2020 Commerce DR (Parcels ED-D43-1, ED-F0082, ED-F0083).** |

**ATTACHMENTS:**

- 10-25-21 PC Report - Belmark Plant 7 (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 08 Oct 2021 (PDF)

**Item 5:** **Consideration and possible action on a site plan for a 140,995 SF new building with nine loading docks, one bay door, and 105 parking stalls at 2020 Commerce DR (Parcels ED-D43-1, ED-F0082, ED-F0083).**

## SITE MAP




**REQUESTED ACTION:** Site Plan Approval.

Belmark Plant #7: a new building with warehouse, office, loading docks, and parking areas. The conceptual future addition at the west end of the building is not part of the formal review.

**COMMON DESCRIPTION:** 2020 Commerce DR, located northwest from the Rockland RD and the unbuilt Commerce DR intersection (Commerce DR is proposed to be built in 2022).

**PARCEL NUMBERS:** ED-D43-1, ED-F0082, ED-F0083.

**ZONING:** I-1 (Industrial Park District).

**SURROUNDING LAND USES:** Developing Business Park (I-1) to the north and west.
Developing Business Park (B-2) to the south.
City compost site (I-1) to the east.

**COMPREHENSIVE PLAN:** Business Park.

**APPLICANT / OWNER:**

Authorized Representative
Garrett Willems, Project Manager
Miron Construction INC
1471 McMahon DR
Neenah, WI 54956

Property Owner
City of De Pere
335 S Broadway ST
De Pere, WI 54115

**Transfer of land ownership is in progress.*

**SITE HISTORY:**

The site has been used for agricultural purposes, at least since 1938.

On March 22, 2021, Plan Commission recommended approval of a final land division plat and a site plan to develop the area. The March 2021 site plan was from a different developer, unrelated to this request, who terminated the project in June 2021 before any construction began.

On October 5, 2021 Common Council approved a slightly modified lot configuration for the final land division plat. The modified lot configuration matches the site map boundary shown in this report.

**STAFF REVIEW:**

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The new building will be located at the northwest corner of the Rockland Road and the unbuilt Commerce DR intersection. 105 parking stalls for employees and visitors will be on the east side, nine truck loading docks and one bay door will be on the north side, and a future expansion area will be on the west side of the new building,

The proposed building façade materials are aggregate precast panels (tan), prefinished metal roof edge (brown), smooth finish (white), and a prefinished metal roof edge, canopy, and roof screening (brown).

- The metal roof screen, being in an I-1 District, requires approval from Plan Commission, per Municipal Code 14-60(6)(c)(7).

There are two proposed new drives that will connect to the future Commerce DR to the east. Driveway access to Rockland Road is not shown on the site plan as access is prohibited. The City will work with the applicant to allow for temporary access from Rockland RD while Commerce Drive is under construction.

A landscaping plan was provided with the site plan. A table with a total tree count was not provided. A total of 84 trees are required. The design of the landscaping plan appears to properly disperse the shown landscaping around the building and within the parking lot.

The site plan did not include proposed business signage for Plan Commission review.

The site plan complies with the following massing and setback

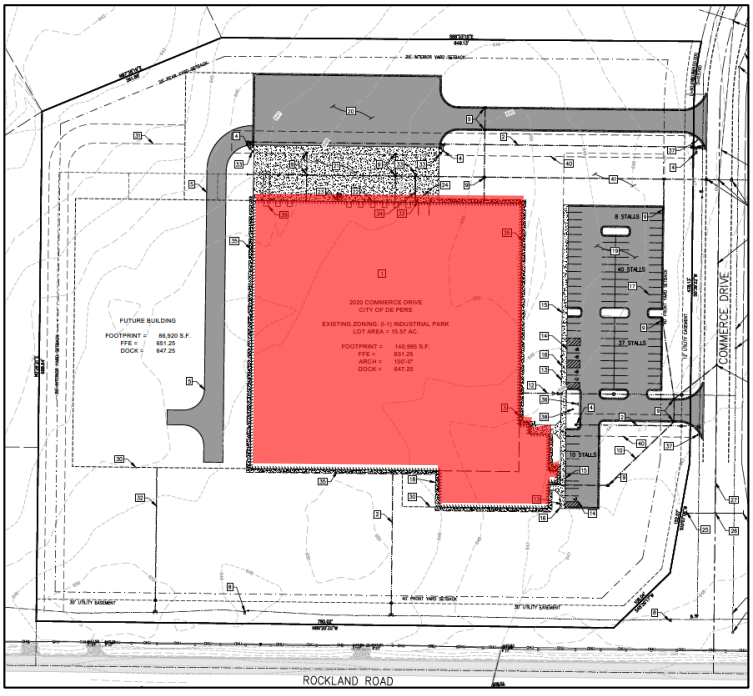
requirements set by the I-1 District (Code Section 14-47):

- Land Use: Industrial – Proposed new building (permitted)
- Lot Size: 15.6 acres (None required)
- Front Setback – east: ~140' (40 feet required)
- Corner Side Setback – south: 160' (40' required)
- Interior Side Setback – north: 220 (25 feet required)
- Rear Yard Setback – west: ~310 (25 feet required)
- FAR: 0.21 (0.6 or less required)
- Building Height: 30' (up to 35'-75' based on setbacks)
- Landscaping: Unknown added to the existing site (84 trees required for new build)

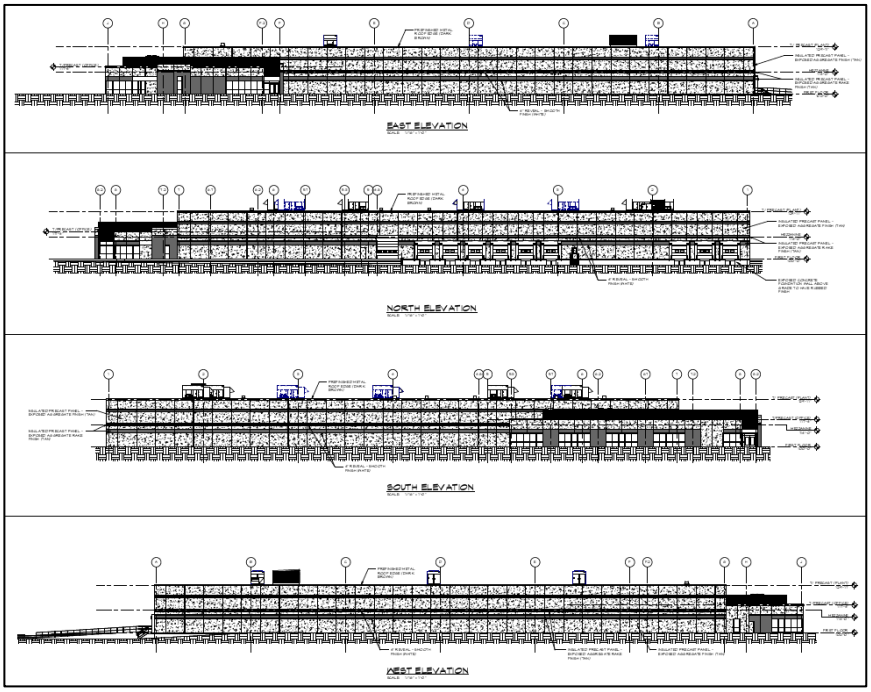
The below chart summarizes the existing and proposed stalls to be added and the required stalls:

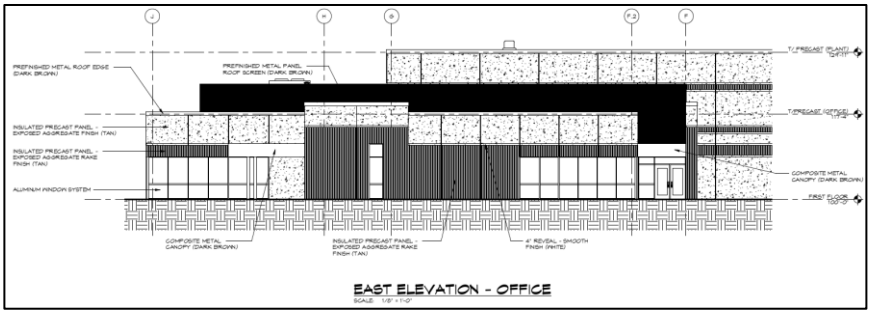
| LOCATION | EXISTING | ADDED | REQUIRED | CRITERIA MET? |
|---|---|---|---|---|
| **Staff (Warehouse)** | 0 | 46 | 25 | |
| **Staff (Office)** | 0 | 39 | 39 | YES |
| **Visitors** | 0 | 10 | 10 | YES |
| **truck** | 0 | 10 | 10 | YES |
| **TOTAL** | **0** | **105** | **84** | **YES** |

***Proposed new building (Red):***



***Building façade elevations and renderings:***




**STAFF COMMENTS:**

**Engineering:**

1. Sheet C1.2: Provide north arrow and scale.
2. Sheet C1.4:
   a. Driveway aprons shall be 8-inch concrete. A 5-foot wide, 8-inch thick sidewalk section shall be constructed a half foot off the right-of-way line. On site, mountable curb shall not continue into public right-of-way. Driveway apron shall be trapezoidal in shape and not contain radii.
   b. Site Plan Key Note #4 is not permitted. Any onsite hydrants would be considered private and shall come from the building after passing through a meter. The City of De Pere has no interest in owning or maintaining private hydrants. The City of De Pere Fire Department has indicated they do not use private hydrants like the shown hydrants.
   c. Site Plan Key Note #40 would not apply as the City does not require, or use private fire hydrants.
   d. Key Notes #6 & #7 are not shown.
3. Sheet C1.5:
   a. Indicate water meter size. Special ordered meters may take up to a year to obtain.
   b. Water service will need safe sample and pressure test prior to turning the valve on at the water main.

c. General Utility Note #11 would not apply. The City will not own or maintain any private utility.

4. Sheet C1.7:
   a. Identify how flow is being maintained in ditch at construction access.
   b. Provide WisDNR soil loss sediment discharge calculations and corresponding map.
5. General:
   a. The City will provide storm water management via a regional storm water management pond designed to treat to current WDNR standards for storm water quality. City storm sewers are designed for five year rainfall intensity events. Private storm sewers connecting to City storm sewers shall be designed for a five year rainfall event to match the City allocated flow. Detention facilities may be required for higher flow volumes.
   b. City will continue to review proposed utilities and grades for matching into proposed grades and systems in the public right-of-way.

**Forestry:**

1. Provide a shrub/tree planting detail that adheres to WDNR recommendations.

**Planning:**

1. The East Side Industrial Park Fourth Addition plat needs to be recorded, and city-owned land transferred from the city to the private property owner prior to obtaining permits. Without the plat recording, there will be parcel lines that bisect the building.
2. The dark brown metal panel roof screen requires Plan Commission approval. Provide a sample of the material for preview at the Plan Commission meeting (actual piece or color image).
3. Clearly identify all actual building setbacks for the front and rear of the building. The building meets setback requirements, but the dimensions are needed on the site plan.
4. Provide a shrub/tree planting detail with the Landscaping Plan. Also add a table that identifies plant tree totals, with species and size at planting called out (to meet minimum required number of trees being 84). The landscaping Plan should identify the date range for installation, and a date range for annual inspections with a specific replacement plan for dead or diseased landscaping.
5. Provide location, type and size for all business signage (including wall signs and monument signs). Signage locations are reviewed by Plan Commission as part of the site plan review, and will require a separate permit through Inspection Division.

**Inspection:**

1. Provide a copy of the WDNR NOI Permit prior to obtaining permits.

**Fire, Health, Parks, Water: None.**

**REVIEW PROCESS**

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by the Common Council.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the site plan for a 140,995 SF new building with nine loading docks, one bay door, and 105 parking stalls at 2020 Commerce DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

CITY OF DE PERE RECEIVED OCT 12 2021 PLANNING DEPT

DE PERE RUNS DEEPER

# CITY OF DE PERE

## APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00
Receipt #: 166098
Date: 10-12-21

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

**SECTION 1: Applicant / Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Miron Construction Co. Inc. | Garrett Willems | Project Manager | |
| Mailing Address | City | State | ZIP Code |
| 1471 McMahon Dr | Neenah | WI | 54956 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| garrett.willems@miron-construction.com | 920-379-1356 | | |

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

| Name (Ind. Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Belmark Inc. | John Ambrosius | Plant Engineer/Maintenance Systems Manager | |
| Mailing Address | City | State | ZIP Code |
| 600 Heritage Rd | De Pere | WI | 54115 |
| Email Address | Phone Number (incl. area code) | Fax Number (incl. area code) | |
| johna@belmark.com | 920-330-0854 | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| 2020 COMMERCE DRIVE, CITY OF DE PERE (NW CORNER OF ROCKLAND RD & COMMERCE DR) | TBD |

**SECTION 4: Project Information**

| | | | |
|---|---|---|---|
| Existing Zoning: | I-1 INDUSTRIAL PARK | | |
| Present Use of Parcel: | AGRICULTURE | | |
| Proposed Use of Parcel: | PRINTING AND PUBLISHING | | |
| Estimated Start Date: | NOVEMBER 2021 | Estimated Completion Date: | JANUARY 2023 |

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Garrett Willems | Project Manager | 920-379-1356 |
| Signature of Applicant: Garrett T. Willems — Digitally signed by Garrett T. Willems DN: C=US, E=garrett.willems@miron-construction.com, O=Miron Construction, OU=Project Management, CN=Garrett T. Willems Date: 2021.10.07 13:47:39-05'00' | | Date Signed: 10/7/2021 |

**TO BE COMPLETED BY CITY STAFF**

| | |
|---|---|
| CSM Review authorized by the De Pere Municipal Code, Chapter 46. | |

# EROSION & SEDIMENT CONTROL PLAN

## CONTACT INFORMATION:

GENERAL CONTRACTOR:
KYLE PIETERS
MIRON CONSTRUCTION CO. INC
1471 MCMAHON DRIVE
NEENAH, WI 54956

DESIGNER: MCMAHON
P.O. BOX 1025
NEENAH, WI 54957–1025
RON WOLF, PROJECT ENGINEER
PHONE: (920) 751–4200

## BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.state.wi.us/org/water/wm/nps/stormwater/techstds.htm. RIP–RAP AND DE–WATERING SHALL COMPLY WITH THE WISCONSIN CONSTRUCTION SITE BMP HANDBOOK UNTIL TECHNICAL STANDARDS 1061 AND 1065 ARE COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- [ ] LAND APPLICATION OF POLYACRYLAMIDE (1050)
- [ ] WATER APPLICATION OF POLYMERS (1051)
- [X] NON–CHANNEL EROSION MAT (1052)
- [ ] CHANNEL EROSION MAT (1053)
- [X] VEGETATIVE BUFFER (1054)
- [ ] SEDIMENT BALE BARRIER (1055)
- [X] SILT FENCE (1056)
- [X] TRACKING PAD & TIRE WASHING (1057)
- [X] MULCHING (1058)
- [X] SEEDING (1059)
- [X] STORM DRAIN INLET PROTECTION (1060)
- [ ] DE–WATERING (1061)
- [X] DITCH CHECK (1062)
- [ ] SEDIMENT TRAP (1063)
- [ ] SEDIMENT BASIN (1064)
- [ ] RIP–RAP (1065)
- [ ] CONSTRUCTION DIVERSION (1066)
- [X] GRADING PRACTICES (1067
- [ ] DUST CONTROL (1068)
- [ ] TURBIDITY BARRIER (1069)
- [ ] SILT CURTAIN (1070)

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES AND IMPLEMENTING BEST MANAGEMENT PRACTICES TO DO THE FOLLOWING TO THE MAXIMUM EXTENT PRACTICABLE:

A. PRESERVE EXISTING VEGETATION WHERE POSSIBLE. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 30 DAYS OR MORE. POLYACRYLAMIDE, MULCHING, SEEDING AND GRAVELING MAY BE USED TO TEMPORARILY STABILIZE EXPOSED SOILS.

B. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS USING CONSTRUCTION DIVERSIONS.

C. MANAGE SHEET FLOW THAT IS NOT CONTROLLED WITH A SEDIMENT TRAPPING DEVICE. SILT FENCE IS USED TO MANAGE SHEET FLOW. GRADING PRACTICES MAY BE USED TO SUPPLEMENT THE SILT FENCE.

D. MANAGE CONCENTRATED FLOW WITH SEDIMENT TRAPPING DEVICES. STORM DRAIN INLET PROTECTION AND A SEDIMENT BASIN ARE USED TO MANAGE CONCENTRATED FLOW. POLYMERS ARE USED FOR THE SEDIMENT BASIN TO ENHANCE TRAPPING.

E. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.

F. PROTECT INLETS FROM RECEIVING SEDIMENT WITH STORM DRAIN INLET PROTECTION.

G. PREVENT TRACKING OF SEDIMENT ONTO ROADS AND PAVED SURFACES USING TRACKING PADS AND/OR TIRE WASHING. MINIMIZE TRACKING AT ALL SITE EXITS AND ENTRANCES.

H. CLEANUP OFFSITE SEDIMENT DEPOSITS AT THE END OF EACH WORK DAY & BEFORE A RAIN.

I. MANAGE THE USE, STORAGE AND DISPOSAL OF CHEMICALS, CEMENT, CONCRETE AND OTHER COMPOUNDS AND MATERIALS TO PREVENT THEIR DISCHARGE INTO THE DRAINAGE SYSTEM.

J. STABILIZE DRAINAGE WAYS AND EROSIVE DISCHARGE LOCATIONS WITH CHANNEL EROSION MAT, MULCHING, SEEDING, DITCH CHECKS & RIP–RAP AS SOON AS POSSIBLE.

K. PERMANENTLY STABILIZE EXPOSED SOILS WITH NON–CHANNEL EROSION MAT, MULCHING AND SEEDING AS SOON AS POSSIBLE.

L. CONTROL AND MINIMIZE DUST FROM VEHICULAR TRAFFIC AND WIND EROSION. PRESERVING VEGETATION, MULCHING, SEEDING, WATERING, GRADING PRACTICES, POLYACRYLAMIDE, SOIL STABILIZERS, CHLORIDES, & BARRIERS MAY BE USED FOR DUST CONTROL.

M. PREVENT THE DISCHARGE OF SEDIMENT AS PART OF DE–WATERING. GEOTEXTILE BAGS, SEDIMENT TANKS, SEDIMENT TRAPS, SEDIMENT BASINS, AND FILTRATION SYSTEMS MAY BE USED FOR DE–WATERING. POLYMERS ARE TO BE USED TO ENHANCE SEDIMENT TRAPPING.

N. SOIL TYPES, PER NRCS SOIL MANUAL, ARE DE PERE LOAMY FINE SAND (SfC) AND TILLEDA FINE SANDY LOAM (TlB & TlC2) ARE TYPE A & B SOILS. DEPTH TO GROUNDWATER IS GREATER THAN 6'.

## STANDARD ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ACRE | LT | LEFT |
| AGG | AGGREGATE | LVC | LENGTH OF VERTICAL CURVE |
| AH | AHEAD | MAINT | MAINTENANCE |
| ASPH | ASPHALT PAVEMENT | MAT'L | MATERIAL |
| AVG | AVERAGE | MAX | MAXIMUM |
| B–B | BACK TO BACK | MIN | MINIMUM |
| BEG | BEGIN | MH | MANHOLE |
| BIT | BITUMINOUS | MP | MILE POST |
| BK | BACK | NB | NORTHBOUND |
| B/L | BASE LINE | NO | NUMBER |
| BLDG | BUILDING | NOR | NORMAL |
| BM | BENCH MARK | OD | OUTSIDE DIAMETER |
| BOC | BACK OF CURB | OBLIT | OBLITERATE |
| BRG | BEARING | PAV'T | PAVEMENT |
| C–C | CENTER TO CENTER | PC | POINT OF CURVATURE |
| CY | CUBIC YARD | PCC | PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE |
| C&G | CURB AND GUTTER | | |
| CB | CATCH BASIN | PE | PRIVATE ENTRANCE |
| CE | COMMERCIAL ENTRANCE | PED | PEDESTAL |
| CHD | CHORD | PGL | PROFILE GRADE LINE |
| C/L | CENTER LINE | PI | POINT OF INTERSECTION |
| CL | CLASS (FOR CONC PIPE) | P/L | PROPERTY LINE |
| CMP | CORRUGATED METAL PIPE | PLE | PERMANENT LIMITED EASEMENT |
| CO | CLEAN OUT | PP | POWER POLE |
| CONC | CONCRETE | PRC | POINT OF REVERSE CURVATURE |
| CORR | CORRUGATED | PROP | PROPOSED |
| CP | CONTROL POINT | PSD | PASSING SIGHT DISTANCE |
| CR | CRUSHED | PSI | POUNDS PER SQUARE INCH |
| CS | CURB STOP | PT | POINT OF TANGENCY |
| CSW | CONCRETE SIDEWALK | PVC | POLYVINYL CHLORIDE OR |
| CTH | COUNTY TRUNK HIGHWAY | | POINT OF VERTICAL CURVATURE |
| CULV | CULVERT | PVI | POINT OF VERTICAL INTERSECTION |
| D | DEPTH OR DELTA | PVT | POINT OF VERTICAL TANGENCY |
| DI | DUCTILE IRON | R | RADIUS |
| DIA | DIAMETER | RCP | REINFORCED CONCRETE PIPE |
| DIS | DISCHARGE | RD | ROAD |
| EA | EACH | REBAR | REINFORCEMENT ROD |
| EB | EASTBOUND | REM | REMOVE |
| EBS | EXCAVATION BELOW SUBGRADE | RECON | RECONSTRUCT |
| EG | EDGE OF GRAVEL | REQ'D | REQUIRED |
| ELEV | ELEVATION | R/L | REFERENCE LINE |
| ELEC | ELECTRIC | RP | RADIUS POINT |
| EMB | EMBANKMENT | RR | RAILROAD |
| EMAT | EROSION MAT | RT | RIGHT |
| ENT | ENTRANCE | R/W | RIGHT–OF–WAY |
| EOR | END OF RADIUS | SB | SOUTHBOUND |
| EP | EDGE OF PAVEMENT | SE | SUPERELEVATION |
| EXC | EXCAVATION | SF | SQUARE FEET |
| EX | EXISTING | SI | SLOPE INTERCEPT |
| EW | ENDWALL | STH | STATE TRUNK HIGHWAY |
| F–F | FACE TO FACE | SY | SQUARE YARD |
| FDN | FOUNDATION | SALV | SALVAGED |
| FE | FIELD ENTRANCE | SAN | SANITARY |
| FERT | FERTILIZER | SEC | SECTION |
| FG | FINISHED GRADE | SHLDR | SHOULDER |
| F/L | FLOW LINE | S/L | SURVEY LINE |
| FT | FOOT | SQ | SQUARE |
| FTG | FOOTING | STA | STATION |
| GRAV | GRAVEL | STD | STANDARD |
| GN | GRID NORTH | STO | STORM |
| GV | GAS VALVE | SW | SIDEWALK |
| HDPE | HIGH DENSITY POLYETHYLENE | TC | TOP OF CURB |
| HE | HIGHWAY EASEMENT | TEL | TELEPHONE |
| HMA | HOT MIX ASPHALT | TEMP | TEMPORARY |
| HP | HIGH POINT | TLE | TEMPORARY LIMITED EASEMENT |
| HT | HEIGHT | TV | TELEVISION |
| HYD | HYDRANT | TYP | TYPICAL |
| ID | INSIDE DIAMETER | UG | UNDERGROUND |
| IN | INCH | USH | U.S. HIGHWAY |
| INL | INLET | VAR | VARIES |
| INV | INVERT | VC | VERTICAL CURVE |
| IP | IRON PIPE | VERT | VERTICAL |
| JCT | JUNCTION | WB | WESTBOUND |
| LB | POUND | WM | WATER MAIN |
| LF | LINEAR FOOT | WV | WATER VALVE |
| LP | LIGHT POLE | | |

## GENERAL NOTES

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
3. EXISTING STREET RIGHT–OF–WAY AND INTERSECTING PROPERTY LINES ARE ESTABLISHED FROM FIELD LOCATED SURVEY MONUMENTATION, PREVIOUS SURVEYS, PLATS AND CURRENT PROPERTY DEEDS.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

## STANDARD SYMBOLS

- 2" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET
- 1" (1.315 OD) IRON PIPE FOUND
- 1" IRON PIPE SET
- 3/4" IRON REBAR FOUND
- 3/4" IRON PIPE FOUND
- 3/4"x 24" IRON REBAR WEIGHING 1.5 LB/LF SET
- MAG NAIL FOUND
- MAG NAIL SET
- GEAR NAIL SET
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- CHISEL CROSS FOUND
- CHISEL CROSS SET
- COUNTY MONUMENT
- CONCRETE MONUMENT FOUND
- CONTROL POINT HORIZONTAL
- CONTROL POINT VERTICAL
- SB or MW SOIL BORING or MONITORING WELL
- POWER POLE
- POWER POLE W/GUY WIRE
- TELEPHONE OR TELEVISION PEDESTAL
- MB MAILBOX
- SIGN
- RAILROAD CROSS BUCK
- RAILROAD GATE ARM
- RAILROAD TRACKS
- LIGHT POLE
- WOOD POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL MAST ARM
- CONIFEROUS TREE
- DECIDUOUS TREE
- TREE OR BRUSH LINE
- BED ROCK (IN PROFILE VIEW)
- HANDICAPPED PARKING STALL
- 974.24 EXISTING SPOT ELEVATION
- × 750.00 PROPOSED SPOT ELEVATION
- DRAINAGE HIGH POINT
- DRAINAGE DIRECTION
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING INLET
- PROPOSED INLET
- EXISTING YARD DRAIN
- PROPOSED YARD DRAIN
- CO EXISTING CLEAN OUT
- CO PROPOSED CLEAN OUT
- EXISTING DOWNSPOUT
- PROPOSED DOWNSPOUT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CS EXISTING CURB STOP
- CS PROPOSED CURB STOP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER FITTING
- PROPOSED WATER REDUCER
- PROPOSED ENDCAP
- GV GAS VALVE

- T TELEPHONE CABLE – BURIED
- E ELECTRIC CABLE – BURIED
- OHU UTILITIES – OVERHEAD
- FO FIBER OPTIC CABLE – BURIED
- G GAS MAIN
- TV CABLE TELEVISION – BURIED
- DITCH LINE
- STREET C/L OR R/L
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- SECTION LINE
- 746 EXISTING CONTOURS
- 746 PROPOSED CONTOURS
- SAN EXISTING SANITARY SEWER
- SAN PROPOSED SANITARY SEWER
- WM EXISTING WATER MAIN
- WM PROPOSED WATER MAIN
- STO EXISTING STORM SEWER
- STO PROPOSED STORM SEWER
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED REJECT CURB & GUTTER
- EXISTING CULVERT WITH END SECTIONS
- PROPOSED CULVERT WITH END SECTIONS
- BUILDING OUTLINE
- FENCE LINE
- SAW CUT REQ'D
- SILT FENCE
- GUARD RAIL
- DITCH CHECK
- INLET PROTECTION
- TRACKING PAD
- TURBIDITY BARRIER OR SHEET PILING
- SANDBAG COFFERDAM
- SLOPE INTERCEPT
- LIMITS OF DISTURBANCE
- EROSION MAT
- RIP–RAP (SIZE AS SPECIFIED)
- TURF REINFORCEMENT MAT (TRM)
- VEGETATED BUFFER
- DELINEATED WETLANDS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 6" CONCRETE SIDEWALK / DRIVEWAY
- PROPOSED GRAVEL
- PROPOSED ASPHALTIC DRIVEWAY
- GRADE, SEED AND MULCH
- TOPSOIL, SEED, FERTILIZER AND MULCH

## EROSION CONTROL NOTES

1. THIS PLAN COVERS SITE GRADING, UTILITY CONSTRUCTION, PARKING LOT CONSTRUCTION, BUILDING CONSTRUCTION & STORMWATER POND CONSTRUCTION.
2. OBTAIN A STREET EXCAVATION PERMIT FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY. OBTAIN AN EROSION & SEDIMENT CONTROL PERMIT PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL PLAN DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS: ALL EROSION CONTROL MEASURES SHALL AT A MINIMUM, COMPLY WITH THE DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS FOR EROSION CONTROL BASED ON ACCEPTED DESIGN CRITERIA, STANDARDS, AND SPECIFICATIONS IDENTIFIED IN THE LATEST EDITION OF THE DEPARTMENT OF NATURAL RESOURCES' TECHNICAL STANDARDS AND BY THE REQUIREMENTS OF THE CITY OF DE PERE EROSION CONTROL ORDINANCE. AS INDIVIDUAL PRACTICES FROM WI–DNR CONSTRUCTION SITE BMP HANDBOOK ARE PUBLISHED AS WI–DNR TECHNICAL STANDARDS, THE STANDARD SHALL GOVERN.
4. TYPICAL PLAN NOTES (REQUIRED ON ALL PLANS):

a. THE CONTRACTOR SHALL NOTIFY THE CITY OF DE PERE EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.

b. EROSION & SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED OR INSTALLED BEFORE LAND DISTURBING CONSTRUCTION ACTIVITIES BEGIN. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS. FINAL STABILIZATION ACTIVITIES SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE & FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.

c. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.

d. CONSTRUCTION ENTRANCES UTILIZING 3" CLEAR STONE SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12 INCHES THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.

e. ON–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF–SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.

f. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING TO MEET THE REQUIREMENTS OF DNR TECHNICAL STANDARD 1061.

g. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LET INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS. STRAW MULCH SHALL BE ANCHORED BY "CRIMPING" THE STRAW INTO THE SOIL.

h. WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.

i. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LAND– SCAPING OF THE SITE SHALL ALL OCCUR NO LATER THAN JUNE 1 OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.

j. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.

k. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS.

l. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.

m. THE EXISTING GRASS STREET TERRACE WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED AS A BUFFER THROUGHOUT CONSTRUCTION. AT A MINIMUM, THE GRASS TERRACE SHALL BE RESTORED WITH TEMPORARY SEED (OATS/RYE) AND MULCHED WITHIN 10 DAYS OF THE COMPLETION OF ALL LATERAL INSTALLATIONS AND OTHER CONSTRUCTION ACTIVITY. IF THE TERRACE IS NOT TO BE RESTORED DURING FINAL LANDSCAPING, A PERMANENT SEED MIX SHALL BE INSTALLED.

n. ADJACENT STREET INLETS SHALL BE PROTECTED WITH WSDOT TYPE D INLET PROTECTION. INLET PROTECTION SHALL BE REMOVED WHEN DISTURBED AREAS FLOWING TO THE INLET ARE RESTORED OR HAVE OTHER PROTECTIVE MEASURES IN PLACE.

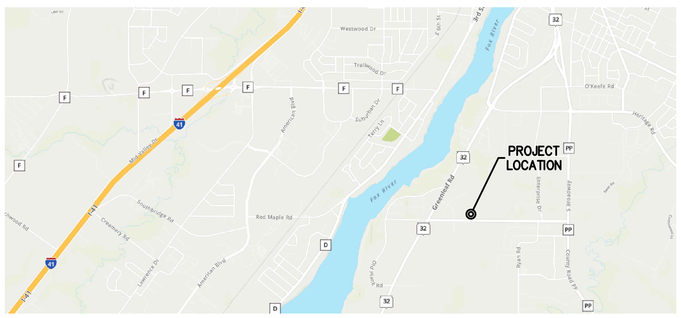
o. FILLED/DISTRURBED OUTLOTS SHALL BE SEEDED WITHIN 10 DAYS AFTER GRADES HAVE BEEN REACHED.

p. SILT FENCE AND OTHER EROSION CONTROL DEVICES THAT ARE TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY MUST BE REPLACED AS SOON AS THOSE ACTIVITIES ARE COMPLETED.

q. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF EROSION CONTROL DEVICES ONCE CONSTRUCTION IS COMPLETED AND VEGETATION HAS BEEN ESTABLISHED.

r. AIRBORNE DUST SHALL BE CONTROLLED BY WATERING ALL DISTURBED SOIL AREAS AND GRAVEL DRIVES WHERE WHEEL TRAFFIC IS PRESENT AND MOISTURE CONTENT OF THE SURFACE IS LOW ENOUGH TO ALLOW DUST EMISSION.

s. CONTRACTOR TO ESTABLISH TEMPORARY CONCRETE WASHOUT AREA IN ACCORDANCE WITH DNR REQUIREMENTS.




**Curve Number Calculations**
**Belmark/Engel Drive Site**

| Land Use | Existing Conditions* | | | Proposed Captured Conditions* | | | Proposed Uncaptured Conditions* | | |
|---|---|---|---|---|---|---|---|---|---|
| | Area (sf) | CN | Composite CN | Area (sf) | CN | Composite CN | Area (sf) | CN | Composite CN |
| Parking Lot: | 0 | 98 | 0 | 80,894 | 98 | 7,927,612 | 0 | 98 | 0 |
| Road: | 21,662 | 98 | 2,122,876 | 74,128 | 98 | 7,264,544 | 0 | 98 | 0 |
| Sidewalk: | 0 | 98 | 0 | 1,648 | 98 | 161,504 | 0 | 98 | 0 |
| Roof: | 428 | 98 | 41,944 | 145,440 | 98 | 14,253,120 | 0 | 98 | 0 |
| Water Surface: | 0 | 98 | 0 | 13,260 | 98 | 1,299,480 | 0 | 98 | 0 |
| Meadow | 0 | 58 | 0 | 361,720 | 58 | 20,979,760 | 71,700 | 58 | 4,158,600 |
| farm field | 936,230 | 70 | 65,536,100 | 0 | 70 | 0 | 0 | 70 | 0 |
| Grassed Terrace | 0 | 80 | 0 | 70,512 | 61 | 4,301,232 | 0 | 80 | 0 |
| Landscaping: | 0 | 61 | 0 | 139,018 | 61 | 8,480,098 | 0 | 61 | 0 |
| Development Area (sf): | 958,320 | | | 886,620 | | | 71,700 | | |
| Development Area (ac): | 22.00 | | | 20.35 | | | 1.65 | | |
| Composite CN: | 70.65 | | | 72.94 | | | 58.00 | | |
| % Impervious Coverage: | 2.31% | | | 35.57% | | | 0.00% | | |

*Calculations are for entire project area not parcel specific.

## AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND CITY OF DE PERE SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

SEE SHEET C1.7 FOR ADDITIONAL EROSION CONTROL NOTES & PLAN.

## INSPECTION & MAINTENANCE:

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED BY THE CONTRACTOR EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER. CONTRACTOR SHALL MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS AS NECESSARY TO MEET THE CITY OF DE PERE'S ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE CITY OF DE PERE. LOGS ARE TO BE KEPT ON SITE, AND SHALL INCLUDE THE FOLLOWING:

- TIME, DATE AND LOCATION OF INSPECTION.
- PERSONNEL COMPLETING THE INSPECTION.
- CURRENT PHASE OF THE CONSTRUCTION AT THE TIME THE INSPECTION IS OCCURRING.
- SPECIFIC ASSESSMENT OF EROSION CONTROL DEVICES.
- SPECIFIC DESCRIPTION OF MAINTENANCE OR REPAIR REQUIRED ON THE EROSION CONTROL DEVICES.
- DATE AND TIME WHEN THE REQUIRED MAINTENANCE OR REPAIRS WERE MADE.

CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, EROSION, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. CONTRACTOR SHALL REPAIR ANY DAMAGED STRUCTURES PRIOR TO THE END OF THE WORKING DAY. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL DEVICES WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE. ERODED OR TRACKED SEDIMENT SHOULD BE CLEANED FROM ROADWAYS BEFORE THE END OF THE BUSINESS DAY ON WHICH IT ACCUMULATED.

IN ADDITION TO THESE REQUIREMENTS, THE CONTRACTOR IS REQUIRED TO MEET ALL ADDITIONAL CITY OF DE PERE AND DNR REGULATIONS AS STATED ON PERMITS AND ON THE CONSTRUCTION PLAN SHEETS.

PRELIMINARY - NOT FOR CONSTRUCTION

DATE | DESCRIPTION | NO.

McMAHON ENGINEERS ARCHITECTS
MCMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PLANT 7
Belmark Inc.
De Pere, WI 54115

Miron Construction Co. Inc. Building Excellence

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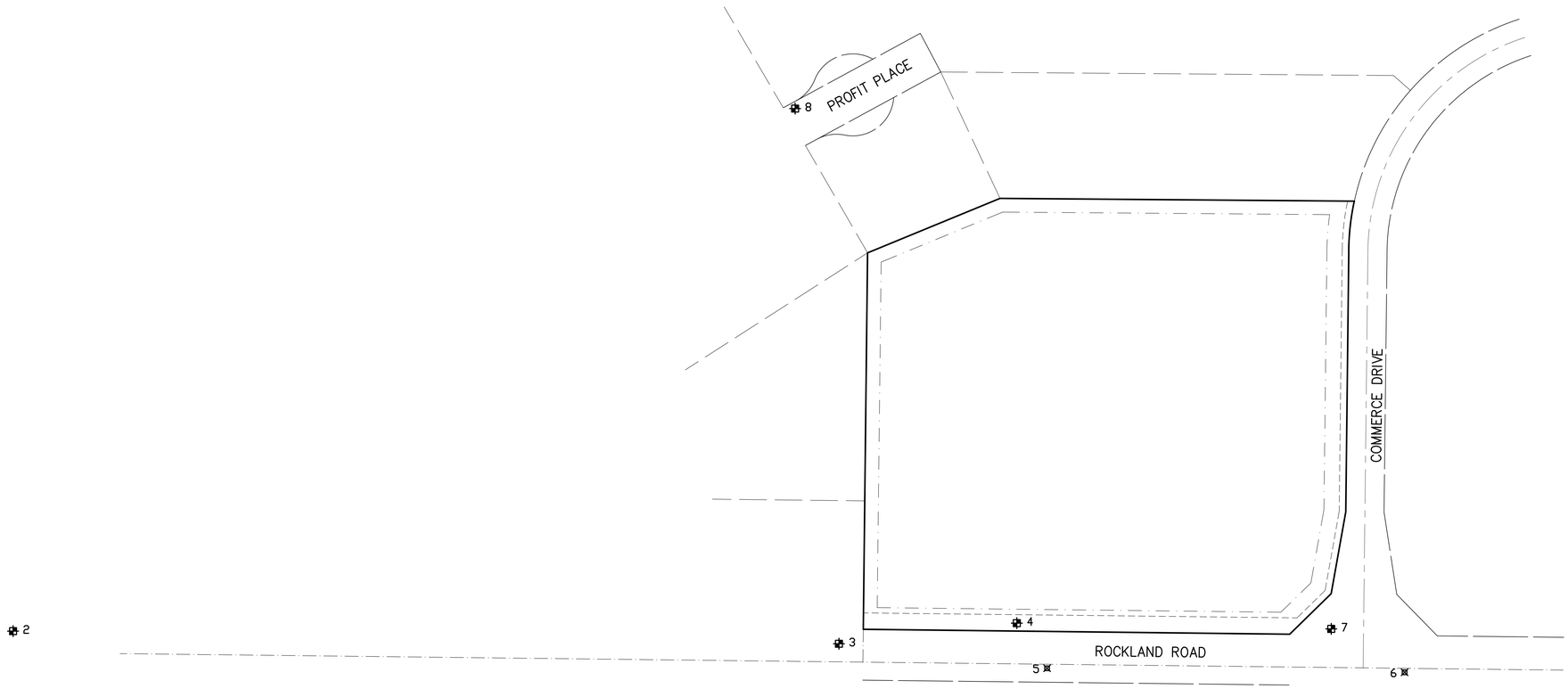
ABBREVIATIONS, SYMBOLS AND NOTES

| | |
|---|---|
| DRAWN: SKH | CHK'D: RJW |
| DATE: 10/01/21 | SCALE: AS NOTED |
| DRAWING NO.: C1.1 | |
| PROJECT NO.: P0942 092100657 | REV.: — |

sherman, W:\PROJECTS\P0942\092100657\CADD\Civil3D\Plan Sheets\00–Notes & Details.dwg, c1.1 abbreviations symbols and notes, Plot Date: 10/8/2021 11:12 AM, xrefs: (performa – 30x42 title block_belmark plant 7)

| HORIZONTAL CONTROL POINTS | | | |
|---|---|---|---|
| POINT # | NORTHING | EASTING | DESCRIPTION |
| 5 | 531193.12 | 84729.87 | MAG NAIL |
| 6 | 531185.76 | 85383.80 | MAG NAIL |

| VERTICAL BENCHMARK CONTROL | | |
|---|---|---|
| POINT # | ELEVATION | DESCRIPTION |
| 2 | 632.00 | NGS 4K85 (DL2641) |
| 3 | 649.69 | MAG IN POWER POLE I24 AA64 |
| 4 | 650.83 | HYDRANT TAG BOLT |
| 7 | 650.11 | HYDRANT TAG BOLT |
| 8 | 639.44 | HYDRANT TAG BOLT |




NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: 4K85
POINT ID: DL2641 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 631.96 (2012 ADJUSTMENT)
LEVEL LOOP PER FIELD BOOK 1503 PAGES 20–23

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY NAD 83/91

PRELIMINARY - NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

McMAHON ENGINEERS | ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE GREEN BAY, WI 54229
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
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**PLANT 7**
**Belmark Inc.**
De Pere, WI 54115

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DE PERE, WISCONSIN 54115
PHONE: 920.336.2800 FAX: 920.336.2809 www.performainc.com

SURVEY CONTROL

TITLE

| DRAWN | CHK'D |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |

DRAWING NO.
**C1.2**

| PROJECT NO. | REV. |
|---|---|
| P0942 092100657 | — |

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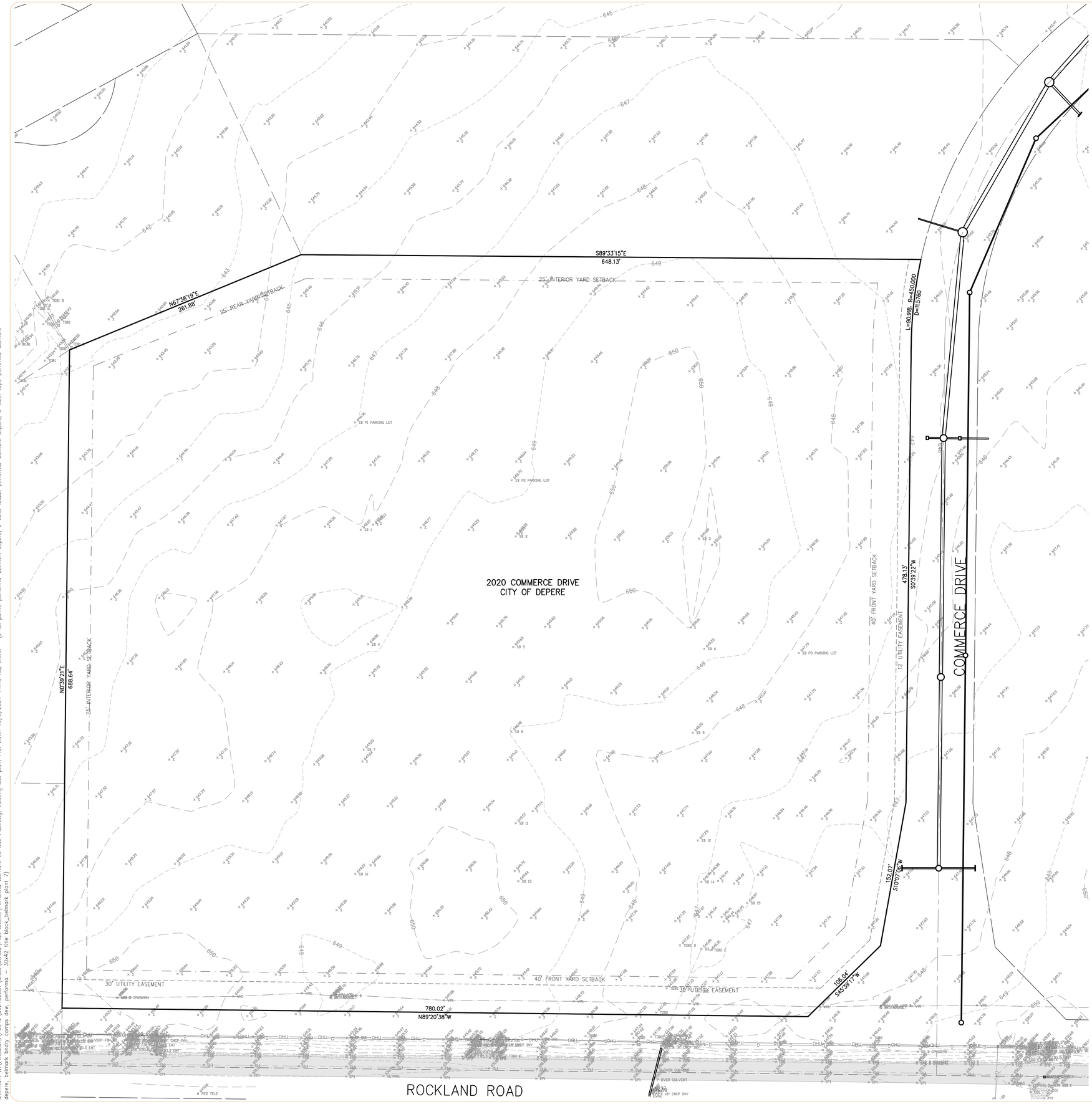


NOTES:

STORM SEWER AND SANITARY SEWER UTILITIES SHOWN ALONG COMMERCE DRIVE ARE FUTURE PLANS BY OTHERS.

NORTH

40 20 0 40

SCALE – FEET

**PRELIMINARY - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
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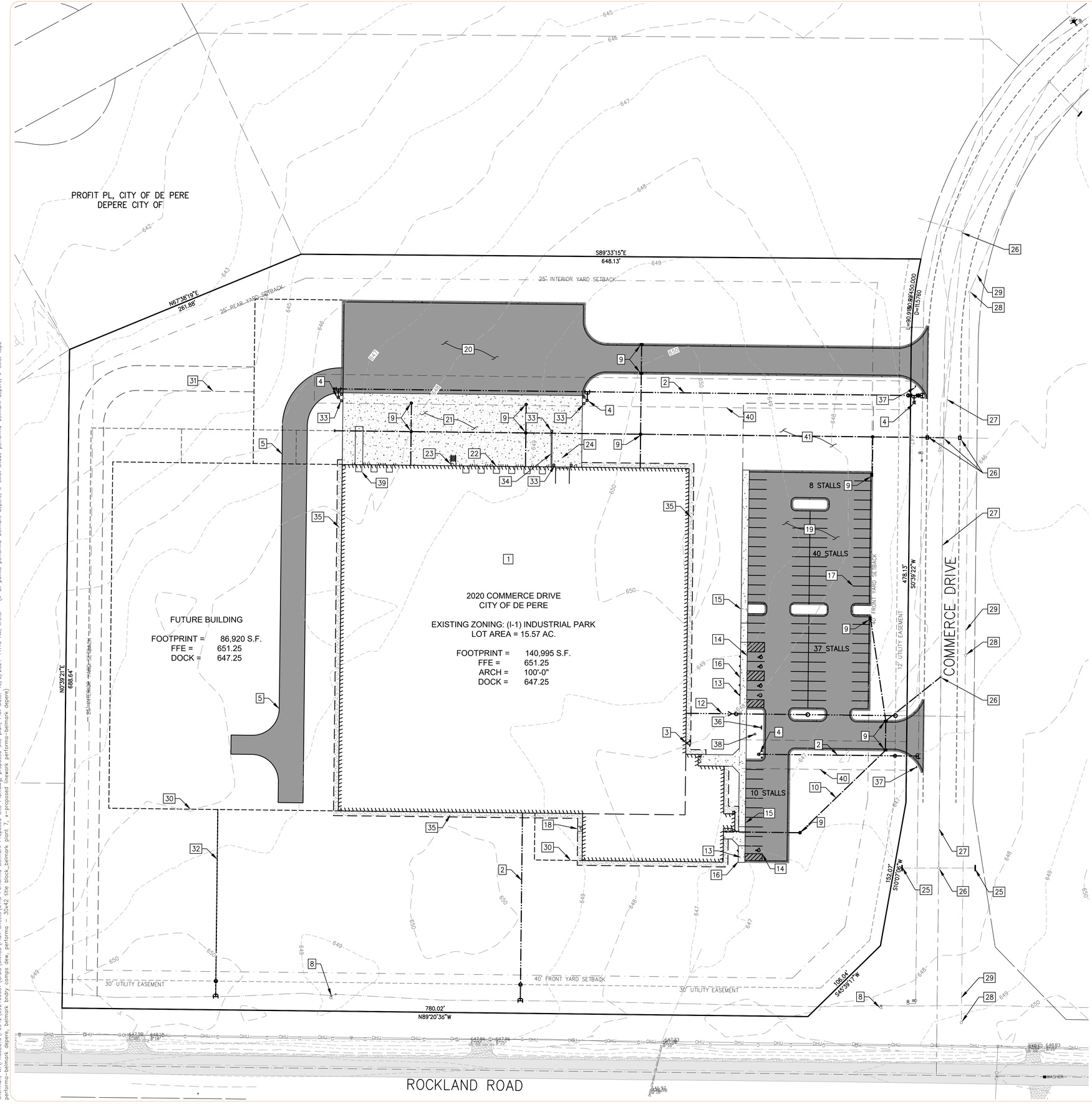
DE PERE, WISCONSIN 54115
PH 920.983.2000 FX 920.339.2989 www.performainc.com

TITLE
**EXISTING SITE PLAN**

| DRAWN | CHK'D |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |
| DRAWING NO. | |
| C1.3 | |
| PROJECT NO. | REV. |
| P0942 092100657 | — |

sherman, W:\PROJECTS\P0942\092100657\CADD\Civil3D\Plan Sheets\Performa Belmark Ex Site Plan.dwg, existing site plan, Plot Date: 10/8/2021 11:13 AM, xrefs: (x-all points performa-belmark depere, x-exist shade performa-belmark depere, x-exist topo performa-belmark depere, belmark bldg comps dwe, performa - 30x42 title block_belmark plant 7)




| PROJECT INFORMATION | |
|---|---|
| **PROJECT NAME:** | BELMARK PLANT #7 |
| **PROPERTY ADDRESS:** | 2020 COMMERCE DRIVE, CITY OF DE PERE<br>BROWN COUNTY, WISCONSIN |
| **PARCEL NUMBER:** | TBD |
| **LEGAL DESCRIPTION:** | TBD |
| **EXISTING ZONING:** | I-1 INDUSTRIAL PARK DISTRICT |
| **CONSTRUCTION TYPE:** | |
| **FIRE SUPPRESSION:** | FULLY SPRINKLERED |

| AREA SUMMARY | | | | |
|---|---|---|---|---|
| | **DESCRIPTION** | **S.F.** | **ACRES** | **%** |
| | **TOTAL PROPERTY** | 678,238 | 15.57 | 100% |
| **A.** | **EXISTING SITE** | | | |
| | EXISTING IMPERVIOUS | 0 | 0.00 | 0% |
| | EXISTING GREENSPACE | 678,238 | 15.57 | 100% |
| **B.** | **PROPOSED CONSTRUCTION** | | | |
| | BUILDING FOOTPRINT | 140,995 | 3.24 | 20.8% |
| | PAVEMENT/SIDEWALK/GRAVEL | 122,409 | 2.81 | 18.0% |
| | TOTAL IMPERVIOUS | 263,404 | 6.05 | 38.8% |
| | GREEN SPACE PROVIDED | 414,834 | 9.52 | 61.2% |

| PARKING CALCULATION SUMMARY | | |
|---|---|---|
| **REQUIREMENTS** | | |
| **OFFICE** | 4 SPACES PER 1,000 S.F. | |
| **MANUFACTURING** | 1 SPACE PER 2 EMPLOYEES<br>PLUS 1 SPACE PER COMPANY OWNED TRUCK<br>PLUS VISITOR PARKING | |
| **STALL CAULCATIONS** | | **# REQ'D** |
| **OFFICE AREA (S.F.)** | 9646 | 39 |
| **# EMPLOYEES (per shift)** | 50 | 25 |
| **# TRUCKS** | 9 | 9 |
| **VISITOR PARKING** | 10 | 10 |
| **REQUIRED STALLS** | | **83** |
| **PROVIDED STALLS** | | **95** |
| **PROVIDED ADA** | | 5 |

## # SITE PLAN KEY NOTES:

1. PROPOSED BUILDING – REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
2. PROPOSED WATER SERVICE LATERAL (FIRE & DOMESTIC).
3. PROPOSED FIRE DEPARTMENT CONNECTION.
4. PROPOSED HYDRANT. REFER TO UTILITY PLAN.
5. FIRE ACCESS DRIVE. REFER TO CONSTRUCTION DETAILS.
6. PROPOSED TRANSFORMER.
7. PROPOSED GAS SERVICE.
8. EXISTING HYDRANT.
9. STORM SEWER STRUCTURE (TYPICAL). REFER TO UTILITY PLAN.
10. STORM SEWER PIPE (TYPICAL). REFER TO UTILITY PLAN.
11. STORM SEWER LATERAL (TYPICAL). REFER TO UTILITY PLAN.
12. PROPOSED SANITARY LINE (DOMESTIC WASTE).
13. ADA ACCESSIBLE ROUTE TO BE MAINTAINED CLEAR AT ALL TIME WITH A FINAL PAVING SLOPE NOT EXCEEDING 1:50 TYPICAL.
14. HANDICAP ACCESSIBLE PARKING STALLS. HANDICAP ACCESSIBLE PARKING STALL SIGNS/BOLLARDS REQUIRED. REFER TO CONSTRUCTION DETAILS.
15. CURB FACED CONCRETE SIDEWALK– REFER TO CONSTRUCTION DETAILS.
16. THICKENED EDGE CONCRETE SIDEWALK– REFER TO CONSTRUCTION DETAILS.
17. 4" PAINT STRIPE (YELLOW) TYPICAL
18. CONCRETE STOOP. REFER TO ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION
19. ASPHALT PAVEMENT (LIGHT DUTY). REFER TO CONSTRUCTION DETAILS.
20. ASPHALT PAVEMENT (HEAVY DUTY). REFER TO CONSTRUCTION DETAILS.
21. CONCRETE PAVEMENT – REFER TO CONSTRUCTION DETAILS.
22. LOADING DOCKS (OFF STREET LOADING SPACE) REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
23. STAIRS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
24. RAMP TO DRIVE IN OVERHEAD DOOR.
25. CULVERT PIPES/CROSS DRAINS (BY OTHERS).
26. STORM SEWER STRUCTURE (BY OTHERS).
27. STORM SEWER PIPE (BY OTHERS).
28. SANITARY SEWER STRUCTURE (BY OTHERS).
29. SANITARY SEWER PIPE (BY OTHERS).
30. FUTURE BUILDING.
31. FUTURE FIRE ACCESS DRIVE.
32. FUTURE WATER SERVICE LATERAL.
33. 6" PIPE BOLLARD WITH POLY SLEEVE. REFER TO CONSTRUCTION DETAILS.
34. RETAINING WALL. REFER TO STRUCTURAL PLANS.
35. PERIMETER ROCK EDGING. REFER TO LANDSCAPING PLANS.
36. EMPLOYEE / VISITOR PARKING SIGN. REFER TO ARCHITECTURAL PLANS.
37. PROPOSED STOP SIGN.
38. PROPOSED FLAG POLE.
39. WASTE COMPACTOR.
40. PROPOSED 30' WIDE WATERMAIN EASEMENT.
41. FUTURE PARKING.

NORTH

40 20 0 40

SCALE – FEET

**PRELIMINARY - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION | DATE |
|---|---|---|

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DE PERE, WISCONSIN 54115
PHONE: (920)339-0688 FAX: (920)339-2899 www.performainc.com

**PROPOSED SITE PLAN**

TITLE

| DRAWN | CHK'D |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |
| DRAWING NO. | |
| C1.4 | |
| PROJECT NO. | REV. |
| P0942 092100657 | — |

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## STORMWATER DISCHARGE CALCULATIONS - SPS 382.36 AREA METHOD

| Drainage Area / Structure No. | PVMT AREA (SF) | PVMT FLOW (GPM) | LAWN AREA (SF) | LAWN FLOW (GPM) | ROOF AREA (SF) | ROOF FLOW (GPM) | TOTAL FLOW (GPM) | TOTAL FLOW (CFS) |
|---|---|---|---|---|---|---|---|---|
| FUTURE MH 1 | 15845 | 488 | 32403 | 312 | 47655 | 1833 | 2632 | 5.86 |
| FUTURE MH 2 | 15853 | 488 | 0 | 0 | 39265 | 1510 | 1998 | 4.45 |
| INTAKE 14A | 22804 | 702 | | 0 | 0 | 0 | 702 | 1.56 |
| MH 14 | | 0 | | 0 | 47655 | 1833 | 1833 | 4.08 |
| INTAKE 13A | 20691 | 637 | | 0 | | 0 | 637 | 1.42 |
| MH 13 | | 0 | | 0 | 43460 | 1672 | 1672 | 3.72 |
| MH 12 | | 0 | | 0 | 40231 | 1547 | 1547 | 3.45 |
| INL 12A | 6071 | 187 | 20928 | 201 | | 0 | 388 | 0.86 |
| INL 12B | 5593 | 172 | 0 | 0 | 0 | 0 | 172 | 0.38 |
| MH 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| INL 11A | 29612 | 911 | 8747 | 84 | 0 | 0 | 995 | 2.22 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | | | | | TOTALS: | | 12,575 | 28.02 |

## STORMWATER DISCHARGE CALCULATIONS - SPS 382.36 AREA METHOD

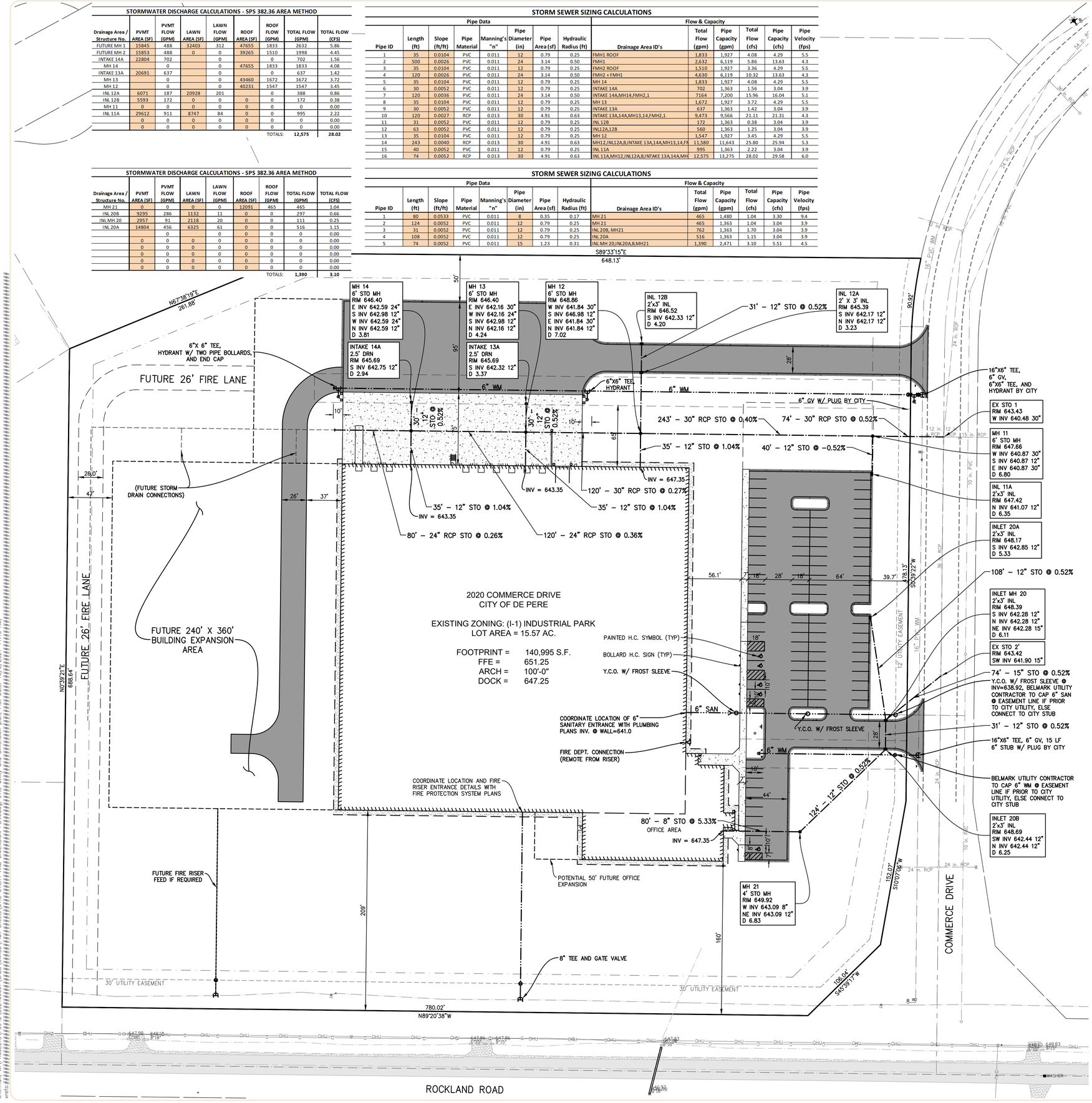
| Drainage Area / Structure No. | PVMT AREA (SF) | PVMT FLOW (GPM) | LAWN AREA (SF) | LAWN FLOW (GPM) | ROOF AREA (SF) | ROOF FLOW (GPM) | TOTAL FLOW (GPM) | TOTAL FLOW (CFS) |
|---|---|---|---|---|---|---|---|---|
| MH 21 | 0 | 0 | 0 | 0 | 12091 | 465 | 465 | 1.04 |
| INL 20B | 9295 | 286 | 1132 | 11 | 0 | 0 | 297 | 0.66 |
| INL MH 20 | 2957 | 91 | 2118 | 20 | 0 | 0 | 111 | 0.25 |
| INL 20A | 14804 | 456 | 6325 | 61 | 0 | 0 | 516 | 1.15 |
| | | 0 | | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.00 |
| | | | | | TOTALS: | | 1,390 | 3.10 |

## STORM SEWER SIZING CALCULATIONS

| Pipe ID | Length (ft) | Slope (ft/ft) | Pipe Material | Manning's "n" | Pipe Diameter (in) | Pipe Area (sf) | Hydraulic Radius (ft) | Drainage Area ID's | Total Flow (gpm) | Pipe Capacity (gpm) | Total Flow (cfs) | Pipe Capacity (cfs) | Pipe Velocity (fps) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 35 | 0.0104 | PVC | 0.011 | 12 | 0.79 | 0.25 | FMH1 ROOF | 1,833 | 1,927 | 4.08 | 4.29 | 5.5 |
| 2 | 500 | 0.0026 | PVC | 0.011 | 24 | 3.14 | 0.50 | FMH1 | 2,632 | 6,119 | 5.86 | 13.63 | 4.3 |
| 3 | 35 | 0.0104 | PVC | 0.011 | 12 | 0.79 | 0.25 | FMH2 ROOF | 1,510 | 1,927 | 3.36 | 4.29 | 5.5 |
| 4 | 120 | 0.0026 | PVC | 0.011 | 24 | 3.14 | 0.50 | FMH2 + FMH1 | 4,630 | 6,119 | 10.32 | 13.63 | 4.3 |
| 5 | 35 | 0.0104 | PVC | 0.011 | 12 | 0.79 | 0.25 | MH 14 | 1,833 | 1,927 | 4.08 | 4.29 | 5.5 |
| 6 | 30 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INTAKE 14A | 702 | 1,363 | 1.56 | 3.04 | 3.9 |
| 7 | 120 | 0.0036 | PVC | 0.011 | 24 | 3.14 | 0.50 | INTAKE 14A,MH14,FMH2,1 | 7164 | 7,200 | 15.96 | 16.04 | 5.1 |
| 8 | 35 | 0.0104 | PVC | 0.011 | 12 | 0.79 | 0.25 | MH 13 | 1,672 | 1,927 | 3.72 | 4.29 | 5.5 |
| 9 | 30 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INTAKE 13A | 637 | 1,363 | 1.42 | 3.04 | 3.9 |
| 10 | 120 | 0.0027 | RCP | 0.013 | 30 | 4.91 | 0.63 | INTAKE 13A,14A,MH13,14,FMH2,1 | 9,473 | 9,566 | 21.11 | 21.31 | 4.3 |
| 11 | 31 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INL12B | 172 | 1,363 | 0.38 | 3.04 | 3.9 |
| 12 | 63 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INL12A,12B | 560 | 1,363 | 1.25 | 3.04 | 3.9 |
| 13 | 35 | 0.0104 | PVC | 0.011 | 12 | 0.79 | 0.25 | MH 12 | 1,547 | 1,927 | 3.45 | 4.29 | 5.5 |
| 14 | 243 | 0.0040 | RCP | 0.013 | 30 | 4.91 | 0.63 | MH12,INL12A,B,INTAKE 13A,14A,MH13,14,FM | 11,580 | 11,643 | 25.80 | 25.94 | 5.3 |
| 15 | 40 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INL 11A | 995 | 1,363 | 2.22 | 3.04 | 3.9 |
| 16 | 74 | 0.0052 | RCP | 0.013 | 30 | 4.91 | 0.63 | INL 11A,MH12,INL12A,B,INTAKE 13A,14A,MH | 12,575 | 13,275 | 28.02 | 29.58 | 6.0 |

## STORM SEWER SIZING CALCULATIONS

| Pipe ID | Length (ft) | Slope (ft/ft) | Pipe Material | Manning's "n" | Pipe Diameter (in) | Pipe Area (sf) | Hydraulic Radius (ft) | Drainage Area ID's | Total Flow (gpm) | Pipe Capacity (gpm) | Total Flow (cfs) | Pipe Capacity (cfs) | Pipe Velocity (fps) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 80 | 0.0533 | PVC | 0.011 | 8 | 0.35 | 0.17 | MH 21 | 465 | 1,480 | 1.04 | 3.30 | 9.4 |
| 2 | 124 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | MH 21 | 465 | 1,363 | 1.04 | 3.04 | 3.9 |
| 3 | 31 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INL20B, MH21 | 762 | 1,363 | 1.70 | 3.04 | 3.9 |
| 4 | 108 | 0.0052 | PVC | 0.011 | 12 | 0.79 | 0.25 | INL20A | 516 | 1,363 | 1.15 | 3.04 | 3.9 |
| 5 | 74 | 0.0052 | PVC | 0.011 | 15 | 1.23 | 0.31 | INL MH 20,INL20A,B,MH21 | 1,390 | 2,471 | 3.10 | 5.51 | 4.5 |




NORTH

40 20 0 40

SCALE – FEET

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE CITY OF DE PERE PRIOR TO STARTING ANY WORK IN THE CITY'S UTILITY EASEMENTS.
2. ALL WORK RELATED TO THE SITE SANITARY SEWER AND WATER SERVICES SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) CHAPTER SPS 382. ALL SITE UTILITIES TO INCLUDE TRACER WIRE.
3. CONSTRUCT SANITARY SEWER CONNECTIONS TO THE CITY'S SANITARY SEWER MAIN IN ACCORDANCE WITH THE CITY OF DE PERE'S DEPARTMENT OF PUBLIC WORKS 2020 STANDARD SPECIFICATIONS, SECTION 33 31 00, SANITARY SEWER SYSTEMS.
4. CONSTRUCT WATER MAIN CONNECTIONS TO THE CITY'S WATER MAIN IN ACCORDANCE WITH THE CITY OF DE PERE'S DEPARTMENT OF PUBLIC WORKS 2020 STANDARD SPECIFICATIONS, SECTION 33 11 00. WATER MAIN CONSTRUCTION SPECIFICATIONS. IF REQUIRED, CITY PERSONNEL WILL OPERATE MAINLINE GATE VALVES DURING CONSTRUCTION
5. CONTRACTOR SHALL PROVIDE MATERIAL CERTIFICATIONS FOR WATER MAIN WORK TO THE CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AT LEAST 7 WORKING DAYS BEFORE THE START OF WATER MAIN WORK.
6. WATER MAIN SHALL BE INSTALLED WITH MIN 7' COVER. MAIN SHALL PITCH UNIFORMLY UPWARDS FROM SITE TO THE COMMERCE DRIVE CONNECTION.
7. INSTALL BENDS OR DEFLECT JOINTS ON WATER SYSTEM TO MAINTAIN ALIGNMENT SHOWN
8. COORDINATE 6" AND 8" WATER MAIN ENTRANCE INTO STRUCTURE WITH PLUMBING AND FIRE PROTECTION CONTRACTORS.
9. REFER TO BUILDING PLUMBING PLANS FOR SANITARY AND STORM SEWER CLEANOUTS REQUIRED WITHIN 5' OF THE BUILDING.
10. SEE STRUCTURAL DETAILS FOR BOLLARD DETAIL.
11. EASEMENT WILL BE RECORDED TO DEDICATE THE ONSITE WATER UTILITY TO THE CITY OF DE PERE FOR FUTURE MAINTENANCE.

**PRELIMINARY - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
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**PLANT 7**
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**UTILITY AND DIMENSION PLAN**

TITLE

| DRAWN: | CHK'D: |
|---|---|
| SKH | RJW |
| DATE: | SCALE: |
| 10/01/21 | AS NOTED |

DRAWING NO.
**C1.5**

| PROJECT NO. | REV. |
|---|---|
| P0942 092100657 | — |



sherman, W:\PROJECTS\P0942\092100657\CADD\Civil3D\Plan Sheets\C1.5 UTILITY AND DIMENSION PLAN.dwg, c1.5 utility and dimension plan, Plot Date: 10/8/2021 11:13 AM, xrefs: #

## # GRADING PLAN KEY NOTES:

A. EXCESS AVAILABLE STRUCTURAL FILL MATERIAL SHALL BE PLACED IN THE FUTURE BUILDING FOOTPRINT.

B. SITE GRADING CONTRACTOR SHALL COORDINATE SCHEDULE WITH CITY UTILITY CONTRACTOR.

C. CITY CONTRACTOR SHALL INSTALL CURB CUTS IN COMMERCE DRIVE. BELMARK CONTRACTOR SHALL INSTALL CURB RADIUS AND CONCRETE APRON PAVEMENT TO SITE.

D. MOUNTABLE CURB AND GUTTER . REFER TO CONSTRUCTION DETAILS.

E. REJECT MOUNTABLE CURB CURB AND GUTTER. REFER TO CONSTRUCTION DETAILS.

F. CURB FACED SIDEWALK. REFER TO CONSTRUCTION DETAILS.

G. THICKENED EDGE SIDEWALK. REFER TO CONSTRUCTION DETAILS.

2020 COMMERCE DRIVE
CITY OF DE PERE

EXISTING ZONING: (I-1) INDUSTRIAL PARK
LOT AREA = 15.57 AC.

FOOTPRINT = 140,995 S.F.
FFE = 651.25
ARCH = 100'-0"
DOCK = 647.25

A
FUTURE BUILDING

FOOTPRINT = 86,920 S.F.
FFE = 651.25
DOCK = 647.25

S89°33'15"E
648.13'

N67°38'19"E
261.88'

N0°39'21"E
688.64'

S0°39'22"W
478.13'

S0°01'51"W
152.07'

S40°39'17"W
106.04'

N89°20'38"W
780.02'

25' REAR YARD SETBACK

25' INTERIOR YARD SETBACK

40' FRONT YARD SETBACK

30' UTILITY EASEMENT

12' UTILITY EASEMENT

95 MPH RUSH YARD SETBACK

L=90.97
R=450.000
D=11.576°

COMMERCE DRIVE

ROCKLAND ROAD

LEGEND:

- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- ×600.00 FINISHED GRADE ELEVATION

NORTH

40 20 0 40
SCALE – FEET

**PRELIMINARY - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION | DATE |
|---|---|---|

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De Pere, WI 54115

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PROPOSED GRADING PLAN

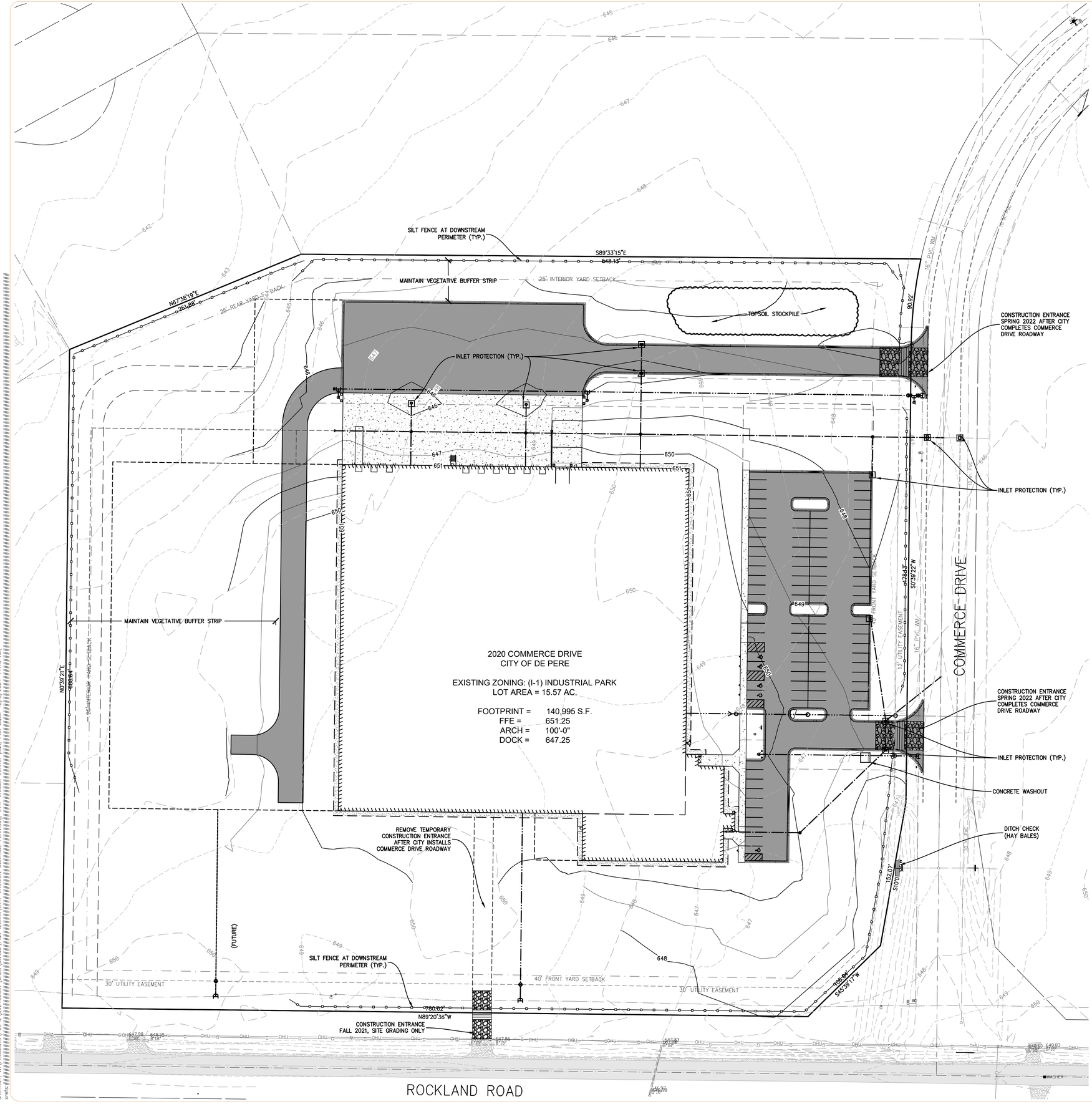
TITLE

| DRAWN | CHK'D |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |

DRAWING NO.
**C1.6**

| PROJECT NO. | REV. |
|---|---|
| P0942 092100657 | — |

sherman, W:\PROJECTS\P0942\092100657\CADD\Civil3D\Plan Sheets\C1.6 Performa Belmark Proposed Grading Plan.dwg, proposed grading plan, Plot Date: 10/8/2021 11:13 AM, xrefs: performa-belmark depere, x-exist shade performa-belmark depere, x-exist topo




## KEY NOTES

CONSTRUCTION EROSION & SEDIMENT CONTROL PRACTICES

The following erosion and sediment control practices apply only to the proposed parking lot construction, building construction and utility construction associated with the Belmark Development site. Site development equipment that is expected to be used will include backhoes, front end loaders and bulldozers.

All erosion and sediment control practices shall be in accordance with the Wisconsin Construction Site Technical Standards. Erosion and sediment control practices shall be in place prior to disturbing the site. Erosion and sediment control practices that **may** be used for this project are described as follows:

1. Clear Stone, Hay Bale or Manufactured Ditch Check - Purpose is to reduce runoff velocity in channels, ditches, or swales in order to allow larger sediment particles to settle.
2. Rip-Rap Protection - Rip-rap and filter fabric prevent scour and erosion from occurring within streams, channels, ditches, swales, culvert outlets, or storm sewer outlets.
3. Silt Fence - Purpose is to intercept and detain sheet flow runoff from disturbed areas for sufficient time to allow larger sediment particles to settle out.
4. Construction Entrance - Construction entrances reduce the amount of mud transported onto public roads by vehicles, equipment, and storm water runoff.
5. Street Sweeping - Street sweeping collects mud that is transported onto public roads by vehicles, equipment and storm water runoff.
6. Mulching - Purpose is to reduce erosion by dissipating raindrop impact energy and reducing sheet flow velocity. Mulching also fosters grass seed growth. Mulching shall be performed within 7 days of the end of active soil disturbance.
7. Seeding - Purpose is to stabilize disturbed areas by planting grass seed in order to minimize erosion and reduce runoff velocity. Seeding shall be performed within 7 days of the end of active soil disturbance.
8. Erosion Blankets - Erosion blankets protect disturbed slopes and ditches from erosion.

ANTICIPATED CONSTRUCTION GRADING & EROSION CONTROL PLAN

This sequence is approximate. Days are measured as calendar days, not working days. Work tasks could be done concurrently.

1. Hold preconstruction conference.
2. Install gravel construction entrance and erosion control provisions as shown on the plan. (Day 1)
3. Contact the City of Depere to notify them that the site grading is to begin and erosion control provisions are installed. (Day 1)
4. Strip topsoil from areas where building footprint, parking lot & pond are to be constructed. Rough grade site as deemed necessary by the contractor. Remove excess material from site. Stockpiles lasting for more than 7 days require stabilization. (Days 2-30)
5. Begin building foundation construction & pond construction. (Days 10-40)
6. Complete Storm Sewer in parking lot and road areas. Install outlet protection at the storm sewer inlets. (Days 30-35)
7. Substantially complete building foundation construction. (Day 40)
8. Winter break (Days 40-140)
9. Finalize pavement and building construction. Complete base course, curb and gutter, sidewalk and asphalt placement. (Days 160-200)
10. Complete fine grading and landscaping. Permanently stabilize disturbed areas, cut and fill areas, lawn areas. (Days 200-210)
11. Remove all erosion control measures once soil is at least 80% stabilized.

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

All temporary and permanent erosion and sediment controls shall be inspected by the contractor every 7 days and within 24 hours after a precipitation event of 0.5 inches or greater. Contractor shall maintain weekly written reports of all inspections as necessary to meet the City of De Pere's ordinance, until the site has undergone final stabilization and received final acceptance from the City of De Pere. Logs are to be kept on site, and shall include the following:

- Time, date and location of inspection.
- Personnel completing the inspection.
- Current phase of the construction at the time the inspection is occurring.
- Specific assessment of erosion control devices.
- Specific description of maintenance or repair required on the erosion control devices.
- Date and time when the required maintenance or repairs were made.

Contractor shall inspect erosion and sediment controls for structural damage, erosion, sediment accumulation, or any other undesirable condition. Contractor shall repair any damaged structures prior to the end of the working day. Sediment shall be removed from erosion control devices when the depth of sediment has accumulated to one half the height of the device. Eroded or tracked sediment should be cleaned from roadways before the end of the business day on which it accumulated.

In addition to these requirements, the contractor is required to meet all additional City of De Pere and DNR regulations as stated on permits and on the construction plan sheets.

POST CONSTRUCTION WATER QUALITY, PEAK FLOW

This site eventually drains to :

- The stormwater pond is used to trap suspended and dissolved solids prior to discharge.
- The stormwater pond reduces erosive peak flow rates prior to discharge to the navigable streams.
- Infiltration basin & swales will help to recharge groundwater.
- Fertilizers used on the lawn during the construction restoration process, and during post construction site maintenance, are to have low/no phosphorous component. At the discretion of the owner, fertilizer should be based on a soil sample from a trusted soil scientist.
- All side slopes 4:1 or steeper to receive class 1 type A erosion mat.
- Bottom of all constructed channels/swale to receive class 1 type B erosion mat.

**SILT FENCE**
**TECHNICAL STANDARD 1056**

**Determine spacing between fences:**

The average slope of the sheet flow is: **1.25** %
Silt fence spacing: 100 ft

LEGEND:

- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- ×600.00 FINISHED GRADE ELEVATION
- INLET PROTECTION
- DITCH CHECK / STRAW BALES
- SILT FENCE / PERIMETER CONTROL
- PROPOSED CLASS I TYPE A EROSION MAT
- PROPOSED CLASS I TYPE B EROSION MAT
- RIPRAP (SIZE IDENTIFIED ON PLAN)

NOTES:
–ALL INLET PROTECTION SHALL BE TYPE D–M UNLESS NOTED OTHERWISE
–ALL PERMANENT SEEDING SHALL BE WISDOT SEED MIXTURE #40
–SEE THE EROSION CONTROL PLAN NOTES SHEET FOR ADDTIONAL INFORMATION

NORTH
40 20 0 40
SCALE – FEET

PRELIMINARY - NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|

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# PLANT 7
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TITLE: EROSION CONTROL PLAN

| DRAWN | CHK'D |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |
| DRAWING NO. | |
| C1.7 | |
| PROJECT NO. | REV. |
| P0942 092100657 | — |

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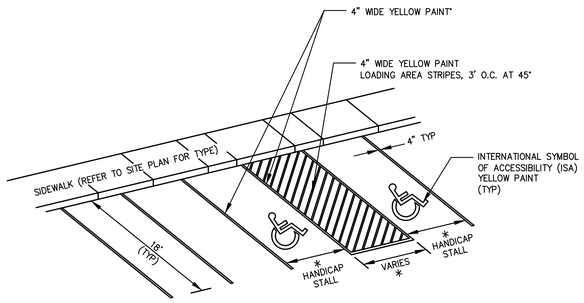
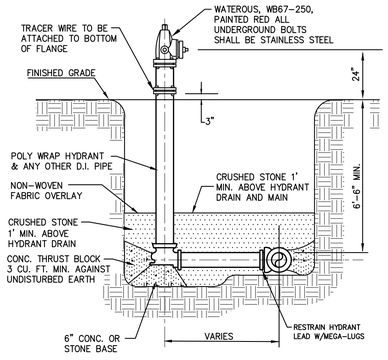
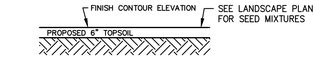



* REFER TO GRADING PLAN DETAILS (C304 & C305) FOR WIDTH

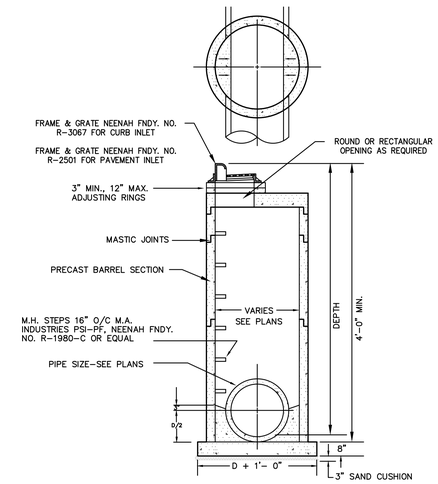
## ADA PARKING LOT STRIPING



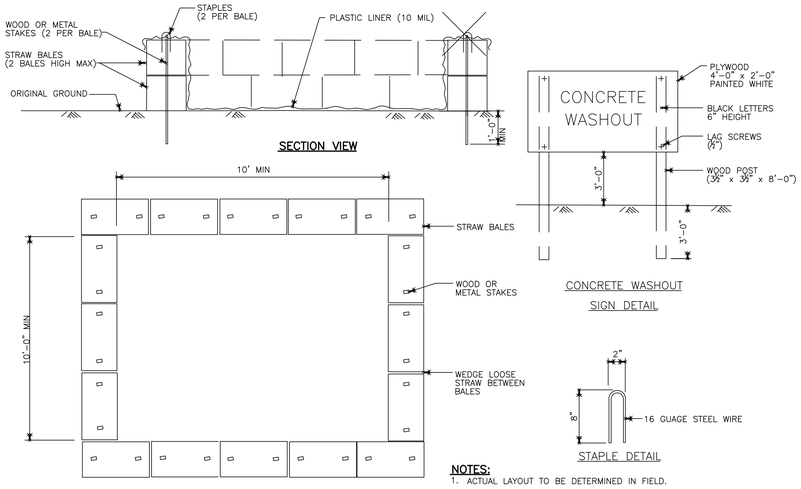

## HYDRANT DETAIL




## TYPICAL LANDSCAPED SECTION




## INLET M.H. DETAIL

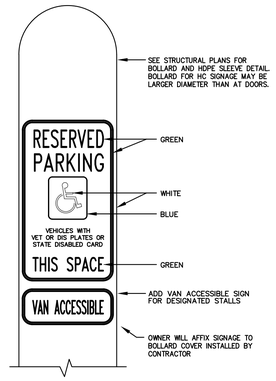



**NOTES:**

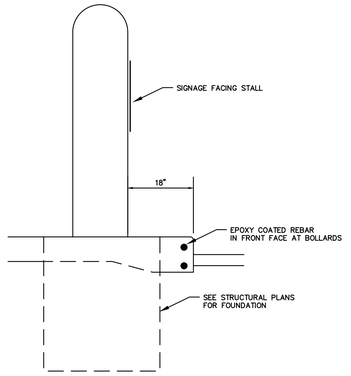
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

## TEMPORARY CONCRETE WASHOUT FACILITY

NTS

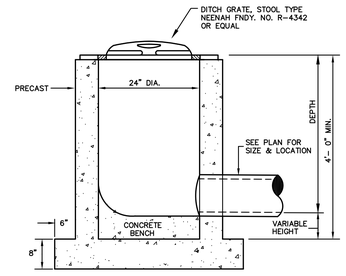



FRONT VIEW

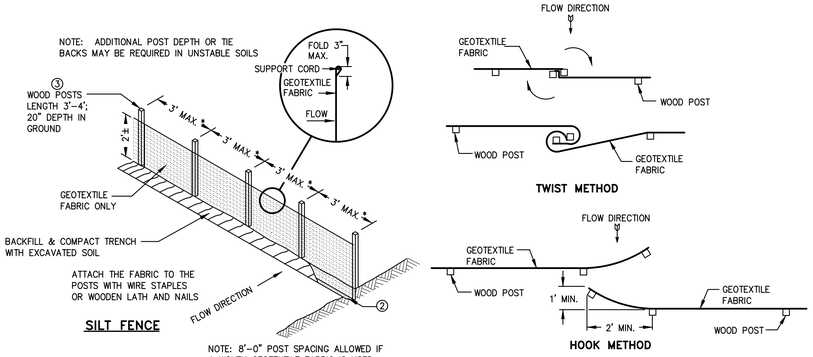



SIDE VIEW

## HANDICAPPED STALL SIGN



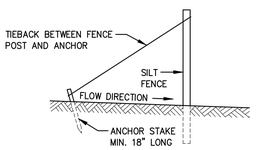

## 24" YARD DRAIN DETAIL







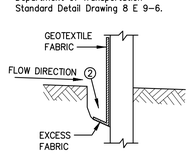
## JOINING TWO LENGTHS OF SILT FENCE ⑤




## SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

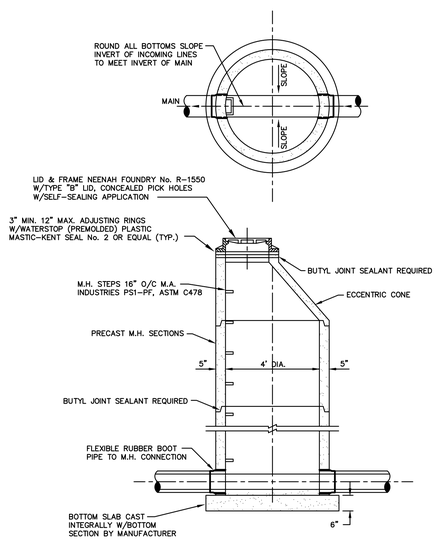



## TRENCH DETAIL

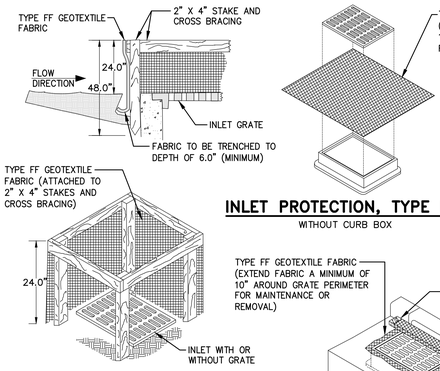
## SILT FENCE DETAIL

GENERAL NOTES

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE 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" X 1 1/8" OF OAK OR HICKORY
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.




## WATERPROOF PRECAST MANHOLE

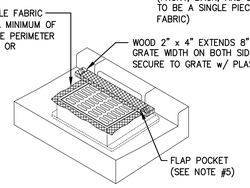



## INLET PROTECTION, TYPE A



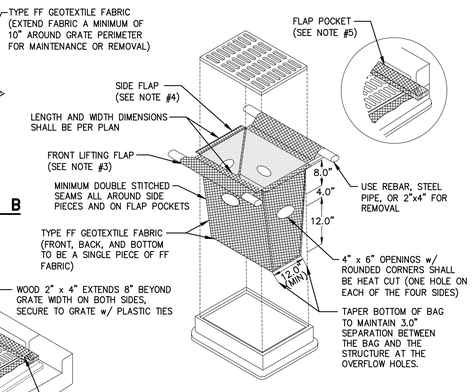

## INLET PROTECTION, TYPE B

WITHOUT CURB BOX




## INLET PROTECTION, TYPE C

WITH CURB BOX




## INLET PROTECTION, TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

This drawing based on Wisconsin Department of Natural Resources Technical Standard No. 1060. Revision Date: 08/2014

**GENERAL NOTES**

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

**MAINTENANCE NOTES**

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

## STORM DRAIN INLET PROTECTION

PRELIMINARY - NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|

McMAHON ENGINEERS ARCHITECTS
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MISCELLANEOUS DETAILS

| | |
|---|---|
| DRAWN: SKH | CHK'D: RJW |
| DATE: 10/01/21 | SCALE: AS NOTED |
| DRAWING NO.: C1.8 | |
| PROJECT NO.: P0942 092100657 | REV.: — |

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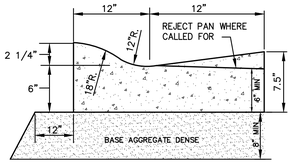
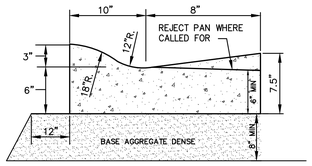
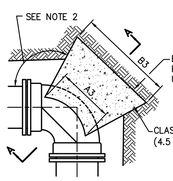



## ALTERNATE 24" MOUNTABLE CURB AND GUTTER DETAIL

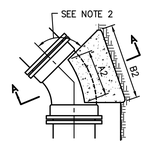



## MOUNTABLE CURB AND GUTTER DETAIL (BELMARK STANDARD)



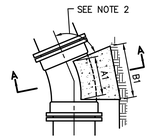

PLAN – 90° BEND

NOTES:
1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
2. DIMENSION C1–3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1–3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

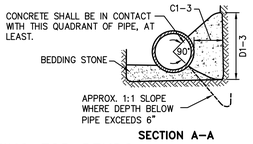



PLAN – 45° BEND

| BUTTRESS DIMENSIONS | | | | | | |
|---|---|---|---|---|---|---|
| PIPE SIZE | 22–1/2° BENDS | | 45° BENDS | | 90° BENDS | |
| | B1 | D1 | B2 | D2 | B3 | D3 |
| 6" | 1'–0" | 1'–0" | 1'–0" | 1'–0" | 1'–4" | 1'–2" |
| 8" | 1'–0" | 1'–0" | 1'–4" | 1'–2" | 1'–10" | 1'–6" |
| 12" | 1'–4" | 1'–4" | 1'–10" | 1'–10" | 2'–0" | 2'–3" |
| 16" | 1'–10" | 1'–8" | 2'–6" | 2'–4" | 3'–10" | 2'–10" |
| 20" | 2'–4" | 2'–0" | 3'–3" | 2'–10" | 3'–0" | 3'–4" |
| 24" | 2'–10" | 2'–4" | 4'–0" | 3'–3" | 6'–4" | 3'–10" |
| 30" | 3'–6" | 3'–0" | 5'–4" | 3'–10" | 8'–0" | 4'–8" |

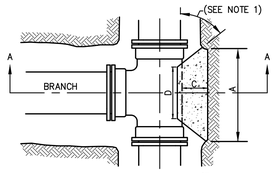



PLAN – 22–1/2° BEND

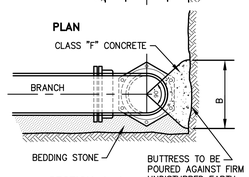



SECTION A–A

## BLOCKING FOR BENDS




PLAN



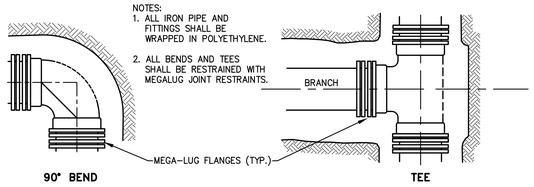

SECTION A–A

| BUTTRESS DIMENSIONS | | | | |
|---|---|---|---|---|
| B.D. | A | B | C | D |
| 6" | 1'–3" | 1'–0" | SEE NOTE 1 | SEE NOTE 2 |
| 8" | 1'–6" | 1'–4" | | |
| 12" | 2'–3" | 2'–0" | | |
| 16" | 3'–2" | 2'–6" | | |
| 20" | 4'–0" | 3'–0" | | |
| 24" | 5'–3" | 3'–4" | | |
| 30" | 6'–6" | 4'–3" | | |

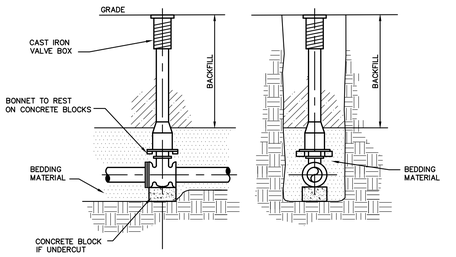
B.D. = BRANCH DIAMETER

NOTES:
1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°.
2. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2", AN EFFORT SHOULD BE MADE TO PREVENT THE CONCRETE FROM COVERING THE M.J. BOLTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
4. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 P.S.I. AND ON EARTH RESISTANCE OF 2 TONS PER SQ. FT.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

## BLOCKING FOR TEES



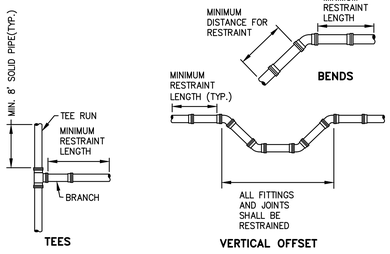

## RESTRAINT FOR BENDS & TEES



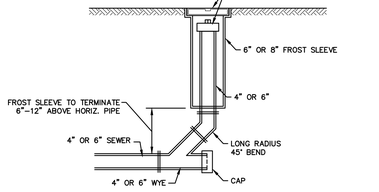

SIDE VIEW FRONT VIEW

## STANDARD VALVE & VALVE BOX SETTING

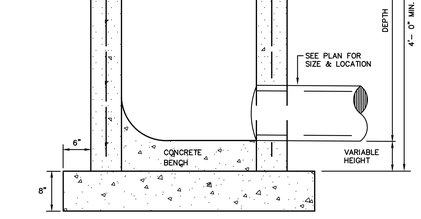
| Minimum Restraint Length (ft) on both sides of the Fitting | | | | |
|---|---|---|---|---|
| Fitting Type/Nominal Size | 6" | 8" | 12" | 16" |
| 11 1/4° Bend | 2 | 2 | 3 | 3 |
| 22 1/2° Bend | 3 | 3 | 5 | 6 |
| 45° Bend | 5 | 6 | 9 | 11 |
| 90° Bend | 11 | 15 | 21 | 27 |
| Dead End | 30 | 40 | 56 | 73 |
| Top Side of a Vertical Offset [1] | 13 | 17 | 24 | 31 |
| Tee Run x Branch 6"BY | 14 | | | |
| Tee Run x Branch 8"BY | 10 | 24 | | |
| Tee Run x Branch 12"BY | 1 | 15 | 40 | |
| Tee Run x Branch 16"BY | 1 | 7 | 33 | 56 |



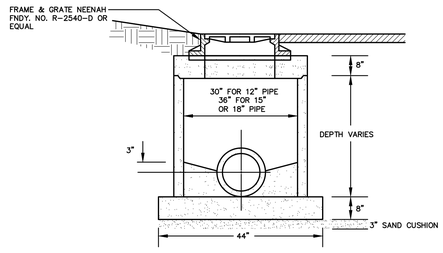

## WATER MAIN RESTRAINT DETAIL



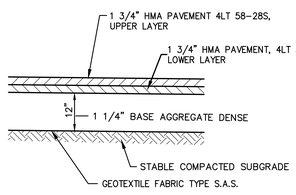

## FROST SLEEVE FOR SEWER CLEANOUT



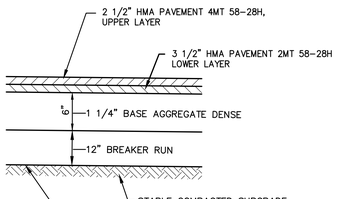

## STORM SEWER INLET DETAIL




## STORM SEWER PRECAST CATCH BASIN



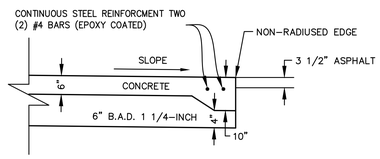

STANDARD DUTY PAVEMENT




HEAVY DUTY PAVEMENT

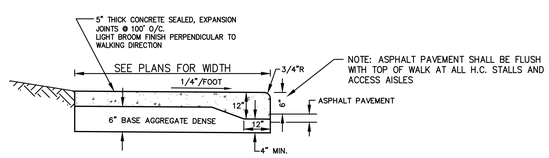
NOTE: PAVEMENT SECTIONS SHOWN ARE BELMARK STANDARDS. NO GEOTECHNICAL OR ENGINEERING ANALYIS HAVE BEEN MADE TO DETERMINE THE PAVEMENT SECTIONS FOR THIS SITE.

## PARKING LOT PAVEMENT DETAIL

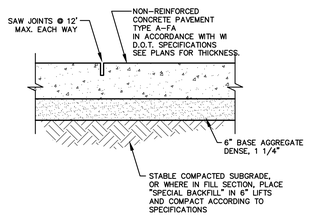



## THICKENED EDGE CONCRETE SIDEWALK

(WHERE ASPHALT AND SIDEWALK ARE FLUSH)




## CURB–FACED CONCRETE SIDEWALK (CFS)




## CONCRETE PAVEMENT DETAIL

PRELIMINARY - NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

PLANT 7
Belmark Inc.
De Pere, WI 54115

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DE PERE, WISCONSIN 54115
PH 920-336-9380 FAX 920-336-2889 www.performainc.com

MISCELLANEOUS DETAILS

TITLE

| DRAWN | CH'CD |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |

DRAWING NO.
C1.9

| PROJECT NO. | REV. |
|---|---|
| P0942.092100657 | — |

sherman, W:\PROJECTS\P0942\092100657\CADD\Civil3D\Plan Sheets\00-Notes & Details.dwg, c1.9 miscellaneous details, Plot Date: 10/8/2021 11:13 AM, xrefs: (performa – 30x42 title block_belmark plant 7)

## FLOOR PLAN GENERAL NOTES

A. ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE.

B. INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE

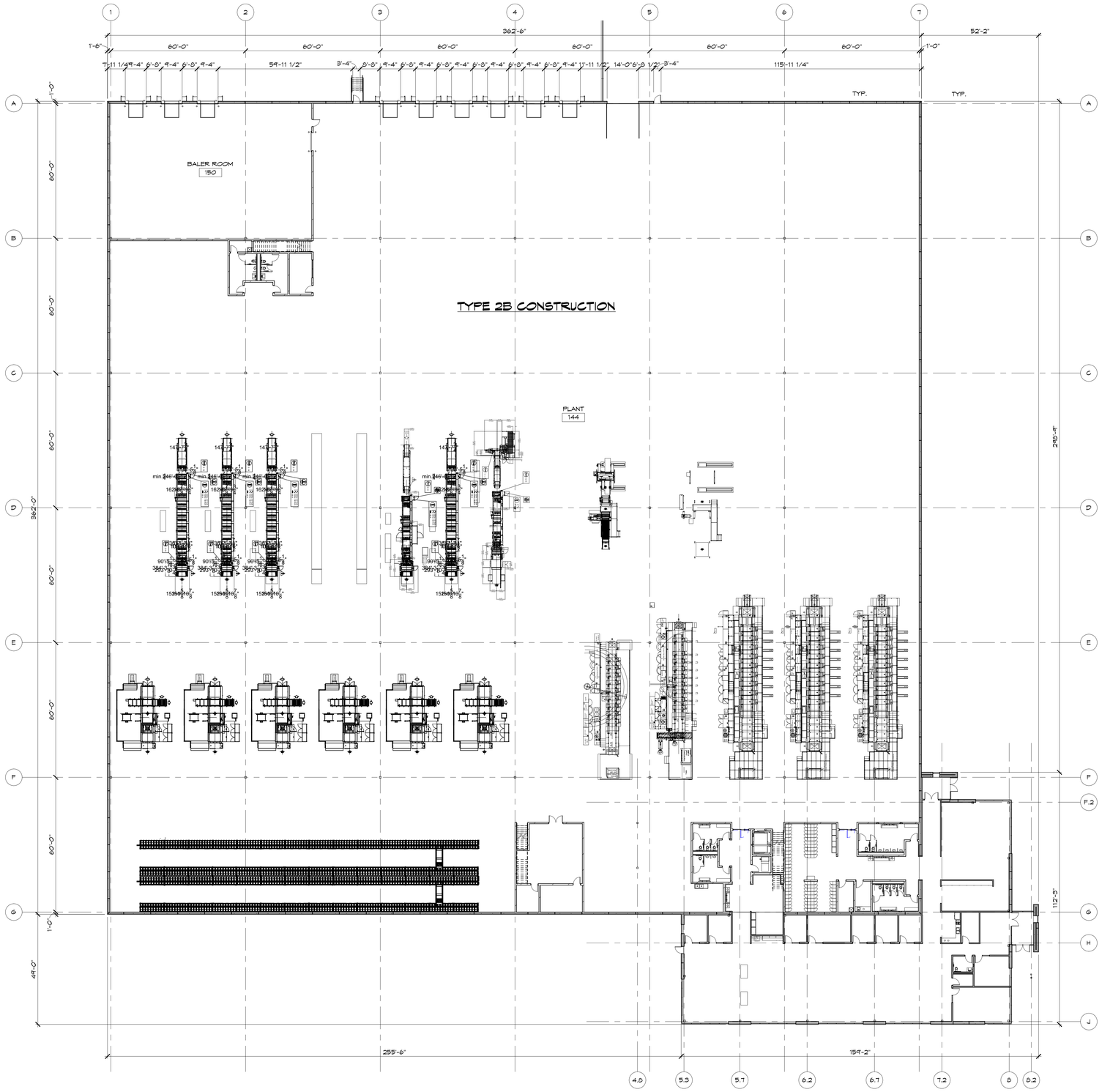
C. EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT

D. GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL CASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES

E. COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS

F. VERIFY ALL DIMENSIONS W/ EXISTING CONDITIONS. RESOLVE ALL DISCREPANCIES PRIOR TO ANY INSTALLATION.

## FLOOR PLAN NOTES (8)




NOT FOR CONSTRUCTION

## OVERALL FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | | |

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PHONE: 920-336-2899 FAX: 920-336-2899 www.performainc.com

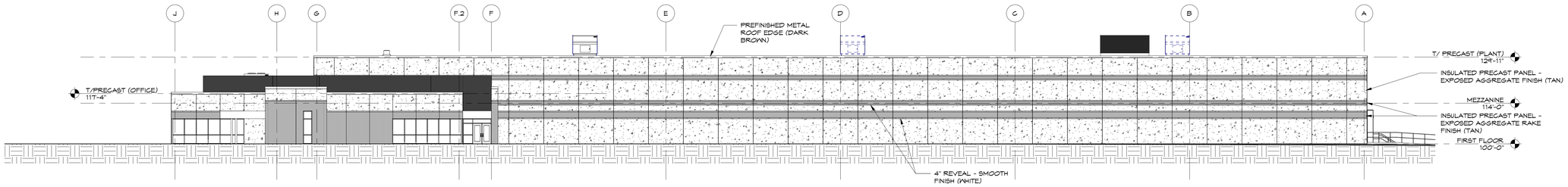
TITLE: OVERALL FIRST FLOOR PLAN

| DRAWN | CHK'D |
|---|---|
| DWB | ENP |
| DATE | SCALE |
| MM/DD/YY | As Indicated |

DRAWING NO. **A1.1**

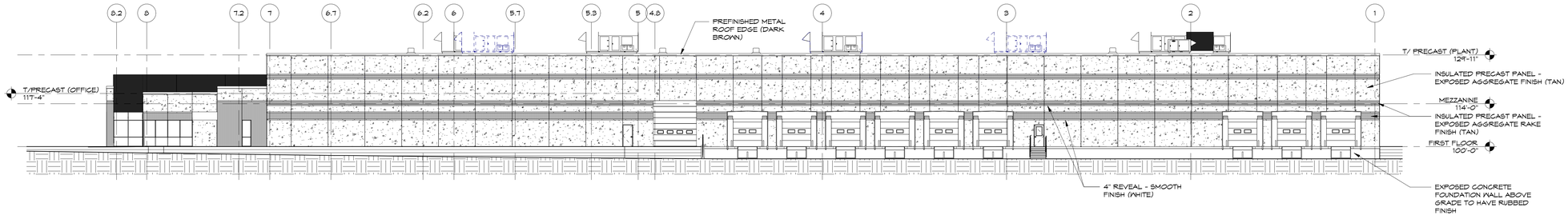
PROJECT NO. 21141 REV.

Autodesk Docs://21141 Miron Belmark Plant 7 .rvt



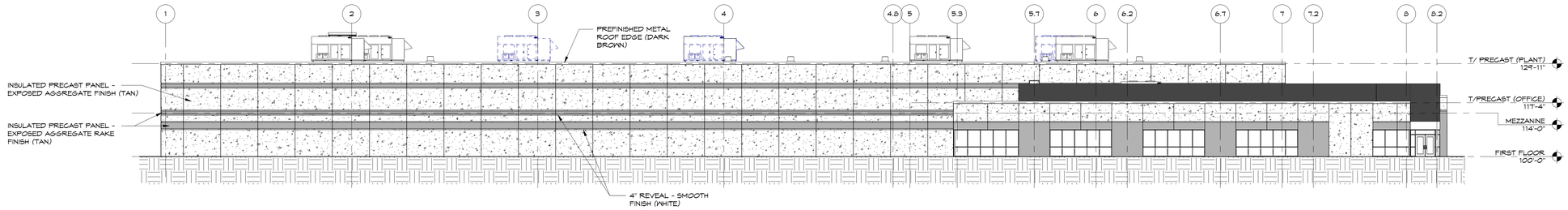

## EAST ELEVATION

SCALE: 1/16" = 1'-0"



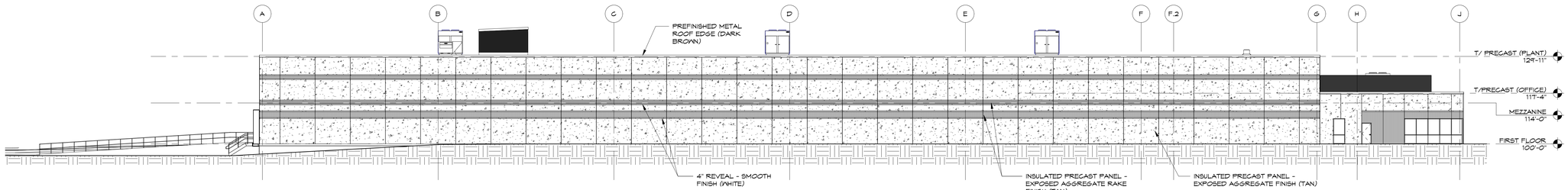

## NORTH ELEVATION

SCALE: 1/16" = 1'-0"




## SOUTH ELEVATION

SCALE: 1/16" = 1'-0"




## WEST ELEVATION

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|

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PHONE: 920-336-2800 FAX: 920-336-2899 www.performainc.com

TITLE: **OVERALL EXTERIOR ELEVATIONS**

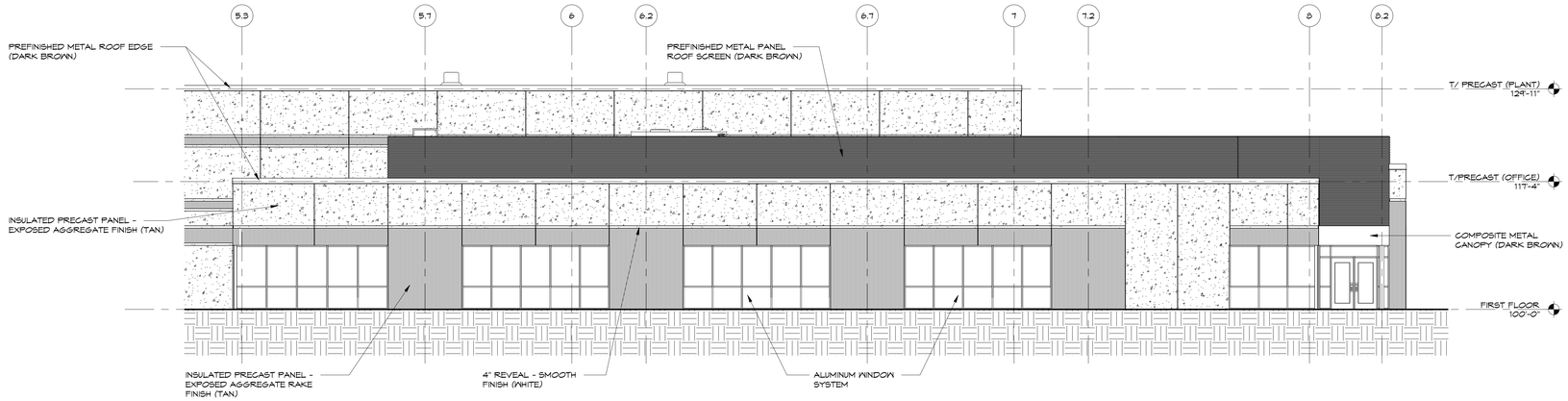
| DRAWN | CHK'D |
|---|---|
| DWB | ENP |
| DATE | SCALE |
| MM/DD/YY | 1/16" = 1'-0" |

DRAWING NO. **A3.1**

PROJECT NO. **21141** REV.

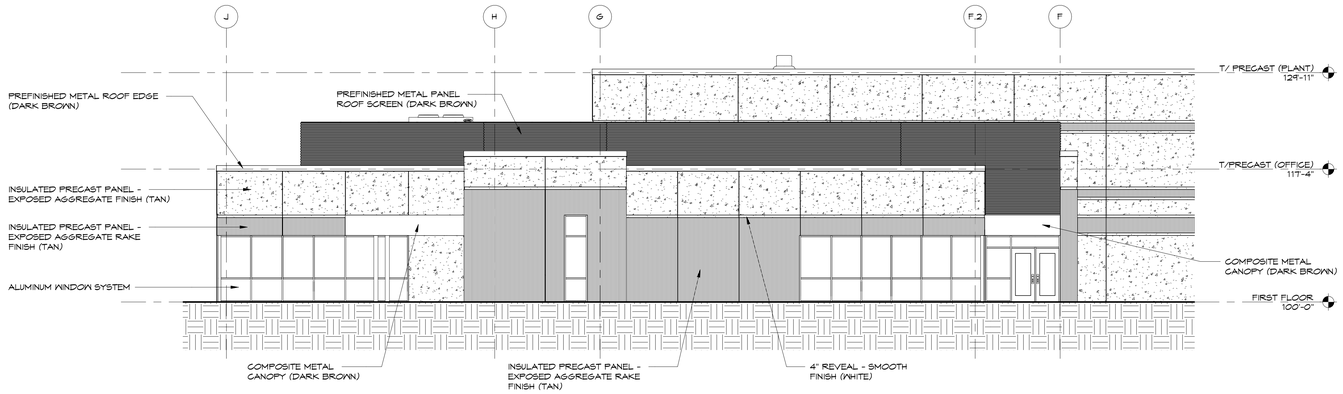
10/1/2021 2:31:28 PM

Autodesk Docs://21141 Mirom Belmark Plant 7 - 2021/21141_Belmark_Plant 7_Architecture_2020.rvt



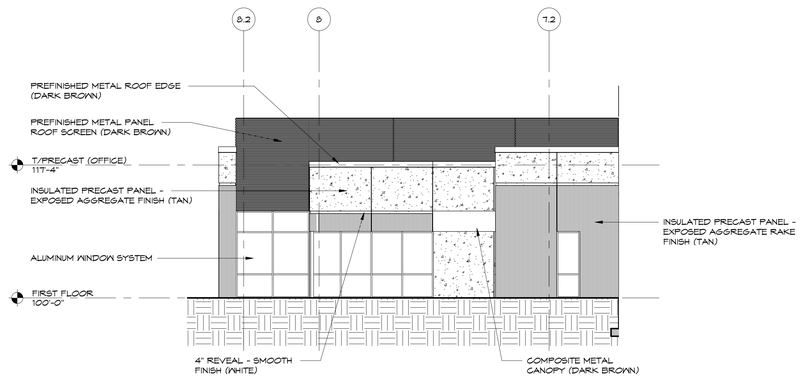

## SOUTH ELEVATION - OFFICE

SCALE: 1/8" = 1'-0"



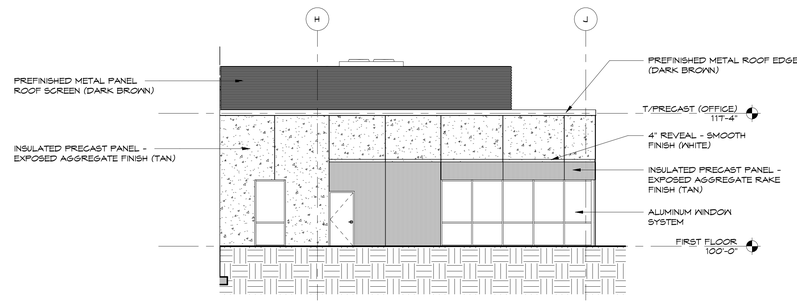

## EAST ELEVATION - OFFICE

SCALE: 1/8" = 1'-0"




## NORTH ELEVATION - OFFICE

SCALE: 1/8" = 1'-0"




## WEST ELEVATION - OFFICE

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|---|---|---|

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PHONE: 920.336.9380 FAX: 920.336.2809 www.performainc.com

TITLE
**EXTERIOR ELEVATIONS - OFFICE**

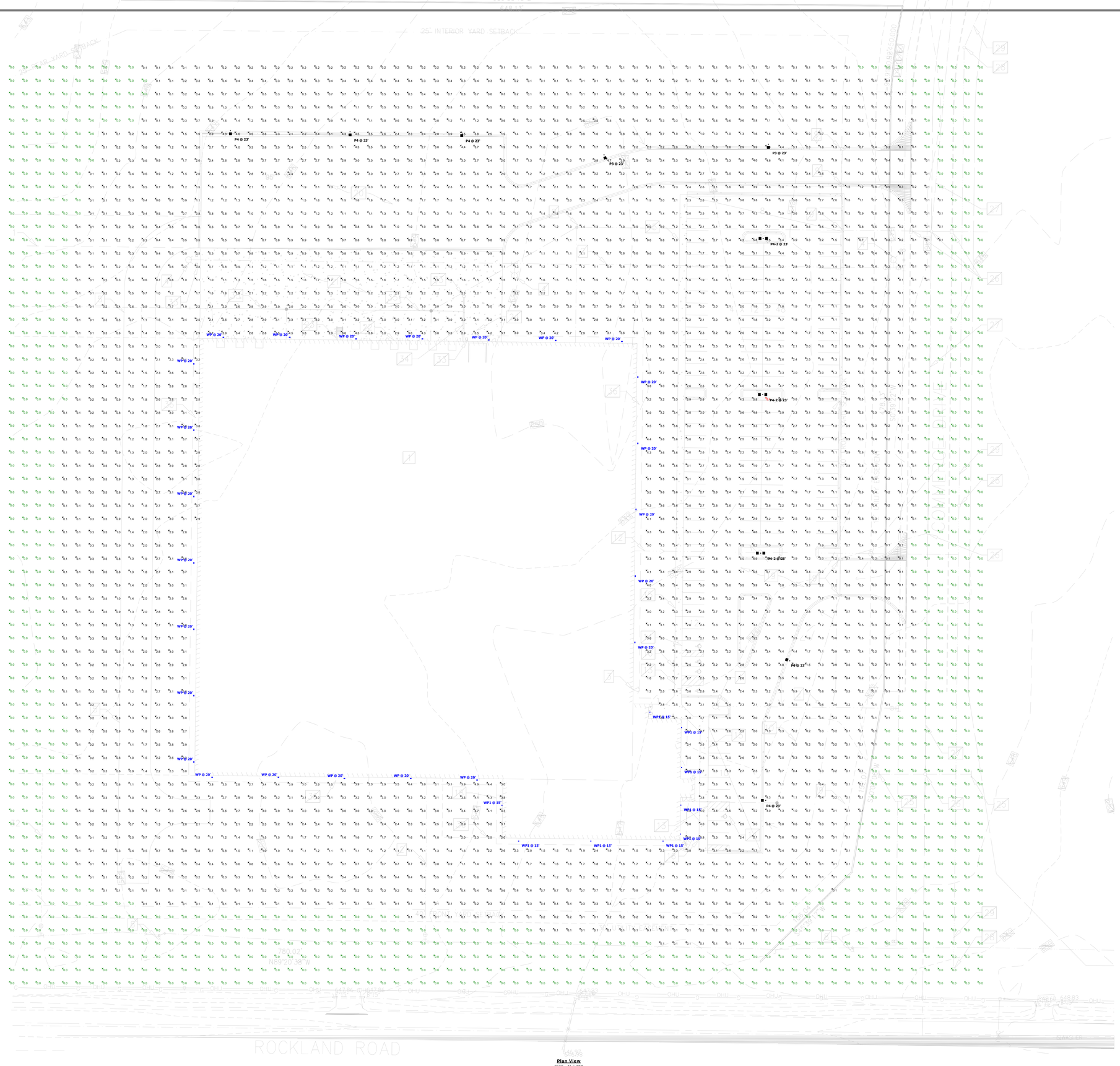
| DRAWN | CHKD |
|---|---|
| DWB | ENP |
| DATE | SCALE |
| MM/DD/YY | 1/8" = 1'-0" |

DRAWING NO.
**A3.2**

| PROJECT NO. | REV. |
|---|---|
| 21141 | |

5/1/2023 2:31:36 PM

Autodesk Docs://Land Miron Belmark Plant 7 - 21141.rvt - Belmark Plant 7 - Architecture_2023.rvt




Plan View

| Schedule | | | | | |
|---|---|---|---|---|---|
| Label | Quantity | Manufacturer | Catalog Number | Description | WATTAGE |
| P3 | 2 | ACUITY B | KAD LED 60C 1000 50K R3 MVOLT-SPDO4- DDBXD | AREA LIGHT ON 20' SQUARE STRAIGHT STEEL POLE | 216 |
| P4 | 5 | ACUITY B | KAD LED 60C 1000 50K R4 MVOLT-SPDO4- DDBXD | AREA LIGHT ON 20' SQUARE STRAIGHT STEEL POLE | 216 |
| P4-2 | 3 | ACUITY B | (2)KAD LED 60C 1000 50K R4 MVOLT-SPDO4- DDBXD | AREA LIGHT ON 20' SQUARE STRAIGHT STEEL POLE | 216 |
| WP | 24 | ACUITY B | KAD LED 40C 700 50K R4 MVOLT-RPD04-DDBXD-TENNON-FRWB-DDBXD | AREA LIGHT ON WALL MOUNT BRACKET | 94 |
| WP1 | 9 | ACUITY B | WDGE2 LED P4 50K 70CRI T4M | CUTT OFF WALL MOUNT | 47 |
| POLE | 8 | VALMONT | DS330-400Q200-D*-FP-DB-FBC-AB | 20' SQUARE STEEL POLE | |

**Statistics**

| Description | Symbol | Avg | Max | Min | Max / Min | Avg / Min |
|---|---|---|---|---|---|---|
| GRADE LEVEL 10' X 10' SPACING | + | 1.1 fc | 8.4 fc | 0.0 fc | N/A | N/A |

WISCONSIN
SCOTT R. VAN DEN HEUVEL
1541-007
DE PERE
PROFESSIONAL ENGINEERING

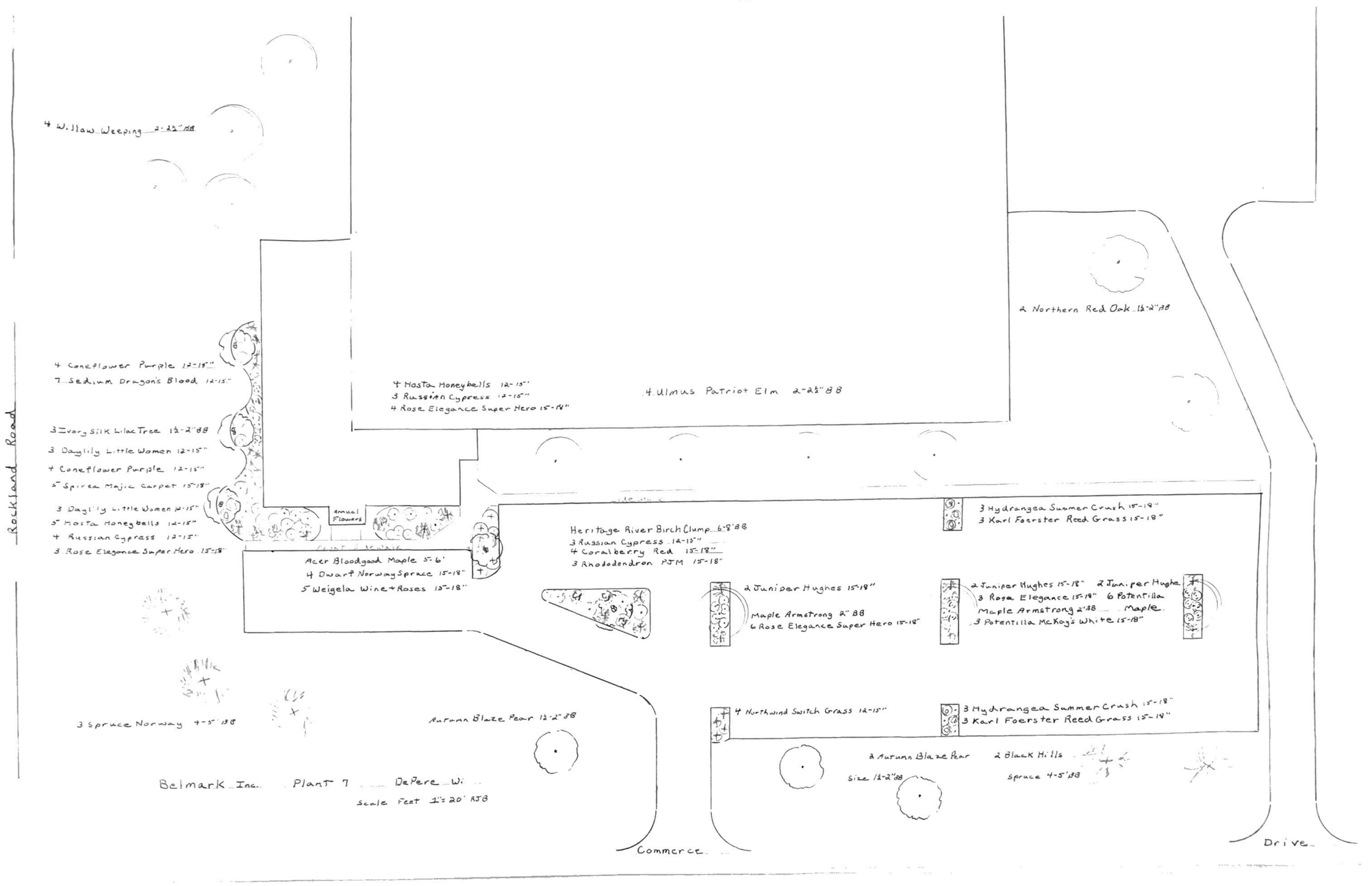
VIKING electric
A Sonepar Company

VAN DEN HEUVEL ELECTRIC, INC.
DE PERE, WI

BELMARK PLANT 7 SITE LTG
Defere WI

Designer
Date
10/7/2021
Scale
36 x 48 sheet
Drawing No.
Summary

1 of 1


4 Willow Weeping 2-2½" BB
4 Coneflower Purple 12-18"
7 Sedum Dragon's Blood 12-15"
3 Ivory Silk Lilac Tree 1½-2" BB
3 Daylily Little Women 12-15"
4 Coneflower Purple 12-15"
5 Spirea Majic Carpet 15-18"
3 Daylily Little Women 12-15"
5 Hosta Honeybells 12-15"
4 Russian Cypress 12-15"
3 Rose Elegance Super Hero 15-18"
Rockland Road
4 Hosta Honeybells 12-15"
3 Russian Cypress 12-15"
4 Rose Elegance Super Hero 15-18"
4 Ulmus Patriot Elm 2-2½" BB
2 Northern Red Oak 1½-2" BB
Annual Flowers
Front of Tower
Acer Bloodgood Maple 5-6'
4 Dwarf Norway Spruce 15-18"
5 Weigela Wine + Roses 12-18"
Heritage River Birch Clump 6-8' BB
3 Russian Cypress 12-15"
4 Coralberry Red 15-18"
3 Rhododendron PJM 15-18"
3 Hydrangea Summer Crush 15-18"
3 Karl Foerster Reed Grass 15-18"
2 Juniper Hughes 15-18"
Maple Armstrong 2" BB
6 Rose Elegance Super Hero 15-18"
2 Juniper Hughes 15-18"
3 Rose Elegance 15-18"
Maple Armstrong 2" BB
3 Potentilla McKay's White 15-18"
2 Juniper Hughes
6 Potentilla
Maple
3 Spruce Norway 4-5' BB
Autumn Blaze Pear 1½-2" BB
4 Northwind Switch Grass 12-15"
3 Hydrangea Summer Crush 15-18"
3 Karl Foerster Reed Grass 15-18"
2 Autumn Blaze Pear
Size 1½-2" BB
2 Black Hills
Spruce 4-5' BB
Belmark Inc. Plant 7 DePere Wi
Scale Feet 1" = 20' RJB
Commerce
Drive

# Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

**WDNR Version 2.0 (06-29-2017)**

WISCONSIN DEPT. OF NATURAL RESOURCES

**YEAR 1**

**Developer:** BELMARK

**Project:** BELMARK PLANT 7

**Date:** 10/08/21

**County:** Brown

Version 1.0

| Activity (1) | Begin Date (2) | End Date (3) | Period % R (4) | Annual R Factor (5) | Sub Soil Texture (6) | Soil Erodibility K Factor (7) | Slope (%) (8) | Slope Length (ft) (9) | LS Factor (10) | Land Cover C Factor (11) | Soil loss A (tons/acre) (12) | SDF (13) | Sediment Control Practice (14) | Sediment Discharge (t/ac) (15) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bare Ground | 11/15/21 | 12/31/21 | 1.9% | 100 | Loamy Sand | 0.17 | 1.6% | 504 | 0.28 | 1.00 | 0.1 | 0.917 | | 0.1 |
| End | 12/31/21 | ----- | ----- | ----- | ------- | ----- | 1.6% | 504 | 0.28 | ------ | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.6% | 504 | 0.28 | ----- | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.6% | 504 | 0.28 | ----- | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.6% | 0 | ----- | ----- | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 0.0% | 0 | ----- | ----- | ----- | 0.000 | | 0.0 |
| | | | | | | | | | | **TOTAL** | **0.1** | | **TOTAL** | **0.1** |
| | | | | | | | | | | | | | **% Reduction Required** | **NONE** |

**Notes:**

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

**Recommended Permanent Seeding Dates:**

| | | | |
|---|---|---|---|
| 4/15-6/1 | and | 8/1-8/21 | Turf, introduced grasses and legumes |
| Thaw-6/30 | | | Native Grasses, forbs, and legumes |

| | |
|---|---|
| Designed By: | Carolyn LaDuke |
| Date | 10/8/2021 |

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# Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

**WDNR Version 2.0 (06-29-2017)**

WISCONSIN DEPT. OF NATURAL RESOURCES

**YEAR 2**

**Developer:** BELMARK

**Project:** BELMARK PLANT 7

**Date:** 10/8/2021

**County:** Brown

Version 1.0

| Activity (1) | Begin Date (2) | End Date (3) | Period % R (4) | Annual R Factor (5) | Sub Soil Texture (6) | Soil Erodibility K Factor (7) | Slope (%) (8) | Slope Length (ft) (9) | LS Factor (10) | Land Cover C Factor (11) | Soil loss A (tons/acre) (12) | SDF (13) | Sediment Control Practice (14) | Sediment Discharge (t/ac) (15) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bare Ground | 01/01/22 | 09/12/22 | 85.5% | 100 | Loamy Sand | 0.17 | 1.6% | 504 | 0.28 | 1.00 | 4.0 | 0.916 | | 3.7 |
| Seed with Mulch or Er | 09/12/22 | 11/12/22 | 12.3% | 100 | Loamy Sand | 0.17 | 1.6% | 504 | 0.28 | 0.10 | 0.1 | 0.916 | | 0.1 |
| End | 11/12/22 | ----- | ----- | ----- | ------- | ----- | 1.6% | 504 | 0.28 | ------ | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.6% | 504 | 0.28 | ----- | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 1.6% | 0 | ----- | ----- | ----- | 0.000 | | 0.0 |
| | | ----- | ----- | ----- | ------- | ----- | 0.0% | 0 | ----- | ----- | ----- | 0.000 | | 0.0 |
| | | | | | | | | | | **TOTAL** | **4.1** | | **TOTAL** | **3.7** |
| | | | | | | | | | | | | | **% Reduction Required** | **NONE** |

**Notes:**

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

**Recommended Permanent Seeding Dates:**

| | | | |
|---|---|---|---|
| 4/15-6/1 | and | 8/1-8/21 | Turf, introduced grasses and legumes |
| Thaw-6/30 | | | Native Grasses, forbs, and legumes |

| | |
|---|---|
| Designed By: | Carolyn LaDuke |
| Date | 10/8/2021 |

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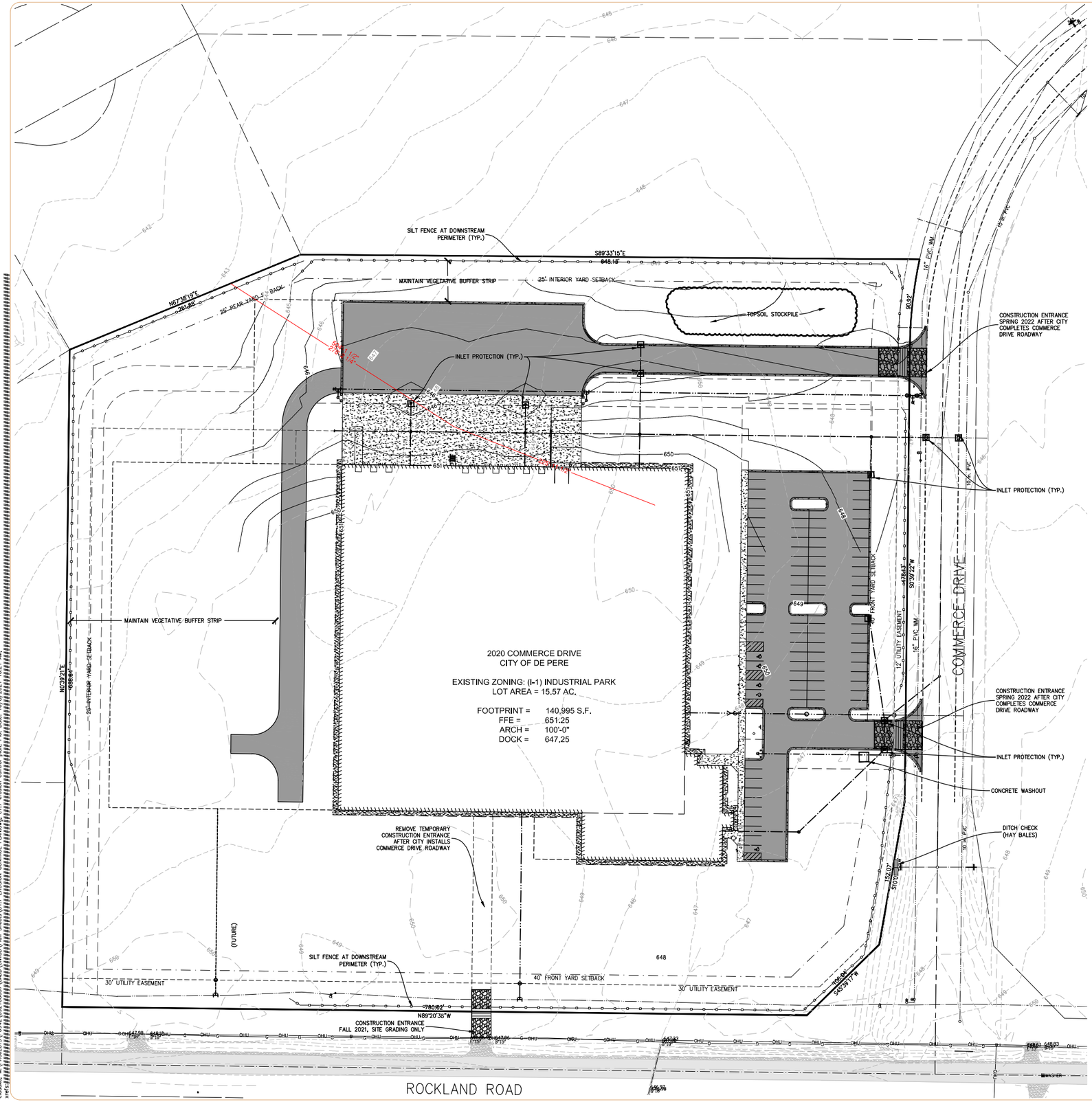


## KEY NOTES

CONSTRUCTION EROSION & SEDIMENT CONTROL PRACTICES

The following erosion and sediment control practices apply only to the proposed parking lot construction, building construction and utility construction associated with the Belmark Development site. Site development equipment that is expected to be used will include backhoes, front end loaders and bulldozers.

All erosion and sediment control practices shall be in accordance with the Wisconsin Construction Site Technical Standards. Erosion and sediment control practices shall be in place prior to disturbing the site. Erosion and sediment control practices that may be used for this project are described as follows:

1. Clear Stone, Hay Bale or Manufactured Ditch Check - Purpose is to reduce runoff velocity in channels, ditches, or swales in order to allow larger sediment particles to settle.
2. Rip-Rap Protection - Rip-rap and filter fabric prevent scour and erosion from occurring within streams, channels, ditches, swales, culvert outlets, or storm sewer outlets.
3. Silt Fence - Purpose is to intercept and detain sheet flow runoff from disturbed areas for sufficient time to allow larger sediment particles to settle out.
4. Construction Entrance - Construction entrances reduce the amount of mud transported onto public roads by vehicles, equipment, and storm water runoff.
5. Street Sweeping - Street sweeping collects mud that is transported onto public roads by vehicles, equipment and storm water runoff.
6. Mulching - Purpose is to reduce erosion by dissipating raindrop impact energy and reducing sheet flow velocity. Mulching also fosters grass seed growth. Mulching shall be performed within 7 days of the end of active soil disturbance.
7. Seeding - Purpose is to stabilize disturbed areas by planting grass seed in order to minimize erosion and reduce runoff velocity. Seeding shall be performed within 7 days of the end of active soil disturbance.
8. Erosion Blankets - Erosion blankets protect disturbed slopes and ditches from erosion.

ANTICIPATED CONSTRUCTION GRADING & EROSION CONTROL PLAN

This sequence is approximate. Days are measured as calendar days, not working days. Work tasks could be done concurrently.

1. Hold preconstruction conference.
2. Install gravel construction entrance and erosion control provisions as shown on the plan. (Day 1)
3. Contact the City of Depere to notify them that the site grading is to begin and erosion control provisions are installed. (Day 1)
4. Strip topsoil from areas where building footprint, parking lot & pond are to be constructed. Rough grade site as deemed necessary by the contractor. Remove excess material from site. Stockpiles lasting for more than 7 days require stabilization. (Days 2-30)
5. Begin building foundation construction & pond construction. (Days 10-40)
6. Complete Storm Sewer in parking lot and road areas. Install outlet protection at the storm sewer inlets. (Days 30-35)
7. Substantially complete building foundation construction. (Day 40)
8. Winter break (Days 40-140)
9. Finalize pavement and building construction. Complete base course, curb and gutter, sidewalk and asphalt placement. (Days 160-200)
10. Complete fine grading and landscaping. Permanently stabilize disturbed areas, cut and fill areas, lawn areas. (Days 200-210)
11. Remove all erosion control measures once soil is at least 80% stabilized.

CONSTRUCTION INSPECTION & MAINTENANCE PLAN

All temporary and permanent erosion and sediment controls shall be inspected by the contractor every 7 days and within 24 hours after a precipitation event of 0.5 inches or greater. Contractor shall maintain weekly written reports of all inspections as necessary to meet the City of De Pere's ordinance, until the site has undergone final stabilization and received final acceptance from the City of De Pere. Logs are to be kept on site, and shall include the following:

- Time, date and location of inspection.
- Personnel completing the inspection.
- Current phase of the construction at the time the inspection is occurring.
- Specific assessment of erosion control devices.
- Specific description of maintenance or repair required on the erosion control devices.
- Date and time when the required maintenance or repairs were made.

Contractor shall inspect erosion and sediment controls for structural damage, erosion, sediment accumulation, or any other undesirable condition. Contractor shall repair any damaged structures prior to the end of the working day. Sediment shall be removed from erosion control devices when the depth of sediment has accumulated to one half the height of the device. Eroded or tracked sediment should be cleaned from roadways before the end of the business day on which it accumulated.

In addition to these requirements, the contractor is required to meet all additional City of De Pere and DOR regulations as stated on permits and on the construction plan sheets.

POST CONSTRUCTION WATER QUALITY, PEAK FLOW

This site eventually drains to -

- The stormwater pond is used to trap suspended and dissolved solids prior to discharge.
- The stormwater pond reduces erosive peak flow rates prior to discharge to the navigable streams.
- Infiltration basin & swales will help to recharge groundwater.
- Fertilizers used on the lawn during the construction restoration process, and during post construction site maintenance, are to have low to no phosphorous component. At the discretion of the owner, fertilizer should be based on a soil sample from a treated soil sample.
- All side slopes 4:1 or steeper to receive class 1 type A erosion mat.
- Bottom of all constructed channels/swale to receive class 1 type B erosion mat.

SILT FENCE
TECHNICAL STANDARD 1056

Determine spacing between fences:

The average slope of the sheet flow is 1.25 %
Silt fence spacing: 100 ft

LEGEND:

- FINISHED MAJOR CONTOUR
- FINISHED MINOR CONTOUR
- ×600.00 FINISHED GRADE ELEVATION
- INLET PROTECTION
- DITCH CHECK / STRAW BALES
- SILT FENCE / PERIMETER CONTROL
- PROPOSED CLASS I TYPE A EROSION MAT
- PROPOSED CLASS I TYPE B EROSION MAT
- RIPRAP (SIZE IDENTIFIED ON PLAN)

NOTES:
-ALL INLET PROTECTION SHALL BE TYPE D-M UNLESS NOTED OTHERWISE
-ALL PERMANENT SEEDING SHALL BE WSDOT SEED MIXTURE #40
-SEE THE EROSION CONTROL PLAN NOTES SHEET FOR ADDTIONAL INFORMATION

NORTH

40 20 0 40

SCALE – FEET

**PRELIMINARY - NOT FOR CONSTRUCTION**

| NO. | DESCRIPTION | DATE |
|---|---|---|

McMAHON
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956-1005
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH (920) 751-4200 FX (920) 751-4284 WWW.MCMGRP.COM

PLANT 7
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De Pere, WI 54115

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DAN SPOONMIRE P.E. EXT. 1104
JIM PIERCE P.E. EXT. 1105
PHONE: 920.830.9800 FAX: 920.830.9801 WWW.PERFORMAEI.COM

TITLE: EROSION CONTROL PLAN

| DRAWN | CHKD |
|---|---|
| SKH | RJW |
| DATE | SCALE |
| 10/01/21 | AS NOTED |

DRAWING NO.
C1.7

PROJECT NO.
P0942 092100657



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**City of De Pere, Wisconsin**

**Request For Plan Commission Action**

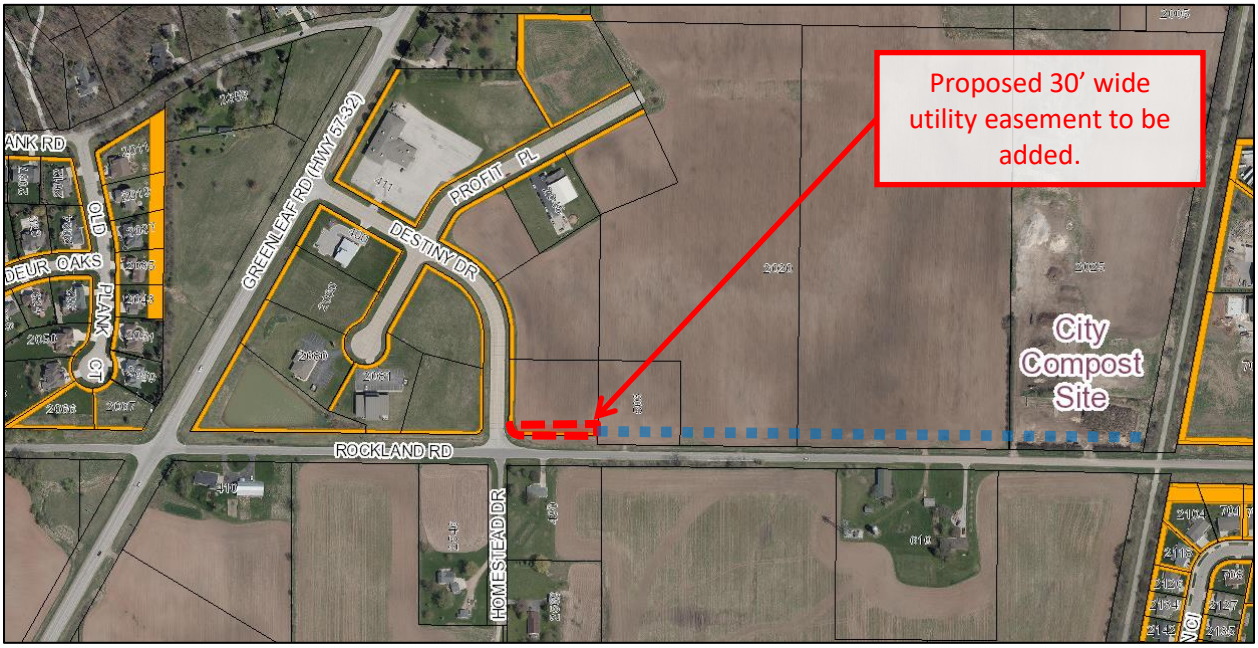
| | |
|---|---|
| **MEETING DATE:** | **October 25, 2021** |
| **DEPARTMENT:** | **Planning** |
| **FROM:** | **Peter Schleinz** |
| **SUBJECT:** | **Consideration and possible action on a new 30' wide utility easement at 400 BLK Rockland RD (Parcel ED-2386).*** |

**ATTACHMENTS:**

- 10-25-21 PC Report - New Easement (DOCX)
- Commerce Drive Utility and Street Extension_Easement Exhibit-Layout1 (PDF)

**ITEM 6:** **Consideration and possible action on a new 30' wide utility easement at the 400 BLK Rockland RD (Parcel ED-2386).***

## SITE MAP




**REQUESTED ACTION:** New Easement Request.*

*The new easement is requested by the City for storm sewer, water main, and sanitary sewer use.*

**COMMON DESCRIPTION:** 400 BLK Rockland RD, located northeast from the Rockland RD and Destiny DR intersection.

**PARCEL NUMBERS:** ED-2386

**EXISTING ZONING:** I-1 (Industrial Park District).

**SURROUNDING LAND USES:** Developing Business Park to the north (I-1, east (I-1, and west (I-1 PDD). Vacant & Residential (R-1 & B-2) and developing Business Park (B-2) to the south.

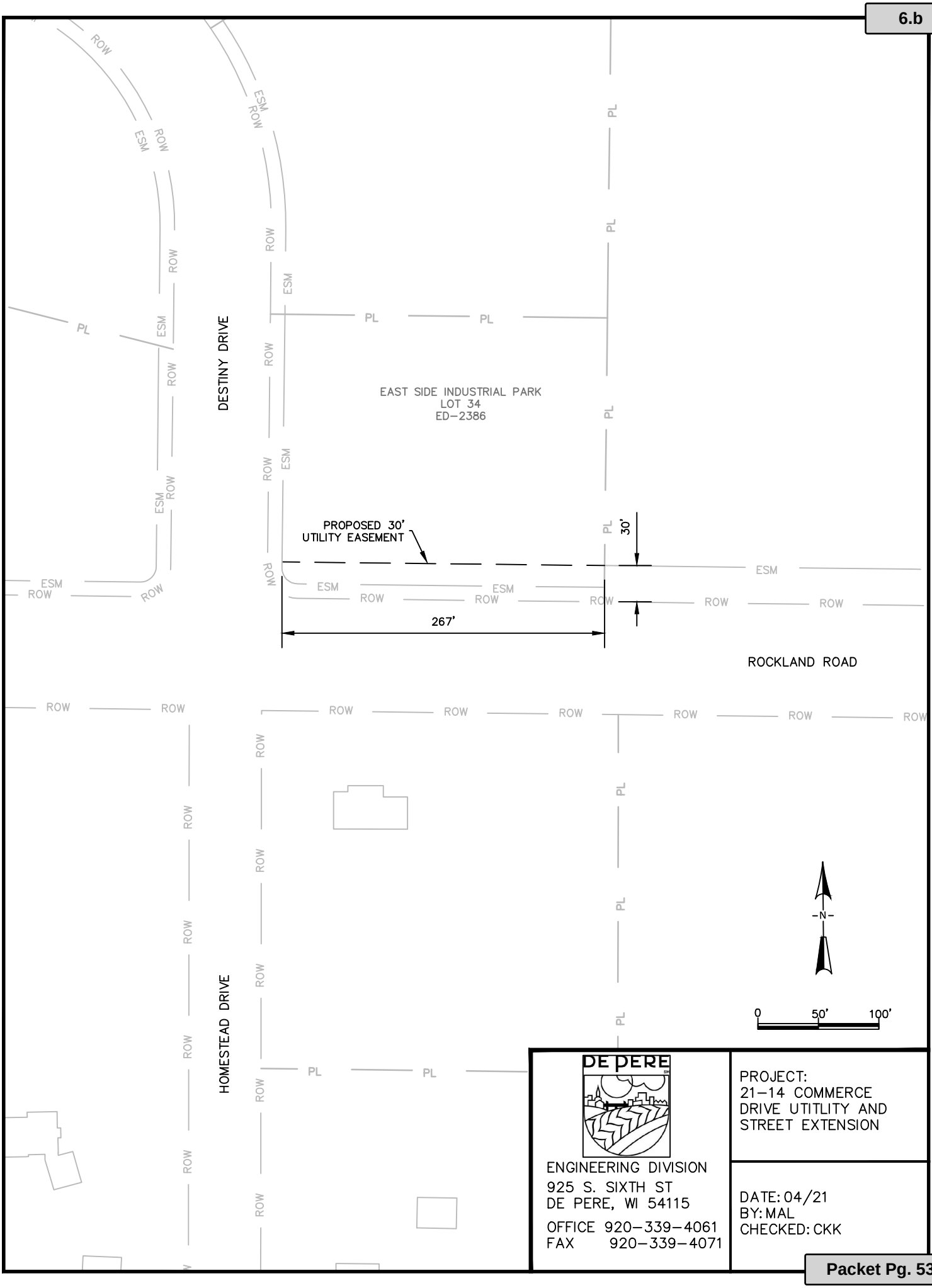
**COMPREHENSIVE PLAN:** Business Park

**APPLICANT/OWNER:** City of De Pere
335 S Broadway ST
De Pere, WI 54115

**SITE HISTORY:** The undeveloped city-owned lot was created in 2000 as part of the East Side Industrial Park 3rd Addition plat, which had a 12' wide utility easement along Rockland RD (part of the red dashed area on the site map). On October 5, 2021, the Common Council approved the adjacent East Side Industrial Park 4th Addition plat, which had a 30'-foot wide utility easement along Rockland RD (the blue dashed area on the site map).

**STAFF REVIEW:** The City is requesting a new 30' wide utility easement for storm sewer, water main, and sanitary sewer use. If the request is approved, the proposed easement will complete the extension of a 30' utility easement between Destiny DR and the Fox River State Recreational Trail.

**STAFF RECOMMENDATION:** Staff recommends APPROVAL of the new easement request and forwarding the recommendation to the Council for final approval (any final easement language will be subject to the final approval of the City Attorney's office).




DE PERE

ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920-339-4061
FAX 920-339-4071

PROJECT:
21-14 COMMERCE DRIVE UTITLITY AND STREET EXTENSION

DATE: 04/21
BY: MAL
CHECKED: CKK