

NOTE: A COPY OF THE CITY PLANNING APPROVED SITE PLAN WITH CONDITIONS, MUST BE LOCATED ON THE CONSTRUCTION SITE WITH THE PROJECT/SITE MANAGER!

SP 9-2015 924 YORK LLC: PARKING LOT YORK ST. & N. 10TH STREET

Site Plan Approval Subject to the following conditions:

1. WATER / ELECTRIC / GAS / PHONE / CABLE:

- a. Areas used for drainage shall be maintained and kept free of materials, garbage and fill.
- b. Insure all vacated utilities area mapped and properly terminated via the razing permit.
- c. Provide positive surface drainage. No person shall intentionally divert storm water in any manner that adversely impacts neighboring properties. No downspout within five feet of adjoining property shall be pointed toward such property.
- d. The Owner must call Wisconsin Public Service Business Center to retire gas services to buildings being razed 1-877-444-0888.

2. EASEMENTS:

- a. Provide Utility, Drainage, Transmission and Access Easements as necessary: Comply with standard utility easement conditions.

3. LANDSCAPING:

- a. All landscape areas are to be maintained and materials are to be replaced when needed.
- b. The types and locations of trees to be planted shall be determined by the City Forester Alvin Rehme. He shall be contacted prior to the trees being ordered/planted. He can be reached at 920-686-6518.

4. TRAFFIC:

- a. Per ADA requirements two handicap accessible spaces shall be provided. Mark and sign handicapped stalls as per ADA. Provide van accessible stall per ADA requirements.
- b. Left turn only Arrows shall be painted at the exits onto N. 10th Street. No right turn/exit only signs shall be placed by the City. Also, entrance only/no exit signs at York Street shall be placed by the City.

5. OCCUPANCY:

- a. Any changes to the approved site plan must be presented to the City of Manitowoc.
- b. Final "As Built" Site Plan. Prior to issuance of an occupancy permit, the project owner or their agent shall submit four (4) copies of a final "as built" site plan reflecting any major changes or discrepancies between the original site plan and actual conditions at the site. Submittal of the "as built" site plan shall be required prior to issuance of an occupancy permit, unless this condition is waived by the City Planning Department.

6. FIRE / POLICE / PUBLIC SAFETY:

- a. The owner must contact the Fire Department to get approval of a demolition plan. The demolition plan must be submitted two weeks before demolition starts. Contact Deputy Fire Chief Gregg Kadow 688-6540.

7. ENGINEERING:

- a. An Erosion Control Permit (\$40) will be required for this site. All temporary erosion control measures shall be placed prior to any land disturbing activities and maintained until final restoration with 70 percent growth of all vegetative areas. A Notice of Termination shall be submitted to the Engineering Department when final restoration has been completed.
- b. A Sidewalk/Driveway Permit (\$20) shall be obtained from the Engineering Office for the new driveway entrances and sidewalk replacement on N. 10th Street and York Street
- c. A Right-of-Way (ROW) Excavation Permit (\$60) shall be required for the Storm Sewer connection on York St.
- d. The City will waive the \$500 storm water connection fee.
- e. The City would like to have an infiltration swale placed on the south side of the Parking Lot to provide some storm water treatment.
- f. The City would like all the curb along the York Street replaced from the inlet on N. 10th to the inlet on the east property line. The asphalt terrace shall be replaced with grass. An additional 11 squares of sidewalk (About 290 sf) shall be replaced along York because it is defective and/or scaled.
- g. Left turn only Arrows shall be painted at the exits onto N. 10th Street. No right turn/exit only signs shall be placed by the City. Also, entrance only/no exit signs at York Street shall be placed by the City.

- h. The types and locations of trees to be planted shall be determined by the City Forester Alvin Rehme. He shall be contacted prior to the trees being ordered/planted. He can be reached at 920-888-6518.**
- i. New Parking stalls shall be painted on York where the exiting driveway approaches have been removed.**
- j. To create wider access aisles for the parking lot the decorative stone/grass area on the north side of the lot shall be reduced to 6 ft wide. This will increase the center access aisles from 13ft to 15 ft wide.**

8. OTHER:

- a. Keep vision triangles clear.**
- b. Owner shall apply for a razing permit from the Building Inspection Department (\$40 plus .05 cents per square foot).**