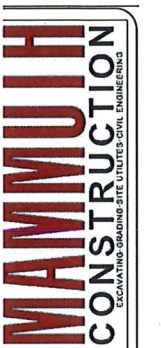


NOTE: A COPY OF THE COMMUNITY DEVELOPMENT APPROVED SITE PLAN WITH CONDITIONS, MUST BE LOCATED ON THE CONSTRUCTION SITE WITH THE PROJECT/SITE MANAGER!



SP 7-2024 Knutson Drive-Thru Coffee Shop, 2020 Dufek Drive

- Site Plan Approval Subject to the following conditions:
- WATER / ELECTRIC / GAS / PHONE / CABLE:**
 - 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.
 - WPS Gas: No Issues
 - MPU Electrical: Please contact MPU at 920-683-4600 to develop the details of your electrical service.
 - MPU Water: The property is a corner lot. No watermain assessments due for the frontage on Calumet Ave. The watermain on Dufek Drive was installed in 1989, as a Plan B. A depreciated assessment is due upon connection to the main. Our current watermain assessment is \$2426.40 + depreciation rate of 1.3% x 35 years (2024-1989) = 26.8% = \$2426.40 x 26.8% = \$652.73 + \$2426.40 = \$652.73 = \$1773.76 estimated depreciated watermain assessment!
 - The existing water lateral to this lot is a 4" service. The plan shows connecting to the 4" with a 1 1/2" service to the building. Our Water Utility Rules, approved by the PSC, note that water services must be undiminished from the main to the meter. If a new 1 1/2" service is brought in, the unused 4" service must be abandoned at the main (per Water Utility Rules). Coordinate meter size and placement with MPU Meter Services at 920-688-4345.
 - ATT: Please plan on providing a conduit for AT&T or Communications companies to provide service. Conduit should run from main power area of bldg. to either the edge of property or a transformer location. Call 920-433-4112 for questions.
 - EASEMENTS:**
 - Provide Utility, Drainage, Transmission and Access Easements as necessary. Comply with standard utility easement conditions.
 - LANDSCAPING:**
 - No landscaping plan was provided. Prior to issuance of a building permit the owner shall provide a landscaping plan to the Community Development Department. Landscaping shall be placed according to the submitted and approved landscaping plan prior to issuance of a final occupancy permit.
 - 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. Owner shall provide a plan to the Community Development Department as to how the trash area will be site screened.
 - Trash receptacles / dumpsters, when stored outside, shall be leak proof, secure against rodents and have permanent, tight fitting covers.
 - TRAFFIC:**
 - Parking lot, drives and stalls are to be paved and striped. Mark and sign handicapped stalls as per ADA requirements.
 - OCCUPANCY:**
 - Occupying the structure without an occupancy permit is subject to a \$2,000 per day fine as per section 15.830 (2) of the Municipal Code.
 - 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. Submission 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.
 - Any changes to the approved site plan must be presented to the City of Manitowoc.
 - FIRE / POLICE / PUBLIC SAFETY:**
 - Knox box is required, contact the Fire Department for more information 688-8540.
 - See Fire Department fact sheet at www.manitowoc.org/mfd-siteplan
 - ENGINEERING:**
 - An Erosion Control Permit and Plan has been issued this site. Per the approval letter and email date May 1, 2023, 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.
 - In accordance with the Manitowoc Municipal Code (MMC) Section 17.090, there will be a sanitary sewer connection charge of \$1,500 for this commercial business. For further information contact the Manitowoc Wastewater Treatment Facility at 920-688-3550.
 - In accordance with the Manitowoc Municipal Code (MMC) Section 7.278(2), there will be a storm sewer connection charge of \$500.
 - 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.
 - A new Sidewalk/Driveway Permit (\$40) shall be obtained from the City of Manitowoc Engineering Department prior to installation of the new driveways. The City shall check the forms prior to placement of the concrete. Installation of new driveways shall be in accordance with Form # 804. Sidewalk set back is 17" from Face of Curb (FOC) to Back of Walk (BOV). Sidewalk width is 54"
 - The existing storm inlet casting for the northerly driveway will need to be converted to a driveway grate or plate in accordance with the City Policy. The cost of the grate or plate plus an additional \$100 shall be charged to the owner. Contact Scott Yindra of the Department of Public Infrastructure at 920-688-6512 for more information on obtaining the casting.
 - The existing street light is in conflict with the north driveway. Contact Justin Hoffmann at MPU to coordinate relocation and relocation costs.
 - Any unused portions of old driveway curb cuts shall be replaced with full height (6") concrete curb. Contact Scott Yindra of the Department of Public Infrastructure at 920-688-6512 to complete work within the road way.
 - OTHER:**
 - 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.
 - Keep vision triangles clear.



James St
voc, WI 54220
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Drawing Index

Revisions	
Date	By
3/23/2024	ALS

Project Number
24014

Site Description and Location
on Coffee Lab
Dufek Dr
owoc, WI 54220
#

Location
Dufek Dr
owoc, WI 54220

Drawing Date
8/15/2024
Sheet Title

C-2

Sheet #
2
Scale
As Noted

