Agenda Item Number ____6b____

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Director of Planning and Community Development

Re: ACTION RE: PETITIONS RECEIVED BY FOX TRAIL DEVELOPMENT, LLC FOR THE PROPOSED OFFICE BUILDING LOCATED AT 2110 & 2120 RIVERSIDE DRIVE, PARCELS AL-63 & AL-64 – SITE PLAN AND DESIGN REVIEW

Date: 11 January 2024

A request for a site plan was received from Fox Trail Development LLC. for the proposed Somerville Architects & Engineering office building at 2110 & 2120 Riverside Drive (current vacant lot).

The property is classified as a "Riverfront Building" under the GXR (Riverfront Office-Residential Mix) zoning district. See the attached site plan and below staff comments related to zoning. Additional reasonable comments from other departments should also be addressed prior to issuance of a building permit (e.g. stormwater, building, etc.).

A design exception request was also submitted for this project. Staff comments on the site plan outside of the design exception requests are relatively minor. Staff recommends approving the site plan review with the condition that the items that do not meet code requirements be satisfied through the design exception request. All items not requested and approved under the design exception request must meet code requirements.

The Plan Commission recommended approval of the site plan contingent on addressing staff comments at the December 18, 2023 meeting.

The Village Board is asked to review the request and determine whether to approve, deny, or table the site plan and design review request. If the decision is to table the request, a date or milestone should be included in the motion. The motion should include any contingencies with the approval or denial of the request.

Site Plan & Design Review – Staff Comments (reviewed 12-16-2023)

- Zoning Section 475-302K:
  - Additional building specifications for refuse storage enclosure requested.
  - Landscaping required on three sides of the refuse enclosure.

- Zoning Section 475-802:
  - Minimum of seven short-term bicycle parking spaces should be provided.

- Zoning Section 475-807:
  - Driveways should be constructed of concrete not less than six inches in depth with curbs on both sides running from property line to street curb.

- Zoning Section 475-901C & 475-901 D:
  - Standards appear met for major and minor façade material. Staff will work with project architect to verify final material make-up.

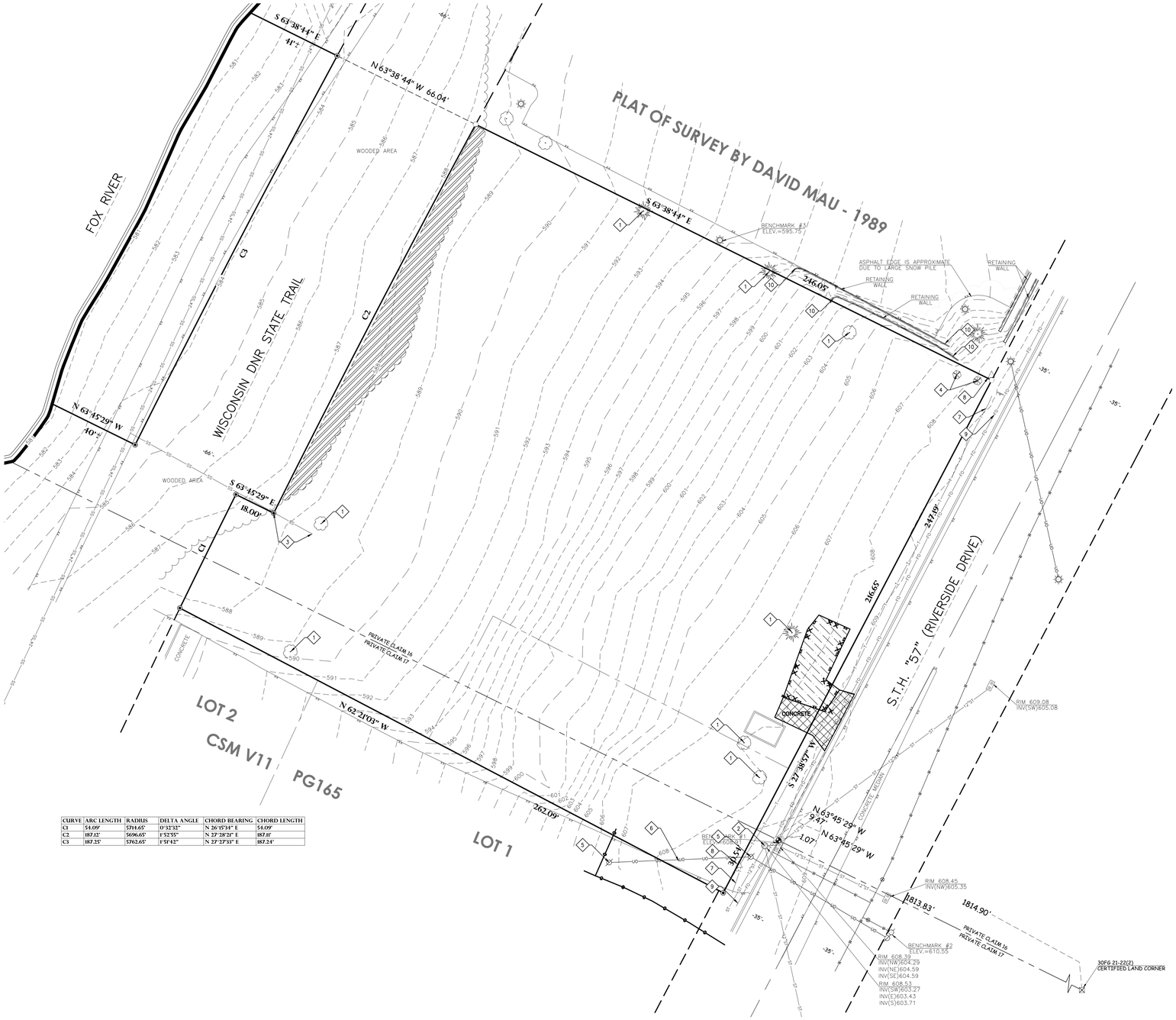
- Zoning Section 475-901Q:
  - Standards appear met for screening of mechanical equipment. Staff will work with project architect to verify final screening.

- Zoning Section 475-903F:
  - Landscape shrubs should be moved back two feet or a vehicle bumper used where retaining wall does not impede vehicle overhang in landscaping or sidewalk.

- Zoning Section 475-904:
  - Parking lot lights meet requirements. Additional information requested if other site lighting is requested.

- Zoning Article X – Signs:
  - Further staff review and approval done through a sign permit.

- Additional comments:
  - Developer is currently seeking approval from Brown County to combine the two lots into on parcels. Should be completed prior to building permit being issued.
  - Developer is currently working on approval from the Wisconsin DNR for connection to the Fox River Trail and necessary utility easement.
  - Developer received approval from Wisconsin DOT for curb cut.
  - Developer received approval from Green Bay Metro Fire Department for turnaround variance with neighboring property access.
  - Developer should consider a pedestrian connection to future DOT sidewalk on Riverside Drive.
  - Staging of equipment and construction equipment should be discussed as no parking is permitted on Riverside Drive.
  - Developer will need to receive all applicable stormwater and building permits separate from this zoning process.



CURVE	ARC LENGTH	RADRIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.09'	5714.65'	0°32'32"	N 26°15'34" E	54.09'
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C3	187.35'	5762.65'	1°51'42"	N 27°27'33" E	187.34'

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

KEYNOTES:

1. CLEAR & GRUB EXISTING TREE
2. MAINTAIN EXISTING STORM SEWER STRUCTURE
3. MAINTAIN EXISTING SANITARY SEWER PIPE
4. REMOVE EXISTING SHRUBS
5. MAINTAIN EXISTING POWER/LIGHT POLE
6. MAINTAIN EXISTING ELECTRICAL LINE
7. MAINTAIN EXISTING UNDERGROUND TELEPHONE LINE
8. MAINTAIN EXISTING TELEPHONE BOX FOR UNDERGROUND TELEPHONE LINE
9. MAINTAIN EXISTING FIBER OPTIC LINE
10. REMOVE EXISTING RETAINING WALL

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

CONCRETE REMOVAL

CLEAR AND GRUB EXISTING WOODED AREA

CIVIL SHEET INDEX:

C1.0 DEMOLITION PLAN
C2.0 LAYOUT PLAN
C3.0 GRADING PLAN
C4.0 EROSION CONTROL PLAN
C5.0 UTILITY PLAN
C6.0 DETAILS
C6.1 DETAILS
L1.0 LANDSCAPE PLAN

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

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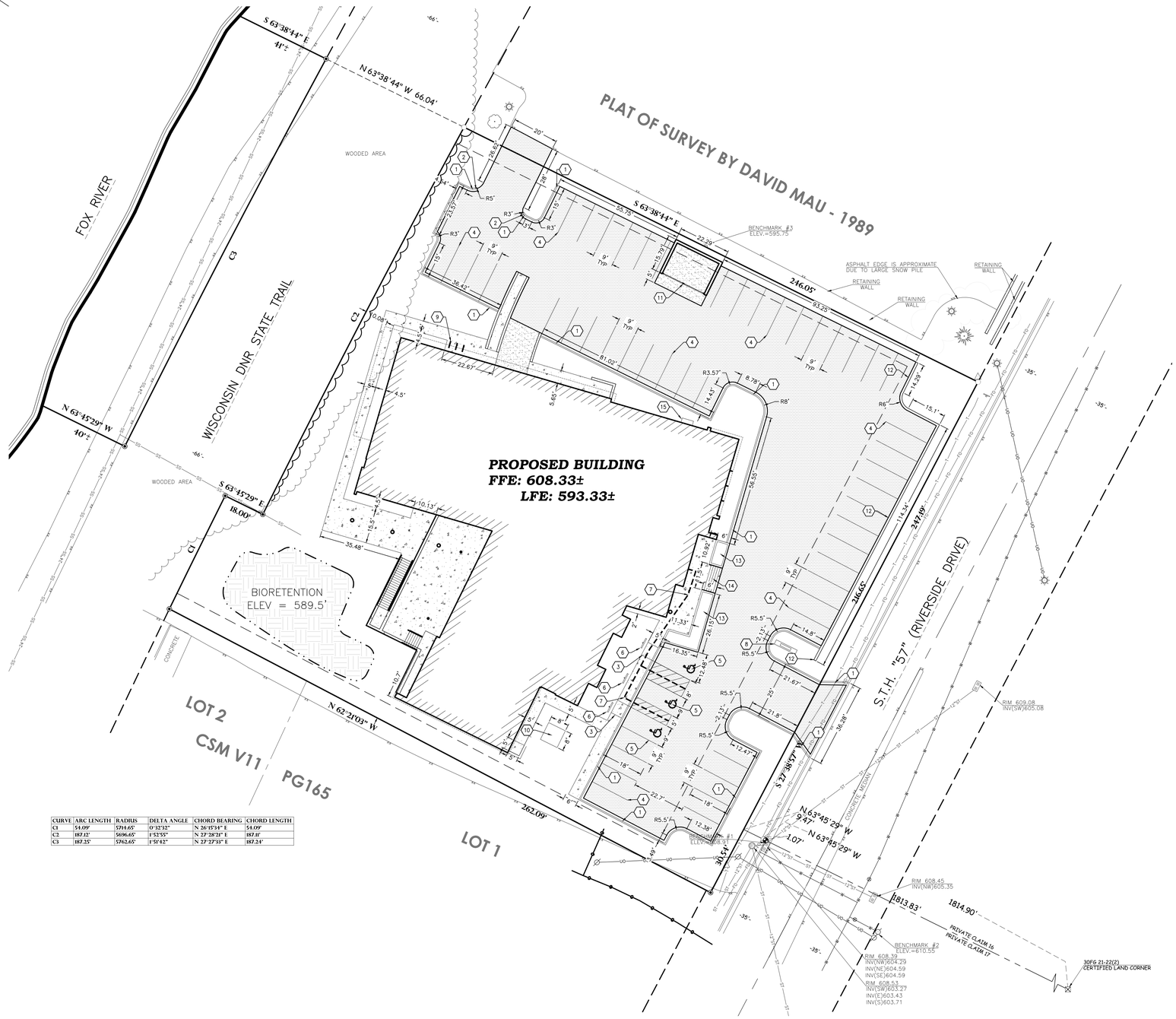
DEMOLITION PLAN

SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

0' 20' 40'
1" = 20'

Date:
12/7/23
Project No.
6566 (23.135)
Sheet
C1.0



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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

(XX) KEYNOTES:

1. 18" CONCRETE CURB & GUTTER — 3 / C6.0
2. 6" CURB TAPER SECTION — 4 / C6.0
3. HANDICAP RAMP — 5 / C6.0
4. PARKING LOT STRIPING — 6 / C6.0
5. HANDICAP PARKING STALL — 6 / C6.0
6. HANDICAP PARKING SIGN — 7 / C6.0
7. ADA ACCESS ROUTE (SHOWN DASHED)
8. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
9. BIKE RACK (SEE SPECIFICATIONS VERIFY FINAL LOCATION WITH ARCHITECT)
10. CONCRETE TRANSFORMER PAD
11. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
12. PROPOSED RETAINING WALL (SEE ARCHITECTURAL PLANS)
13. RAISED CONCRETE PLANTER (SEE ARCHITECTURAL PLANS)
14. CONCRETE STAIRS W/ HANDRAIL (SEE ARCHITECTURAL PLANS)
15. PROPOSED FDC AND GAS METER LOCATION (SEE ARCHITECTURAL PLANS)

PAVEMENT HATCH PATTERNS:

PROPOSED HEAVY DUTY ASPHALT PAVEMENT — 1 / C6.0

PROPOSED STANDARD CONCRETE PAVEMENT — 2 / C6.0

PROPOSED REINFORCED CONCRETE PAVEMENT — 3 / C6.0

SITE STATISTICS

TOTAL SITE SQUARE FOOTAGE: 69,094 S.F.

TOTAL GREEN SPACE: 26,325 S.F. | 38%

TOTAL IMPERVIOUS: 42,769 S.F. | 62%

BUILDING ENVELOPE: 15,810 S.F. | 23%

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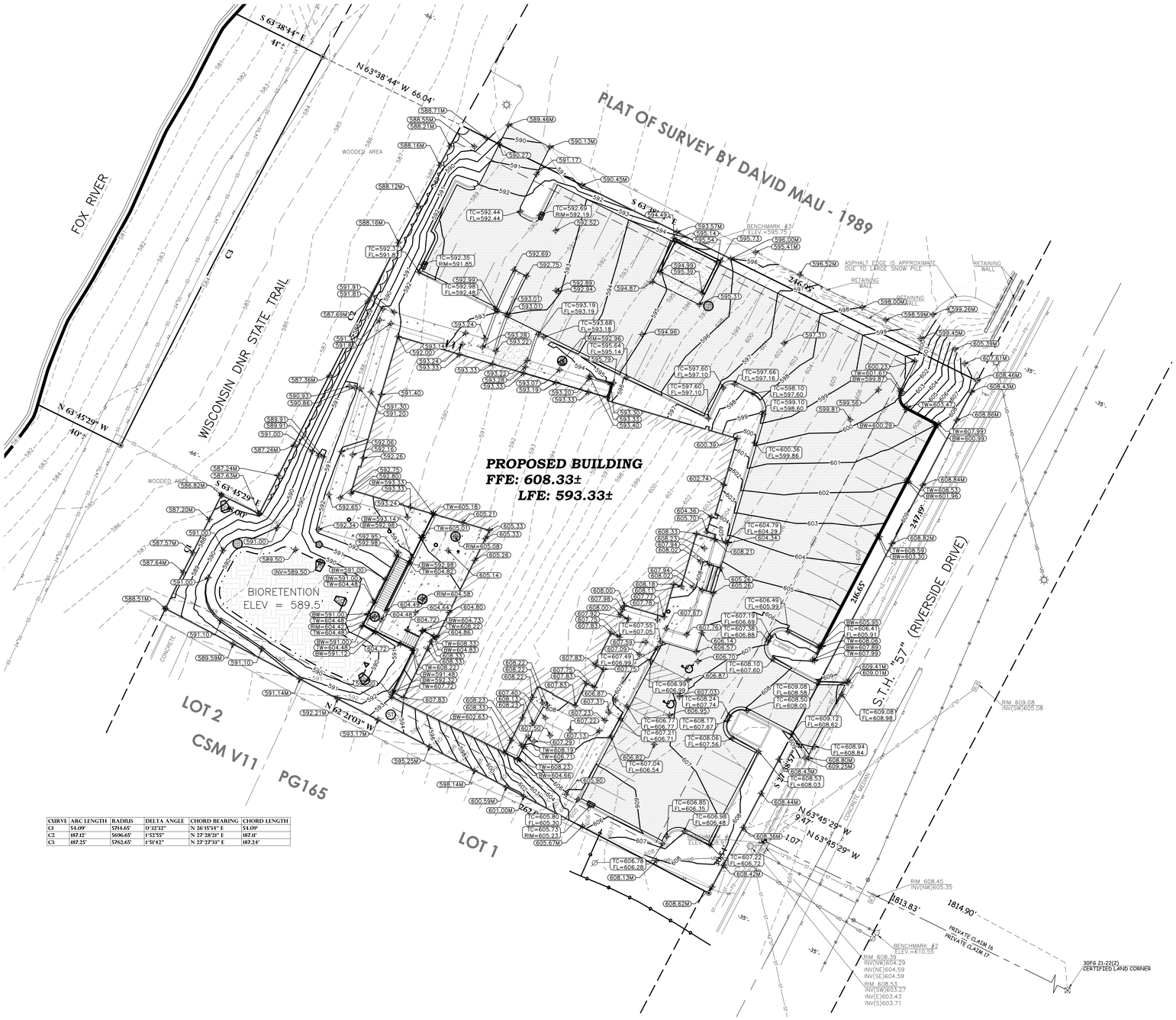
LAYOUT PLAN

SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

0' 20' 40'
1" = 20'

Date: 12/7/23
Project No. 6566 (23.135)
Sheet **C2.0**



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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 608.33 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE. IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712	
PROPOSED CONTOUR	712	
PROPOSED SPOT ELEVATION	592.26	
PROPOSED ENDWALL INVERT ELEVATION	INV=892.05	
PROPOSED RIM ELEVATION	RIM=893.56	
PROPOSED TOP OF CURB ELEVATION	TC=893.56	
PROPOSED FLOW LINE ELEVATION	FL=893.56	
PROPOSED TOP OF WALL ELEVATION	TW=893.56	
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56	
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M	
PROPOSED ENDWALL STRUCTURE WITH RIP RAP		3 / C6.1
PROPOSED STORM SEWER INLET		4 / C6.1
PROPOSED STORM SEWER CURB INLET		4 / C6.1
PROPOSED STORM SEWER MANHOLE	ST	4 / C6.1
PROPOSED BIORETENTION BASIN	Bioretention	12 / C6.0

BENCHMARK:

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ELEVATION = 608.91

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GREEN BAY, WISCONSIN

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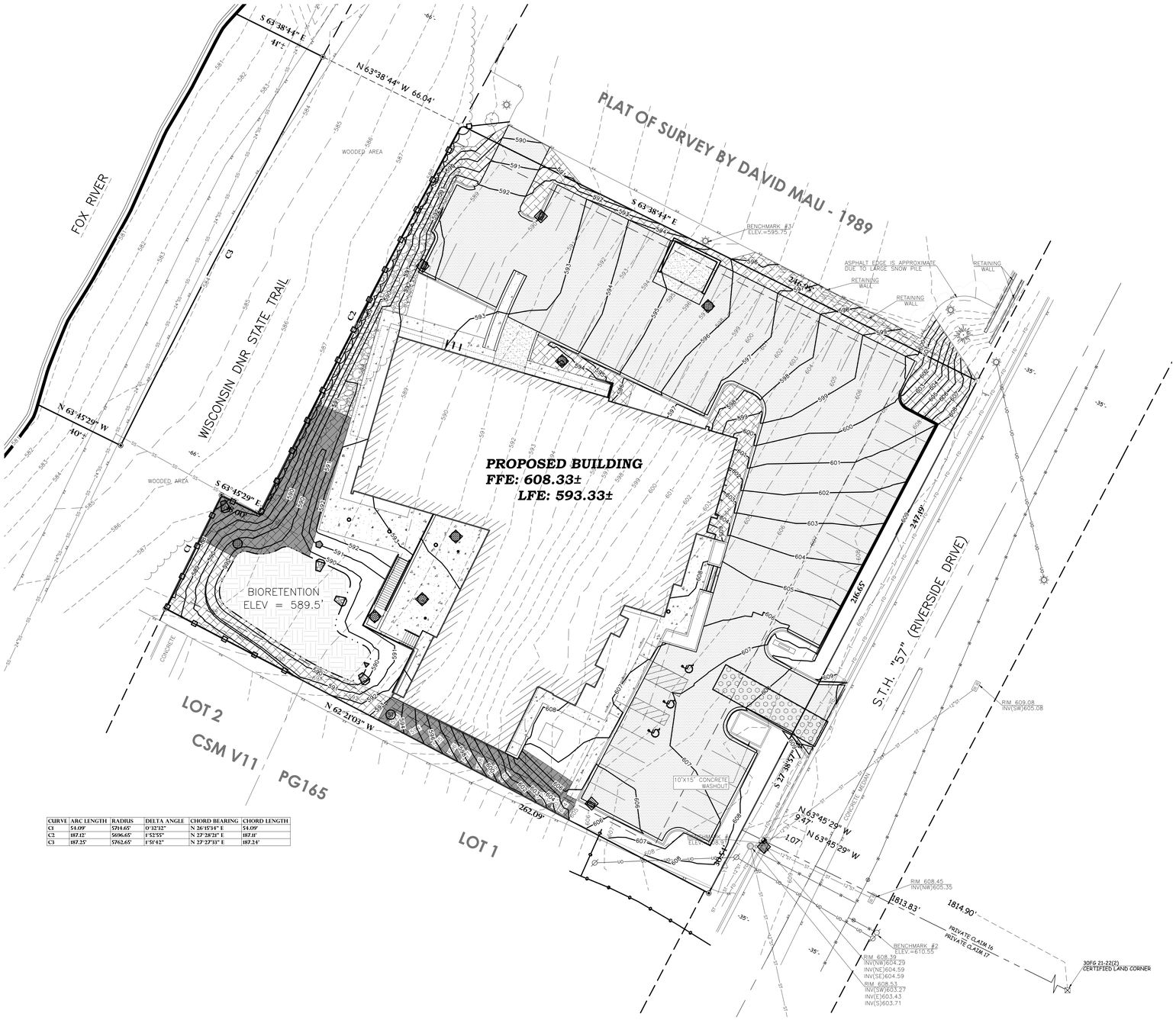

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GENERAL NOTES:

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2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF 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 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.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO–RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO–RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO–RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400–187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR	888	
PROPOSED CONTOUR	888	
PROPOSED SILT FENCE		10 / C6.0
PROPOSED INLET PROTECTION		1 / C6.1
EROSION CONTROL BLANKET		8 / C6.0
EROSION CONTROL BLANKET (CHANNEL FLOW)		9 / C6.0
ROCK CONSTRUCTION ENTRANCE		11 / C6.0
RIP RAP AREA		2 / C6.1

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS–BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS–BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS–BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

0' 20' 40'
1" = 20'

design matters

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SCALE VERIFICATION
1" AT FULL SCALE

Revisions	Description	Date

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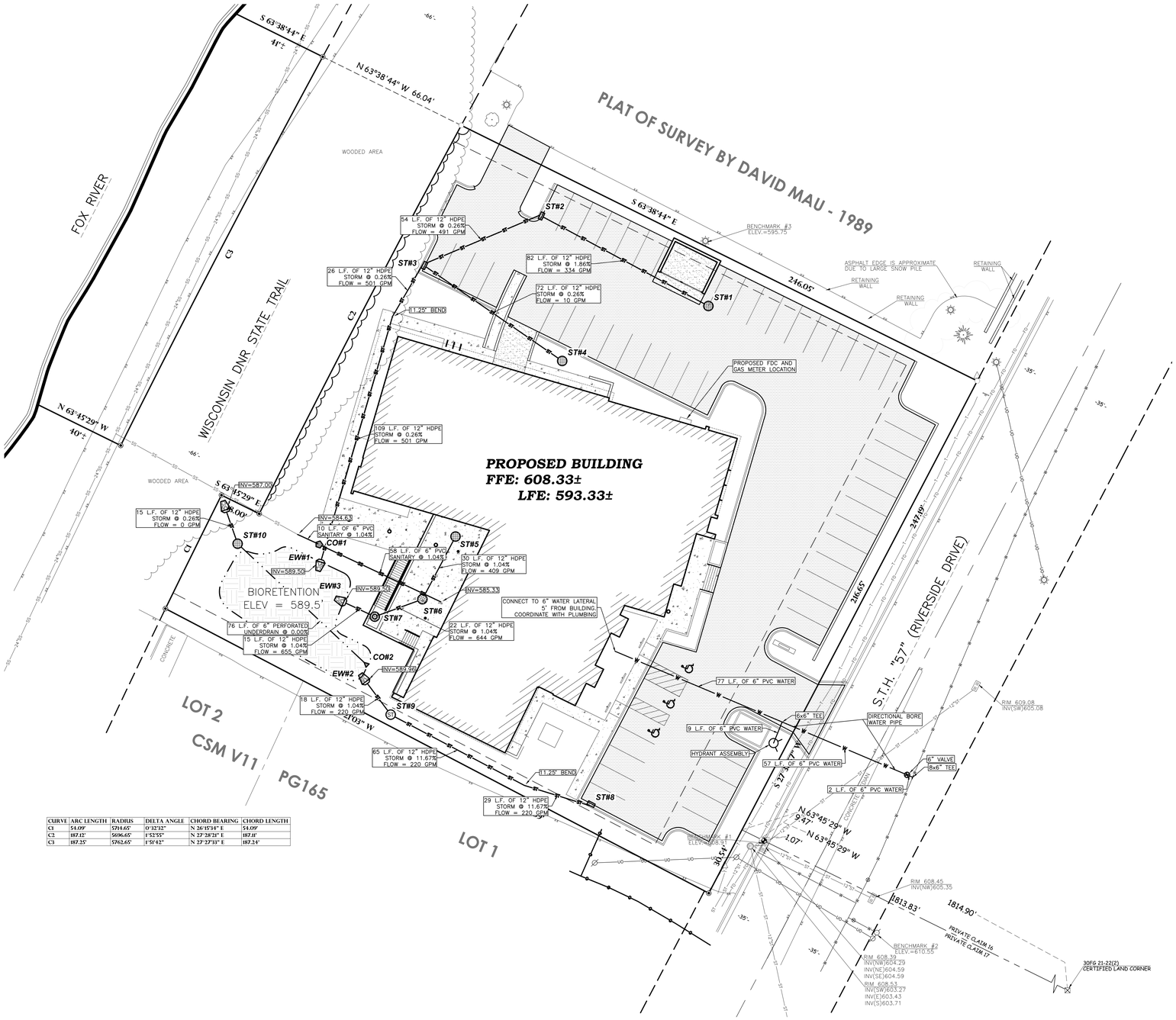
EROSION CONTROL PLAN

SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

Date:
12/7/23
Project No.
6566 (23.135)
Sheet
C4.0



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.09'	5719.65'	0°32'32"	N 26°15'34" E	54.09'
C2	187.12'	5696.65'	1°52'55"	N 27°28'28" E	187.10'
C3	187.25'	5762.65'	1°51'42"	N 27°27'33" E	187.24'

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
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BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET _____ FOR PROPOSED FINISHED GRADE.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
10. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
11. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND PERMITTING OF THE WELL.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST	
PROPOSED SANITARY SEWER	SS	
PROPOSED WATER MAIN	W	
PROPOSED ENDWALL STRUCTURE WITH RIP RAP		3 / C6.1
PROPOSED STORM SEWER CURB INLET		4 / C6.1
PROPOSED STORM SEWER MANHOLE	ST	4 / C6.1
PROPOSED STORM SEWER INLET		4 / C6.1
PROPOSED BIORETENTION BASIN		12 / C6.0
PROPOSED RIP RAP AREA		2 / C6.1
PROPOSED WATER VALVE		5 / C6.1
PROPOSED HYDRANT ASSEMBLY		6 / C6.1

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 595.51 INV (NW) = 591.51 DEPTH = 4.00' 36" I.D. PRECAST MANHOLE W/NEENAH R-2558 CASTING W/TYPE "G" GRATE
ST#2	RIM = 592.59 INV (SE) = 589.98 INV (SW) = 589.98 DEPTH = 2.60' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE "R" GRATE
ST#3	RIM = 592.45 INV (SE) = 589.84 INV (NE) = 589.84 INV (SW) = 589.84 DEPTH = 2.60' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE "R" GRATE
ST#4	RIM = 592.96 INV (NW) = 590.03 DEPTH = 2.93' 36" NYLOPLAST DRAIN BASIN W/DOME GRATE
ST#5	RIM = 605.08 INV (SW) = 602.08 DEPTH = 3.00' 36" I.D. PRECAST MANHOLE W/NEENAH R-2558 CASTING W/TYPE "G" GRATE

STRUCTURE #	STRUCTURE DETAILS
ST#6	RIM = 604.58 INV (NE) = 601.76 INV (W) = 601.76 DEPTH = 2.81' 36" I.D. PRECAST MANHOLE W/NEENAH R-2558 CASTING W/TYPE "G" GRATE
ST#7	RIM = 604.42 INV (E) = 601.54 INV (NW) = 589.65 DEPTH = 14.77' 36" I.D. PRECAST MANHOLE W/NEENAH R-2558 CASTING W/TYPE "G" GRATE
ST#8	RIM = 605.23 INV (W) = 601.23 DEPTH = 4.00' 2'X3' BOX CATCH BASIN W/NEENAH R-3067 CASTING W/TYPE "R" GRATE
ST#9	RIM = 593.25 INV (SE) = 590.25 INV (NW) = 590.19 DEPTH = 3.06' 36" I.D. PRECAST MANHOLE NEENAH CASTING R-1733-1 W/SOLID COVER
ST#10	RIM = 590.50 INV (SE) = 587.00 INV (N) = 587.00 DEPTH = 3.50' 36" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 591.00 INV (SE) = 584.73 DEPTH = 6.53' SAN CLEANOUT

STRUCTURE #	STRUCTURE DETAILS
CO#2	RIM = 589.50 INV (NW) = 587.00 DEPTH = 2.50' STORM CLEANOUT

design matters

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SCALE VERIFICATION
1" AT FULL SCALE

Revisions	Description	Date

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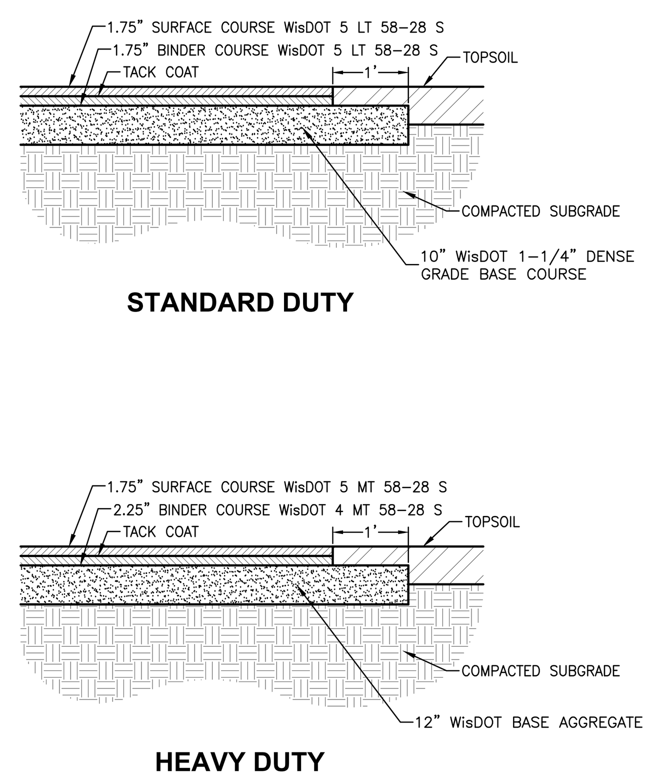
UTILITY PLAN

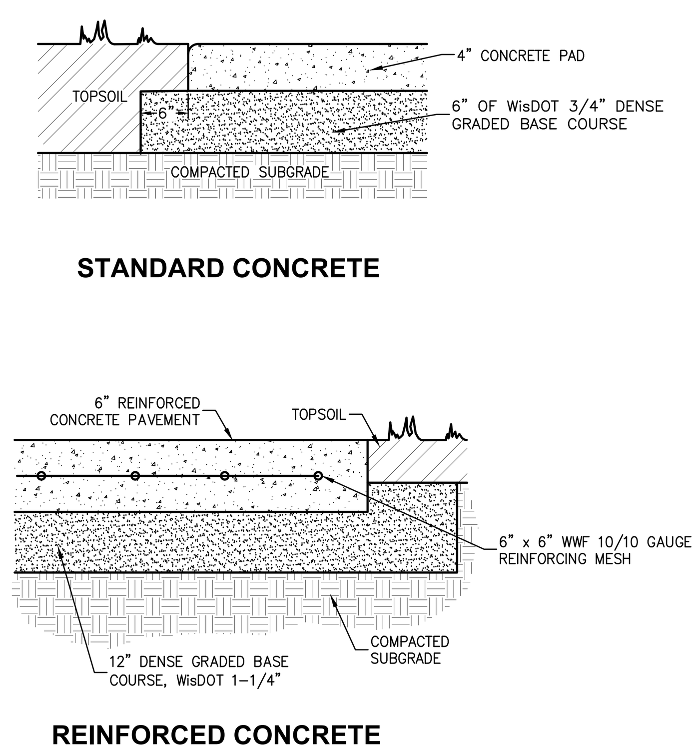
SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

0' 20' 40'
1" = 20'

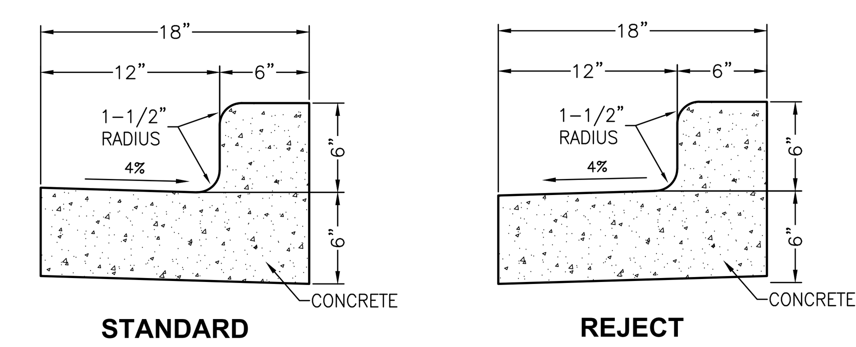
Date:
12/7/23
Project No.
6566 (23.135)
Sheet
C5.0



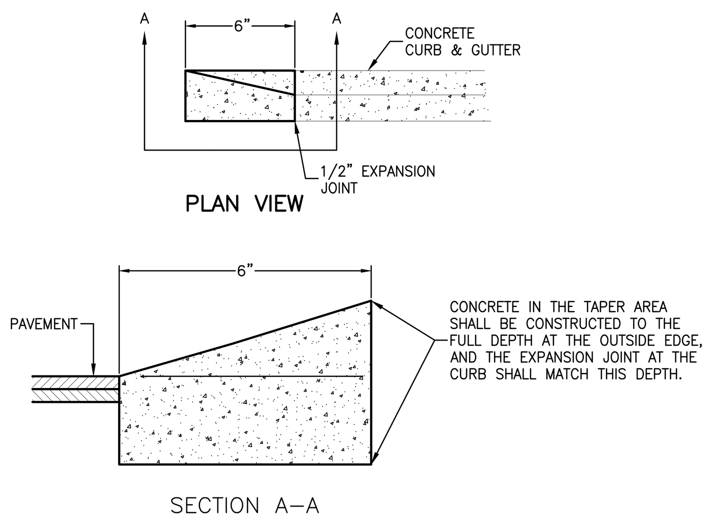
ASPHALT PAVEMENT
1 / C6.0



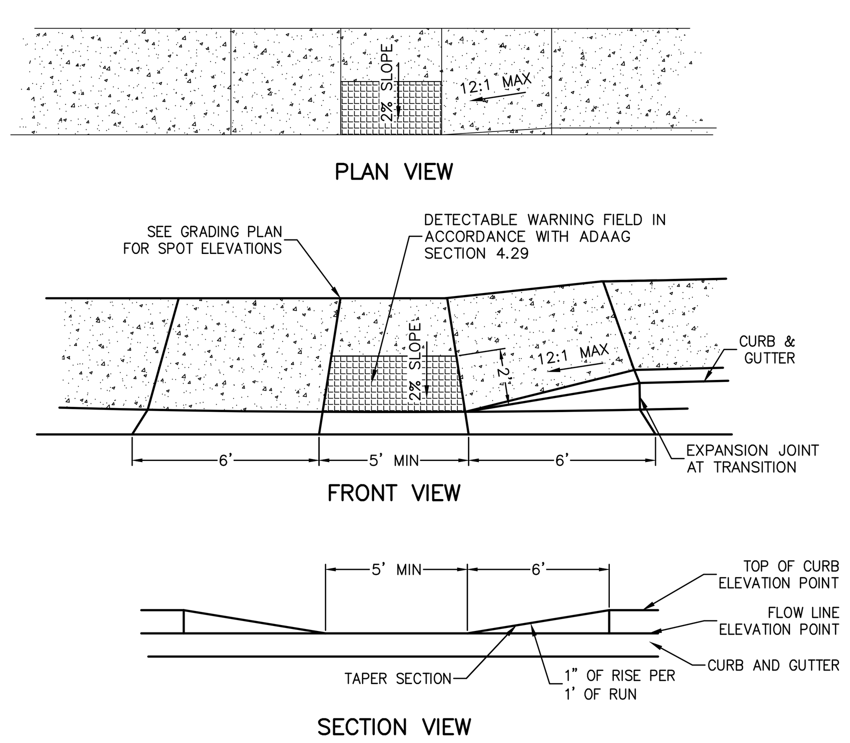
CONCRETE PAVEMENT
2 / C6.0



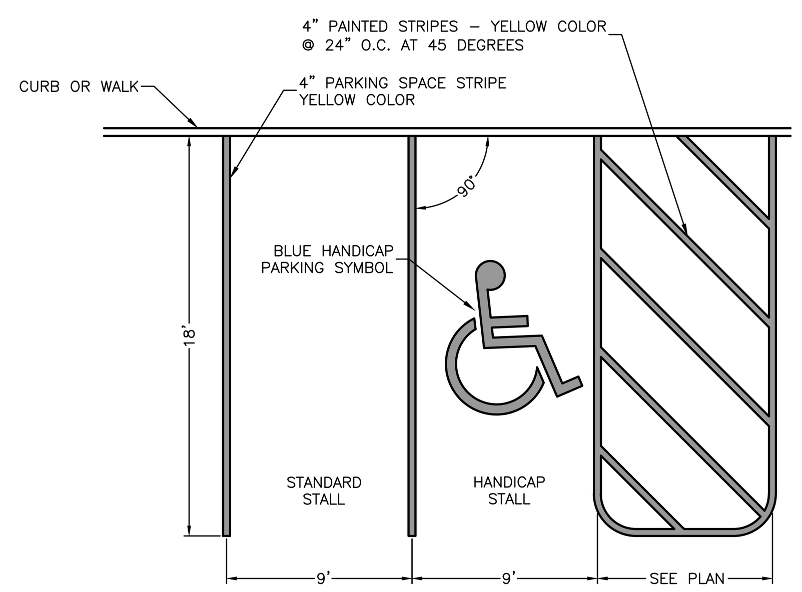
CONCRETE CURB AND GUTTER
3 / C6.0



CONCRETE CURB TAPER
4 / C6.0

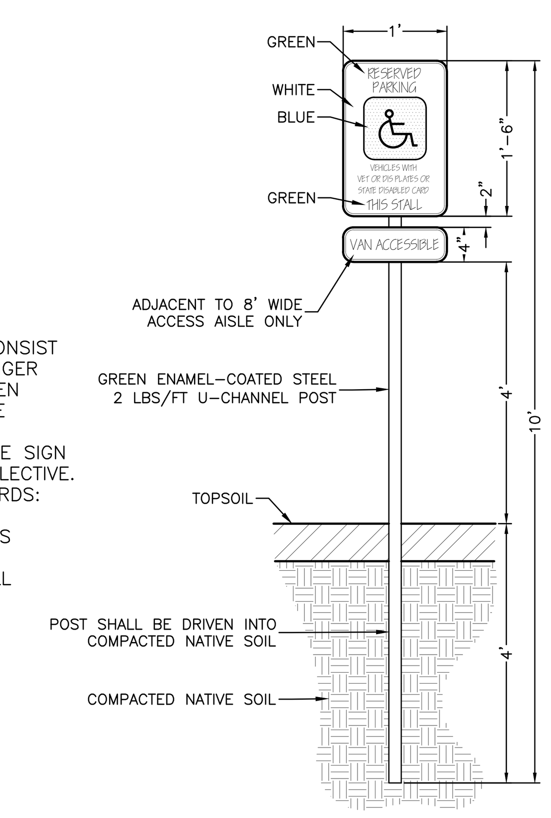


ADA RAMP
5 / C6.0

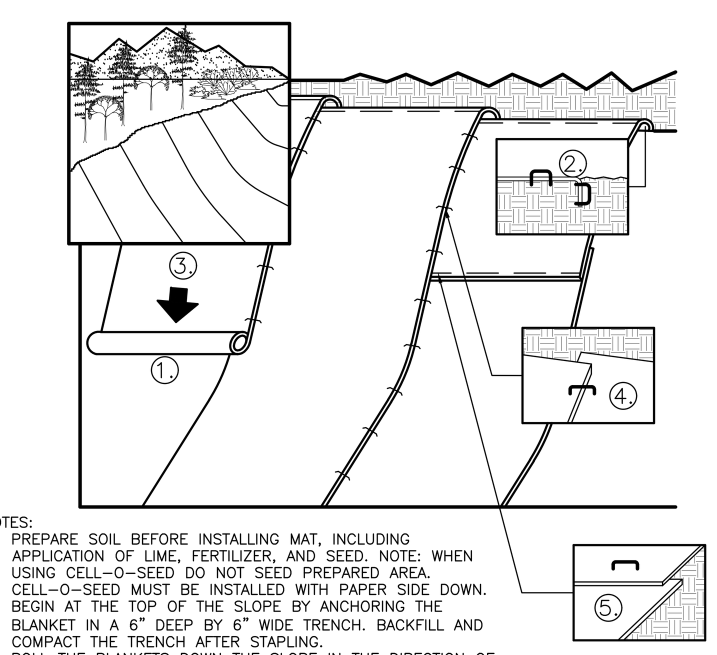


PARKING LOT STRIPING
6 / C6.0

NOTES:
1. IN ACCORDANCE WITH WI TRANS 200.07(2)(a), THE SIGN SHALL CONSIST OF A WHITE RECTANGLE WITH LONGER DIMENSION VERTICAL, HAVING GREEN MESSAGE, AND A BLUE AND WHITE INTERNATIONAL SYMBOL FOR THE BARRIER-FREE ENVIRONMENTS. THE SIGN MAY BE REFLECTIVE OR NON-REFLECTIVE.
2. THE SIGN MUST INCLUDE THE WORDS:
   - RESERVED PARKING
   - VEHICLES WITH VET OR DIS PLATES OR STATE
   - DISABLED CARD THIS STALL

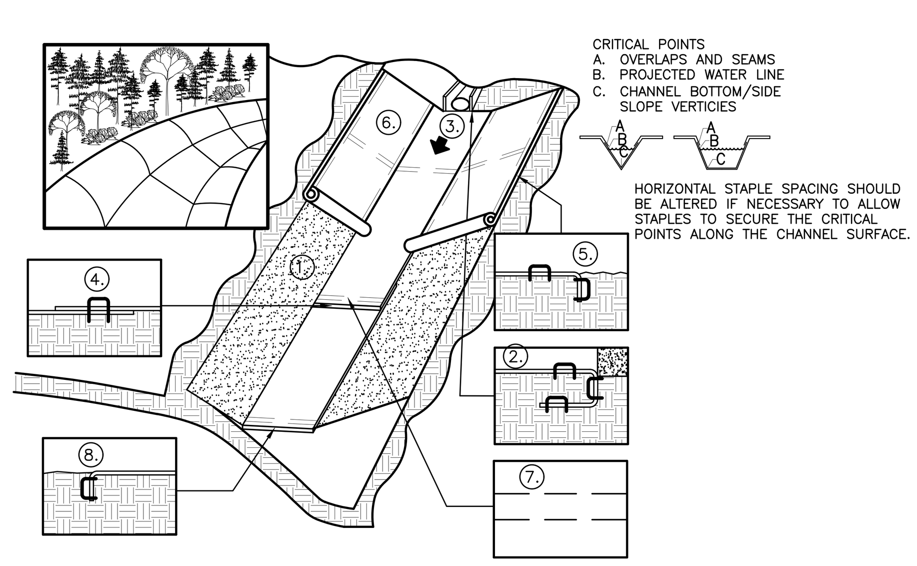


HANDICAP PARKING SIGN
7 / C6.0



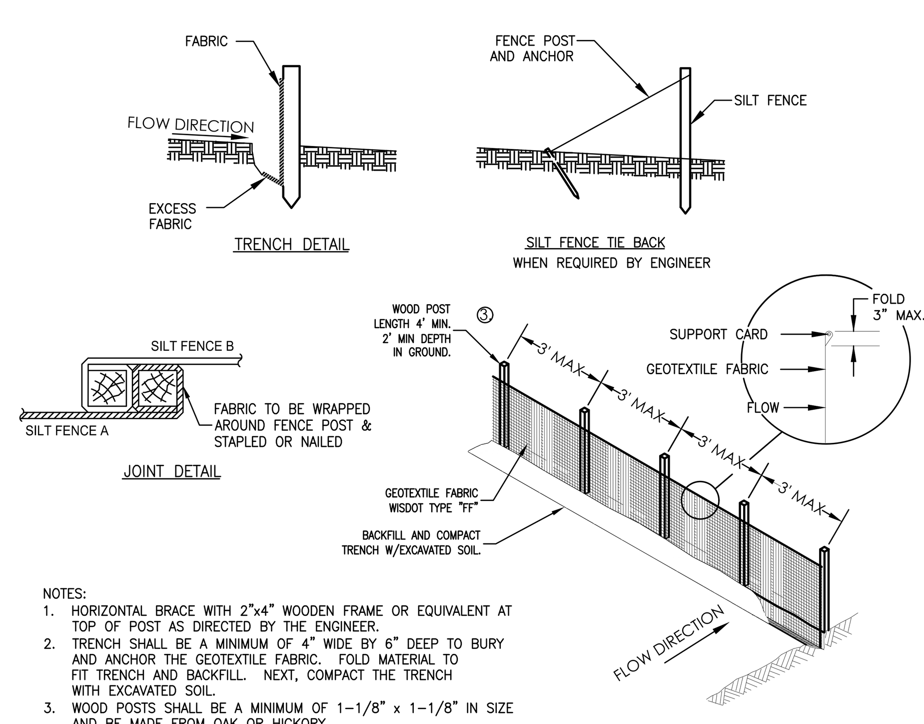
NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

EROSION CONTROL BLANKET
8 / C6.0



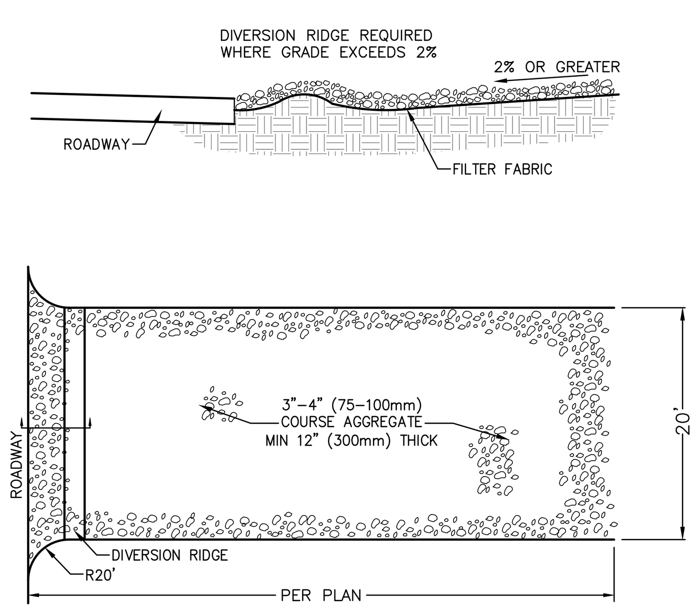
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN AND COMPACT THE TRENCH AFTER STAPLING.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. EROSION CONTROL MAY SHALL BE LISTED ON THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS III TYPE A EROSION MAT.

EROSION CONTROL BLANKET (CHANNEL)
9 / C6.0



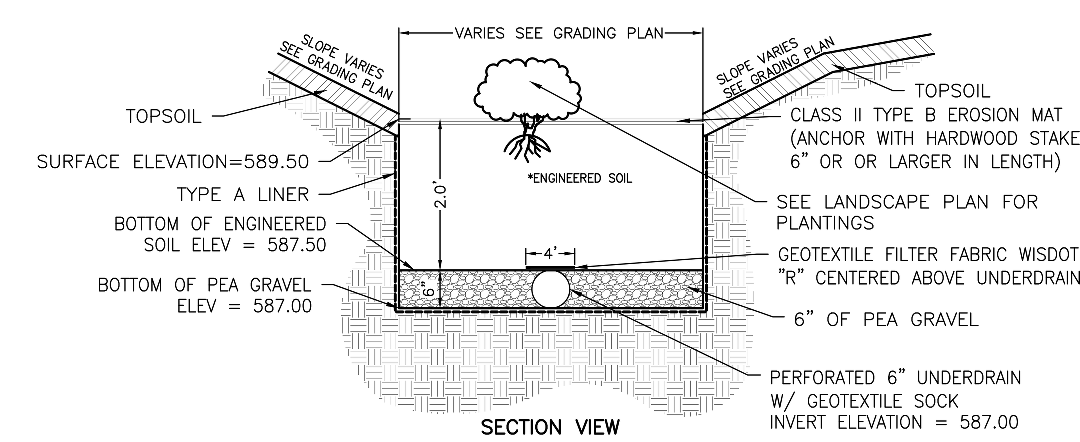
NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE
10 / C6.0



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

ROCK CONSTRUCTION ENTRANCE
11 / C6.0



*NOTES:

1. INSTALL ENGINEERED MEDIA ONLY AFTER SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
2. NO MECHANICAL COMPACTION SHALL BE USED DURING ENGINEERED MEDIA INSTALLATION (INCLUDING EQUIPMENT TRACKING).
3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT. ALTERNATIVELY, ENGINEERED MEDIA MAY BE PLACED IN 6 INCH LIFTS WITHOUT WATERING AND FINISHED GRADE PLACED 3 INCHES ABOVE THE PLAN ELEVATION TO ACCOUNT FOR EXPECTED SETTLEMENT DURING INITIAL RAINFALLS.
4. ENGINEERED MEDIA COMPOSITION-THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
   4.A. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.
   NOTE: THIS MIXTURE MEETS THE EQUIVALENT LEVEL OF PROTECTION AS DETERMINED BY DNR.
   4.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   - USDA COARSE SAND (.02 - .04 INCHES)
   - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
   - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
   4.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
   4.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO PLANTING OR MAINTENANCE.
   4.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
   4.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.
5. A TYPE A LINER, MEETING ALL APPLICABLE REQUIREMENTS OF APPENDIX D OF WISCONSIN DNR TECHNICAL STANDARD 1001, SHALL BE INSTALLED. THE LINER SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS:
   5..A. HIGH DENSITY POLYETHYLENE (HDPE) - MINIMUM THICKNESS OF 60 MILS.
   5..B. NATURAL CLAY - MINIMUM THICKNESS OF 2 FEET
   5..C. GEOSYNTHETIC CLAY (GCL)

BIORETENTION BASIN
12 / C6.0

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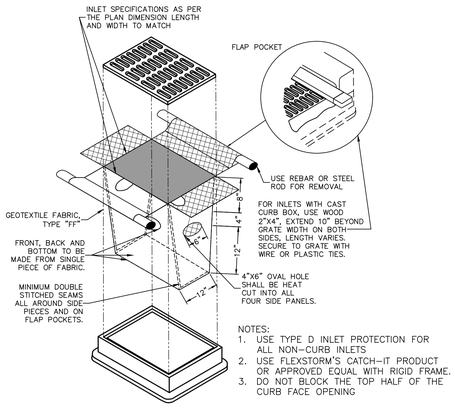
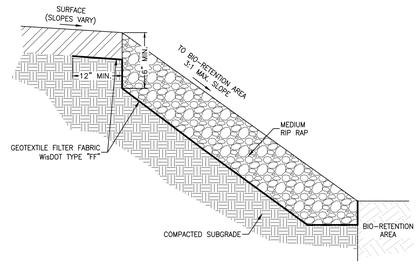
SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

Date:
12/7/23
Project No.
6566 (23.135)
Sheet
C6.0

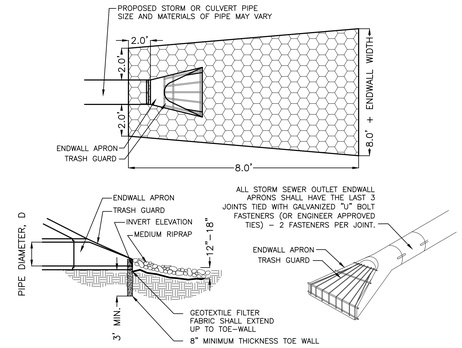


NOTES:
1. USE TYPE D INLET PROTECTION FOR ALL NON–CURB INLETS
2. USE FLEXSTORM'S CATCH–IT PRODUCT OR APPROVED EQUAL WITH RIGID FRAME.
3. DO NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION — 1 / C6.1

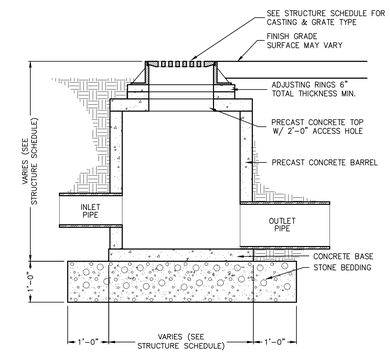


RIP RAP AREA — 2 / C6.1

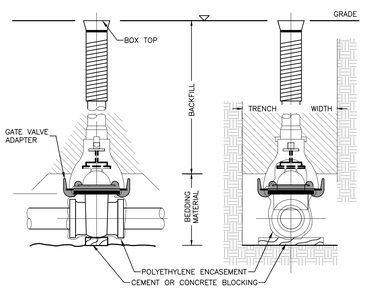


NOTES:
1. ENDWALL APRON SHALL BE PLACED LEVEL WITH THE TOP OF THE RIPRAP. PLACE FILTER FABRIC BENEATH THE PROPOSED RIPRAP. RIPRAP SHALL BE PLACED ONLY AT DISCHARGE END PIPE. SEE UTILITY PLAN FOR LOCATION
2. ALL ENDWALLS SHALL HAVE A TRASH GUARD
3. ENDWALL MATERIAL SHALL MATCH PIPE MATERIAL
4. FOR PIPES ≤ 24", TOE–WALL LENGTH SHALL MATCH WIDTH OF ENDWALL SECTION.
5. FOR PIPES > 24", TOE–WALL LENGTH SHALL EQUAL 2(D) + ENDWALL SECTION WIDTH.

ENDWALL STRUCTURE — 3 / C6.1



STORM SEWER MANHOLE — 4 / C6.1

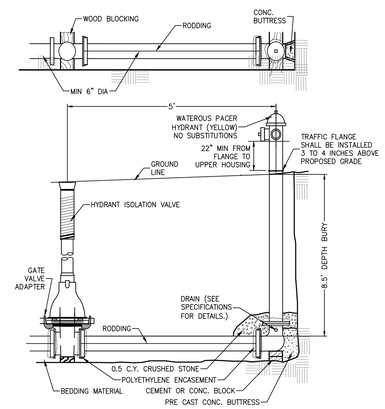


NOTES:
1. VALVE SHALL BE WATEROUS 2500 SERIES, PER SPSS 601.1.4, OR CITY APPROVED EQUAL.

GATE VALVE — 5 / C6.1

NOTES:
A. GENERAL:
1. COMPLY WITH AWWA C502
2. HYDRANTS SHALL BE PAINTED YELLOW BY THE MANUFACTURER TO MATCH THE COLORS SELECTED BY OWNER.
3. MATCH THE HYDRANTS GENERALLY INSTALLED IN THE OWNER'S WATER SYSTEM.
4. ACCEPTABLE MANUFACTURERS:
   a. WATEROUS PACER, NO SUBSTITUTIONS

B. MATERIALS:
1. PROVIDE COMPRESSION TYPE WITH A 5–1/4" MINIMUM SIZE MAIN VALVE ASSEMBLY, O–RING SEALS, TWO 2–1/2" HOSE NOZZLES, AND A 4–1/4" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS, A NATIONAL STANDARD OPERATING NUT, AND AN ABOVE GROUND BREAK FLANGE.
2. PROVIDE A 6" AUXILIARY RESILIENT SEAT TYPE GATE VALVE WITH RESTRAINED TYPE JOINTING OR BITUMINOUS COATED METAL TIE RODS BETWEEN THE VALVES AND THE TEE FITTINGS.
3. PROVIDE VALVE BOXES WITH COVER MARKED WITH THE WORD "WATER".
   a. BITUMINOUS COATED CARBON STEEL VALVE EXTENSION STEMS AND 2" SQUARE OPERATING NUTS 2 INCHES BELOW COVER.
4. PROVIDE VALVE BOX STABILIZERS ON ALL HYDRANT AUXILIARY VALVES.
   a. ACCEPTABLE MANUFACTURER:
      i ALBERICO
      ii AMERICAN
      iii ADAPTOR, INC.
      iv OR EQUAL
5. HYDRANT MARKER:
   i. PROVIDE RODON HYDRA FINDER FLAGS FOR ALL HYDRANTS.



HYDRANT ASSEMBLY — 6 / C6.1

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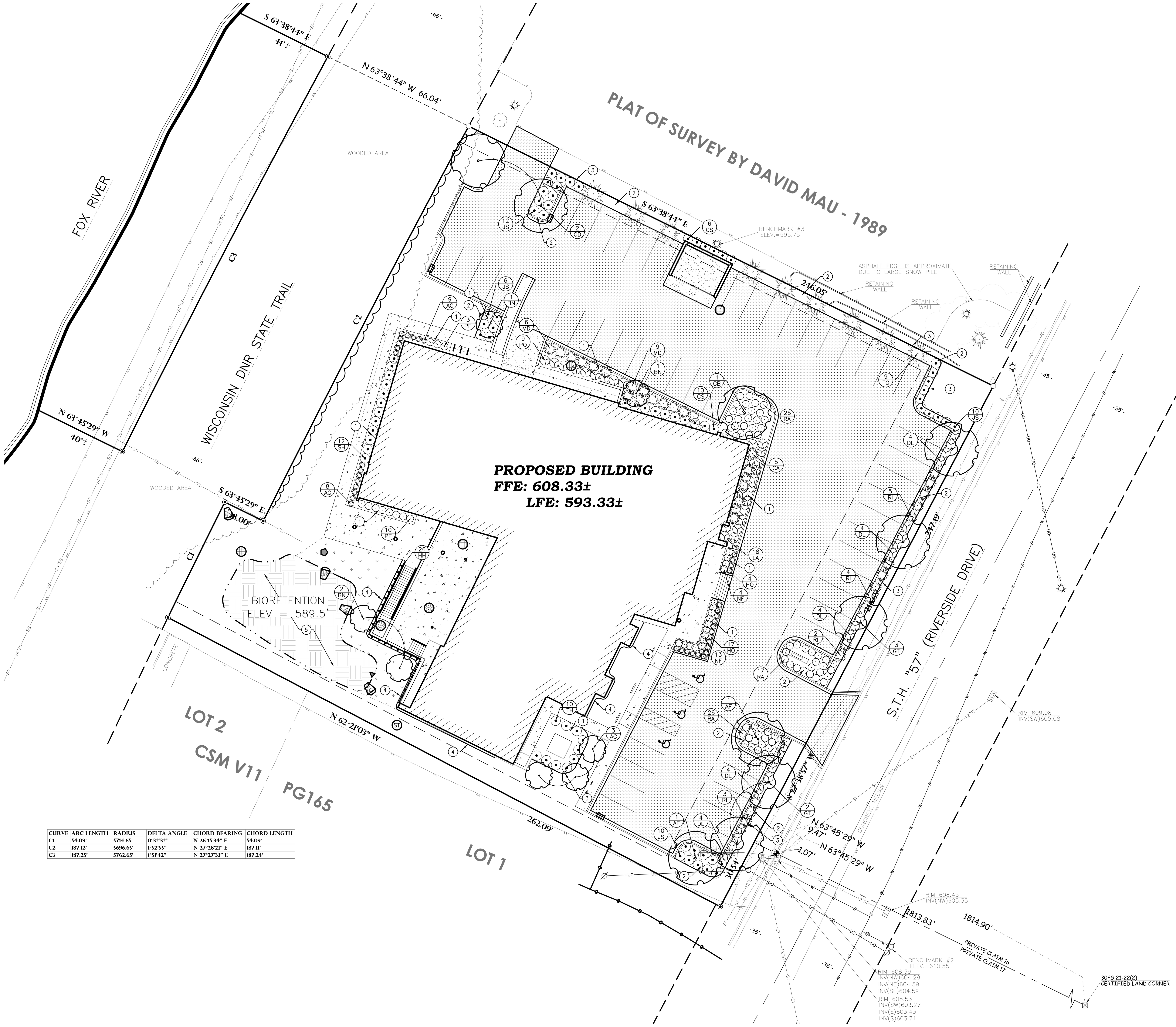


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	54.09'	5714.65'	0°32'32"	N 26°15'34" E	54.09'
C2	187.12'	5696.65'	1°52'55"	N 27°28'21" E	187.11'
C3	187.25'	5762.65'	1°51'42"	N 27°27'33" E	187.24'

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS WHERE NOTED ON PLANS. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM, RIVER ROCK, OR APPROVED EQUAL.
8. 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS WHERE NOTED ON PLANS.
9. DEWITT WEED BARRIER-20 YEAR SHALL BE PLACED BENEATH ALL LANDSCAPE STONE AND SHREDDED BARK MULCH IN PLANTING AREAS.
10. CURV-RITE LANDSCAPE EDGING (SERIES 3000, 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
11. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANT ESTABLISHMENT

PROPER CARE OF PLANTS SHALL CONSIST OF DOING SUCH WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, TIGHTENING OF BRACES AND GUYS, RETYING, WRAPPING, RE-MULCHING AND OTHER WORK AS MAY BE NECESSARY TO KEEP THE PLANTS IN A NEAT APPEARANCE AND IN A HEALTHY GROWING CONDITION. COMPLETE WATERING SHALL BE PERFORMED AT 12-TO-15-DAY INTERVALS BETWEEN PROJECT START AND SEPTEMBER 15, IF REQUIRED. SUCH INTERVALS MAY BE LENGTHENED WHEN WEATHER CONDITIONS AND SOIL MOISTURE PERMIT. ADDITIONAL WATERING MAY BE ORDERED BY THE OWNER, CONSTRUCTION MANAGER, OR A/E AT ANY TIME DURING THE PLANT ESTABLISHMENT PERIOD SHOULD CONDITIONS REQUIRE SUCH WATERING.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER MIYABEI 'MORTON'	STATE STREET MIYABE'S MAPLE	2"CAL./10'HT.	40-45'T & 30-35'W	2
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6' HT.	25'T & 15'W	3
BN	BETULA NIGRA 'LITTLE KING'	DWARF RIVER BIRCH LITTLE KING	6' HT.	10'T & 12'W	4
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE (MALE)	2"CAL./10'HT.	35-50'T & W	1
GD	GYMNOCLADUS DIOICUS 'STATELY MANOR'	STATELY MANOR KENTUCKY COFFEE TREE	2"CAL./10'HT.	60-75'T X 40-50'W	2
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2"CAL./10'HT.	35-45'T X 25-35'W	5
TO	THUJA OCCIDENTALIS	AMERICAN ABORVITAE	6' HT.	15'T X 10'W	9

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE (HT)	SIZE AT MATURITY	QUANTITY
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24"/5 GAL	3-4'T & W	16
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	24"/5 GAL	3-4'T & W	20
JS	JUNIPERUS SQUAMATA EXPANSA 'PARSONII'	PARSON'S JUNIPER	5 GAL	3-4'T X 4-6'W	38
MD	MICROBIOTA DECUSSATA 'CONDREW'	DREW'S BLUE SIBERIAN CARPET CYPRESS	5 GAL	1-2'T X 2-3'W	15
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	18"/5 GAL	2'T X 3'W	16
PO	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE NINEBARK	24"/5 GAL	3-4'T & W	9
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2-3'T X 6'W	72
RI	RIBES ALPINUM	ALPINE CURRANT	18"/5 GAL	2-3'T X 6'W	14
TH	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	24"/5 GAL	10'T X 4'W	10

GRASSES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AG	ANDROPOGON GERARDII	BIG BLUE STEM	1 GAL	4-6'T X 2'W	17
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	5'T X 2'W	5
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	4-6'T X 2-3'W	12

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HO	HOSTA 'PATRIOT'	HOSTA	1 GAL	18"T X 24"W	21
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	24"T X 36"W	18
NF	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	24T X 24"W	17

VINE * SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HH	HEDERA HELIX	ENGLISH IVY	1 GAL	4'-10' SPREAD	26

* WALL ATTACHMENT SYSTEM - ESPALAR SURFACE MOUNTED HEAVY DUTY UNIVERSAL ESPALIER/TRELLIS KIT FOR CLIMBING PLANTS OR SIMILAR

GRASSES

NO MOW FESCUE
FROM SEED

KEYNOTES:

1. LANDSCAPE STONE-SEE GENERAL NOTES #7 & #9
2. LANDSCAPE MULCH-SEE GENERAL NOTES #8 & #9
3. LANDSCAPE EDGING, TYP.- SEE GENERAL NOTE #10
4. MOW STRIPE, TYP. - SEE DETAIL 1/L1.0
5. BIO-RETENTION BASIN PLANTING SEE DETAIL 2/L1.0

LANDSCAPE REQUIREMENTS:

REQUIREMENT: ADD (1) STREET TREE PER 50 L.F. OF STREET FRONTAGE
FRONTAGE LENGTH: 247 L.F.
REQUIRED: 4.94

PROPOSED: 5 STREET TREES

REQUIREMENT: ADD (1) PARKING LOT TREE PER 10 PARKING STALLS
PROPOSED STALLS: 53
REQUIRED: 5.3 TREES

PROPOSED: 6 PARKING LOT TREES

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

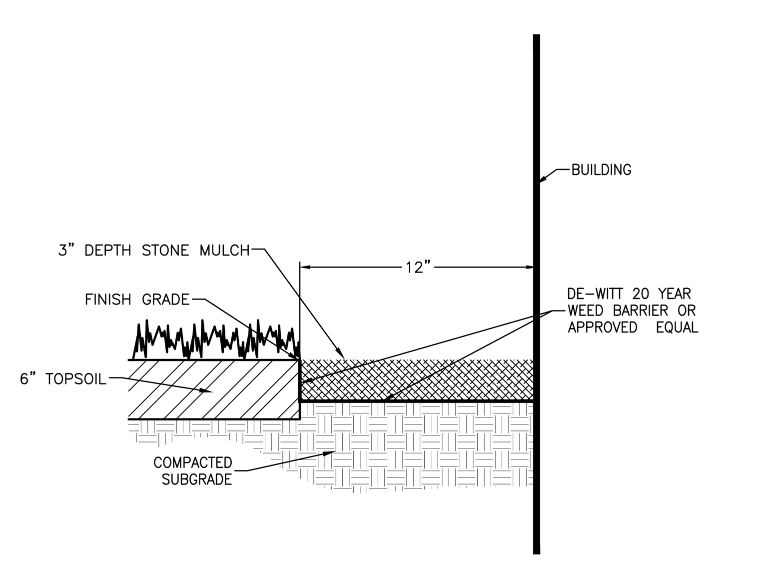
BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

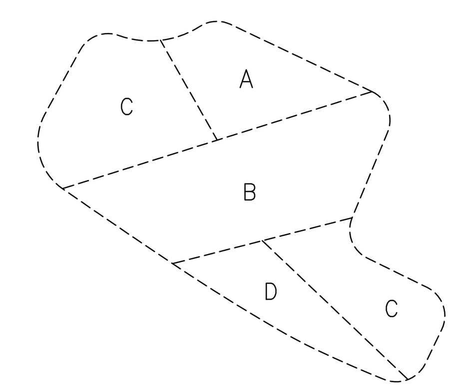
UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOW HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.



NOTES:
1. INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

MOW STRIPE — 1/L1.0



PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	322
B	PLUG	743
C	PLUG	760
D	PLUG	262

BOTANICAL NAME	COMMON NAME
A-ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
B-SORGHASTRUM NUTANS	INDIAN GRASS
C-RUDBECKIA HIRTA	BLACK-EYED SUSAN
D-SPARTINA PECTINATA	PRAIRIE CORDGRASS

**1 PLUG FOR EVERY 1 SQUARE FEET

BIO-RETENTION BASIN PLANTING — 2/L1.0

0' 20' 40'
1" = 20'

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LANDSCAPE PLAN

SOMERVILLE OFFICE BUILDING
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GREEN BAY, WISCONSIN

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GREEN BAY, WISCONSIN

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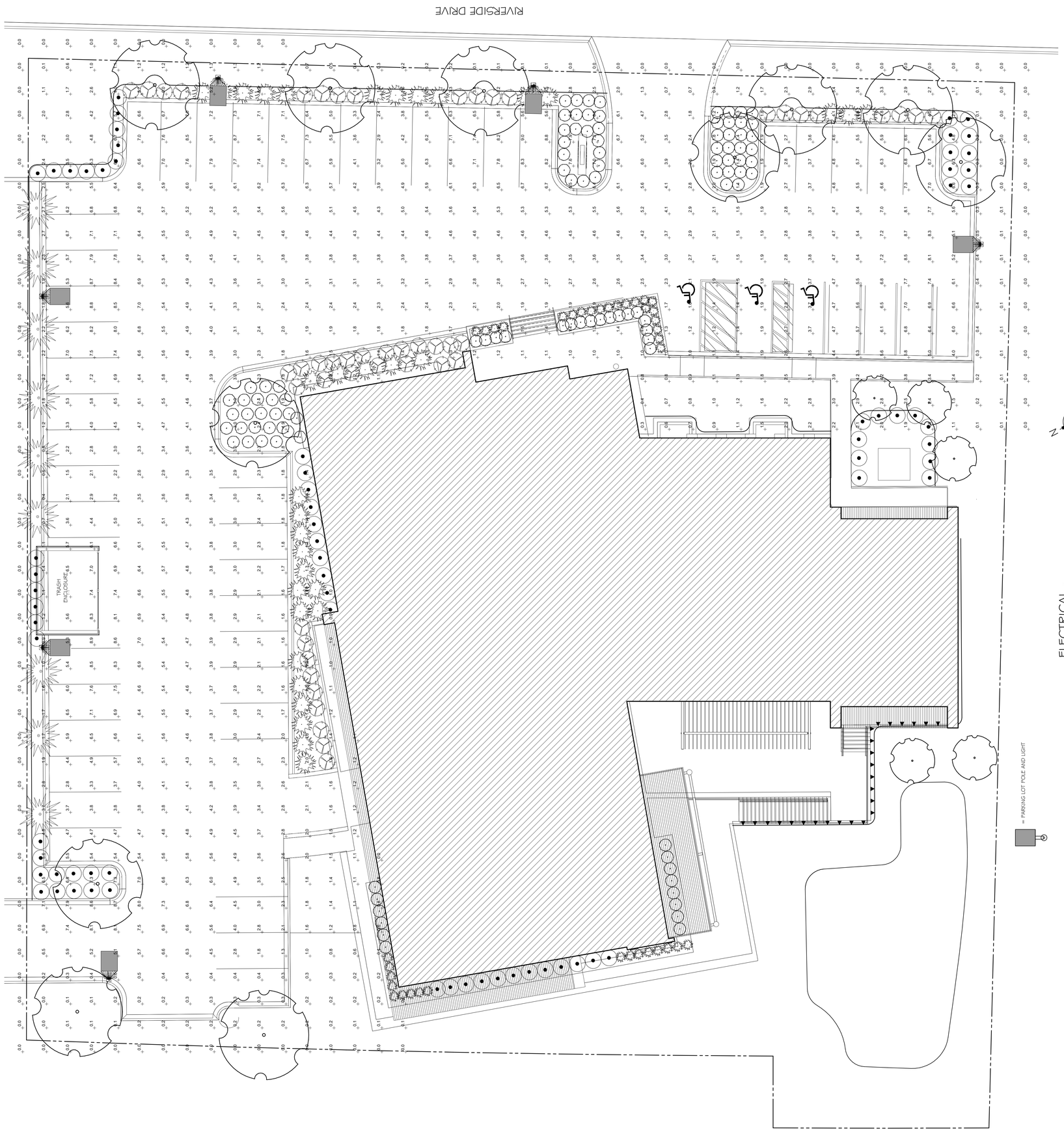

ELECTRICAL - SITE - PHOTOMETRIC LIGHTING PLAN

SCALE: 1" = 10'-0"

LOWER LEVEL FLOOR PLAN

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

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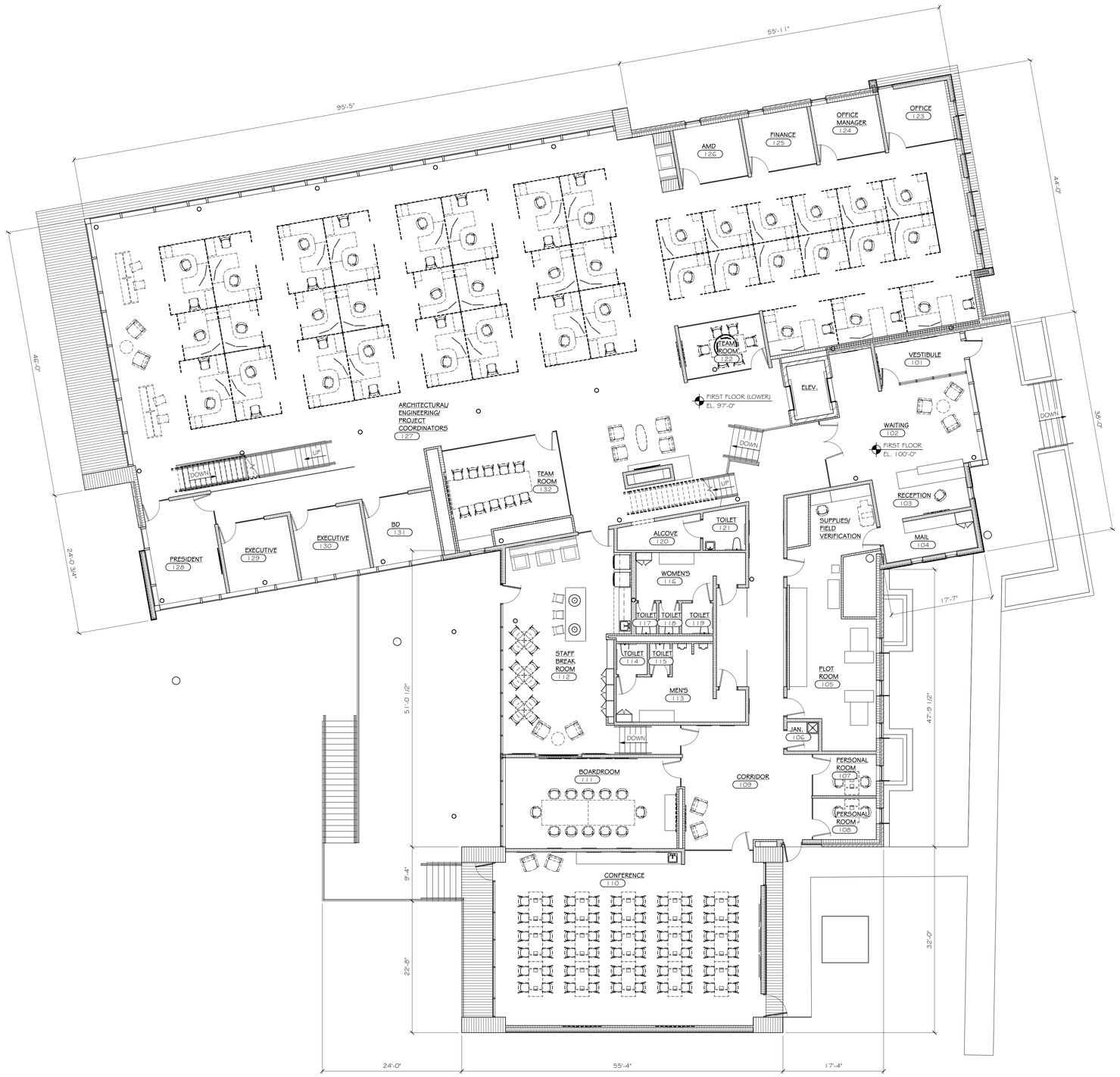

FIRST FLOOR PLAN

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

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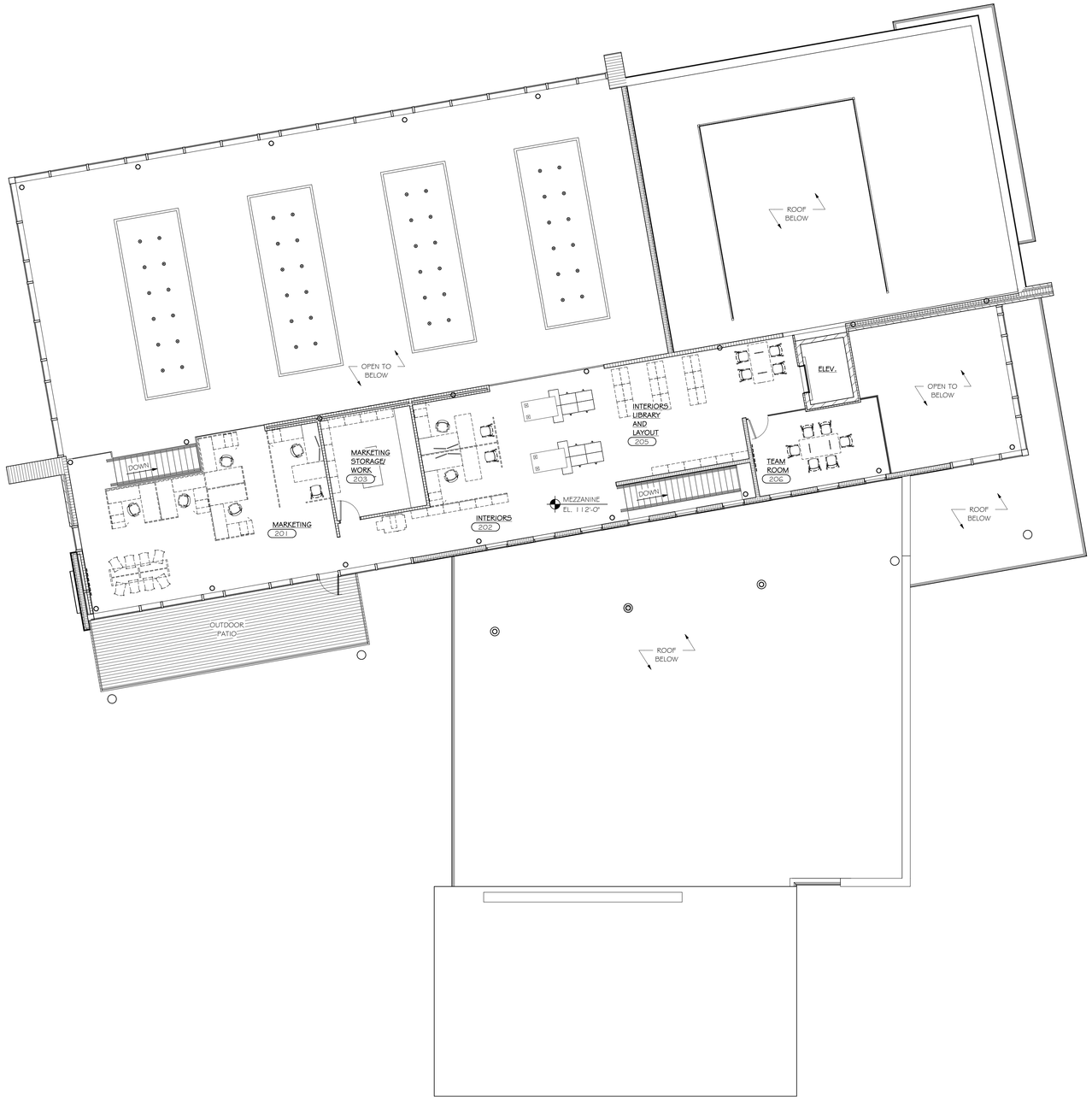

MEZZANINE FLOOR PLAN

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

N

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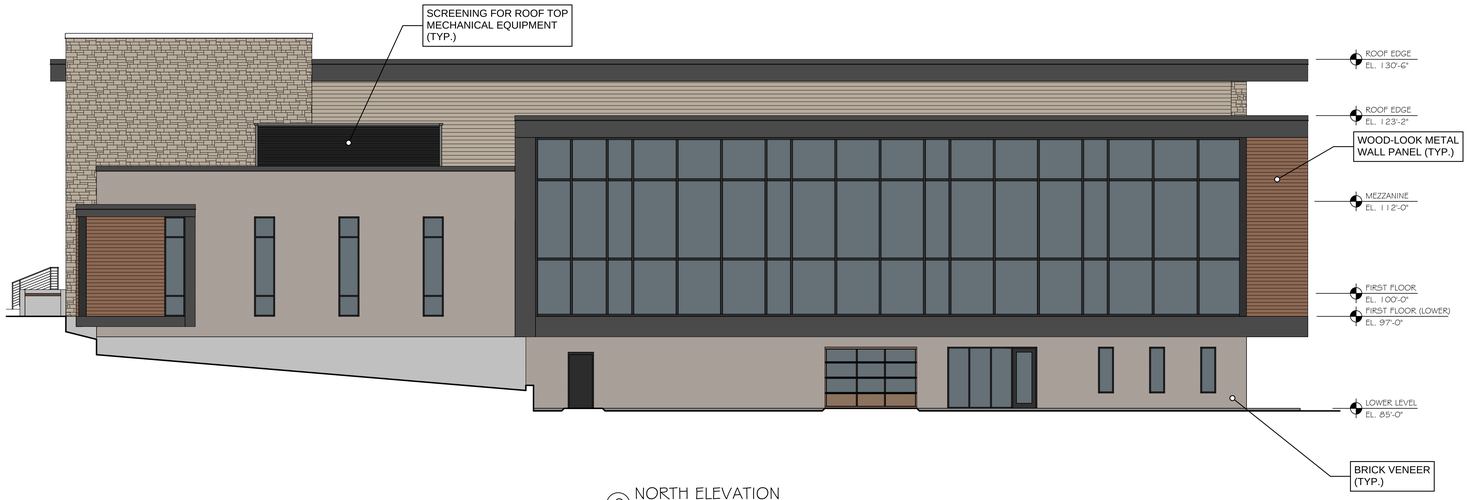
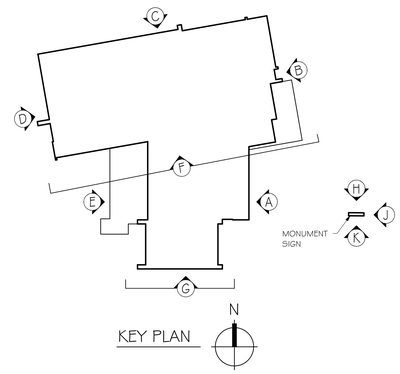
BUILDING FACADE MATERIALS		
Exterior Material	Area (SF)	Percentage of Facade
Glazing	8,851	42.17%
Metal Wall Panel	4,306	20.52%
Brick	2,899	13.81%
Metal Wall Panel (wood-look)	2,220	10.58%
Stone	1,424	6.78%
Concrete Foundation Wall	1,289	6.14%
Total	20,989	

B EAST ELEVATION
SCALE: 1/8" = 1'-0"

A EAST ELEVATION
SCALE: 1/8" = 1'-0"

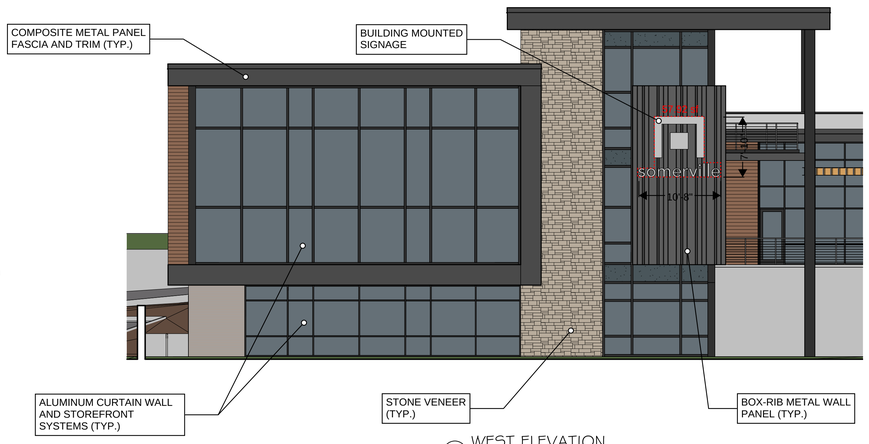


C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

E WEST ELEVATION
SCALE: 1/8" = 1'-0"



D WEST ELEVATION
SCALE: 1/8" = 1'-0"

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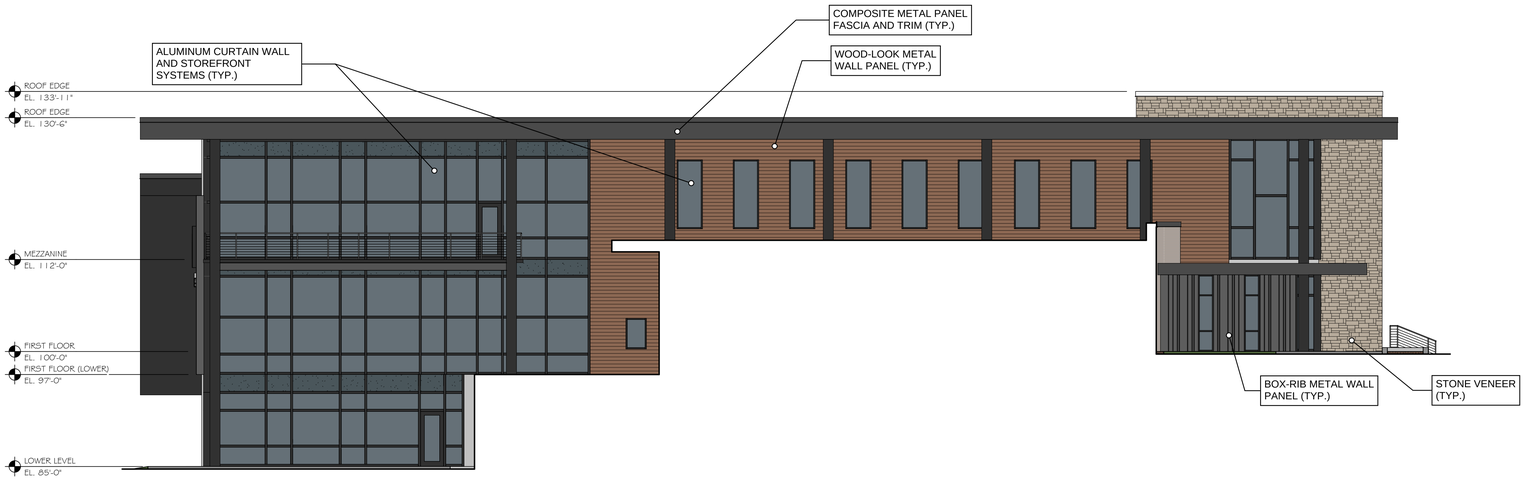
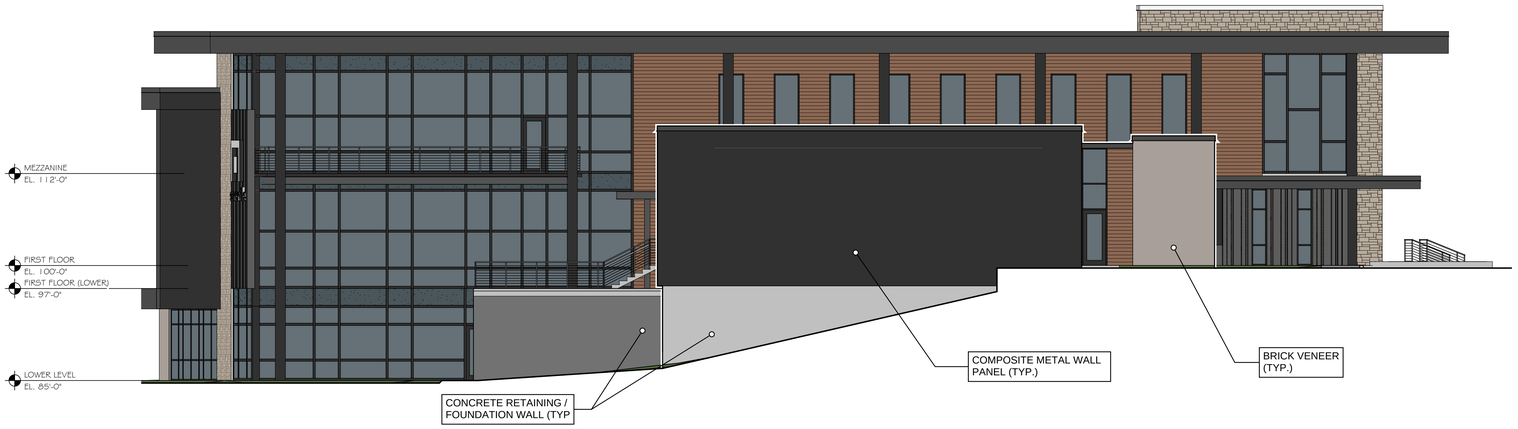


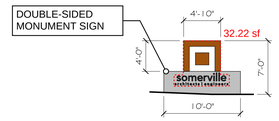
F SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



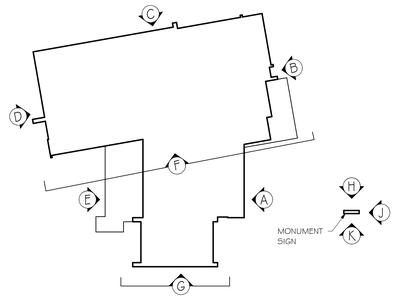
G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

K SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

J EAST ELEVATION
SCALE: 1/8" = 1'-0"



H NORTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

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VIEW FROM RIVERSIDE DRIVE LOOKING SOUTHWEST

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VIEW FROM RIVERSIDE DRIVE LOOKING WEST

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VIEW FROM RIVERSIDE DRIVE OF MAIN ENTRANCE

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VIEW FROM RIVERSIDE DRIVE LOOKING NORTHWEST

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VIEW FROM VISITOR PARKING TOWARD MAIN ENTRANCE

VIEW FROM FOX RIVER TRAIL LOOKING SOUTHEAST

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VIEW FROM FOX RIVER TRAIL LOOKING NORTHEAST

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