

# Popp Subdivision No. 4

## Lot Grading and Drainage Plans

### City of Manitowoc, Manitowoc County, Wisconsin

#### Project Information

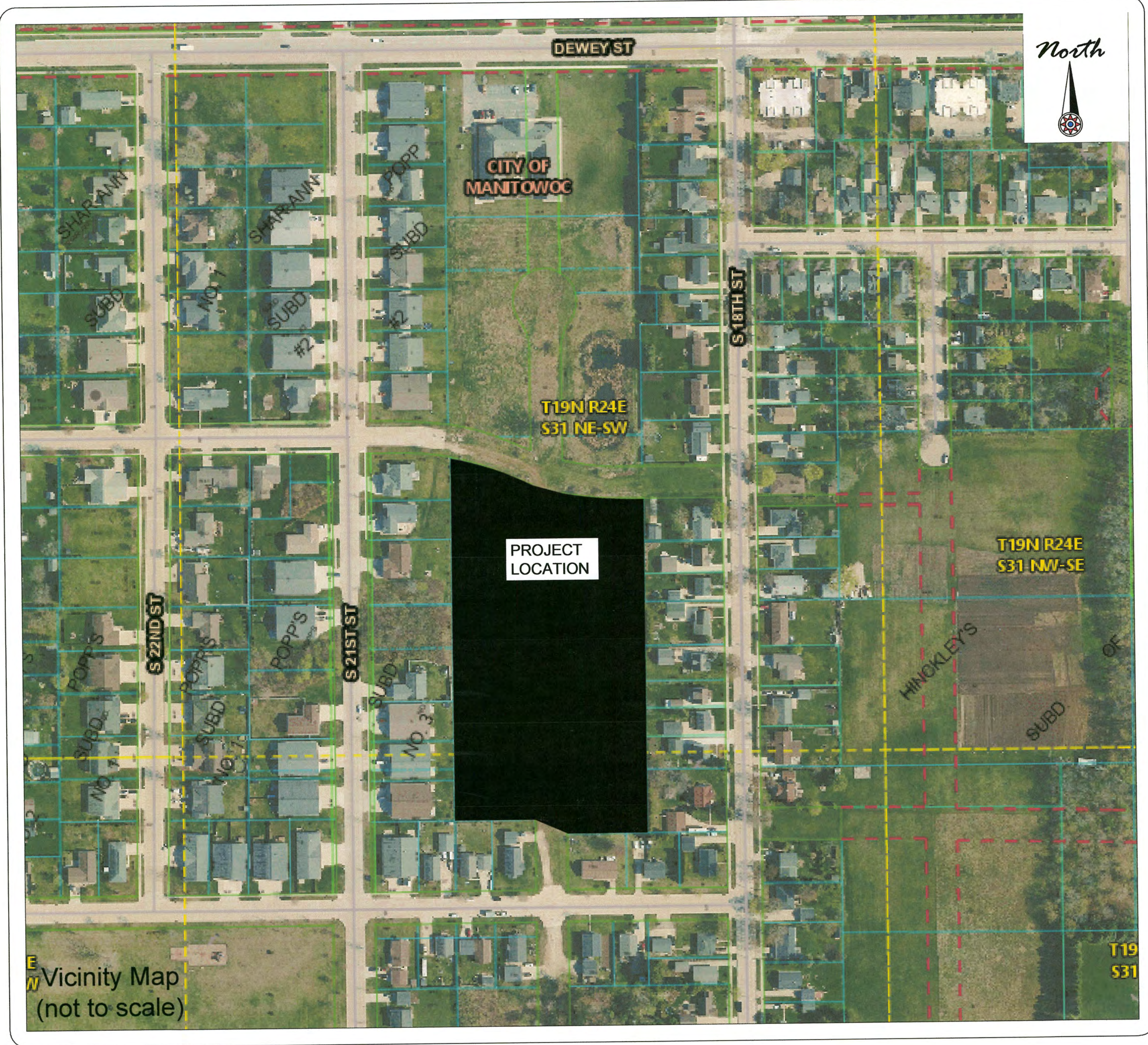
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| <b>Owner(s):</b><br>Popp Enterprises, LLC   |
| <b>Project Name:</b><br>Popp Subdivision No. 4  |
| <b>Project Description:</b><br>18 residential lots  |
| <b>Project Location:</b><br>S. 19th Street  |
| <b>Parcel Number(s):</b><br>05235508900700, 05235508800700, 25235508800900, 05235508500600,<br>05235508500100, 05235508800000 |

#### Contact Information

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| <b>Owner(s):</b><br>Popp Enterprises, LLC<br>2711 S. 10th St.<br>Manitowoc, WI. 54220<br>920-860-1185            |
| <b>Engineer:</b><br>Vierbicher<br>Tanner Wojcik, PE<br>400 Security Blvd.<br>Green Bay, WI 54313<br>920-329-5592 |

**Sheet Index:**

- C1.0 Title Sheet
- C2.0 General Notes
- C3.0 Grading and Drainage Plan
- C4.0 Details



vierbicher  
planners | engineers | advisors



DATE:  
04-12-2024  
PROJECT NO.  
P-12123  
SHEET NO.  
**C1.0**  
DRAWING NO.  
**S-3867**



**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 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**

HOLY FAMILY MEMORIAL  
 2300 WESTERN AVENUE  
 MANITOWOC, WI 54211  
 (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 - 4.18 Acres  
 PAVEMENT 0.00 Acres (0%)  
 BUILDINGS 0.00 Acres (0%)  
 PERVIOUS 4.18 Acres (100%)

**AFTER CONSTRUCTION**  
 SITE AREA - 4.18 Acres  
 PAVEMENT 0.21 Acres (5.0%)  
 BUILDINGS 0.95 Acres (22.7%)  
 PERVIOUS 3.02 Acres (72.3%)

**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 EROSION 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 WIDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

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

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

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

**SEQUENCE OF CONSTRUCTION**

- MAY 2024
- A. INSTALL TRACKOUT PROTECTION AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
  - B. CONTACT THE CITY OF MANITOWOC TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.
  - C. INDIVIDUAL LOT GRADING AND HOME CONSTRUCTION. COORDINATE GRADING ACTIVITIES WITH ADJACENT ROADWAY CONSTRUCTION.
  - D. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE OR EXCESS SOILS AT A PERMITTED OFF-SITE LOCATION.
  - E. PERFORM STREET SWEEPING AND TEMPORARY MULCHING/SEEDING AS NEEDED AND REQUIRED.
  - F. 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.
  - G. 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.

**Legend**

|  |                      |                  |                 |               |               |                        |                      |                                      |                                    |           |                     |                       |              |                    |                     |                          |                       |                 |           |             |               |                           |             |                        |             |                              |                      |                     |                             |                   |                        |                     |                    |                             |                |                     |                                |                        |                       |                |              |                         |                   |                           |              |                 |                    |                                 |                      |                      |                       |                       |              |            |                  |                       |              |                |                      |   |   |  |                  |                           |                           |                                  |                                   |                          |                |                |              |             |        |                  |                   |                 |           |                          |                   |             |        |         |
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| ○ 1.32" (O.D.) x 18" IRON PIPE WITH CAP WEIGHING 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 | ⊙ ROUND CATCH BASIN | ⊙ STORM SEWER MANHOLE | ⊙ CURB INLET | ⊙ STORM SEWER LINE | ⊙ SANITARY CLEANOUT | ⊙ SANITARY SEWER MANHOLE | ⊙ SANITARY SEWER LINE | ⊙ WATER MANHOLE | ⊙ HYDRANT | ⊙ WATERMAIN | ⊙ WATER VALVE | ⊙ WATER VALVE - CURB STOP | ⊙ GAS VALVE | ⊙ UNDERGROUND GAS LINE | ⊙ GAS METER | ⊙ UNDERGROUND TELEPHONE LINE | ⊙ TELEPHONE PEDESTAL | ⊙ TELEPHONE MANHOLE | ⊙ UNDERGROUND ELECTRIC LINE | ⊙ AIR CONDITIONER | ⊙ ELECTRIC TRANSFORMER | ⊙ ELECTRIC PEDESTAL | ⊙ ELECTRIC MANHOLE | ⊙ UNDERGROUND CABLE TV LINE | ⊙ HANDHOLE BOX | ⊙ CABLE TV PEDESTAL | ⊙ UNDERGROUND FIBER OPTIC LINE | ⊙ FIBER OPTIC PEDESTAL | ⊙ FIBER OPTIC MANHOLE | ⊙ GROUND LIGHT | ⊙ LIGHT POLE | --- CONSTRUCTION LIMITS | --- TOW ELEVATION | --- TOP OF WALL ELEVATION | ● POWER POLE | --- ANCHOR WIRE | --- 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 | --- EXISTING GROUND GRADE 176.41 | --- PROPOSED GROUND GRADE x174.88 | --- DRAINAGE ARROW 2.33% | --- FENCE LINE | --- GUARD RAIL | □ GUARD POST | □ FLAG POLE | □ SIGN | □ DECIDUOUS TREE | □ CONIFEROUS TREE | □ TRAFFIC LIGHT | □ MAILBOX | □ HANDICAP PARKING SPACE | □ MONITORING WELL | □ ROCK WALL | □ WELL | □ SHRUB |
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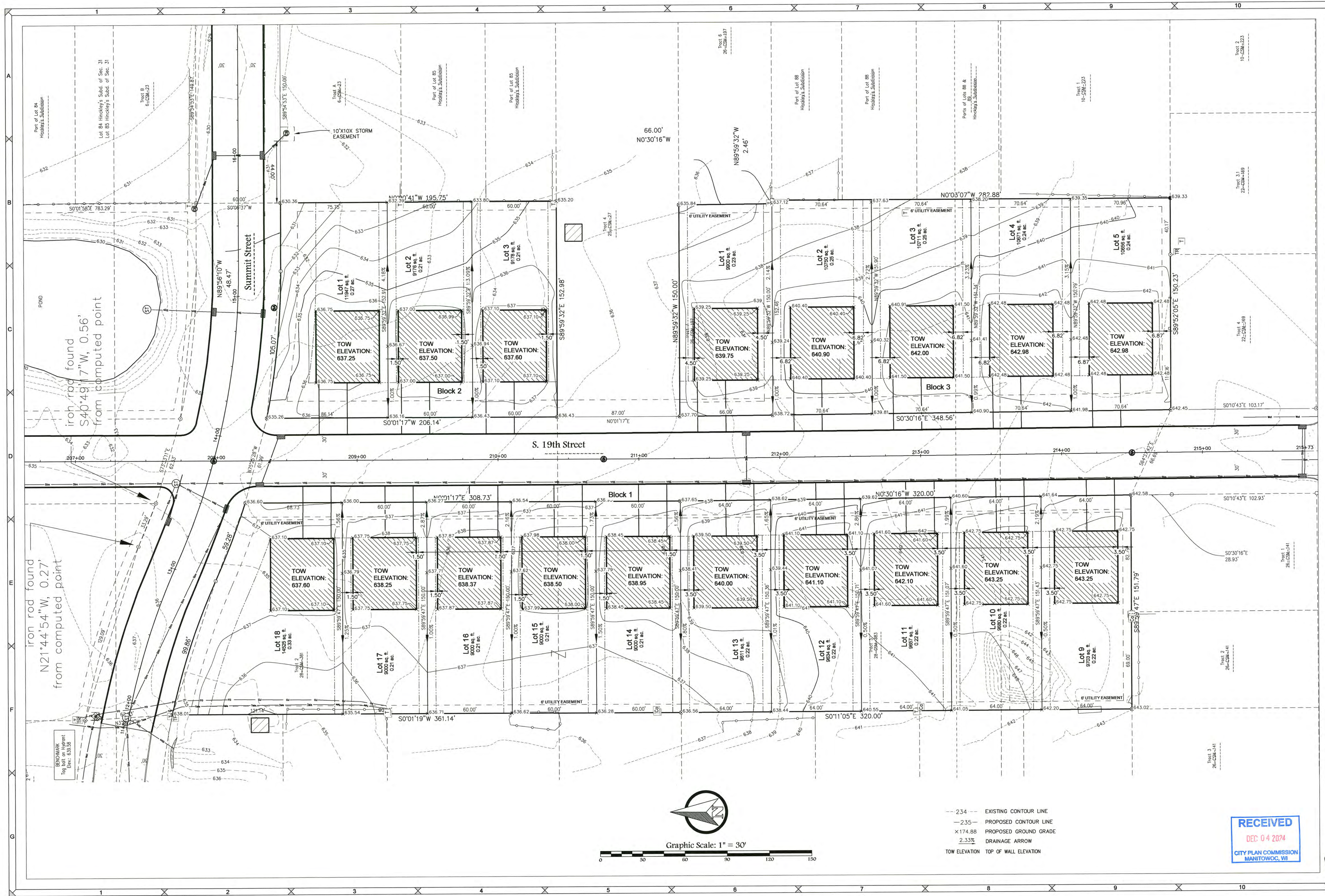


**General Notes**  
**Popp Subdivision No. 4**  
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PROJECT NO.  
P-12123  
 SHEET NO.  
**C2.0**  
 DRAWING NO.  
**S-3867**





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**vierbicher**  
planners engineers advisors

**Grading and Drainage Plan**  
**Popp Subdivision No. 4**

PROJECT NO.  
P-12123

SHEET NO.  
**C3.0**

DRAWING NO.  
**S-3867**

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**Details**  
**Popp Subdivision No. 4**

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PROJECT NO.  
P-12123  
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**C4.0**  
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