Planning/Zoning Application

Planning & Zoning Department

Submitted On:
Mar 11, 2025, 04:35PM EDT

Parcel Number: (Include ALL parcels)	WD-1041-2, WD-1040, WD-1041-1
Nearest property address to the project site:	**Street Address:** 2121 American Blvd **City:** De Pere **State:** WI **Zip:** 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-1
Existing Site Land Uses:	Business Park/Industrial
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	**First Name:** Rhett **Last Name:** Wiseman
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	**Street Address:** 111 S Elgin Ave **City:** Tulsa **State:** OK **Zip:** 94598
Property Owner's Phone Number:	580-799-0198
Property Owner's Email Address:	rhett@oliveco.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	**First Name:** Steve **Last Name:** Kolar
Authorized Representative's Business Name:	Payne & Dolan, Inc

Authorized Representative's Phone Number:	9207577561
Authorized Representative's Email Address:	skolar@walbecgroup.com
Please attach a PDF copy of the site plan.	SE Warehouse Access Drive 25 03 10.pdf
Would you like a basic checklist of information to include in the site plan?	No
How do you plan on paying for your application?	Online with a credit card
Total Due:	$350.00
Signature Data	First Name: Steve Last Name: Kolar Email Address: skolar@walbecgroup.com Signed at: March 11, 2025 4:32pm America/New_York
User's Session Information	IP Address: 12.148.220.197 Referrer URL:

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

April 9, 2025

Steve Kolar
Payne & Dolan INC
W6380 Design DR
Greenville, WI 54942

RE: Site Plan Review for the Robinson Southeast Warehouse Access Drive at 2121 American BL (Parcels WD-1040, WD-1041-1, WD-1041-2)

Dear Steve:

Thank you for the site plan for the Robinson Southeast Warehouse Access Drive at 2121 American BL. The City of De Pere staff reviewed the site plan on April 9, 2025, and recommended denial unless the conditions that are attached to this letter can be addressed.

- No permits will be issued until all the conditions have been satisfied and the City has issued a final site plan approval letter.

Please prepare a site plan resubmittal that addresses the attached conditions with a summary that itemizes each revision with a site plan page number. The resubmittal should be emailed to me and must include digital PDF files of all drawings.

Should you have any questions regarding the decision or require further information, feel free to contact me at 339-4043x2 or pschleinz@deperewi.gov.
Sincerely,

Peter Schleinz
Senior Planner | Zoning Administrator

cc: Daniel J. Lindstrom, AICP, Development Services Director
Dennis Jensen, Senior Building Inspector

ATTACHMENT

Conditions to address prior to any site plan approval recommendation.

Engineering Related

1. Show city watermain on the plans. There is a 12" main running parallel to the GBMSD interceptor.
2. Provide erosion control plans.
3. Provide soil loss sediment discharge calculations with corresponding plansheet.
4. Provide endwall and structure details. Endwall shall be tied back onto the host pipe and set atop geotextile fabric and rip rap.
5. In the site plan, identify if the drive lane on the east side of the building is being constructed at the time of GV-15 construction. Grading on Sheet C-2 would need to be adjusted if otherwise.
6. Provide storm sewer calculations. There are anticipated capacity issues with a 30" storm sewer and a 36" storm sewer both discharging into a 36" sewer.
7. Sheets C-4 through C-9 were not reviewed. Additional review/comments will be provided as GV-15 plans are finalized.
8. Provide pavement typical sections.

Planning Related

1. The site plan is proposing several changes for the site and the right-of-way areas, and the requests are not from the property owner. Please provide evidence from the property owner that indicates the applicant is making the site plan request as an authorized agent of the property owner.
2. Parcels WD-1040 and WD-1041-2 should be combined.
3. The site plan review does not include the review of a future motor vehicle parking lot on Parcel WD-1041-2. A separate site plan review is required for approval of the future parking lot area.
4. A driveway is prohibited within the City right-of-way. Staff is aware that a design exception may be petitioned for a driveway in the City right-of-way.
5. Identify the dimensions for the driveway (driveway widths, curve radius, etc., at various points).
6. The use of an unpaved drive is prohibited. Staff is aware that a design exception may be petitioned for the use of gravel.
7. The screening is prohibited use of screening within the City right-of-way. Staff is aware that a design exception may be petitioned for a driveway in the City right-of-way. Add screening wall details to the site plan for the 6-foot-high screen, with colors and materials identified. Also, provide a scaled detail for the referenced 4-foot (48") parapet on top of the retaining wall.
8. Provide a timeline on the site plan for the paving, or the discontinuance of, the gravel drive area if the construction one CTH GV is delayed or terminated. Also provide a similar timeline on the site plan for the use of a temporary driveway that connects directly to Red Maple RD. This is needed for a design exception review.
9. Provide scaled elevations for the proposed overhead doors that are being added to the building. Identify materials and colors being used for the doors and for the building façade. Materials must comply with Zoning Ordinance Article IX.
10. Provide parking ratio calculations on the site plan. Parking ratios must comply with Zoning Ordinance Article VII.
11. It appears that at least 6 (or more) trees will be lost as part of the site plan project, making the site more nonconforming to previously approved site plans. Most trees are on the south side of the building. In a landscape plan, identify where each of the lost trees will be replaced, preferably in locations near the original tree locations.
12. Provide a lighting plan for new lighting on the site. The Lighting plan must comply with Zoning Ordinance 14-95, at the end of Article IX.
13. After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
14. After the exterior landscaping is installed, provide a statement from the installer that the landscaping complies with the site plan approved landscaping plan.

-end-

Payne+Dolan
A WALBEC COMPANY
An Equal Opportunity & Affirmative Action Employer
W6380 Design Drive | Greenville, WI 54942
920.757.7559 | walbecgroup.com

April 17, 2025

Mr. Peter Schleinz, Senior Planner/ Zoning Administrator
City of De Pere
335 South Broadway
De Pere, WI 54115

Site Plan Review Response for the Robinson 2121 American Blvd
(Parcels WD-1043, WD-1040, WD-1041-1, WD-1042

Dear Peter,

This letter and attached plans are in response to the site plan review letter dated April 6, 2025.

Engineering Related

1. 12-inch city water main is now shown on the plans.

2. Erosion Control Plan has been prepared.

3. Soil loss spreadsheet is prepared and provided.

4. End wall and other details details are provided.

5. The drive lane on east side of the warehouse building will be constructed as part of this project. The driveway will be paved to the corner of the building.

6. Storm sewer calculations are provided and storm sewer plans updated. Assumed 1-acre of drainage coming from the south side of Red Maple through the existing 30" culvert. Preliminary road profile of County Hwy GV may require that project to pick up the drainage from the south side of Red Maple. The County Hwy GV preliminary road elevations are being lowered at the 30" culvert location and may not have cover over that pipe. Downstream storm sewer and ditching to the stormwater pond is at minimum grade and if the pipe is lowered it will not be able to drain to the stormwater pond.

7. Comment noted. Conceptual plans are provided and will need to be confirmed/coordinated with Brown County Hwy GV and Red Maple relocation plans. It is understood that Red Maple may be vacated, and access easement will be required at that time. Ditch and pipe elevations shown are at minimum slope for drainage of relocated Red Maple Road.

8. Pavement section is provided.

Planning Related

1. The site plan review application has Rhet Wiseman from Real World Investment LLC as the property owner and Payne & Dolan as the authorized representative. Per our meeting Ben will contact property owner representatives for an approval e-mail for the site plan and combining parcels WD-1040 and WD 1041-2.

2. Per our meeting on April 15, Peter will coordinate the county can combining parcels WD-1040 and WD-1041-2 after receiving a permission letter from the property owner. If the county does not allow combining the parcels a CSM will be prepared to combine the parcels.

3. Comment regarding future parking is noted.

4. A design exception of a driveway in the ROW is being petitioned.

5. Driveway dimensions are shown on the plans.

6. A design exception is being petitioned for a temporary gravel driveway. Brown County has asked that this drive remain gravel for the construction of the GV retaining wall and tie backs.

7. A design exception is being petitioned for a 6-ft tall screening fence in the ROW. Screening wall details are added to the conceptual plan for the GV and Red Maple Road relocation by Brown County. The parapet on top of the retaining wall is part of the Hwy GV design, detail would need to be provided by Brown County. Similar to most bridge parapets.

8. The driveway will be paved after the construction of the GV retaining wall and the relocation of Red Maple Road. The temporary driveway connection to Red Maple at the proposed location will be removed when Brown County constructs the Red Maple relocation and retaining wall. If the GV project is terminated, the driveway will be paved at that time.

9. Scaled elevations of the overhead doors will be provided.

10. No parking is being proposed as part of this driveway project.

11. Six trees will be removed as part of this driveway project. These trees would have been removed as part of the County's relocation of Red Maple. None of these trees will be replaced near the original locations. This area will be gravel or paved from the building to the GV retaining wall. Additional trees will be added further to the west after County GV is constructed and Red Maple is relocated or vacated.

12. Wall pack on the south side of the building will be relocated for the overhead doors.

13. Comment Noted.

14. Comment Noted.

Sincerely,

Steven P. Kolar, P.E.

STORM SEWER COMPUTATIONS FOR

Robinson Phase 4 storm sewer

SHEET NUMBER 1 OF 1
COMPUTED BY spk
CHECKED BY (initials)
DATE 4/16/2025

LINE	SEWER LOCATION UP STRUCT	DOWN STRUCT	Area (SF)	DRAINAGE AREA AND FLOW DATA INDIVID ACRES a	TOTAL ACRES A	INDIVID COEFF C	INDIVID CA	TOTAL CA	STORM EVENT 2,5,10,25,50,100	INTENSITY I (IN/HR)	FLOW Q=CIA (CFS)	FLOW (GPM)	Slope %	PIPE DATA LENGTH (FT)	DIA. (IN)	area cu ft	SLOPE (FT/FT)	MANN	PIPE CAPACITY INFORMATION ACTUAL FLOW REQD DROP	ACTUAL DROP	PARTS FULL	V/Vf	VEL (FPS)	Full Flow Vel ft/sec	FULL FLOW CFS	TRAVEL TIMES TIME TO STRUCT. (MIN)	TIME IN SEWER (MIN)	ELEVATIONS RIM UP	INVERT UP	INVERT DOWN	COVER TO CROWN	DEPTH RIM TO INVERT
	INL 500	INL 501	173701	3.988	3.988	0.95	3.79	3.79	10	4.70	17.80	7991	1.61	62	24	3.140	0.0161	0.011	0.27	1.00	0.52	0.855	9.24	10.81	33.94	10.00	10.11		632.50	631.50	-634.50	-632.50
	INL 502	INL 503	298001	6.841	10.829	0.8	5.47	9.26	10	4.70	43.53	19535	0.40	48	36	7.065	0.0040	0.011	0.15	0.19	0.88	1.0125	7.10	7.02	49.58	10.00	10.11		628.67	628.48		
	INL 503	INL 504	16793	0.386	11.214	0.8	0.31	9.57	10	4.70	44.98	20186	0.40	100	36	7.065	0.0040	0.011	0.33	0.40	0.9	1.0175	7.18	7.05	49.84	10.00	10.23	634.50	628.48	628.08	3.02	6.02
	INL 504	INL 505	26036	0.598	11.812	0.8	0.48	10.05	10	4.70	47.22	21194	0.40	100	36	7.065	0.0040	0.011	0.36	0.40	0.95	1.03	7.27	7.05	49.84	10.00	10.23	633.03	628.08	627.68	1.95	4.95
	INL 505	INL 506	25545	0.586	12.398	0.8	0.47	10.52	10	4.70	49.43	22184	0.40	100	36	7.065	0.0040	0.011	0.39	0.40	0.99	1.04	7.34	7.05	49.84	10.00	10.23	633.09	627.68	627.28	2.41	5.41
	INL 506	INL 507	29177	0.670	13.068	0.8	0.54	11.05	10	4.70	51.95	23314	0.40	143	42	9.616	0.0040	0.011	0.27	0.57	0.69	0.932	7.27	7.80	75.04	10.00	10.33	633.34	627.28	626.71	2.56	6.06
	507A	INL 507	43560	1.000	1.000	0.8	0.80	0.80	10	4.70	3.76	1687	0.90	99	30	4.906	0.0090	0.011	0.01	0.89	0.08	0.499	4.67	9.36	45.95	10.00	10.35		627.65	626.76	-630.15	-627.65
	INL 507	INL 508	619493	14.222	14.222	0.8	11.38	11.38	10	4.70	53.47	23999	0.40	100	42	9.616	0.0040	0.011	0.20	0.40	0.71	0.94	7.35	7.82	75.17	10.00	10.23	634.26	626.71	626.31	4.05	7.55
	INL 508	INL 509	6635	0.152	14.374	0.8	0.12	11.50	10	4.70	54.05	24256	0.40	100	42	9.616	0.0040	0.011	0.21	0.40	0.72	0.95	7.43	7.82	75.17	10.00	10.22	634.26	626.31	625.91	4.45	7.95
	INL 509	INL 510	7149	0.164	14.538	0.8	0.13	11.63	10	4.70	54.66	24533	0.40	97	42	9.616	0.0040	0.011	0.21	0.39	0.73	0.954	7.48	7.84	75.37	10.00	10.22	634.06	625.91	625.52	4.65	8.15
	INL 510	OUT 511	7149	0.164	14.702	0.8	0.13	11.76	10	4.70	55.28	24810	0.41	41	48	12.560	0.0041	0.013	0.06	0.17	0.6	0.896	6.60	7.36	92.46	10.00	10.10	634.48	625.52	625.35	4.96	8.96
																															0.00	0.00
	RD MH 1	RD MH 2	20276	0.465	0.465	0.95	0.44	0.44	10	4.70	2.08	933	0.52	100	12	0.785	0.0052	0.011	0.24	0.52	0.68	0.928	3.59	3.87	3.04	10.00	10.46	634.88	631.00	630.48	2.88	3.88
	RD MH 2	RD MH 3	20287	0.466	0.931	0.95	0.44	0.88	10	4.70	4.16	1866	0.52	100	15	1.227	0.0052	0.011	0.30	0.52	0.76	0.966	4.33	4.49	5.50	10.00	10.38	634.88	630.23	629.71	3.40	4.65
	RD MH 3	RD MH 4	18642	0.428	1.359	0.95	0.41	1.29	10	4.70	6.07	2724	0.52	100	18	1.766	0.0052	0.011	0.24	0.52	0.68	0.928	4.70	5.07	8.95	10.00	10.35	634.88	629.46	628.94	3.92	5.42
	RD MH 4	OUTLET	16148	0.371	1.730	0.95	0.35	1.64	10	4.70	7.72	3466	2.64	115	18	1.766	0.0264	0.011	0.45	3.04	0.38	0.782	8.93	11.42	20.18	10.00	10.21	634.88	628.94	625.90	4.44	5.94
	INL 600	OUT 601	18250	0.419	0.419	0.95	0.40	0.40	10	4.70	1.87	840	5.14	21	15	1.227	0.0514	0.011	0.01	1.08	0.11	0.556	7.85	14.11	17.31	10.00	10.04	631.08	627.08	626.00	2.75	4.00
																															0.00	0.00
	ES 602	MH 603	808232	18.554	18.554	0.95	17.63	17.63	10	4.70	82.85	37181	0.28	99	48	12.560	0.0028	0.011	0.24	0.28	0.92	1.0225	7.35	7.19	90.25	10.00	10.22		624.72	624.44	#VALUE!	#VALUE!
	MH 603	INL MH 604	808232	18.554	18.554	0.95	17.63	17.63	10	4.70	82.85	37181	0.28	131	48	12.560	0.0028	0.011	0.31	0.37	0.92	1.0225	7.34	7.18	90.19	10.00	10.30	632.51	624.44	624.07	4.07	8.07
																															0.00	0.00
	INL 605	INL MH 604	18132	0.416	0.416	0.95	0.40	0.40	10	4.70	1.86	834	0.59	87	12	0.785	0.0059	0.011	0.17	0.51	0.58	0.888	3.65	4.11	3.22	10.00	10.40	631.00	626.51	626.00	3.49	4.49
																															0.00	0.00
	INL MH 604	OUT 605	826364	18.971	18.971	0.95	18.02	18.02	10	4.70	84.70	38015	0.35	162	48	12.560	0.0035	0.011	0.40	0.56	0.85	1.002	7.96	7.94	99.77	10.00	10.34	631.82	624.07	623.51	3.75	7.75
																															0.00	0.00
	INL 225	MH 227	13651	0.313	0.313	0.95	0.30	0.30	10	4.70	1.40	628	0.72	75	10	0.545	0.0072	0.011	0.22	0.54	0.64	0.912	3.67	4.03	2.20	10.00	10.34	629.94	626.94	626.40	2.17	3.00
	INL 226	MH 227	0	0.000	0.313	0.95	0.00	0.30	10	4.70	1.40	628	1.48	46	10	0.545	0.0148	0.011	0.13	0.68	0.44	0.815	4.71	5.77	3.15	10.00	10.16	631.05	627.08	626.40	3.14	3.97
	MH 227	ES 228	18937	0.435	0.748	0.95	0.41	0.71	10	4.70	3.34	1499	0.65	111	15	1.227	0.0065	0.011	0.21	0.72	0.54	0.865	4.33	5.01	6.15	10.00	10.43	630.58	626.22	625.50	3.11	4.36

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer:

Project: Robinson De Pere Phase 3

Date: 04/17/25

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	06/15/25	07/15/25	24.0%	100	Sandy Clay Loam	0.37	8.5%	41	0.70	1.00	6.2	0.858	Inlet Protection	3.7
Seed with Mulch or Er	07/15/25	09/15/25	34.6%	100	Sandy Clay Loam	0.37	8.5%	30	0.59	0.10	0.8	0.807	Inlet Protection	0.4
End	09/15/25	-----	-----	-----	-------	-----	8.5%	30	0.59	------	-----	0.000	Inlet Protection	0.0
		-----	-----	-----	-------	-----	8.5%	30	0.59	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	8.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**6.9**		**TOTAL**	**4.1**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

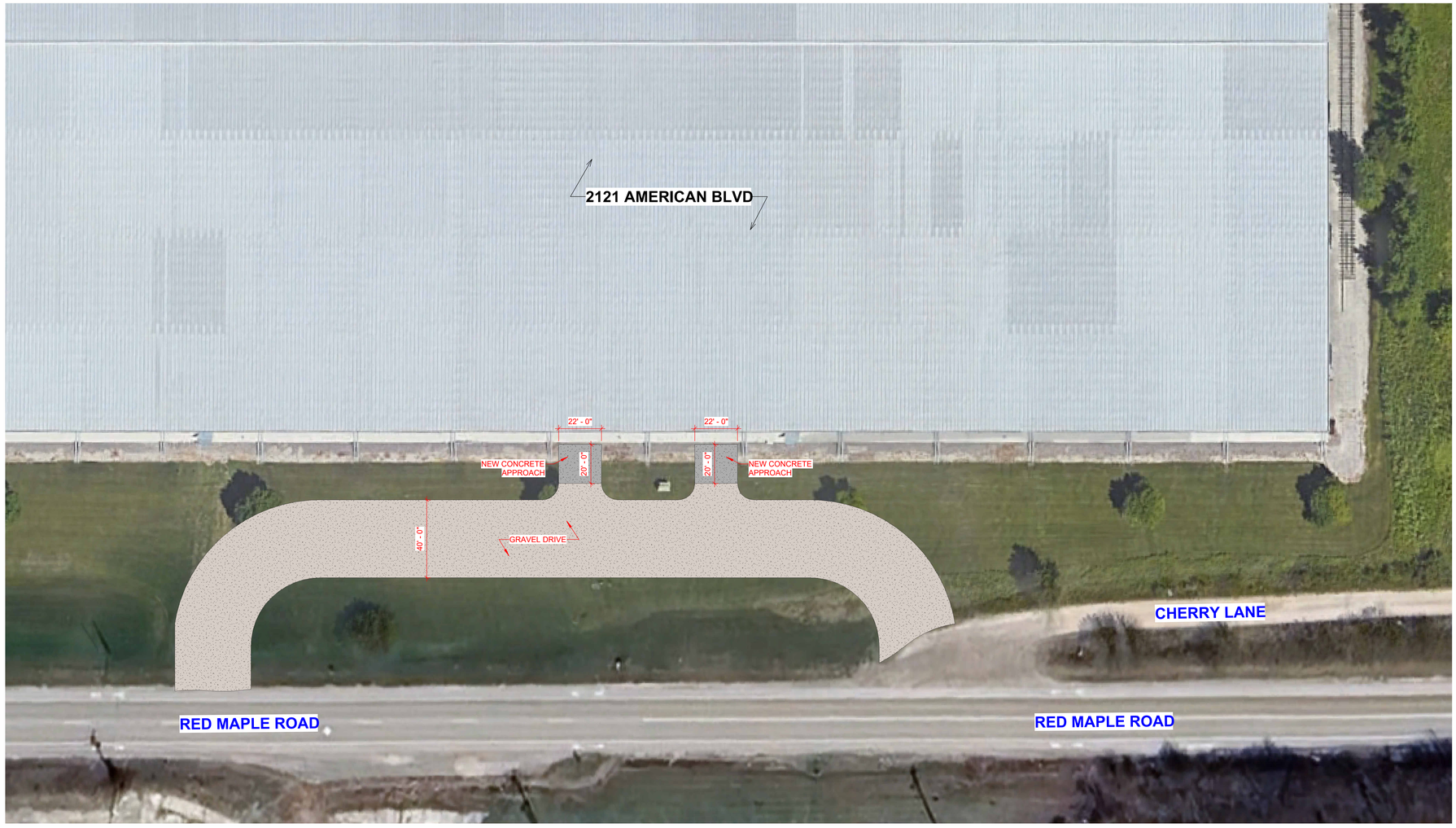
NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	spk
Date	8/16/2024

4/17/2025 11:52:53 AM



NORTH

SITE PLAN

1" = 30'-0"

Bill LORRIGAN construction, inc.

437 Manitowoc Street
Suite 1
Reedsville, WI 54230

PHONE: (920) 754-4723
1-800-235-3252
FAX: (920) 754-4200

www.lorriganconstruction.com

BILL LORRIGAN CONSTRUCTION INC. RESERVES THE RIGHTS TO DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
NO REPRODUCTIONS, COPIES, ALTERATIONS
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BILL LORRIGAN CONSTRUCTION, INC.

PROFESSIONAL SEAL(S)

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT INFO:

ROBINSON INC.
DP3

25-040925

REVISION SCHEDULE

MARK	DATE	DESCRIPTION
1	4/17/25	ISSUED FOR REVIEW

DATE	APRIL 9, 2025
PRELIMINARY NO:	25-040925
CONTRACT NO:	00-000
PROJECT MANAGER:	R. LORRIGAN
SUPERVISOR:	LORRIGAN
DRAWN BY:	EJA

SHEET TITLE:
ARCHITECTURAL SITE PLAN

G400

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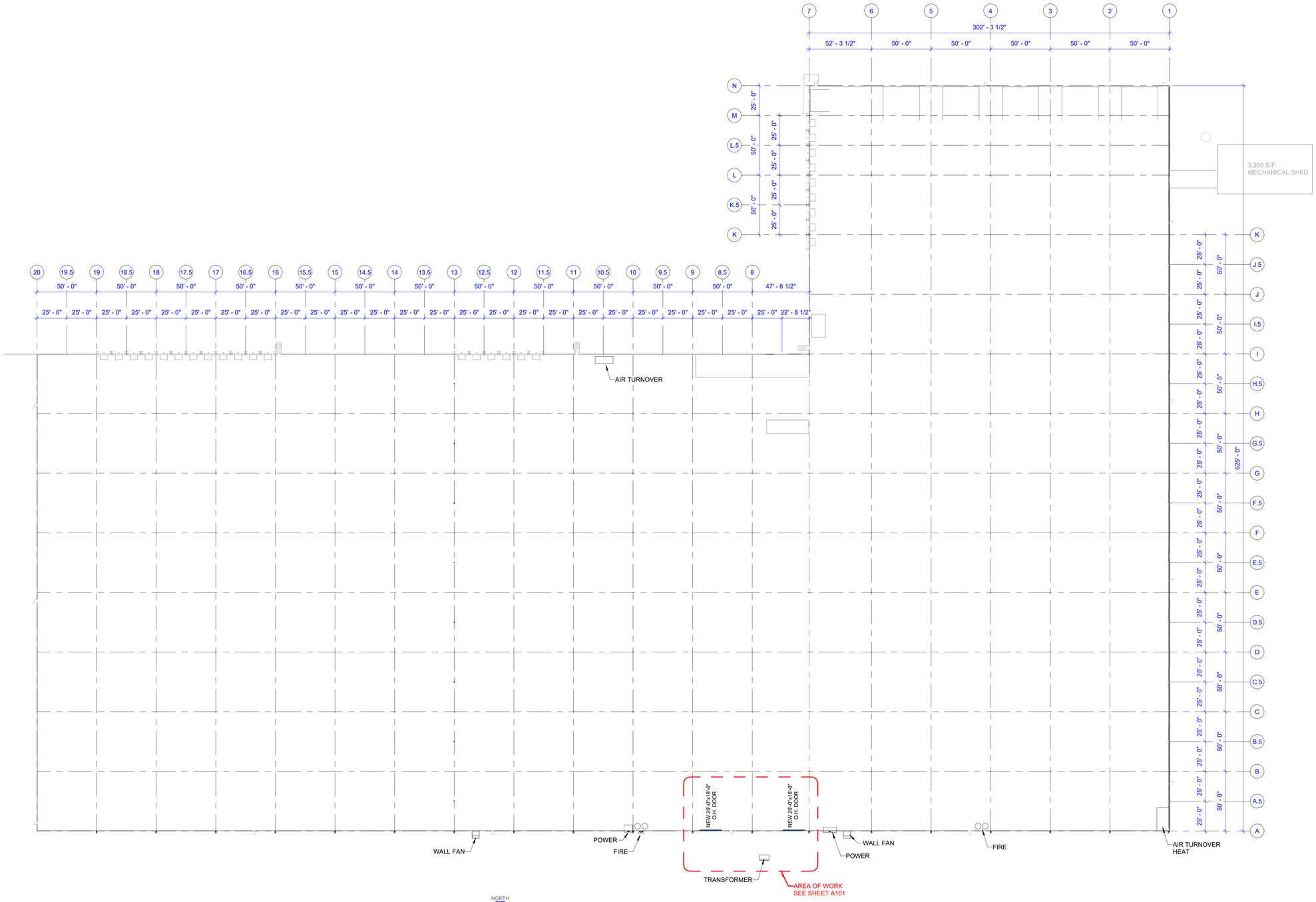

FIRST FLOOR OVERALL PLAN

1" = 40'-0"

Bill LORRIGAN construction, inc.

437 Manitowoc Street
Suite 1
Reedsville, WI 54230

PHONE: (920) 754-4723
1-800-235-3252
FAX: (920) 754-4200

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PROJECT INFO:

ROBINSON INC.
DP3

25-040925

REVISION SCHEDULE

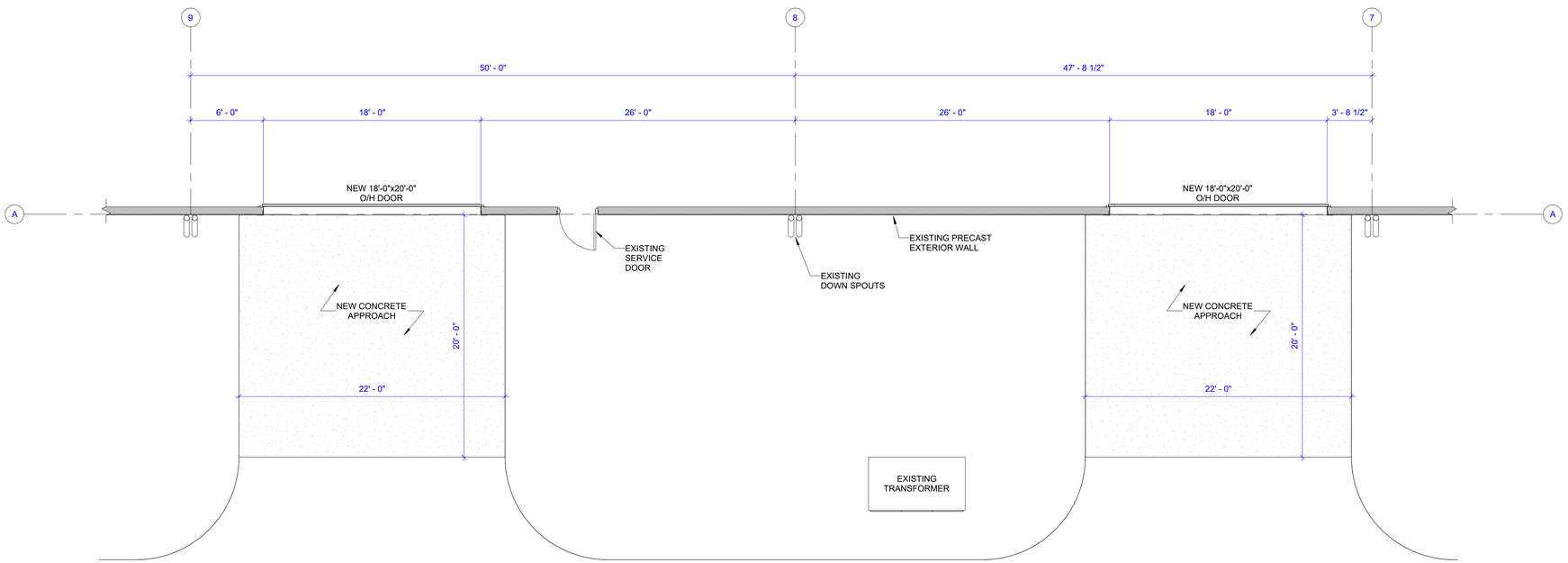
MARK	DATE	DESCRIPTION
1	4/17/25	ISSUED FOR REVIEW

DATE	APRIL 9, 2025
PRELIMINARY NO:	25-040925
CONTRACT NO:	00-000
PROJECT MANAGER:	R. LORRIGAN
SUPERVISOR:	LORRIGAN
DRAWN BY:	EJA

SHEET TITLE:
FIRST FLOOR OVERALL PLAN

A100

4/17/2025 11:52:54 AM



NORTH

ENLARGED FLOOR PLAN

3/16" = 1'-0"

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Bill LORRIGAN construction, inc.

437 Manitowoc Street
Suite 1
Reedsville, WI 54230

PHONE: (920) 754-4723
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FAX: (920) 754-4200

www.lorriganconstruction.com

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PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT INFO:

ROBINSON INC.
DP3

25-040925

REVISION SCHEDULE

MARK	DATE	DESCRIPTION
1	4/17/25	ISSUED FOR REVIEW

DATE	APRIL 9, 2025
PRELIMINARY NO:	25-040925
CONTRACT NO:	00-000
PROJECT MANAGER:	R. LORRIGAN
SUPERVISOR:	LORRIGAN
DRAWN BY:	EJA

SHEET TITLE:
ENLARGED FLOOR PLAN

A101

4/17/2025 11:52:54 AM

VIEW FROM RED MAPLE ROAD

S:\CAD\CAD Drawings\ESTIMATES\2025 Estimates\25-040925 Robinson DP3 O.H. DOOR\Revit rvt\25-040925 Robinson DP3 O.H.DOOR.rvt

Bill LORRIGAN construction, inc.

437 Manitowoc Street
Suite 1
Reedsville, WI 54230

PHONE: (920) 754-4723
1-800-235-3252
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SHEET TITLE:
RENDERING

A200

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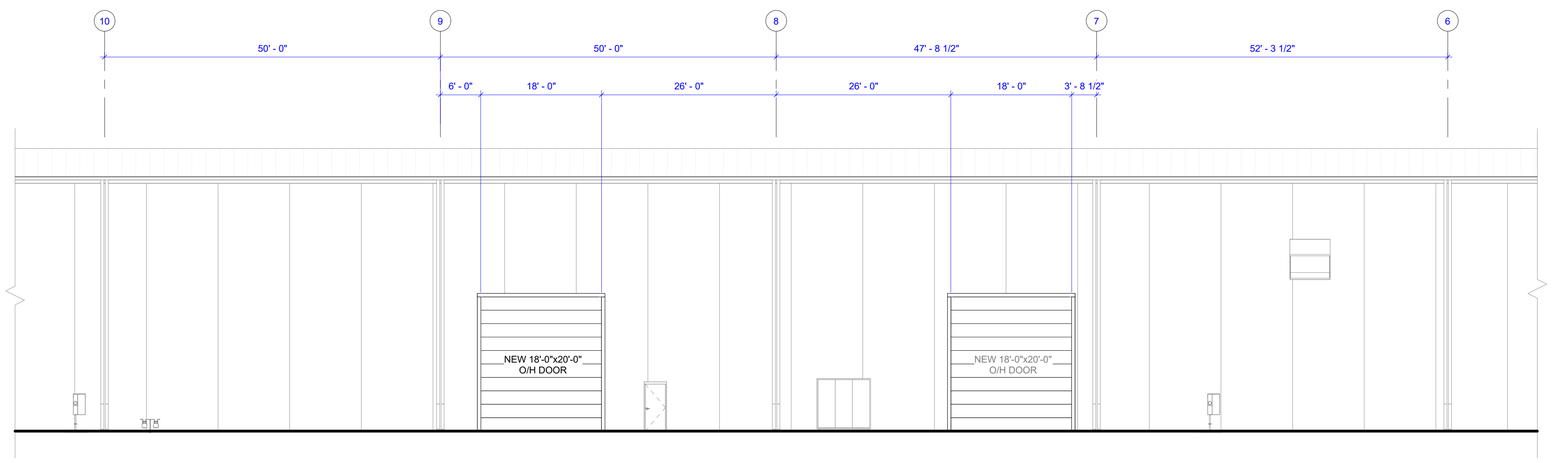

SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"

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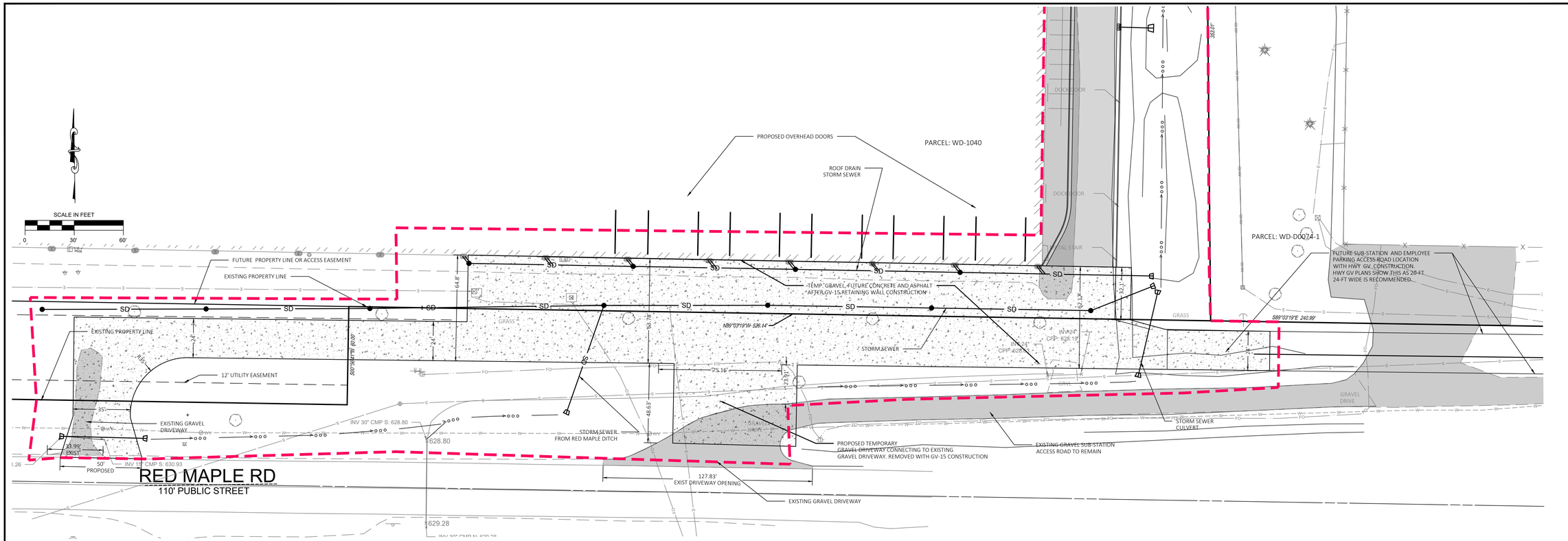
DRAWN BY:	EJA

SHEET TITLE:
EXTERIOR ELEVATIONS

A300

S:\CAD\CAD Drawings\ESTIMATES\2025 Estimates\25-040925 Robinson DP3 O.H. DOOR\Rev\t rvt's\25-040925 Robinson DP3 O.H.DOOR.rvt



SITE DATA
PARCEL ID: WD-1040, WD-1040-1 AND WD-1041-2
GROSS LOT SIZE:
WD-1040 34.59 AC (1,506,783 SF)
WD-1040-1 5.19 AC
WD-1040-2 14.98 AC
ZONING: IB-1 INDUSTRIAL BUSINESS

PROJECT WILL BE CONSTRUCTED IN ONE PHASE, TEMPORARY GRAVEL ACCESS IN AND PAVED ACCESS AFTER GV SOUTH CONNECTOR IS CONSTRUCTED. BROWN COUNTY IS CONSTRUCTING RELOCATION OF RED MAPLE WEST OF THE GRAVEL ACCESS WITH EXCEPTION OF CONCRETE BY NEW OVERHEAD DOORS AND SCREENING FENCE. 30-FT DRIVE EAST OF WAREHOUSE WIL BE PAVED WITH ASPHALT. DTICH BETWEEN WAREHOUSE AND WPS SUBSTATION WILL BE RELOCATED AND STORM SEWER INSTALLED.

PROJECT AREA = 3.54 AC (154,442 SF)

EXISTING GRAVEL SURFACE AREA IN PROJECT AREA	= 0.266 AC (11,569 SF)
PROPOSED TEMPORARY GRAVEL IN PROJECT AREA	= 0.915 AC (39,874 SF)
PROPOSED ASPHALT PAVEMENT IN PROJECT AREA	= 0.591 AC (25,732 SF)
PROPOSED IMPERVIOUS SURFACE	= 1.506 AC (65,606 SF)
INCREASED IMPERVIOUS AREA	= 1.24 AC (54,037 SF)
EXISTING LANDSCAPE AREA IN PROJECT AREA	= 3.28 AC (142,873 SF)
PROPOSED LANDSCAPE IN PROJECT AREA	= 2.04 AC (88,836 SF)

NO	REVISION DESCRIPTION	DATE

Payne+Dolan
A WALBEC COMPANY
www.walbecgroup.com
(920) 797-7559
W 6380 DESIGN DRIVE
GREENVILLE, WI 54942

PROJECT
SE WAREHOUSE ACCESS DRIVE
2121 AMERICAN BLVD

CLIENT
ROBINSON METAL, INC
1740 EISENHOWER DRIVE
DE PERE, WI 54114-5905

Seal
WISCONSIN
STEVEN KOLAR
E-35047
GREENVILLE, WIS.
PROFESSIONAL ENGINEER

SHEET TITLE
SITE PLAN
PHASE 3

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Drawing Scale:	1"= 30'
Drawn:	SPK 04/15/2025
Checked:	
P&D Project No:	490896
Sheet No.	C-1

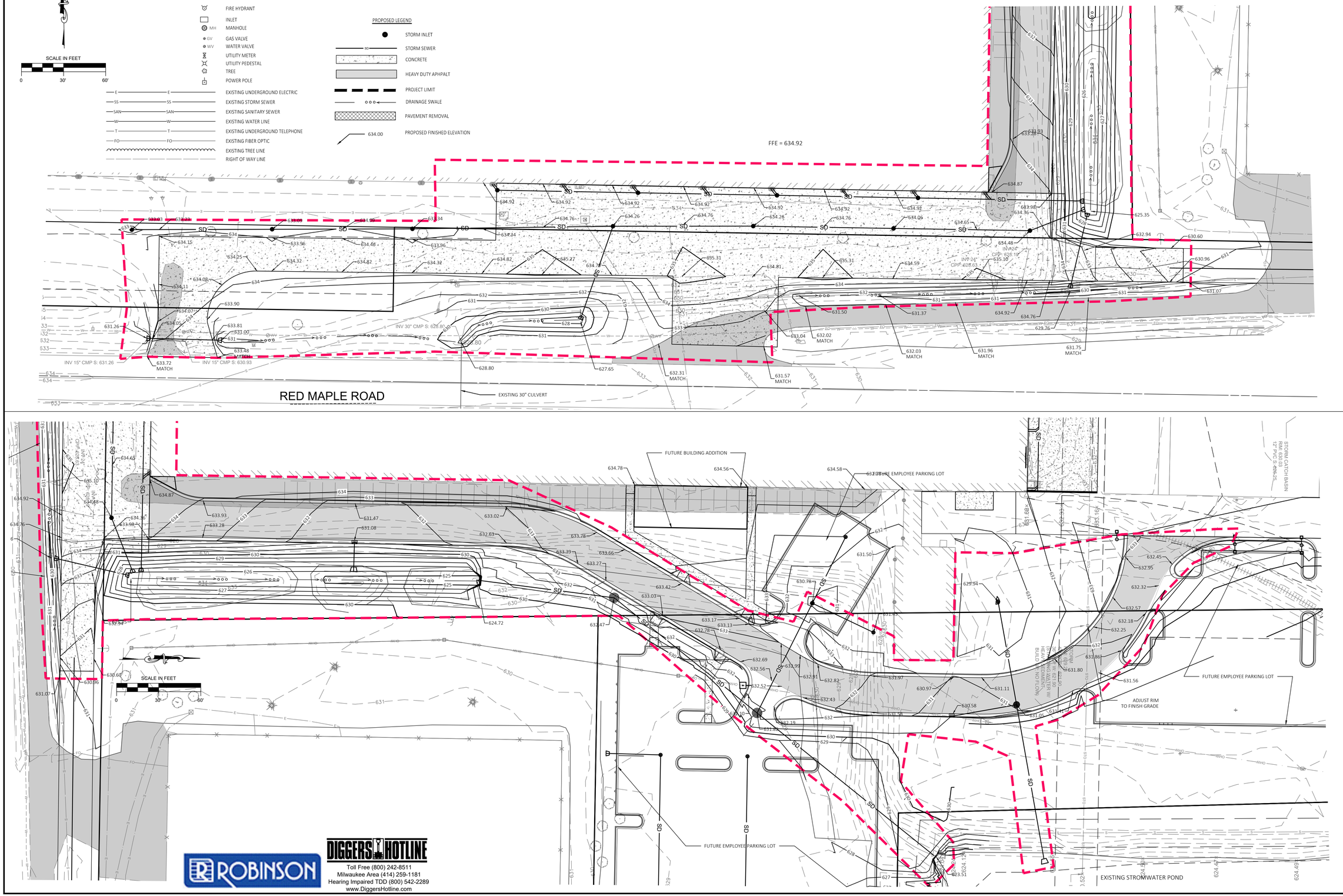
EXISTING LEGEND

- DS — DOWN SPOUT
- IP — FOUND, IRON PIPE
- LIGHT POLE
- FIRE HYDRANT
- INLET
- MH — MANHOLE
- GV — GAS VALVE
- WV — WATER VALVE
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- E — EXISTING UNDERGROUND ELECTRIC
- SS — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE
- T — EXISTING UNDERGROUND TELEPHONE
- FO — EXISTING FIBER OPTIC
- EXISTING TREE LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- STORM INLET
- SD — STORM SEWER
- CONCRETE
- HEAVY DUTY APHPALT
- PROJECT LIMIT
- DRAINAGE SWALE
- PAVEMENT REMOVAL
- 634.00 — PROPOSED FINISHED ELEVATION

SCALE IN FEET: 0, 30', 60'



ROBINSON

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

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GREENVILLE, WIS.
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SHEET TITLE
GRADING PLAN
PHASE 3

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P&D Project No:	490896
Sheet No.	C-2

EROSION CONTROL

THE FOLLOWING EROSION AND POLLUTANT CONTROL MEASURES ARE TO BE IMPLEMENTED ON THIS SITE AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME THAT THE SITE IS STABILIZED.

- SUBSOILS ARE CLASSIFIED AS, OSHKOSH SILT LOAM AND KEWAUNEE SILT LOAM, PER THE USDA-NRCS SOIL SURVEY.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- IMMEDIATE RECEIVING WATERS, STORMWATER POND AND UN-NAMED CHANNEL TO THE FOX RIVER.

EROSION CONTROL MEASURES:

1. VEHICLE TRACKING MATS SHALL BE INSTALLED AT ALL CONSTRUCTION ENTRANCES PER WDNR TECHNICAL STANDARD 1057 REQUIREMENT.
2. STORM DRAIN INLET PROTECTION SHALL BE INSTALLED AND MAINTAINED PER WDNR TECHNICAL STANDARD 1060.
3. SILT FENCE PERIMETER CONTROL, IF USED WILL BE INSTALLED PER WDNR TECHNICAL STANDARD 1056.
4. DITCH CHECK TO BE CONSTRUCTED PER WDNR TECHNICAL STANDARD 1062. sTONE DITCH CHECKS SHALL BE INSTALLED. STONE DITCH CHECKS TO BE REMOVED AFTER SITE VEGITATION IS STABILIZED.
5. EROSION MATTING WILL BE INSTALLED PER WDNR TECHNICAL STANDARDS 1052 FOR NON-CHANNEL MATTING AND 1053 FOR CHANNEL MATTING.
6. CONTRACTOR SHALL BE RESPONSIBLE TO PROMPTLY CLEAN UP ALL SEDIMENT DEPOSITS THAT OCCUR OFF SITE BY THE END OF EACH WORKDAY.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE SITE HAS BEEN STABILIZED. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE PER WEEK AND AFTER EACH RAINFALL EVENT OF ½ INCH OR MORE. CONTRACTOR SHALL KEEP A LOGBOOK OF ALL INSPECTION REPORTS ONSITE ALONG WITH ALL PERMITS THAT ARE REQUIRED FOR THE PROJECT. THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
8. DRAINAGE WAYS ARE TO BE SEEDED AND MULCHED OR SODDED OR CHANNEL EROSION MATTING INSTALLED AS SOON AS POSSIBLE. SIDE SLOPES OF DRAINAGE WAYS THAT ARE SLOPED 4:1 OR GREATER AND FLOW LINES OF THE DRAINAGE WAYS SHALL HAVE EROSION FABRIC OR MATTING INSTALLED TO PROTECT FROM EROSION. LIGHT DUTY WISDOT CLASS I URBAN TYPE A MAT IS RECOMMENDED FOR THE SLOPED AREAS AND TYPE B CLASS II FOR THE FLOW LINE OF THE SWALES. DITCH CHECKS SHALL BE INSTALLED AS INDICATED ON THE GRADING AND EROSION CONTROL PLAN.
9. ALL AREAS OF BARE SOIL LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE SEEDED WITH A FAST GROWING ANNUAL GRASS (TEMPORARY) SUCH AS OATS AND RYE AND MULCHED.
10. DEWATERING IS NOT ANTICIPATED. IF DEWATERING IS NECESSARY IT SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1061.
11. DUST CONTROL MEASURES FOR CONSTRUCTION ACTIVITIES SHALL INCLUDE MINIMIZATION OF SOIL DISTURBANCE, APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS. THESE MEASURES SHALL BE APPLIED AS APPLICABLE TO THE SITE CONDITIONS AND SHALL FOLLOW THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1068.
12. CONTRACTOR SHALL HAVE A DESIGNATED AREA FOR TRASH AND PROMPTLY DISPOSE OF ALL WASTE MATERIAL.
13. ANY SPILL THAT MAY OCCUR SHALL BE PROMPTLY CLEANED UP PER LOCAL AND STATE REQUIREMENTS.

NARRATIVE AND CONSTRUCTION SEQUENCE PHASE 3

ROBINSON INC. IS CONSTRUCTING A NEW PAVED DRIVEWAY ALONG THE EAST SIDE OF THE BUILDING AND A GRAVEL ACCESS DRIVEWAY AND GRAVEL LOADING DOCK ACCESS AREA ALONG THE SOUTH SIDE OF THE BUILDING. CONSTRUCTION INCLUDES GRADING, STORM SEWER, CURB AND GUTTER AND RESTORATION OF ALL DISTURBED AREAS. .

ESTIMATED CONSTRUCTION TIMEFRAMES*:

INSTALL EROSION CONTROL MEASURES = JUNE, 2025

EXCAVATION AND CONSTRUCTION OF STORM SEWER AND DRIVEWAY = JUNE - AUGUST 2025

LANDSCAPING AND FINAL RESTORATION = AUGUST - SEPTEMBER 2025

THE INTENDED SEQUENCES OF SITE CONSTRUCTION ACTIVITIES ARE AS FOLLOWS:

1. INSTALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL PLAN AND IN ACCORDANCE WITH THE REQUIREMENTS OF WNDR CONSERVATION PRACTICE STANDARDS.
2. STRIP TOPSOIL AND REMOVE VEGETATION.
3. INSTALL STROM SEWER FROM POND AND RELOCATE DITCH ALONG SOUTH SIDE OF BUILDING.
4. INSTALL STORM SEWER ALONG SOUTH SIDE OF BUILDING.
5. RE-GRADED AND FILL AREA FOR DRIVEWAYS AND TRUCK DOCK. FINE GRADE AND INSTALL PAVEMENT.
6. LANDSCAPING AND FINAL RESTORATION.
7. RESTORE ALL AREAS OF BARE SOIL WITH 4" TOPSOIL SEED AND MULCH.
8. WHEN THE SITE VEGETATION HAS BEEN ESTABLISHED AND THE POTENTIAL OF EROSION IS STABILIZED, THE TEMPORARY EROSION CONTROL MEASURE WILL BE REMOVED.

*CONSTRUCTION ACTIVITY DATES ARE APPROXIMATE AND MAY CHANGE DUE TO WEATHER OR OTHER UNFORESEEN REASONS.

SCALE IN FEET

0 40' 80'

PROPOSED LEGEND

- FLOW DIRECTION
- SF — PERIMETER EROSION CONTROL – SILT FENCE
- DISTURBED AREA/PROJECT LIMITS
- TRACKING PAD
- STONE DITCH CHECK
- INLET PROTECTION TYPE A PRE-PAVING, TYPE D POST PAVING PER WDNR TECHNICAL STANDARD 1060, JANUARY 2022 UPDATE
- SINGLE NETTED LIGHT DUTY (WSDOT CLASS I TYPE A) WSDOT SEED MIXTURE NO. 20
- DOUBLE NETTED LIGHT DUTY (WSDOT CLASS I TYPE B) WSDOT SEED MIXTURE NO. 20 (BOTTOM OF DITCHES)

EXISTING LEGEND

- DS — DOWN SPOUT
- FOUND, IRON PIPE
- LIGHT POLE
- FIRE HYDRANT
- INLET
- MH — MANHOLE
- GV — GAS VALVE
- WV — WATER VALVE
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- E — EXISTING UNDERGROUND ELECTRIC
- SS — EXISTING STORM SEWER
- SAN — EXISTING SANITARY SEWER
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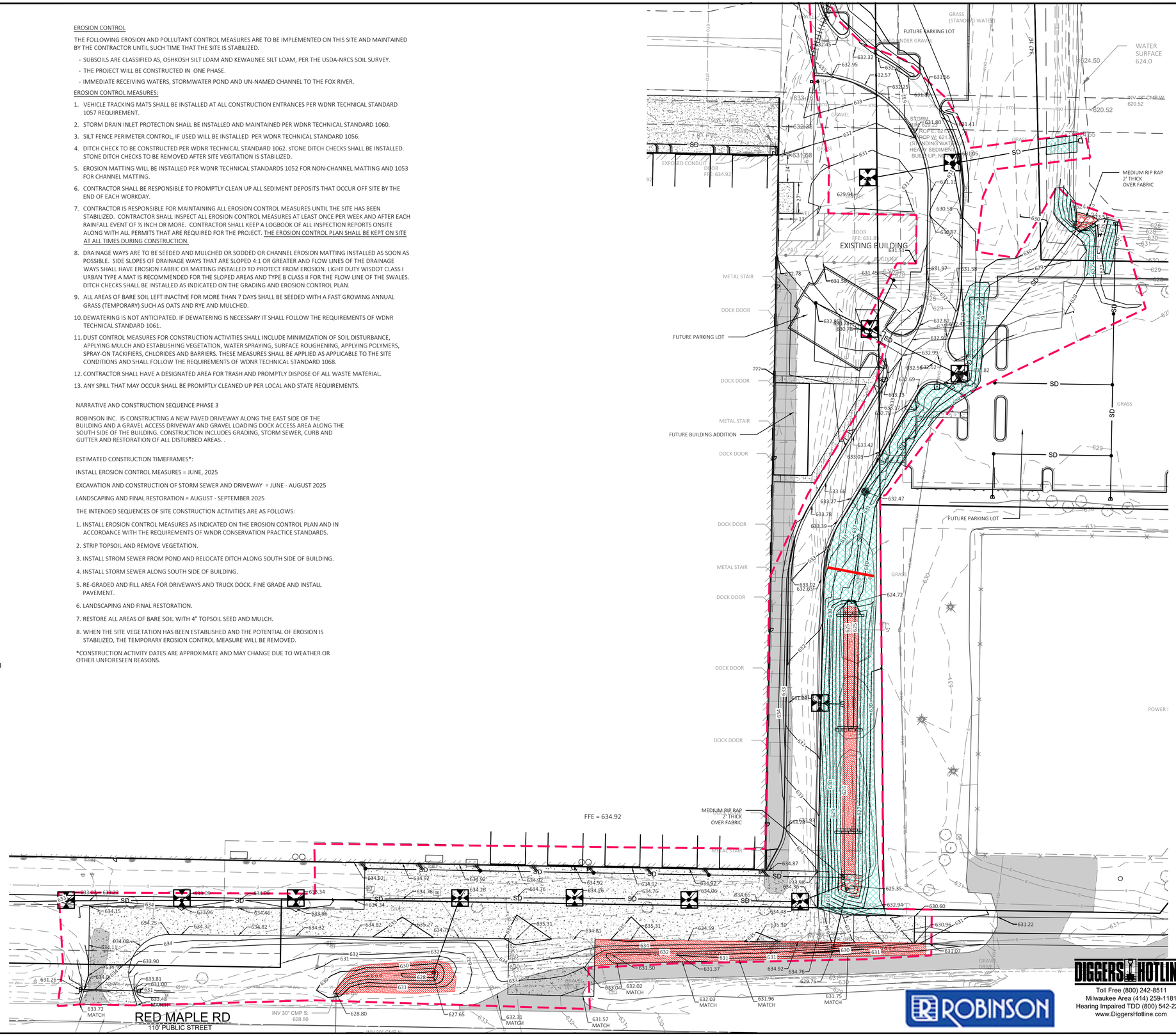
- EXISTING TREE LINE
- RIGHT OF WAY LINE



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ROBINSON

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PROFESSIONAL ENGINEER

SHEET TITLE
EROSION CONTROL PHASE 3

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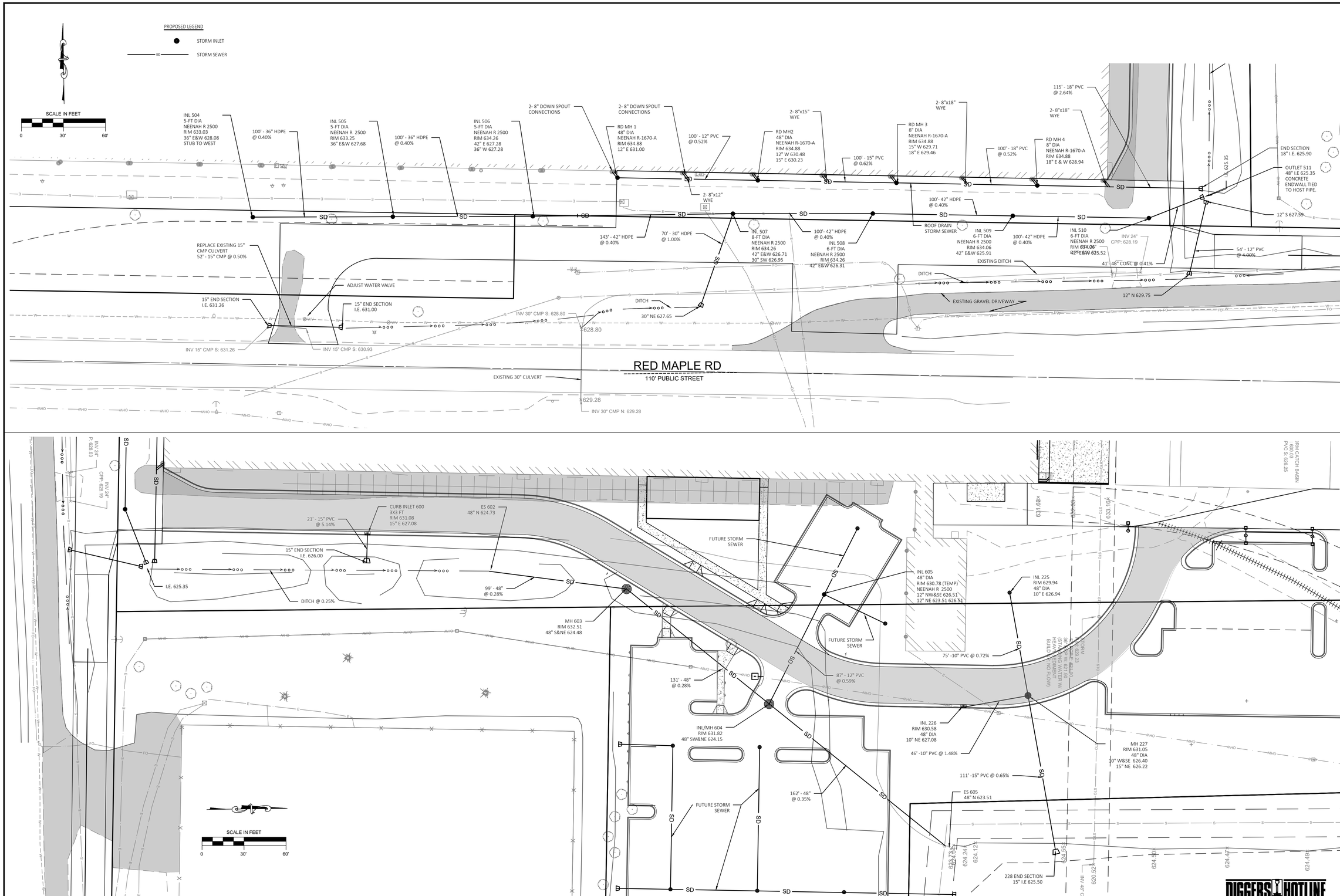
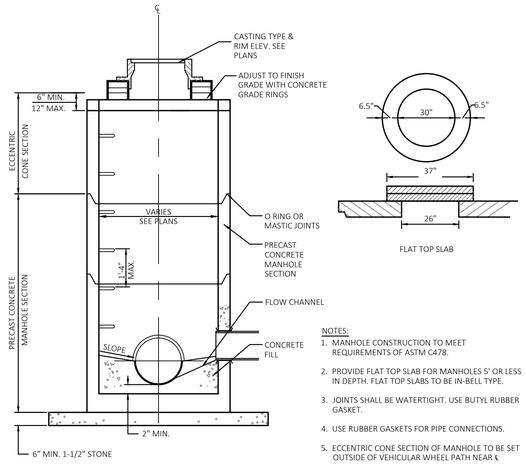
P&D Project No: 490896
Sheet No. C-3


PROPOSED LEGEND
STORM INLET
STORM SEWER
SCALE IN FEET
0
30'
60'
INL 504
5-FT DIA
NEENAH R 2500
RIM 633.03
36" E&W 628.08
STUB TO WEST
100' - 36" HDPE
@ 0.40%
INL 505
5-FT DIA
NEENAH R 2500
RIM 633.25
36" E&W 627.68
100' - 36" HDPE
@ 0.40%
INL 506
5-FT DIA
NEENAH R 2500
RIM 634.26
42" E 627.28
36" W 627.28
2- 8" DOWN SPOUT
CONNECTIONS
RD MH 1
48" DIA
NEENAH R-1670-A
RIM 634.88
12" E 631.00
2- 8" DOWN SPOUT
CONNECTIONS
100' - 12" PVC
@ 0.52%
2- 8"x12"
WYE
RD MH2
48" DIA
NEENAH R-1670-A
RIM 634.88
12" W 630.48
15" E 630.23
2- 8"x15"
WYE
100' - 15" PVC
@ 0.62%
RD MH 3
8" DIA
NEENAH R-1670-A
RIM 634.88
15" W 629.71
18" E 629.46
2- 8"x18"
WYE
100' - 18" PVC
@ 0.52%
RD MH 4
8" DIA
NEENAH R-1670-A
RIM 634.88
18" E & W 628.94
2- 8"x18"
WYE
115' - 18" PVC
@ 2.64%
END SECTION
18" I.E. 625.90
OUTLET 511
48" I.E 625.35
CONCRETE
ENDWALL TIED
TO HOST PIPE.
I.E. 625.35
12" S 627.59
100'- 42" HDPE
@ 0.40%
ROOF DRAIN
STORM SEWER
INL 509
6-FT DIA
NEENAH R 2500
RIM 634.06
42" E&W 625.91
100'- 42" HDPE
@ 0.40%
INL 510
6-FT DIA
NEENAH R 2500
RIM 634.06
42" E&W 625.52
INV 24"
CPP: 628.19
54' - 12" PVC
@ 4.00%
41' 46" CONC @ 0.41%
12" N 629.75
143' - 42" HDPE
@ 0.40%
70' - 30" HDPE
@ 1.00%
INL 507
8-FT DIA
NEENAH R 2500
RIM 634.26
42" E&W 626.71
30" SW 626.95
100'- 42" HDPE
@ 0.40%
INL 508
6-FT DIA
NEENAH R 2500
RIM 634.26
42" E&W 626.31
REPLACE EXISTING 15"
CMP CULVERT
52' - 15" CMP @ 0.50%
ADJUST WATER VALVE
15" END SECTION
I.E. 631.26
15" END SECTION
I.E. 631.00
INV 15" CMP S: 631.26
INV 15" CMP S: 630.93
INV 30" CMP S: 628.80
628.80
DITCH
30" NE 627.65
EXISTING 30" CULVERT
629.28
INV 30" CMP N: 629.28
RED MAPLE RD
110' PUBLIC STREET
EXISTING DITCH
DITCH
EXISTING GRAVEL DRIVEWAY
INV 24"
P: 628.03
INV 24"
CPP: 628.19
21' - 15" PVC
@ 5.14%
CURB INLET 600
3X3 FT
RIM 631.08
15" E 627.08
ES 602
48" N 624.73
15" END SECTION
I.E. 626.00
I.E. 625.35
DITCH @ 0.25%
99' - 48"
@ 0.28%
MH 603
RIM 632.51
48" S&NE 624.48
FUTURE STORM
SEWER
INL 605
48" DIA
RIM 630.78 (TEMP)
NEENAH R 2500
12" NW&SE 626.51
12" NE 623.51 626.51
INL 225
RIM 629.94
48" DIA
10" E 626.94
FUTURE STORM
SEWER
75' -10" PVC @ 0.72%
87' - 12" PVC
@ 0.59%
131' - 48"
@ 0.28%
INL/MH 604
RIM 631.82
48" SW&NE 624.15
INL 226
RIM 630.58
48" DIA
10" NE 627.08
46' -10" PVC @ 1.48%
MH 227
RIM 631.05
48" DIA
10" W&SE 626.40
15" NE 626.22
111' -15" PVC @ 0.65%
162' - 48"
@ 0.35%
FUTURE STORM
SEWER
ES 605
48" N 623.51
228 END SECTION
15" I.E 625.50
INV 48" CM
631.68
632.33
633.16
624.73
624.24
624.12
624.55
620.52
624.80
624.40
624.49
INSTALL CATCH BASIN
RIM 630.25
INV 12" W 626.25
PVC S: 626.25

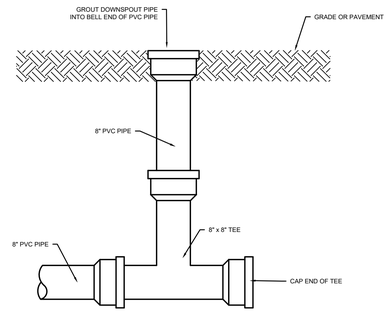


FLAT TOP SLAB

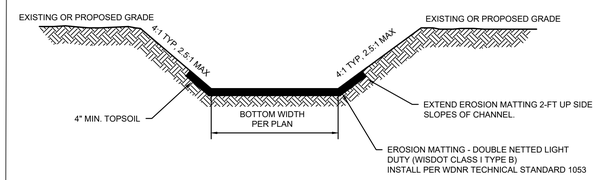
NOTES:
1. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
2. PROVIDE FLAT TOP SLAB FOR MANHOLES 5' OR LESS IN DEPTH. FLAT TOP SLABS TO BE IN-BELL TYPE.
3. JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
4. USE RUBBER GASKETS FOR PIPE CONNECTIONS.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ ROADWAY.

STORM MANHOLE OR INLET

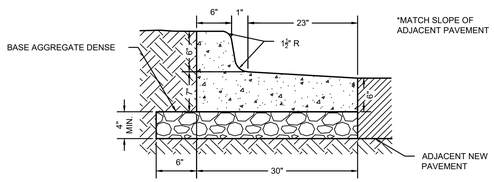
N.T.S.



DOWN SPOUT CONNECTION DETAIL

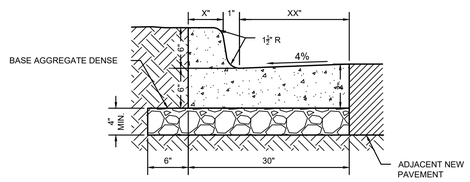


GRASS CHANNEL



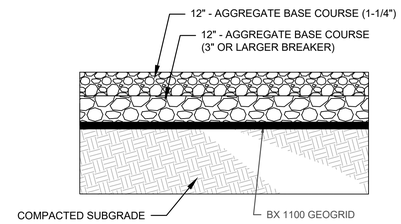
NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

30-INCH REJECT CONCRETE CURB & GUTTER DETAIL

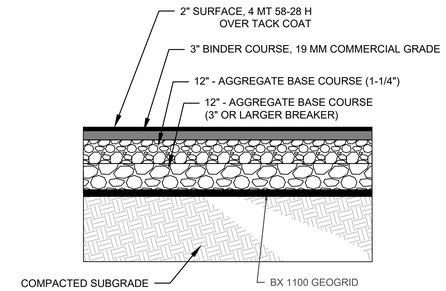


NOTES:
4000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

30-INCH STANDARD CONCRETE CURB & GUTTER DETAIL



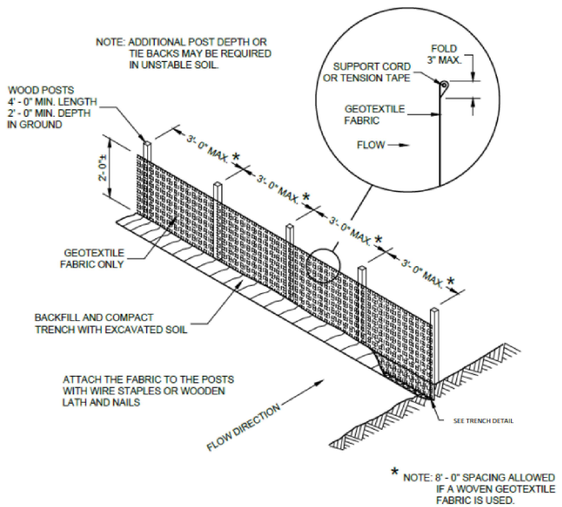
GRAVEL DRIVEWAY



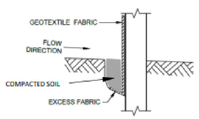
HEAVY DUTY HMA PAVEMENT SECTION

Figure 5: Silt Fence Installation

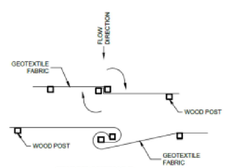
1056-TS-12



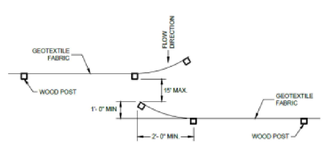
* NOTE: 8' - 0" SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



TRENCH DETAIL



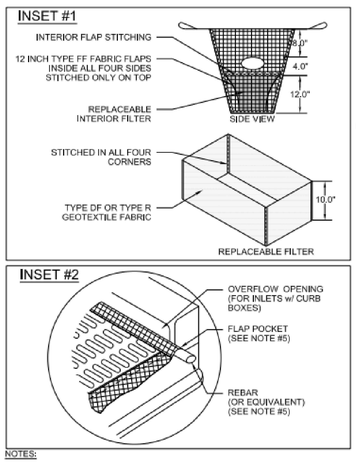
TWIST METHOD

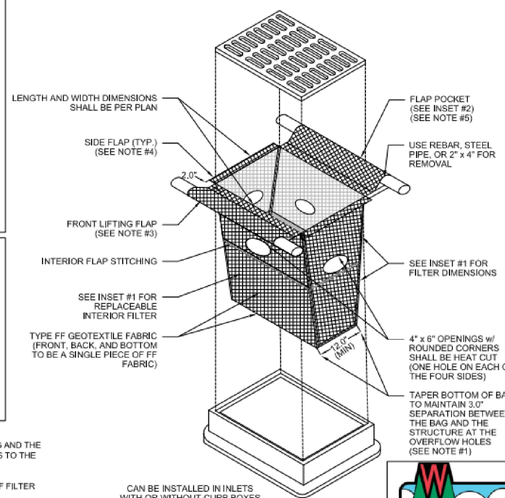


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

FIGURE 3. INLET PROTECTION TYPE D-M





NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES

1060	
TECHNICAL STANDARD No.	
12/2021	
REVISION DATE	
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ROBINSON

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NO.	REVISION DESCRIPTION	DATE

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www.walbec-group.com
(920) 757-7559
W 6380 DESIGN DRIVE
GREENVILLE, WI 54942

PROJECT
SE WAREHOUSE ACCESS DRIVE
2121 AMERICAN BLVD

CLIENT
ROBINSON METAL, INC
1740 EISENHOWER DRIVE
DE PERE, WI 54114-5905

Seal
WISCONSIN
STEVEN KOLAR
E-35047
GREENVILLE, WIS.
PROFESSIONAL ENGINEER

SHEET TITLE
DETAILS PHASE 3

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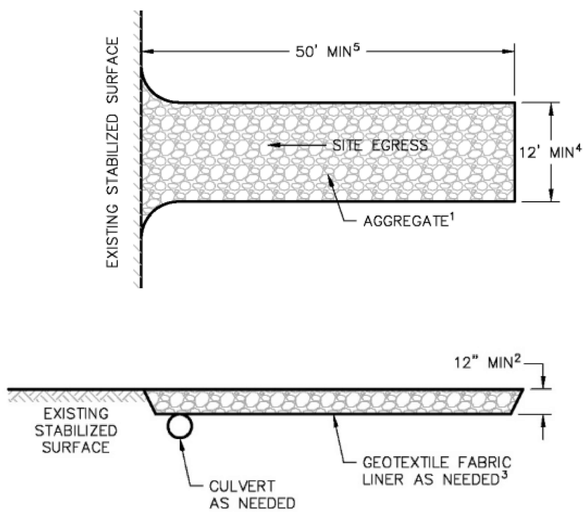
Drawing Scale:	NTS
Drawn:	SPK 04/14/2025
Checked:	
P&D Project No:	490896
Sheet No.	**C-5**

Stone tracking pad detail



Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. Where this gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

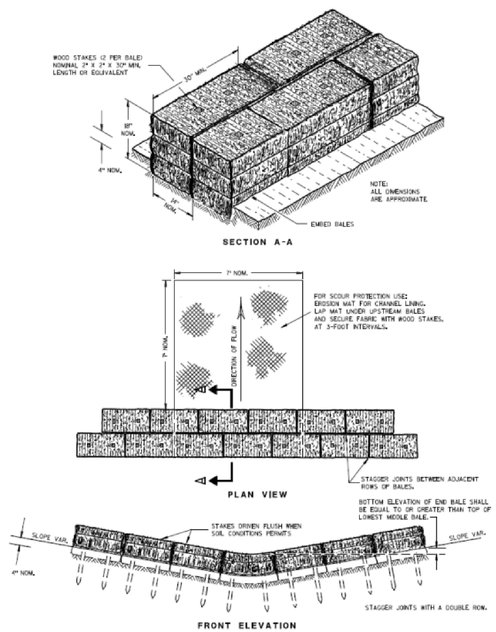
Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3 Select fabric type based on soil conditions and vehicles loading.

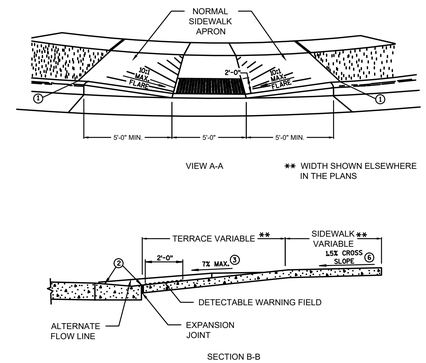
Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

Straw Bale Ditch Check



WDNR
11/2022



GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

TYPE I RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF RAMP.

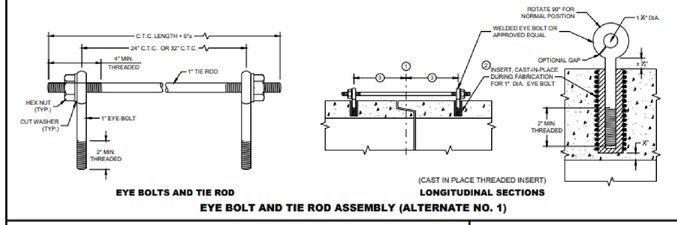
DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

1. THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL-HEIGHT CURB IF THIS DISTANCE IS SHORT.
2. GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/4-INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE. MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. ABSOLUTE MAXIMUM GRADE (8.33%) CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A LEVEL LANDING IN THE STREET AND GUTTER AREA. (2% MAXIMUM SLOPE IN ANY DIRECTION). WHEN THE GUTTER SLOPE EXCEEDS 2%, CONSTRUCT THE LEVEL LANDING IN THE STREET AREA.
6. PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LANDING SIZE IS 5 FEET X 5 FEET.

*DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

SDD 08F04 Joint Ties for Concrete Pipe and Concrete Collar Detail



GENERAL NOTES

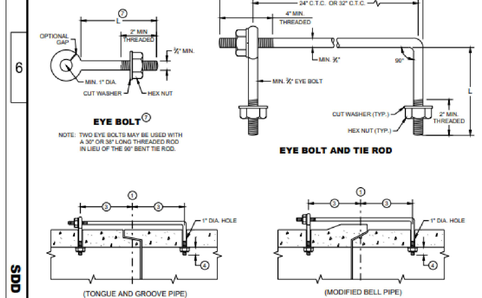
DETAILS OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT AND STORM SEWER PIPE SHALL BE TIED TOGETHER IN THE MANNER ILLUSTRATED BY THIS DETAIL AT LOCATIONS DESIGNATED IN THE STANDARD SPECIFICATIONS AND THE PLAN. THE CONTRACTOR MAY USE EITHER ALTERNATE 1, 2 OR 3 FOR DRAINAGE STRUCTURES ONLY. ALTERNATE 1 AND 3 MAY BE USED FOR CATTLE PASSES, UNLESS OTHERWISE STATED IN THE CONTRACT. THE MATERIALS, FABRICATION AND WORK NECESSARY TO TIE THE PIPE BY THIS DETAIL WILL BE CONSIDERED INCIDENTAL TO THE PIPE AND APRON ENDWALLS IF REQUIRED.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR JOINT TIES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.

JOINT TIES TO BE HOT-DIP GALVANIZED PER ASTM A 153.

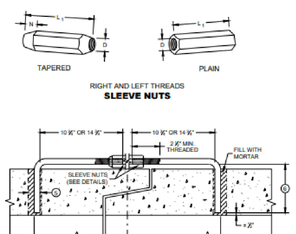
1. CENTER LINE OF TONGUE AND GROOVE OR BELL AND SPIGOT JOINTS.
2. THE INSIDE OF THE THREADED INSERTS SHALL BE CLEAN TO ALLOW THE INSERTION OF THREADED EYE BOLTS.
3. HOLES SHALL BE CAST-IN-PLACE OR DRILLED PER THE APPLICABLE DETAIL, AND EQUAL DISTANCE FROM THE CENTERLINE OF THE JOINT.
4. BOLT PROJECTION INSIDE OF PIPE SHALL NOT EXCEED 2 INCHES.
5. OPENING TO BE ROD DIAMETER PLUS 1 INCH.
6. LENGTH ADEQUATE TO EXTEND TO WITHIN 2 INCH OF THE INNER SURFACE OF THE PIPE.
7. EYE BOLT LENGTH DETERMINED BY WALL THICKNESS, BELL THICKNESS AND BOLT PROJECTION INSIDE PIPE.

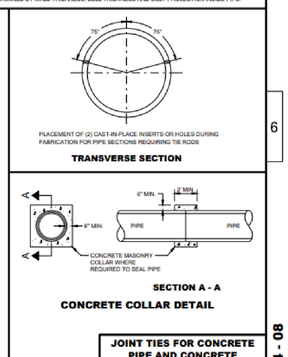


ADJUSTABLE TIE ROD TABLE

PIPE DIAMETER	TIE ROD DIAMETER	D	L_1	N
12 - 60	3/4	3/4	5	3/4
66 - 84	3/4	3/4	5	3/4
90 - 144	1	1	7	1 1/4

DIMENSIONS SHOWN ARE IN INCHES





JOINT TIES FOR CONCRETE PIPE AND CONCRETE COLLAR DETAIL

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
November 2021 — /S/ Rodney Taylor
DATE — ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA

SDD 08F04 - 08

SDD 8F1 Apron Endwalls for Culvert Pipe

METAL APRON ENDWALLS

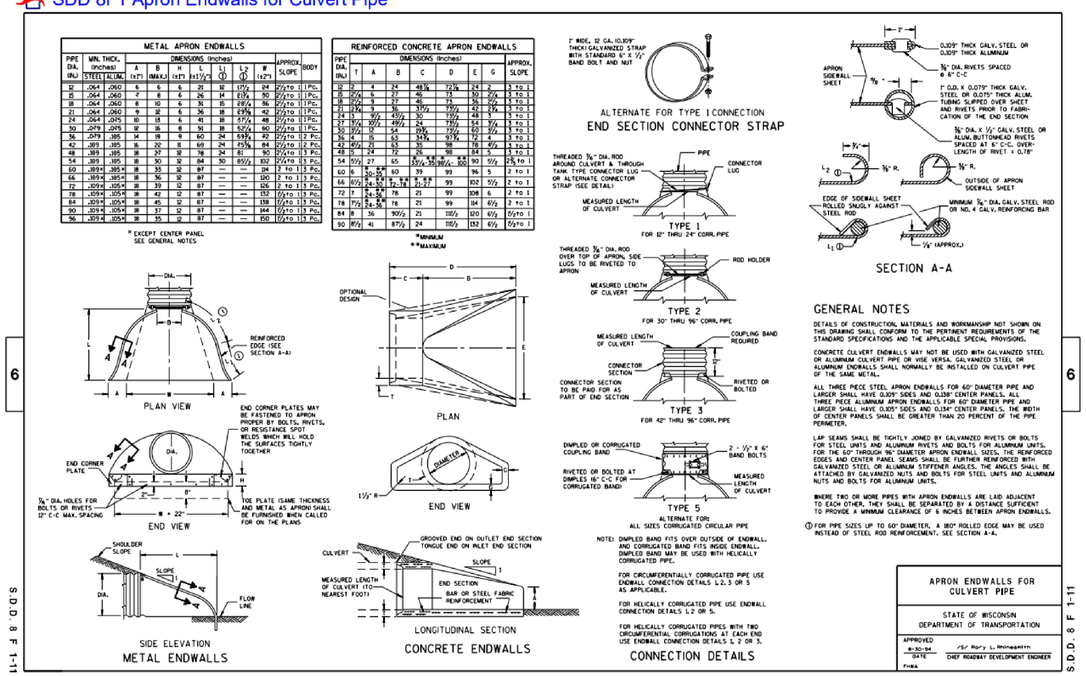
PIPE DIA. (IN.)	MIN. THICK. (inches) STEEL	ALUM.	A (±2")	B (MAX.)	H (±2")	H1 (±1/4")	L (±2")	L1 ①	L2 ①	W (±2")	APPROX. BODY SLOPE
12	.064	.060	6	6	6	21	12	17 1/2	24	27	5 to 1 |Pc.
15	.064	.060	7	8	6	26	14	21 1/2	30	32	5 to 1 |Pc.
18	.064	.060	8	10	6	31	15	26 1/2	36	37	5 to 1 |Pc.
21	.064	.060	9	12	6	36	18	31 1/2	42	37	5 to 1 |Pc.
24	.064	.075	10	13	6	41	18	37 1/2	48	37	5 to 1 |Pc.
30	.079	.075	12	16	6	51	18	47 1/2	60	37	5 to 1 |Pc.
36	.079	.105	14	19	6	60	24	53 1/2	72	37	5 to 1 |2 Pc.
42	.109	.105	16	22	6	69	24	62 1/2	84	37	5 to 1 |2 Pc.
48	.109	.105	18	27	12	78	24	61	90	37	5 to 1 |3 Pc.
54	.109	.105	18	30	12	84	30	65 1/2	102	37	5 to 1 |3 Pc.
60	.109 *	.105 *	18	33	12	87	—	—	114	37	5 to 1 |3 Pc.
66	.109 *	.105 *	18	36	12	87	—	—	120	37	5 to 1 |3 Pc.
72	.109 *	.105 *	18	39	12	87	—	—	126	37	5 to 1 |3 Pc.
78	.109 *	.105 *	18	42	12	87	—	—	132	37	5 to 1 |3 Pc.
84	.109 *	.105 *	18	45	12	87	—	—	138	37	5 to 1 |3 Pc.
90	.109 *	.105 *	18	37	12	87	—	—	144	37	5 to 1 |3 Pc.
96	.109 *	.105 *	18	35	12	87	—	—	150	37	5 to 1 |3 Pc.

* EXCEPT CENTER PANEL SEE GENERAL NOTES

REINFORCED CONCRETE APRON ENDWALLS

PIPE DIA. (IN.)	T	A	B	C	D	E	G	APPROX. SLOPE
12	2	4	24	48 3/4	72 3/4	24	2	5 to 1
15	2 1/4	5	27	48	73	30	2 1/4	5 to 1
18	2 1/2	5	27	48	73	36	2 1/2	5 to 1
21	2 3/4	6	30	51 1/2	75 1/2	42	2 3/4	5 to 1
24	3	9 1/2	45 1/2	30	78 1/2	48	3	5 to 1
27	3 1/4	10 1/2	49 1/2	24	78 1/2	54	3 1/4	5 to 1
30	3 1/2	12	54	19 1/2	78 1/2	60	3 1/2	5 to 1
36	4	15	63	14 1/2	93 1/2	72	4	5 to 1
42	4 1/2	21	63	31	98	78	4 1/2	5 to 1
48	5	24	72	28	98	84	5	5 to 1
54	5 1/2	27	65	33 1/2 - 35 1/2	98 - 105	90	5 1/2	2 1/2 to 1
60	6	30 - 33	60	39	99	96	5	2 to 1
66	6 1/2	24 - 30	8 - 18	8 - 21	99	102	5 1/2	2 to 1
72	7	24 - 36	18	21	99	108	6	2 to 1
78	7 1/2	24 - 36	18	21	99	114	6 1/2	2 to 1
84	8	36	90 1/2	21	110 1/2	120	6 1/2	1 1/2 to 1
90	8 1/2	41	87 1/2	24	110 1/2	132	6 1/2	1 1/2 to 1

* MINIMUM
** MAXIMUM



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

CONCRETE CULVERT ENDWALLS MAY NOT BE USED WITH GALVANIZED STEEL OR ALUMINUM CULVERT PIPE OR VISE VERSA. GALVANIZED STEEL OR ALUMINUM ENDWALLS SHALL NORMALLY BE INSTALLED ON CULVERT PIPE OF THE SAME METAL.

ALL THREE PIECE STEEL APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.109" SIDES AND 0.138" CENTER PANELS. ALL THREE PIECE ALUMINUM APRON ENDWALLS FOR 60" DIAMETER PIPE AND LARGER SHALL HAVE 0.105" SIDES AND 0.134" CENTER PANELS. THE WIDTH OF CENTER PANELS SHALL BE GREATER THAN 20 PERCENT OF THE PIPE PERIMETER.

LAP SEAMS SHALL BE TIGHTLY JOINED BY GALVANIZED RIVETS OR BOLTS FOR STEEL UNITS AND ALUMINUM RIVETS AND BOLTS FOR ALUMINUM UNITS. FOR THE 60" THROUGH 96" DIAMETER APRON ENDWALL SIZES, THE REINFORCED EDGES AND CENTER PANEL SEAMS SHALL BE FURTHER REINFORCED WITH GALVANIZED STEEL OR ALUMINUM STIFFENER ANGLES. THE ANGLES SHALL BE ATTACHED BY GALVANIZED NUTS AND BOLTS FOR STEEL UNITS AND ALUMINUM NUTS AND BOLTS FOR ALUMINUM UNITS.

WHERE TWO OR MORE PIPES WITH APRON ENDWALLS ARE LAID ADJACENT TO EACH OTHER, THEY SHALL BE SEPARATED BY A DISTANCE SUFFICIENT TO PROVIDE A MINIMUM CLEARANCE OF 6 INCHES BETWEEN APRON ENDWALLS.

3. FOR PIPE SIZES UP TO 60" DIAMETER, A 180° ROLLED EDGE MAY BE USED INSTEAD OF STEEL ROD REINFORCEMENT. SEE SECTION A-A.

APRON ENDWALLS FOR CULVERT PIPE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
8-30-94 — /S/ Rory L. Rhinehart
DATE — CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA

SDD 8F1-11

JOINT TIES FOR PIPE END SECTIONS

NO.	REVISION DESCRIPTION	DATE

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2121 AMERICAN BLVD

CLIENT
ROBINSON METAL, INC
1740 EISENHOWER DRIVE
DE PERE, WI 54115-5905

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STEVEN KOLAR
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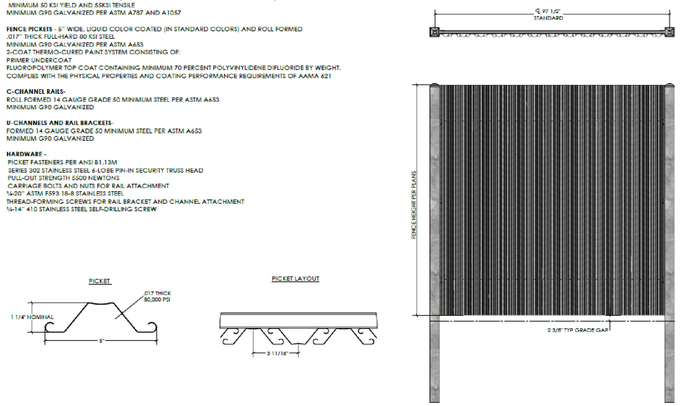
Drawing Scale: NTS
Drawn: SPK 04/15/2025
Checked:
P&D Project No: 490896
Sheet No. C-6

FENCE SPECIFICATION NOTES

- **FENCE POSTS** - 4" SQUARE X 11 GA. (STANDARD, OTHER POSTS APPLICATION SPECIFIC).
  MINIMUM 50 KSI YIELD AND 65KSI TENSILE
  MINIMUM G90 GALVANIZED PER ASTM A787 AND A1057
- **FENCE PICKETS** - 6" WIDE, LIQUID COLOR COATED (IN STANDARD COLORS) AND ROLL FORMED
  .017" THICK FULL-HARD 80 KSI STEEL
  MINIMUM G90 GALVANIZED PER ASTM A653
  5-COAT THERMO-CURED PAINT SYSTEM CONSISTING OF:
  PRIMER UNDERCOAT
  FLUOROPOLYMER TOP COAT CONTAINING MINIMUM 70 PERCENT POLYVINYLIDENE DIFLUORIDE BY WEIGHT.
  COMPLIES WITH THE PHYSICAL PROPERTIES AND COATING PERFORMANCE REQUIREMENTS OF AAMA 621
- **C-CHANNEL RAILS**-
  ROLL FORMED 14 GAUGE GRADE 50 MINIMUM STEEL PER ASTM A653
  MINIMUM G90 GALVANIZED
- **U-CHANNELS AND RAIL BRACKETS**-
  FORMED 14 GAUGE GRADE 50 MINIMUM STEEL PER ASTM A653
  MINIMUM G90 GALVANIZED
- **HARDWARE** -
  PICKET FASTENERS PER ANSI B1.13M
  SERIES 302 STAINLESS STEEL 6 LOBE PIN-IN SECURITY TRUSS HEAD
  PULL-OUT STRENGTH 5500 NEWTONS
  CARRIAGE BOLTS AND NUTS FOR RAIL ATTACHMENT
  ¼-20" ASTM F593 18-8 STAINLESS STEEL
  THREAD-FORMING SCREWS FOR RAIL BRACKET AND CHANNEL ATTACHMENT
  ¼-14" 410 STAINLESS STEEL SELF-DRILLING SCREW

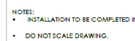


NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWING.
- THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- ALL INFORMATION CONTAINED HERE WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SUBMITTALS ARE NOT FOR CONSTRUCTION
PROVIDE FIELD MEASUREMENT PRIOR TO FABRICATION

Cyrar 500® Top Coat Colors



Colors shown are for illustration purposes only.

MADE IN USA

BASTEEL PERIMETER SYSTEMS™

	NAME	DATE
DRAWN BY	KORMAKER	3/20/2001
APPROVED BY	PAYNE/MORSE	

FINISH: POWDER COAT

TITLE: GENERIC SUBMITTAL

TITLE: ESSEX FENCE GENERIC SUBMITTAL

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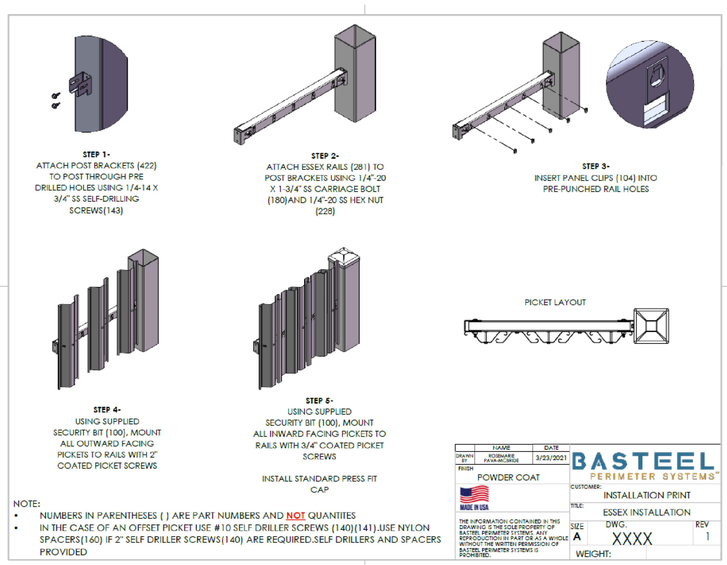
SIZE: C | DWG.: C-SUBMITTAL | REV: 1

WEIGHT:

SCREENING FENCE



NOTE:

- NUMBERS IN PARENTHESES ( ) ARE PART NUMBERS AND NOT QUANTITES
- IN THE CASE OF AN OFFSET PICKET USE #10 SELF DRILLER SCREWS (140)(141).USE NYLON SPACERS(160) IF 2" SELF DRILLER SCREWS(140) ARE REQUIRED.SELF DRILLERS AND SPACERS PROVIDED

	NAME	DATE
DRAWN BY	KORMAKER	3/23/2001
APPROVED BY	PAYNE/MORSE	

FINISH: POWDER COAT

MADE IN USA

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BASTEEL PERIMETER SYSTEMS™

CUSTOMER: INSTALLATION PRINT

TITLE: ESSEX INSTALLATION

SIZE: A | DWG.: XXXX | REV: 1

WEIGHT:

OBSTRUCTIONS IN FRONT

OWN ON THIS DRAWING
ARD SPECIFICATIONS

MEET THE HIGH POINT

B ON BOTH SIDES OF RAMP.
OR SIDE BY SIDE.

BROOMING TRANSVERSE

SIDEWALK WHERE IT MEETS
D TO ALIGN WITH BEGINNING

P SLOPE SHALL NOT EXCEED
DRAINAGE AROUND CURB AND
REATER THAN ¼-INCH ARE
SLOPE, MINIMALLY LESS AND
T CURB HEAD OPENING AT

LE WITH FLATTENED GUTTER FLAG

SIDEWALK CROSS SLOPE SHALL NOT

. MAXIMUM SLOPE IN ANY DIRECTION.
ANDING IN THE STREET AREA.

OF PEDESTRIAN TRAVEL. STANDARD

NO.	REVISION DESCRIPTION	DATE

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2121 AMERICAN BLVD

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1740 EISENHOWER DRIVE
DE PERE, WI 54114-5905

Seal

WISCONSIN
STEVEN KOLAR
E-35047
GREENVILLE, WIS.
PROFESSIONAL ENGINEER

SHEET TITLE
DETAILS
PHASE 3

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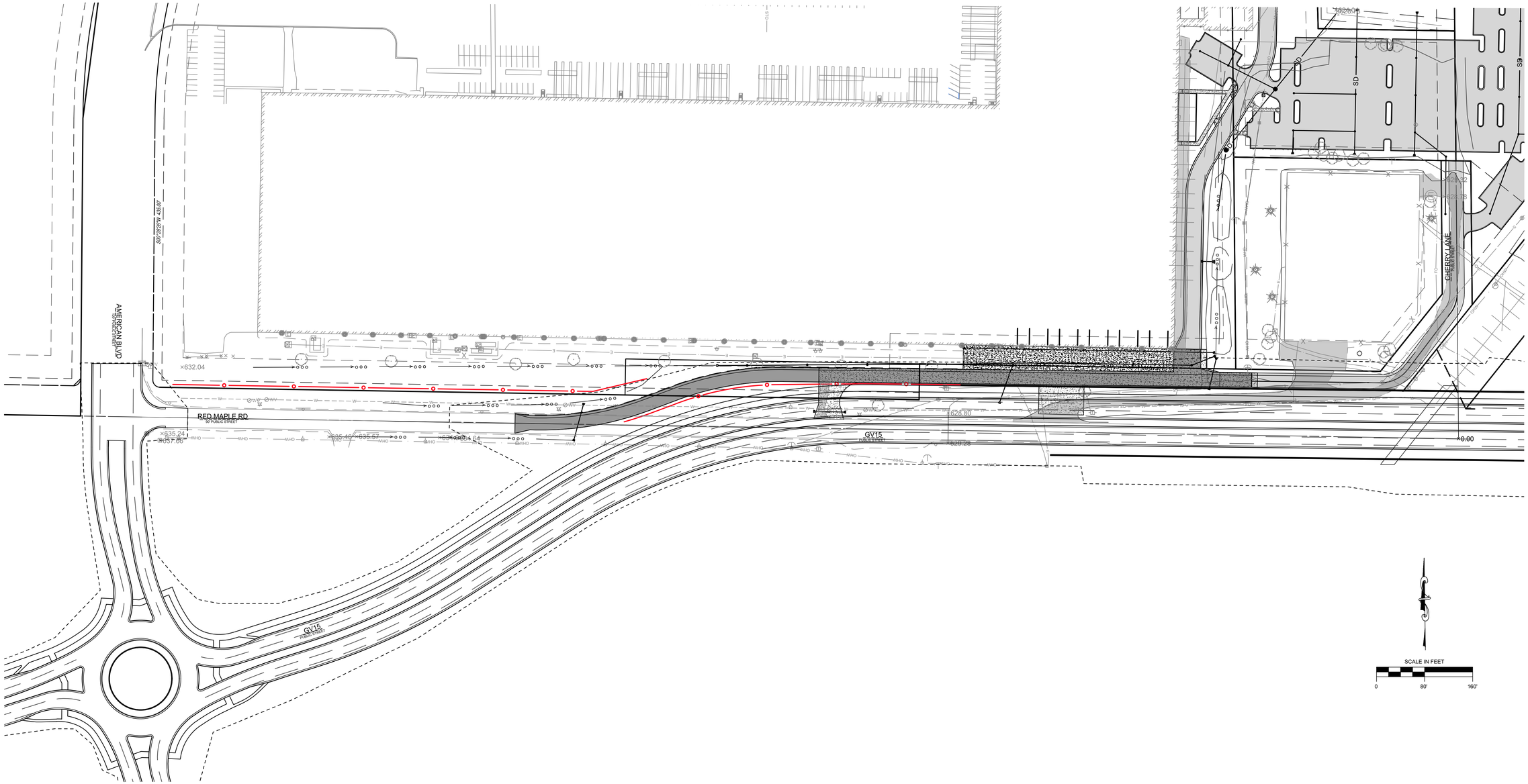
Sheet No.	C-7



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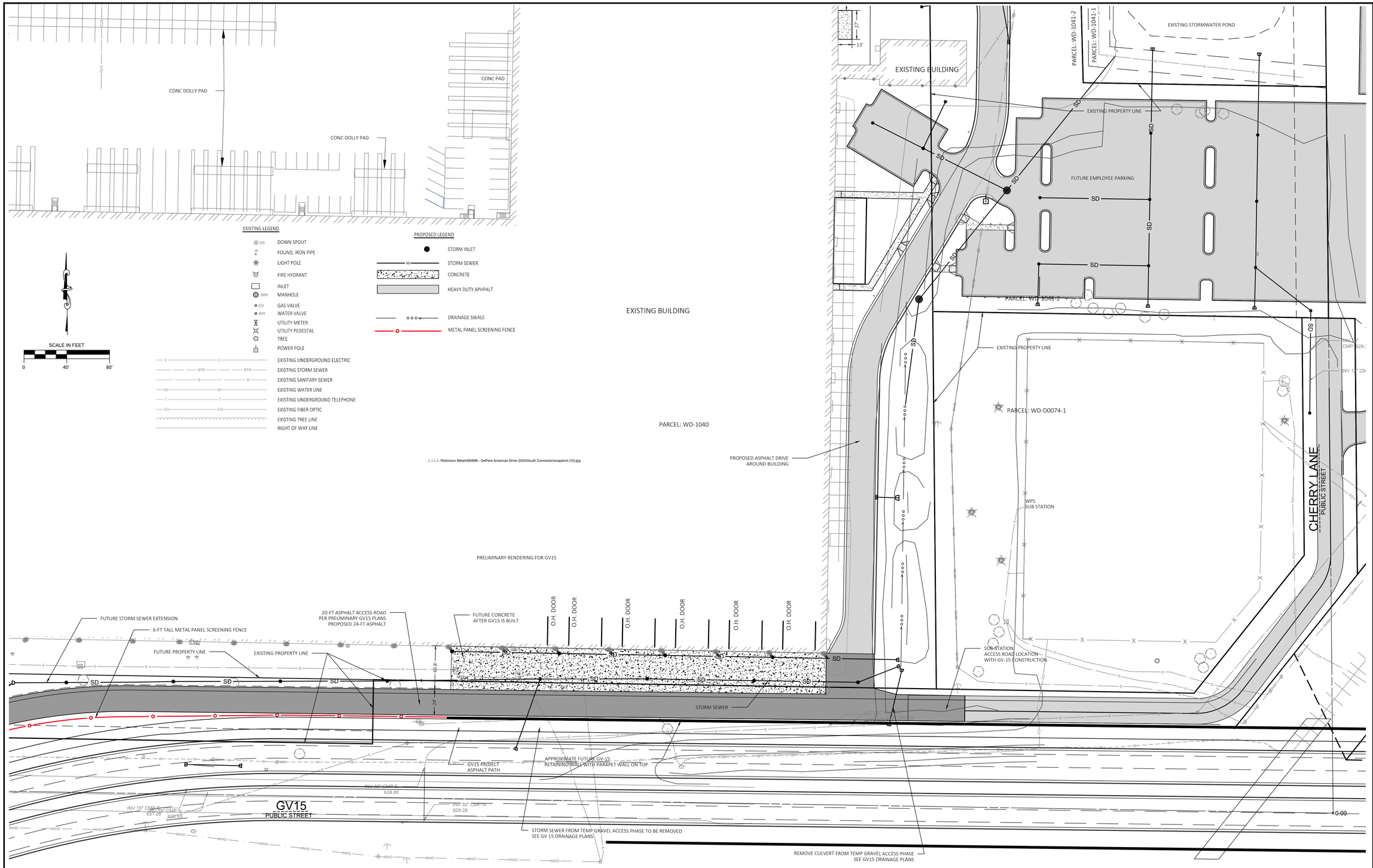

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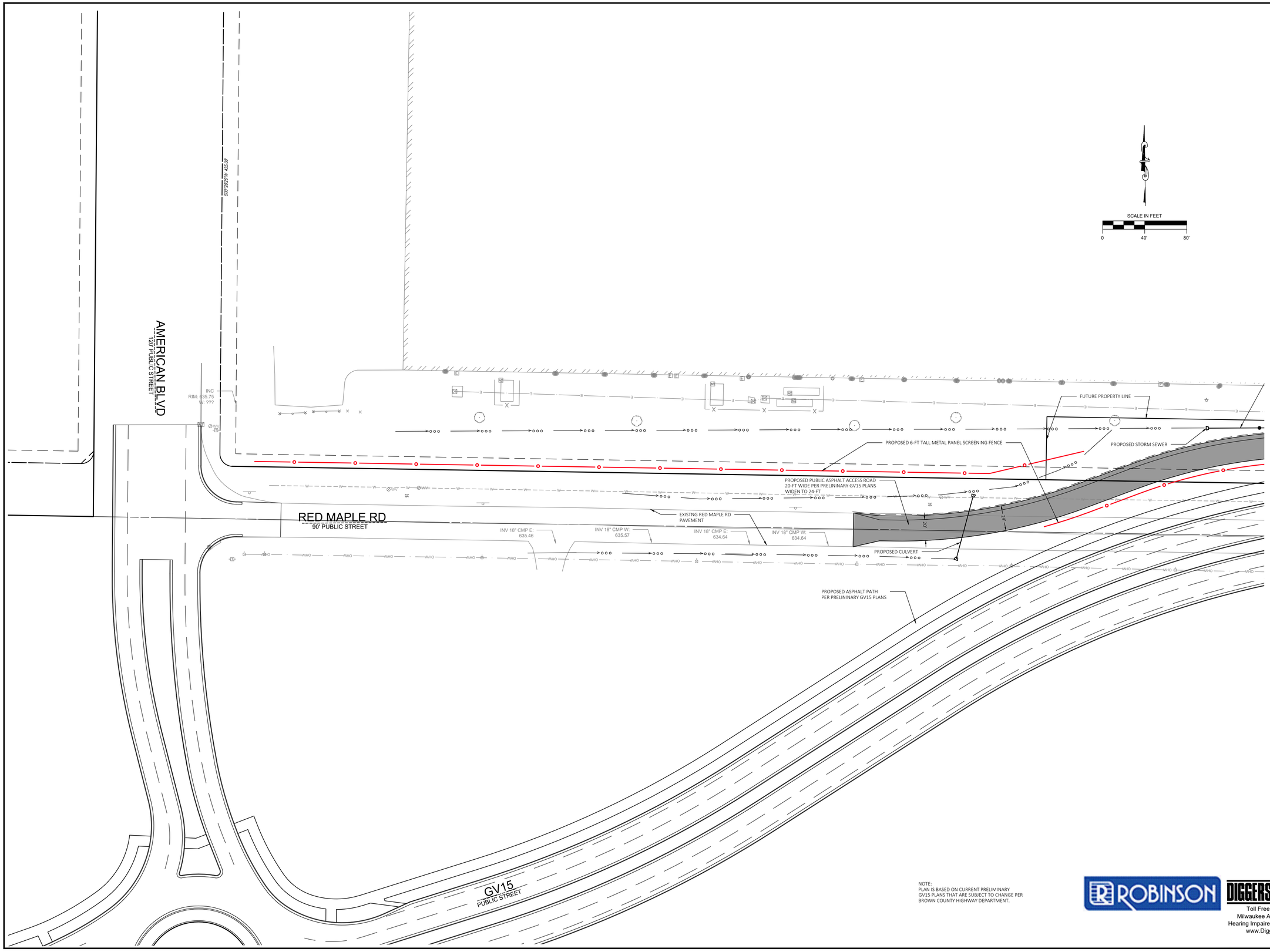

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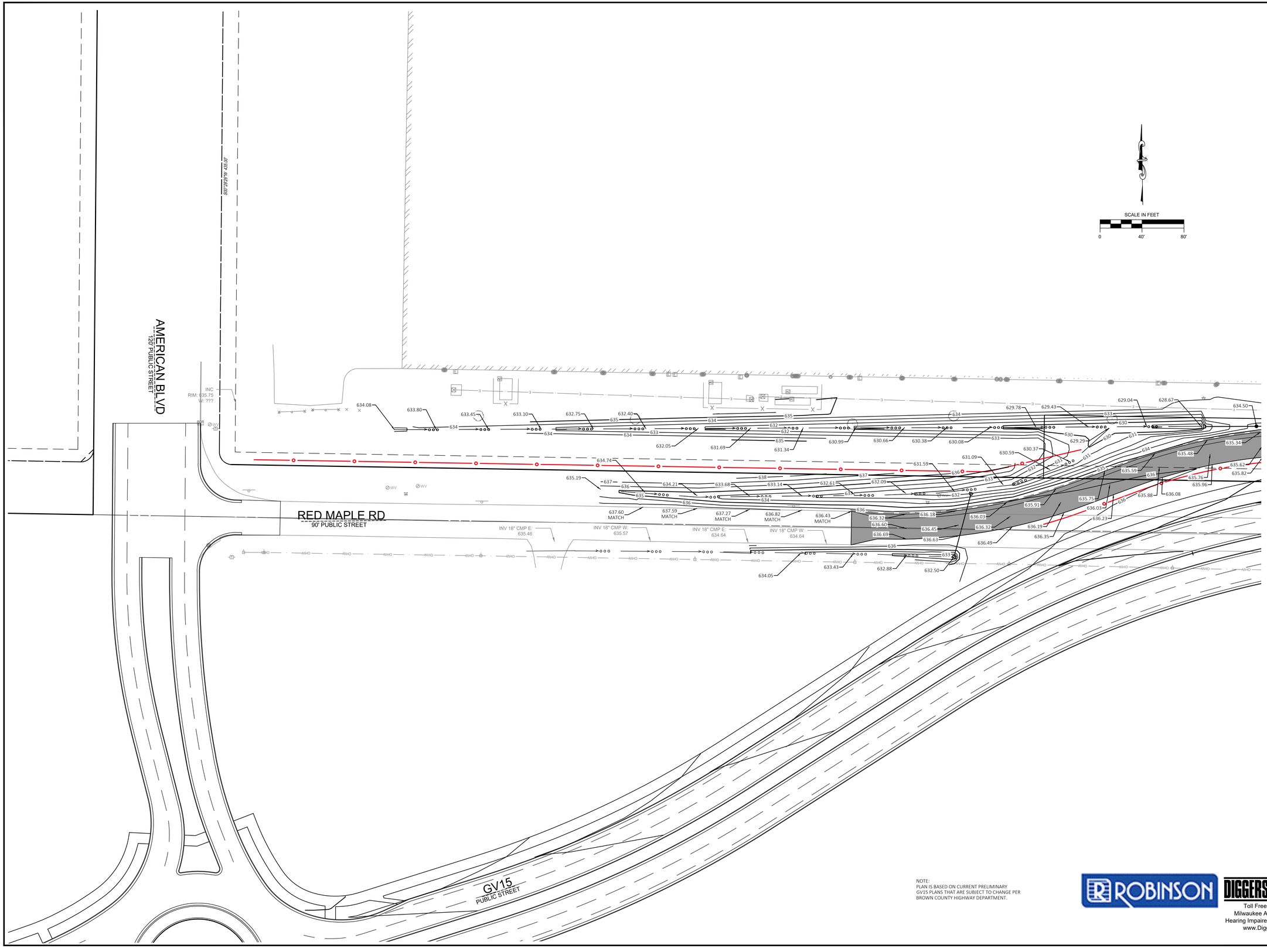

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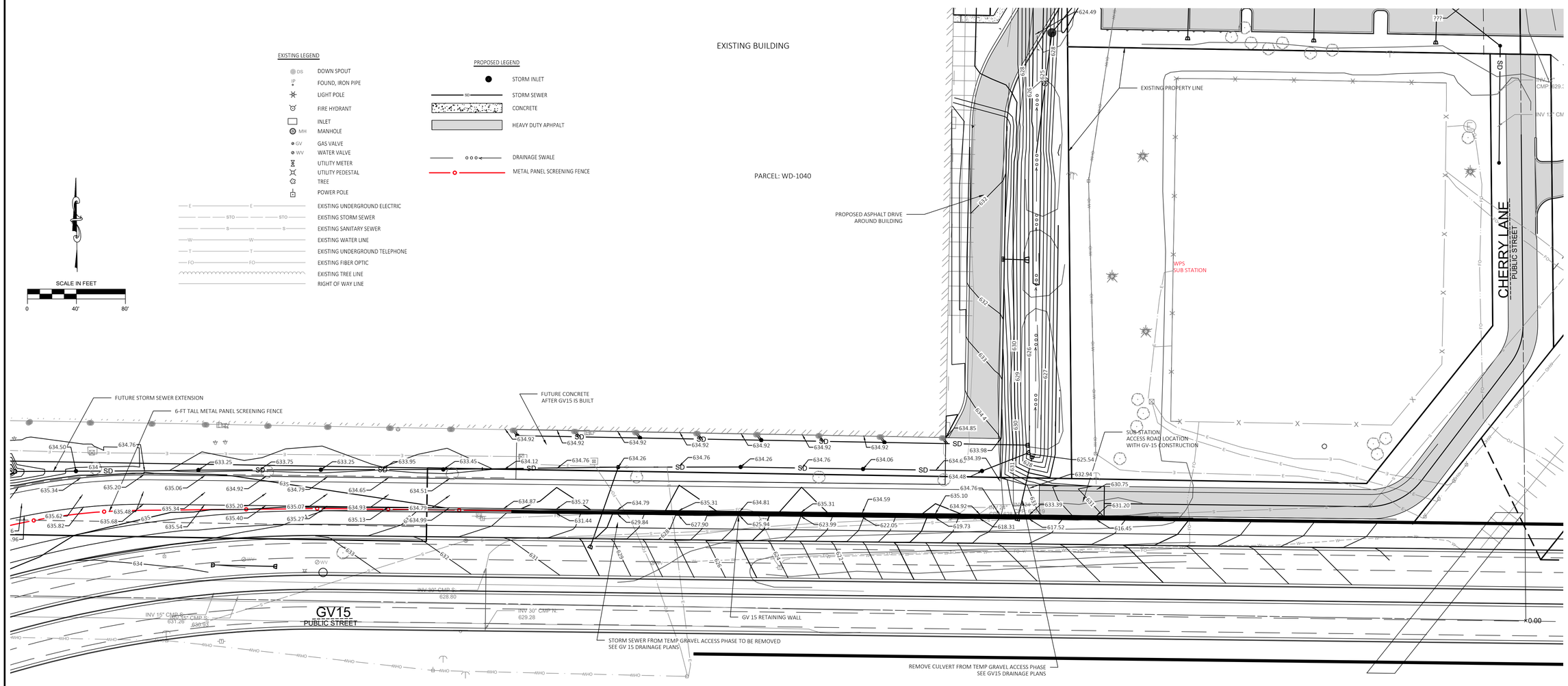

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EXISTING LEGEND

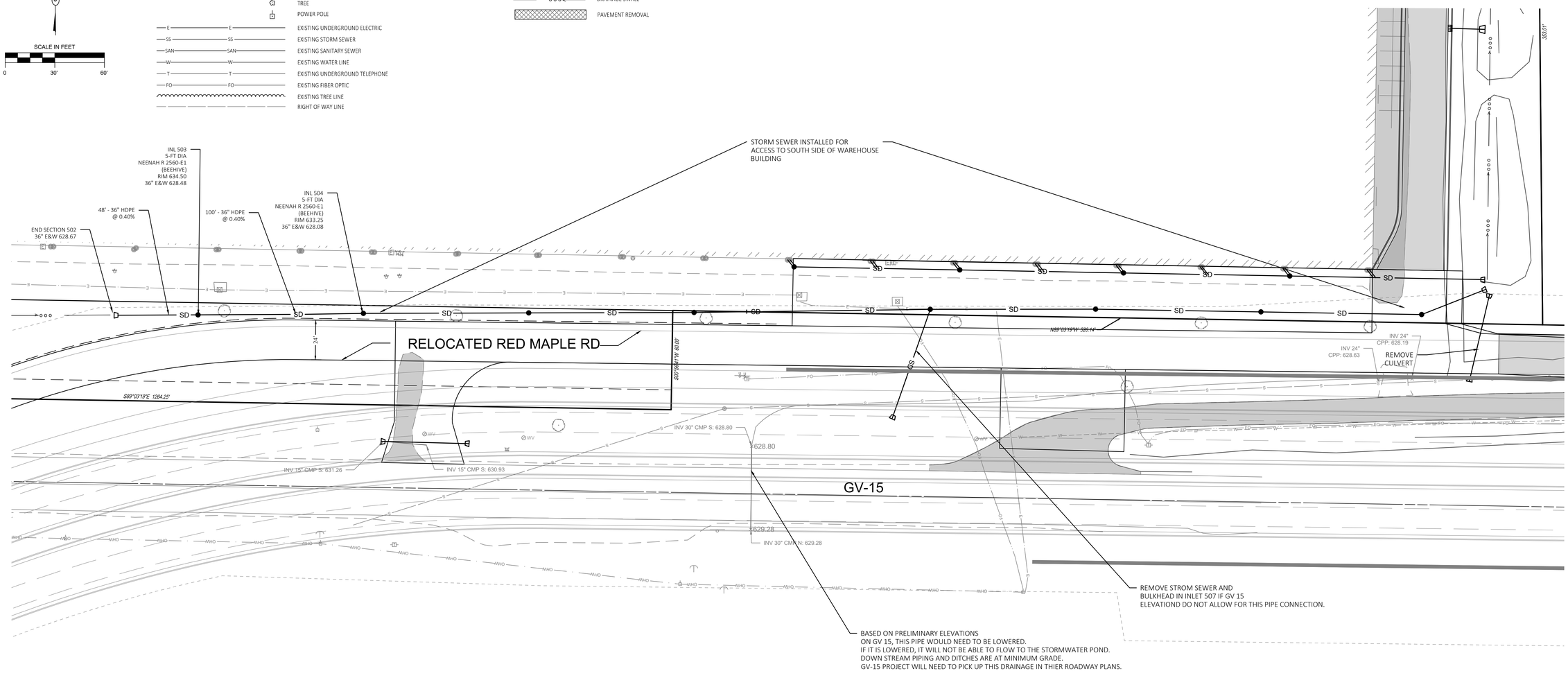
- DS — DOWN SPOUT
- IP — FOUND, IRON PIPE
- LIGHT POLE
- FIRE HYDRANT
- INLET
- MH — MANHOLE
- GV — GAS VALVE
- WV — WATER VALVE
- UTILITY METER
- UTILITY PEDESTAL
- TREE
- POWER POLE
- E — E — EXISTING UNDERGROUND ELECTRIC
- SS — SS — EXISTING STORM SEWER
- SAN — SAN — EXISTING SANITARY SEWER
- W — W — EXISTING WATER LINE
- T — T — EXISTING UNDERGROUND TELEPHONE
- FO — FO — EXISTING FIBER OPTIC
- EXISTING TREE LINE
- RIGHT OF WAY LINE

PROPOSED LEGEND

- STORM INLET
- SD — STORM SEWER
- CONCRETE
- HEAVY DUTY APHPALT
- PROJECT LIMIT
- DRAINAGE SWALE
- PAVEMENT REMOVAL

SCALE IN FEET

0 30' 60'



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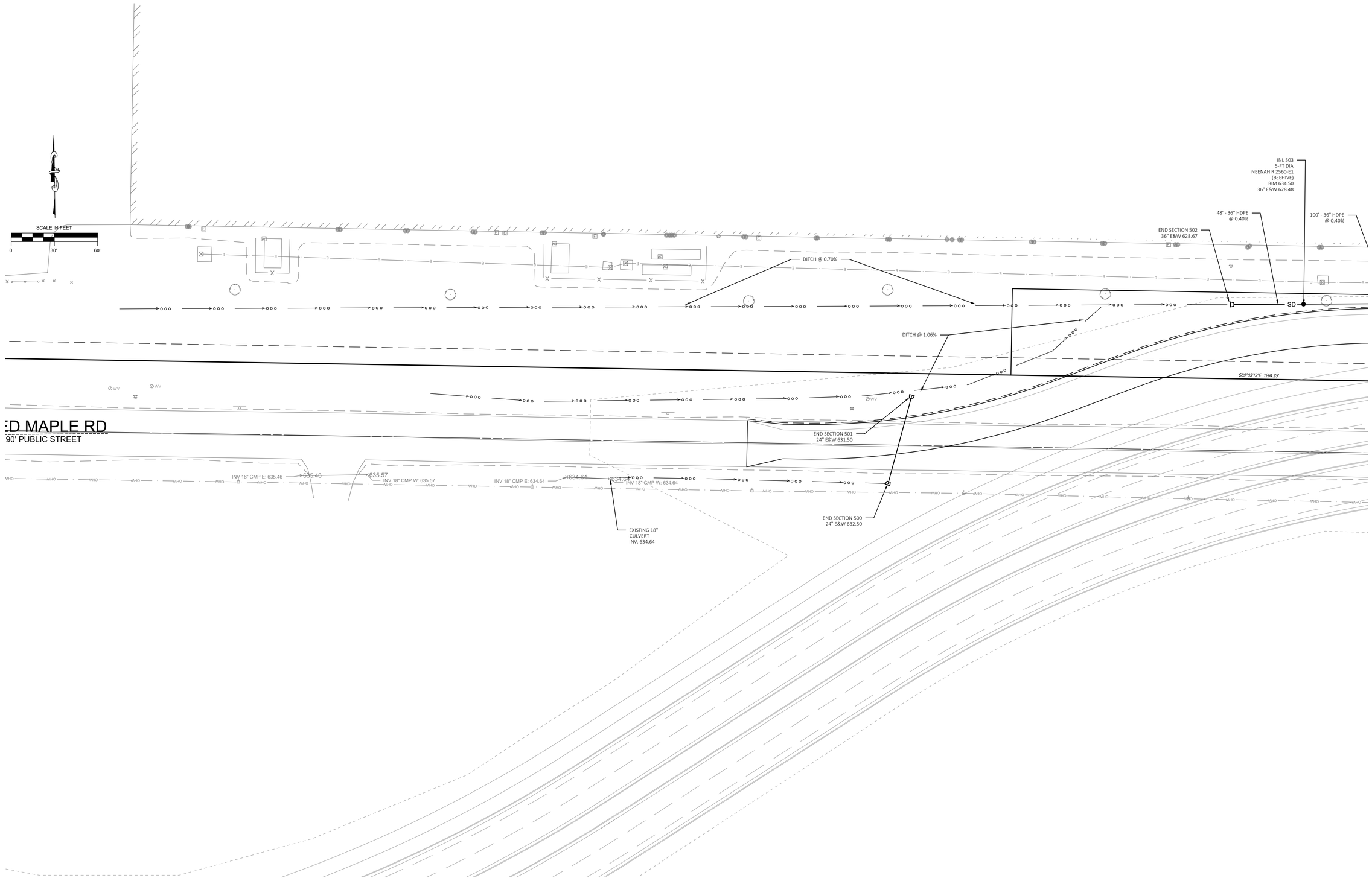

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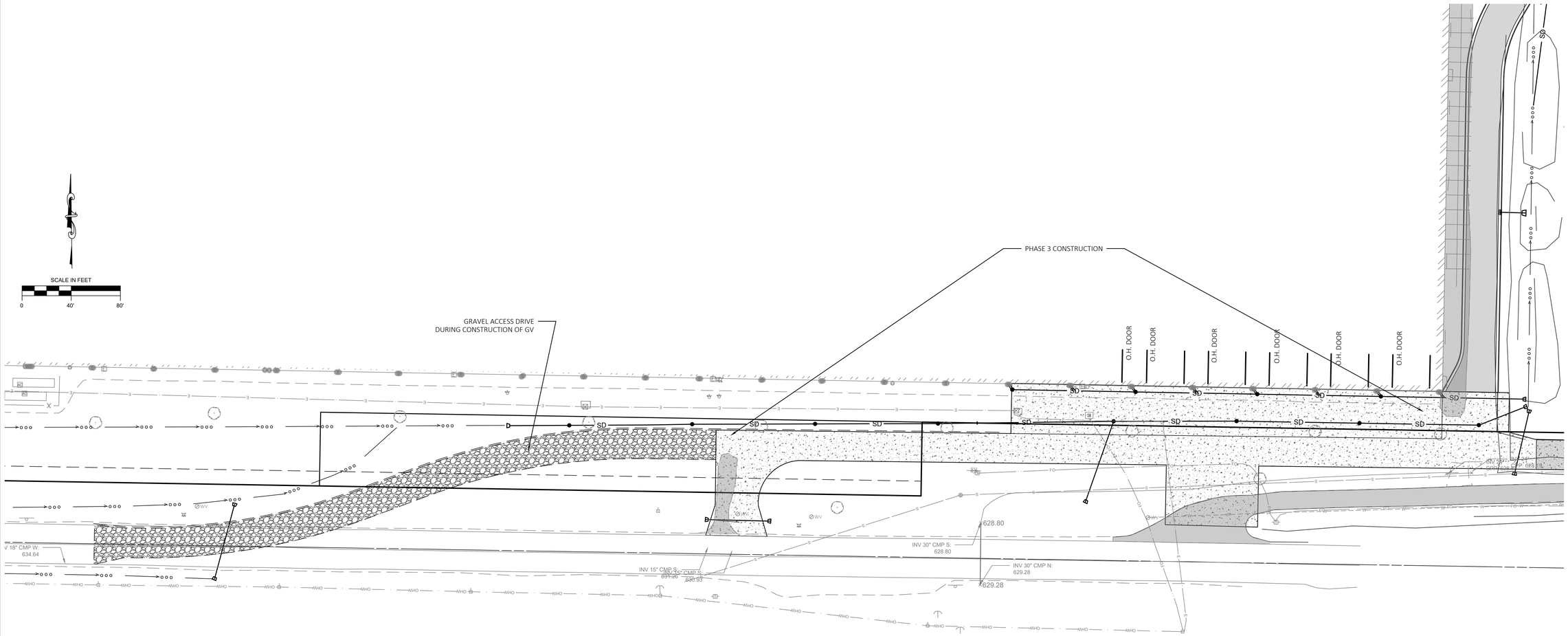

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ACCESS TO WAREHOUSE DURING CONSTRUCTION OF GV

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