

## PLAN COMMISSION SPECIAL MEETING

Wednesday, March 19, 2025 at 6:15 PM

Community House- Koska Room, 1520 17th Street, Two Rivers, WI 54241

### AGENDA

- 1. Call to Order
- Roll Call Commission Members: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski
- Review Site and Architectural Plan for the construction of a warehouse / fitness building at 1010 33rd Street, submitted by ACE Building Service (applicant) and David Kalista (owner)--tabled from March 10, 2025 meeting
- 4. Review Request for a Conditional Use Permit for a warehouse / private fitness facility located at 1012 – 33rd Street, in the Business District (B-2), submitted by ACE Building Service (applicant) and David Kalista (owner)--tabled from March 10, 2025 meeting
- 5. Consider a Proposed Amendment to the Zoning Code to Add Short-Term Rentals as a Permitted Use in the R-1 Single Family Zoning District
- 6. Adjournment

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.

It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



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### LAND DEVELOPMENT APPLICATION

APPLICANT A.C.E. Build	ing Service Inc. (Kyle Reuter)		TELEPHONE 920-6	682-6105
MAILING ADDRESS 3510 S. 26th Street		Manitowoc (Citv)	WI (State)	54220 (Zip)
PROPERTY OWNER Gro	wth Garage, LLC (Dave Kalista)	(,)	TELEPHONE_920-	905-2588
MAILING ADDRESS <u>N.</u> 11	88 Lakeview Dr. (Street)	Kewaunee (City)	WI (State)	54216 (Zip)
REQUEST FOR: X 	Comprehensive Plan Amendment Site/Architectural Plan Approval Subdivision Plat or CSM Review Zoning District Change : Owner A	X X gentBu	Conditional Use Annexation Request Variance/Board of App Other uyer <u>X</u> Other	peals
PROJECT LOCATION 33	rd St.	TYPE OF ST	RUCTURE PEMB	
PRESENT ZONING B-2 E	Business District	REQUESTE	d zoning <u>n/a</u>	
PROPOSED LAND USE	No change in land use requested -	New 2,800 SF Pre	e-Engineered Metal Buil	ding
PARCEL #_05316240819	009; 0531624082007	ACF	REAGE 0.311	
LEGAL DESCRIPTION All	of lots 19 & 20, Block 8 of the "Cha	s. Sayers Subdivis	ion #4" (Volume 3, Plat	s, Page 82, Manitowog

NOTE: Attach a one-page written description of your proposal or request.

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed	(Property Owner)		Date2/17/2025	
Fee Re	guired		Schedule	
\$ 350	Comprehensive Plan Amendment		Application Submittal Date	
\$ t/b/d \$ t/b/d	Site/Architectural Plan Approval (Listed CSM Review (\$10 lot/\$30 min)	l in Sec 1-2-1)	Date Fee(s) Paid	
\$ 350 \$ 350	Zoning District Change		Plan(s) Submittal Date	
\$ t/b/d \$ 350 \$ t/b/d	Annexation Request (State Processing Variance/Board of Appeals Other	Fees Apply)	Plan Comm Appearance	
\$_550	TOTAL FEE PAID	APPLICATION, PLAI	NS & FEE RECEIVED BY	1/01/06 12/16/20

1/22/16, 03/25/13, 01/01/06, 12/16/20 Land Development Application.docx



February 21, 2025

City of Two Rivers **Building Inspections Office** 1717 E Park Street Two Rivers, WI 54241

Re: Proposed Building for Growth Garage, LLC

Attention: Zoning Administrator

A.C.E Building Service, Inc. proposes to construct a new 2,800 square foot commercial facility on the northwest corner lot at the intersections of 33<sup>rd</sup> Street and State HWY 42 in the City of Two Rivers, Wisconsin. The building will consist of a pre-engineered steel framed structure with architectural metal accent panels, aluminum storefront framing, and contrasting building colors to create visual interest as depicted in the conceptual renderings.

Due to the size of the lot, the building will see asphalt paving placed on all sides with vegetative buffers on the north, east, and south sides of the building. To accommodate safe flow of traffic, it is requested that a variance for the 5' vegetation side yard requirement as noted in Section 11-1-11C(15) is granted. The plans indicate a concrete curb and gutter section installed to prevent stormwater runoff from entering the adjacent property. Traffic will enter the property from the existing driveway approach on 33<sup>rd</sup> Street, and proceed in a one-way directional manner around the building to the parking area on the north side of the property. When exiting, the vehicles will continue in a oneway directional manner around the west side of the building and exit the property via the same driveway approach on 33rd Street.

There are (8) parking stalls and (1) van accessible ADA parking stall proposed for the project. Site constraints prevent additional parking. The initial use of the building is planned to be a private gym. Based on code section 10-1-13 of the Municipal Code, we assume the parking stall requirement to be 1 per 300 square feet of usable space or 9.3 spaces. Due to the constraints of the site, we request approval of (9) total parking spaces in lieu of (10).

There shall be landscape beds installed along portions of the south and east faces of the building that will contain shrubs, perennial plantings, and stone mulch. The remainder of the east, north, and west faces of the building will include an 18" wide stone mulch bed at the building perimeter. Downspouts will be connected to new storm sewer which will connect to the existing storm sewer in HWY 42 right-of-way.

The building will be equipped with wall pack exterior lighting on the north and west building elevations. These fixtures will be selected to direct light downward so as to not directly illuminate neighboring properties. Decorative wall sconce light fixtures will be installed on the south and east elevations of the building to provide both illumination and aesthetic value.

Construction is expected to begin in spring of 2025 and completed late summer / early fall of 2025. If there are any questions pertaining to the proposed project, please contact me.

Respectfully submitted,

Christopher Herzog President A.C.E. Building Service, Inc.

3510 S. 26th Street Manitowoc, WI 54220 | 920.682.6105 | www.acebuildingservice.com



(BUTLER) WE ARE A PROUD BUTLER BUILDER SINCE 1973



Document Number	CONDITIONAL USE PERMIT City of Two Rivers Permit No. 2025-02	
Before the City Council of the City of Two Rivers, Manitowoc County, Wisconsin, regarding the premises at <u>1012 – 33<sup>rd</sup> Street</u> in the City of Two Rivers, Manitowoc County, State of Wisconsin, further described as:		
CHAS SAYER`S SUB 4 LOT 19 BLK 8 & CHAS SAYER`S SUB 4 LOT 20 BLK 8		Inspections Department City of Two Rivers PO Box 87 Two Rivers, WI 54241-0087 Parcel ID Number: 053-162-408-200 07 & 053-
		162-408-190.09

Zoning Classification of the Premises is: B-2 Business District/Conditional Use for operation of a warehouse. Mailing Address of the Premises Operator: N1188 Lakeview Drive, Kewaunee WI 54216

WHEREAS, the Zoning Code and Zoning District Map of the above named municipality, pursuant to State Statute, state that the premises may not be used for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the City Council of the City of Two Rivers having determined that by reason of the nature, character and circumstances of the proposed use, and of the specific and contemporary conditions, permit of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, it is permitted, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of the operation of a warehouse.

Permitted by action of the City Council of the City of Two Rivers on February 3, 2025. Original filed in the office of the City Clerk of the City of Two Rivers, Wisconsin

The Conditions of this Permit are:

- 1. This Permit shall become effective upon the execution and recording by the Owner of the Premises as acceptance hereof.
- 2. This Permit is subject to the conditions herein and is subject to amendment and termination in accordance with the provisions of the Zoning Code of this Municipality.
- 3. The operation of the use permitted shall be in strict conformity to the approved conditions identified with this Petition for this Permit and such plans are incorporated herein by reference as if set forth in detail herein.
- 4. This Permit shall be void unless proper application, pursuant to the Building and Zoning Codes of this Municipality, for appropriate Building and Zoning Use Permits in conformity to this Permit, is made on or before April 7, 2027.
- 5. Any substantial change to the use or site as the conditions permitted by the issuance of this Permit would require approval by the Plan Commission and City Council as an amendment to this Permit.
- 6. This Permit is specifically issued to owner David Kalista and shall lapse upon a change in ownership or tenancy of the subject premises or if the land use ceases operation for more than 12 months. This permit may be reissued only after proper application is made to the City as if this permit were being newly issued.

Conditions/Conditions of Operations:

a. Hours of operation: 5AM – 10PM. Seven days per week.

b. Signage in accord with the City's Sign Code.

### SIGNATURES OF PROPERTY OWNER(S) AND PERMITEE(S):

### As Owner(s) of the Subject Property, I/we accept and understand the above-described conditions.

Printed Name:	Printed Name:
STATE OF WISCONSIN MANITOWOC COUNTY	
Personally came before me this and to be the	day of, 2025, the above named person(s) who executed the foregoing instrument and acknowledge the
same.	
Notary Public	
Printed Name	
My commission expires:	
SIGNATURES - CITY OF TWO RIVERS	
Greg Buckley, City Manager	Amanda Baryenbruch, City Clerk
STATE OF WISCONSIN MANITOWOC COUNTY	
Personally, came before me thisday of person(s) who executed the foregoing instrumen	2025, the above-named Greg Buckley and Amanda Baryenbruch known to be t and acknowledge the same.

Printed Name: \_\_\_\_\_\_ Notary Public, Manitowoc County, Wisconsin My commission expires: \_\_\_\_\_

THIS INSTRUMENT WAS DRAFTED BY: Adam Taylor, Zoning Administrator









# **PROPOSED BUILDING 33RD ST. TWO RIVERS, WI 54241**



SOIL BEARING CONCRETE PRE-ENGINEERED METAL BUILDING	2,000 PSF PRESUMED (SAND, SILTY SAND, CLAYEY SA SILTY GRAVEL, CLAYEY GRAVEL) IF ACTUAL CONDITIONS DIFFER FROM ABOVE, CONTAC FLOORS AND FOUNDATIONS - 3000 PSI MIN. IN 28 DA EXTERIOR SLABS - 4000 PSI MIN IN 28 DAYS, AIR ENT BUTLER MANUFACTURING COMPANY 1540 GENESEE ST. KANSAS CITY, MO 64102	ND, CT ENGINEER. YS RAINED 5-7%	REVISION DESCRIPTION     DATE     REV. BY       TR PLAN COMMISSION MTG     3/18/25		
1. ALL W IBC 2. PROPO 4. CLASS 5. BUILD TAE EXE 38 6. BUILE 7. ALL E 8. FIRE E 9. SMOKE 10. TOILE WIT UND LIMI <b>SHEET</b> TS SHEET I ARCHITECTUR A1.0 PROPO S1.1 ALTER	GENERAL NOTES DRK SHALL COMPLY WITH ALL STATE AND LOCAL CODE 2015 SUBJECT TO MODIFICATIONS SPECIFIED IN 2018 DSED BUILDING AREA = 2,800 SQ FT DSED BUILDING VOLUME - 43,176 CU FT +/- OF CONSTRUCTION - TYPE IIB ING OCCUPANCY - A3 / OCCUPANT LOAD >50 LE 1004.1.2 RCISE ROOM = 50 SQFT GROSS/PERSON ( 68 = 2,584 / 50 = 52 PERSONS ING IS <u>NOT</u> PROTECTED BY AUTOMATIC SPRINKLER (IT DOORS TO BE EQUIPPED WITH: A. EXIT LIGHTS - EXIT SIGNS SHALL NOT EXCEED 5 WATTS PE INSTALLED WATTAGE. - MEANS OF EGRESS ILLUMINATION LEVEL SH/ LESS THAN 1 FOOT CANDLE AT WALKING SURI - EMERGENCY POWER FOR MEANS OF EGRESS PROVIDE OWER FOR MEANS OF EGRESS PROVIDE OWER FOR 90 MIN AND CONSIST OI BATTERIES, UNIT EQUIPMENT, OR ON-SITE GE B. PROPER EXIT HARDWARE 1. LEVER HANDLES THAT DO NOT REQUIRE OF THE WRIST C. THRESHOLDS THAT DO NOT EXCEED 1/2" KTINGUISHERS TO BE PROVIDED IF REQUIRED BY CODE T FIXTURES 4 (1) UNISEX TOILET ROOM PROVIDED, THE OWNER & <sup>1</sup> ERSTAND THAT THE BUILDING OCCUPANT LOAD WILL E TED TO 15 PERSONS, INCLUDING EMPLOYEES ET INDEX NDEX, TITLE SHEET, ENGINEERING/ DESIGNER I AL VSED FLOOR PLAN, SECTIONS, DOOR/HARDWAR TIONS NATE FOUNDATION PLAN, DETAILS NATE FOUNDATION PLAN, DETAILS	S WI BUILDING CODE	CE BUILDING SERVICE	OUR REPUTATION IS OUR FOUNDATION 3510 SOUTH 26TH STREET • MANITOWOC, WI • 54220 PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM	SUPERVISING PROFESSIONAL:
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TYPE 3

- NARROW LITE

3/18/2 MTG TR PLAN COMMISSI SERVICE Structu BUILDING 2 Civil IWS Ц Ц N C DIN BUIL Q PROPOSED GROWTH GARAGE, LLC M ST. GROM 33RD TWO 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. 369/24 DATE: 11/15/2024 DRAWN BY: KDR SEE SHEET SCALE: SHEET





	REVISION DESCRIPTION     DATE     REV. BY       TR PLAN COMMISSION MTG     3/18/25     P       Image: State of the s
butler contour Gable trim         1         15'-10"	A CONTRACTOR OF A CONTRACTOR O
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# PRELIMINARY NOT FOR CONSTRUCTION





	<u>SURVEY LEGEND</u>
	PUBLIC LAND CORNER, AS NOTED
۲	COMPUTED LOCATION, NOTHING FOUND/SET
Ø	FOUND 1" DIA. IRON PIPE
$\otimes$	SET 1.32" X 18" IRON PIPE, WEIGHING 1.18#/L.F.
•	FOUND 3/4" DIA. IRON PIPE
$\times$	SET CHISELED "X"
XXX.XX	SPOT ELEVATION
	EXISTING GENERAL FENCE
SAN	EXISTING SANITARY SEWER LINE
<i>st</i>	EXISTING STORM SEWER LINE
	EXISTING EDGE OF TREES
	EXISTING WATER MAIN
- — - 820 — —	EXISTING CONTOUR LINE
	EXISTING CONCRETE SURFACE
	EXISTING ASPHALT SURFACE
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	EXISTING CURB INLET
<b>(</b>	EXISTING STORM MANHOLE
S	EXISTING SANITARY MANHOLE
V	EXISTING FIRE HYDRANT
Ø	EXISTING WATER MAIN VALVE

S EXISTING CURB STOP

### GENERAL NOTES:

\_\_\_\_WM \_\_\_

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY VIERBICHER ON AUGUST 22, 2024.

4. DATUM FOR THE PROJECT SURVEY IS THE NAVD 88 BENCHMARK DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE HYDRANT TAG BOLT SOUTHEAST OF STH 42 AT ELEV. 612.60.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

## **SITE SURVEY**



# PRELIMINARY NOT FOR CONSTRUCTION



	REVISION DESCRIPTION DATE REVISION DESCRIPTION DATE REVISION DESCRIPTION
	DUR REPUTATION IS OUR FOUNDATION OUR REPUTATION IS OUR FOUNDATION S10 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220 PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM SUPERVISING PROFESSIONAL:
	PROJECT INFORMATION: <b>GROWTH GARAGE, LLC</b> 33RD STREET TWO RIVERS, WI 54241
	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.260/23DATE:18/03/2025DRAWN BY:JRGSHEET1"=10'
N	C002



**GENERAL NOTES:** 

- 1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- 5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
- 6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

## SITE PREPARATION & EROSION CONTROL PLAN



# PRELIMINARY NOT FOR CONSTRUCTION

### SITE INFORMATION

SITE AREA	13078	0.300 AC	
SITE DISTURBED AREA	13078	0.300 AC	
EXISTING IMPERVIOUS AREA	0	0.000 AC	0.0 %
PROPOSED IMPERVIOUS AREA	9231	0.212 AC	70.6 %
TOTAL PARKING SPACES	12		
ADA PARKING SPACES	1		

\*PER CITY OF TWO RIVERS ZONING CODE

SEC. 10-1-13 "PERSONAL SERVICES"

- (1) STALL REQUIRED PER 200 SF "USABLE" FLOOR AREA "USABLE" AREA = (38 X 68) (12X16 TOILET ROOM, ENTRY,
- AND CIRCULATION AREA AROUND TOILET ROOM = 2,392 SF 2,392/200 = 12 STALLS REQUIRED
- 12 STALLS (11+1) PROVIDED



### LEGEND:





- 1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- 5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- 7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

SITE INFORMATION         NITE INFORMATION         AREA       13078       0.300 AC         AREA       13078       0.300 AC         AREA       13078       0.300 AC         AREA       0       0.000 AC       0.0%         PERVIOUS AREA       0231       0.212 AC       70.6%         ISPACES       1       1       1         VO RIVERS ZONING CODE       1       1       1         ASERVICES"       REQUIRED PER 200 SF "USABLE" FLOOR AREA       2.392 SF       2.392 SF         VOLATION AREA AROUND TOILET ROOM, ENTRY, CULATION AREA AROUND TOILET ROOM = 2,392 SF       0       1.2 STALLS REQUIRED         S (11+1) PROVIDED       X       X       X       X	REVISION DESCRIPTION DATE REV. BY
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SITE DIMENSION PLAN	C100



FO	R CONSTRUCTION	TE REV. BY
C SCALE	LEGEND:         W       PROPOSED WATER SERVICE         SAN       PROPOSED SANITARY SERVICE         BROPOSED STORM SEWER       PROPOSED STORM SEWER         DT       PROPOSED DRAIN TILE (UNDERDRAIN)	REVISION DESCRIPTION DA
	Image: Proposed storm inletImage: Proposed storm inletImag	BUILDING SERVICE         OUR REPUTATION IS OUR FOUNDATION         3510 SOUTH 26TH STREET • MANITOWOC, MISCONSIN • 54220         PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM         SUPERVISING PROFESSIONAL:
59 E 39 W S V-S T-W	<ul> <li>SENERAL NOTES:</li> <li>1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GURARAITEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROLECT AREA THAT ARE NOT SHOWN.</li> <li>2. VERIFY ACTUAL LOCATIONS AND INVERTES IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.</li> <li>3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.</li> <li>4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USES LECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN NUNSE, LIGHT POLES, OR OTHER NON CIVIL SITE WORK, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.</li> <li>5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.</li> <li>6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRIAIN THE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN PAVEMENT SHALL REQUIRE DRIAIN THE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE SCIENCE STORM INLETS IN PAVEMENT SHALL REQUIRE DRIAIN THE STUBS OF 10 THEET IN THE AND GUTTER ARE FLOW LINE GRADES.</li> <li>7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.</li> <li>8. PRIVATE STORM SEWER 12 INCH DIAMETER OR LARGER SHALL BE HORE STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.</li> <li>9. PRIVATE STORM SEWER 12 INCH DIAMETER OR LARGER SHALL BE HORE STORM INLETS IN CURB AND DESIGN OF PRIVATE MINIER STORM ON THE SANITARY SEWER SHALL BE PUC SON'S AS ASTIM DOSO.</li> <li>9. ORDINATE FINAL LOCATION AND DESIGN OF PRIVATE MINIER TO ANY ACCURD INVIGED SANITARY SEWER SHALL BE PUC SON'S AS ASTIM DOSO.</li> <li>9. CON</li></ul>	ct information: <b>GROWTH GARAGE, LLC</b> 33RD STREET TWO RIVERS, WI 54241

- 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.

INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES

**GRADING AND UTILITY PLAN** 

THIS PLAN AND IDEAS

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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

**C200** 

260/23

1"=10'

JRG

18/03/2025

A.C.E. JOB NO.

DATE:

SCALE:

SHEET

DRAWN BY:



- F) INLET AND CATCH BASIN
- / SCALE: 1" = 1'

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### GENERAL 1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. 3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. SITE CLEARING: 21. 1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE. 2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS. 3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED. 4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING 5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE 6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION. 7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED. 8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. 9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES. 10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES. 11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND. 12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL 13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. 14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

- 15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
- 16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
- INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- 18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

### SITE WATER SERVICE:

- 1. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIREMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
- 2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES 2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
- 3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY. 4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
- a. CLASS 52
- b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151. c. PUSH-ON GASKET PIPE
- d. PLAIN RUBBER GASKETS
- e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
- 5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
- 6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
- 7. PVC AWWA PIPE: AWWA C900, CLASS 235 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. MECHANICAL -JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
- 8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
- 9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
- 11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS HALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS
- 12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN
- 13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
- 15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- 16. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.

- SANITARY SEWERAGE:
- MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

- COUPLINGS
- PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
- CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.

11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(I)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

- LATEST EDITION.
- REGISTER.

## SITE WATER SERVICE CONT.

# PRELIMERARY NO

17. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR B BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.

18. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.

19. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

20. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

22. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651

ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.

2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.

PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.

MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.

SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).

PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE

TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS 10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS

CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.

3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.

4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN,

5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT

6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE: IF NOT. NOTIFY ENGINEER.

8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.

10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).

11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.

12. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.

13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.

15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.

16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1)4 OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

- GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER I BETWEEN THESE SPECIFICATIONS AND THE RECOMM GEOTECHNICAL ENGINEER SHALL GOVERN.
- 2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPOR ACCORDING TO ASTM D2487 AND LABORATORY COMP. MATERIAL PROPOSED FOR FILL AND BACKFILL.
- CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOT IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS D
- 4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OF MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD ENGINEERED FILL.
- FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FL SUBGRADE WITHIN PROPOSED PARKING AND GREENS ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BRO
- 6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CL/ GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OF
- 7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATI COMBINATION OF THESE GROUPS UNLESS DEEMED S INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT C
- 8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SI OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGH
- 9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRAD CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERC NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIO SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLAS
- 10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: CRUSHED STONE, AND NATURAL OR CRUSHED SAND ( SPECIFICATIONS FOR SEWER AND WATER CONSTRUC
- 11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARRO GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING PASSING A NO. 8 SIEVE.
- 12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BAG AND WITHIN FIVE FEET OF PAVEMENT AREAS: COMPAC SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE 13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3
- WISCONSIN, LATEST EDITION.
- 14. PREVENT SURFACE WATER AND GROUND WATER FRO FLOODING PROJECT SITE AND SURROUNDING AREA.
- 15. SHORING, SHEETING AND BRACING: SHORE, BRACE OF STRUCTURES, AND UTILITIES TO MEET OSHA REQUIRE CONTRACTOR.
- 16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK
- 17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PR WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GE EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY > IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFO SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE
- 18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN THE OVEREXCAVATION SHALL BE SLOPED TO A DRAIN SUCH DRAINTILES SHALL BE 0.5%.
- 19. CONVENTIONAL DISKING AND AERATION TECHNIQUES N PROJECT SCHEDULE.
- 20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS MOISTURE CONTENT VALUE AND A MINIMUM OF 95% O D1557. EACH LIFT OF COMPACTED ENGINEERED FILL S TECHNICIAN.
- 21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BEL SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE M DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW
- 22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTED BEARING SOIL AND THE FOOTING LOWERED OR AN OVI TREATMENT REQUIRES WIDENING THE DEEPENED EXC EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OV INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MA CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY SHALL BE OBSERVED AND TESTED BY A QUALIFIED GE
- 23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE M COMPACTED TO A MINIMUM OF 95% COMPACTION WIT
- 24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CO THE STANDARD SPECIFICATIONS FOR SEWER AND WA
- 25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIF BACKFILL SHALL BE MOISTURE CONDITIONED TO BE W
- 26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHA PROCTOR (ASTM D1557).
- 27. COMPACTION TESTING OF UTILITY TRENCHES SHALL B PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHI
- 28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SH/ MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETE QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN
- 29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A REQUIREMENTS AND GRADE TO CROSS SECTIONS, LIN
- BUILDINGS AND TO PREVENT PONDING. 30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QU FIELD QUALITY-CONTROL TESTING.
- 31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTI EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
- 32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE F
- 33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EAC 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CA
- 34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED I BUT NO FEWER THAN 2 TESTS.
- 35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, AND MOISTEN OR AERATE, OR REMOVE AND REPLACE OBTAINED.
- 36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATER OFF OWNER'S PROPERTY.

	REV. BY
TH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE ECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT ENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE	DATE
TS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL	
OS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE AMAGE CAUSED BY EARTHWORK OPERATIONS. R UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED	DESCRIPTION
OOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED ACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE (EN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE. SSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE NCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND R COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER. ON GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A TISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO F OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION. HALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE MAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE MAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HALL BE 1-1/4" DENSE GRADED MASE COURSE CONFORMING TO SECTION 305 OF THE STATE MAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HALL BE 1-1/4" DENSE GRADED MASE COURSE CONFORMING TO SECTION 305 OF THE STATE MAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HALL BE 1-1/4" DENSE GRADED MASE OF DEGRAVEL, CRUSHED STONE, AND NATURAL OR HENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A 12 ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL US MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS STICITY INDEX BETWEEN 11 AND 25. INATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, ONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD TION IN WISCONSIN, LATEST EDITION. DWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT CKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH TED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD AREAS. DF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTI	Image: Section
ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR EXCAVATION OR REMOVAL OF OBSTRUCTIONS. AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED ONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED ESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY OTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT 1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. RMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE COF THE OVEREXCAVATED AREA DOES NOT OCCUR. PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF TILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME S OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL E THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM	35 SUPERVISIN
HALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR DW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS AXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS V FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION. RED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT SREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL YAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR TEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 TERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS DTECHNICAL ENGINEER OR TECHNICIAN. AT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE 1 RESPECT TO THE MODIFIED PROCTOR (ASTM D1557) INFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF TER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. ITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557. 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN LL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED E PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST CHEVER IS LESS. ALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A RMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION IES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM	VFORMATION: <b>ROWTH GARAGE, LLC</b> RD STREET O RIVERS, WI 54241
IALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM NG SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 EWER THAN 3 TESTS. CH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY ASES FEWER THAN 3 TESTS. BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS RIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT	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.260/23DATE:18/03/2025DRAWN BY:JRGSCALE:NTSSHEET

### ORDINANCE

**AN ORDINANCE** to amend Section 10-1-20A of the Municipal Code, entitled "R-1 Single Family Residence District," Subsection A, "Use," to add Short Term Rentals as a permitted use.

The Council of the City of Two Rivers ordains as follows:

**SECTION 1.** Subsection 10-1-20A. of the Municipal Code of the City of Two Rivers, Wisconsin, listing permitted uses in the R-1 Single Family Residence District, is hereby amended to include the following subsection (14).

(14) Short Term Rentals, as that term is defined by Section 6-13-1.

**SECTION 2.** This ordinance shall take effect after the date of its passage and upon publication.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Scott Stechmesser President, City Council

Gregory E. Buckley City Manager

Attest:

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

Sean P. Griffin City Attorney