

SCALE
1"=50'

DRAWN BY
MRA

TAX PARCEL NO. AL-606-1 & AL-606-2
Site Plan
File: M-19191-1-Plan-Area-020515.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

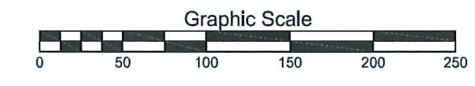
Hillcrest Lumber, Inc.

PROJECT NO.
M-19191
SHEET NO.
1 of 1
DRAWING NO.
S-2453

Part of
Haven Way, A Condominium

All of Lot 2, Volume 51, Certified Survey Maps, page 178, Map Number 7501, Document Number 2257858, Brown County Records, said Lot being located in part of Private Claim 14, East Side of the Fox River, in the Village of Allouez, Brown County, Wisconsin.

~ An Expandable Condominium ~

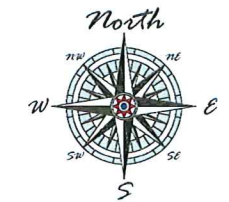


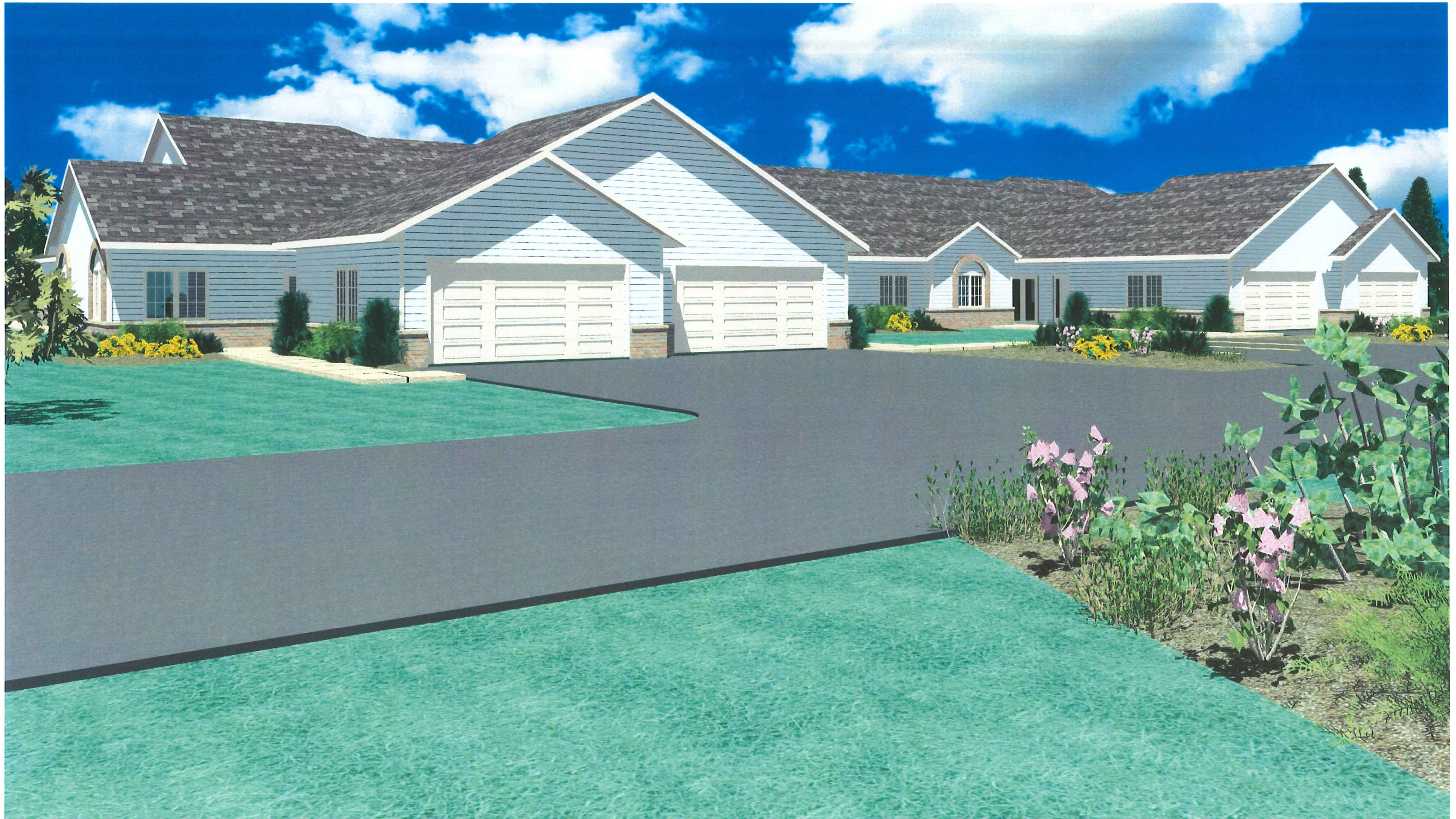
PROJECT CALCULATIONS:
60 UNITS
Total Parcel = 10.77 Ac. (100.0%)
Green Space = 4.86 Ac. (45.1%)
Units = 2.97 Ac. (27.6%)
Pavement = 2.94 Ac. (27.3%)
Density = 5.57 Units/Ac.

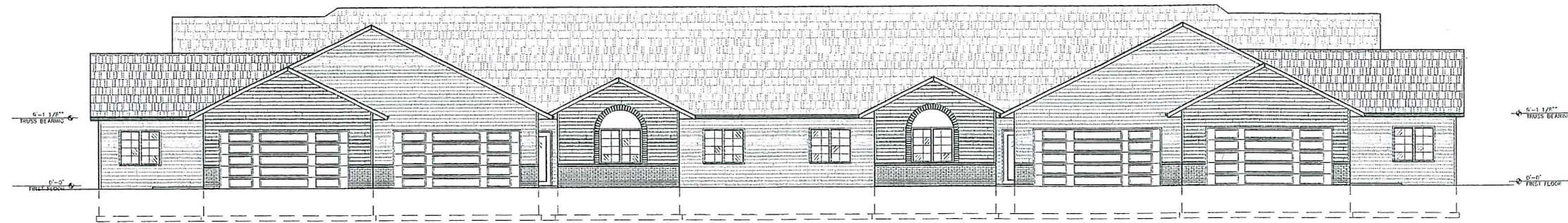
Expandable Area
55,229 sq. ft.
1.27 acres

Legend

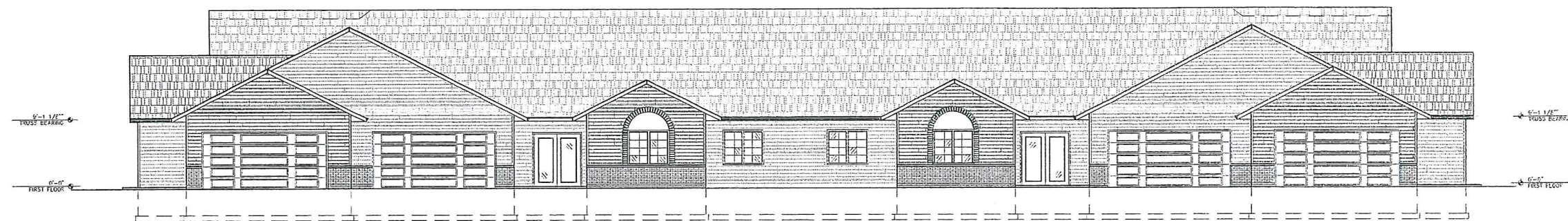
- existing building
- proposed building
- existing pavement
- proposed pavement







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



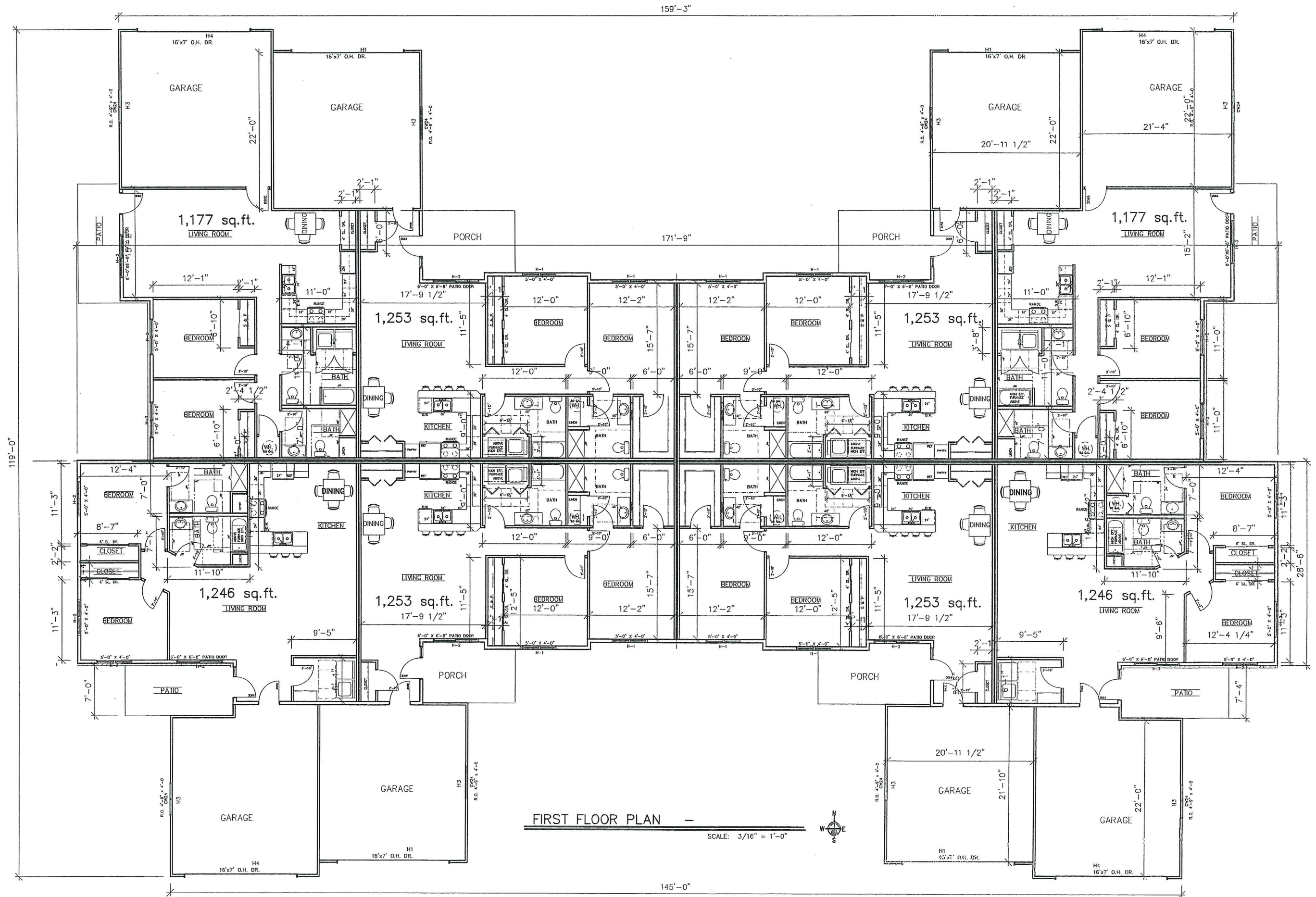
REAR ELEVATION
SCALE: 1/8"=1'-0"



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



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



FIRST FLOOR PLAN

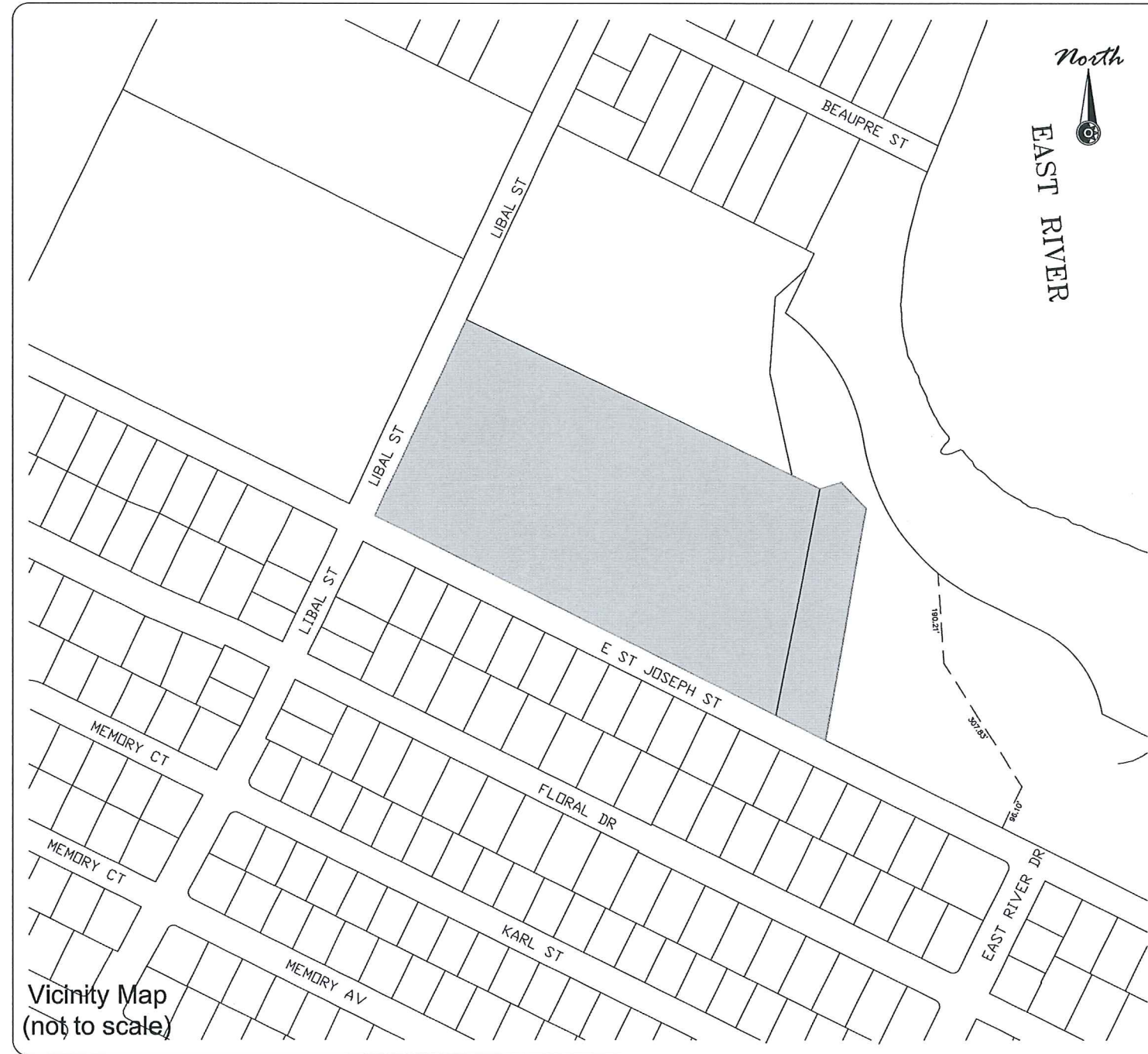
SCALE: 3/16" = 1'-0"



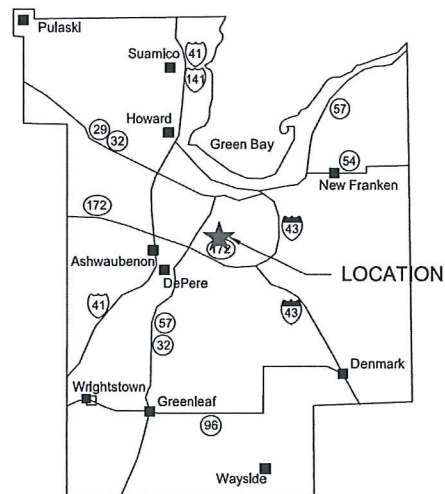
4/13/15

Haven Way Condos Planned Development District

Village of Allouez



Vicinity Map
(not to scale)



Project Information

Owner(s): Hillcrest Lumber, Inc.
Project Name: Haven Way Condominiums
Project Description: (7) additional 8 unit condos and (1) 4 unit condo to the site which has 2 existing 8 unit condos already constructed.
Project Address: 1999-1 Libal Street

Contact Information

Owner(s): Hillcrest Lumber, Inc. Dan Doro 2986 Co. Road PP De Pere, WI 54115 920-337-2450
Engineer: Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670

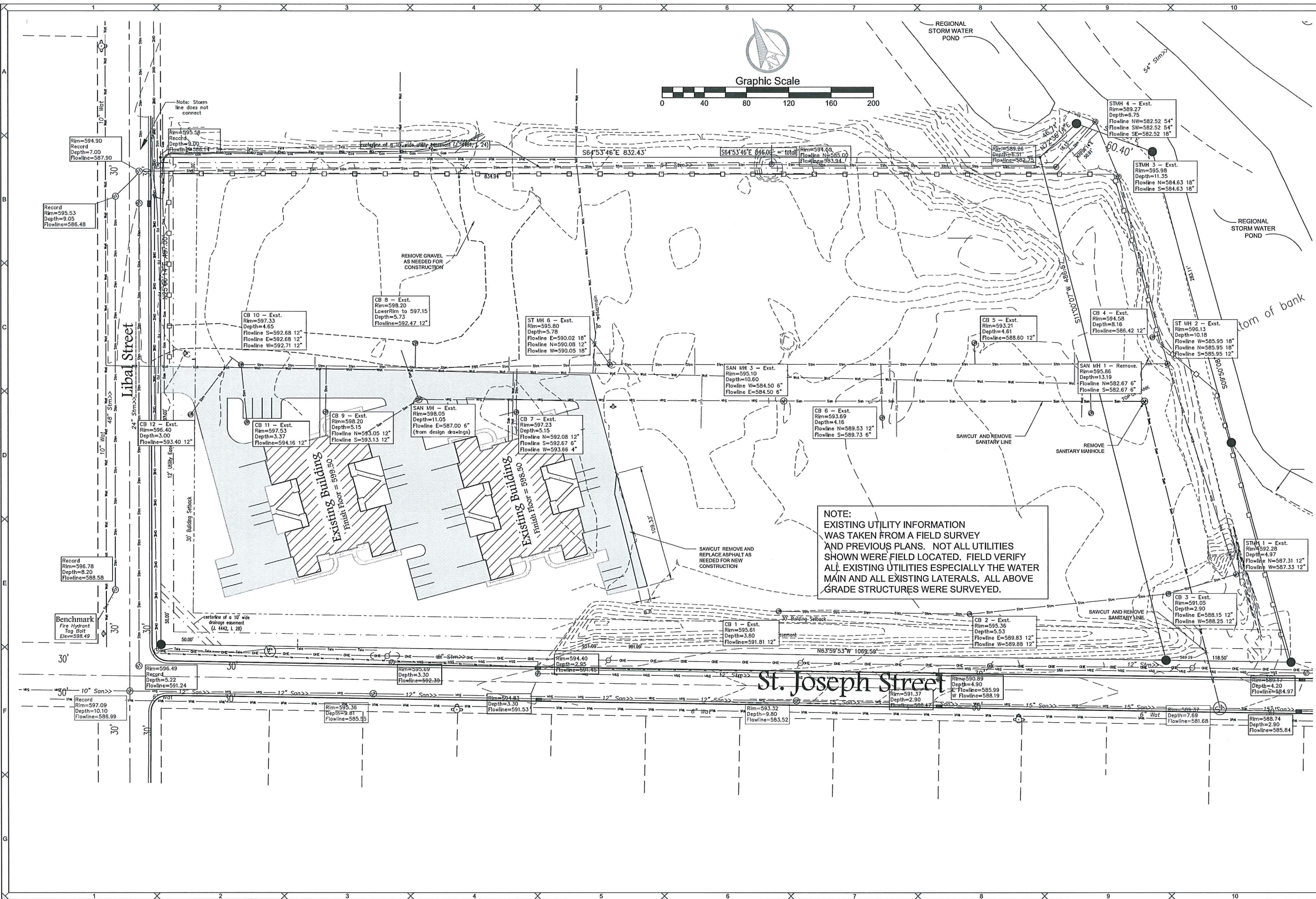
Sheet Index:

- 1.0 Site Demolition Plan
- 2.0 Site Plan
- 3.0 Grading Plan
- 4.0 Utility Plan
- 5.0 Erosion Control Plan
- 6.0 Notes & Details
- 7.0 Notes & Details

SITE STATISTICS

SITE AREA - 468,942 SF
 BUILDING 119,681 SF (25.5%)
 PAVEMENT 144,789 SF (30.9%)
 PERVIOUS 204,472 SF (43.6%)

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NOTE:
 EXISTING UTILITY INFORMATION
 WAS TAKEN FROM A FIELD SURVEY
 AND PREVIOUS PLANS. NOT ALL UTILITIES
 SHOWN WERE FIELD LOCATED. FIELD VERIFY
 ALL EXISTING UTILITIES ESPECIALLY THE WATER
 MAIN AND ALL EXISTING LATERALS. ALL ABOVE
 GRADE STRUCTURES WERE SURVEYED.

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05-21-2015

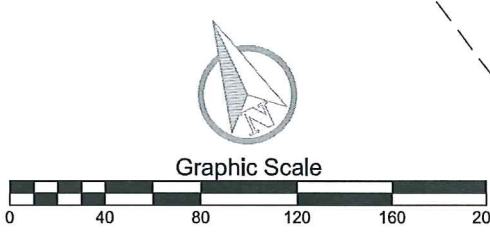
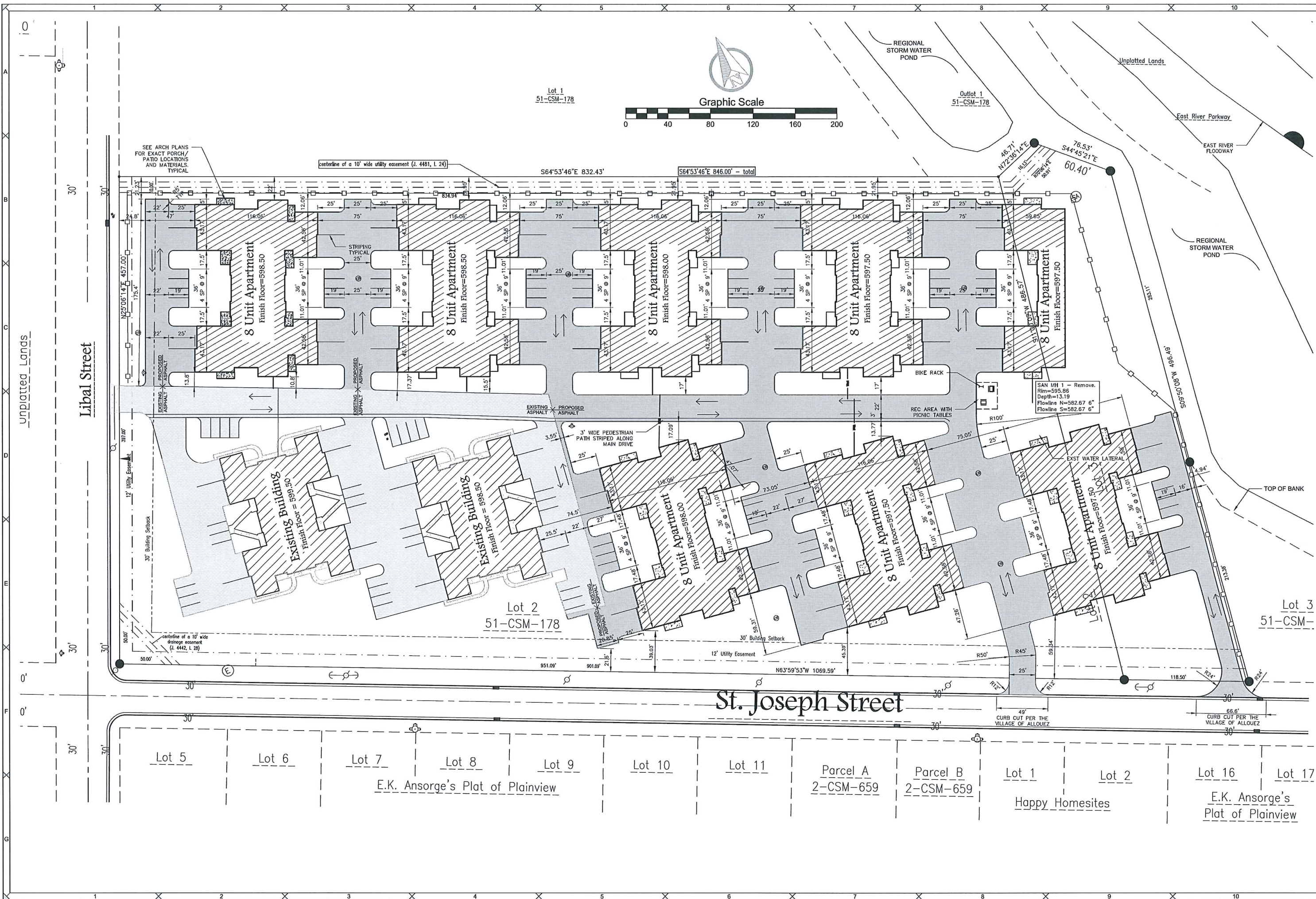
Number	Date	Comments

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Haven Way Condos
Site Demo Plan

PROJECT NO.
M-19191
 SHEET NO.
1.0
 DRAWING NO.
S-2471

File: M-19191_Eng_051615_1_17513.dwg



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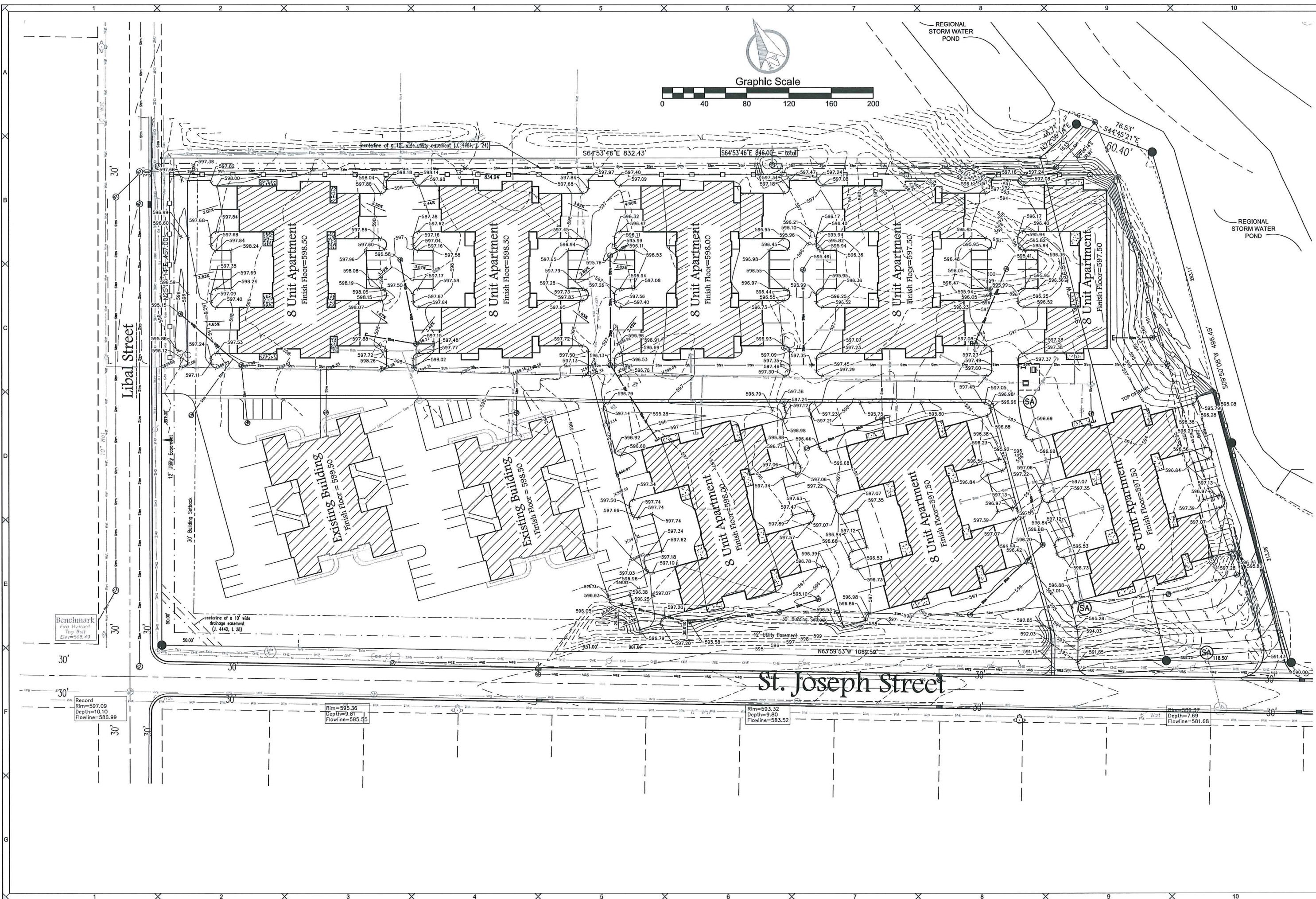
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Haven Way Condos
Site Plan

PROJECT NO.
M-19191
SHEET NO.
2.0
DRAWING NO.
S-2471

File: M-19191_Eng 051815_L_17513.dwg



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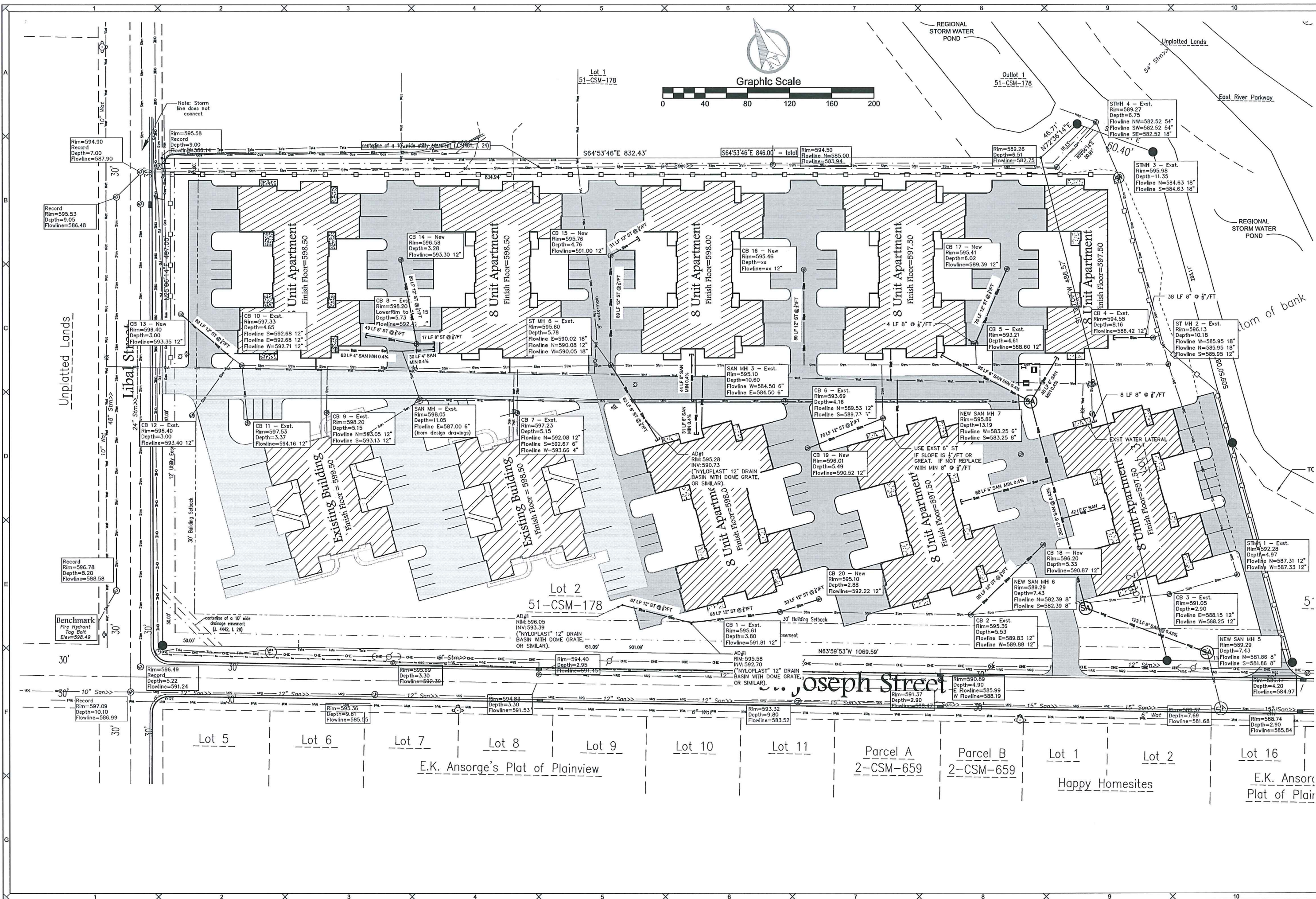
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Haven Way Condos
Grading Plan

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3.0
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File: M-19191_Eng_051615_L_1_7513.dwg



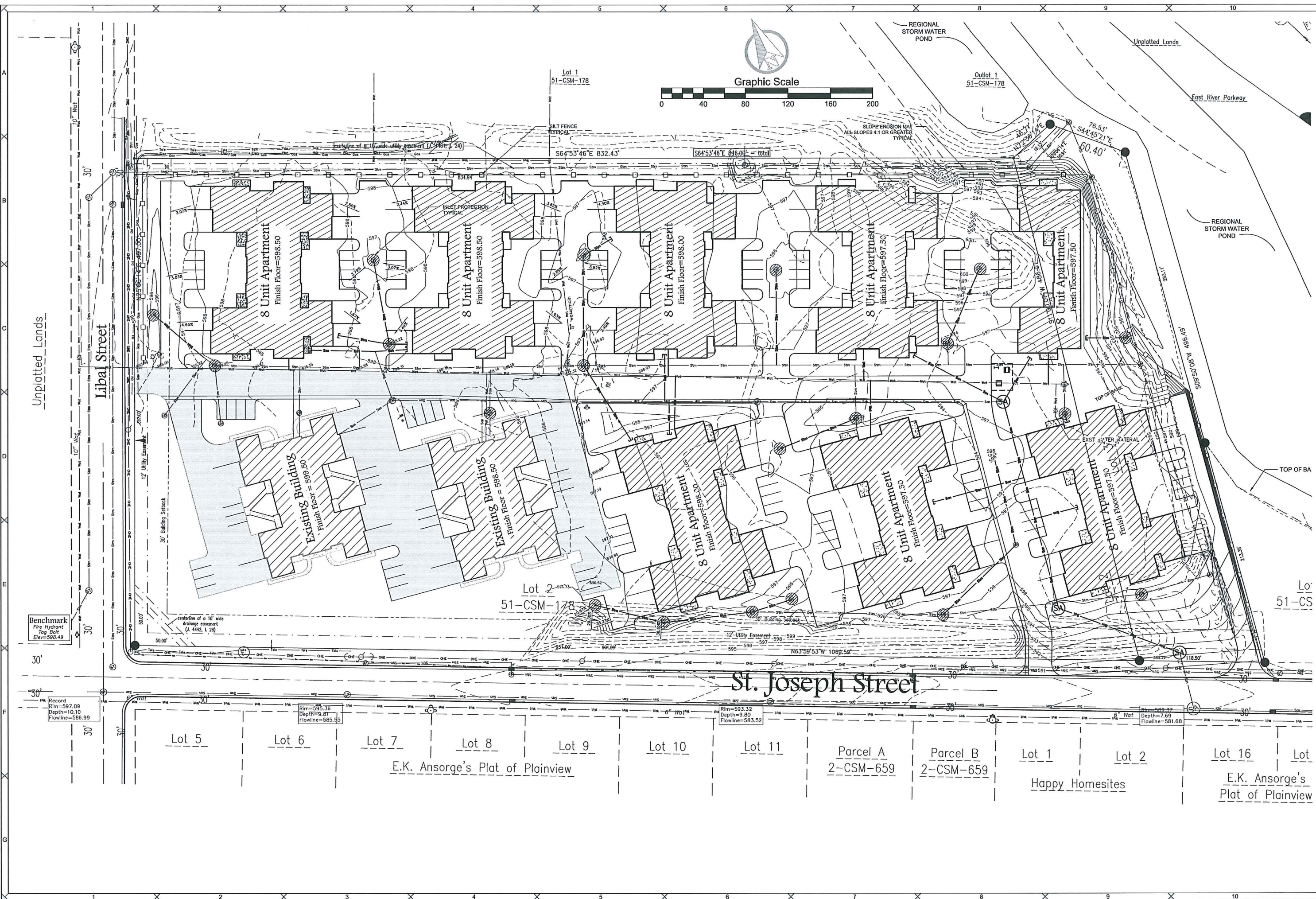
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Haven Way Condos
Utility Plan

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SHEET NO.
4.0
DRAWING NO.
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Haven Way Condos
Erosion Control Plan

PROJECT NO.
M-19191
SHEET NO.
5.0
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File: M-19191_Eng_051815_L1_T513.dwg

GENERAL NOTES:

1. ALL CLEARING, GRADING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

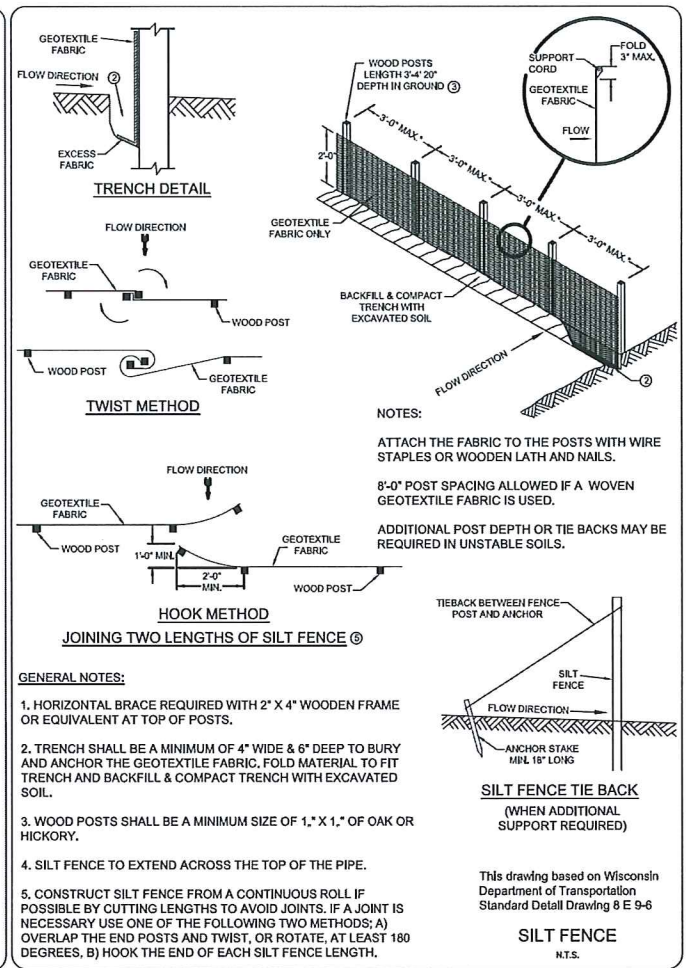
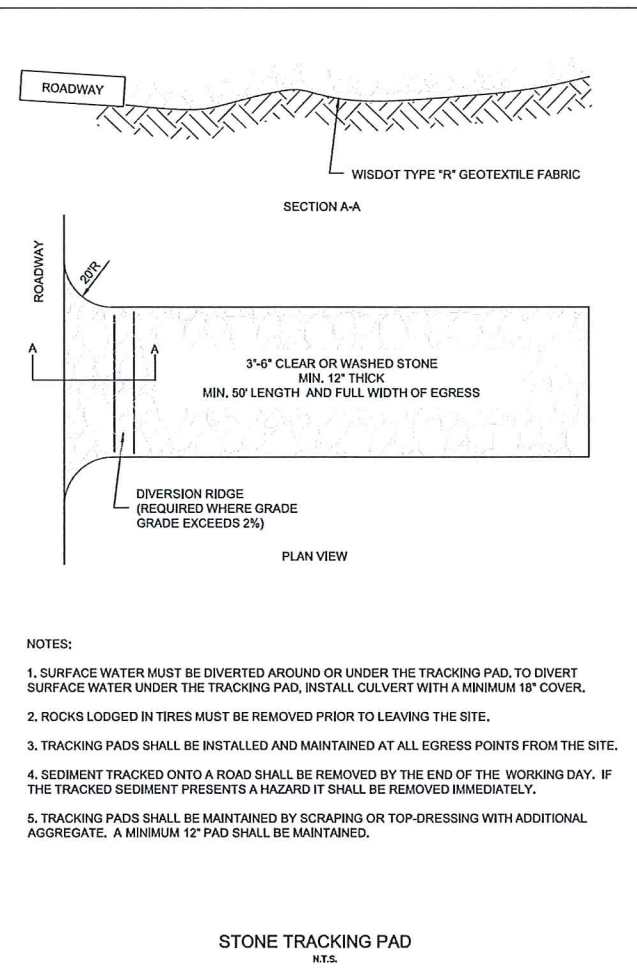
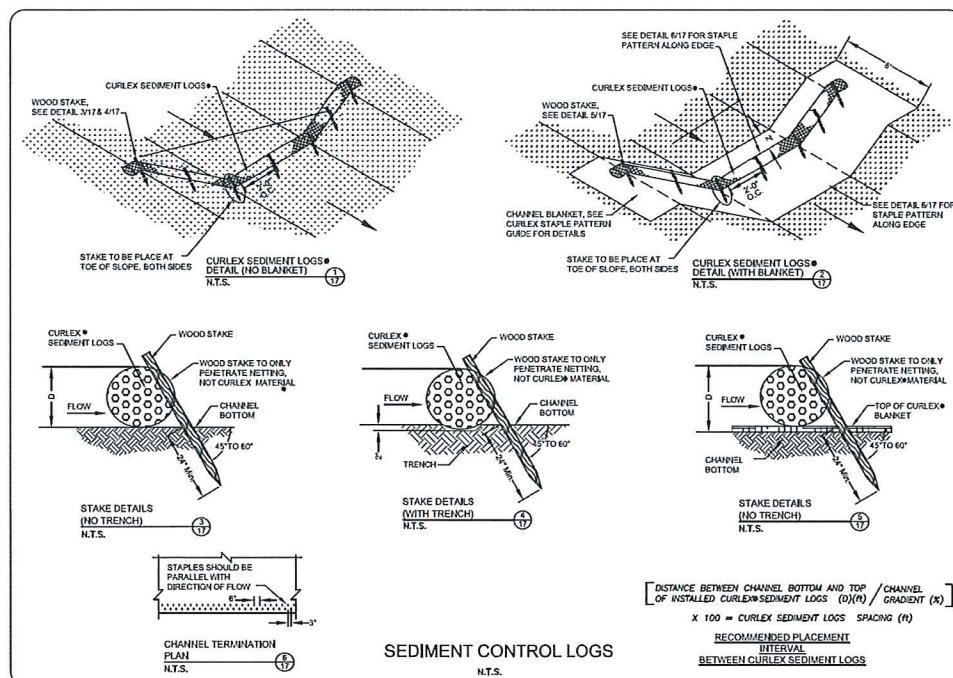
4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. SITE DIMENSIONS ARE REFERENCED TO THE FRONT FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.

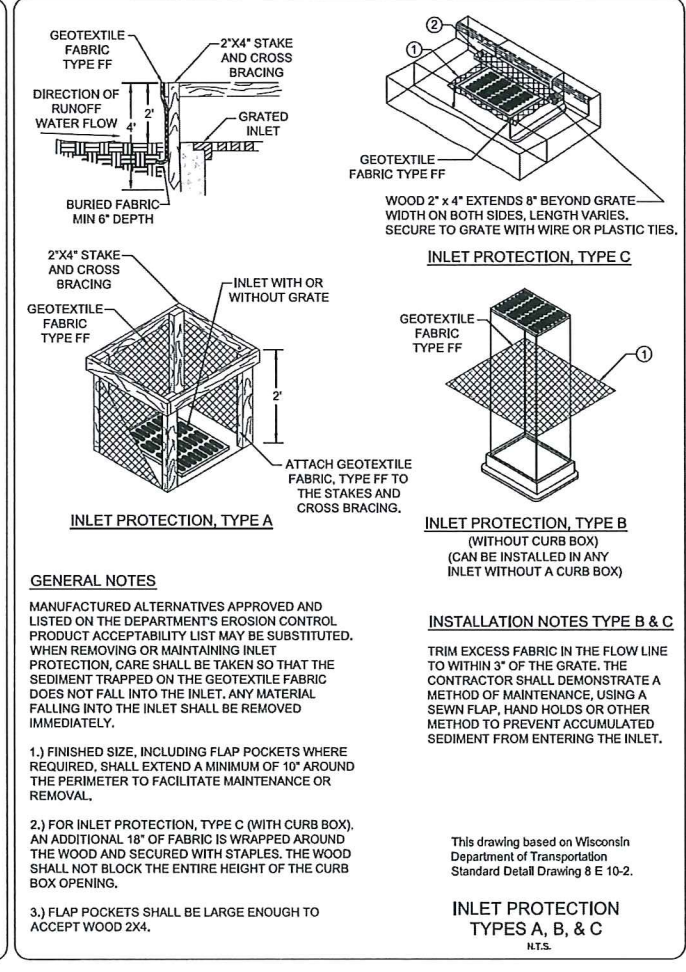
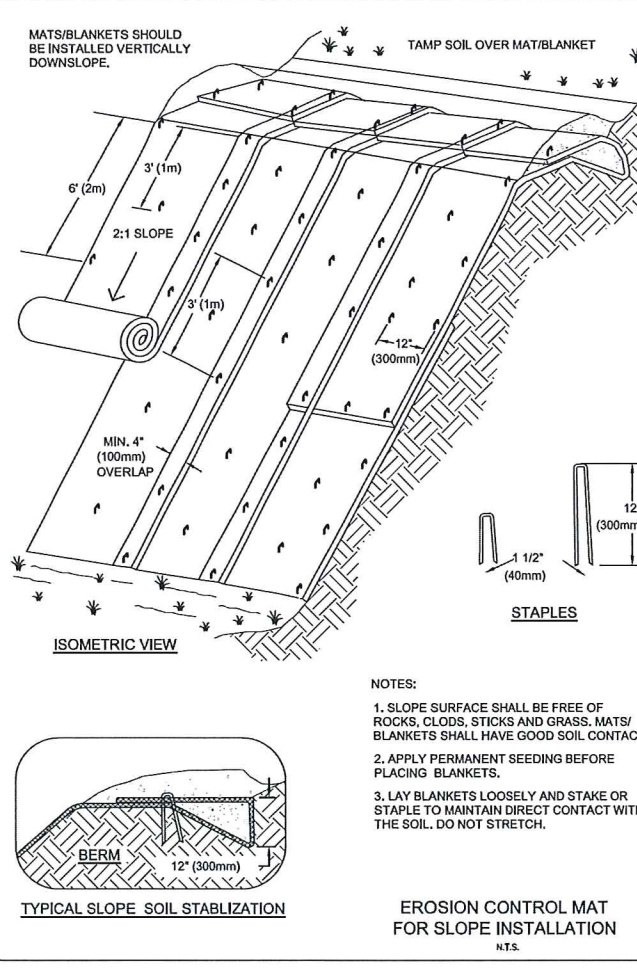
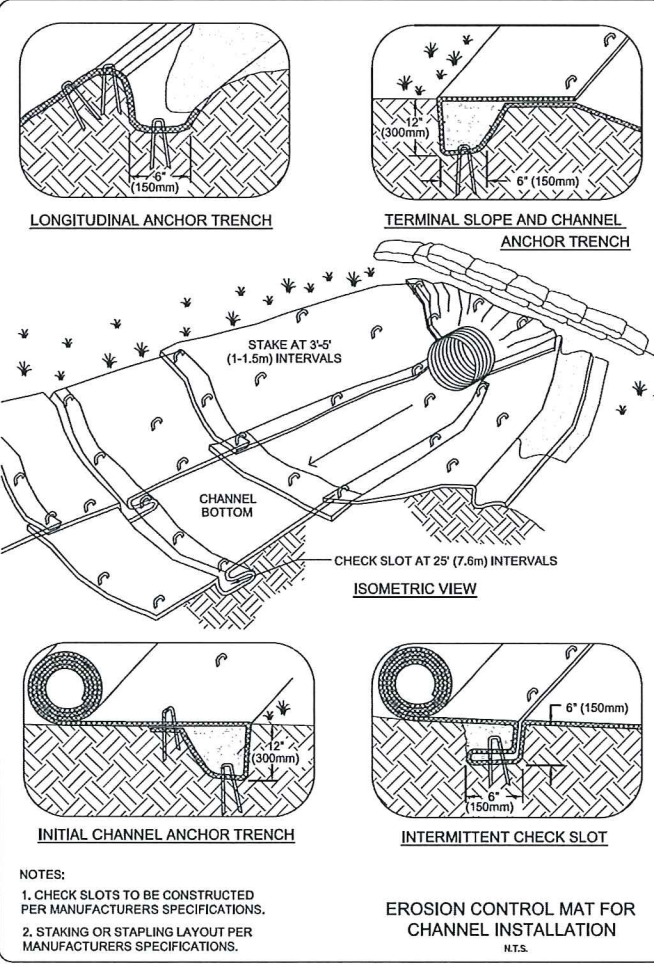
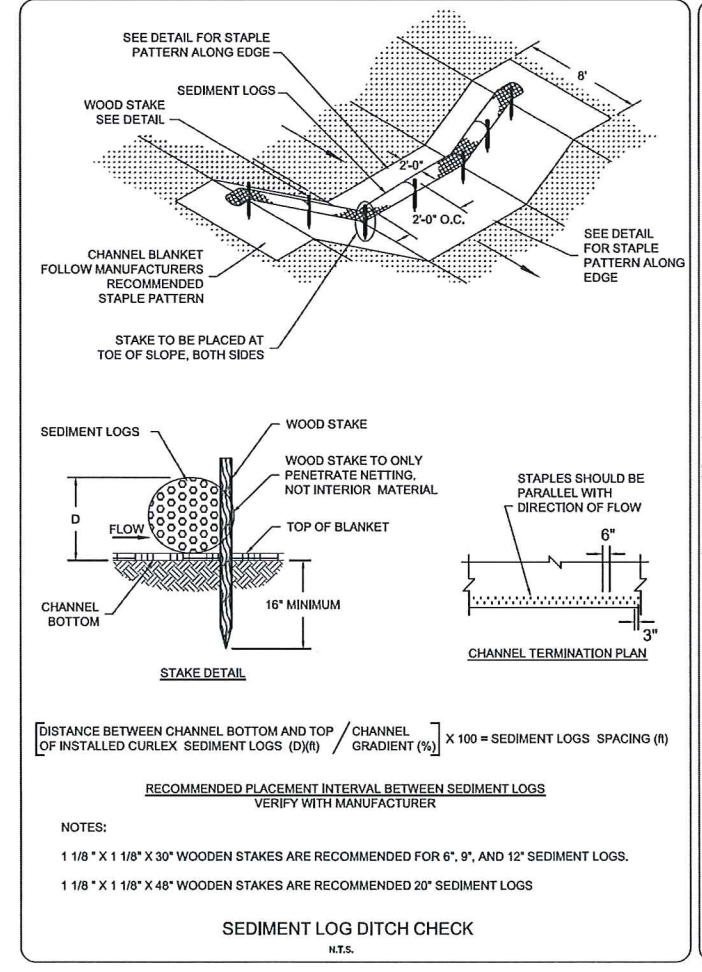
8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.



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Haven Way Condos
Note & Details
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SHEET NO. 6.0
DRAWING NO. S-2471
File: 14-19191_Eng_051615_L_1_7515.dwg



SITE DEMOLITION GENERAL NOTES:

1. ALL SITE DEMOLITION AND DISPOSAL DEBRIS SHALL COMPLY WITH THE CONTRACT SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND REGULATIONS. DEBRIS AND FILL MATERIAL EXCAVATED FROM THE SITE SHALL BE HAULED TO AN APPROVED DISPOSAL SITE. CONTRACTOR WILL BE REQUIRED TO PROVIDE PROOF THE PROPOSED DUMP SITE IS PERMITTED.
2. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL SITE CONDITIONS ILLUSTRATED TO BE DEMOLISHED AND IF THERE ARE PRE-BID QUESTIONS OR PERCEIVED & REAL CONFLICTS REGARDING CONSTRUCTION DOCUMENTS COMPARED TO ACTUAL FILED CONDITIONS, SAID CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OR OWNER PRIOR TO BIDDING. IF CONFLICTS EXIST APPROPRIATE REVISIONS WILL BE MADE TO THE BIDDING DOCUMENTS VIA AN ADDENDUM.
3. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED DURING THE DEMOLITION OF SITE IMPROVEMENTS. IF A UTILITY INTERRUPTION IS REQUIRED THE CONTRACTOR SHALL COORDINATE THE INTERRUPTION WITH THE OWNER AND PROPER NOTIFICATIONS WILL BE ISSUED TO THOSE AFFECTED. NOTIFICATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC WITHIN THE LIMITS OF THE SITE OR ADJOINING PROPERTIES DISTURBED OR DAMAGED CURING DEMOLITION ACTIVITIES.
5. AS NEEDED, THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC. CONTROLS MAY CONSIST OF, BUT NOT BE LIMITED TO: FLAGGERS, DRUMS, BARRIERS, SIGNS, LIGHTS, AND FENCING. COST OF TRAFFIC CONTROL SHALL BE BORNE BY THE CONTRACTOR.
6. SITE UTILITIES ILLUSTRATED ON THE CONTRACT DRAWINGS ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS 100% ACCURATE. THE UTILITIES WERE PLOTTED ON THE DRAWINGS USING DIGGER'S HOTLINE. THE CONTRACTOR SHALL FIELD LOCATE DEPTH AND LOCATION OF ALL UTILITIES LOCATED WITHIN THE LIMITS OF SITE EXCAVATION. CONTRACTOR SHALL PLACE A DIGGER'S HOTLINE CALL PRIOR TO EXCAVATING AND LOCAL UTILITIES SHALL BE MARKED OR CLEARED BY UTILITY COMPANY PRIOR TO EXCAVATING.
7. CONTRACTOR SHALL FULLY EVALUATE CONSTRUCTION MEANS AND MEASURES WHEN DETERMINING THE REMOVAL LIMITS OF THE DEMOLITION ITEMS TO ACCOMMODATE CONSTRUCTION OF ILLUSTRATED AND SPECIFIED IMPROVEMENTS AND SAID WORK SHALL BE FACTORED INTO THE BID.
8. CONTRACTOR SHALL COORDINATE SITE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS WHERE NECESSARY.
9. DURING PRE-BID SITE INVESTIGATION AND DURING CONSTRUCTION IF THERE ARE ISSUES OR QUESTIONS PERTAINING TO THE CONTRACT DRAWINGS RELATED TO SITE WORK IMPROVEMENTS THE FOLLOWING ARE CONTACTS WHO CAN BE CONSULTED WITH TO RESOLVE QUESTIONS OR ISSUES:
DAVID MEISTER, MAU & ASSOCIATES LLP-PROJECT ENGINEER, (920) 434-9670

SEQUENCE OF CONSTRUCTION

- A. INSTALL TRACKING PADS AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- B. CONTACT THE VILE OF ALLOUEZ, BROWN COUNTY, AND THE WISCONSIN DNR TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
- C. REMOVE ITEMS AS NOTED ON THE SITE DEMOLITION PLAN.
- D. INSTALL UTILITIES AS NEEDED TO REDUCE SERVICE DISCONNECT.
- E. EXCAVATE BUILDING FOUNDATION AS SHOWN ON THE PLAN AND ON DETAIL SHEETS. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE SOILS AT OFF-SITE LOCATION.
- F. COMPLETE UTILITY CONSTRUCTION. INSTALL INLET PROTECTION.
- G. ADD GRAVEL BASE FOR PAVEMENT AREAS. BEGIN ROUGH GRADING OF LANDSCAPE AREAS.
- H. PERFORM STREET SWEEPING AND TEMPORARY MULCHING / SEEDING AS NEEDED AND REQUIRED.
- I. COMPLETE BASE COURSE GRADING AND CURB AND GUTTER AS DESIGNED.
- J. COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZE AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.
- K. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE, INLET PROTECTION, ETC.). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

- NAME OF INDIVIDUAL PERFORMING INSPECTION;
- DATE, TIME, AND PLACE OF INSPECTION;
- A DESCRIPTION OF THE CONSTRUCTION PHASE;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;
- A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;
- AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.
- SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:
- SILT FENCE - TECHNICAL STANDARD 1056
SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

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