



City of Manitowoc

Demolition Permit Application

PROJECT ADDRESS: 810 Chicago Street		
PROPERTY OWNER INFORMATION:		
Property Owner Name: Bank First		
Business Name: Bank First		
Street Address: 402 N 8th Street		
City / State: Manitowoc, WI	Zip: 54220	
Phone: 920-652-3100	Fax:	
Contact Person: Robert Koehler	Email: rkoehler@bankfirst.com	
DEMOLITION CONTRACTOR INFORMATION:		
Business Name: A.C.E. Building Service		
Street Address: 3510 S 26th Street		
City / State: Manitowoc, WI	Zip: 54220	
Phone: 920-682-6105	Fax:	
Contact Person: Chris Dahlke	Email: cdahlke@acebuildingservice.com	
ESTIMATED PROJECT COST: (\$) 400,000		
IRREVOCABLE LETTER OF CREDIT:		
<input checked="" type="checkbox"/> Attach Copy - N/A	<input type="checkbox"/> Approved by City Attorney	
COMPREHENSIVE LIABILITY INSURANCE:		
<input checked="" type="checkbox"/> Attach Copy	<input type="checkbox"/> City of Manitowoc Listed as Certificate Holder	
PROJECT INFORMATION:		
Commencement Date: 7/7/25	Completion Date: 9/26/25	
<input type="checkbox"/> Residential Use	<input type="checkbox"/> Commercial Use	<input type="checkbox"/> Historic District
<input checked="" type="checkbox"/> Vacated Building	<input type="checkbox"/> Condemnation Order	<input type="checkbox"/> Structural Damage
<input type="checkbox"/> Future Development - Structure	<input type="checkbox"/> Future Development - Parking	<input type="checkbox"/> Future Green Space
ASBESTOS ABATEMENT:		
Asbestos testing conducted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asbestos present? <input checked="" type="checkbox"/> Yes, Attach Testing Report <input type="checkbox"/> No	

DETAIL OF ALL STRUCTURES TO BE DEMOLISHED:Structure 1 ☒ Principal ☐ Accessory ☐ Commercial ☐ Residential ____ UnitsYear Built: 1923 Basement ☒ Yes ☐ No Number of Stories 3Construction Type ☒ Frame ☒ Brick ☐ MetalStructure 2 ☐ Principal ☐ Accessory ☐ Commercial ☐ Residential ____ UnitsYear Built: _____ Basement ☐ Yes ☐ No Number of Stories _____Construction Type ☐ Frame ☐ Brick ☐ MetalStructure 3 ☐ Principal ☐ Accessory ☐ Commercial ☐ Residential ____ UnitsYear Built: _____ Basement ☐ Yes ☐ No Number of Stories _____Construction Type ☐ Frame ☐ Brick ☐ Metal

	Height	Length	Width	Square Feet	Cubic Feet
Structure 1	45'	95'	65'	21,543	323,145
Structure 2					
Structure 3					
Totals:				21,543	323,145

DEMOLITION OF PROPERTIES EXCEEDING 100,000 CUBIC FEET.☒ Yes, Requires Common Council approval. The Common Council may consider the permit application only after receiving the recommendation of the Licensing, Permits, and Inspections Committee. MMC 16.070(1)(b).☐ No**PERMIT FEES.** Available at www.manitowoc.org > Departments > Building Inspection > Fees > Fee Schedule or Fee Estimator

COMPLIANCE. The project shall comply with the Wisconsin Uniform Dwelling Code, Wisconsin Commercial Building Code, Wisconsin Plumbing Code, National Electrical Code, Municipal Ordinances, and all other applicable codes and conditions of this permit. The issuance of the permit creates no legal liability, express or implied, on the Department or Municipality. Department staff shall be granted access to the property for the inspection of this permit.

AUTHORITY.

The undersigned hereby represents and warrants that it has the authority to apply for this permit. If the party applying for this permit is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and apply for this permit on the entity's behalf. I hereby certify that all of the information provided on this permit application is correct, accurate and complete to the best of my knowledge.

Signature of the Applicant:

Digitally signed by Chris
Dahlke
Date: 2025.05.28
11:05:19-05'00'

Date: 5/28/25

Signature of the Property Owner:

Robert P. Koehler
2025.05.28 11:58:25-05'00'

Date: 5/28/25



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/4/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The McClone Agency, Inc. PO Box 389 Menasha WI 54952	CONTACT NAME: Certificate Department	FAX (A/C, No): 920-725-3233	
	PHONE (A/C, No, Ext): 800-236-1034	E-MAIL ADDRESS: certificate@mcclone.com	
INSURED A.C.E Building Service, Inc. 3510 South 26th Street Manitowoc WI 54220-8838	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : St Paul Protective Insurance C		19224
	INSURER B : The Phoenix Insurance Co.		25623
	INSURER C : Travelers Indemnity Co. of CT		25682
	INSURER D : Travelers Prop Cas Co of AM		25674
	INSURER E : Indian Harbor Ins Company		36940
INSURER F :			

License#: 100197661
ACEBUIL-01

COVERAGES **CERTIFICATE NUMBER:** 184243433 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		CO-8X752486	4/1/2025	4/1/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			810-8X750653	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-8X75792A	4/1/2025	4/1/2026	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$ 10,000,000
								\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB-8X755869	4/1/2025	4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
E	Professional Errors & Omissions			PEC006115103	4/1/2025	4/1/2026	EACH CLAIM AGGREGATE	5,000,000 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of Manitowoc is Additional Insured with respect to General Liability. 30 day notice of cancellation (10 days for non-payment) will be provided to certificate holder in accordance with the policy provisions.

CERTIFICATE HOLDER	CANCELLATION
City of Manitowoc 900 Quay Street Manitowoc WI 54220	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – AUTOMATIC STATUS IF REQUIRED BY WRITTEN CONTRACT (CONTRACTORS)

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that:

- a. You agree in a written contract or agreement to include as an additional insured on this Coverage Part; and
- b. Has not been added as an additional insured for the same project by attachment of an endorsement under this Coverage Part which includes such person or organization in the endorsement's schedule;

is an insured, but:

- a. Only with respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and
- b. Only as described in Paragraph (1), (2) or (3) below, whichever applies:
 - (1) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:
 - (a) The Additional Insured – Owners, Lessees or Contractors – (Form B) endorsement CG 20 10 11 85; or
 - (b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

the person or organization is an additional insured only if the injury or damage arises out of "your work" to which the written contract or agreement applies;

- (2) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

- (a) The Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13, the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13, or both of such endorsements with either of those edition dates; or

- (b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37, without an edition date of such endorsement specified;

the person or organization is an additional insured only if the injury or damage is caused, in whole or in part, by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; or

- (3) If neither Paragraph (1) nor (2) above applies:

- (a) The person or organization is an additional insured only if, and to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; and

- (b) Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

- a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether

COMMERCIAL GENERAL LIABILITY

this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section III – Limits Of Insurance.

- b. The insurance provided to such additional insured does not apply to:
 - (1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:
 - (a) The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and
 - (b) Supervisory, inspection, architectural or engineering activities.
 - (2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.
- c. The additional insured must comply with the following duties:
 - (1) Give us written notice as soon as practicable of an "occurrence" or an offense which may

result in a claim. To the extent possible, such notice should include:

- (a) How, when and where the "occurrence" or offense took place;
 - (b) The names and addresses of any injured persons and witnesses; and
 - (c) The nature and location of any injury or damage arising out of the "occurrence" or offense.
- (2) If a claim is made or "suit" is brought against the additional insured:
 - (a) Immediately record the specifics of the claim or "suit" and the date received; and
 - (b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.
 - (3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.
 - (4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph 4., Other Insurance, of Section IV – Commercial General Liability Conditions.

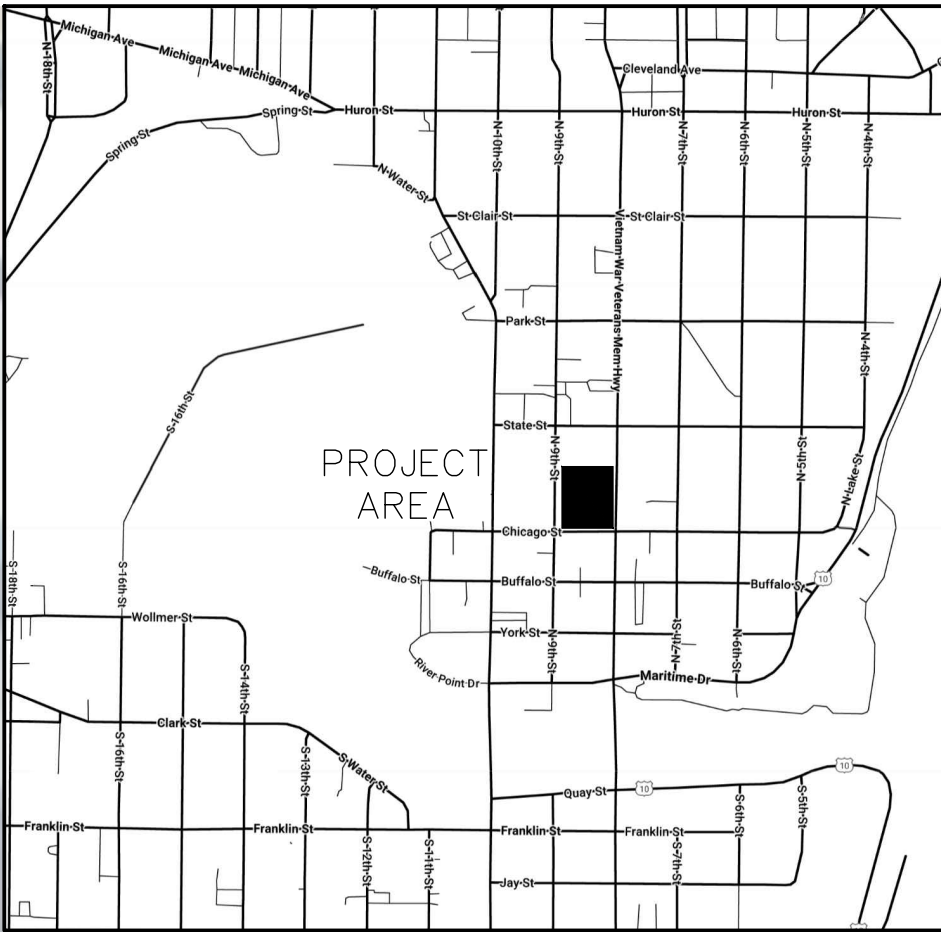
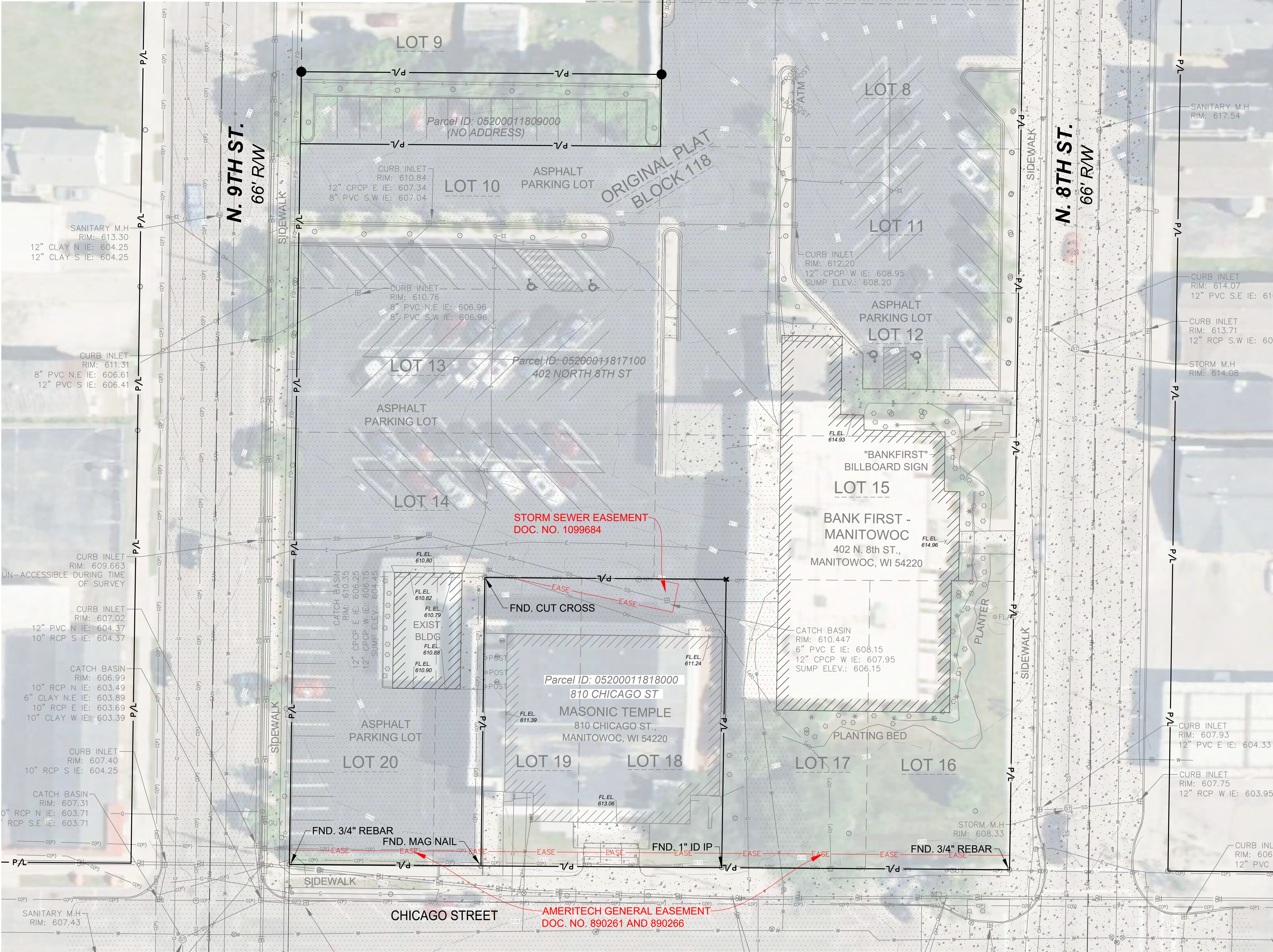
ALL OF LOTS 7, 8, 10, 11, 12, 13, 14, 15, 16, 17 AND 20, AND THE WEST 20 FEET OF LOT 19,
ALL IN BLOCK 118, ORIGINAL PLAT, AND LOT 18 AND THE EAST 40 FEET OF LOT 19, IN
BLOCK 118, ORIGINAL PLAT, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.



Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com

REGISTER'S HOTLINE TICKETS:
20251622170, 20251622174, 20251622188, 20251622189,
20251622215, 20251622221, 20251622244, 20251622251,
20251622273, 20251622277.

BEARINGS ARE REFERENCED TO
WISCRS - MANITOWOC COUNTY.
VERTICAL DATUM IS NAVD 88.



VICINITY MAP
NOT TO SCALE

Scale: 0 10 20 40
Scale: 1" = 20'

LEGEND

- = BENCH MARK
- ▲ = CONTROL POINT
- = 1 1/4" IRON PIPE O.D.
- = FOUND OR AS NOTED
- = 1-1/4" O.D.x 18" LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- ⊗ = WATER VALVE
- ⊗ = FIRE HYDRANT
- 970.90 = SPOT ELEVATION
- ☆ = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- ⊗ = MANHOLE TYPE NOTED
- ⊗ = SANITARY SEWER MANHOLE
- ⊗ = STORM SEWER MANHOLE
- ⊗ = ELECTRIC MANHOLE
- ⊗ = TELEPHONE MANHOLE
- ⊗ = WATER MANHOLE
- ⊗ = UTILITY METER
- ⊗ = GUY WIRE POLE
- ⊗ = LIGHT POLE
- ⊗ = PEDESTAL
- ⊗ = POWER POLE
- ⊗ = INLET
- ⊗ = CURB INLET
- ⊗ = GAS VALVE
- ⊗ = LIGHT POLE WITH MAST
- ⊗ = TREE (CONIFEROUS) DRIP LINE SCALABLE
- ⊗ = TREE (DECIDUOUS) DRIP LINE SCALABLE
- ⊗ = CLEANOUT
- ⊗ = FLAG POLE
- ⊗ = UTILITY MARKER POST
- ⊗ = SIGN ON POST
- ⊗ = UTILITY CONTROL BOX
- ⊗ = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- ⊗ = BUILDING OUTLINE
- 3 --- = MINOR CONTOUR
- 5 --- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W --- = WATER MAIN
- ST --- = STORM SEWER
- SAN --- = SANITARY SEWER
- G --- = NATURAL GAS MAIN
- T --- = UNDERGROUND TELEPHONE
- E --- = UNDERGROUND ELECTRIC
- OH --- = OVERHEAD UTILITY LINES
- FO --- = UNDERGROUND FIBER OPTIC
- TV --- = UNDERGROUND CABLE TV
- C --- = COMMUNICATION CONDUIT
- (P) --- = UTILITIES PER PLAN

- ⊗ = ASPHALT SURFACE
- ⊗ = CONCRETE SURFACE
- ⊗ = WETLANDS

REVISION DESCRIPTION	DATE	REV	BY

ACE BUILDING SERVICE

OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

kapur

788 N. Jefferson Street, Ste. 900
Milwaukee, Wisconsin 53202
kapurinc.com

SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

BANK FIRST MANITOWOC

402 N. 8TH STREET
MANITOWOC, WI 54220

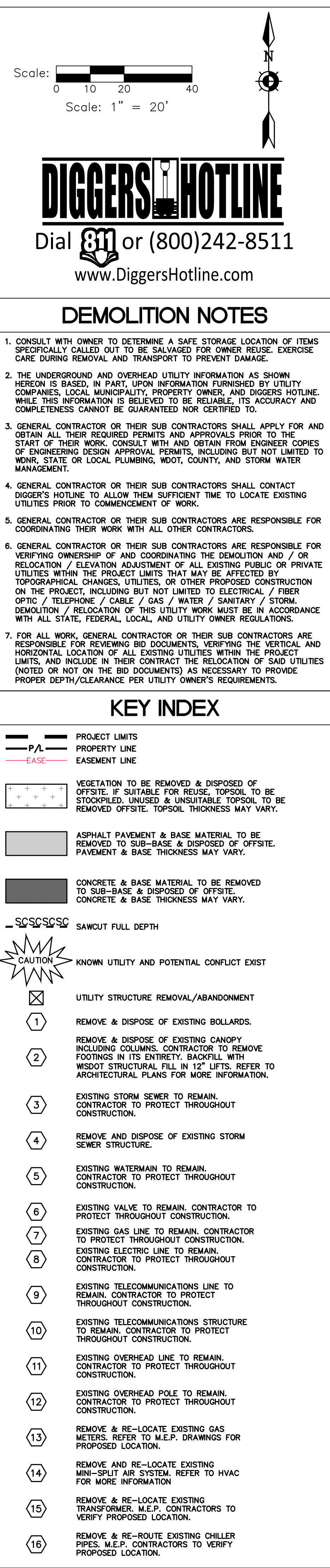
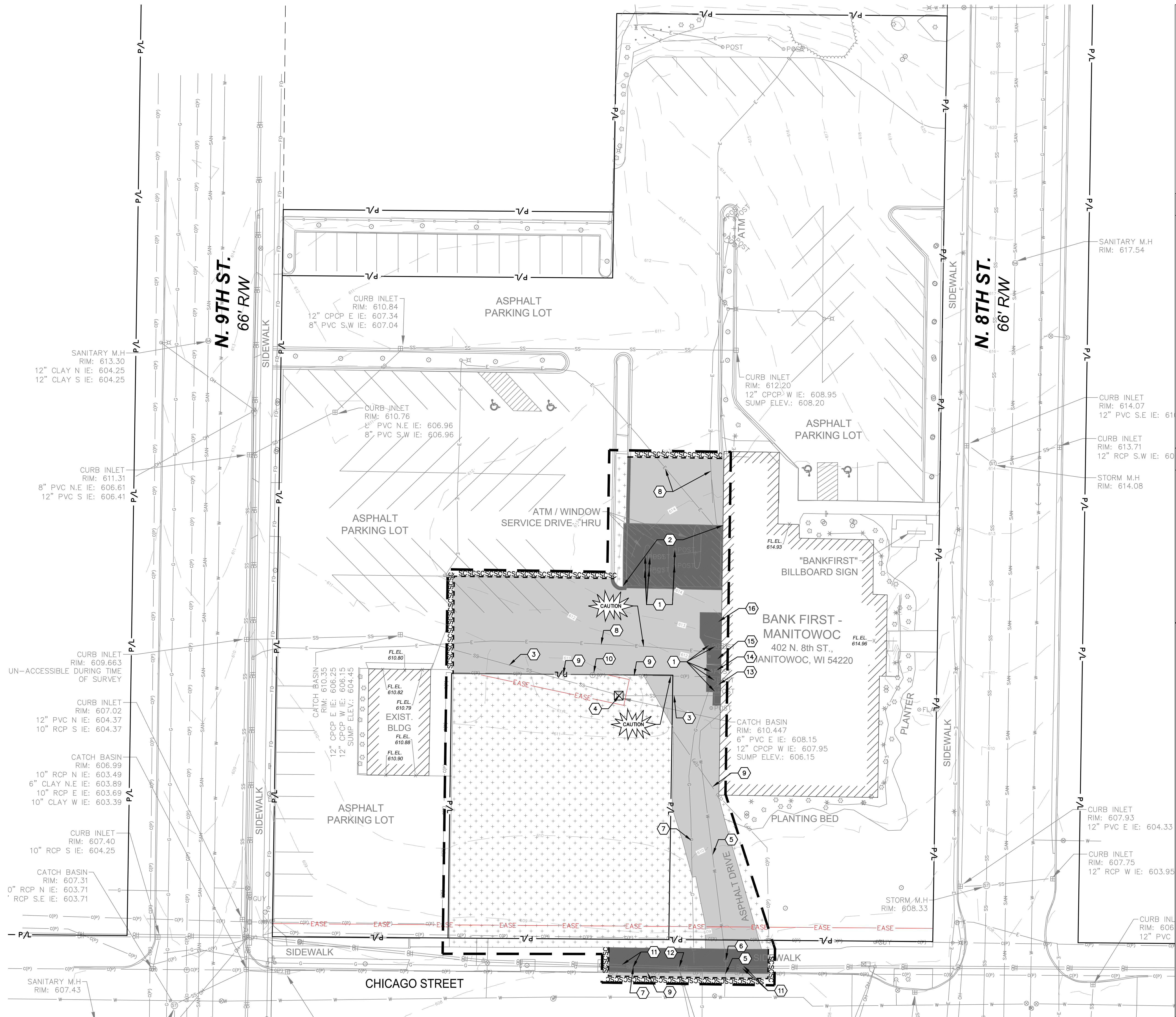
THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

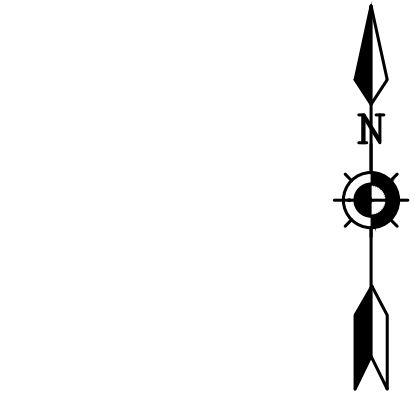
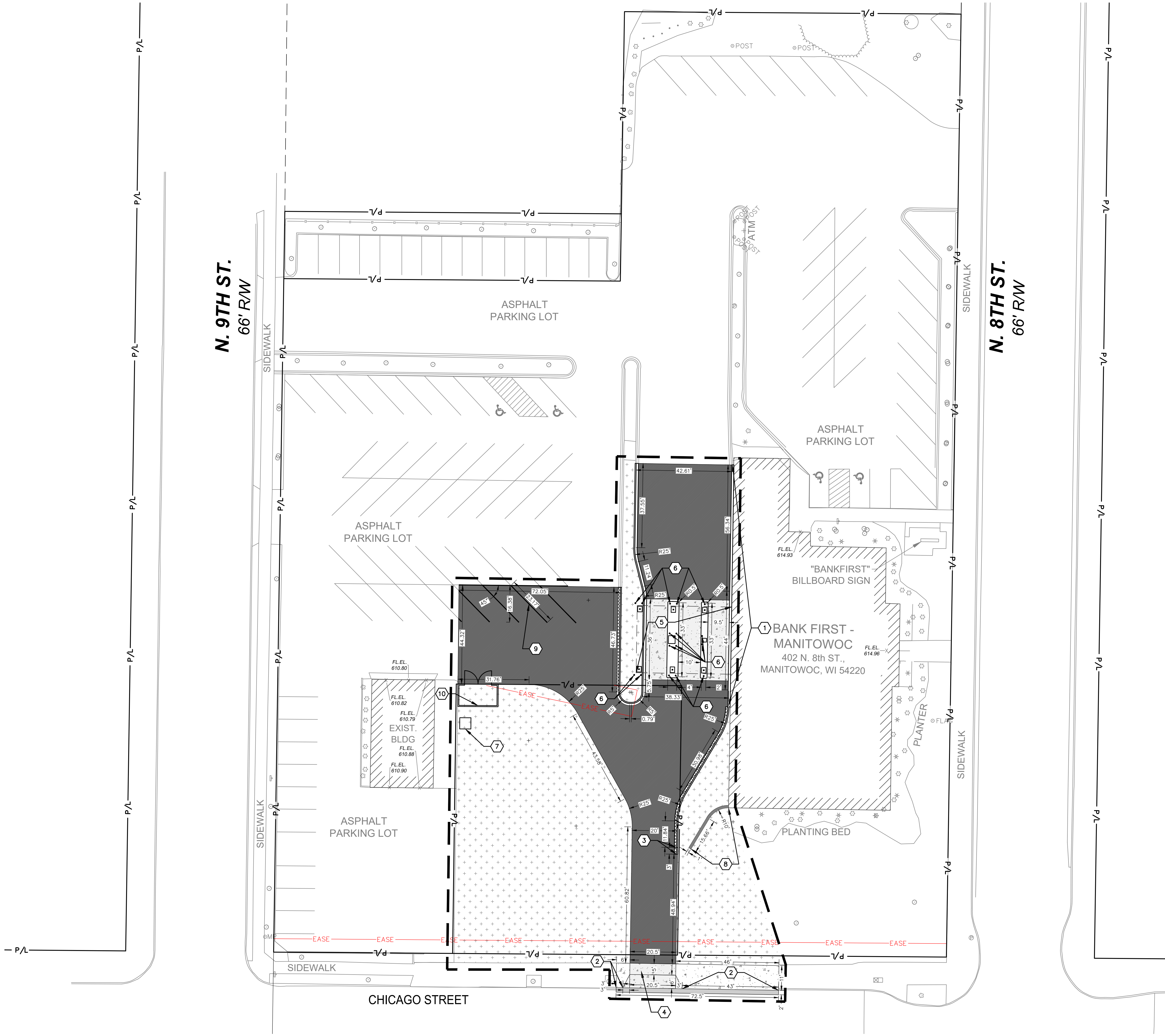
SHEET INFORMATION

A.C.E. JOB NO. 403/25
DATE: 07-08-2025
DRAWN BY: DAH
SCALE: 1" = 20'-0"
EXISTING CONDITIONS PLAN

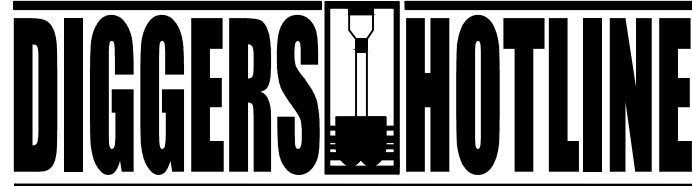
SHEET

C-1.0

[illegible]



Scale: 0 10 20 40
Scale: 1" = 20'



Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- | | | |
|--|---|------------|
| | PROJECT LIMITS | |
| | PROPERTY LINE | |
| | EASEMENT LINE | |
| | AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 6" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED. | |
| | ASPHALTIC CONCRETE TO MATCH EXISTING ROADWAY SECTION. | |
| | ASPHALTIC CONCRETE (HEAVY DUTY)
1.75" SURFACE COURSE
2.25" BINDER COURSE
12.00" AGGREGATE BASE COURSE | 1
C-2.2 |
| | CONCRETE SLAB
5.00" CONCRETE
4.00" AGGREGATE BASE COURSE | 2
C-2.2 |
| | HEAVY DUTY CONCRETE PAVEMENT
7.00" CONCRETE
6.00" AGGREGATE BASE COURSE | 2
C-2.2 |
| | HIGH-SIDE CONCRETE CURB & GUTTER
18" BARRIER UNLESS OTHERWISE NOTED | 4
C-2.2 |
| | LOW-SIDE CONCRETE CURB & GUTTER
18" BARRIER UNLESS OTHERWISE NOTED | 4
C-2.2 |
| | 12" WIDE X 6" TALL CURB HEAD | 5
C-2.2 |
| | INTEGRAL CURB | 6
C-2.2 |
| | 3' TRANSITION FROM 18" BARRIER CURB & GUTTER TO ZERO FACE CURB & GUTTER | 7
C-2.2 |
| | CONCRETE DRIVEWAY APRON | 8
C-2.2 |
| | DRIVE THRU CANOPY AND EQUIPMENT. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION. | |
| | 6" STEEL BOLLARD. REFER TO ARCHITECTURAL PLANS SHEET A-1.1 FOR MORE INFORMATION. | |
| | TRANSFORMER. REFER TO SITE ELECTRICAL PLANS FOR MORE INFORMATION. | |
| | VARIABLE HEIGHT "ANCHOR DIAMOND PRO" OR EQUIVALENT MODULAR BLOCK RETAINING WALL WITH 4" THICK CAP. INSTALL PER MANUFACTURER SPECIFICATIONS AND DETAILS. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION. COORDINATE FINAL COLOR SELECTION WITH OWNER AND ARCHITECT. | |
| | PAVEMENT MARKING. LATEX PAVEMENT MARKING PAINT, 4" WHITE. (SEE WDOT PAVEMENT MARKING S.D.D.) | |
| | FUTURE TRASH ENCLOSURE | |

REVISION DESCRIPTION	DATE	REV BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

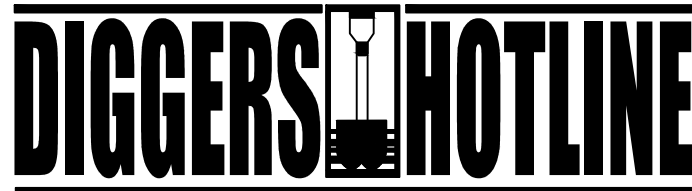
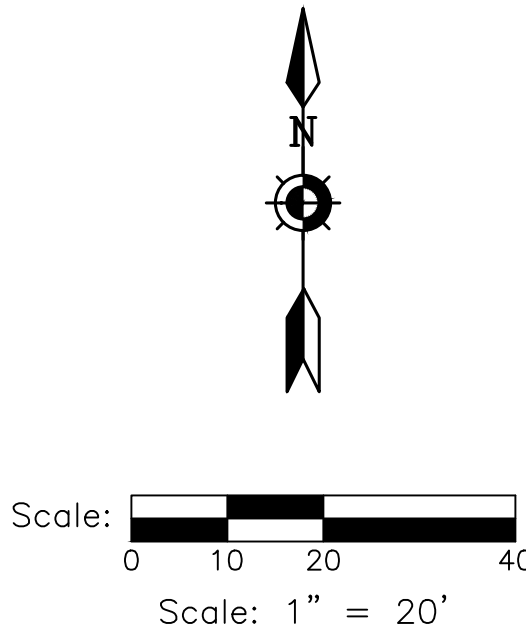
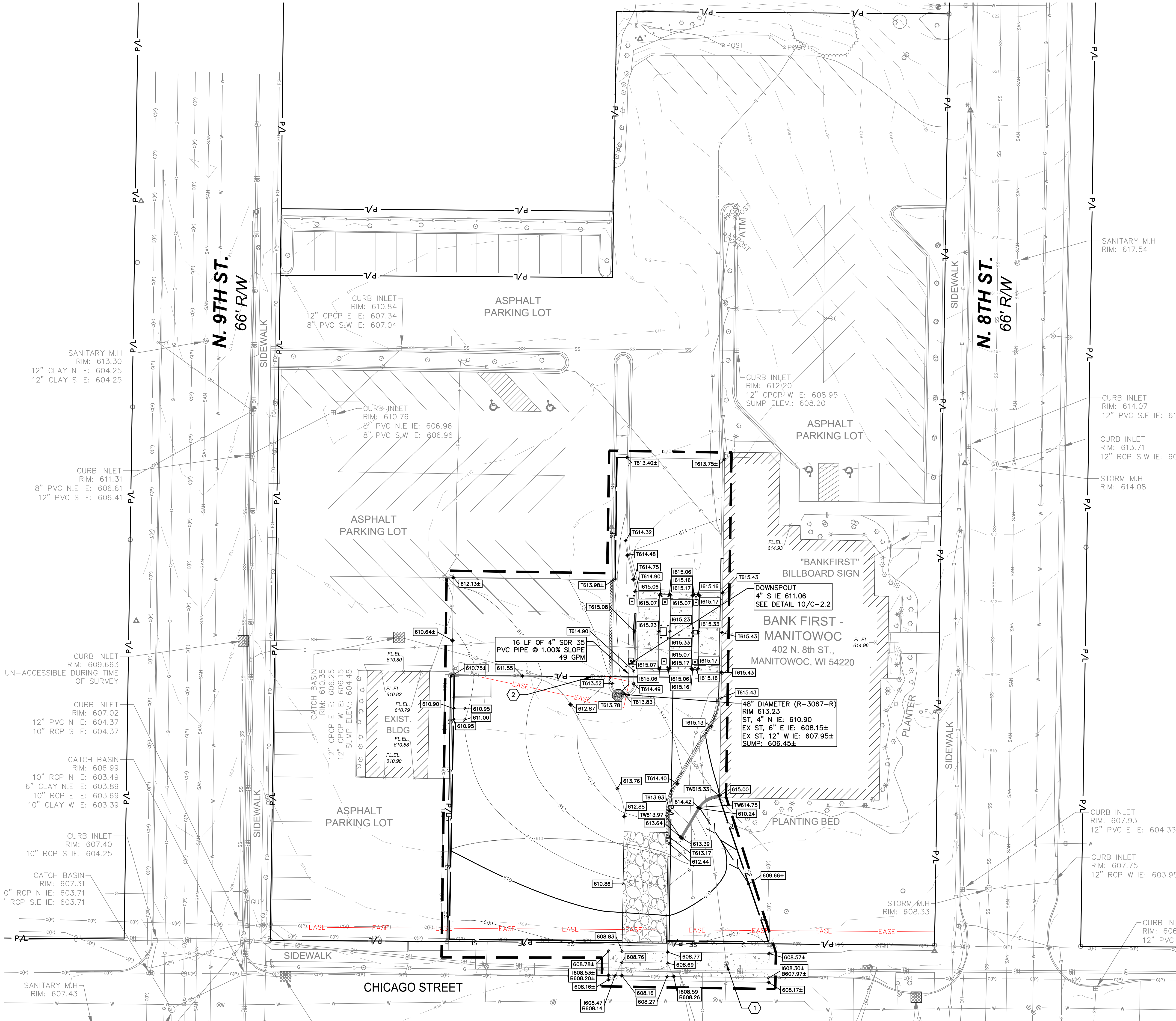
kapur
788 N. Jefferson Street Ste 900
Manitowoc, Wisconsin 53202
kapurinc.com

SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

BANK FIRST MANITOWOC
402 N. 8TH STREET
MANITOWOC, WI 54220

SHEET INFORMATION	
A.C.E. JOB NO.	403/25
DATE:	07-08-2025
DRAWN BY:	DAH
SCALE:	1" = 20'-0"
SITE LAYOUT PLAN	
SHEET	
C-1.2	



Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND MPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
ROBERT KOEHLER – PROJECT MANAGER
BANK FIRST
402 N. 8TH STREET
MANITOWOC, WI 54221
PHONE: (920) 475-4865

PROJECT ENGINEER:
RYAN BIRSCHBACH, P.E.
KAPUR & ASSOCIATES, INC
788 N. JEFFERSON STREET SUITE 900
MILWAUKEE, WI 53202
PHONE: (262) 758-6035

CONSTRUCTION MANAGER:
TBD

GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- DRAINAGE SWALE
- PROPOSED SPOT GRADE
- MATCH EXISTING GRADE
- PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF CURB GRADE
- PROPOSED TOP OF INTEGRAL CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- MATCH EXISTING TOP OF INTEGRAL CURB GRADE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- STORM SEWER
- FILTER FABRIC FENCE
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN.
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
- ADJUST VALVE BOX RIM ELEVATION TO BE FLUSHED WITH FINISHED GRADE. EXISTING RIM: 608.42± PROPOSED RIM: 608.56
- ADJUST TELECOMMUNICATION MANHOLE RIM ELEVATION TO BE FLUSHED WITH FINISHED GRADE. EXISTING RIM: 608.42± PROPOSED RIM: 608.56

REVISION DESCRIPTION	DATE	REV	BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
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PROJECT INFORMATION:

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SHEET INFORMATION

A.C.E. JOB NO. 403/25
DATE: 07-08-2025
DRAWN BY: DAH
SCALE: 1" = 20'-0"
SITE GRADING UTILITY & EROSION CONTROL PLAN

SHEET

C-1.3

EROSION CONTROL MEASURES		
<p>1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/StormwaterStandards/conservationstandards.htm</p> <p>2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WNR TECHNICAL STANDARD 1050 AS FOLLOWS:</p> <p>ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE Wisconsin PRODUCT ACCEPTABILITY LIST. TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsinprod.gov/Documents/doinp-bus/eng-consulants-consultarces/tools/pal/pal-7-14.pdf</p> <p>A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER DURING A 24-HOUR PERIOD.</p> <p>B. PLACEMENT OF SPILL MATERIAL, DEBRIS, SOLIDS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.</p> <p>C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.</p> <p>D. DUE CARE SHALL BE TAKEN TO INSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND WHERE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.</p> <p>E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, FILLING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WNR.</p> <p>3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION. THE TRACKING OF SEDIMENT FROM THE SITE PER WNR TECHNICAL STANDARD 1057 AS FOLLOWS:</p> <p>A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.</p> <p>B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH W800T TYPE R GEOTEXTILE FABRIC.</p> <p>C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.</p> <p>D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.</p> <p>E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.</p> <p>F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 1/2 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.</p> <p>G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.</p> <p>4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WNR TECHNICAL STANDARD 1056 AS FOLLOWS:</p> <p>A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.</p> <p>B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.</p> <p>C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.</p> <p>D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.</p> <p>E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.</p> <p>F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PROVIDE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.</p> <p>G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL STAY INTO THE GROUND AFTER INSTALLATION.</p> <p>H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 8 INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.</p> <p>I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.</p> <p>J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET THE STANDARDS ESTABLISHED IN TECHNICAL STANDARD 1056.</p> <p>K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.</p> <p>L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 15 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.</p> <p>M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.</p> <p>N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.</p> <p>O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.</p> <p>P. SILT FENCE PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.</p> <p>5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-RESTORING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE APPLIED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:</p> <p>A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL, TO A MINIMUM DEPTH OF 2 INCHES.</p> <p>B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.</p> <p>C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.</p> <p>D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.</p> <p>E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.</p> <p>F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 15 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 15 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 15 TONS/ACRE. PERMANENT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUAL). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WNR.</p> <p>G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS 100 WET.</p> <p>H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.</p> <p>I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDING AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 1/2 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOIL IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.</p> <p>J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDING AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.</p> <p>K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.</p> <p>L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.</p> <p>M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.</p> <p>N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.</p> <p>O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.</p> <p>P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.</p> <p>6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.</p> <p>7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.</p> <p>8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEEP WHERE SEDIMENT ACCUMULATES.</p>		

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

- OBTAIN PLAN APPROVAL FROM THE CITY OF MANITOWOC, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
 - CONSTRUCTION IS SCHEDULED TO BEGIN IN FALL 2025, DEPENDING ON WEATHER & GROUND CONDITIONS.
 - A GRAVEL TRACKING PAD UNDERLAIN WITH W800T TYPE R GEOTEXTILE FABRIC SHALL BE INSTALLED AS SHOWN ON THE PLANS.
 - SILT FENCE AND INLET FILTER PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
 - SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
 - CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
 - TOPSOIL, STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
 - UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
 - AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
 - FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
 - AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
 - THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES AND INLET FILTER PROTECTION SHALL BE REMOVED.
 - IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
 - BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.
 - WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.
- IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800-2015-06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR OR ANOTHER CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 12 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY BY THE WNR.

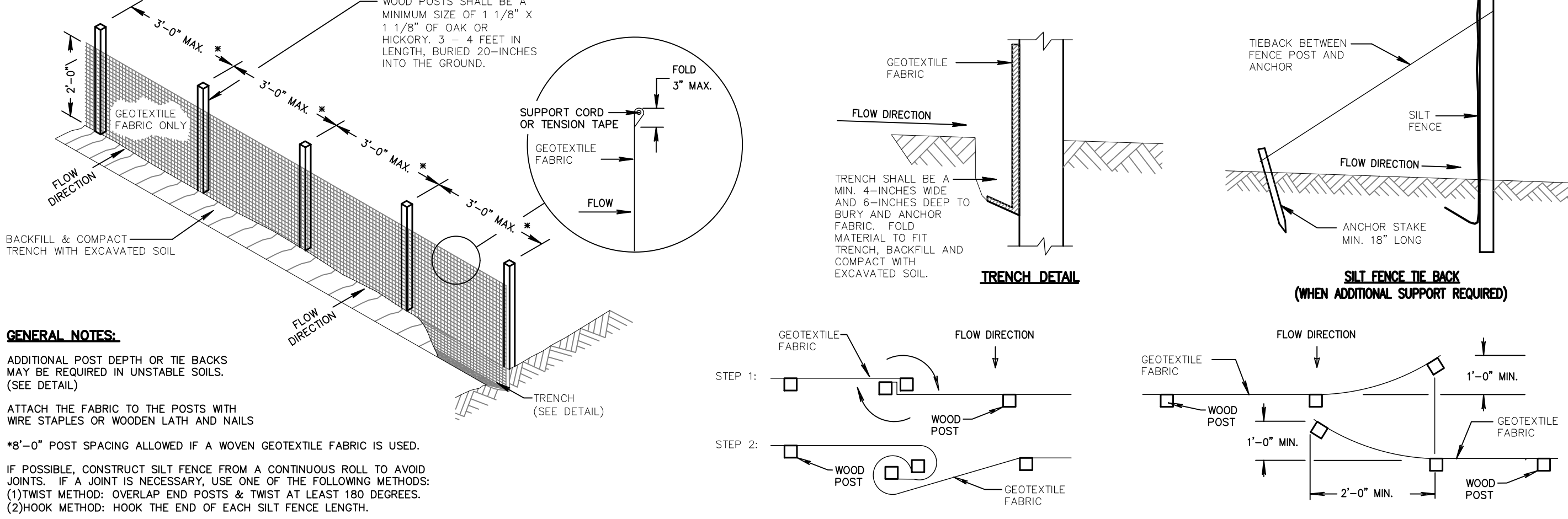
- THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNR TECHNICAL STANDARD NUMBER 1051.
- A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
- A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.2/2 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MILLION BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
- POLYMER APPROVED BY THE WNR MEETING WNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WNR BEFORE USE ON-SITE. THE CONTRACTOR SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WNR USE RESTRICTIONS. THE CONTRACTOR SHALL FOLLOW THE STANDARD 1051 AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE. THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
- A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
- A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
- IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
- DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
 - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
 - OBSERVED WATER TABLE AT TIME OF DEWATERING.
 - MAINTENANCE ACTIVITIES
 - NAME AND QUANTITY OF POLYMER USED, PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER, DATE AND TIME APPLIED.
 - WEATHER CONDITIONS DURING APPLICATION.
 - METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

REVIEW THE FOLLOWING FOR MORE INFORMATION:
WNR TECHNICAL STANDARD 1051 FOR DEWATERING – <http://dnr.wi.gov/topic/Stormwater/Documents/Dewatering-1051.pdf>
WNR TECHNICAL STANDARD 1051 FOR POLYMER – <http://dnr.wi.gov/topic/Stormwater/Documents/dnr1051.pdf>

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK, THE DAILY LOG BOOK, WEEKLY / 60.0 INCH PRECIPITATION REPORTS, APPROVED PLANS, WNR'S PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACE.



GENERAL NOTES:

ADDITIONAL POST DEPTH OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

*8'-0\"/>

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:

(1) TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.

(2) HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONOMETRIC VIEW

1
C-2.1
N.T.S.

OVERFLOW RIDGE REQUIRED WHERE GRADE EXCEEDS 2% OR GREATER

2% OR GREATER

EXISTING PAVED ROADWAY

SECTION A-A

SEDIMENT BARRIER (STRAW BALE TYPE SHOWN)

SUPPLY WATER TO WASH WHEELS IF NECESSARY.

NOTE: USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO CHECK DAMS AS REQUIRED.

3'-6\"/>

15' MIN.

PLAN VIEW

90' MIN.

EXISTING PAVED ROADWAY

FLOW

FLOW

FLOW

FLOW

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GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRIC, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

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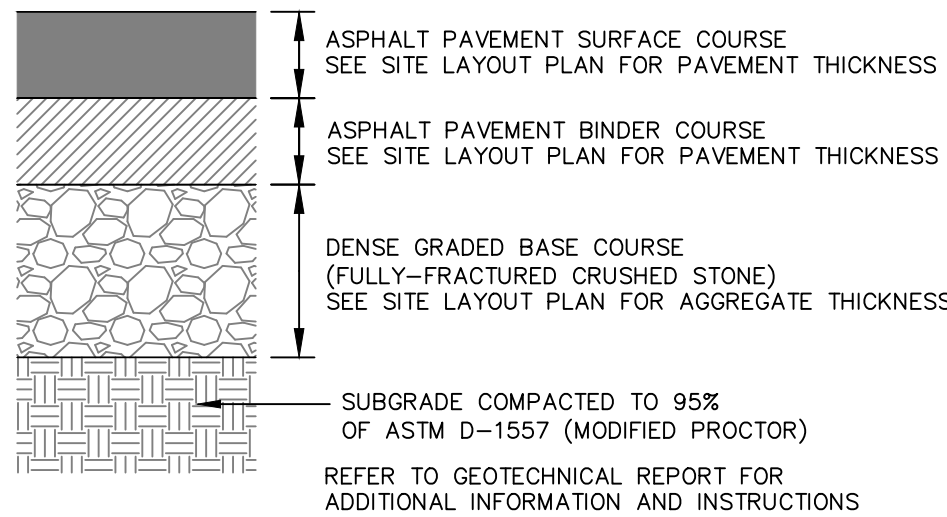
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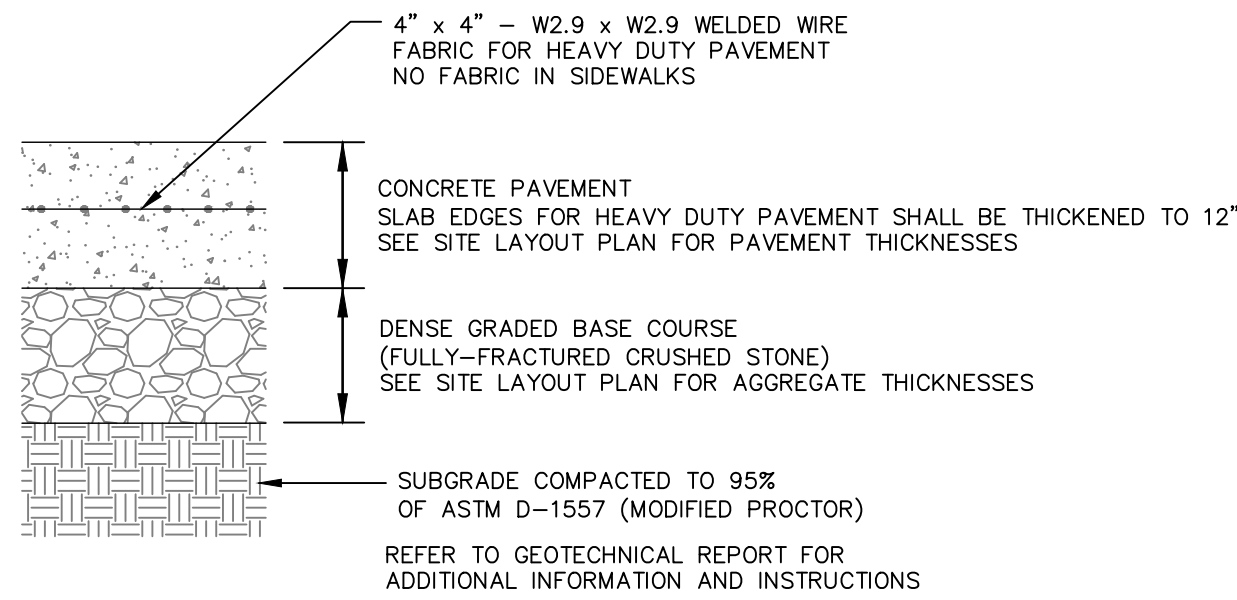
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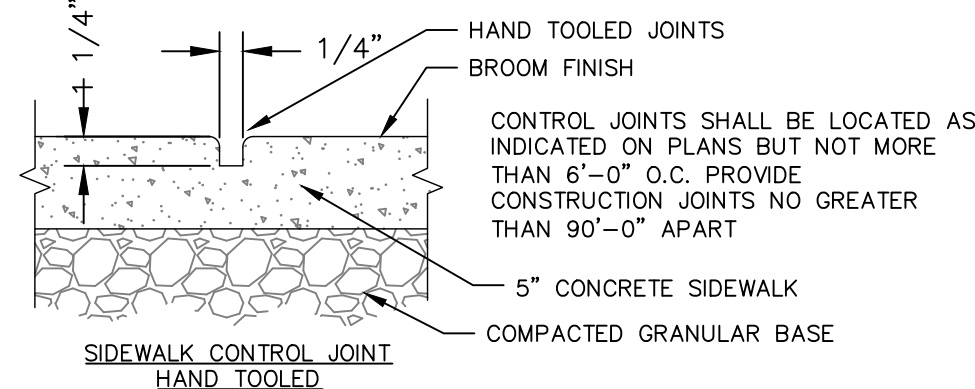
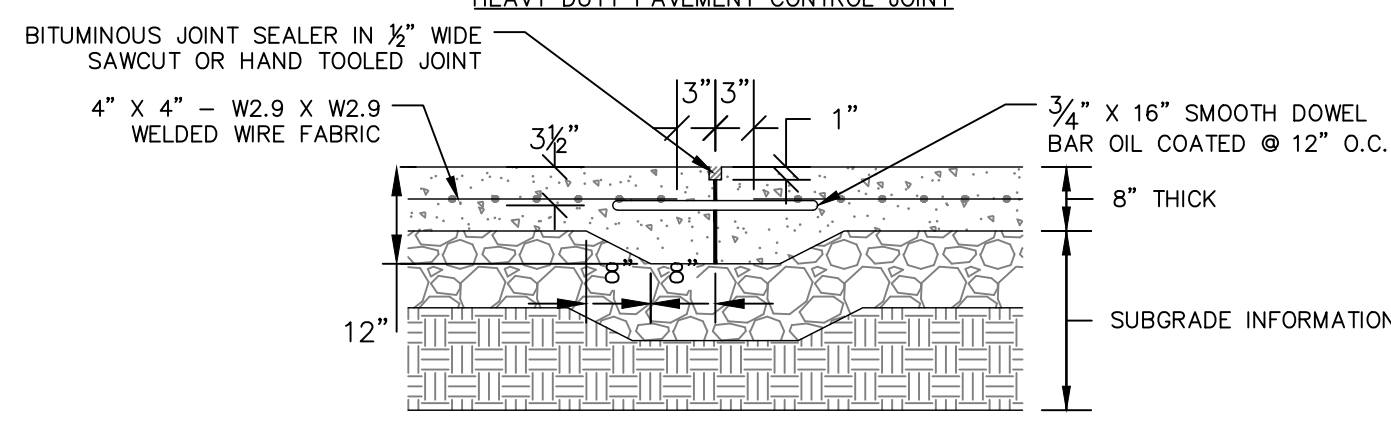
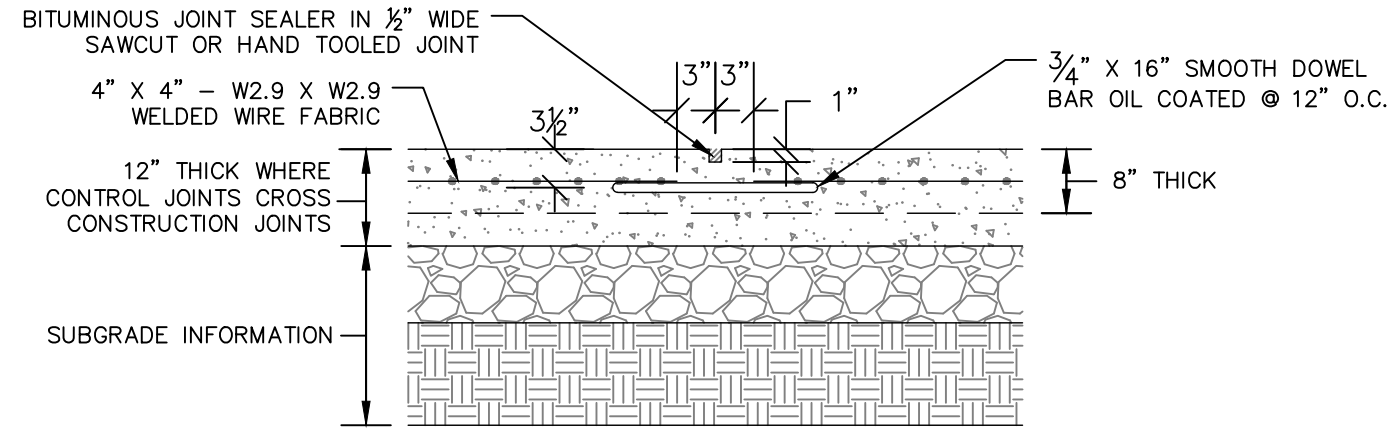
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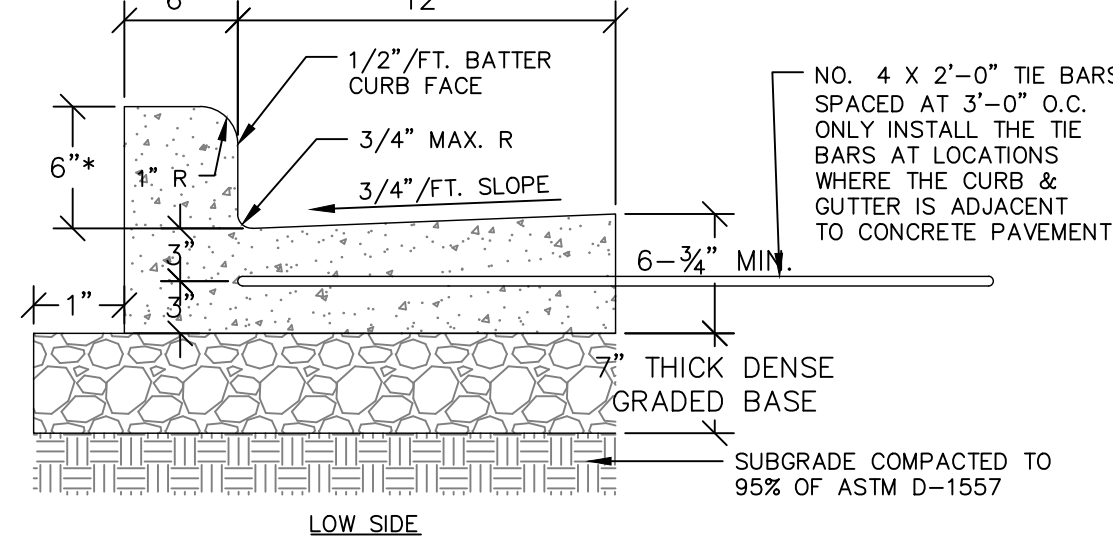
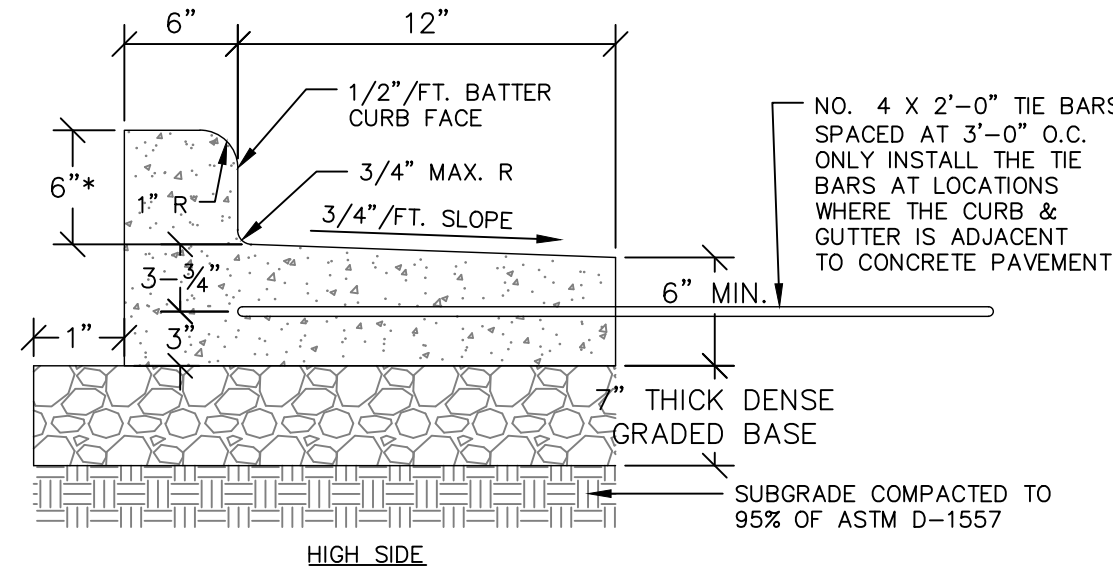
1
C-2.2
N.T.S.
ASPHALTIC CONCRETE PAVEMENT



2
C-2.2
N.T.S.
CONCRETE SIDEWALK/SLAB

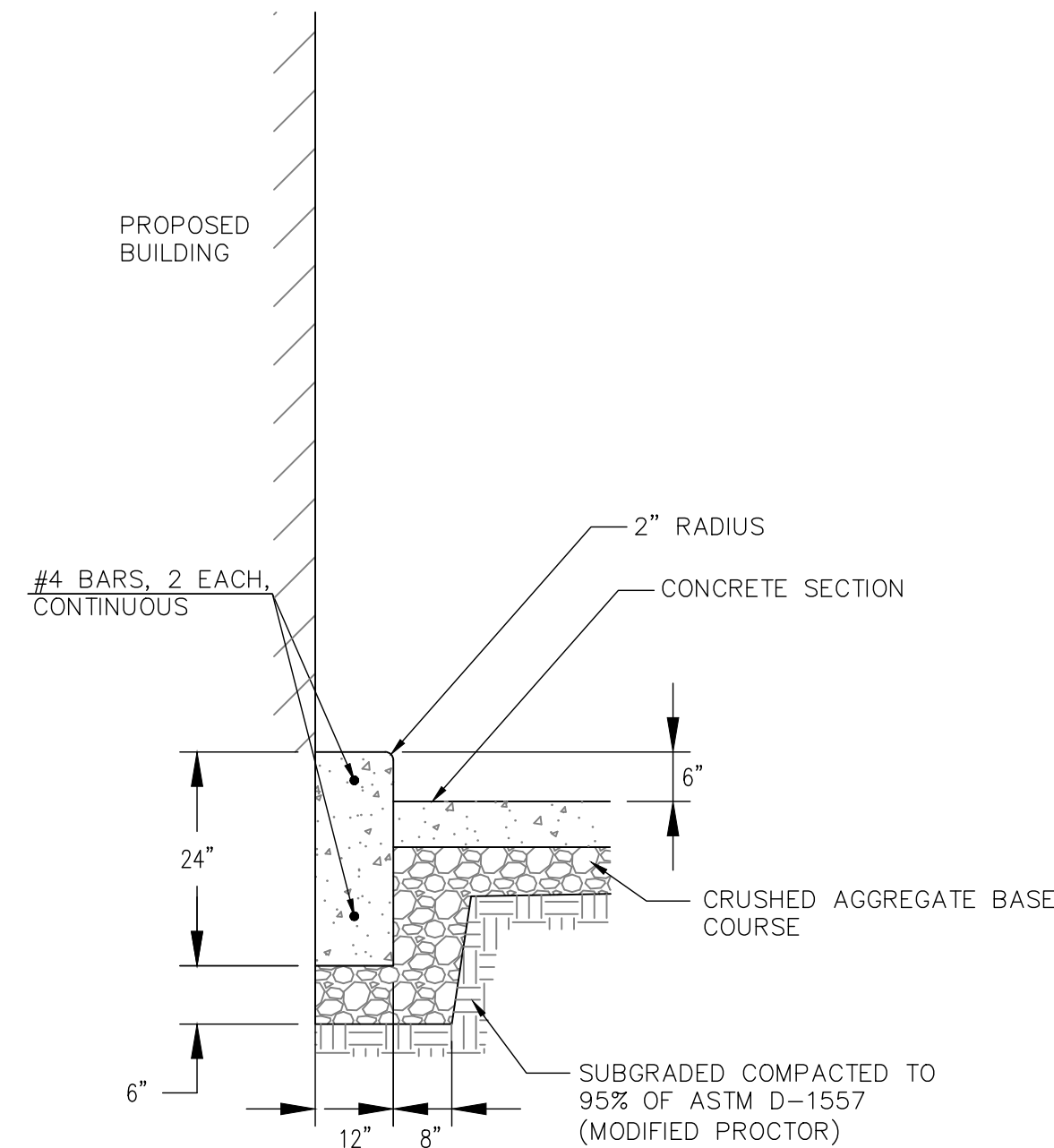


3
C-2.2
N.T.S.
CONTROL & CONSTRUCTION JOINT DETAILS (TYP.)

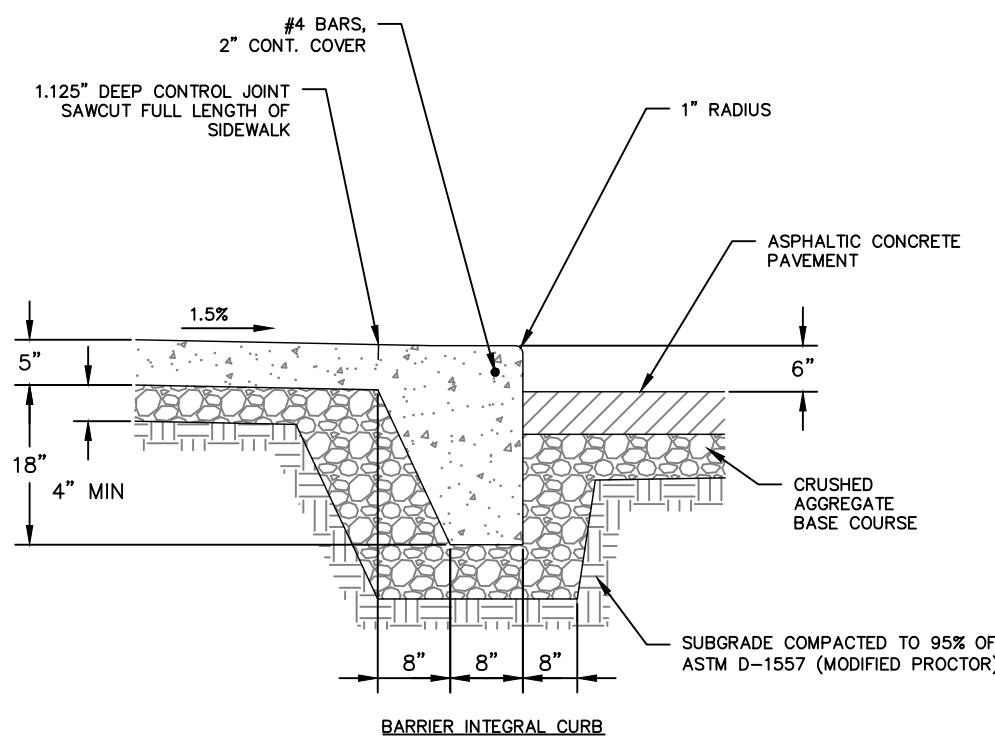


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE. PROVIDE CONSTRUCTION JOINTS BETWEEN 10- FEET AND 300- FEET.

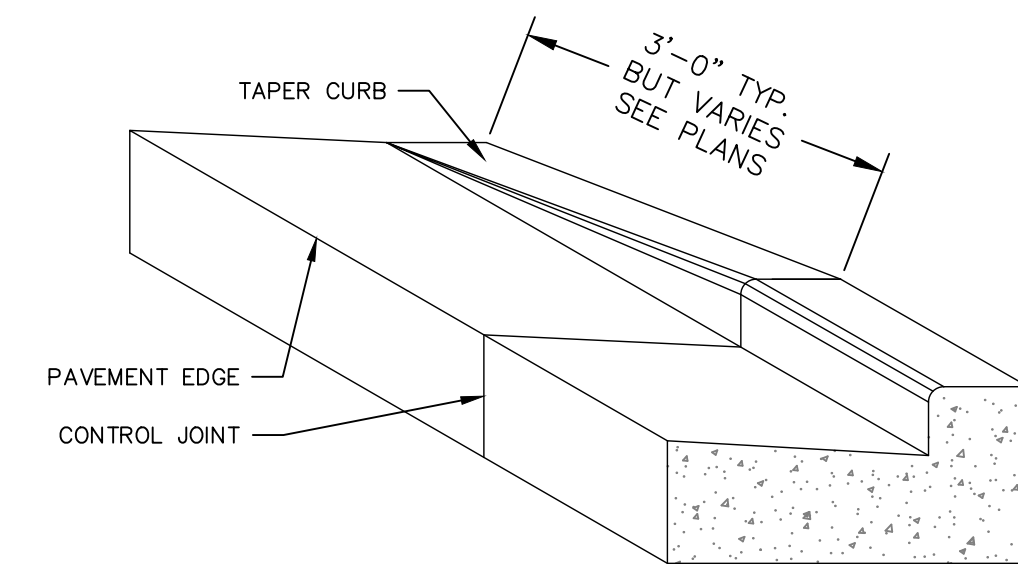
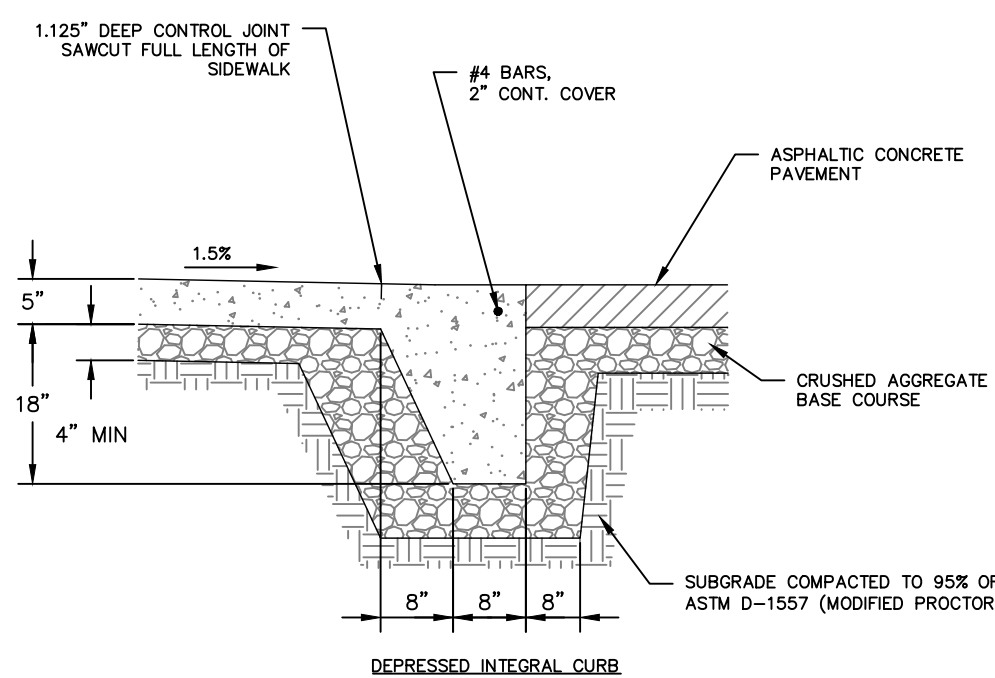
4
C-2.2
N.T.S.
18-INCH BARRIER CONCRETE CURB & GUTTER



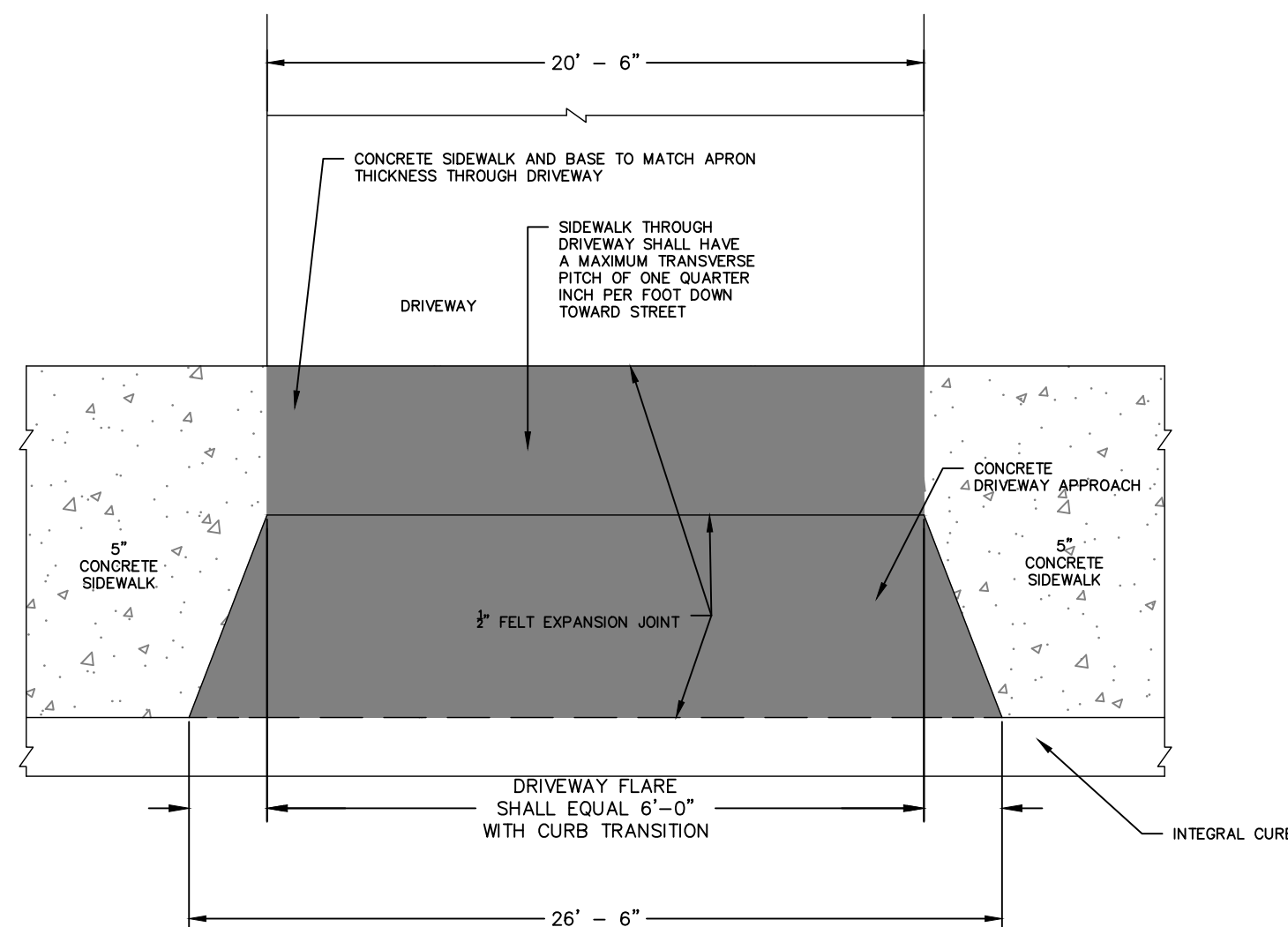
5
C-2.2
N.T.S.
6"H X 12"W CONCRETE CURB HEAD



6
C-2.2
N.T.S.
CONCRETE SIDEWALK WITH INTEGRAL CURB

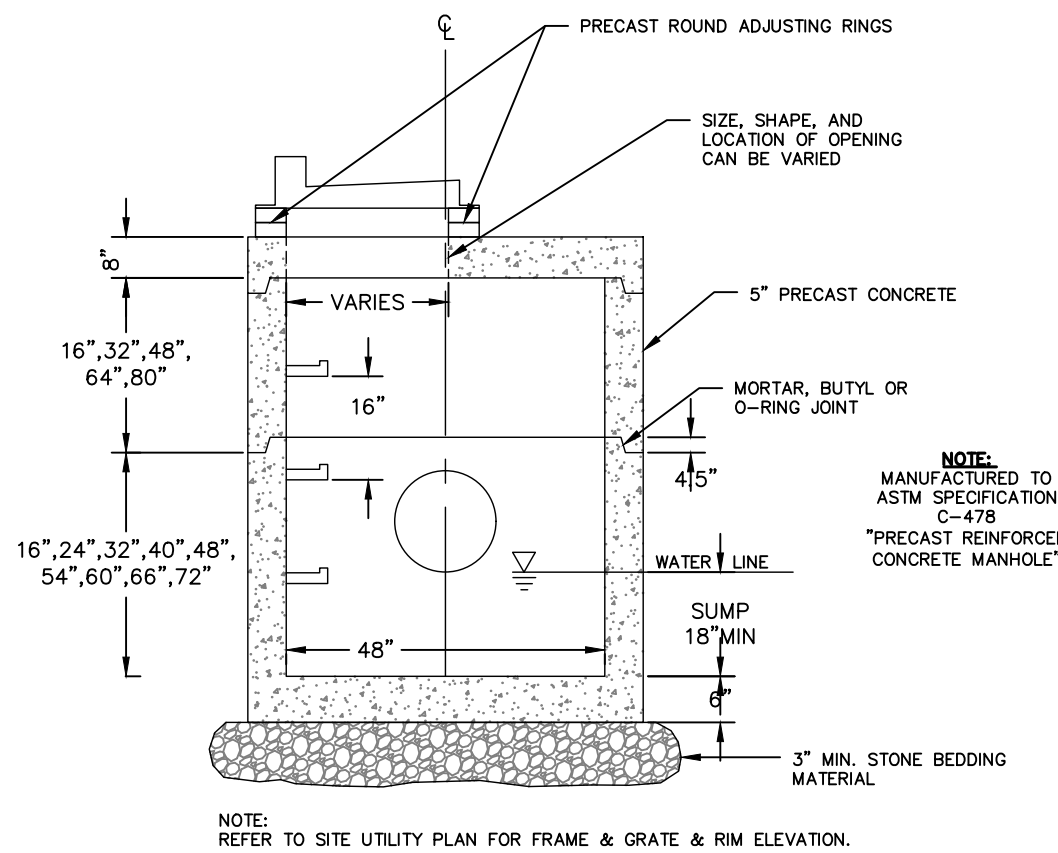


7
C-2.2
N.T.S.
CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB

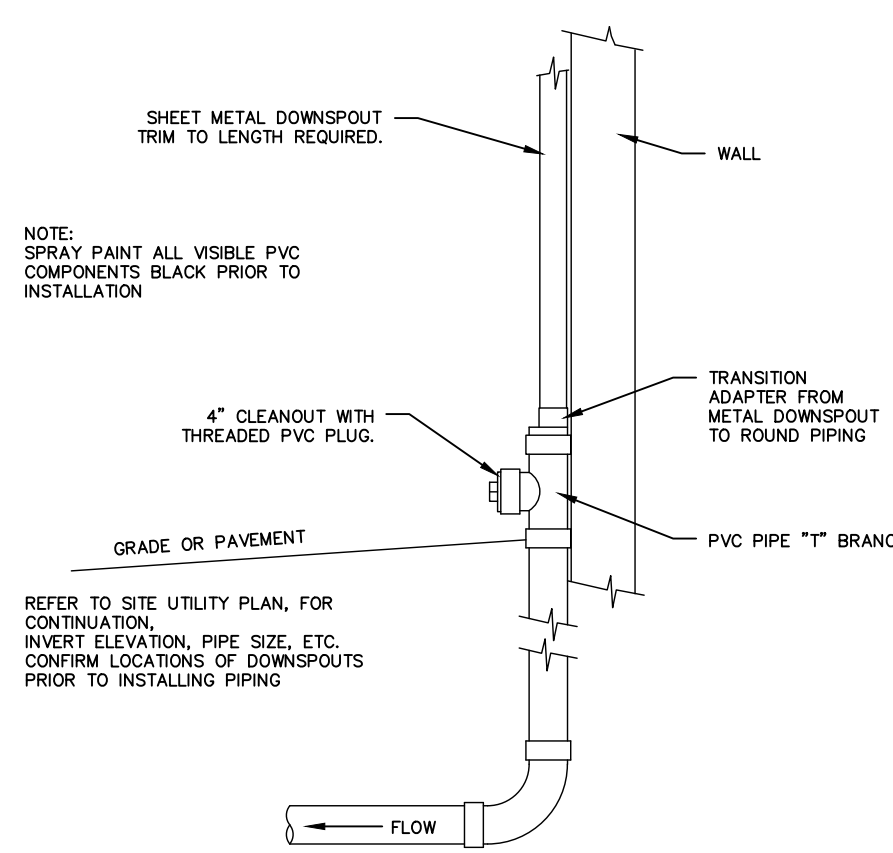


NOTE: THE BASE FOR THE SIDEWALK AND DRIVEWAY APPROACH SHALL BE CRUSHED STONE, CRUSHED AGGREGATE, TRAFFIC BOND, OR CRUSHED CONCRETE.

8
C-2.2
N.T.S.
STANDARD CONCRETE DRIVEWAY



9
C-2.2
N.T.S.
48-INCH DIAMETER STORM CATCH BASIN WITH CURB BOX FRAME & GRATE



10
C-2.2
N.T.S.
DOWNSPOUT CONNECTION

REV	BY	DATE	DESCRIPTION

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-6826105 • WWW.ACEBUILDINGSERVICE.COM

kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin 53202
kapurinc.com

SUPERVISING PROFESSIONAL:

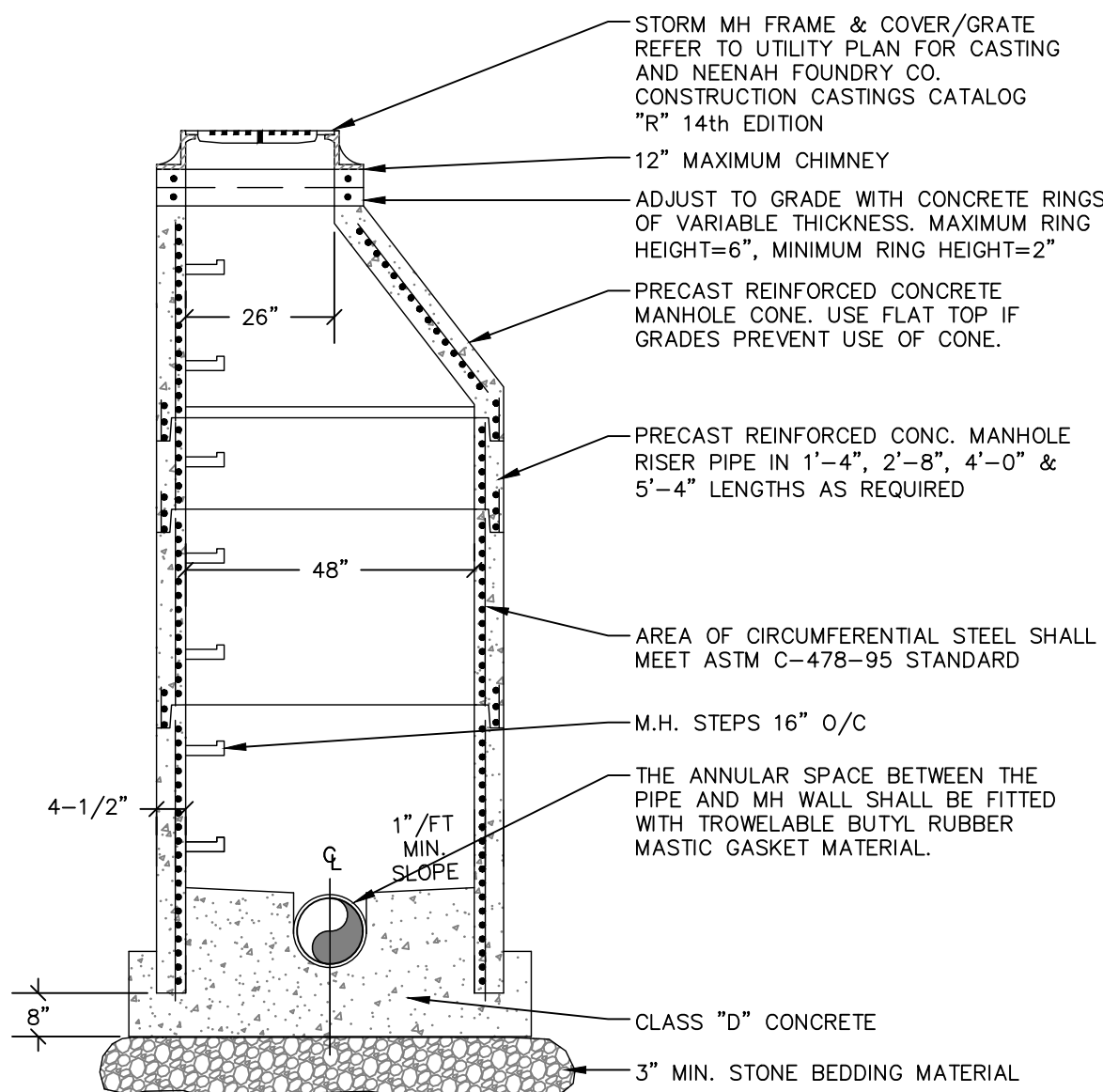
BANK FIRST MANITOWOC
402 N. 8TH STREET
MANITOWOC, WI 54220

PROJECT INFORMATION:

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SHEET INFORMATION	
A.C.E. JOB NO.	403/25
DATE:	07-08-2025
DRAWN BY:	DAH
SCALE:	1" = 20'-0"
SITE DETAILS	

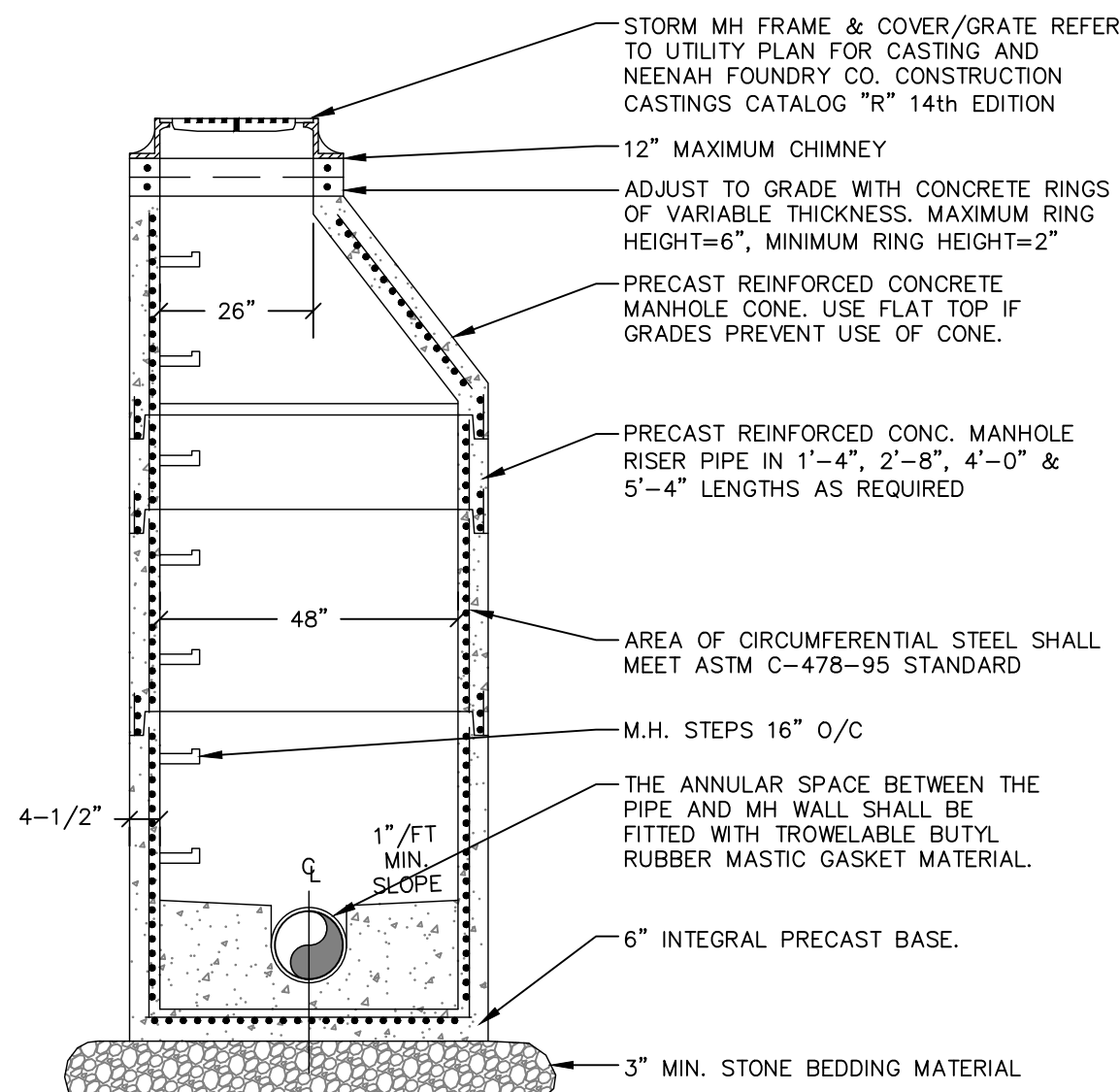
SHEET
C-2.2



STORM MANHOLE NOTES:

- 1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.
- 2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.
- 3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.
- 4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.
- 5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

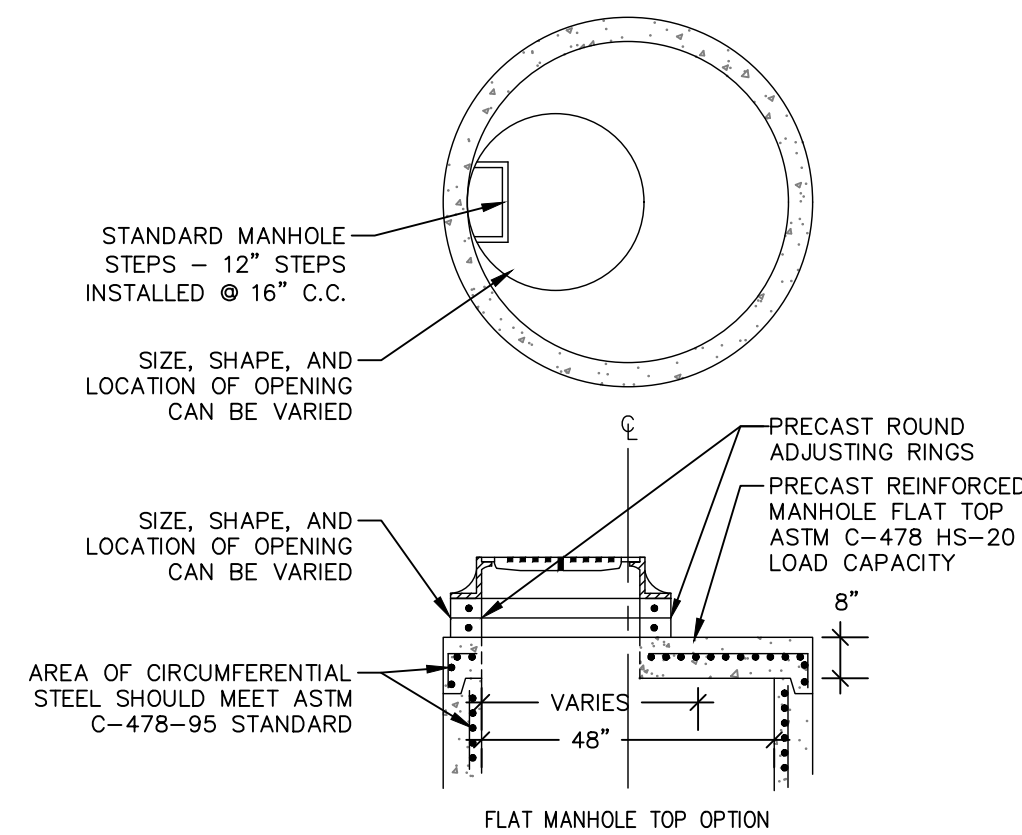
1 DOGHOUSE STORM MANHOLE DETAIL
N.T.S.



STORM MANHOLE NOTES:

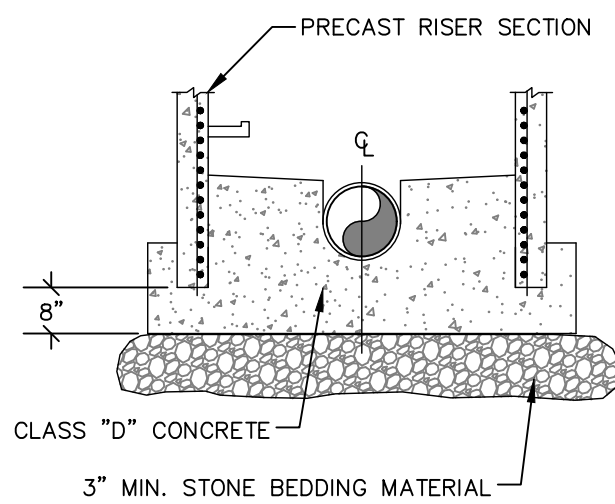
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2 STORM MANHOLE DETAIL
N.T.S.

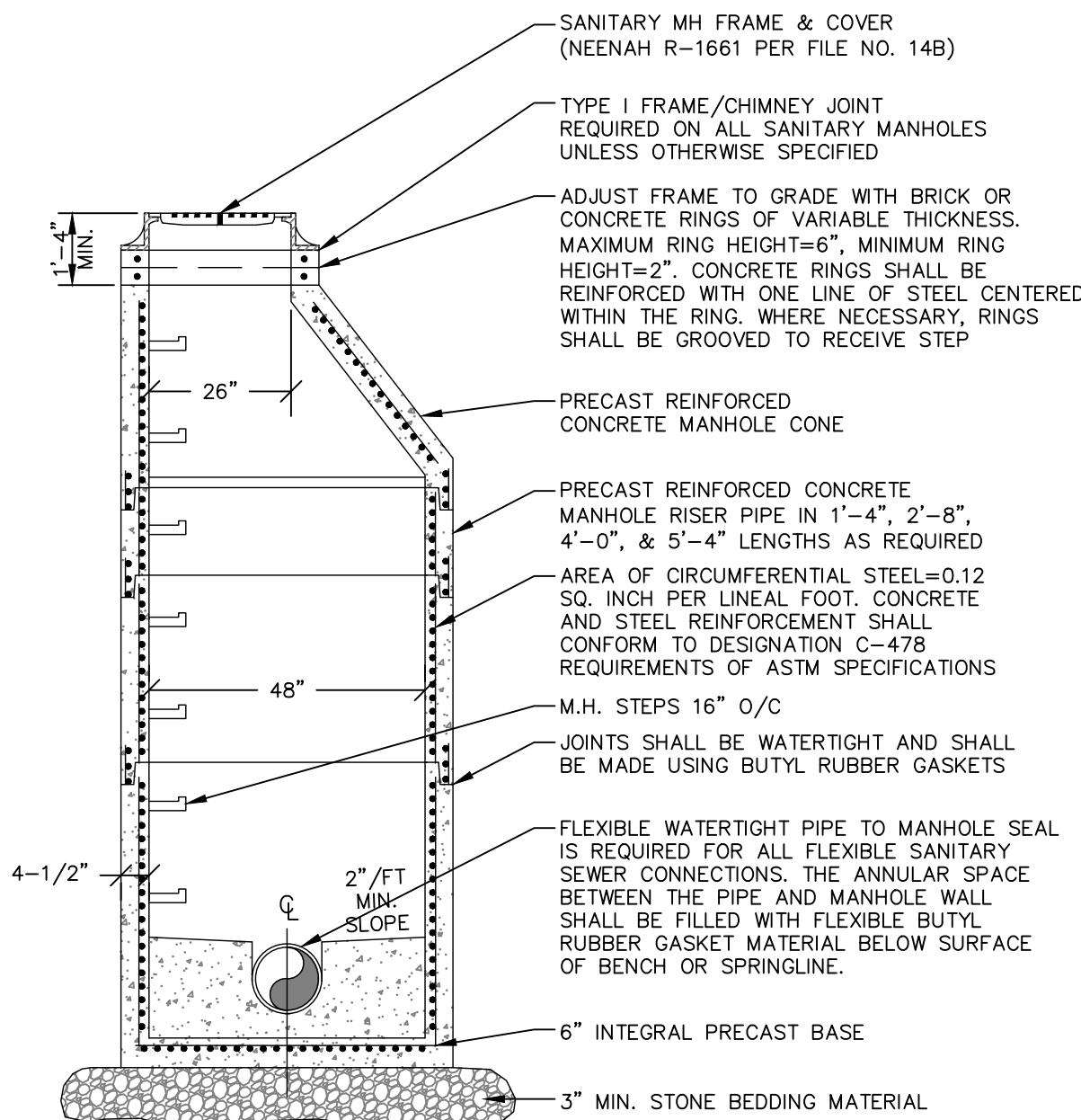


NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

3 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER
N.T.S.



4 OPTIONAL POURED MANHOLE BASE FOR MANHOLES
N.T.S.



SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.
2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

5 SANITARY MANHOLE DETAIL
N.T.S.

REVISION DESCRIPTION	DATE	REV BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-6826105 • WWW.ACEBUILDINGSERVICE.COM

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Milwaukee, Wisconsin 53202
kapurinc.com

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402 N. 8TH STREET
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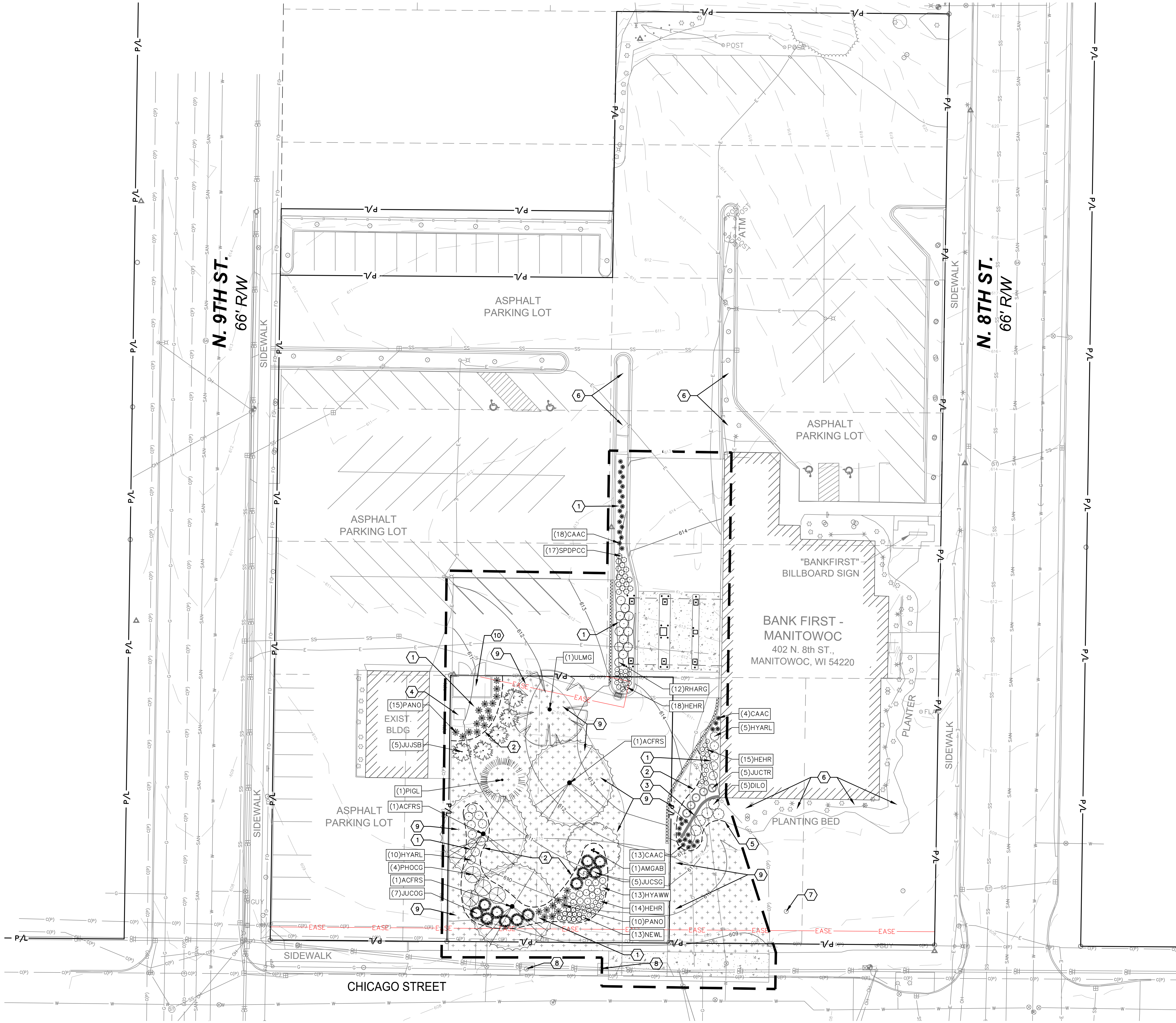
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SHEET INFORMATION

A.C.E. JOB NO. 403/25
DATE: 07-08-2025
DRAWN BY: DAH
SCALE: 1" = 20'-0"
SITE DETAILS

SHEET

C-2.3



LANDSCAPE REQUIREMENTS

CITY OF MANITOWOC ZONING CODE SUBSECTION 15.690(2):

IN SITUATIONS WHERE THE GROSS AREA OF AN EXISTING OFF-STREET PARKING, AS MEASURED FROM THE EDGE OF THE PARKING LOT PAVEMENT OR UNIMPROVED SURFACE AND INCLUDING ACCESS DRIVES OR AISLES, RAMP OR INTERNAL MOVING LANES, IS INCREASED BY 25 PERCENT OR GREATER THAN THE EXISTING PARKING LOT AREA AND RESULTS IN A PARKING LOT FOR FIVE OR MORE VEHICLES AND REQUIRES SITE PLAN REVIEW AND APPROVAL UNDER MMC 15.370(2), THE EXISTING PARKING LOT AREA WILL BE REQUIRED TO PROVIDE EITHER PERIMETER LANDSCAPING OR, IF NOT PRACTICE, ADDITIONAL ON-SITE LANDSCAPING, EQUAL TO 10 PERCENT OF THE GROSS EXISTING PARKING AND LOADING AREA.

THE PARKING LOT AND DRIVE THRU IMPROVEMENT PROJECT WILL REDUCE THE OVERALL PAVED SURFACE FROM AN EXISTING PAVED SURFACE OF 72,172 SQUARE FEET TO A PROPOSED PAVED SURFACE OF 70,826 SQUARE FEET WHICH IS A NET REDUCTION OF 1346 SQUARE FEET OF PAVED SURFACE.

THEREFORE, THE CITY OF MANITOWOC PARKING LOT LANDSCAPE REQUIREMENTS ARE NOT APPLICABLE HOWEVER LANDSCAPE IMPROVEMENTS ARE BEING PROVIDED AS A GOOD FAITH MEASURE FOR THE COMMUNITY.



DIGGERSHOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

HATCH LEGEND

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- ALUMINUM EDGING
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 6" TOPSOIL, TURF GRASS SEED, FERTILIZER, AND STRAW EROSION BLANKET. USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

- DECORATIVE STONE MULCH
- ALUMINUM EDGING
- RETAINING WALL (SEE CIVIL PLANS)
- TRANSFORMER (SEE CIVIL PLANS)
- MATCH INTO EXISTING PLANTING BED EDGE
- EXISTING LANDSCAPE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- EXISTING HONEYLOCUST TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- EXISTING STREET TREE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)
- POTENTIAL SNOW STORAGE AREAS ON LAWN.
- FUTURE DUMPSTER ENCLOSURE (SEE CIVIL PLANS)

REVISION DESCRIPTION	DATE	REV BY

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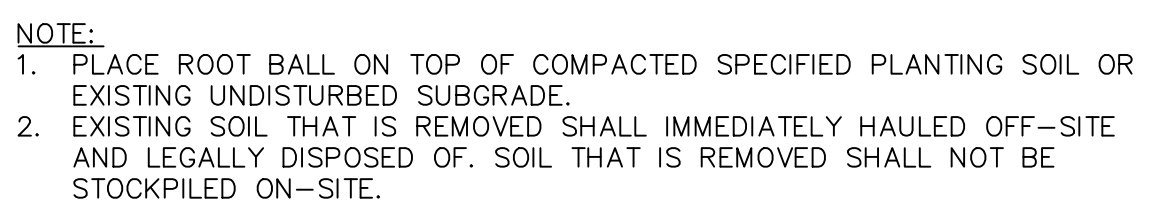
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SHEET INFORMATION

A.C.E. JOB NO. 403/25
DATE: 07-08-2025
DRAWN BY: DAH
SCALE: 1" = 20'-0"
SITE LANDSCAPE PLAN

SHEET
L-1.1

Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 2/L-2.1)						
ACFRS	Acer x freemanii 'Sienna'	Sienna Glenn Maple	3	Per Plan	2.5" caliper B&B	60'/40'
ULMG	Ulmus 'Morton Glossy'	Triumph Elm	1	Per Plan	2.5" caliper B&B	55'/45'
Ornamental Trees: (Install in accordance with detail 2/L-2.1)						
AMGAB	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1	Per Plan	8' multi-stem B&B	20'-25'/20'-25'
Evergreen Trees: (Install in accordance with detail 4/L-2.1)						
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	5	Per Plan	6' tall B&B	17'/7'-9'
PIGL	Picea glauca	White Spruce	1	Per Plan	6' tall B&B	40'-60'/10'-20'
Deciduous Shrubs: (Install in accordance with detail 3/L-2.1)						
DILQ	Diervilla lonicera	Dwarf Bush Honeysuckle	5	Per Plan	18" tall pot	2'-3'/4'-5'
HYARL	Hydrangea arborescens 'NCHA8' PP30.431	Invincibelle Limetta Hydrangea	15	Per Plan	18" tall pot	3'-4'/3'-4'
HYAWW	Hydrangea arborescens 'NCHAS' PPAF	Invincibelle Wee White Hydrangea	13	Per Plan	15" tall pot	1'-3'/1'-3'
PHOCG	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	4	Per Plan	36" tall pot	8'-10'/8'-10'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	12	Per Plan	18" spread pot	2'-3'/6'-8'
SPDPCC	Spiraea japonica Double Play Candy Corn 'NC SX1'	Double Play Candy Corn Spirea	17	Per Plan	18" tall pot	1.5'-2'/1.5'-2.5'
Evergreen Shrubs: (Install in accordance with detail 3/L-2.1)						
JUCOG	Juniperus chinensis 'Old Gold'	Old Gold Juniper	7	Per Plan	18" spread pot	3'-4'/4'-6'
JUCSG	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5	Per Plan	18" spread pot	4'-6'/6'-8"
JUCTR	Juniperus chinensis 'Trautman'	Trautman Juniper	5	Per Plan	4' tall B&B	12'/4'
Perennials: (Install in accordance with detail 5/L-2.1)						
C AAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	35	Per Plan	#1 cont.	4'-5'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	47	Per Plan	#1 cont.	12"-18"/16"-24"
N EWL	Nepeta x 'Walker's Low'	Walker's Low Catmint	13	Per Plan	#1 cont.	24"-36"/18"-36"
P ANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	25	Per Plan	#1 cont.	4'-5'/24"-30"
NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.						



1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. DECORATIVE STONE MULCH TO BE 1-1/2 INCH TO 2-1/2 INCH DIAMETER RIVER STONE WITH A COLOR RANGE FROM GREY TO BEIGE AND BE TUMBLED/SMOOTH IN SHAPE. MINIMIZE RED COLOR WITHIN BLEND. BASIS OF DESIGN: MISSISSIPPI RIVER STONE.
5. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF DECORATIVE STONE MULCH OVER TYRAP PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
7. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
8. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
10. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
11. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
12. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
13. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
14. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
15. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
16. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
17. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
18. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
19. STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES - UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLOGGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.
21. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF CODE COMPLIANT IRRIGATION SYSTEM, INCLUDING ALL REQUIRED COMPONENTS AND CONTROLS THAT BEST SUITE THE LANDSCAPE PLAN LAYOUT. DESIGN SHALL MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ONTO PAVED AREAS. LAWN AREAS AND PLANTING BED AREAS SHALL BE ON SEPARATE ZONES. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION.

[illegible]

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM

Kapur
788 N. Jefferson Street, Ste 900
Milwaukee, Wisconsin
53202
kapurinc.com

SUPERVISING PROFESSIONAL:

CONTACT INFORMATION:
BANK FIRST MANITOWOC
402 N. 8TH STREET
MANITOWOC, WI 54220

THIS PLAN AND IDEAS
EXPRESSED HERE-IN ARE
THE PROPERTY OF A.C.E.
BUILDING SERVICE, INC.
THESE PLANS SHALL NOT BE
SHARED BY VISUAL MEANS
OR REPRODUCED WITHOUT
THE CONSENT OF A.C.E.
BUILDING SERVICE, INC.

SHEET INFORMATION	
A.C.E. JOB NO.	403/25
DATE:	07-08-2021
DRAWN BY:	DAH
SCALE:	
SITE LANDSCAPE DETAILS	

SHEET

L-2.1



SUPPLEMENTARY SPECIFICATIONS

BANK FIRST

BUILDING DEMOLITION PROJECT

A.C.E. PROJECT NUMBER - 403/25

6/5/2025

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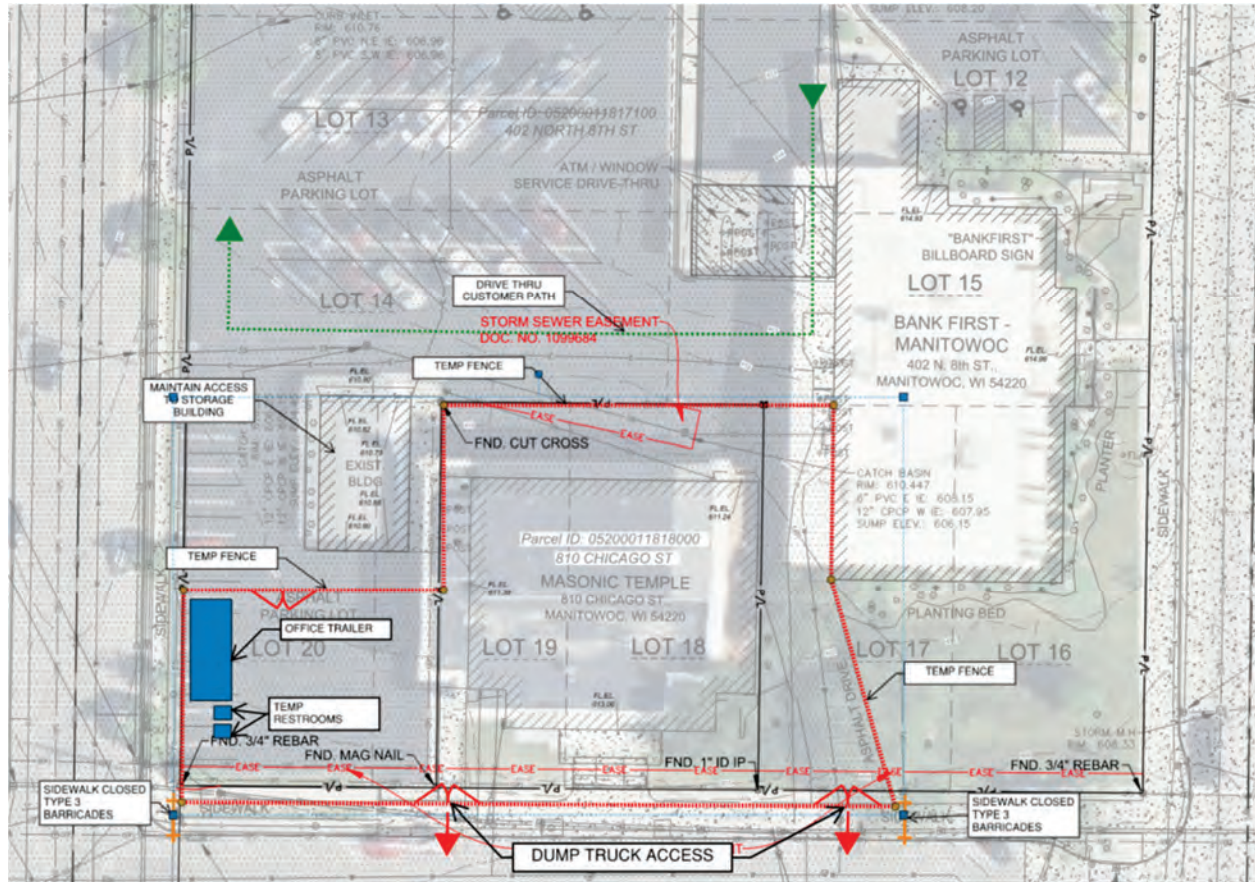
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GENERAL NOTES

1. THIS SPECIFICATION DOCUMENT IS SUPPLEMENTARY TO THE DRAWINGS AND SPECIFICATIONS FROM KAPUR DATED 06/03/2025. IF CONFLICTS BETWEEN THIS SPECIFICATION AND THE DRAWINGS ARE DISCOVERED, CONTRACTORS ARE TO NOTIFY A.C.E. AND PROVIDE THE MORE EXPENSIVE OR GREATER QUANTITY OF THE TWO OPTIONS UNTIL THE MATTER IS RESOLVED IN WRITING.
2. THE KAPUR DRAWINGS AND SPECIFICATIONS DATED 06/03/2025 FROM HERE FORWARD SHALL BE REFERRED TO AS "PLAN(S)."
3. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
4. ALL WORK TO BE DONE IN A SAFE MANNER IN ACCORDANCE WITH OSHA RULES AND REGULATIONS
5. ALL WORK TO BE DONE IN ACCORDANCE WITH A.C.E. RULES AND REQUIREMENTS.
6. BIDDING CONTRACTORS SHOULD CAREFULLY REVIEW THE DOCUMENTS PRIOR TO BIDDING. ANY QUESTIONS SHALL BE DIRECTED TO A.C.E. PRIOR TO PROVIDING A PROPOSAL
7. CONTRACTORS TO PROVIDE PROPOSALS FOR COMPLETE SCOPES OF WORK. CONTRACTOR TO INCLUDE ANY ITEMS REQUIRED TO COMPLETE THE SCOPE THAT WOULD BE DEEMED CUSTOMARY OR INDUSTRY STANDARD.
8. BY SUBMITTING A PROPOSAL CONTRACTOR CERTIFIES THEY HAVE THE MEANS, METHODS, AND CAPACITY TO COMPLETE THE SCOPE.
9. ALL CONTRACTORS TO PROVIDE A MINIMUM (1) YEAR WARRANTY FOR THEIR WORK STARTING AT SUBSTANTIAL COMPLETION (9/12/2025).
10. NON-CONFORMING MATERIALS OR WORKMANSHIP WILL BE CONSIDERED A BREACH OF CONTRACT AND AS SUCH THE CONTRACTOR WILL NOT BE INSULATED FROM REPAIR OF ANY DEFECTS, OR ADDITIONAL DAMAGE CAUSED BY THOSE DEFECTS, AFTER THE 1 YEAR WARRANTY IS COMPLETED.

END OF GENERAL NOTES

CONSTRUCTION TEMPORARY FACILITIES AND SITE LOGISTICS PLAN



TENTATIVE CONSTRUCTION SCHEDULE

PENDING OWNER APPROVAL BY JUNE 27TH, IT WOULD BE THE INTENT OF A.C.E. TO IMMEDIATELY EXECUTE CONTRACTS WITH THE SUCCESSFUL BIDDERS STARTING WITH THE ABATEMENT CONTRACTORS. CONTRACTORS ARE TO IMMEDIATELY SUBMIT THE WI-DNR NOTICE. DURING THE NOTICE PERIOD, A.C.E. WILL MOBILIZE TO THE SITE, INSTALL THE TEMPORARY FENCE AND SITE FACILITIES. ABATEMENT ACTIVITIES COMMENCE 7/14. ASSUMING MUCH OF THE LEAD MAY REMAIN IN PLACE FOR DEMOLITION AND DISPOSED OF AS PART OF THAT PROCESS IT IS ANTICIPATED ABATEMENT ACTIVITIES WILL REQUIRE 1 WEEK TO COMPLETE. BUILDING DEMOLITION MAY COMMENCE AFTER ABATEMENT IS COMPLETE. DEMOLITION AND FILLING/GRADING THE SITE MUST BE COMPLETED BY 8/29. TOPSOILING AND FINAL SITE RESTORATION AND PLANTINGS TO BE COMPLETED BY 9/12.

02 050 – DEMOLITION

SCOPE OF WORK

DEMOLITION CONTRACTOR TO PERFORM BUILDING DEMOLITION IN ITS ENTIRETY PER THE PLANS. DEMOLITION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO PROVIDING A PROPOSAL.

NOTE: THE BUILDING IS A MULTISTORY BUILDING WITH LEVELS BELOW GRADE (SPLIT LEVEL BUILDING). NO DRAWINGS OF THE BUILDING ARE AVAILABLE. DEMOLITION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH THE SITE PRIOR TO PROVIDING A PROPOSAL.

SCOPE TO INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING.

1. OBTAIN ANY REQUIRED PERMITS FOR BUILDING DEMOLITION ACTIVITIES.
2. REMOVAL AND PROPER DISPOSAL OF ANY HAZARDOUS MATERIALS PER THE HAZARDOUS MATERIALS REPORT (ATTACHMENT A)
 - a. REFRIGERANTS WILL BE PUMPED DOWN AND REMOVED UNDER A SEPARATE CONTRACT COORDINATED THROUGH A.C.E.
 - b. ASBESTOS AND LEAD ABATEMENT WILL BE COMPLETED UNDER A SEPARATE CONTRACT COORDINATED THROUGH A.C.E.
 - c. ALL OTHER HAZARDOUS MATERIALS NOT EXPLICITLY LISTED ABOVE, I.E. PCB LIGHT BALLASTS, FIRE SUPPRESSION SYSTEMS, FLUORESCENT LIGHTS, SHALL BE REMOVED AND PROPERLY DISPOSED OF BY THE DEMOLITION CONTRACTOR.
3. DEMOLITION OF THE EXISTING BUILDING INCLUDING FOUNDATION.
4. HAUL OFF AND DISPOSAL OF DEMOLITION MATERIALS AND DEBRIS.

STANDARDS AND REFERENCES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
2. ALL WORK TO BE DONE IN A SAFE MANNER IN ACCORDANCE WITH OSHA RULES AND REGULATIONS
3. ALL WORK TO BE DONE IN ACCORDANCE WITH A.C.E. RULES AND REQUIREMENTS.
4. REFERENCE ATTACHMENT A – HAZARDOUS MATERIALS SUMMARY FOR INSTRUCTIONS REGARDING THE DISPOSAL OF HAZARDOUS MATERIALS.
5. DEMOLITION CONTRACTOR TO COMPLETE DEMOLITION PER CITY OF MANITOWOC REQUIREMENTS INCLUDING DEMOLITION MATERIAL RECYCLING REQUIREMENTS.

PRODUCTS

NOT APPLICABLE

EXECUTION

1. DEMOLITION ACTIVITIES TO TAKE PLACE IN A SAFE MANNER.
2. DEMOLITION ACTIVITIES ARE NOT TO TAKE PLACE UNTIL AFTER ASBESTOS AND LEAD ABATEMENT TAKES PLACE.
3. ACCESS TO THE SITE SHALL BE LIMITED TO THE (2) ACCESS POINTS ON CHICAGO STREET AS SHOWN ON THE CONSTRUCTION TEMPORARY FACILITIES AND LOGISTIC MAP ABOVE
4. DEMOLITION CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING A CLEAN AND ORDERLY JOBSITE DURING DEMOLITION ACTIVITIES UP TO AND INCLUDING MAINTAINING THE CITY ROAD CLEAR OF DEBRIS AND MUD DURING THE DEMOLITION ACTIVITIES.
5. DEMOLITION CONTRACTOR TO PROTECT SURROUNDING UTILITIES DURING DEMOLITION ACTIVITIES.
6. DEMOLITION CONTRACTOR TO PROTECT ANY TREES OR PLANTINGS NOT CALLED OUT TO BE REMOVED DURING DEMOLITION ACTIVITIES.
7. DEMOLITION CONTRACTOR TO COORDINATE WITH THE ABATEMENT CONTRACTOR REGARDING ANY MATERIALS CONTAINING HAZARDOUS MATERIALS THAT CAN BE DEMOLISHED AND HANDLED WITH THE NORMAL WASTE STREAM.

END OF 02 050 – DEMOLITION

02 080 – HAZARDOUS MATERIALS REMEDIATION (LEAD AND ASBESTOS ABATEMENT)

SCOPE OF WORK

HAZARDOUS MATERIALS REMEDIATION CONTRACTOR TO COMPLETE ASBESTOS AND LEAD ABATEMENT PER ATTACHMENT A – HAZARDOUS MATERIALS SUMMARY.

SCOPE INCLUDES BUT IS NOT LIMITED TO.

1. OBTAIN ANY REQUIRED PERMITS FOR ABATEMENT WORK INCLUDING THE REQUIRED WI-DNR NOTICE.
2. PERFORM ABATEMENT PER THE HAZARDOUS MATERIALS SUMMARY.
3. ABATEMENT CONTRACTOR TO REMOVE ANY LEAD OR ASBESTOS CONTAINING MATERIAL THAT CAN NOT BE DEMOLISHED AND DISPOSED OF IN THE NORMAL WASTE STREAM.
4. ABATEMENT CONTRACTOR FOR FURNISH AND INSTALL ANY REQUIRED CONTAINMENTS TO COMPLETE THEIR SCOPE OF WORK.

STANDARDS AND REFERENCES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
2. ALL WORK TO BE DONE IN A SAFE MANNER IN ACCORDANCE WITH OSHA RULES AND REGULATIONS.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH A.C.E. RULES AND REQUIREMENTS.
4. REFERENCE ATTACHMENT A – HAZARDOUS MATERIALS SUMMARY FOR INVENTORY OF MATERIALS TO BE ABATED.

PRODUCTS

NOT APPLICABLE

EXECUTION

1. UPON APPROVAL FROM A.C.E. SUBMIT REQUIRED WI-DNR NOTICE AND OBTAIN ANY REQUIRED PERMITS
2. AFTER APPROPRIATE WAITING PERIOD COMMENCE ABATEMENT IMMEDIATELY.
3. REMOVE CONTAINMENT STRUCTURES AFTER ABATEMENT IS COMPLETE.
4. ABATEMENT CONTRACTOR TO COORDINATE WITH THE DEMOLITION CONTRACTOR REGARDING ANY MATERIALS CONTAINING HAZARDOUS MATERIALS THAT CAN BE DEMOLISHED AND HANDLED WITH THE NORMAL WASTE STREAM.

END OF 02 080 - HAZARDOUS MATERIALS REMEDIATION (LEAD AND ASBESTOS ABATEMENT)

02 200 – EARTHWORK

SCOPE OF WORK

EARTHWORK CONTRACTOR TO PERFORM THE EARTHWORK SCOPE IN ITS ENTIRETY AS REQUIRED TO COMPLETE THE PROJECT AND AS DEFINED BY THIS SPECIFICATION SECTION AND THE PLANS. A.C.E. WILL COORDINATE A GEOTECHNICAL ENGINEER TO COMPLETE CONSTRUCTION OBSERVATION AND TESTING AND PROVIDE A FINAL REPORT OF FILL ACTIVITIES.

SCOPE TO INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING.

1. FURNISH AND INSTALL STORM WATER PROTECTION MEASURES AS DETAILED ON THE PLANS.
 - a. THIS INCLUDES INSTALLATION OF STORMWATER PROTECTION AT EVERY CATCH BASIN WITHIN THE PROJECT AREA OR IMMEDIATELY ADJACENT TO THE PROJECT AREA
2. FURNISH AND INSTALL FILL AT THE BUILDING DEMOLITION SITE WITH SPECIFIED GRANULAR OR STRUCTURAL FILL (WISDOT FILL 209 STRUCTURAL FILL OR 210 GRANULAR FILL), COMPACT TO 95% MODIFIED PROCTOR, FILL TO BE PLACED IN 12" LIFTS.
3. FURNISH AND ROUGH GRADE 6" OF TOPSOIL (PLANS CALL OUT 4" MINIMUM THICKNESS, CONTRACTOR TO PROVIDE 6")
4. UTILITIES TO BE CAPPED IN THE ROAD UNDER SEPARATE CONTRACT COORDINATED BY A.C.E., UTILITIES TO BE REMOVED TO THE PROPERTY LINE BY THE EARTHWORK CONTRACTOR
5. REMOVE AND DISPOSE OF STORM WATER PROTECTION AFTER THE PROJECT IS COMPLETE, INLET PROTECTION TO REMAIN UNTIL SITE IS GRASS ESTABLISHED AND STABILIZED.

STANDARDS AND REFERENCES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
2. ALL WORK TO BE DONE IN A SAFE MANNER IN ACCORDANCE WITH OSHA RULES AND REGULATIONS
3. ALL WORK TO BE DONE IN ACCORDANCE WITH A.C.E. RULES AND REQUIREMENTS.

PRODUCTS

1. FILL MATERIAL TO MEET WISDOT SPECIFICATION 209 OR 210.

EXECUTION

1. ALL FILL ACTIVITIES TO BE COMPLETED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEERING CONTRACTED THROUGH A.C.E.
2. DUMP TRUCK ACCESS TO BE LIMITED TO THE 2 ACCESS POINTS ON CHICAGO STREET AS NOTED BY THE CONSTRUCTION TEMPORARY FACILITIES AND SITE LOGISTICS PLAN.
3. EARTHWORK CONTRACTOR TO PROTECT ROAD CURBS FROM DAMAGE DURING EARTHWORK ACTIVITIES.

4. EARTHWORK CONTRACTOR TO PROTECT UTILITIES DURING EARTHWORK ACTIVITIES.
5. EARTHWORK CONTRACTOR TO PROTECT ANY PLANTINGS OR TREES NOT CALLED OUT TO BE REMOVED DURING EARTHWORK ACTIVITIES.
6. EARTHWORK CONTRACTOR TO HAUL OFF AND DISPOSE OF ANY EXCESS ONSITE MATERIALS OR TOPSOIL.

END OF 02 200 – EARTHWORK

02 900 - LANDSCAPING

SCOPE OF WORK

LANDSCAPE CONTRACTOR TO PERFORM LANDSCAPING SCOPE IN ITS ENTIRETY PER THE PLANS.

SCOPE TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

1. FINE GRADE TOPSOIL. TOPSOIL FURNISH, PLACED, AND ROUGH GRADED BY EARTHWORK CONTRACTOR
2. PERFORM SEEDING PER PLANS
3. PROTECT SEED WITH APPROPRIATE COVERING UNTIL GRASS IS ESTABLISHED
4. PROVIDE WATER AND CARE CYCLES FOR THE GRASS UNTIL ESTABLISHED.
 - a. WATERING TO BE COMPLETED DAILY FOR THE FIRST 2 WEEKS.
 - b. WATERING TO BE COMPLETED 2-3 TIMES PER WEEK FOR THE FOLLOWING MONTHS UNTIL ESTABLISHED.
 - c. WATERINGS MAY BE REDUCED AS NEEDED IF RAIN OCCURS DURING ANY OF THESE INTERVALS IN EXCESS OF 1/10" PER DAY.

STANDARDS AND REFERENCES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
2. ALL WORK TO BE DONE IN A SAFE MANNER IN ACCORDANCE WITH OSHA RULES AND REGULATIONS
3. ALL WORK TO BE DONE IN ACCORDANCE WITH A.C.E. RULES AND REQUIREMENTS.

PRODUCTS

1. GRASS SPECIES TO MATCH EXISTING SURROUNDING GRASS IN COLOR AND TEXTURE.

EXECUTION

1. FINE GRADE AND SEED WHEN TOPSOIL IS APPROPRIATELY DRY TO CREATE A UNIFORM APPEARANCE FREE FROM RUTS OR FOOTPRINTS.
2. PROTECT SEED UNTIL GRASS IS ESTABLISHED
3. CLEAN SITE/PAVEMENT OF TOPSOIL OR OTHER LANDSCAPE MATERIALS AFTER INSTALLATION.
4. MAINTAIN GRASS PLANTING UNTIL DETERMINED ESTABLISHED AND APPROVED BY THE OWNER AND A.C.E.

END OF 02 900 – LANDSCAPING

END OF SPECIFICATIONS



Design Review Staff Report Community Development Authority

Address: 810 Chicago Street

Owner/Applicant: Bank First

Existing Use: Vacant (Former Masonic Temple)

Project Description: Application is for the demolition of the former masonic temple to accommodate the relocation of the drive-thru at the adjacent Bank First location as well as to add green space and improve sight lines.

Staff Notes: Constructed in 1923, with an addition in 1974, the former Masonic Lodge has historically served as a social, recreational, and fraternal organization facility. The Wisconsin Historical Society does not list the building as historic, though it is noted as the largest public building in its district, featuring Neo-Classical architecture with a full portico, Ionic columns, denticulated cornice, balustrades, and other decorative elements.

Following an interior inspection, Community Development staff found no features of historic significance that would merit preservation. While demolition is not generally preferred and the City generally encourages reuse of existing buildings, the proposed Bank First redevelopment—which includes relocation of the drive-thru, creation of green space, and improved sight lines—supports the area's economic vitality. Due to the unique layout and size of the building, no reasonable economically viable reuse of the building exists at this time.



Recommendation: Staff recommends approval as proposed.

Draft Motion(s):

I move to approve the proposal for the demolition of 810 Chicago Street with the following conditions:

1. Applicant shall obtain a demolition permit prior to the commencement of work.
2. Applicant shall submit a design review application for any modification of the existing Bank First building located at 402 N 8th Street.
3. *Place holder.*



CITY OF MANITOWOC

WISCONSIN, USA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY

City Hall, 900 Quay Street | Second Floor Conference Room
4:00 PM | August 27, 2025

I. CALL TO ORDER

Chairman J. Stangel called to order the regular meeting of the Community Development Authority at 4:08PM

II. ROLL CALL

Present: John Stangel, G. Maloney, Ald. M. Cummings, Scott McMeans

Absent: Ald. A. Dunbar, D. Tienor

Staff Present: Adam Tegen, Jen Bartz

Others Present: Mike Molepske, Kelly Dvorak

III. APPROVAL OF MINUTES of the June 18, 2025 Meeting.

Motion by S. McMeans, seconded by Ald. M. Cummings to approve the minutes. Motion carried (4-0).

IV. MANITOWOC PUBLIC HOUSING BUSINESS

a. Financial Report and Approval of Monthly Expenditures

Motion by S. McMeans, seconded by Ald. M. Cummings to approve the report and expenditures. Motion carried (4-0).

b. Update

A. Tegen provided a brief update on the office remodel. Project is ongoing with architect.

V. DOWNTOWN REDEVELOPMENT ACTIVITIES

a. Discussion and Possible Action: Design Review Applications

i. 810 Chicago Street

ii. 402 N 8th Street

A. Tegen provided an overview of both projects as the demolition of 810 Chicago Street and design review for the expansion of Bank First at 402 N. 8th Street are related. Mike Molepske of Bank First provided a brief overview and shared related business expansion details.

Motion by G. Maloney, seconded by Ald. M. Cummings to approve the projects per the staff reports. Motion carried (4-0).

b. Design Review Staff Approvals

The report was reviewed and placed on file.

c. Discussion and Possible Action: RLF 2025-1 for The Upper Yard

A. Tegen stated the applicant is reworking their financials to determine next steps. No action needed at this time.

VI. HOUSING BUSINESS

a. Revolving Loan Fund Financial Reports

The reports were reviewed and placed on file.

VII. OTHER BUSINESS

a. River Point District Update

b. 1512 Washington Street Update

c. Lakeshore Mall Update

A. Tegen provided an overview of all three ongoing projects.



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VIII. ADJOURNMENT

Motion by G. Maloney, seconded by S. McMeans, to adjourn the meeting at 4:37PM. Motion carried (4-0).