

CALUMET AVENUE - U.S.H 151

EXISTING SIGN POLE TO BE REUSED FOR CLUB CAR WASH SIGN

SIDEWALK PRIVILEGE AGREEMENT FOR SIGN PER DOCUMENT NO.: 1144684

POLE SIGN, SEE SIGN PERMIT BY OTHERS FOR DETAILS

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

CONCRETE PADS FOR SIGNS AND TRASH CANS (TYP.)

STOP ARMS PROVIDED BY OWNER

CANOPY

DETACHED PAY BOOTH SEE DETAIL SHEET 9

STANDARD CURB AND GUTTER

STANDARD SHEDDING CURB AND GUTTER

ONE WAY DRIVEWAY

KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE WHEEL STOP (TYP.) NOTE: REBAR TIE DOWNS SHALL NOT EXCEED 18" TOTAL DEPTH

VACUUM TURBINE PAD, SEE MECHANICAL PLANS (TYP.)

TRANSFORMER PAD

VACUUM ARM AND CANOPY (TYP.)

TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS

LIGHT POLE (TYP.)

3' CURB HEAD TAPER (TYP.)

SAW CUT (TYP.)

DEWEY ST

LEGEND

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT (LIGHT) (25,744 S.F.)
- CONCRETE PAVEMENT (HEAVY) (9,006 S.F.)
- ASPHALT PAVEMENT (721 S.F.)
- GREEN SPACE
- GUTTER (SEE SHEET 4 FOR TYPE AND LOCATIONS)

- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- LIGHT POLE (1 LAMP)

NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

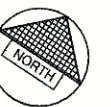
PARKING DATA

TOTAL PARKING STALLS PROVIDED = 4  
 HANDICAP ACCESSIBLE PARKING STALLS = 1  
 TOTAL PARKING STALLS REQUIRED = 4

**APPROVED**  
 SUBJECT TO CONDITIONS  
 MANITOWOC CITY PLAN COMMISSION

DATE 6/28/2023

*Paul Braun*  
 CONDITIONS ATTACHED



0' 20' 40'  
 SCALE IN FEET

File: C:\BAC\2023\20230614\20230614\_1144684.dwg, 11/23/2023, 10:20:00 AM  
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NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN MRL	4221 CALUMET AVE SITE IMPROVEMENT PLAN FOR CLUB CAR WASH CITY OF MANITOWOC MANITOWOC COUNTY, WISCONSIN	SITE PLAN	DATE 10/20/22	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 4
								CHECKED			FILE 2/25/2020		
								DESIGNED MRL			JOB NO. 2209020		

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



**SP 7-2023 Club Car Wash, 4221 Calumet Avenue**

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. 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.
- c. Coordinate with AT&T for conduit placement to allow for communications lines to feed building. Kari Jensen - 920-433-4112 or kj2897@att.com
- d. The previous Visitor's Center was served with water via a 2" water service from S 42nd Street (CTH CR). No watermain assessment is due or required.
- e. The original Visitor's Center was served with water from S 42nd Street (CTH CR), on the east side of Kentucky Fried Chicken via a utility easement. The easement is shown, but the existing 2" water service is not shown on the Overall Site Plan or the Utility Plan. Update the plans to reflect this existing water service. Per PSC Water Utility Rules, with a new 4" water service, the existing 2" service shall be abandoned at the main by the developer. MPU staff must witness the water service abandonment.
- f. Prior to tapping the watermain for the proposed 4" service, a water application is required. <https://www.mpu.org/customer-self-service/request-services>
- g. The proposed 4" water service is show to be located in the street right-of-way of Dewey Street, and connecting to the watermain in S 42nd Street. This is permitted, since the property has frontage to Dewey Street and S 42nd Street. Obtain a street permit from the City Department of Public Infrastructure. The Utility Plan references a Sanitary and Water Reclamation System on the Mechanical Plans; these plans were not shared. MPU Water must review and approve of the reclamation system, due to cross connection control concerns.
- h. Contact MPU regarding existing underground electric to facility and electric service requirements. Contact Justin Hoffmann: (920)686-4347

**2. EASEMENTS:**

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

**3. LANDSCAPING:**

- a. Contact Paul Braun, City Planner, to discuss some changes to the landscaping plan. In general, landscaping will need to be placed along the building façade adjacent to Calumet Avenue. 920-686-6930
- b. Garbage receptacles / dumpsters, when stored outside, shall be leak proof, secure against rodents and have permanent, tight fitting covers. Garbage receptacles / dumpsters shall be stored in an unobtrusive area and shall be screened from off-premises view with a site obscuring fence, wall or evergreen hedge.

**4. TRAFFIC:**

- a. Parking lot, drives and stalls are to be paved and striped. Mark and sign handicapped stalls as per ADA.

**5. OCCUPANCY:**

- a. **Occupying the structure without an occupancy permit is subject to a \$2,000 per day fine as per section 15.630 (2) of the Municipal Code.**
- 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 Community Development Department.

(OVER)

- c. Any changes to the approved site plan must be presented to the City of Manitowoc.

**6. FIRE / POLICE / PUBLIC SAFETY:**

- a. Knox box is required, contact the Fire Department for more information 686-6540.
- b. See Fire Department faq sheet at [www.manitowoc.org/mfrd-siteplan](http://www.manitowoc.org/mfrd-siteplan)

**7. ENGINEERING:**

- a. An Erosion Control Permit and Plan has been submitted 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 as well as Copies of your weekly and rain event inspections shall be submitted to the Engineering Department when final restoration has been completed.
- b. A Stormwater Management Plan and Permit will be required for this site.
- c. Manitowoc Municipal Code (MMC) Section 28.060(7) allows a Fee in Lieu of On-Site Stormwater Management Practices in certain situations. The Owner/Developer shall draft a letter and address it to the City of Manitowoc Common Council requesting the Fee-in-Lieu of On-Site Stormwater Management Practices. A Resolution will need to be drafted and sent to the Common Council. If approved by the Common Council, the fee will be \$0.375 per SF of impervious area. The current site plan shows an impervious area of 0.86 acres or 37,499 SF. The fee-in-lieu payment of \$14,062.12 shall be made to the City of Manitowoc prior to the issuance of any building permits.
- d. In accordance with the Manitowoc Municipal Code (MMC) Section 17.060, there will be a sanitary sewer connection charge of \$1,500 for this commercial business.
- e. A Right-of-Way (ROW) Excavation Permit (\$90) from the City of Manitowoc shall be required for the utility connections in the Right-of-Way.

**8. OTHER:**

- a. Prior to issuance of an Occupancy or Temporary Occupancy Permit the City may require issuance of a Letter of Credit or comparable security instrument when any site and off-site improvements required by City ordinance, State regulations or conditions of site plan approval have not been completed due to adverse weather or other unforeseen circumstances.
- b. Keep vision triangles clear.