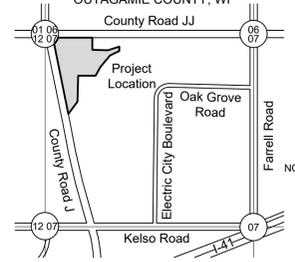


LOCATION MAP

NW 1/4 SEC 7, T 21 N, R 19 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI

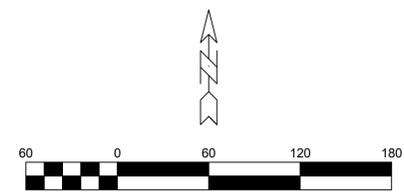


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1184 Province Terrace, Menasha, WI, 54952
Ph: 920-991-1866 Fax: 920-441-0804
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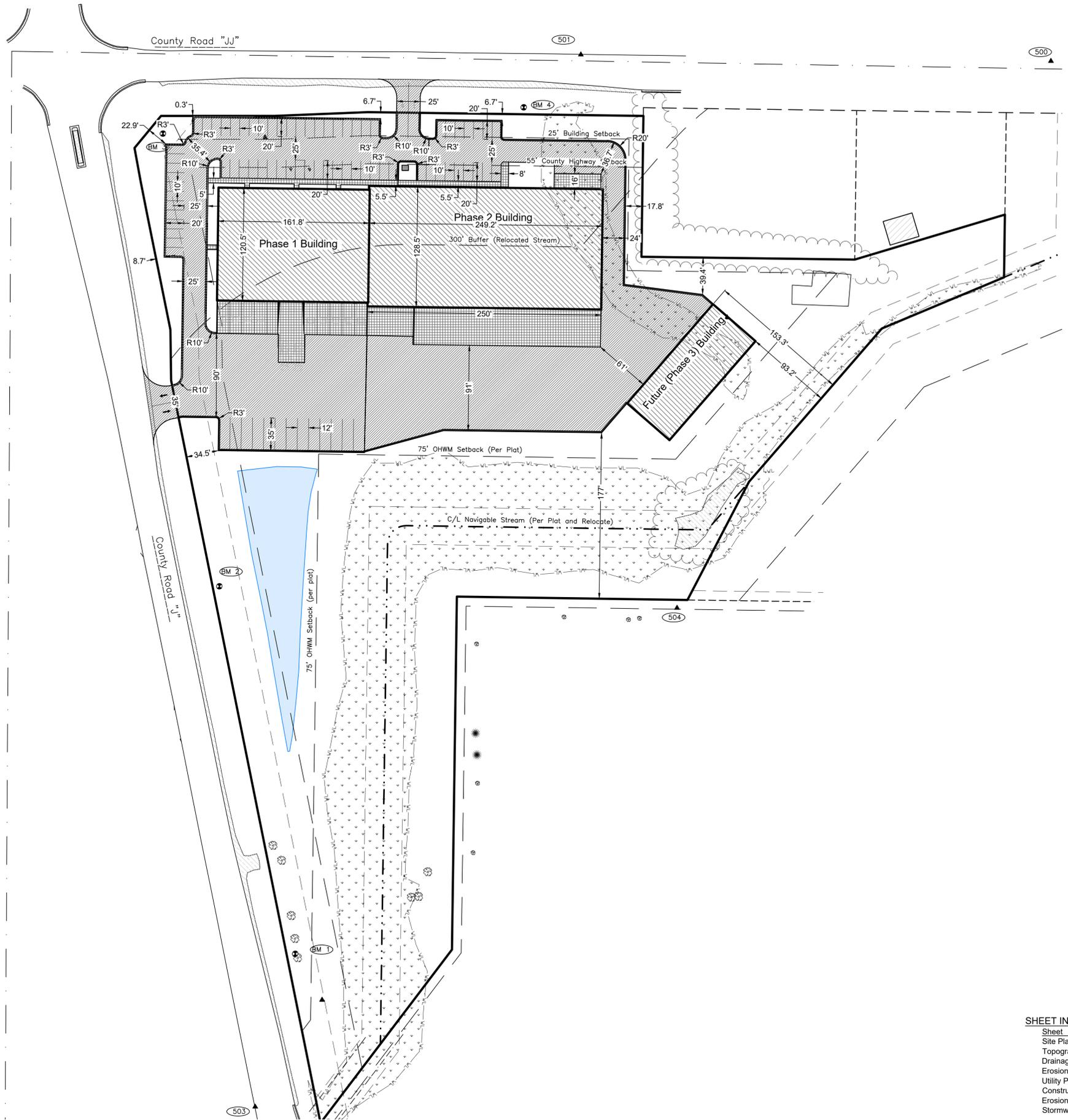
SITE PLAN

County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage



LEGEND

| | | | | | |
|--|---------------------------------|--|----------------------------------|--|-------------------|
| | Overhead Utility Lines | | Sanitary MH / Tank / Base | | Post / Guard Post |
| | Sanitary Sewer (Pipe Size) | | Hydrant | | Deciduous Tree |
| | Treeline | | Utility Valve | | Coniferous Tree |
| | Culvert | | Utility Pole | | Benchmark |
| | Index Contour - Existing | | Guy Wire | | Asphalt Pavement |
| | Intermediate Contour - Existing | | Delineated Wetlands - Davel 2024 | | Concrete Pavement |
| | Proposed Building | | | | Gravel |
| | Proposed Asphalt | | | | |
| | Proposed Concrete | | | | |
| | Proposed Gravel | | | | |



SHEET INDEX:

| Sheet | Page |
|------------------------------------|------|
| Site Plan | C1.0 |
| Topographic Survey | C1.1 |
| Drainage and Grading Plan | C1.2 |
| Erosion & Sediment Control Plan | C1.3 |
| Utility Plan | C1.4 |
| Construction Details | C2.1 |
| Erosion & Sediment Control Details | C2.2 |
| Stormwater Pond Details | C2.3 |

| | |
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| Sanitary Structures | | | | | | |
|---------------------|--------|--------|------|----------|-----------|--|
| Structure # | Rim | Inv | Size | Material | Direction | |
| MH 1 | 705.05 | 686.86 | 8" | PVC | SE | |
| MH 2 | 702.75 | 685.80 | 8" | PVC | NW | |
| | | 685.80 | 8" | PVC | SE | |
| MH 3 | 700.29 | 684.11 | 8" | PVC | NW | |
| | | 684.11 | 8" | PVC | SE | |

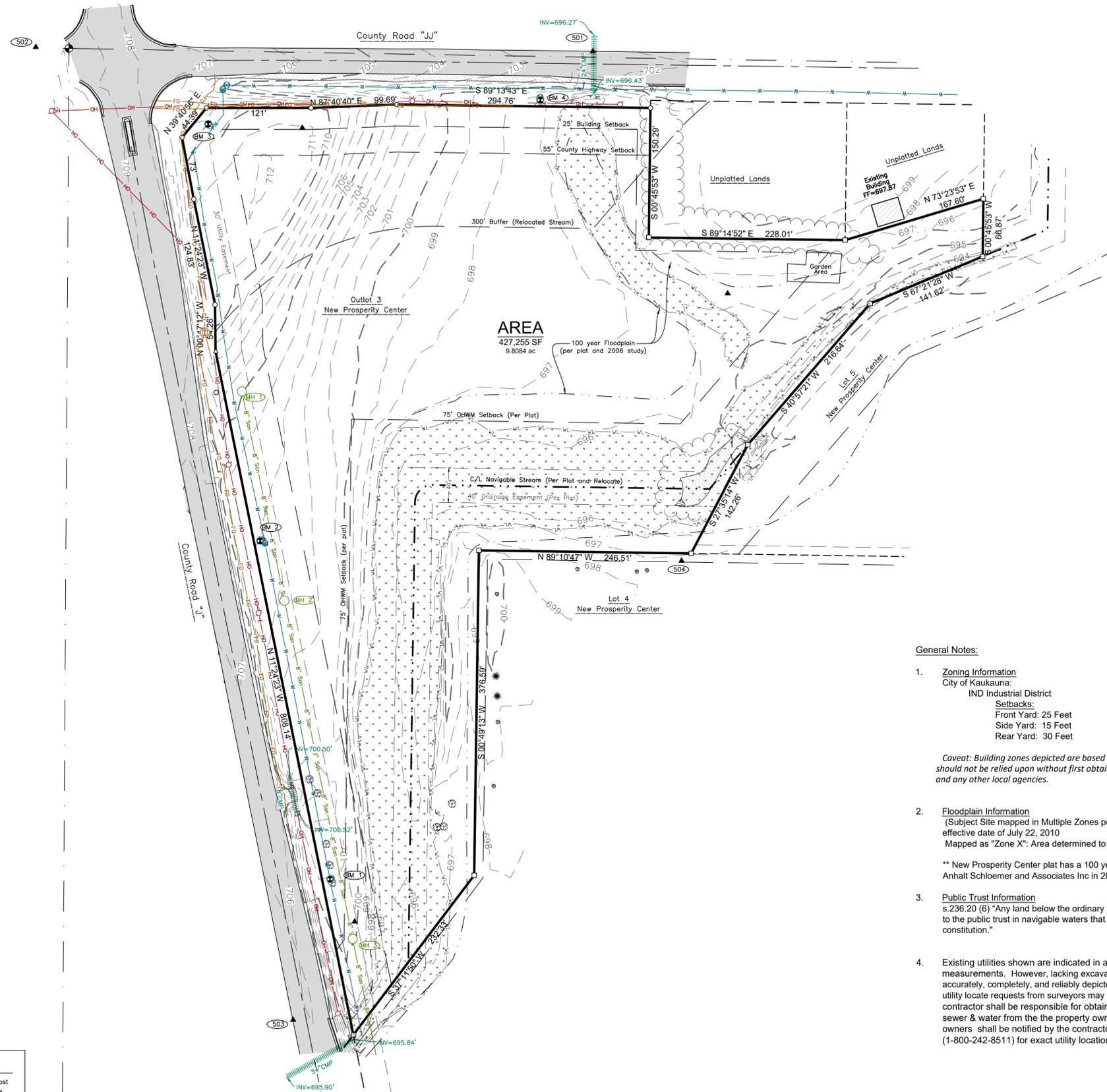
BENCHMARKS (Datum NAVD88)

- BM 0 NGS Benchmark
PID - PN0644, Designation - TT 13 MF
Elev 695.39'
- BM 1 Fire Hydrant, Tag Bolt
±55' NE of CTH "J" Centerline
Elev 703.03'
- BM 2 Fire Hydrant, Tag Bolt
±55' NE of CTH "J" Centerline, ±400' NW of BM 1
Elev 705.77'
- BM 3 Fire Hydrant, Tag Bolt
±130' SE of CTH "J" & CTH "JJ" Intersection
Elev 710.86'
- BM 4 Fire Hydrant, Tag Bolt
±55' S of CTH "JJ" Centerline, ±400' E of BM 3
Elev 699.95'

| Horizontal Control | | | |
|---|-----------|-----------|-------------|
| PN8385 - (City of Kaukauna) 2024-06-17 Davel Engineering and Environmental Horizontal Control (per Outagamie County Coordinate System) | | | |
| Point Number | Northing | Easting | Description |
| 500 | 581905.93 | 868911.41 | CPT MAG |
| 501 | 581912.87 | 868408.71 | CPT MAG |
| 502 | 581918.07 | 867761.70 | CPT MAG |
| 503 | 580790.26 | 868060.49 | CPT MAG |
| 504 | 581322.40 | 868511.60 | CPT HUB |



| LEGEND | | | |
|--------|----------------------------------|--|---------------------------|
| | Overhead Utility Lines | | Sanitary MH / Tank / Base |
| | Sanitary Sewer (Pipe Size) | | Hydrant |
| | Treeline | | Utility Valve |
| | Culvert | | Utility Pole |
| | Index Contour - Existing | | Guy Wire |
| | Intermediate Contour - Existing | | Post / Guard Post |
| | Delineated Wetlands - Davel 2024 | | Deciduous Tree |
| | | | Coniferous Tree |
| | | | Benchmark |
| | | | Asphalt Pavement |
| | | | Concrete Pavement |
| | | | Gravel |



General Notes:

- Zoning Information**
City of Kaukauna:
IND Industrial District
Setbacks:
Front Yard: 25 Feet
Side Yard: 15 Feet
Rear Yard: 30 Feet

Caveat: Building zones depicted are based on building setbacks in effect at the time of the survey and should not be relied upon without first obtaining written verification thereof from the City of Kaukauna and any other local agencies.
- Floodplain Information**
(Subject Site mapped in Multiple Zones per FIRM Map No. 55087C0334 & 55087C0353D with and effective date of July 22, 2010
Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.

** New Prosperity Center plat has a 100 year Floodplain line mapped per Study done by Graef Anhalt Schloemer and Associates Inc in 2006.
- Public Trust Information**
s.236.20 (6) "Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."
- Existing utilities shown are indicated in accordance with available records and field measurements. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.



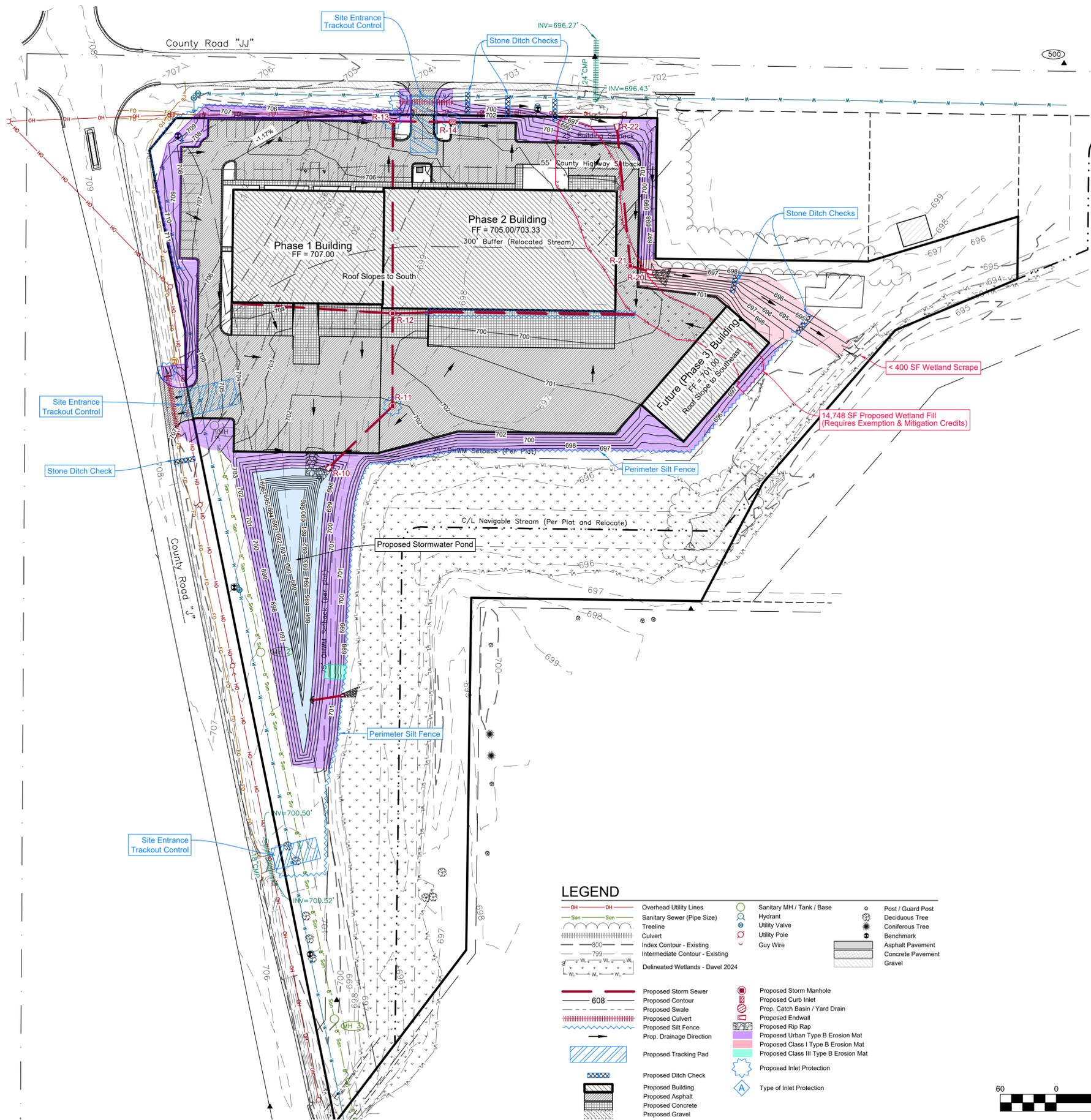
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Ph: 920-991-1866 Fax: 920-441-0804
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TOPOGRAPHIC SURVEY

County Road J & JJ Warehouse
City of Kaukauna, Outagamie County, WI
For: Fox Valley Storage

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

| | |
|----------------|-----------------|
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LEGEND

| | | | | | |
|--|---------------------------------|--|---------------------------------------|--|--------------------------------------|
| | Overhead Utility Lines | | Sanitary MH / Tank / Base | | Post / Guard Post |
| | Sanitary Sewer (Pipe Size) | | Hydrant | | Deciduous Tree |
| | Treeline | | Utility Valve | | Coniferous Tree |
| | Culvert | | Utility Pole | | Benchmark |
| | Index Contour - Existing | | Guy Wire | | Asphalt Pavement |
| | Intermediate Contour - Existing | | Delimited Wetlands - Davel 2024 | | Concrete Pavement |
| | Delimited Wetlands - Davel 2024 | | Proposed Storm Sewer | | Proposed Storm Manhole |
| | Proposed Storm Sewer | | Proposed Curb Inlet | | Prop. Catch Basin / Yard Drain |
| | Proposed Contour | | Proposed Culvert | | Proposed Endwall |
| | Proposed Swale | | Proposed Rip Rap | | Proposed Urban Type B Erosion Mat |
| | Proposed Silt Fence | | Proposed Class I Type B Erosion Mat | | Proposed Class II Type B Erosion Mat |
| | Prop. Drainage Direction | | Proposed Class III Type B Erosion Mat | | Proposed Inlet Protection |
| | Proposed Tracking Pad | | Type of Inlet Protection | | |
| | Proposed Ditch Check | | | | |
| | Proposed Building | | | | |
| | Proposed Asphalt | | | | |
| | Proposed Concrete | | | | |
| | Proposed Gravel | | | | |

Planned Sediment and Erosion Control Practices
 All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is allowed.

Soil Survey Description
 Manawa silty clay loam units are situated in drainageways over clayey till or calcareous, dense clayey till. The unit is somewhat poorly drained with a water table of about 7-24 inches.
 Winneconne silty clay loam units are situated on lake plains over calcareous clayey lacustrine deposits. The units are well drained with water a water table of more than 80 inches.

- 1) Diverting Flow
 - a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm sewer inlets and storm water pond.
- 2) Overland Flow
 - a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow, thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6-inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056.** It will be placed at the following locations:
 - i) along the site perimeter where runoff will leave the site, per plan.
 - ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
 - iii) as slope interruption within the development, spacing per Technical Standard.
 - b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058.** In addition to mulching, Erosion Mat is required per plan and if field conditions warrant.
 - c) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding and fertilization shall be in accordance with City of Kaukauna Standard Specifications.**
- 3) Channelized Flow
 - a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062 and all manufacturer specifications.** Ditch Checks will be used where indicated on the plan. Additional ditch checks may be required in areas where erosion is occurring.
- 4) Track out Control - Intended to reduce the amount of sediment transported onto public roads or offsite access points. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** Trackout controls will be constructed at the site entrances as indicated on the plan.
- 5) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068.** These methods include the use of polymers, seeding, and mulch.
- 6) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation with a stable discharge to adjacent storm sewer inlet. **The bags shall meet the requirements of DNR Technical Standard 1061.** Upon completion of the dewatering operation, all materials must be disposed of properly in accordance with all state and local requirements.
- 7) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No waste material is allowed to enter the storm sewer system or receiving waters.
- 8) Sediment Basin - The proposed pond is not large enough to serve as a sediment basin per Technical Standard 1064. However, the pond will provide additional sediment removal once construction, if inadequate sediment storage is available the accumulated sediment shall be removed and disposed of according to the Operation and Maintenance Plan.

Sequence of Construction (Phase 1)

- 1) Obtain plan approval and other applicable permits.
- 2) Install & maintain sediment control measures. November 2024
- 3) Remove Topsoil and install intermediate silt fences. November 2024
- 4) Construction stormwater pond. December 2024.
- 5) Mass grading and building foundation. December 2024.
- 6) Install storm sewer and gravel base. December 2024.
- 7) Dormant seed and mulch the fill slope east of the improvement area and the pond slopes. December 2024.
- 8) Construct Building. January - April 2025
- 9) Install pavements and final landscaping. May 2025.

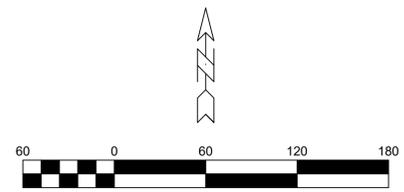
Remove all temporary sediment control measures after 70-percent vegetative cover is established. Water if necessary to establish healthy and well rooted vegetation.

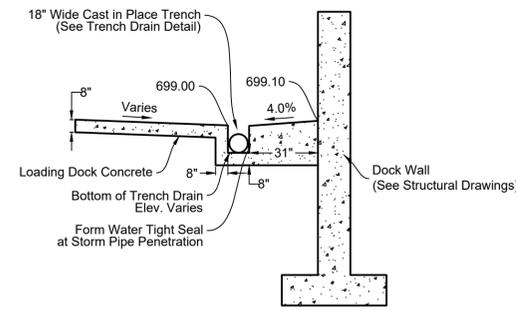
Maintenance Plan
 The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

- 1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
- 2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
- 3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
- 4) Construction and waste materials shall be properly disposed.

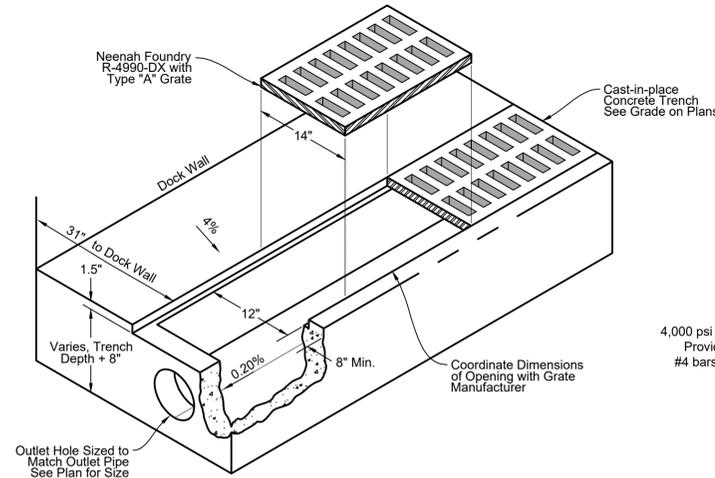
Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to or the DNR website for a template: <https://dnr.wisconsin.gov/topic/Stormwater/construction/forms.html>. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the City of Kaukauna.

Responsible Parties
Best Management Practices (BMPs) Construction and Maintenance:
 To be Determined (TBD)
BMP Inspection and Compliance Enforcement
 City of Kaukauna
 Wisconsin Department of Natural Resources



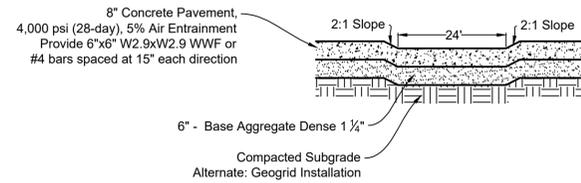


LOADING DOCK TRENCH DRAIN CROSS-SECTION
At Phase 2 Dockwall

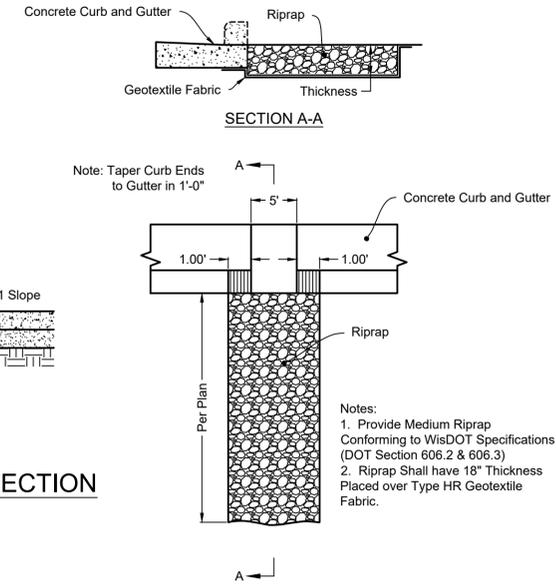


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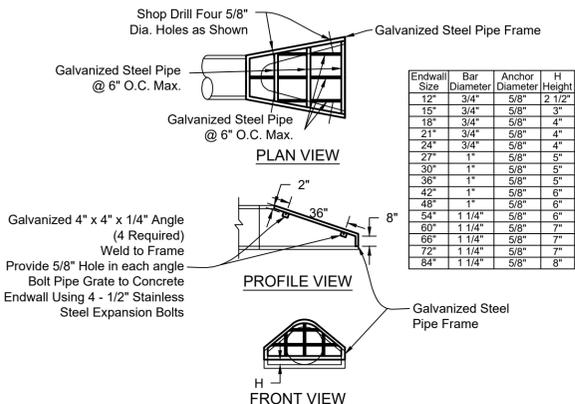
Note: Provide 24" trench (R-4990-HX) width at 18" pipe connection, transition to 12" trench width.



CONCRETE APRON SECTION
AT PHASE 1 DOCK WALL

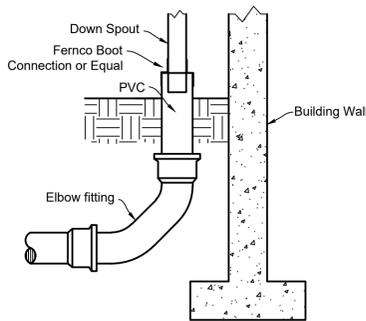


PLAN VIEW CURB CUT OPENING

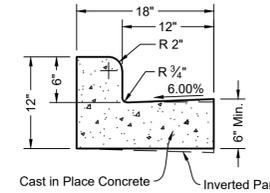


ENDWALL PIPE GRATE

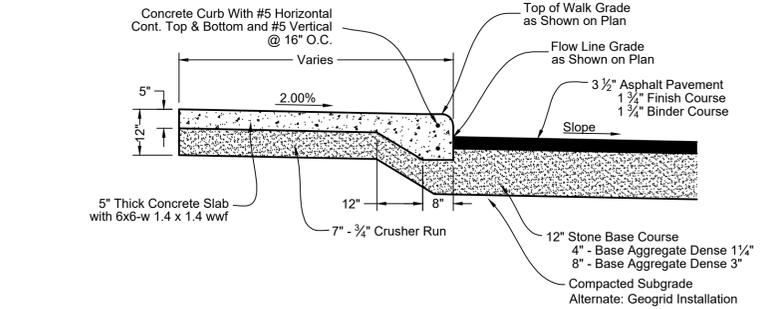
| Endwall Size | Bar Diameter | Anchor Diameter | H Height |
|--------------|--------------|-----------------|----------|
| 12" | 3/4" | 5/8" | 2 1/2" |
| 15" | 3/4" | 5/8" | 3" |
| 18" | 3/4" | 5/8" | 4" |
| 21" | 3/4" | 5/8" | 4" |
| 24" | 3/4" | 5/8" | 4" |
| 27" | 1" | 5/8" | 5" |
| 30" | 1" | 5/8" | 5" |
| 36" | 1" | 5/8" | 5" |
| 42" | 1" | 5/8" | 6" |
| 48" | 1" | 5/8" | 6" |
| 54" | 1 1/4" | 5/8" | 6" |
| 60" | 1 1/4" | 5/8" | 7" |
| 66" | 1 1/4" | 5/8" | 7" |
| 72" | 1 1/4" | 5/8" | 7" |
| 84" | 1 1/4" | 5/8" | 8" |



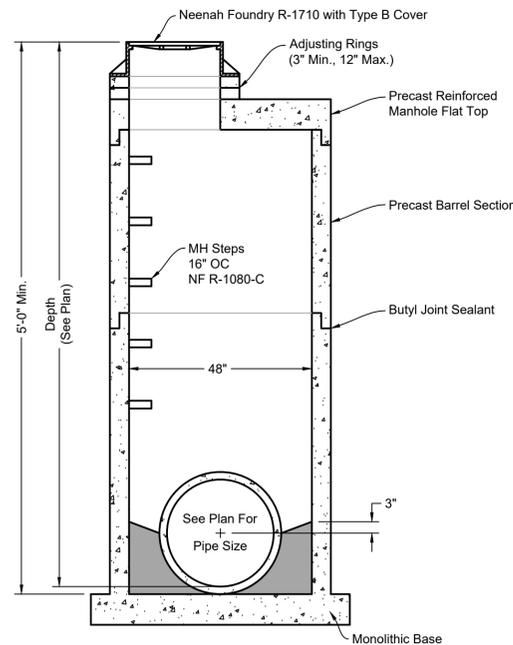
ROOF DRAIN CONNECTION TO STORM SEWER



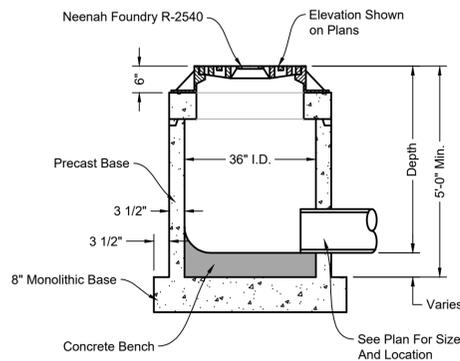
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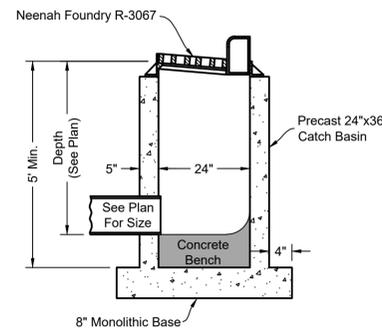
INTEGRAL SIDEWALK / STANDARD DUTY PAVEMENT SECTION



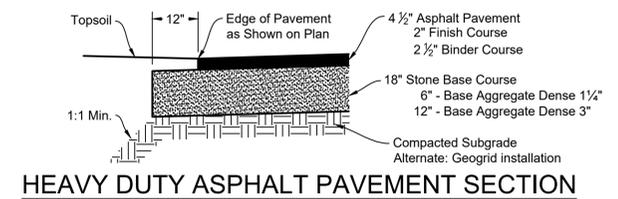
STANDARD STORM MANHOLE



STORM CATCH BASIN



CURB INLET DETAIL



HEAVY DUTY ASPHALT PAVEMENT SECTION

