Agenda Item Number ____16____

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Planning and Zoning Administrator

Re: ACTION RE: PETITION FROM MAU & ASSOCIATES, LLP. – REQUESTING SITE PLAN AND DESIGN REVIEW FOR THE CONSTRUCTION OF TWO APARTMENT BUILDINGS AT 3241-3245 RIVERSIDE DRIVE (property just south of Advanced Eyecare Center and Compassus Hospice)

Date: 23 April 2020

Attached are the proposed plans submitted by Mau & Associates / SKB Terrace for the site plan and design review of a new apartment development at 3241-3245 Riverside Drive. A representative will be present on the phone to talk about the project and answer any questions.

Site Plan and Design Review Process

The site plan and design review process is an opportunity for the Village Board and the Plan Commission members to review and to ensure the plans meet village standards in regards to safety, efficiency, aesthetics, and legal concerns in a public forum. The village cannot consider the use of the parcel as part of the decision in this process, only review if the proposed development meets all site plan and design standards for this zoning district.

The proposed project is for parcel AL-125-8, located 3241-3245 Riverside Drive. This parcel is zoned Commercial District and received a conditional use permit on January 7, 2020 to allow for the proposed use, with the condition of receiving WisDOT approval for the driveway access. An access covenant by WisDOT has been approved. The Plan Commission and Village Board are asked to review the building and site plans and determine if the proposed project meets the zoning and design requirements required by the zoning code for this proposed district.

Staff Comments and Plan Commission Recommendation

Staff has reviewed the proposed plans and recommends approval of the petition, assuming the attached comments are addressed and all other applicable permits and approvals are approved.

The Plan Commission reviewed the plans at the April 27, 2020 meeting and recommended approval, assuming staff comments are addressed and a meeting is held with the neighbors to discuss the existing and proposed tree locations and to review site drainage. This meeting was held on site with staff on April 30, 2020. Staff will work with the developer on the items discussed at this meeting.

The Village Board is asked to review and determine whether or not to approve the site plan and design review petition for the proposed apartment development project at 3241-3245 Riverside Drive. Conditions or reasons for not approving, if any, should be provided in the motion.

Site Plan & Design Review – Staff Comments

Site: **3241-3245 Riverside Drive (Parcel AL-125-8)**
Development: **SKB Terrace Apartment Development**
Developer Representatives: **SKB Terrace LLC. – Karen Classon, Owner/Developer**
Mau & Associates – Tom Snyder, Engineer

- Zoning Department review:

Zoning district		Commercial District, with Conditional Use Permit for Multi-Family		
Building use (allowed)		(2) 9-Unit Apartment Buildings		
		Required	Provided	Notes
Height		Lesser of 40’ or 3 stories	Standards met	
Lot	Area	36,000SF	Standards met	
	Frontage	100’	Standards met	
	Depth	125’	Standards met	
	Green space	20% minimum	Standards met	
Setback	Front	15’	Standards met	
	Side (south)	6’	Standards met	
	Side (north)	6’	Standards met	
	Rear	48’	Standards met	
Parking	Number	Multiple Family Dwellings – 2 parking spaces for each dwelling unit (including at least one garage)	Standards met	
	Size	10’x20’	Standards met	
	Bicycle	Owner should provide parking for bicycles	Standards met	Standards met with space in private garage. Recommend additional exterior bicycle rack which accommodates a U-shaped lock and the ability to secure the bike frame and both wheels for staff use. Also maintain the rack out of the pedestrian zone.
Access	Automobile	24’ drive lanes with 90 degree parking	Standards met	Perpetual ingress/egress easement agreement between parcels is established with development to the north.
	Pedestrian	ADA compliant sidewalks Primary facade oriented parallel to the primary street frontage.	Not provided	Village Board can grant exception where environmental features, physical dimensions of the parcel, or the existing development pattern make this requirement unreasonable provided that a direct pedestrian walkway is provided between the primary building(s) entrance(s) and primary street frontage.
Architecture		Varied rooflines and other architectural designs that break-up the building mass	Standards met	
Interior		Minimum dwelling unit sizes – 700SF=1 bedroom; 1,000SF=2 bedroom	Standards met	
Exterior finishes		Brick, stone, glass, fiber cement siding, EFIS, stucco, wood siding	Not completely provided	
Lighting		Dark sky compliant, no light directed towards ROW, no more than 0.5FC at property line, must be shut off at 10p.m.	Not provided	The light spillage of no more than 0.5FC is allowed onto neighboring commercial properties and no more than 0.2FC onto neighboring residential properties.
Sign		N/A	N/A	Location is identified, but design is reviewed at time of sign permit. Sign should be shut off at 10p.m. with lights. Must meet all other sign requirements.

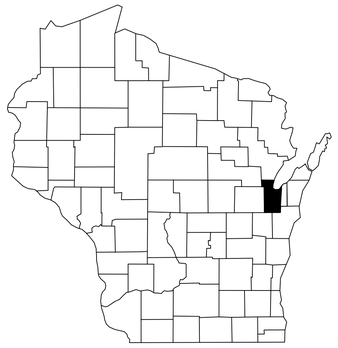
Fences/Screening	6' wide landscaped area on border of residential lot, with 1 tree/35', and berm, fence, wall, or landscape barrier between 6'-8' high and 90% opaque; dumpster must be located at rear and be screened using same finishes as primary structure; mechanical equipment must be screened from street	Standards met	Waiver may be granted by the Village Board for screening from residential lot with neighbor's written permission. Will there be window A/C units? Existing dumpster screening adequate if maintained – suggest using a more durable material than treated wood.
Dumpster	Concrete pad extending outwards from enclosure.	Standards met	

**All other zoning requirements for Commercial District stipulated in Chapter 475 of Village Ordinances should be met to the highest degree possible.

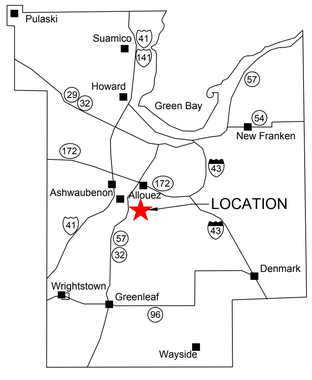
- Building Inspection review:
  - No comment at this time – pending state approved building plans being conditionally approved.
- Fire Department review:
  - The fire department connection on the building be close to Riverside Drive and not on the East side of the buildings, as the hydrant to FDC connection should be 150 feet or less in length.
  - Snow should be removed around the bollards at the southern "driveway" in the winter and signs erected stating, "no parking fire lane."
- Parks, Recreation, and Forestry Department review – address concerns in landscaping plan prior to submitting for a building permit:
  - Should diversify the tree species for the screening hedge around the perimeter. This would prevent mass loss from disease or insect issues.
  - Provide landscaping around the buildings and on west side of property.
  - Provide some shade trees where possible, especially to shade impervious surfaces (parking lot)
  - Provide species, quantities, and planting stock sizes
- Public Works Department review:
  - Mau & Associates submitted a stormwater management permit and plan for the apartment development on April 13th. The Stormwater management plan includes construction erosion control and post-construction best management practices. Review of the stormwater management plan will begin this week.
  - Staff will also review connection to the Village's public utilities.
- Additional comments:
  - Temporary construction parking shall be contained onsite to the greatest extent practicable. No parking is allowed on Riverside Drive. Parking and traffic on side streets and adjacent lots should be kept to a minimum.
  - Snow storage or removal should be addressed by the developer.
  - WisDOT approves Access Covenant, with southern "driveway" designated as emergency exit only, with collapsible bollards and the use of pavers instead of asphalt.

Date Reviewed: **April 23, 2020**
Comments Submitted By: **Trevor Fuller, Village of Allouez Planning & Zoning Administrator**

3241-3245 RIVERSIDE DRIVE
VILLAGE OF ALLOUEZ
BROWN COUNTY



Vicinity Map
(not to scale)



PROJECT INFORMATION

OWNER(S):
SKB TERRACE, LLC, (KAREN CLASSON)

PROJECT NAME:
3241-3245 RIVERSIDE DRIVE

PROJECT DESCRIPTION:
TWO 9-UNIT APARTMENT BUILDINGS
WITH STORMWATER SYSTEM

PROJECT LOCATION:
3241-3245 RIVERSIDE DRIVE

PARCEL NUMBER(S):
AL-125-8

CONTACT INFORMATION

OWNER(S):
KAREN CLASSON
801 HERITAGE ROAD
DE PERE, WI 54115
PH.: 920-983-8189

ENGINEER:
MAU & ASSOCIATES, LLP
CONTACT: TOM SNYDER, P.E.
400 SECURITY BLVD.
GREEN BAY, WI 54313
PH.: 920-434-9670

SHEET INDEX:

C1.0 TITLE SHEET
C2.0 NOTES
C3.0 DEMO PLAN
C4.0 SITE PLAN
C5.0 EROSION CONTROL PLAN
C6.0 GRADING PLAN
C6.1 BIOFILTER PLAN & DETAILS
C7.0 UTILITIES PLAN
C8.0 DETAILS
C8.1 DETAILS
C9.0 EXISTING WATERSHED
C9.1 PROPOSED WATERSHED
C9.2 DSPS ISOMETRIC

WISCONSIN
THOMAS J SNYDER
E-44791
SEYMOUR
WI
PROFESSIONAL ENGINEER

04/17/2020

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

DATE: 04/17/2020
PROJECT NO. K-18576
SHEET NO. C1.0
DRAWING NO. S-3249

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
  - USE PROTECTIVE EQUIPMENT
  - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
  - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
TIM HALBROOK BUILDERS, INC
920-336-1413

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 434-4666
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY
ST. VINCENT HOSPITAL
835 S. VAN BUREN ST
GREEN BAY, WI 54301
(920) 433-0111

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

SITE STATISTICS

BEFORE CONSTRUCTION
SITE AREA - 1.758 Acres
PAVEMENT 0.561 Acres (31.9%)
BUILDINGS 0.00 Acres (0.0%)
PERVIOUS 1.197 Acres (68.1%)

AFTER CONSTRUCTION
SITE AREA - 1.758 Acres
PAVEMENT 0.672 Acres (38.2%)
BUILDINGS 0.422 Acres (24.0%)
PERVIOUS 0.664 Acres (37.8%)

Legend

- 1.32" (O.D.) X 18" IRON PIPE WITH CAP WEIGHTING 1.68 LBS/LIN FT SET
- 1" IRON PIPE FOUND
- COMPUTED POINT
- PK NAIL FOUND
- PK NAIL SET
- CUT + FOUND
- 3/4" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- BROWN COUNTY MONUMENT – TYPE NOTED
- ( ) RECORDED AS BEARING / DISTANCE
- NO ACCESS
- CB ROUND CATCH BASIN
- ST STORM SEWER MANHOLE
- CURB INLET
- Strm STORM SEWER LINE
- SA SANITARY SEWER MANHOLE
- San SANITARY SEWER LINE
- W WATER MANHOLE
- HYDRANT
- Wat WATERMAIN
- WATER VALVE
- WATER VALVE – CURB STOP
- GAS VALVE
- Gas UNDERGROUND GAS LINE
- G GAS METER
- Tele UNDERGROUND TELEPHONE LINE
- T TELEPHONE PEDESTAL
- T TELEPHONE MANHOLE
- Elec UNDERGROUND ELECTRIC LINE
- AC AIR CONDITIONER
- TR ELECTRIC TRANSFORMER
- E ELECTRIC PEDESTAL
- E ELECTRIC MANHOLE
- Co Co UNDERGROUND CABLE TV LINE
- H HANDHOLE BOX
- Co CABLE TV PEDESTAL
- FO UNDERGROUND FIBER OPTIC LINE
- F FIBER OPTIC PEDESTAL
- F FIBER OPTIC MANHOLE
- GROUND LIGHT
- LIGHT POLE
- CONSTRUCTION LIMITS
- POWER POLE
- ANCHOR WIRE
- OHE OVERHEAD WIRES
- CONCRETE CURB & GUTTER LINE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING BUILDING
- PROPOSED BUILDING
- CONCRETE
- GRAVEL
- WETLAND AREA
- FLOODPLAIN LIMITS
- FLOODWAY
- SILT FENCE
- INLET PROTECTION
- SLOPE EROSION MAT WISDOT CLASS 1 TYPE A
- CHANNEL EROSION MAT WISDOT CLASS 1 TYPE B
- RIP RAP SIZE AND QUANTITY PER PLAN
- TRACKING PAD
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- 176.41 EXISTING GROUND GRADE
- ×174.88 PROPOSED GROUND GRADE
- 2.33% DRAINAGE ARROW
- FENCE LINE
- GUARD RAIL
- GUARD POST
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- TRAFFIC LIGHT
- MAILBOX
- HANDICAP PARKING SPACE
- MW MONITORING WELL
- ROCK WALL
- WE WELL
- SHRUB

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.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, 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. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

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

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 THAT IS AVAILABLE THROUGH THE WDNR.

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.

SEQUENCE OF CONSTRUCTION

MAY 2020

A. INSTALL TRACKOUT PROTECTION AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
B. CONTACT THE VILLAGE OF ALLOUEZ TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
C. STRIP AND STOCKPILE TOPSOIL.
D. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
E. ROUGH GRADE SITE. IMPORT FILL MATERIAL AS NEEDED
F. INSTALL SANITARY SEWER LATERALS
G. INSTALL WATER SYSTEM
H. INSTALL STORMWATER SYSTEM INCLUDING BIOFILTER. SEED AS SOON AS PRACTICABLE.

JUNE 2020

I. PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
J. FINAL GRADE DRIVEWAY AND INSTALL ROAD BASE
K. INSTALL BUILDING FOUNDATIONS.
L. 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.

SEPTEMBER 2020

M. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

DESIGNED BY TJS

DATA FILE K-18576.txt

DATE 04/17/2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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

NOTES

SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C2.0

DRAWING NO. S-3249

Graphic Scale
0 20 40 60 80 100

BENCHMARK
BURY BOLT
ELEV: 604.38

BENCHMARK
BURY BOLT
ELEV: 603.85

BENCHMARK
RR SPIKE IN POLE
ELEV: 602.21

BENCHMARK
CHISELED X
ELEV: 601.43

BENCHMARK
NAIL
ELEV: 602.18

SANITARY MANHOLE
RIM:602.15
INV:594.12 (8" SE)
INV:593.90 (8" SW)

SANITARY MANHOLE
RIM:601.18
INV:594.72 (8" NW)
INV:594.73 (8" NE)

State Trunk Highway "57"

Riverside Drive

"Plat"

EXISTING 4" PVC WTR LATERAL

EXISTING 8" PVC SAN

20' sanitary sewer, water main, and utility easement

24' ingress-egress easement

REMOVE EXISTING ASPHALT APRON

REMOVE 42LF APRON GUTTER

REMOVE 27LF WTR AND MARKER

REMOVE 38LF APRON GUTTER

REMOVE EXISTING CONCRETE APRON 480 SQ.FT.

REMOVE 24,427 SQ.FT. ASPHALT

"E" Zoning
"Commercial District"

Lot 3
44 CSM 63

Lot 2
44 CSM 63
0.628ac

Lot 1
44 CSM 63

Lot 1
76,600 sq. ft.
1.76 ac.

Lot 49
"Kane and Pious Subdivision"

Lot 50
"Kane and Pious Subdivision"

Lot 48
"Kane and Pious Subdivision"

PARCEL AL-125-8
3241-3245 RIVERSIDE DRIVE

PARCEL AL-125-9

PARCEL AL-1014-M-16

PARCEL AL-1014-M-17

PARCEL AL-1014-M-19

PARCEL AL-1211-A-647

PARCEL AL-1211-A-648

O. & A. Properties LLC
Office and Storage Facility
Address: 3241 Riverside Drive

Michael A. & Ann L. Kozel
Two-story house
Address: 3230 Ten O' Shanter Court

Gust A. Meyer Trust
Two-story house
Address: 3235 Ten O' Shanter Court

John H. & Theresa Harrington
Two-story house
Address: 540 St. Mary's Boulevard

Arthur L. & Sharon M. Mikolajek
Two-story house
Address: 541 St. Mary's Boulevard

John L. & Shannon M.
Address: 537

Point on Line between Private Claim 23 & Private Claim 24 East Side of Fox River (concrete monument with aluminum cap)

N63°48'07"W 169.24'

Private Claim 23 East Side of Fox River

Private Claim 24 East Side of Fox River

fence corner 1.8' South of property line

shed

fence 1.0' South of property line

stormwater clean out from adjacent lot 0.4' North of property line

fence 0.5' South of property line

fence 0.5' North of property line

fence 1.1' North of property line

fence 0.7' South of property line

fence crosses property line 0.6' North of property corner

6' utility easement

(N63°58'00"W)

N63°48'07"W 2620.83'

REMOVE ASH
REMOVE LIGHT
REMOVE PINE
REMOVE FIR
REMOVE CATCH BASIN FIELD VERIFY STATUS
REMOVE
REMOVE WILLOW
REMOVE BBLF CHAIN LINK FENCE
REMOVE MAPLE

Twin 16" Ash
32" Ash
18" Pine
16" Fir
30" Pine
24" Pine
10" Pine
8" Cherry
18" Spruce
24" Maple
22" Pine
16" Pine
8" Elm
Twin 40" Cottonwood
Twin 36" Cottonwood
8" Ash
Twin 10" Ash
10" Ash
6" Ash
16" Ash
20" Cottonwood
20" Willow
34" Maple

1" IRON PIPE
ELEV: 595.01

CONTROL POINT
NAIL
ELEV: 594.91

CONTROL POINT
NAIL
ELEV: 594.82

CONTROL POINT
NAIL
ELEV: 595.05

EXISTING 60" STM

See Detail B

Brown County Monument
30L/N-19/20(2)

S20°22'24"E 133.31'
S20°22'24"E 7.91'
S20°22'24"E 99.53'

4.79%
3.12%
4.58%
1.45%

DESIGNED BY
TJS

DATA FILE
K-18576.txt

DATE
04/17/2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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

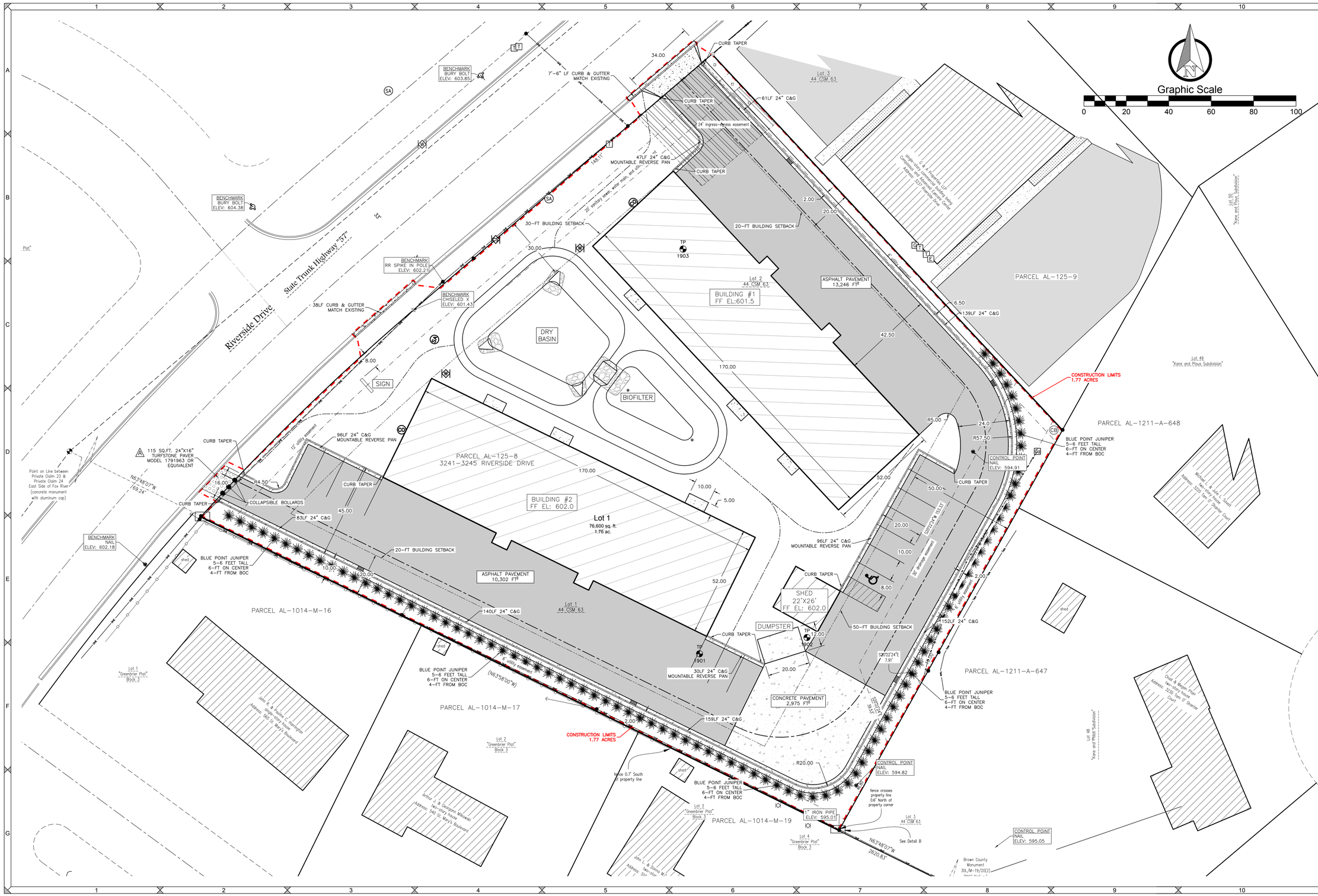
EXISTING CONDITIONS & DEMO PLAN
SKB TERRACE LLC

File: K-18576ENG 081919.dwg

PROJECT NO.
K-18576

SHEET NO.
C3.0

DRAWING NO.
S-3249



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TJS

DATA FILE
K-18576.txt

DATE
04/17/2020

Number	Date	Comments
4	04/14/2020	PER DOT COMMENTS FROM 04/13/2020 EMAIL
3	"	"
2	"	"
1	"	"

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SITE & LANDSCAPE PLAN

SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO.
K-18576

SHEET NO.
C4.0

DRAWING NO.
S-3249

Graphic Scale
0 20 40 60 80 100

Riverside Drive
State Trunk Highway "57"
Plat
Point on Line between Private Claim 23 & Private Claim 24 East Side of Fox River (concrete monument with aluminum cap)

TRACKING PAD
24' ingress-egress easement
INLET PROTECTION
EROSION MAT
6' utility, sewer, water main, and utility easement
SILT FENCE
TOPSOIL STOCKPILE
NATURAL PLANTINGS
BUILDING #1
FF EL:601.5
BUILDING #2
FF EL: 602.0
SHED
22'X26'
FF EL: 602.0
DUMPSTER
Lot 1
76,600 sq. ft.
1.76 ac.
EOF 1.72%
EOF 3.97%
EOF 5.82%
EOF 5.82%
5.5% OVER 40 FEET
CONSTRUCTION LIMITS
1.77 ACRES
fence 0.7' South of property line
fence crosses property line 0.6' North of property corner
EXISTING 60" STM
Brown County Monument 30L/M-19/20(2)

Lot 3
44 CSM 63
Lot 2
"Greenbrier Plat"
Block 3
Lot 1
"Greenbrier Plat"
Block 3
Lot 4
"Greenbrier Plat"
Block 3
Lot 50
"Kane and Pious Subdivision"
Lot 49
"Kane and Pious Subdivision"
Lot 48
"Kane and Pious Subdivision"
O. & A. Properties LLC
Commercial & Residential Septic Installation and Excavation Contractor
Address: 3237 Riverside Drive
John A. & Walter C. Harrington
Owners of Vacant Lot
Address: 540 St. Mary's Boulevard
Arthur L. & Georgann Mikkelsen
Owners of Two-Story House
Address: 540 St. Mary's Boulevard
Michael A. & Mia L. Grant
Owners of Ranch House
Address: 3220 Tom D. Stanley Court
Owners of Vacant Lot
Address: 3230 Tom D. Stanley Court

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DATA FILE K-18576.txt
DATE 04/17/2020

Number	Date	Comments
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-	-	-
-	-	-
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EROSION CONTROL PLAN
SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576
SHEET NO. C5.0
DRAWING NO. S-3249

Graphic Scale
0 20 40 60 80 100

BENCHMARK
BURY BOLT
ELEV: 603.85

BENCHMARK
BURY BOLT
ELEV: 604.38

BENCHMARK
RR SPIKE IN POLE
ELEV: 602.21

BENCHMARK
CHISELED X
ELEV: 601.43

BENCHMARK
NAIL
ELEV: 602.18

State Trunk Highway "57"

Riverside Drive

PARCEL AL-125-8
3241-3245 RIVERSIDE DRIVE

BUILDING #2
FF EL: 602.0

Lot 1
76,600 sq. ft.
1.76 ac.

Lot 1
44 CSM 63

PARCEL AL-1014-M-16

PARCEL AL-1014-M-17

PARCEL AL-1014-M-19

Lot 2
44 CSM 63

BUILDING #1
FF EL:601.5

PARCEL AL-125-9

SHED
22'X26'
FF EL: 602.0

DUMPSTER

PARCEL AL-1211-A-648

PARCEL AL-1211-A-647

CONTROL POINT
NAIL
ELEV: 594.91

CONTROL POINT
NAIL
ELEV: 594.82

CONTROL POINT
NAIL
ELEV: 595.05

1" IRON PIPE
ELEV: 595.01

CONSTRUCTION LIMITS
1.77 ACRES

CONSTRUCTION LIMITS
1.77 ACRES

N63°48'07"W
169.24'

(N63°58'00"W)

N63°48'07"W
2620.83'

See Detail B

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TJS

DATA FILE
K-18576.txt

DATE
04/17/2020

Number	Date	Comments
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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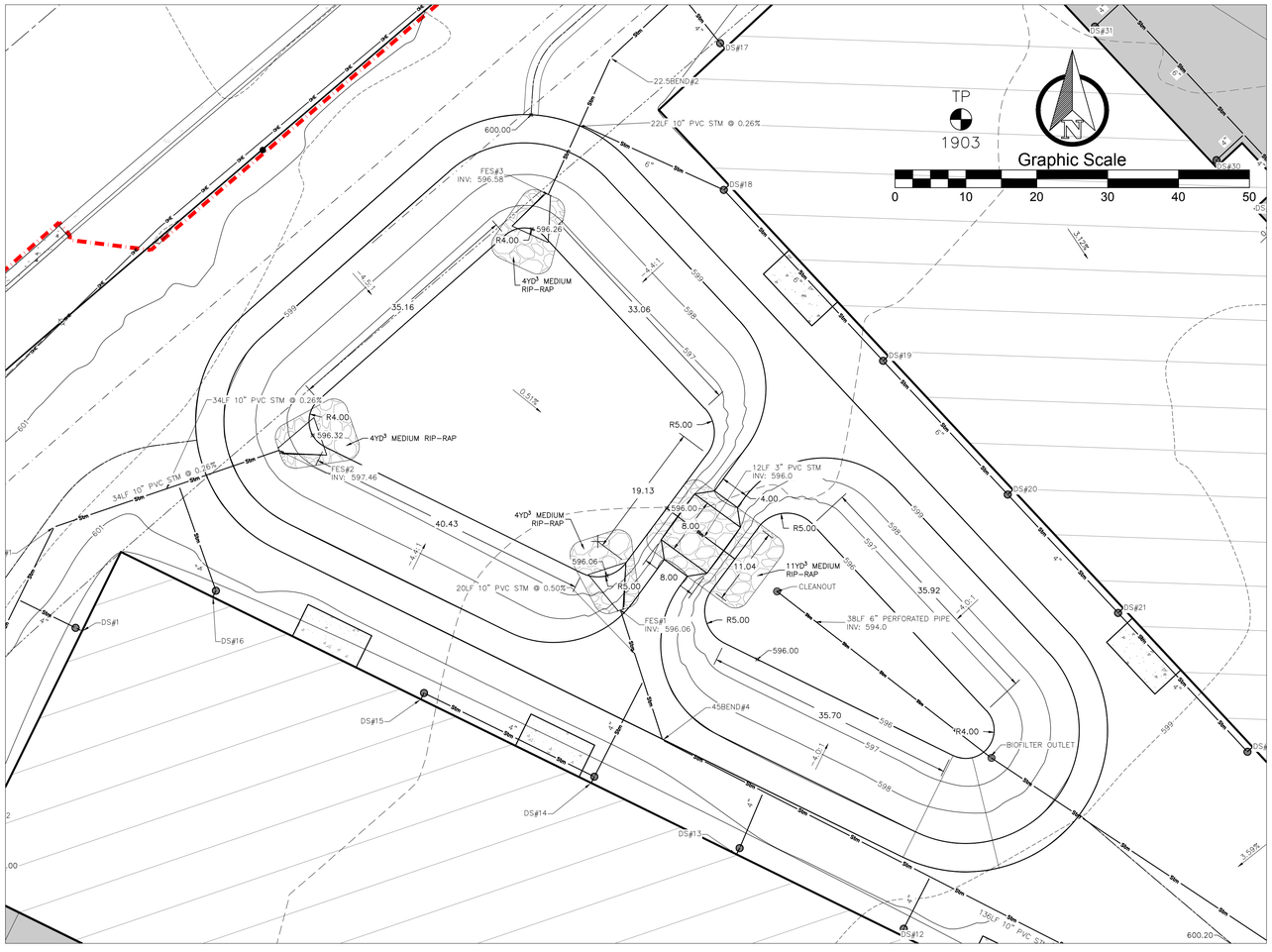
GRADING PLAN
SKB TERRACE LLC

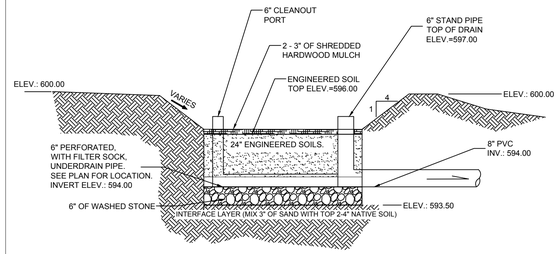
File: K-18576ENG 091919.dwg

PROJECT NO.
K-18576

SHEET NO.
C6.0

DRAWING NO.
S-3249





NOTES:
1. PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70-85% SAND AND 15-30% COMPOST.
2. SAND SHALL MEET ONE OF THE FOLLOWING:
   2.1. USDA COARSE SAND
   2.2. ASTM C33 FINE AGGREGATE CONCRETE SAND
   2.3. WI STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4, FINE AGGREGATE CONCRETE SAND.

BIOFILTER CROSS SECTION

BIOFILTER AREAS:
641 FT² @ ELEV: 594.00
1,625 FT² @ ELEV: 598.00
2,089 FT² @ ELEV: 599.00

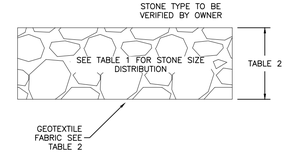
NOT TO SCALE

TABLE 1

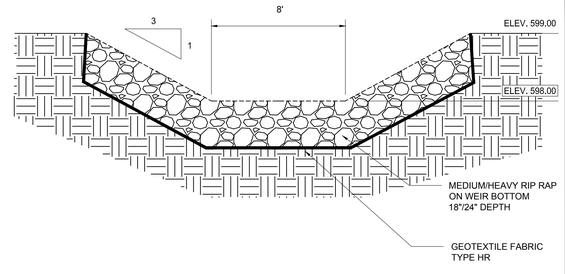
AVERAGE DIMENSION RANGES FOR EACH RIPRAP GRADE				FRACTION OF GROSS IN-PLACE RIPRAP VOLUME OCCUPIED BY STONES
LIGHT RIPRAP (INCHES)	MEDIUM RIPRAP (INCHES)	HEAVY RIPRAP (INCHES)	EXTRA-HEAVY RIPRAP (INCHES)	
>16	>20	>25	>30	0%
11-13	14-16	18-20	22-25	10%-14%
9-11	11-14	14-18	18-22	15%-21%
4-6	5-11	6.5-14	8-18	20%-28%
<4	<5	<6.5	<8	5%-7%
<1	<1	<1	<1	2% OR LESS

TABLE 2

RIPRAP	MINIMUM THICKNESS (INCHES)	GEOTEXTILE FABRIC
LIGHT	12	TYPE R
MEDIUM	18	TYPE HR
HEAVY	24	TYPE HR
EXTRA HEAVY	30	TYPE HR



RIPRAP DETAIL
NTS



OVERFLOW WEIR FROM DRY BASIN TO BIOFILTER
N.T.S.

DESIGNED BY TJS

DATA FILE K-18576.txt

DATE 04/17/2020

Number	Date	Comments
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-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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BIOFILTER PLAN & DETAILS

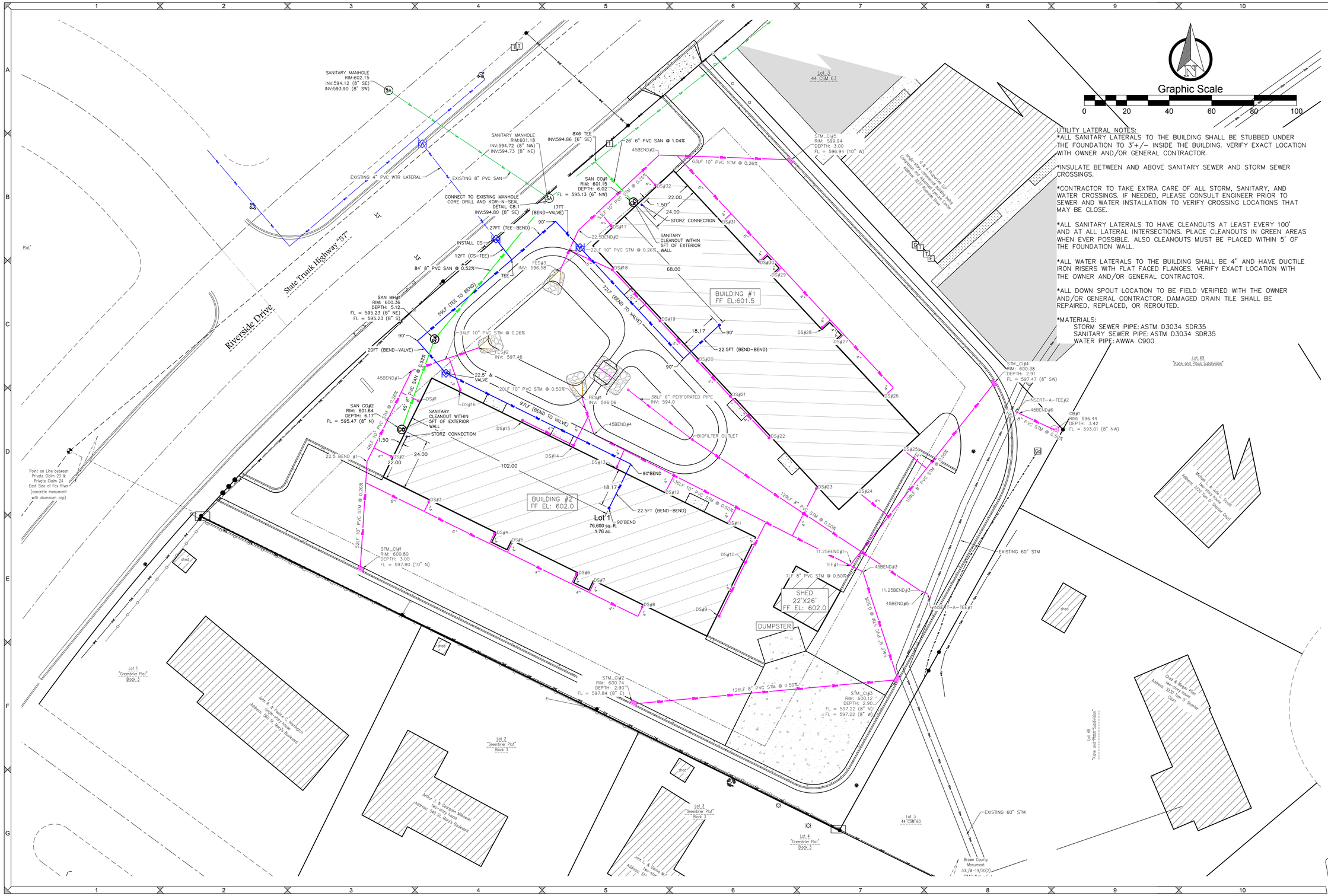
SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C6.1

DRAWING NO. S-3249



UTILITY LATERAL NOTES:

*ALL SANITARY LATERALS TO THE BUILDING SHALL BE STUBBED UNDER THE FOUNDATION TO 3'+/- INSIDE THE BUILDING. VERIFY EXACT LOCATION WITH OWNER AND/OR GENERAL CONTRACTOR.

*INSULATE BETWEEN AND ABOVE SANITARY SEWER AND STORM SEWER CROSSINGS.

*CONTRACTOR TO TAKE EXTRA CARE OF ALL STORM, SANITARY, AND WATER CROSSINGS. IF NEEDED, PLEASE CONSULT ENGINEER PRIOR TO SEWER AND WATER INSTALLATION TO VERIFY CROSSING LOCATIONS THAT MAY BE CLOSE.

*ALL SANITARY LATERALS TO HAVE CLEANOUTS AT LEAST EVERY 100' AND AT ALL LATERAL INTERSECTIONS. PLACE CLEANOUTS IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE FOUNDATION WALL.

*ALL WATER LATERALS TO THE BUILDING SHALL BE 4" AND HAVE DUCTILE IRON RISERS WITH FLAT FACED FLANGES. VERIFY EXACT LOCATION WITH THE OWNER AND/OR GENERAL CONTRACTOR.

*ALL DOWN SPOUT LOCATION TO BE FIELD VERIFIED WITH THE OWNER AND/OR GENERAL CONTRACTOR. DAMAGED DRAIN TILE SHALL BE REPAIRED, REPLACED, OR REROUTED.

*MATERIALS:
STORM SEWER PIPE: ASTM D3034 SDR35
SANITARY SEWER PIPE: ASTM D3034 SDR35
WATER PIPE: AWWA C900

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DATA FILE K-18576.txt

DATE 04/17/2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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UTILITIES PLAN

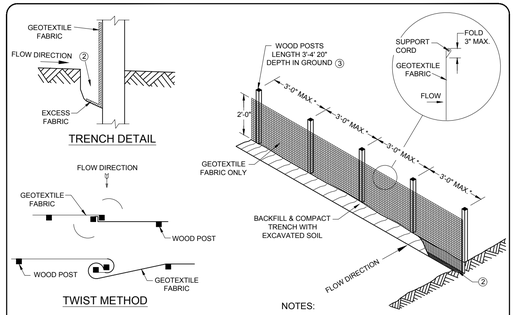
SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C7.0

DRAWING NO. S-3249

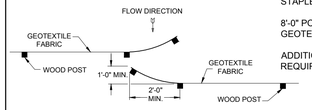


NOTES:

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤

GENERAL NOTES:

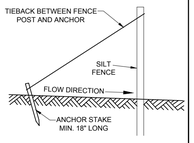
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

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„" X 1„" OF OAK OR HICKORY.

4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

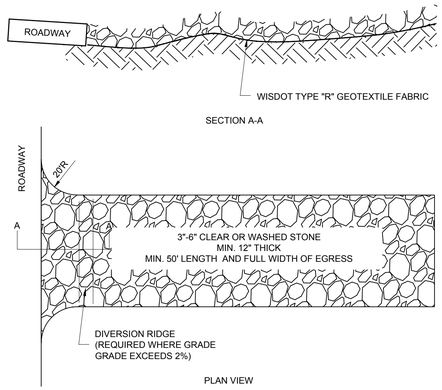
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

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



NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.

2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.

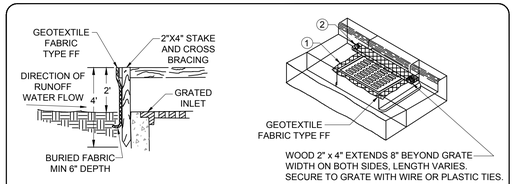
3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.

4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.

5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

STONE TRACKING PAD

N.T.S.



GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1.) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2.) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3.) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

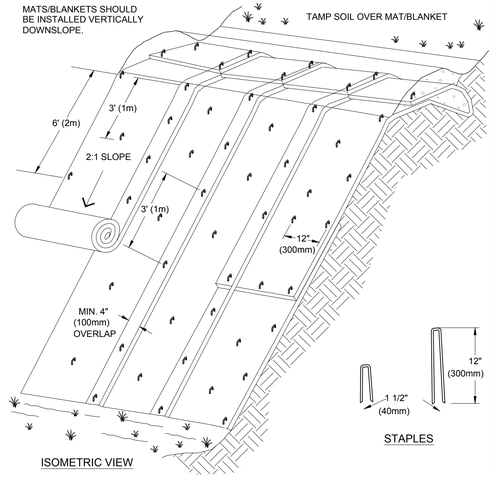
INSTALLATION NOTES TYPE B & C

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.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION TYPES A, B, & C

N.T.S.



NOTES:

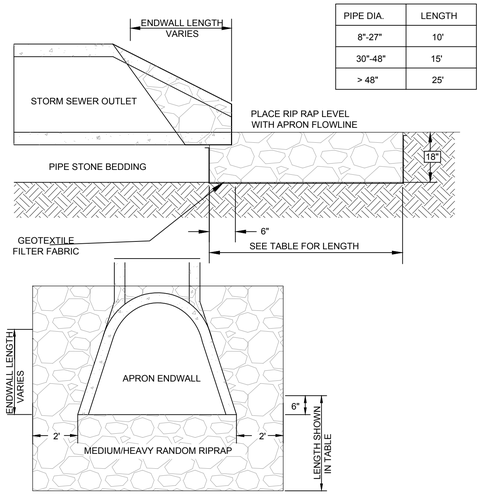
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.

2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MAT FOR SLOPE INSTALLATION

N.T.S.



PIPE DIA.	LENGTH
8"-27"	10'
30"-48"	15'
> 48"	25'

NOTES:

1) ENDWALLS 36" AND GREATER SHALL HAVE JOINT TIES TO PIPE SECTIONS.

2) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE SIZE OF THE LARGER PIPE.

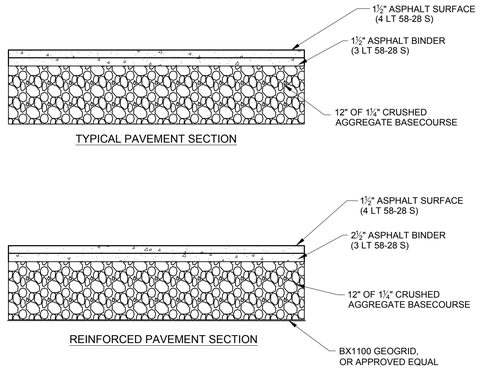
3) TRASH GRATES REQUIRED ON ALL ENDWALLS 18" AND GREATER.

4) RIPRAP SHALL BE MEDIUM OR HEAVY RIPRAP AS DEFINED IN SECTION 606 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

5) USE HEAVY RIPRAP FOR ENDWALLS 30" AND GREATER.

RIPRAP APRON

N.T.S.

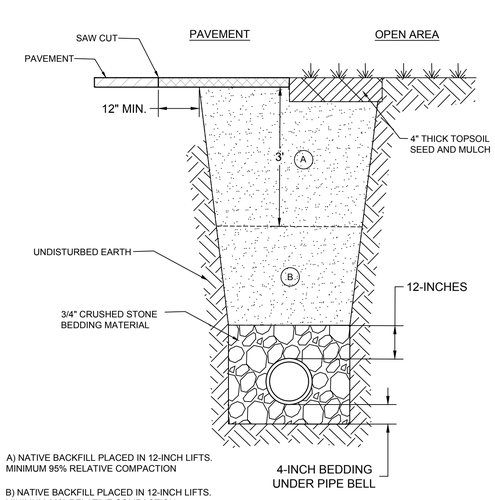


NOTES:

1) ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISDOT FDM.

PAVEMENT SECTIONS

N.T.S.



A) NATIVE BACKFILL PLACED IN 12-INCH LIFTS. MINIMUM 95% RELATIVE COMPACTION

B) NATIVE BACKFILL PLACED IN 12-INCH LIFTS. MINIMUM 90% RELATIVE COMPACTION

NOTES:

1.) ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM DESGINATION D 2321.

2.) IF RUNNING, CAVING OR SQUEEZING SOILS ARE ENCOUNTERED NOTIFY THE ENGINEER IMMEDIATELY TO DETERMINE WHAT CORRECTIVE MEASURES SHALL BE TAKEN.

3.) EACH LIFT OF BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL.

TYPICAL TRENCH

N.T.S.

DESIGNED BY TJS

DATA FILE K-18576.txt

DATE 04/17/2020

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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

DETAILS

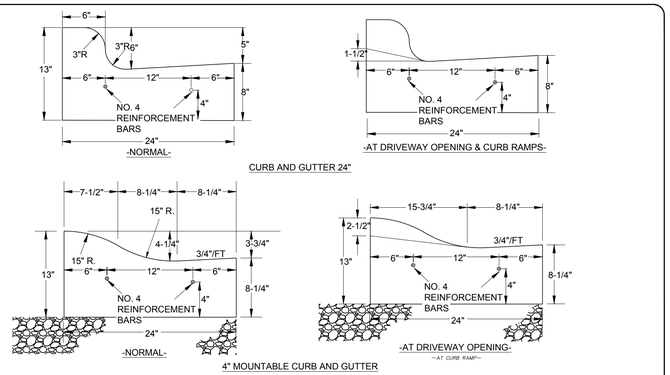
SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C8.0

DRAWING NO. S-3249



CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR DESIGNATED BY ENGINEER IN FIELD.

6"x6" EXPANSION JOINTS (3/4") SHALL BE PLACED CURB HEAD AT END OF RADII.

NO. 4 REINFORCEMENT BARS TO BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS

NO. 4 REINFORCEMENT BARS TO BE OVERLAPPED A MINIMUM OF 1'.

CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR DESIGNATED BY ENGINEER IN FIELD.

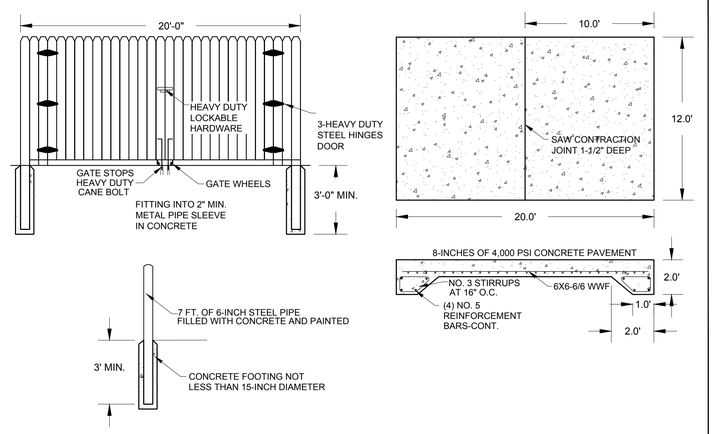
4-1/4"x7-1/2" EXPANSION JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADII.

NO. 4 REINFORCEMENT BARS TO BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS

NO. 4 REINFORCEMENT BARS TO BE OVERLAPPED A MINIMUM OF 1'.

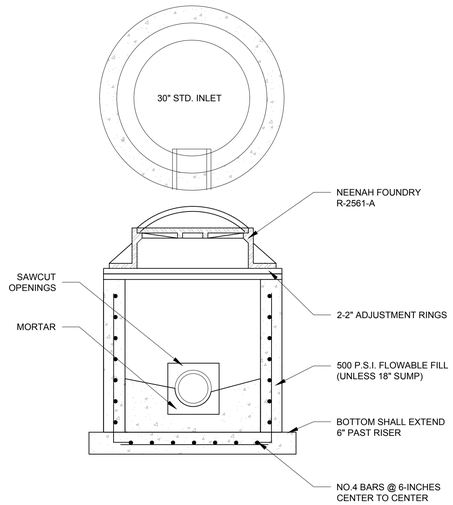
CURB & GUTTER DETAIL

N.T.S.



BOLLARD & DUMPSTER ENCLOSURE

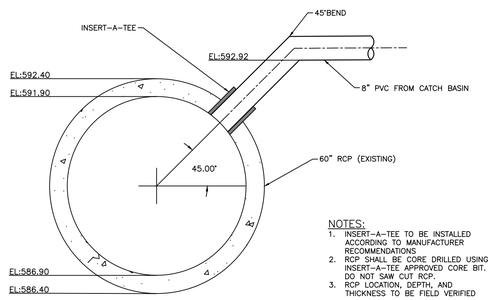
N.T.S.



NOTES:
1) INLETS SHALL MEET ASTM C-478 STANDARD FOR REINFORCED CONCRETE INLETS.
2) CATCH BASIN BARREL TO MEET ASTM C-76-3 STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE.

STANDARD CATCH BASIN

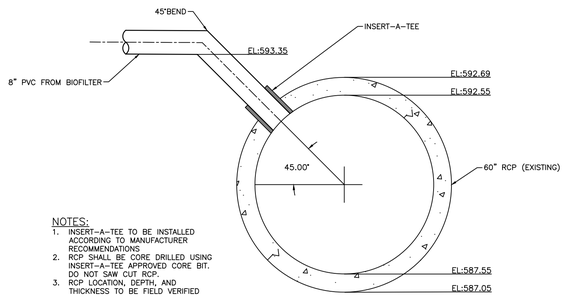
N.T.S.



NOTES:
1. INSERT-A-TEE TO BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS
2. RCP SHALL BE CORE DRILLED USING INSERT-A-TEE APPROVED CORE BIT. DO NOT SAW CUT RCP.
3. RCP LOCATION, DEPTH, AND THICKNESS TO BE FIELD VERIFIED

CONNECTION DETAIL

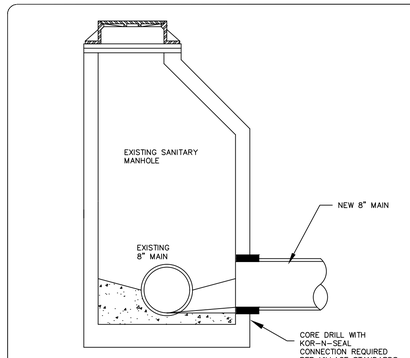
PROPOSED 8" PVC CATCH BASIN OUTLET PIPE TO EXISTING 60" RCP STM



NOTES:
1. INSERT-A-TEE TO BE INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS
2. RCP SHALL BE CORE DRILLED USING INSERT-A-TEE APPROVED CORE BIT. DO NOT SAW CUT RCP.
3. RCP LOCATION, DEPTH, AND THICKNESS TO BE FIELD VERIFIED

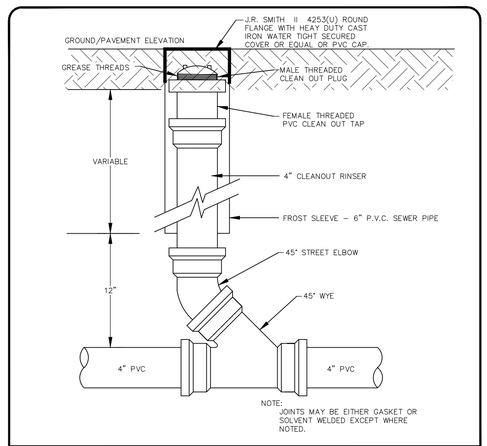
CONNECTION DETAIL

PROPOSED 8" PVC BIOFILTER OUTLET PIPE TO EXISTING 60" RCP STM



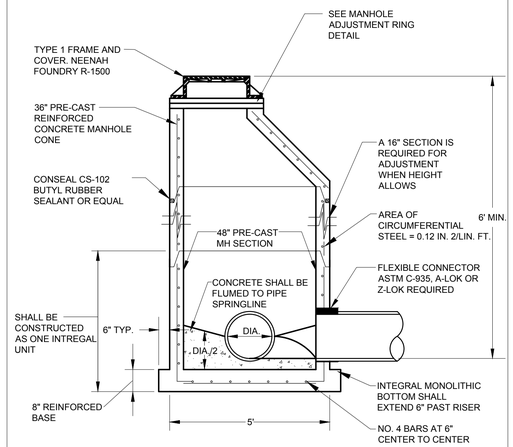
CONTRACTOR TO CORE FROM EXTERIOR OF MANHOLE TO EXISTING BENCH. CORE INVERT AT EXTERIOR OF MANHOLE TO BE 2 – 3" ABOVE EXISTING BENCH ELEVATION TO ALLOW FOR POSITIVE FLOW. EXTEND THE NEW 8" SANITARY PIPE JUST INSIDE OF THE MANHOLE.

CONNECTION TO EXISTING SANITARY MANHOLE



NOTE:
JOINTS MAY BE EITHER GASKET OR SOLVENT WELDED EXCEPT WHERE NOTED.

SANITARY SERVICE LATERAL CLEANOUT WITH FROST SLEEVE



NOTE:
① STANDARD REINFORCED CONCRETE MANHOLES SHALL MEET ASTM C-478

② STEPS SHALL BE 12-INCHES WIDE AND PROJECT FROM THE WALL BETWEEN 5-INCHES AND 7-INCHES.

STANDARD TYPE "A" SANITARY/STORM MANHOLE

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

DESIGNED BY TJS

DATA FILE K-18576.txt

DATE 04/17/2020

Number	Date	Comments
-	-	-

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

DETAILS

SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C8.1

DRAWING NO. S-3249

Graphic Scale
0 20 40 60 80 100

Lot 1
76,600 sq. ft.
1.76 ac.

SHEET FLOW
218-FT @ 1.61%

SHEET FLOW
93-FT @ 3.40%

State Trunk Highway "57"

Riverside Drive

Point on Line between Private Claim 23 & Private Claim 24 East Side of Fox River (concrete monument with aluminum cap)

Plat*

Lot 3
44 CSM 63

Lot 1 "Greenbrier Plat" Block 3

Lot 2 "Greenbrier Plat" Block 3

Lot 3 "Greenbrier Plat" Block 3

Lot 4 "Greenbrier Plat" Block 3

Lot 49 "Kane and Plous Subdivision"

Lot 50 "Kane and Plous Subdivision"

Lot 48 "Kane and Plous Subdivision"

O & A Properties LLC
Commercial Building with Garage
Address: 3237 Riverside Drive
Kaukauna, WI

John H. & Pearlie M. Harrington
Address: 540 St. Mary's Boulevard

Arthur L. & Georgann Mikulski
Address: 540 St. Mary's Boulevard

Michael J. & Ann L. Schell
Address: 3230 Tom O' Shanter Court

Chad A. Meyer Trust
Address: 3235 Tom O' Shanter Court

Brown County Monument
30L/N-19/20(2)

598.99
597.80
596.28
594.86
600.51
599.60
598.76
597.39

DESIGNED BY TJS

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Number	Date	Comments
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-	-	-
-	-	-

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EXISTING WATERSHED
SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO. K-18576

SHEET NO. C9.0

DRAWING NO. S-3249

K-18576 SKB Terrace, LLC
Mau & Associates
TJS 4/2/2020

Area Name	Roof		Paved/Gravel		Grass		Total Flow		Cumulative Flow		Material	Slope	Size min of WI Plumbing Code	n value	d/D	Max Q (cfs)
	Area (SF)	Flow (gpm)	Area (SF)	Flow (gpm)	Area (SF)	Flow (gpm)	(gpm)	(cfs)	(gpm)	(cfs)						
CI#1	*4,501*	173.1	*5,530*	170.2	-	0.0	343.3	0.8								
PIPE									*343.3*	*0.8*	N-12	0.0026	10	0.012	0.84	1.3
CI#2	-	0.0	*5,538*	170.4	-	0.0	170.4	0.4								
PIPE									*170.4*	*0.4*	N-12	0.005	8	0.012	0.84	1.0
CI#3	-	0.0	*6,188*	190.4	-	0.0	190.4	0.4								
PIPE									*360.8*	*0.8*	N-12	0.005	8	0.012	0.84	1.0
CI#4	*1,321*	50.8	*5,431*	167.1	*356*	3.4	221.3	0.5								
PIPE									*221.3*	*0.5*	N-12	0.005	8	0.012	0.84	1.0
TEE#1	*4,532*	174.3	-	0.0	-	0.0	174.3	0.4								
PIPE									*756.4*	*1.7*	N-12	0.005	10	0.012	0.84	1.8
CI#5	*7,486*	287.9	*6,072*	186.8	-	0.0	474.8	1.1								
PIPE									*474.8*	*1.1*	N-12	0.0026	10	0.012	0.84	1.3
CB#1	-	0.0	-	0.0	*2,633*	25.3	25.3	0.1								
PIPE									*25.3*	*0.1*	N-12	0.005	8	0.012	0.84	1.0

UTILITY LATERAL NOTES:
*ALL SANITARY LATERALS TO THE BUILDING SHALL BE STUBBED UNDER THE FOUNDATION TO 3'+/– INSIDE THE BUILDING. VERIFY EXACT LOCATION WITH OWNER AND/OR GENERAL CONTRACTOR.

*INSULATE BETWEEN AND ABOVE SANITARY SEWER AND STORM SEWER CROSSINGS.

*CONTRACTOR TO TAKE EXTRA CARE OF ALL STORM, SANITARY, AND WATER CROSSINGS. IF NEEDED, PLEASE CONSULT ENGINEER PRIOR TO SEWER AND WATER INSTALLATION TO VERIFY CROSSING LOCATIONS THAT MAY BE CLOSE.

*ALL SANITARY LATERALS TO HAVE CLEANOUTS AT LEAST EVERY 100' AND AT ALL LATERAL INTERSECTIONS. PLACE CLEANOUTS IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE FOUNDATION WALL.

*ALL WATER LATERALS TO THE BUILDING SHALL BE 4" AND HAVE DUCTILE IRON RISERS WITH FLAT FACED FLANGES. VERIFY EXACT LOCATION WITH THE OWNER AND/OR GENERAL CONTRACTOR.

*ALL DOWN SPOUT LOCATION TO BE FIELD VERIFIED WITH THE OWNER AND/OR GENERAL CONTRACTOR. DAMAGED DRAIN TILE SHALL BE REPAIRED, REPLACED, OR REROUTED.

*MATERIALS:
STORM SEWER PIPE: ASTM D3034 SDR35
SANITARY SEWER PIPE: ASTM D3034 SDR35
WATER PIPE: AWWA C900

DRAINAGE FIXTURE UNITS = 162/9–UNIT
WATER FIXTURE UNITS = 108/9–UNIT

Legend

- CURB INLET #1
  - ROOF: 4,501 FT²
  - PAVEMENT: 5,681 FT²
  - GRASS: 0 FT²
- CURB INLET #2
  - ROOF: 0 FT²
  - PAVEMENT: 5,538 FT²
  - GRASS: 0 FT²
- CURB INLET #3
  - ROOF: 0 FT²
  - PAVEMENT: 6,188 FT²
  - GRASS: 0 FT²
- CURB INLET #4
  - ROOF: 1,321 FT²
  - PAVEMENT: 5,431 FT²
  - GRASS: 356 FT²
- CURB INLET #5
  - ROOF: 7,486 FT²
  - PAVEMENT: 6,072 FT²
  - GRASS: 0 FT²
- TEE #1
  - ROOF: 4,532 FT²
  - PAVEMENT: 0 FT²
  - GRASS: 0 FT²
- DRY BASIN DIRECT
  - ROOF: 0 FT²
  - PAVEMENT: 150 FT²
  - GRASS: 12,332 FT²
- BIOFILTER DIRECT
  - ROOF: 528 FT²
  - PAVEMENT: 150 FT²
  - GRASS: 8,999 FT²
- CATCH BASIN #1 (UNTREATED)
  - ROOF: 0 FT²
  - PAVEMENT: 0 FT²
  - GRASS: 2,633 FT²
- UNCAPTURED (UNTREATED)
  - ROOF: 0 FT²
  - PAVEMENT: 0 FT²
  - GRASS: 4,706 FT²

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PROPOSED WATERSHED
SKB TERRACE LLC
File: K-18576ENG 091918.dwg

PROJECT NO. K-18576
SHEET NO. C9.1
DRAWING NO. S-3249

DESIGNED BY
TJS

DATA FILE
K-18576.txt

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Number	Date	Comments
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-	-	-

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DSPS ISOMETRIC

SKB TERRACE LLC

File: K-18576ENG 091919.dwg

PROJECT NO.
K-18576

SHEET NO.
C9.2

DRAWING NO.
S-3249