



Planning/Zoning Application

Planning & Zoning Department

Submitted On:

Jun 20, 2025, 09:02AM EDT

Parcel Number: (Include ALL parcels)	ED-F0094-1
Nearest property address to the project site:	Street Address: 633 Heritage Rd City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Site Plan
Current De Pere Zoning Districts:	BP-2
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: Karl Last Name: Schmidt
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 600 Heritage Road City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-330-0764
Property Owner's Email Address:	karl.schmidt@belmark.com
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Carolyn Last Name: Adler
Authorized Representative's Business Name:	McMahon Associates

Authorized Representative's Phone Number:	920-751-4200
Authorized Representative's Email Address:	cadler@mcmgrp.com
Please attach a PDF copy of the site plan.	2025-06-20 BELMARK PLANT 3 PHASE 11 CIVIL.pdf Belmark Plant 3 - Floor Plan and Exterior Elevations.pdf Belmark Plant 3 PH 11 EXTERIOR Photometrics.pdf Easement Release.pdf Site Plan Application Checklist.pdf Stormwater summary.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: Carolyn Last Name: Adler Email Address: cadler@mcmgrp.com  Signed at: June 20, 2025 8:59am America/New_York
User's Session Information	IP Address: 67.53.157.66 Referrer URL:

Belmark Plant 3 Phase 11 – Building Expansion – Stormwater Summary

The proposed building expansion and related site improvements at Belmark Plant 3 have less than 1 acre of land disturbance. The building addition drains to an existing storm sewer system that flows into an existing City-owned regional stormwater pond north of the Belmark parcel. The city owned pond will meet city requirements for stormwater quality for redevelopment.

caddie, W:\PROJECTS\20039\09250404\Plan Sheets\COVER NOTES DETAILS.dwg, c:\01 abbreviations symbols & notes, Plot Date: 6/20/2025 7:51 AM, xref:none

THIS PLAN SET WAS CREATED WITH CIVIL3D 2023. MCMAHON'S "DISCLAIMER FOR TRANSFER OF ELECTRONIC FILES" FORM NEEDS TO BE SIGNED IF A COPY OF THE ELECTRONIC FILES ARE REQUESTED. MCMAHON MAKES NO REPRESENTATION REGARDING THE COMPATIBILITY OF THESE FILES WITH OTHER SOFTWARE, NOR DOES MCMAHON REPRESENT THAT THE FILES WILL CONVERT TO OTHER SOFTWARE WITHOUT ERROR.

STANDARD ABBREVIATIONS		
AC	ACRE	LT
AG	AGGREGATE	LVC
AH	AHEAD	MAINT
ASPH	ASPHALT PAVEMENT	MAT'L
AVG	AVERAGE	MAX
B-B	BACK TO BACK	MIN
BEG	BEGIN	MH
BIT	BITUMINOUS	MP
BK	BACK	NB
B/L	BASE LINE	NO
BLDG	BUILDING	NOR
BM	BENCH MARK	OD
BOC	BACK OF CURB	OBLT
BRG	BEARING	PAVT
C-C	CENTER TO CENTER	PC
CY	CUBIC YARD	PCC
C&G	CURB AND GUTTER	PE
CB	CATCH BASIN	PED
CE	COMMERCIAL ENTRANCE	PGL
CHD	CHORD	P/L
C/L	CENTER LINE	PLE
CL	CLASS (FOR CONC PIPE)	PP
CMP	CORRUGATED METAL PIPE	PRC
CO	CLEAN OUT	PROP
CONC	CONCRETE	PSD
CORR	CORRUGATED	PSI
CP	CONTROL POINT	PT
CR	CRUSHED	PVC
CS	CURB STOP	
CSW	CONCRETE SIDEWALK	PVI
CTH	COUNTY TRUNK HIGHWAY	PVT
CULV	CULVERT	R
D	DEPTH OR DELTA	RCP
DI	DUCTILE IRON	RD
DIA	DIAMETER	REBAR
DIS	DISCHARGE	REM
EA	EACH	RECON
EB	EASTBOUND	REQ'D
EBS	EXCAVATION BELOW SUBGRADE	R/L
EG	EDGE OF GRAVEL	RP
ELEV	ELEVATION	RR
ELEC	ELECTRIC	RT
EMB	EMBANKMENT	R/W
EMAT	EROSION MAT	SB
ENT	ENTRANCE	SE
EOR	END OF RADIUS	SF
EP	EDGE OF PAVEMENT	SI
EXC	EXCAVATION	STH
EX	EXISTING	SY
EW	ENDWALL	SALV
F-F	FACE TO FACE	SAN
FDN	FOUNDATION	SEC
FE	FIELD ENTRANCE	SHLDR
FERT	FERTILIZER	S/L
FG	FINISHED GRADE	SI
F/L	FLOW LINE	STA
FT	FOOT	STD
FTG	FOOTING	STO
GRAV	GRAVEL	SW
GN	GRID NORTH	TC
GV	GAS VALVE	TEL
HDPE	HIGH DENSITY POLYETHYLENE	TEMP
HE	HIGHWAY EASEMENT	TLE
HMA	HOT MIX ASPHALT	TV
HP	HIGH POINT	TYP
HT	HEIGHT	UG
HYD	HYDRANT	USH
ID	INSIDE DIAMETER	VAR
IN	INCH	VERT
INL	INLET	WB
INV	INVERT	WM
IP	IRON PIPE	WV
JCT	JUNCTION	
LB	POUND	
LF	LINEAR FOOT	
LP	LIGHT POLE	
		LEFT
		LENGTH OF VERTICAL CURVE
		MAINTENANCE
		MATERIAL
		MAXIMUM
		MINIMUM
		MANHOLE
		MILE POST
		NORTHBOUND
		NUMBER
		NORMAL
		OUTSIDE DIAMETER
		OBLITERATE
		PAVEMENT
		POINT OF CURVATURE
		PORTLAND CEMENT CONCRETE OR
		POINT OF COMPOUND CURVATURE
		PRIVATE ENTRANCE
		PEDESTAL
		PROFILE GRADE LINE
		POINT OF INTERSECTION
		PROPERTY LINE
		PERMANENT LIMITED EASEMENT
		POWER POLE
		POINT OF REVERSE CURVATURE
		PROPOSED
		PASSING SIGHT DISTANCE
		POUNDS PER SQUARE INCH
		POINT OF TANGENCY
		POLYVINYL CHLORIDE OR
		POINT OF VERTICAL CURVATURE
		POINT OF VERTICAL INTERSECTION
		POINT OF VERTICAL TANGENCY
		RADIUS
		REINFORCED CONCRETE PIPE
		ROAD
		REINFORCEMENT ROD
		REMOVE
		RECONSTRUCT
		REQUIRED
		REFERENCE LINE
		RADIUS POINT
		RAILROAD
		RAILROAD GATE ARM
		RAILROAD TRACKS
		RIGHT
		RIGHT-OF-WAY
		SOUTHBOUND
		SUPERELEVATION
		SQUARE FEET
		SLOPE INTERCEPT
		STATE TRUNK HIGHWAY
		SQUARE YARD
		SALVAGED
		SANITARY
		SECTION
		SHOULDER
		SURVEY LINE
		SQUARE
		STATION
		STANDARD
		STORM
		SIDEWALK
		SLOPE OF CURB
		TELEPHONE
		TEMPORARY
		TEMPORARY LIMITED EASEMENT
		TELEVISION
		TYPICAL
		UNDERGROUND
		U.S. HIGHWAY
		VARIES
		VERTICAL CURVE
		VERTICAL
		WESTBOUND
		WATER MAIN
		WATER VALVE

GENERAL NOTES

- THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
- THE PROPERTY LINES, RIGHT-OF-WAY LINES AND OTHER PROPERTY INFORMATION ON THIS DRAWING WERE DEVELOPED OR OBTAINED AS PART OF THE COUNTY GEOGRAPHIC INFORMATION SYSTEM OR THROUGH THE COUNTY PROPERTY TAX MAPPING FUNCTION. MCMAHON DOES NOT GUARANTEE THIS INFORMATION TO BE CORRECT, CURRENT OR COMPLETE. THE PROPERTY AND RIGHT-OF-WAY INFORMATION ARE INTENDED FOR USE AS A GENERAL REFERENCE AND ARE NOT INTENDED OR SUITABLE FOR SITE-SPECIFIC USES. ANY USE TO THE CONTRARY OF THE ABOVE STATED USES IS THE RESPONSIBILITY OF THE USER AND SUCH USE IS AT THE USER'S OWN RISK.
- NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
- A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
- ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

STANDARD SYMBOLS (PLAN VIEW ONLY)		
2" IRON PIPE FOUND	TELEPHONE CABLE - BURIED	
1 1/4" REBAR FOUND	ELECTRIC CABLE - BURIED	
1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET	UTILITIES - OVERHEAD	
1" (1.315 OD) IRON PIPE FOUND	FIBER OPTIC CABLE - BURIED	
1" IRON PIPE SET	GAS MAIN	
3/4" IRON REBAR FOUND	CABLE TELEVISION - BURIED	
3/4" IRON PIPE FOUND	DITCH LINE	
3/4"x 24" IRON REBAR WEIGHING 1.5 LB/LF SET	STREET C/L OR R/L	
MAG NAIL FOUND	PROPERTY LINE	
MAG NAIL SET	RIGHT-OF-WAY LINE	
MAG SPIKE FOUND	SECTION LINE	
MAG SPIKE SET	EXISTING CONTOURS	
CHISEL CROSS FOUND	PROPOSED CONTOURS	
CHISEL CROSS SET	EXISTING FORCEMAIN SEWER	
COUNTY MONUMENT	EXISTING SANITARY SEWER	
CONCRETE MONUMENT FOUND	PROPOSED SANITARY SEWER	
CONTROL POINT HORIZONTAL	EXISTING WATER MAIN	
CONTROL POINT VERTICAL	PROPOSED WATER MAIN	
SOIL BORING or MONITORING WELL	EXISTING STORM SEWER	
POWER POLE	PROPOSED STORM SEWER	
POWER POLE W/GUY WIRE	EXISTING CURB & GUTTER	
TELEPHONE OR TELEVISION PEDESTAL	PROPOSED CURB & GUTTER	
MAILBOX	PROPOSED REJECT CURB & GUTTER	
SIGN	EXISTING CULVERT WITH END SECTIONS	
RAILROAD CROSS BUCK	PROPOSED CULVERT WITH END SECTIONS	
RAILROAD GATE ARM	BUILDING OUTLINE	
RAILROAD TRACKS	FENCE LINE	
LIGHT POLE	SAW CUT REQ'D	
WOOD POLE	SILT FENCE	
TRAFFIC SIGNAL	GUARD RAIL	
TRAFFIC SIGNAL MAST ARM	DITCH CHECK	
CONIFEROUS TREE	INLET PROTECTION	
DECIDUOUS TREE	TRACKING PAD	
TREE OR BRUSH LINE	TURBIDITY BARRIER OR SHEET PILING	
BED ROCK (IN PROFILE VIEW)	SANDBAG COFFERDAM	
HANDICAPPED PARKING STALL	SLOPE INTERCEPT	
EXISTING SPOT ELEVATION	LIMITS OF DISTURBANCE	
PROPOSED SPOT ELEVATION	EXISTING PROPOSED	
DRAINAGE HIGH POINT	ASPHALT PAVEMENT	
DRAINAGE DIRECTION	CONCRETE SIDEWALK/DRIVEWAY	
EXISTING MANHOLE	GRAVEL	
PROPOSED MANHOLE	RIP-RAP (SIZE AS SPECIFIED)	
EXISTING INLET	BRICK/PAVERS	
PROPOSED INLET	EROSION MAT	
EXISTING YARD DRAIN	TURF REINFORCEMENT MAT (TRM)	
PROPOSED YARD DRAIN	EXISTING DELINEATED WETLANDS	
EXISTING CLEAN OUT	PROPOSED ASPHALTIC DRIVEWAY	
EXISTING DOWNSPOUT		
PROPOSED DOWNSPOUT		
EXISTING WATER VALVE		
PROPOSED WATER VALVE		
EXISTING CURB STOP		
PROPOSED CURB STOP		
EXISTING FIRE HYDRANT		
PROPOSED FIRE HYDRANT		
PROPOSED WATER FITTING		
PROPOSED WATER REDUCER		
PROPOSED ENDCAP		
GAS VALVE		

OWNER

BELMARK INC
ATTN: GARRETT WILLEMS
800 HERITAGE ROAD
P.O. BOX 5310
DEPERE, WI 54115-5310
(920) 330-9789

CIVIL ENGINEER

MCMAHON ASSOCIATES
ATTN: RON WOLF
1455 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

GENERAL CONTRACTOR

BOLDT
ATTN: TONY MEEUWSEN
3049 RAMADA WAY
SUITE 150
GREEN BAY, WI 54304
(920) 450-3255

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT <http://www.dnr.wi.gov/topic/stormwater/techstds.htm>. RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, MS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

- | | |
|---|--|
| [] LAND APPLICATION OF POLYACRYLAMIDE (1050) | [] DE-WATERING (1061) |
| [] WATER APPLICATION OF POLYMERS (1051) | [] DITCH CHECK (1062) |
| [] NON-CHANNEL EROSION MAT (1052) | [] SEDIMENT TRAP (1063) |
| [] CHANNEL EROSION MAT (1053) | [] SEDIMENT BASIN (1064) |
| [] VEGETATIVE BUFFER (1054) | [] RIP-RAP (1065) |
| [] SEDIMENT BALE BARRIER (1055) | [] CONSTRUCTION DIVERSION (1066) |
| [] SILT FENCE (1056) | [] GRADING PRACTICES (1067) |
| [X] TRACKING PAD & TIRE WASHING (1057) | [X] DUST CONTROL (1068) |
| [X] MULCHING (1058) | [] TURBIDITY BARRIER (1069) |
| [X] SEEDING (1059) | [] SILT CURTAIN (1070) |
| [X] STORM DRAIN INLET PROTECTION (1060) | [] MANUFACTURED PERIMETER PRODUCTS (1071) |

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

- DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.
- DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.
- DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.
- DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.
- DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.
- DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.
- DISCHARGE OF SEDIMENT FROM EROSION OUTLET FLOWS.
- TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.
- TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

- PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.
- MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.
- MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.
- MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.
- TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.
- PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.
- CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

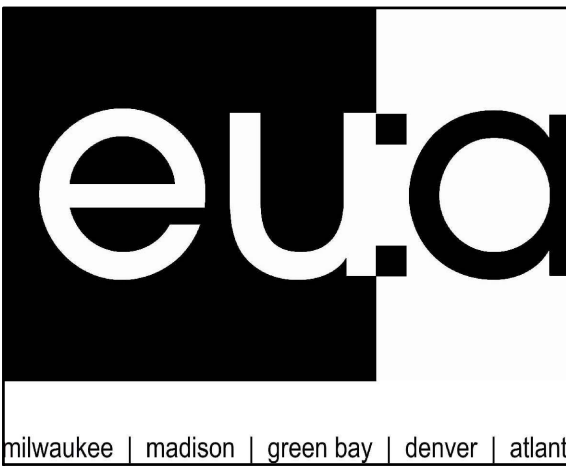
INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.



PROJECT INFORMATION

Belmark - Plant 3
Phase 11

633 Heritage Road
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6/18/2025	SITE PLAN REVIEW SET

KEY PLAN

B

SHEET INFORMATION

PROJECT MANAGER ###

PROJECT NUMBER B0039-09-25-00401

ABBREVIATIONS
SYMBOLS & NOTES

C101

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milwaukee | madison | green bay | denver | atlanta

McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP-INC.

PROJECT INFORMATION

Belmark - Plant 3
Phase 11

633 Heritage Road
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6/18/2025	SITE PLAN REVIEW SET

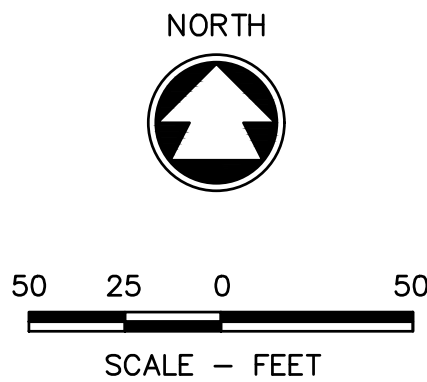
KEY PLAN

SHEET INFORMATION

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
3	536192.79	87710.85	MAG NAIL
8	536365.62	87154.71	MAG NAIL
9	536169.74	87116.30	MAG NAIL
14	536014.66	86994.02	MAG NAIL
15	535831.68	86975.89	MAG NAIL
16	535861.29	87054.91	MAG NAIL
19	535903.06	86594.70	MAG NAIL

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
25	536099.86	87091.95	MAG NAIL
26	536126.20	87097.39	MAG NAIL
27	536224.32	87116.42	MAG NAIL
28	536272.04	87126.24	MAG NAIL
29	535977.23	87168.81	MAG NAIL
30	535653.42	87653.00	MAG NAIL

VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
2	659.13	NGS 4K86 DL2640 DISK (NOT SHOWN)
5	637.08	HYDRANT BURY BOLT
6	637.24	FIRST FLOOR BUILDING
7	638.59	TOP CONCRETE LIGHT POLE SOUTH S
12	640.75	HYDRANT ARROW
13	634.99	FIRST FLOOR BUILDING
31	641.51	HYDRANT FLAG BOLT



NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY McMAHON OF ANY DISCREPANCIES.

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: 4K86
POINT ID: DL2640 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 659.13 (2012 ADJUSTMENT)
PER FIELD BOOK 1586 PAGES 21-22 & PAGES 28-29 & PAGES 36-38

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR BROWN COUNTY NAD 83 (1991)

PROJECT MANAGER	RJW
PROJECT NUMBER	80039-09-25-00401

SURVEY CONTROL

C102

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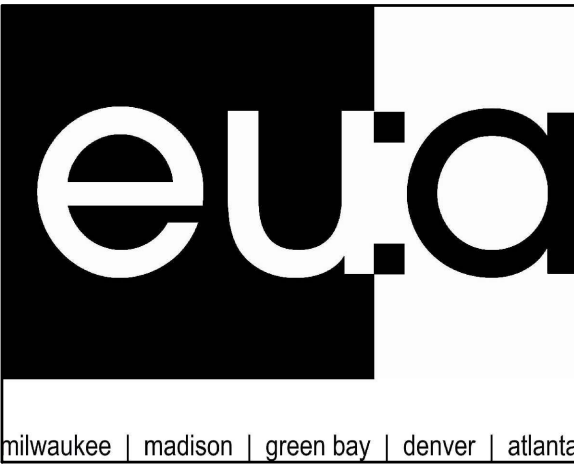
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10 5 0 10

SCALE - FEET

cadfile: W:\PROJECTS\B033\B033\09250401\2400\Civil3D\Plan Sheets\Grading Plan - plant 3.dwg, c105 grading, utility & erosion control plan, Plot Date: 6/20/2025 7:51 AM, xrefs: (x=exist topo belmark plant 3 building addition depere, x=oil points belmark plant 3 building addition depere, x=exist shade belmark plant 3 building addition depere, x=proposed shade plant 3, x=proposed firework plant 3, x=proposed shade plant 3, x=sir photo 2023)



PROJECT INFORMATION

Belmark - Plant 3
Phase 11

633 Heritage Road
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6/18/2025	SITE PLAN REVIEW SET

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER RJW

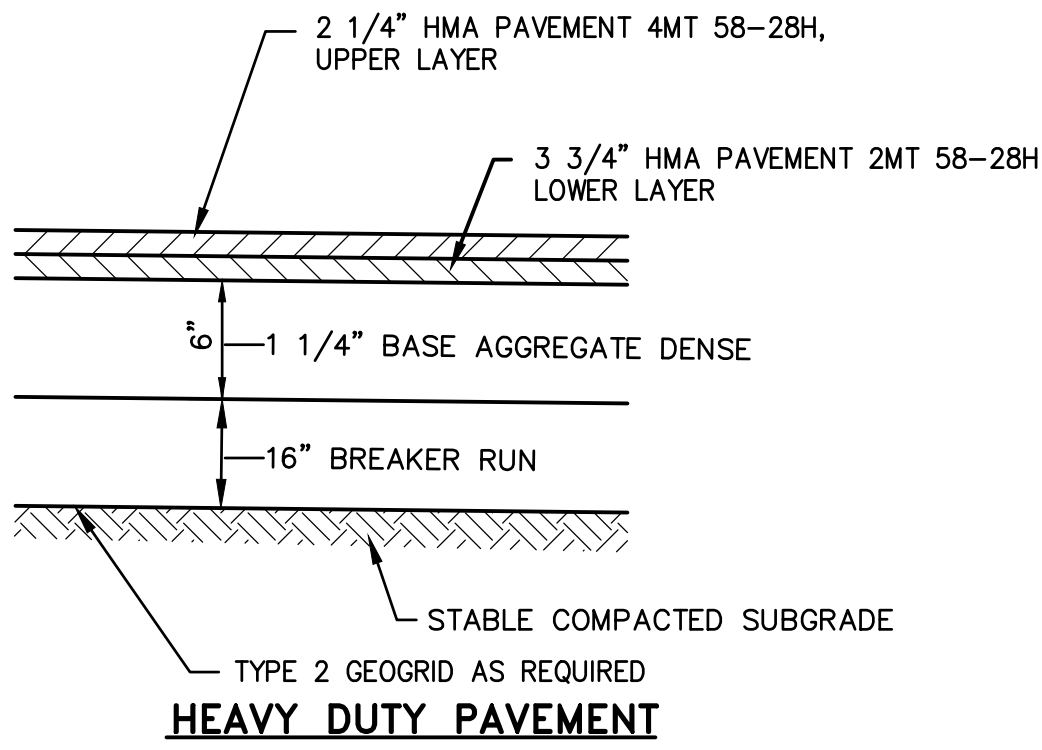
PROJECT NUMBER 80039-09-25-00401

GRADING, UTILITY &
EROSION CONTROL
PLAN

C105

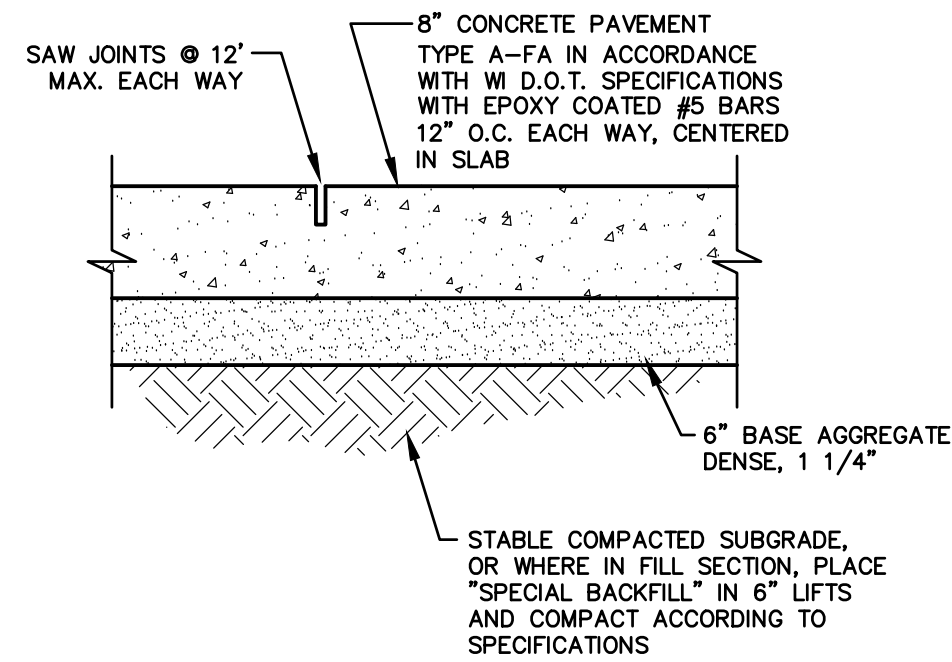
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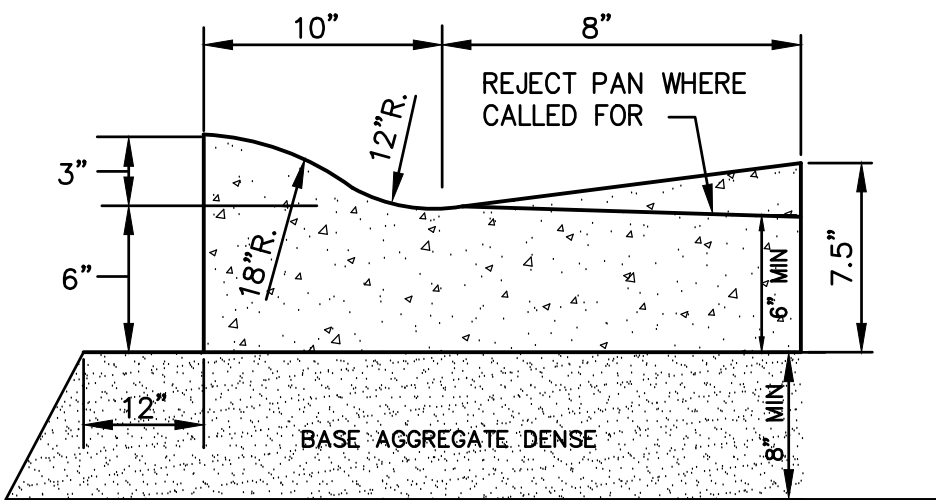


NOTE: PAVEMENT SECTIONS SHOWN ARE BELMARK STANDARDS. NO GEOTECHNICAL OR ENGINEERING ANALYSIS HAVE BEEN MADE TO DETERMINE THE PAVEMENT SECTIONS FOR THIS SITE.

PARKING LOT PAVEMENT DETAIL

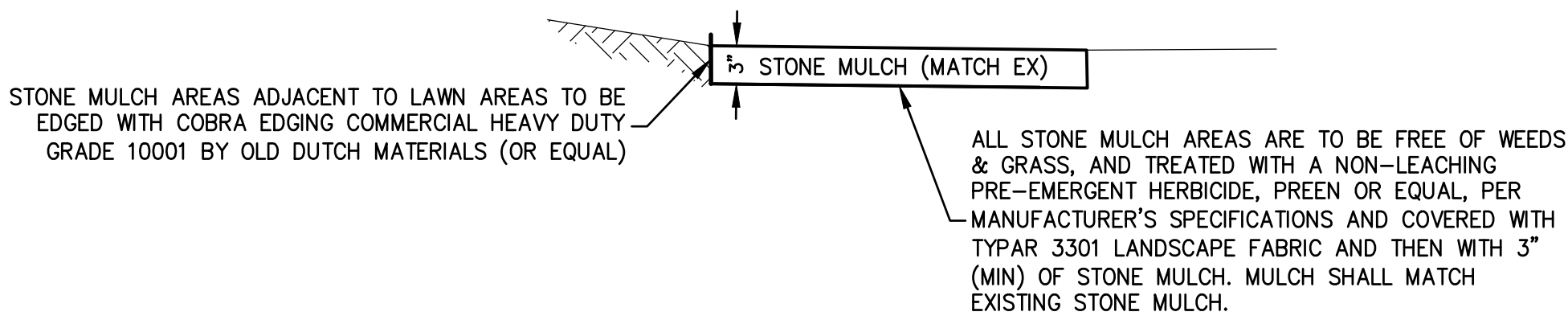


CONCRETE PAVEMENT DETAIL

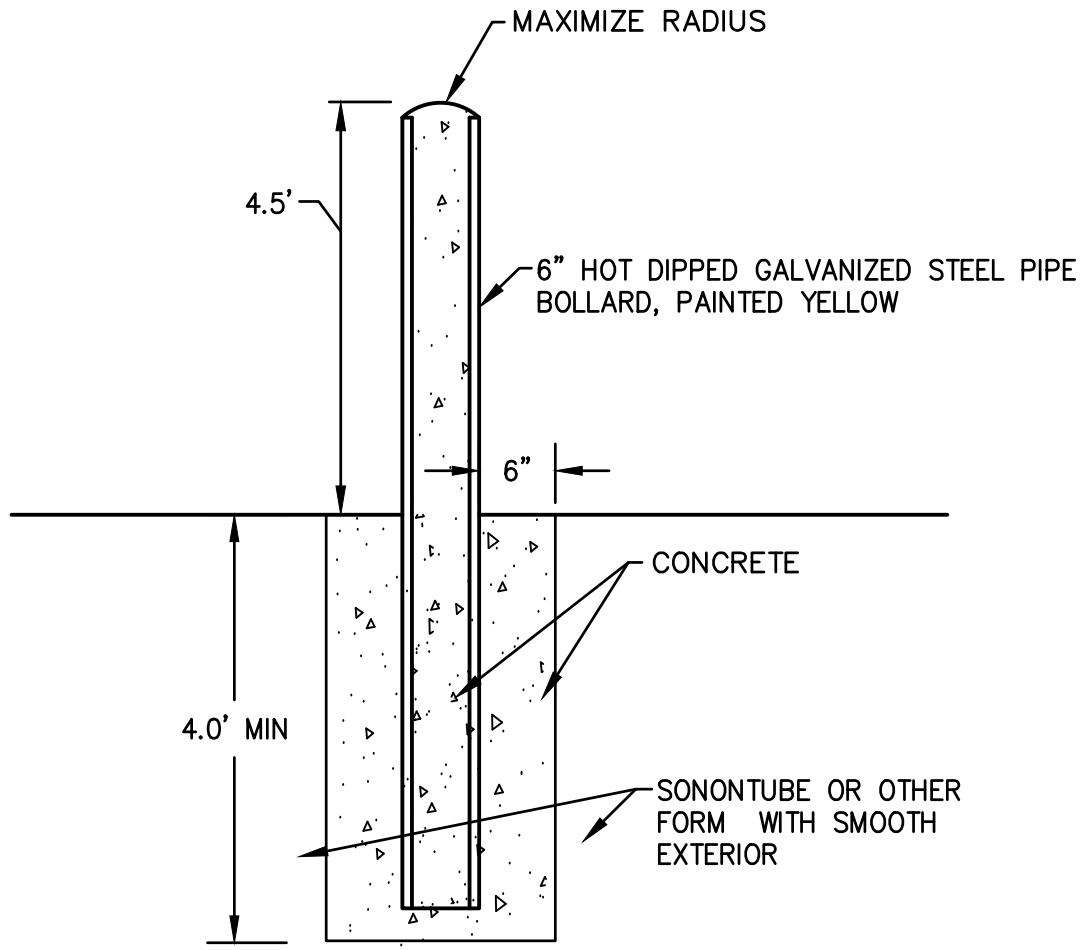


MOUNTABLE CURB AND GUTTER DETAIL (BELMARK STANDARD)

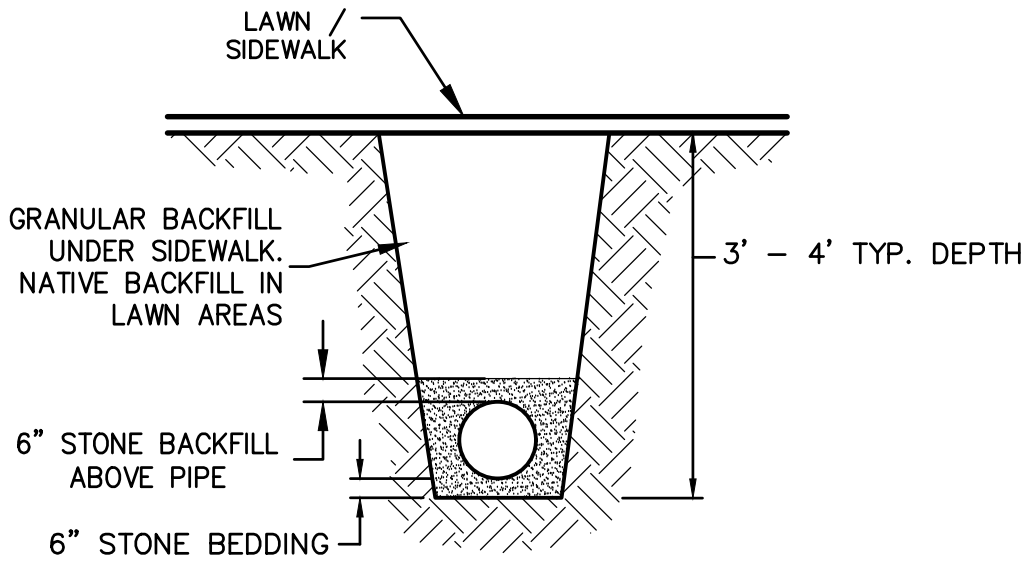
CONTRACTOR SHALL FIELD VERIFY AND MATCH EXISTING WIDTH AND PROFILE



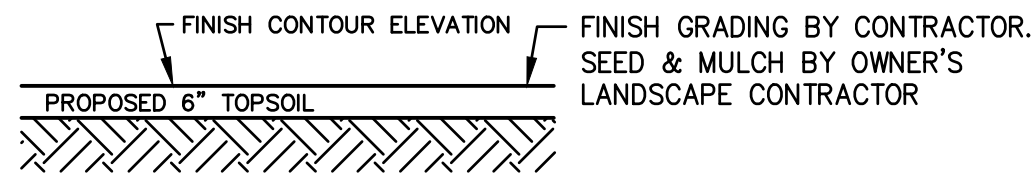
STONE MULCH DETAIL



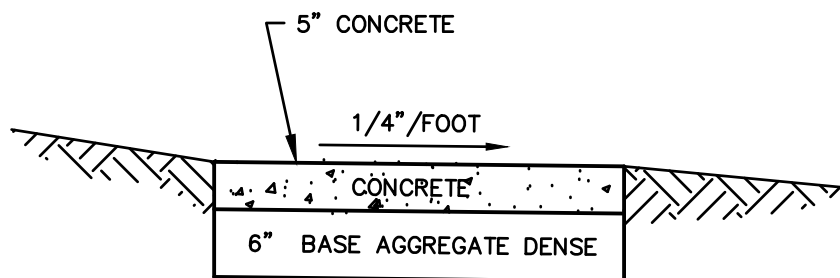
BOLLARD DETAIL



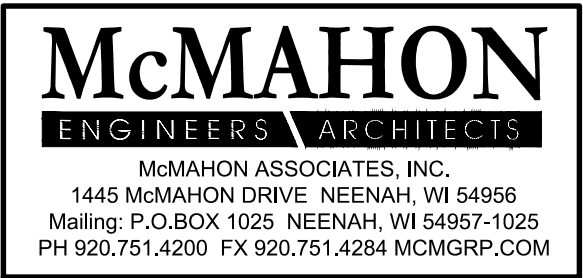
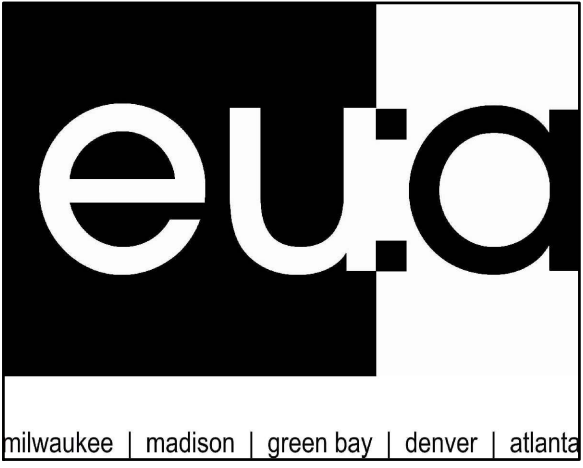
TYPICAL PVC STORM SEWER INSTALLATION



TYPICAL LANDSCAPED SECTION



STANDARD CONCRETE SIDEWALK



PROJECT INFORMATION

Belmark - Plant 3
Phase 11

633 Heritage Road
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6/16/2025	SITE PLAN REVIEW SET

KEY PLAN

SHEET INFORMATION

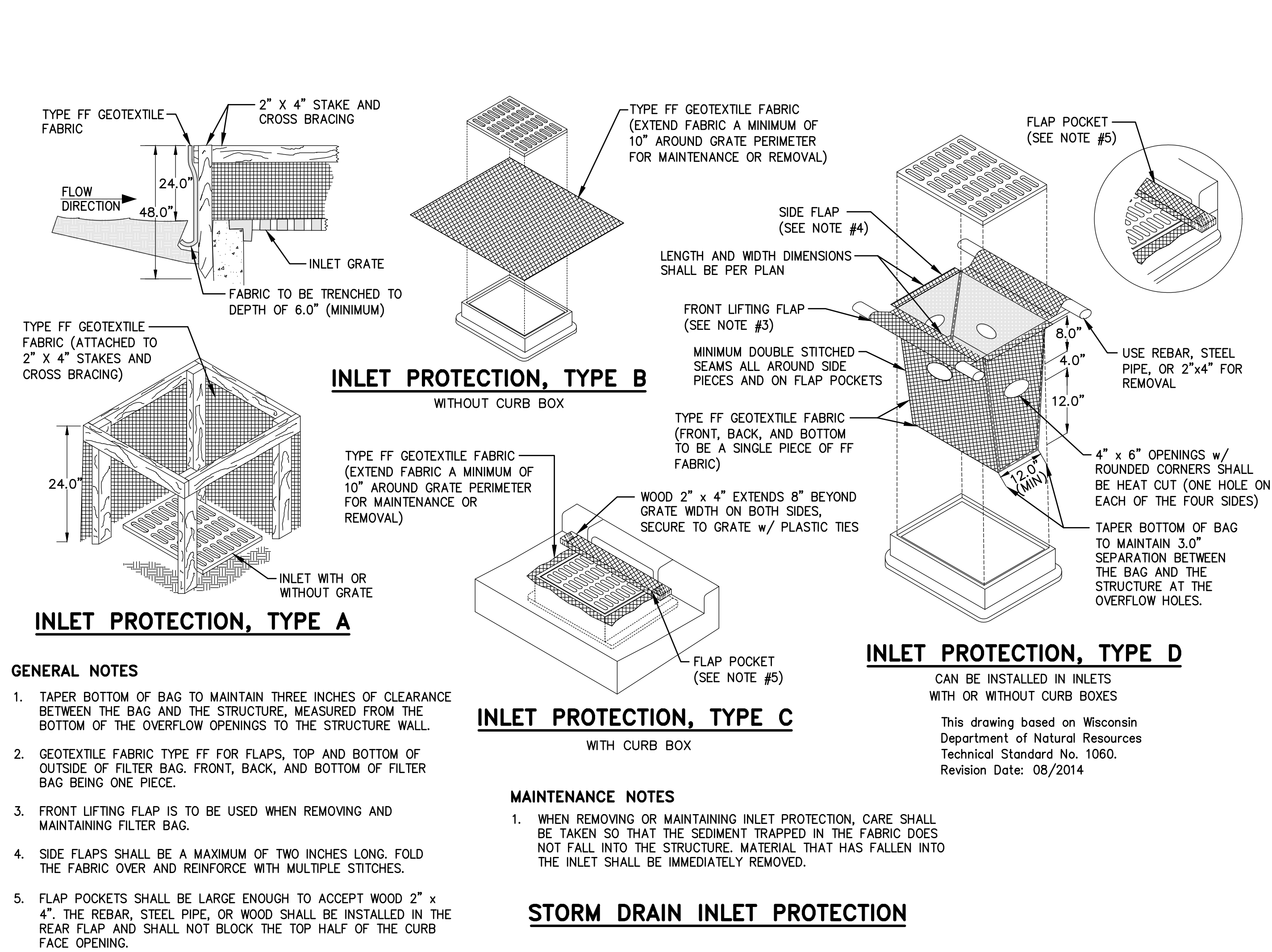
PROJECT MANAGER RJW
PROJECT NUMBER B0039-09-25-00401

MISCELLANEOUS
DETAILS

C106

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caddr, W:\PROJECTS\20039\0925040\1\CA00\00130\Plan Sheets\COVER NOTES DETAILS.dwg, c107 miscellaneous details, Plot Date: 6/10/2025 7:51 AM, xref:stone

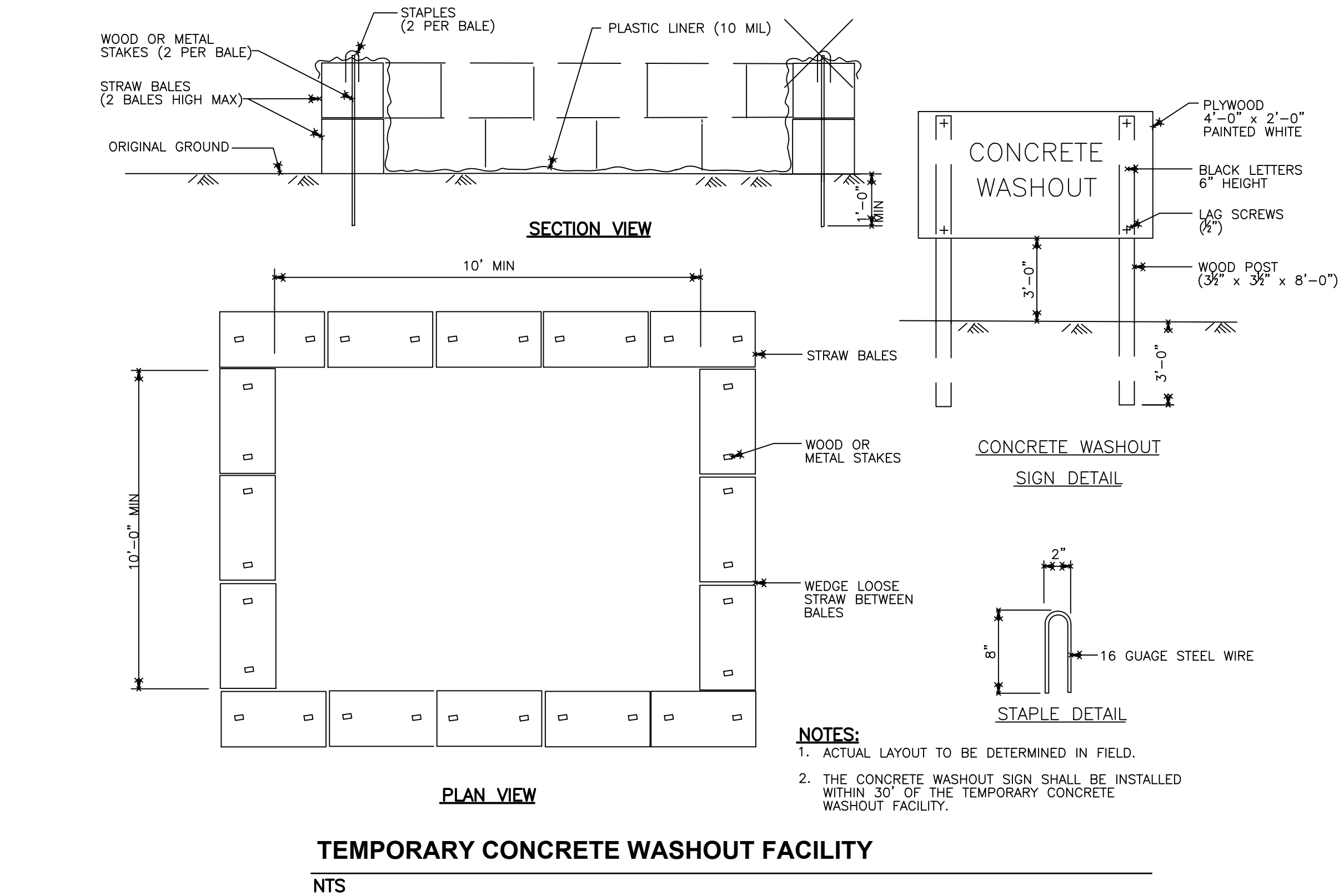


GENERAL NOTES

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES 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 TWO INCHES 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.

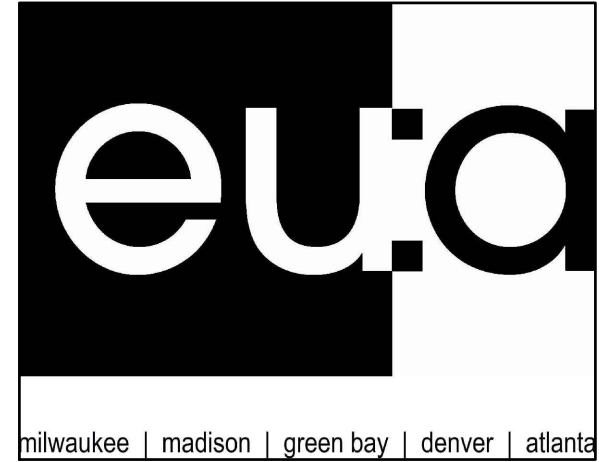
MAINTENANCE NOTES

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 INLET SHALL BE IMMEDIATELY REMOVED.



Parcel #: ED-F0094-1 633 HERITAGE ROAD						
Land Use	Existing Conditions			Proposed Conditions		
	Area (sf)	CN	Composite CN	Area (sf)	CN	Composite CN
Roof:	222,586	98	21,813,428	230,440	98	22,583,120
Parking Lot	214,105	98	20,982,290	212,314	98	20,806,772
Sidewalk	9,955	98	975,590	12,633	98	1,238,034
Landscaping:	123,806	74	9,161,644	115,065	74	8,514,810
Total Area (sf):	570,452			570,452		
Total Impervious (sf):	446,646			455,387		
Composite CN:	92.79			93.16		
% Open Space	21.70%			20.17%		
% Impervious Coverage:	78.30%			79.83%		

IMPERVIOUS SURFACE, OPEN SPACE & FLOOR RATIO CALCULATIONS



PROJECT INFORMATION

Belmark - Plant 3
Phase 11

633 Heritage Road
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
6/16/2025	SITE PLAN REVIEW SET

KEY PLAN

SHEET INFORMATION

PROJECT MANAGER RJW
PROJECT NUMBER B0039-09-25-00401

MISCELLANEOUS DETAILS

C107

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E

PROJECT INFORMATION

Belmark Plant 3 Phase
11

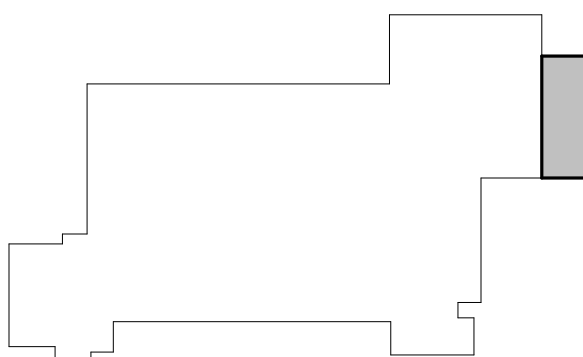
D 633 Heritage Rd
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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C

KEY PLAN



B

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER MVL
PROJECT NUMBER 925628

A

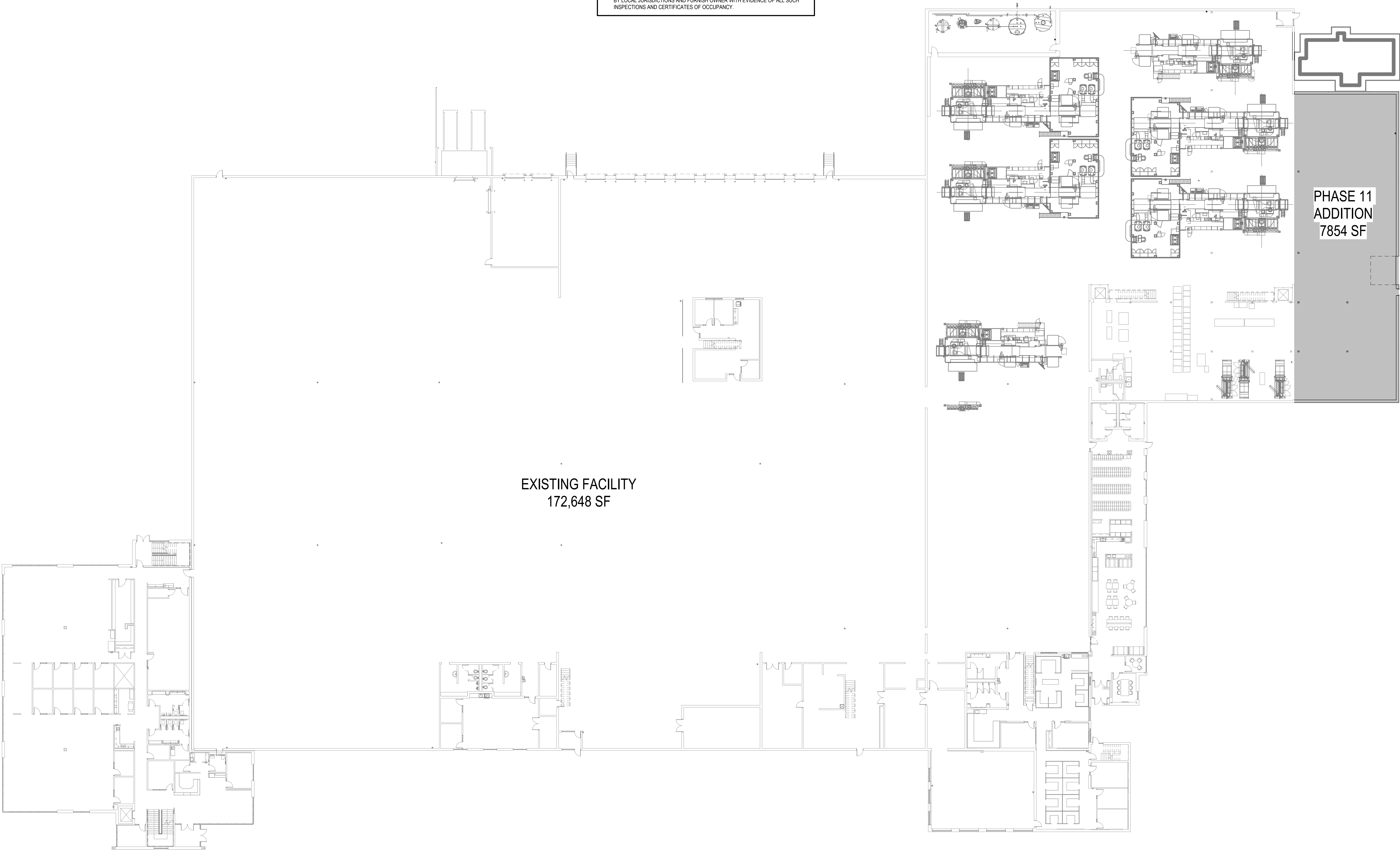
1ST FLR PLAN -
OVERALL

A101

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CONSTRUCTION NOTES

- ALL WORK OF THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE VILLAGE, COUNTY, STATE AND GENERAL JURISDICTION.
- THE DRAWINGS ARE NOT TO BE SCALED.
- MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
- ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS AND SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL PATCHING OF DISTURBED EXISTING CONDITIONS REQUIRED TO MAINTAIN FIRE RATINGS. FIELD VERIFICATION OF EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CHANGE ORDERS FOR THIS TYPE OF WORK WILL NOT BE HONORED.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK.
- CONTRACTOR SHALL PROVIDE FIRE-TREATED BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES.
- PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIREFIGHTED USING UL TESTED OR EQUIVALENT TESTING AGENT MATERIALS, METHODS AND ASSEMBLIES AND MUST PASS LOCAL AUTHORITY INSPECTION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
- UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.



N
A1 1ST FLR PLAN - OVERALL
3/8" = 1'-0" | A101

1

2

3

4

5

6

7

EXTERIOR ELEVATION NOTES

A. MJ = INDICATES MOVEMENT JOINT - 1/2" GAP.



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E

PROJECT INFORMATION

Belmark Plant 3 Phase
11

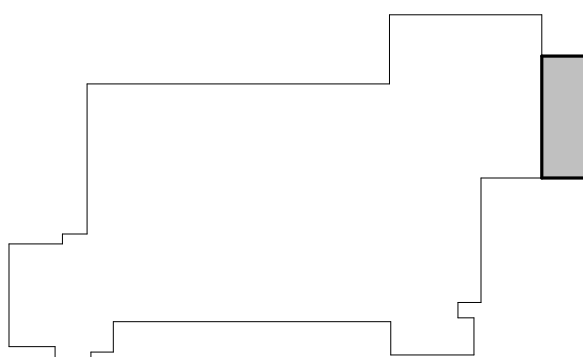
D 633 Heritage Rd
De Pere, WI 54115

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
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C

KEY PLAN



B

SHEET INFORMATION

**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**
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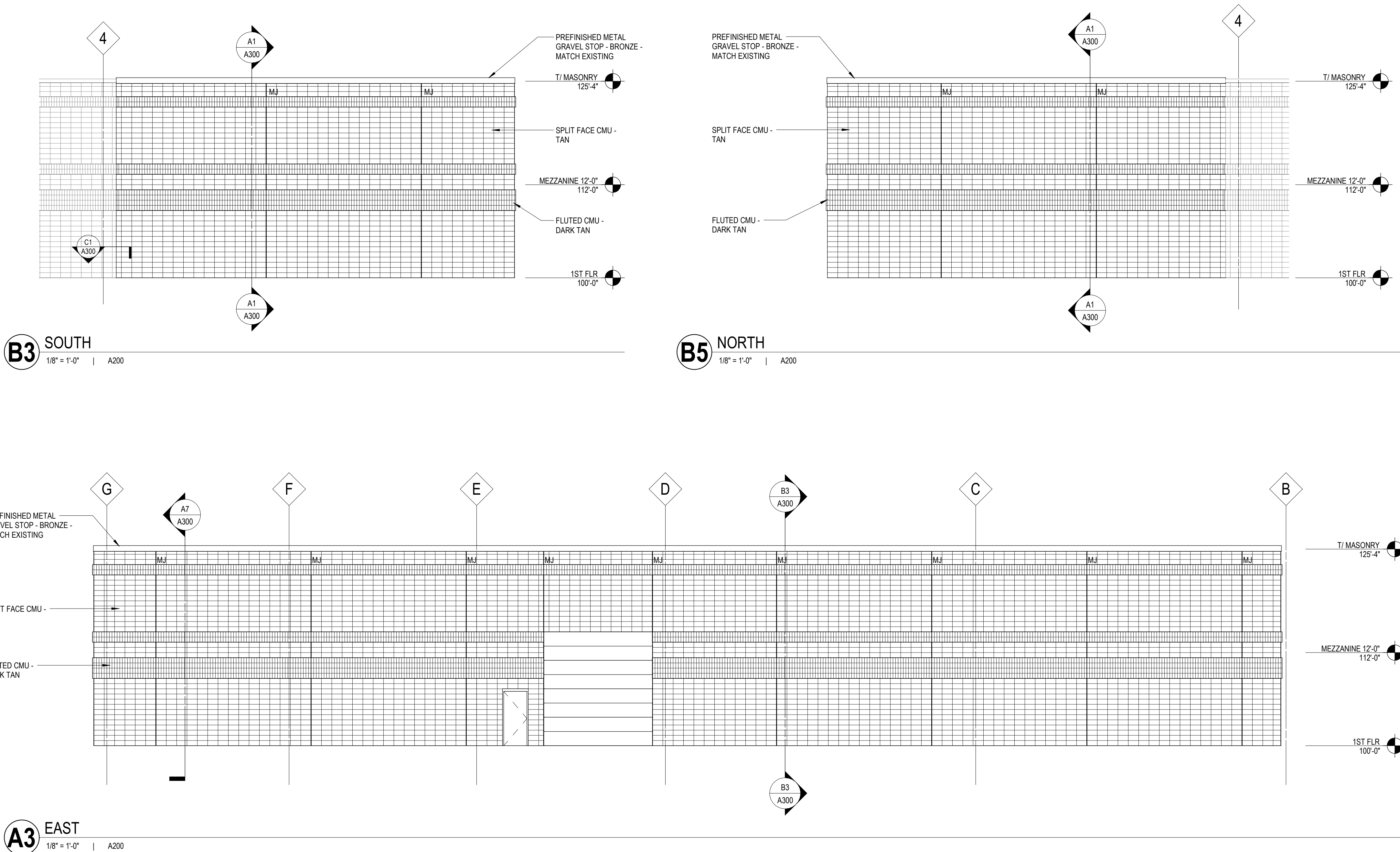
PROJECT MANAGER MVL
PROJECT NUMBER 925628

A

EXTERIOR
ELEVATIONS

A200

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1

2

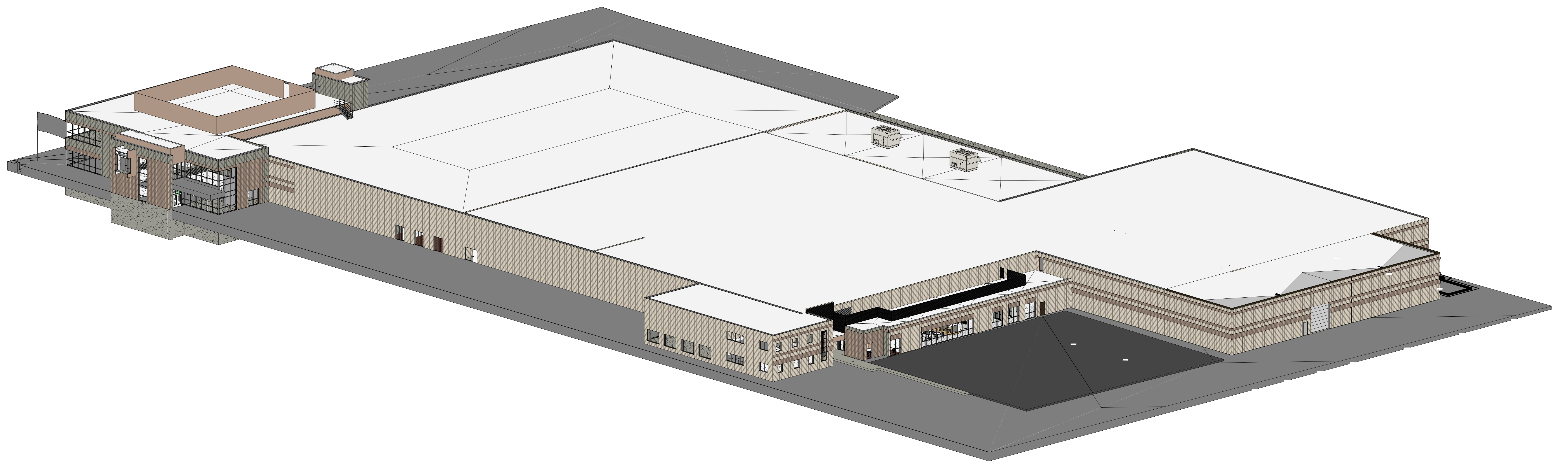
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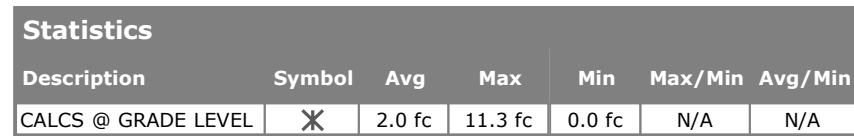
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6

7





Plan View
Scale - 1" = 16ft

Belmark Plant 3 – Existing 6' Utility Easement

There is an existing 6' utility easement (per CSM 274) that runs through the middle of Parcel ED-F0094-1, that conflicts with the proposed building addition. Diggers Hotline locates and Underground radar utility locates were completed in the project area, and there were no utilities in the easement. WPS was contacted to begin the release of the existing easement, as it is not being used. They have confirmed that they have no utilities in the easement, and WPS is working on getting the remainder of the approvals needed for the release.

WPS Contact –

Kate Troudt

Right of Way Agent – Distribution Right of Way

WEC Energy Group

Office: 920-433-1816

Katherine.Troudt@wecenergygroup.com

Site Plan Drawings to Include (at a minimum)

- a) Name of project/development On titleblock
- b) Location of project/development by street address On titleblock
- c) Name and mailing address of developer/owner Sheet C101
- d) Name of mailing address of engineer/architect Sheet C101
- e) North point indicator ✓
- f) Scale ✓
- g) Boundary lines of property, with dimensions (ALTA survey preferred, and may be required depending on project) Sheet C102
- h) Location, identification, and dimensions of existing and proposed ✓
 - i. Topographic contours at a minimum interval of two feet
 - ii. Adjacent streets and street rights-of-way
 - iii. On site streets and street rights-of-way
 - iv. Utilities and utility easements
 - Electric
 - Natural Gas
 - Telephone
 - Water
 - Sewer (sanitary and storm)
 - Fiber optic lines
 - Other transmission lines
 - v. All buildings and structures
 - vi. Parking facilities
 - vii. Water bodies and wetlands
 - viii. Surface water holding ponds, drainage ditches, and drainage patterns
 - ix. Sidewalks, walkways, and driveways
 - x. Off street loading areas and docks
 - xi. Fences and retaining walls
 - xii. All exterior signs
 - xiii. Exterior refuse collection areas
 - xiv. Exterior lighting
 - xv. Traffic flow on and off site
- i) Landscape Plan and Location of open space No additional landscaping provided, only additional stone mulch areas (labeled as note 10 on sheet C104)
- j) Site statistics, including: Sheet C107
 - i. Total site area (square feet);
 - ii. Impervious/Pervious surface
 - iii. Percent open space (landscape areas)
 - iv. Parking required/Parking provided
 - v. Floor area ratio
- k) Location and dimensions of proposed outdoor display areas N/A
- l) Architectural rendering of the proposed structures and buildings, including: ✓
 - i. All dimensions
 - ii. Gross square footage of existing and proposed buildings and structures
 - iii. Description of all exterior finish materials (include colors)
- m) Erosion control plans Sheet C105
- n) A staging plan for any projects involving more than one phase or construction season which sets forth the chronological order of construction and relates to the proposed uses and structures of various service facilities and estimated completion dates N/A

- o) Other information considered pertinent by city staff and/or the developers (for example, traffic study, three dimensional renderings, et. al.)
- p) Other information requested by Plan Commission