



We Energies
333 West Everett St., A231
Milwaukee, WI 53203
www.we-energies.com

September 22, 2023

Ms. Sarah Krueger
Water Resources Management Specialist
Remediation & Redevelopment Program
Wisconsin Dept. of Natural Resources
2984 Shawano Ave.
Green Bay, WI 54313

**RE: Transmittal of Interim Direct Contact Barrier Maintenance and Material Management Plan
Former We Energies Appleton MGP Site, 337 Water St., Appleton, WI
WDNR BRRTs Activity #02-45-000042**

Dear Ms. Krueger:

Enclosed for your information and file is the Interim Direct Contact Barrier Maintenance and Material Management Plan for the above referenced site.

A Draft Direct Contact Barrier Maintenance and Material Management Plan was submitted to WDNR for the above referenced site on December 21, 2017. The submittal of the plan was prompted by the City of Appleton approaching We Energies regarding the possibility of leasing the property for the purposes of expanding the Ellen Kort Peace Park. The plan was revised in November 2019 and June 2020 in order to address comments provided by WDNR.

The Ellen Kort Peace Park construction activities were completed in May 2023 and the Soil Management Project Closeout Letter was completed in August 2023. The enclosed Interim Direct Contact Barrier Maintenance and Material Management Plan describes the new cap at the site and incorporates construction documentation information related to the Ellen Kort Peace Park development. The new cap will be subject to the same maintenance and inspection guidelines as outlined in the plan in order to prevent direct contact with residual soil contamination at the site.

The Interim Direct Contact Barrier Maintenance and Material Management Plan will be updated as necessary and finalized and incorporated as part of the continuing obligations for the site once case closure has been granted by WDNR.

Please do not hesitate to contact me at (414) 221-2156 or via email at frank.dombrowski@wecenergygroup.com if you have any questions or if further information may be required.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Dombrowski". The signature is fluid and cursive, with the first name "Frank" being more prominent.

Frank Dombrowski
Principal Environmental Consultant
WEC Energy Group – Business Services
Environmental Dept.

Enclosure

Interim Direct Contact Barrier Maintenance and Material Management Plan

CC: Project File
B. Hennings, Ramboll
A. Cawrse, Ramboll
T. Flick, City of Appleton

Interim Direct Contact Barrier Maintenance and Material Management Plan

September 22, 2023

Property Located at:

337 West Water Street
Appleton, WI 54911

DNR BRRTS# 02-45-000042

Appleton City (Coal Tar)
Former Appleton Manufactured Gas Plant (MGP)
FID# Not Assigned

Property Legal Description and Survey Map

See Appendix A
City of Appleton, Wisconsin
Outagamie County
NW 1/4, Section 35, T21N, R17E
(Refer to attached Figures 1 and 2, Appendix B)

TAX/Parcel Identification Number

Parcel IDs #312078600, 312078700, 312078800, 312078900, 312079000¹, and 312079100²
Zoning C-2 General Commercial, M-2 General Industrial, PD Planned Development Overlay

Document Revision Record

Revision Number	Date	Summary of Revision
Revision 0	November 1, 2017	Original draft plan submitted to WDNR in December 2017
Revision 1	November 13, 2019	Addresses WDNR comments to the original draft plan
Revision 2	June 25, 2020	Provides supplemental information to the plan to address additional WDNR comments
Revision 3	September 22, 2023	Incorporates construction documentation information to the plan related to the development of the Ellen Kort Peace Park

Introduction

This Direct Contact Barrier ("Cap") Maintenance and Materials Management Plan ("Plan") has been prepared for the above-referenced property ("Property") in accordance with NR 724.13 (2), Wis. Adm. Code to be implemented for unsaturated soils and remediated areas on the Property prior to closure of the currently open WDNR BRRTS ERP Case #02-45-000042. This Plan will be replaced upon case closure with a more comprehensive plan to further address residual contamination within the Fox River and the process for post-closure modification.

¹ Parcel owned by Wisconsin Central Ltd. The City of Appleton is in contact with the railroad regarding the small parcel abutting the We Energies property and will either negotiate purchase or ensure that they are aware that their property will be subject to the requirements of this plan.

² Parcel owned by the City of Appleton that will be subject to the requirements of this plan along with portions of the capped area that fall within the Water Street right of way.

This Plan documents the maintenance responsibilities associated with the land use controls and continuing obligations applicable to the Property. The maintenance activities relate to the existing Earthen and Sidewalk Cap which addresses or occupies the area over the residual contamination. The August 9, 2023 Soil Management Project Closeout Letter documenting the construction of the Ellen Kort Peace Park is provided in Appendix C. A depiction of the dimensions and physical characteristics of the Cap are provided in Appendix D - Construction Documentation Report Information.

More site-specific information about this property/site may be found in:

- The case file in the DNR Northeast Region office
- At <http://dnr.wi.gov/topic/Brownfields/wrrd.html>, which includes:
 - o BRRTS on the Web (DNR's internet-based data base of contaminated sites) for the link to a PDF for site-specific information at the time of closure and on continuing obligations;
 - o RR Sites Map for a map view of the site, and
- The DNR project manager for Outagamie County.

Descriptions

Description of Contamination

The former MGP site is located in an older, historic district of the City of Appleton known as the Third Ward that is primarily residential and is located southwest of Lawrence University (Figure 1) along the shoreline of a canal that directs water from the Fox River into hydroelectric power units that are part of the Middle Appleton Dam. The property is owned by We Energies and is currently part of a City of Appleton park (Ellen Kort Peace Park). Properties in the vicinity of the former MGP site are zoned for residential, general industrial, commercial, and public institutional use. Former MGP operations were active from approximately 1867 to 1954 and included numerous above-grade structures, related foundations, and underground piping. The MGP operations and historic management practices resulted in the release of operational by-products (e.g. coal tars, oxide box wastes) that impacted the subsurface soil (unsaturated and saturated) and groundwater. Primary constituents of concern included benzene, toluene, ethylbenzene, xylenes (BTEX), naphthalene and other polyaromatic hydrocarbons (PAHs), metals, and cyanide.

Multiple investigative and remediation efforts were conducted to establish the basis for remedial action options evaluations, remedial design, and remedial actions. Remedial investigation and design documentation were submitted for WDNR review and approval in the following:

- STS Consultants Ltd. May 16, 1996, *Site Investigation Report, Manufactured Gas Plant (MGP) Site, Appleton Wisconsin*
- STS Consultants Ltd., August 1, 1996, *Results of Additional Well Installation, Soil Sampling and Groundwater Sampling at the Former MGP site in Appleton, Wisconsin*
- STS Consultants Ltd., March 15, 2001, *MGP Site Remedial Alternatives Analysis Report*
- URS Corporation, September 20, 2001, *Site Investigation Work Plan, Former MGP Site (SIWP)*
- URS Corporation, March 25, 2002, *Site Investigation Report (SIR)*
- Natural Resource Technology, Inc., October 2002, *Remedial Action Options Report (RAOR), Former Manufactured Gas Plant Site, Appleton, Wisconsin*

- Natural Resource Technology, Inc., February 2003, *Pre-Remedial Design Data Collection, Former Manufactured Gas Plant Site, Appleton, Wisconsin*
- Natural Resource Technology, Inc., February 2003, *Bench Scale/Treatability Study and Design Progress Report, Former Manufactured Gas Plant Site, Appleton, Wisconsin*
- Natural Resource Technology, Inc., April 2003, *Remedial Design Report*
- Natural Resource Technology, Inc., August 2003, *Technical Specifications for Earthwork and In-Situ Stabilization/Solidification (ISS), Former Manufactured Gas Plant Site, Appleton, Wisconsin*
- Natural Resource Technology, Inc., January 28, 2004, *Assessment of Post Thermally Treated and Treatability Study In-Situ Stabilization/Solidification 90-day Leachability Laboratory Analytical Data, (January 2004 Data Assessment)*
- Natural Resource Technology, Inc., March 1, 2004, *Final Groundwater and Bedrock Piezometer Location Plan*
- Natural Resource Technology, Inc., April 19, 2004, *Phase I Remedial Construction Documentation Report*
- Williams Environmental Services, Inc. July 29, 2004 (completed March 22, 2004, *Treatability Study for We Energies Former MGP Site in Appleton, WI - Final Report, (Treatability Study)*)
- Natural Resource Technology, Inc. December 16, 2004, *Phase II Remedial Construction Documentation Report*

Following approval of the remedial actions in February 2005, groundwater monitoring updates including completion of Remediation Site Operation, Maintenance, Monitoring & Optimization Report form (4400-194) have been submitted to WDNR annually. The following reports include pertinent details of supplemental site investigation activities and conceptual site model updates:

- Natural Resource Technology, Inc. May 12, 2009, *2009 Groundwater Update and Closure Criteria Assessment*
- Natural Resource Technology, Inc., December 2, 2014, *Assessment of Fox River Canal Dewatering and Potential for DNAPL Mobilization*
- Groundwater Annual Reports completed between 2015 to present and available on the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS)

Site investigative activities identified four distinct strata of material that overlie the bedrock prior to remedial actions. In general, soil stratigraphy is relatively heterogeneous and discontinuous. Each of the material types starting from ground surface and proceeding to bedrock is summarized below:

- **Fill Material:** The fill material consists of a heterogeneous mix of materials including silt, sand, clay, gravel, ash, clinkers, wood fibers, miscellaneous construction debris (e.g., brick, glass and concrete). The thickness of this fill varies from approximately six feet in the western portion of the site to greater than 18 feet in the mid portion of the site. This formation was treated with ISS as described below during the remedial action.
- **Red Clay:** This material, which ranges from a stiff, silty clay to clayey silt, is not laterally continuous and is located primarily in the eastern portion of the site. The thickness of the material ranges from approximately zero to 10 feet and the depth to the top of clay below ground surface (bgs) varies considerably from approximately five to seven feet in the eastern portion of the site to greater than 12 feet bgs in the mid portion of the site. This formation was treated with ISS as described below during

the remedial action.

- Upper Till: The upper till zone consists of sandy to clayey silt with varying amounts of sand and gravel. It is located primarily in the central portion of the site beneath both the fill and red clay zones at depths that range from approximately eight to greater than 12 feet bgs. It is not laterally continuous.
- Lower Till: The lower till zone is laterally continuous across the entire site and consists of sandy fine to coarse gravel with some silt or clay. Some cobbles and boulders may be present in this stratum. Till thickness ranges from approximately eight to 10 feet. Depth to the top of till varies from approximately 10 to 18 feet bgs.

Beneath the lower till lies gray dolomite bedrock. The depth to bedrock varied from approximately 18 to greater than 25 feet bgs. Weathered bedrock, where present, is approximately eight feet thick on top of competent bedrock.

As described above, the former saturated zone materials (fill material and red clay containing shallow groundwater) is now best described as a very impermeable formation. As documented in the Phase II Remedial Construction Documentation Report, the geometric mean for hydraulic conductivity of the ISS monolith ranges from 3.1×10^{-9} cm/sec to 9.3×10^{-10} cm/sec.

Groundwater is between 3 and 28 feet below ground surface and continues to be monitored using the well locations illustrated on Appendix B, Figure 3 and Appendix E, Figure 15. Groundwater is monitored in the lower till/weathered bedrock unit (the flow zone below and surrounding the ISS treatment area, referred to as the "lower till") and the bedrock unit (piezometers are screened in more competent rock 10 to 15 ft below the weathered bedrock). Surface water is monitored at staff gauge SG 3. Piezometric surface maps show two distinct regions of groundwater flow. The western region of the lower till is characterized by locally variable flow directions and hydraulic gradients due to the convergence of upgradient recharge coming from the bluffs to the west and influx from the canal towards the site. The eastern region of the lower till is located closer to the Middle Appleton Dam and is characterized by consistent northeasterly groundwater flow direction. Groundwater flow in the bedrock unit is consistently to east to northeast. The surface water elevation measurements from SG-3 remain consistently higher than the lower till groundwater elevation measurements from the nearest wells on both sides of the canal indicating that the canal is behaving as a losing stream. MGP- impacted groundwater within the limits illustrated on Appendix E, Figure 15 may contain residual amounts of dense non-aqueous phase liquid (DNAPL) and constituents of concern (COCs) including BTEX, naphthalene and other PAHs, and arsenic. Detailed descriptions of groundwater flow and quality can be found in the annual Groundwater Reports for the Appleton City (Coal Tar) Former Appleton Manufactured Gas Plant (MGP) submitted to the City of Appleton and on file with WDNR.

Soil remedial action activities were conducted in two phases (in 2003 and 2004) and are documented in the WDNR-approved April 19, 2004 Phase I Remedial Construction Documentation Report (Phase I CDR) and December 16, 2004 Phase II Remedial Construction Documentation Report (Phase II CDR), respectively. Thermally treated soil, in situ solidified/stabilized (ISS) soil, ISS swell material, groundwater and any other MGP-impacted materials (collectively defined as Residually Impacted Subsurface Materials) remain at the Property. The thermally treated soil was taken off-site for thermal treatment prior to being re-placed at the site after treatment. Unsaturated Residually Impacted Subsurface Materials are located 1 foot bgs and the groundwater table surface typically ranges between 3 and 28 feet bgs.

Pertinent information regarding Residually Impacted Subsurface Materials from these reports are provided in Appendix D, and include the following:

- Phase I CDR
 - Table 9 - Post-treatment Soil Analytical Results (CDR Phase I)
 - Soil analytical data for thermally treated soil

- Phase II CDR
 - C093 Phase 11- ISS Column Layout (CDR Phase II)
 - Extent of ISS work
 - C100 Phase II - Site Restoration Plan (CDR Phase II)
 - Final restoration plan
 - C101 Phase II - Site Restoration Sections (CDR Phase II)
 - Cross-sections depicting locations of Cap, thermally treated soil, ISS swell material, and ISS

Together, Figure 3 in Appendix B and the information provided in Appendix D depict the lateral and vertical extent of remediation and Residually Impacted Subsurface Materials at the Property. When conducting any future excavation, removal, or disturbance of subsurface materials these areas and depths bgs should be avoided to the maximum degree possible. As described in further detail below, to the extent that such avoidance of these areas is not practicable, special precautions, notifications and materials management activities will be required.

The prior remedial activities and Cap construction were conducted to protect human health, safety, or welfare and the environment by addressing potential migration pathways (e.g. direct contact, soil to groundwater, surface water, sediment) as described and referenced herein. Structures do not exist and are not proposed within the area of Residually Impacted Subsurface Materials, the vapor intrusion pathway is not applicable. As part of the approved remedial activities and in accordance with applicable portions of NR 700 Wis. Adm. Code, Residually Impacted Subsurface Materials are situated (as illustrated in Appendix B and D) and may continue to be managed within 300 feet of a waterway, the Fox River Canal. To meet the requirements of NR 718, Wis. Adm. Code, this Plan was developed to ensure that any management of Residually Impacted Subsurface Materials resulting from disruption of the remediated material or the Cap will be conducted such that the management of the material will not pose a threat to public health, safety, or welfare or the environment and will be equivalent or exceed those procedures and requirements stipulated by prior remediations. Materials will be managed on-site as described herein or transported to a designated and approved disposal facility.

Description of the Cap to be Maintained

As depicted in the Ellen Kort Peace Park Soil Management Project Closeout Letter, Appendix C, and Sheets C100 and C101, Appendix D, in various locations across the property, the Cap consists of: 1) Earthen Cap and 2) Sidewalk that is part of the Ellen Kort Peace Park. The Earthen Cap consists of Clean Soil (including a minimum of 4-inches of topsoil and 8-inches of general fill). The Sidewalk consists of 8 inches of compacted base aggregate beneath 5 inches of concrete. Representative photographs of the Cap are included in Appendix G.

Cap Purpose

As part of the remedy, the Cap shall be maintained over the Residually Impacted Subsurface Materials to serve as a barrier to prevent direct human contact within the top 1 foot of ground surface that might otherwise

pose a threat to human health. The Cap should function as intended unless penetrated or disturbed. Based on the current use of the property, including C-2 General Commercial, M-2 General Industrial, and PD Planned Development Overlay, the barrier should function as intended unless disturbed.

Annual Inspection

The Earthen Cap and Sidewalk overlying the Residually Impacted Subsurface Materials, as depicted in the Ellen Kort Peace Park Soil Management Project Closeout Letter, Appendix C, and on Sheets C100 and C101, Appendix D, will be inspected once a year, normally in the spring after all snow and ice is gone, for deterioration, cracks and other potential problems that can cause exposure to underlying Residually Impacted Subsurface Materials. The inspections will be performed by the Lessee or their designated representative. The inspections will be performed to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented.

A log of the inspections and any repairs will be maintained by the Lessee and is included as Appendix H, Form 4400-305, Continuing Obligations Inspection and Maintenance Log. The log will include recommendations for necessary repair of any areas where underlying Residually Impacted Subsurface Materials are exposed. Once repairs are completed, they will be documented in the inspection log. A copy of the maintenance plan and inspection log will be kept on file by: (1) WDNR, Northeast Region; (2) the future Lessee and their property management designee; and (3) We Energies. The Plan shall be made available by the Lessee to prospective contractors, utilities and maintenance personnel, and any other public or private persons or entities authorized to perform work that may entail excavation, removal or disturbance of surface and subsurface materials at the Property. Previous investigation, design and construction documentation reports for the Property are on file with the WDNR and are available upon request (WDNR file reference: Appleton City (Coal Tar) MGP, BRRTS # 02-45-000042).

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying Residually Impacted Subsurface Materials, the Lessee must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The Lessee must also sample any Residually Impacted Subsurface Materials that is excavated from the site prior to disposal to ascertain if contamination remains. The Residually Impacted Subsurface Materials must be treated, stored and disposed of by the owner in accordance with applicable local, state and federal law. Alternatively, with prior WDNR approval following WDNR Guidance Document RR-060, Management of Contaminated Soil and Other Solid Wastes, Residually Impacted Subsurface Materials may be permitted to be managed on the Property or at a different property rather than being taken to an operating, licensed solid waste facility.

In the event the Earthen Cap or Sidewalk overlying the Residually Impacted Subsurface Materials are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The Lessee, in order to maintain the integrity of the Earthen Cap and Sidewalk, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building

is present), at the address of the Lessee and make it available to all interested parties (i.e. on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting the Cap

The following activities are prohibited on any portion of the property where Earthen Cap or Sidewalk is required as shown in the Ellen Kort Peace Park Soil Management Project Closeout Letter, Appendix C, and Sheets C100 and C101, Appendix D, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

As noted, the Lessee shall avoid, to the maximum degree possible, disturbing the Earthen Cap, the Sidewalk, and Residually Impacted Subsurface Materials as included in the attached Definitions as: all soils or materials present below the Cap that are laterally or vertically within the limits of the cap illustrated on Figure 3 of the identified Cap shown on Figure 3, Appendix B and the Ellen Kort Peace Park Soil Management Project Closeout Letter, Appendix C.

If disturbance cannot be avoided, the Lessee shall notify We Energies a minimum of 30 days prior to the proposed work so assistance or oversight can be provided for proper handling and disposal or other management of the materials. Soil disturbing activities shall not be conducted until written approval is obtained from WDNR and We Energies. Proper material management includes, but is not limited to:

- a. Segregation of the material removed as Residual MGP-impacted Subsurface Materials to properly characterize and manage the material. All excavated materials must be managed in accordance with NR 718, Wisconsin Administrative Code (and associated technical guidance) or other applicable state and federal regulations.
- b. Residual Impacted Subsurface Materials may be excavated, but must be properly characterized, managed, and disposed as Special Waste. With appropriate prior notice, We Energies will coordinate the waste profiling, manifesting and disposal at a designated disposal facility. Alternatively, with prior WDNR approval following WDNR Guidance Document RR-060, Management of Contaminated Soil and Other Solid Wastes, Residually Impacted Subsurface Materials may be permitted to be managed on the Property or at a different property rather than being taken to an operating, licensed solid waste facility.
- c. If removal of Residual MGP-impacted Subsurface Materials is necessary, it shall be conducted by the Lessee in a manner that does not have an adverse impact to the environment and in a manner that does not exacerbate existing environmental conditions. For example, for any work that disturbs the Residual Impacted Subsurface Materials (e.g., installation of a new utility service), a vertical cutoff collar or trench seal shall be installed at the lateral limit where the Residual Impacted Subsurface Materials intersects with the Cap limit. The cutoff collar or trench seal shall consist of flowable fill, concrete, bentonite or other low permeability fill material.
- d. All MGP-impacted Groundwater (see attached Definitions) or storm water/surface water removed during construction activities (i.e., contact water) requires special handling and disposal. Such water must be managed in accordance with an approved local or state discharge permit. We Energies shall be contacted and consulted at least 30 days prior to handling or disposal of MGP-impacted Groundwater or contact water.

- e. To the extent that redevelopment/reuse of the property may necessitate the planting and maintenance of rooted vegetation, additional clean topsoil or other appropriate unimpacted substrate shall be added to the thickness of the Cap as needed by the Lessee.

If removal, replacement or other changes to a cover, are considered, the Lessee will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with NR 727.07, Wis. Adm. Code.

Additional Lessee Responsibilities and Continuing Obligations

- 1) Avoid penetrating the ISS monolith: The ISS monolith may not be penetrated without prior written approval from DNR. Contact DNR in advance of request to discuss appropriate process and applicable fee(s).
- 2) Avoid disturbing sediments in the bottom of the canal: We Energies has completed extensive source removal in the canal adjacent to the Property. Fox River Sediments shall not be disturbed in the areas identified on Figure 3. Details regarding conditions of the canal bottom adjacent to the property can be found in the Assessment of Fox River Canal Dewatering and Potential for DNAPL Mobilization technical memorandum dated December 2014 on file with WDNR. Sediments in the Fox River may not be disturbed without prior written approval from DNR. Contact DNR in advance of request to discuss appropriate process and applicable fee(s).
- 3) Monitoring Well Network. The Lessee shall not damage or obstruct access to (e.g., bury or obstruct with landscaping) any existing or future groundwater monitoring wells located on the Property (see Appendix B, Figure 3 and Appendix E, Figure 15). If any of the monitoring wells are damaged, the Lessee shall contact We Energies immediately to discuss repairs. If the Lessee wishes to modify the construction of existing monitoring wells (e.g., make repairs, cut down to ground surface, increase the height of a monitoring well to match proposed grades, etc.) the Lessee will be responsible for the cost of the modifications and re-survey of the affected monitoring wells. We Energies shall be contacted and consulted at least 30 days prior to any such modifications so assistance or oversight can be provided. Modifications must meet WDNR groundwater monitoring well requirements (as specified in Wisconsin Administration Code Chapter NR 141) and well surveys must have a minimum vertical accuracy of 0.01 feet. Prior written approval may be required from WDNR and We Energies prior to any such physical modifications to the monitoring well network.
- 4) Inform construction or maintenance workers of the known subsurface and Residually Impacted Subsurface Materials in advance of any invasive soil disturbance/subsurface excavation activities. Inform employees, contractors or other construction or maintenance workers of the known Residually Impacted Subsurface Materials such that the contractor can prepare a site-specific health and safety plan, including, if necessary, air monitoring protocol, appropriate for the work being performed. All workers shall be properly qualified and take precautions to protect themselves with proper and applicable PPE from exposures to the contaminated materials. All contractor personnel conducting or participating in work in areas that may have Residually Impacted Subsurface Materials must be HAZWOPER-trained as required by 29 CFR 1910.120.
- 5) Notification to We Energies. Notwithstanding specifications of any other contractual agreement, prior to excavation, removal or disturbance of Residually Impacted Subsurface Materials, the Lessee shall provide a minimum of 30 days' notice to We Energies and provide access to the property to We Energies and/or their designated representatives during such activities. We Energies and/or their designated agents or representatives shall ensure that arrangements are in place for proper disposal, or other management under WDNR Guidance Document RR-060, of any such material and will be responsible for any reasonable incremental costs associated with such disposal or other management.
- 6) Documentation. Following completion of any work involving disturbance of Residually Impacted Subsurface Materials performed at the Property, a brief report shall be prepared. The report shall describe

the work performed, identify the person(s)/contractor(s) who performed the work and the date of the work, and confirmation that this Plan was adhered to in completing the work. A copy of the report shall be kept on file by the Lessee and the Property Manager (or designee), if any, and a copy shall be forwarded to We Energies and filed with the WDNR upon request. An example outline for use in preparing such summary reports is included in Appendix F.

Amendment or Withdrawal of Maintenance Plan

This Plan can be amended or withdrawn by Wisconsin Electric Power Company d/b/a We Energies with the written approval of the WDNR. Upon regulatory case closure for the property by WDNR, this plan or a similar document will be incorporated into the Case Closure letter and GIS Registry packet for the site and future property owners will retain continuing obligations for adherence to the plan.

Contact Information

As of September 2023

Site Owner and Operator: Wisconsin Electric Power Company d/b/a We Energies
c/o Property Management
231 W. Michigan Street, Rm. A252
Milwaukee, WI 53201
Name: Tonya M. Peters
Phone 414-221-2731

Signature: _____

Lessee: City of Appleton
c/o Appleton Parks, Recreation, and Facilities Management Department
100 North Appleton Street
Appleton, WI 54911-4799
Name: XXXX
Phone: XXX-XXX-XXXX

Signature: _____

Consultant: Ramboll
Mr. Brian Hennings, PG
Mr. Andrew Cawrse
234 West Florida Street, Fifth Floor
Milwaukee, WI 53204
414-837-3607

WDNR: Ms. Sarah Krueger
Wisconsin Department of Natural
Resources
2984 Shawano Avenue
Green Bay, WI 54313
920-510-8277

Attachments:

Appendix A	Legal Documents Deed Title (with legal description of Property) Signed Statement Plat Map and Site Plan
Appendix B	Figures Figure 1 – Site Location Map Figure 2 – Site Vicinity Figure 3 – Extent of Residual Contamination and Cap Maintenance Areas
Appendix C	Ellen Kort Peace Park Soil Management Project Closeout Letter
Appendix D	Construction Documentation Report Information Table 9 - Post-treatment Soil Analytical Results (CDR Phase I) C093 Phase II – ISS Column Layout (CDR Phase II) C100 Phase II – Site Restoration Plan (CDR Phase II) C101 Phase II – Site Restoration Sections (CDR Phase II)
Appendix E	2022 Annual Groundwater Report Information Figure 15 - Limits of Groundwater Impacts
Appendix F	Example Documentation Report Outline
Appendix G	Photographs of Cap
Appendix H	Continuing Obligations Inspection and Maintenance Log (WDNR Form 4400-305)

DEFINITIONS

"Cap" is defined as: a physical cover of varying thickness installed to restrict or prevent direct contact with Residually Impacted Subsurface Materials. Examples include (but are not limited to): 1) Earthen Cap and 2) Sidewalk.

"Canal" is defined as: approximately 100 x 700 foot section of the Fox River immediately adjacent to the Property which is bounded to the north and east by the Property, and to the south and east by the island of land located between the Property and the gates of the Middle Appleton Dam (see Appendix B Figure 3).

"Earthen Cap" is defined as: Clean Soil (including 4-inches of topsoil and 8-inches of general fill).

"Clean Soil" is defined as: imported soil, including topsoil, from a quarry or other clean borrow source used as backfill in an excavation or grading, or on or near the surface.

"Sidewalk" is defined as: 8 inches of compacted base aggregate beneath 5 inches of concrete.

"Thermally Treated Soil" is defined as: MGP-impacted soil that was thermally desorbed to address impacts including but not limited to benzene, toluene, ethylbenzene, and xylenes (BTEX) and polynuclear aromatic hydrocarbons (PAHs) compounds during remedial action activities conducted by We Energies. Thermally Treated Soil is located within the Cap, as shown on Figure 3 of Appendix B and Sheets C093 and C100 of Appendix D.

"ISS Swell Material" is defined as: MGP-impacted soil that was mixed with cement-based stabilizing reagents and had to be reworked to ensure proper grading during remedial action activities conducted by We Energies. The ISS Swell Material is located within the Cap, as shown on Figure 3 of Appendix B and Sheets C093 and C100 of Appendix D.

"ISS Treated Soil" is defined as: MGP-impacted soil that was mixed with cement-based stabilizing reagents during remedial action activities conducted by We Energies. The ISS Treated soil is located within the Cap, as shown on Figure 3 of Appendix B and Sheets C093 and C100 of Appendix D. The top elevation of the ISS treated soil is approximately 1 to 4 feet below ground surface, on the property. Top elevation ranges between 722 and 726 feet and bottom elevation ranges between 718.6 and 708.2 feet, NAVD 88, or approximately 4.0 to 17.0 feet below ground surface.

"MGP-impacted Groundwater" is defined as: groundwater containing evidence of dense non-aqueous phase liquid (DNAPL) including odor and visual oil or staining. Constituents of concern (COCs) include including BTEX, PAHs, and arsenic. The depth to groundwater on the Property ranges from approximately 3 to 28 feet below ground surface.

"Residually Impacted Subsurface Materials" includes all soils or materials present below the Cap shown on Figure 3 of Appendix B and Sheets C093 and C100 of Appendix D. Also collectively defined as: Thermally Treated Soil, ISS treated soil, ISS Swell Material, MGP-impacted Groundwater, as defined above.

APPENDIX A
LEGAL DOCUMENTS

THIS DEED, made between *The City of Appleton*, a Wisconsin Municipal Corporation, GRANTOR, and *Wisconsin Electric Power Company*, GRANTEE,

OUTAGAMIE COUNTY
RECEIVED FOR RECORD

APR - 7 1999

AT 9 O'CLOCK A.M. P.M.
GRACE HERB
REGISTER OF DEEDS

WITNESSETH, that the said Grantor, for a valuable consideration of *one dollar* and other valuable consideration conveys to Grantee the following described real estate in Outagamie County, State of Wisconsin:

All that part of the Northwest 1/4 of Section 35, in Township 21 North, Range 17 East, in the City of Appleton, Outagamie County, Wisconsin Bounded and described as follows:

All of Lot Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) of Block "C", Lots Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16) less railroad right of way and less the East Thirty Feet (30') of Lot Sixteen (16) of Block "C":

Those portions of Lots One (1), Two (2), Three (3), Four (4), Five (5) of Block "C" and that portion of Block Seventy-one (71) bounded by a line described as beginning at the Northeasterly corner of Lot 5; thence South 62° 13' West along the Southeasterly line of Water Street 205.4 feet; thence South 48° 57' West along the said line of Water Street 210 feet; thence South 41° 03' East 245 feet to a point in the Northerly right-of-way line of the Chicago and North Western Railway; thence North 77° 08' East 397 feet to a point on the Northeasterly line of Lot 5; thence Northwesterly along the Northeasterly line of Lot 5 to the place of beginning, all in the City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessors Map of said City.

Record and return to:

City of Appleton WISCONSIN ELECTRIC POWER
City Attorney PO BOX 2046
100 North Appleton Street MILWAUKEE, WI
Appleton, WI 54911-4799 53201
Attn: M. James, A440
MJB

Tax Key No. 31-2-0789-00
31-2-0788-00
31-2-0787-00
31-2-0786-00

10

FEE

2
EXEMPT

This is not homestead property.

Together with all and singular the hereditaments and appurtenances thereunto belonging.

And said Grantor warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except easements, covenants, conditions and restrictions of record and will warrant and defend the same.

Dated this 7th day of April, 1999.

Timothy Hanna, Mayor

Cindi Hesse, City Clerk

ACKNOWLEDGMENT

State of Wisconsin)
) ss.
Outagamie County)

Personally came before me on this 7th day of ~~March~~ April 1999, the above named Timothy Hanna and Cindi Hesse, to me known to be the person who executed the foregoing instrument and acknowledge the same.

This instrument was drafted by:
Greg J. Carman, Attorney at Law

Greg J. Carman
Notary Public, Outagamie County, Wisconsin

Prepared for: City of Appleton
Attn: Attorney Jami Grisbach
100 N Appleton St
Appleton, WI 54913-2519

ALTA COMMITMENT

SCHEDULE A

COMMITMENT NO. 082441

1. Commitment Date: December 16, 1998 at 7:30 AM

2. Policy (or policies) to be issued:

(a) ALTA Owner's Policy - (Form B)
Proposed Insured:

Policy Amount \$ 607,000.00

Wisconsin Electric Power Company, a Wisconsin corporation

(b) ALTA Loan Policy
Proposed Insured:

Policy Amount \$

3. *Fee Simple* interest in the land described in this Commitment is owned, at the Commitment Date, by

City of Appleton, a municipal corporation

4. The land referred to in this Commitment, is described as follows:

All of Lot Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) of Block "C"; Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) less railroad right of way and less the East 30 feet of Lot Sixteen (16) of Block "C";
These portions of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Block "C" and that portion of Block Seventy-one (71) bounded by a line described as beginning at the Northeasterly corner of Lot 5; thence South 62°13' West along the Southeasterly line of Water Street 205.4 feet; thence South 48°57' West along said line of Water Street 210 feet; thence South 41°03' East 245 feet to a point in the Northerly right-of-way line of the Chicago and North Western Railway; thence North 77°08' East 397 feet to a point on the Northeasterly line of Lot 5; thence Northwesterly along the Northeasterly line of Lot 5 to the place of beginning, all in the City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessors Map of said City.

Tax Key Nos. 31-2-0786-00-0, 31-2-0787-00-0,
31-2-0788-00-0 and 31-2-0789-00-0

cc: Wisconsin Electric Power Company/Michael James

JM/mgj

File No. 082441 Property Address: W. Water Street, Appleton, WI,
"Address, as provided with application for title insurance and shown here only for the Realtor's reference."
Evans Title Companies, a division of First American Title Insurance Company

LEGAL DESCRIPTION CERTIFICATION

Parcel Numbers 312078600, 312078700, 312078800, and 312078900

**Appleton City (Coal Tar) MGP
Former Appleton Manufactured Gas Plant (MGP)
337 West Water Street
Appleton, WI 54911
WDNR BRRTS #02-45-000042**

Legal Description:

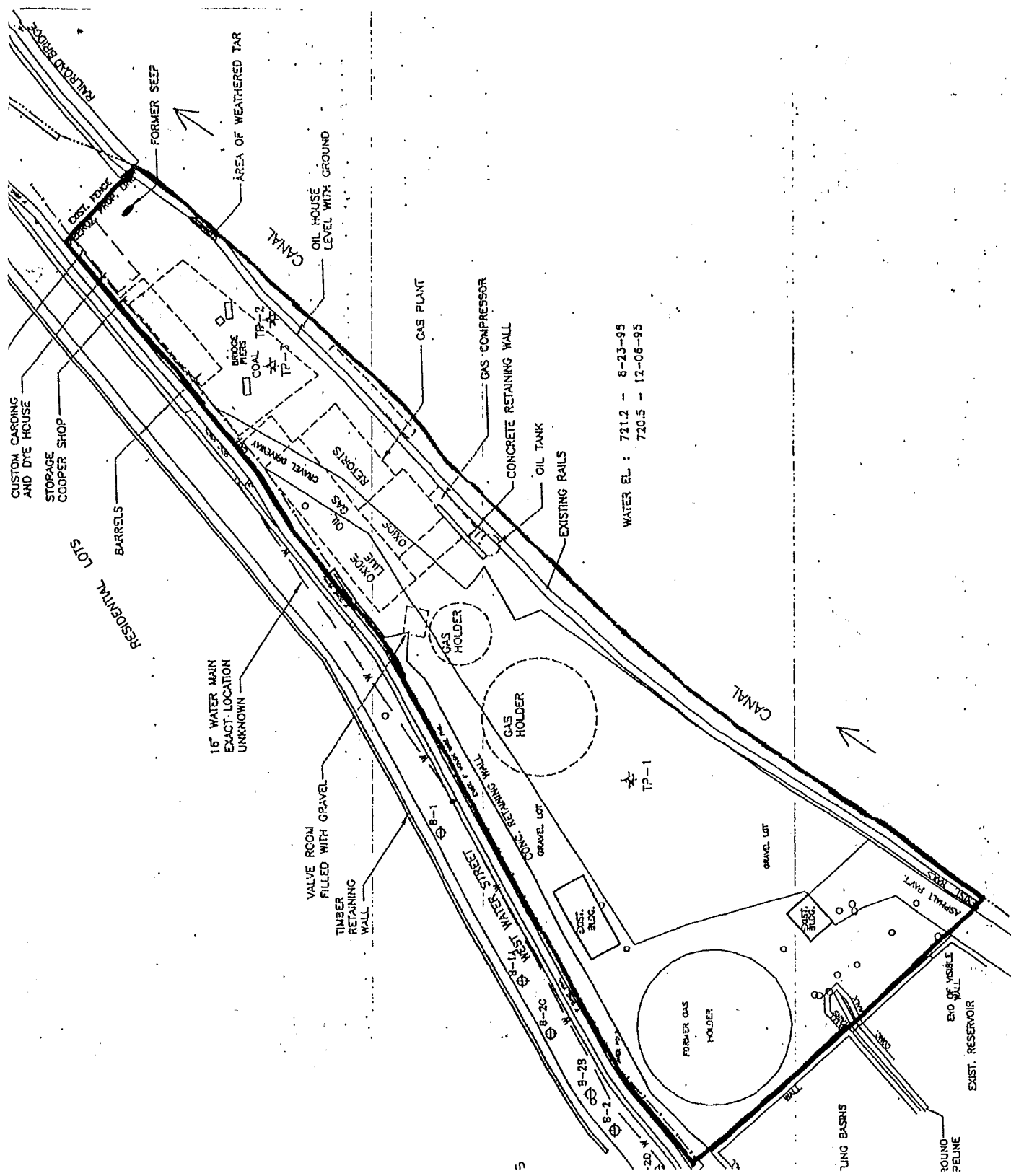
All of Lot Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) of Block "C"; Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) less railroad right of way and less the East 30 feet of Lot Sixteen (16) of Block "C";

These portions of Lots One (1), Two (2), Three (3), Four (4) and Five (5) of Block "C" and that portion of Block Seventy-one (71) bounded by a line described as beginning at the Northeasterly corner of Lot 5; thence South 62°13' West along the Southeasterly line of Water Street 205.4 feet; thence South 48°57' West along said line of Water Street 210 feet; thence South 41°03' East 245 feet to a point in the Northerly right-of-way line of the Chicago and North Western Railway; thence North 77°08' East 397 feet to a point on the Northeasterly line of Lot 5; thence Northwesterly along the Northeasterly line of Lot 5 to the place of beginning, all in the City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessors Map of Said City.

"I certify that the attached legal description is, to the best of my knowledge, complete and accurate."

James Raabe
Manager-Property Management
Wisconsin Electric Power Company d/b/a We
Energies

Date

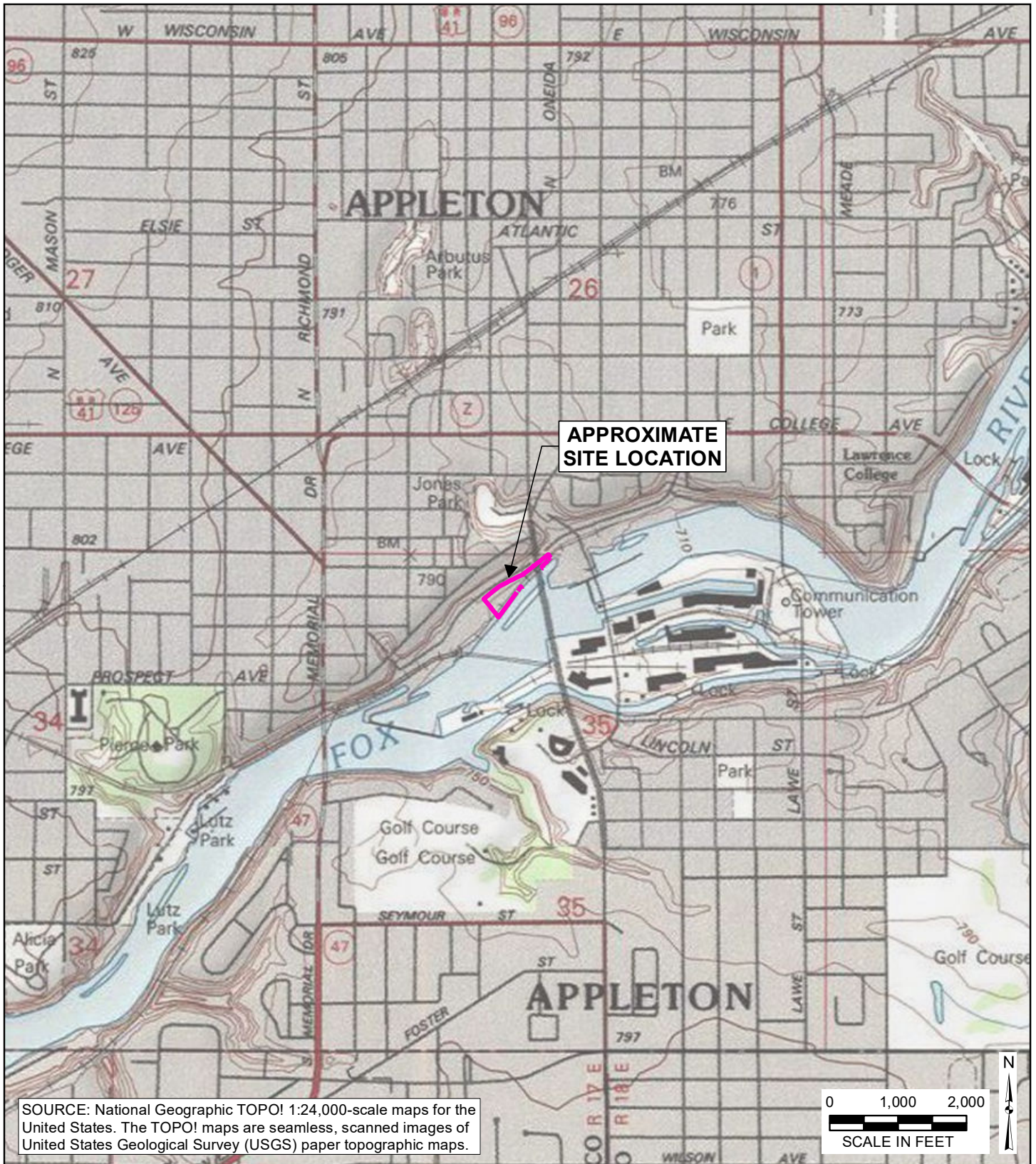


WATER EL : 721.2 - 8-23-95
 720.5 - 12-05-95

Site Plan

EXHIBIT A

APPENDIX B
FIGURES



SOURCE: National Geographic TOPO! 1:24,000-scale maps for the United States. The TOPO! maps are seamless, scanned images of United States Geological Survey (USGS) paper topographic maps.



SITE LOCATION MAP

DIRECT CONTACT BARRIER MAINTENANCE
 AND MATERIALS MANAGEMENT PLAN
 FORMER APPLETON MAUNUFACTURED
 GAS PLANT (MGP) FACILITY
 WE ENERGIES
 APPLETON, WISCONSIN



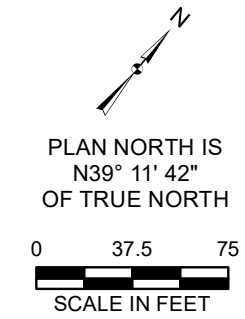
PROJECT NO. 1508
 FIGURE NO. 1
 DRAWN BY: SDS 10/6/17
 REVIEWED BY: KRM 10/6/17
 APPROVED BY: BGH 10/___/17

Y:\GIS\Projects\151508MXD\DCB_MaM_MPIR\Logo\Figure 2_Site_Vicinity.mxd Author: STOLZSD; Date/Time: 10/30/2019, 5:20:54 PM



- ⋯⋯⋯ FORMER MGP SITE PERIMETER
- PERIMETER OF CAP
- CANAL INVERT ISS TREATMENT AREA
- - - SHORELINE
- 2017 TAX PARCEL

SOURCE: TAX PARCEL DATA OBTAINED FROM OUTAGAMIE COUNTY GIS
IMAGERY SOURCE: OUTAGAMIE COUNTY SPRING 2014



DRAWN BY/DATE:
SDS 10/6/17
REVIEWED BY/DATE:
KFM 10/6/17
APPROVED BY/DATE:
BGH 10/___/17

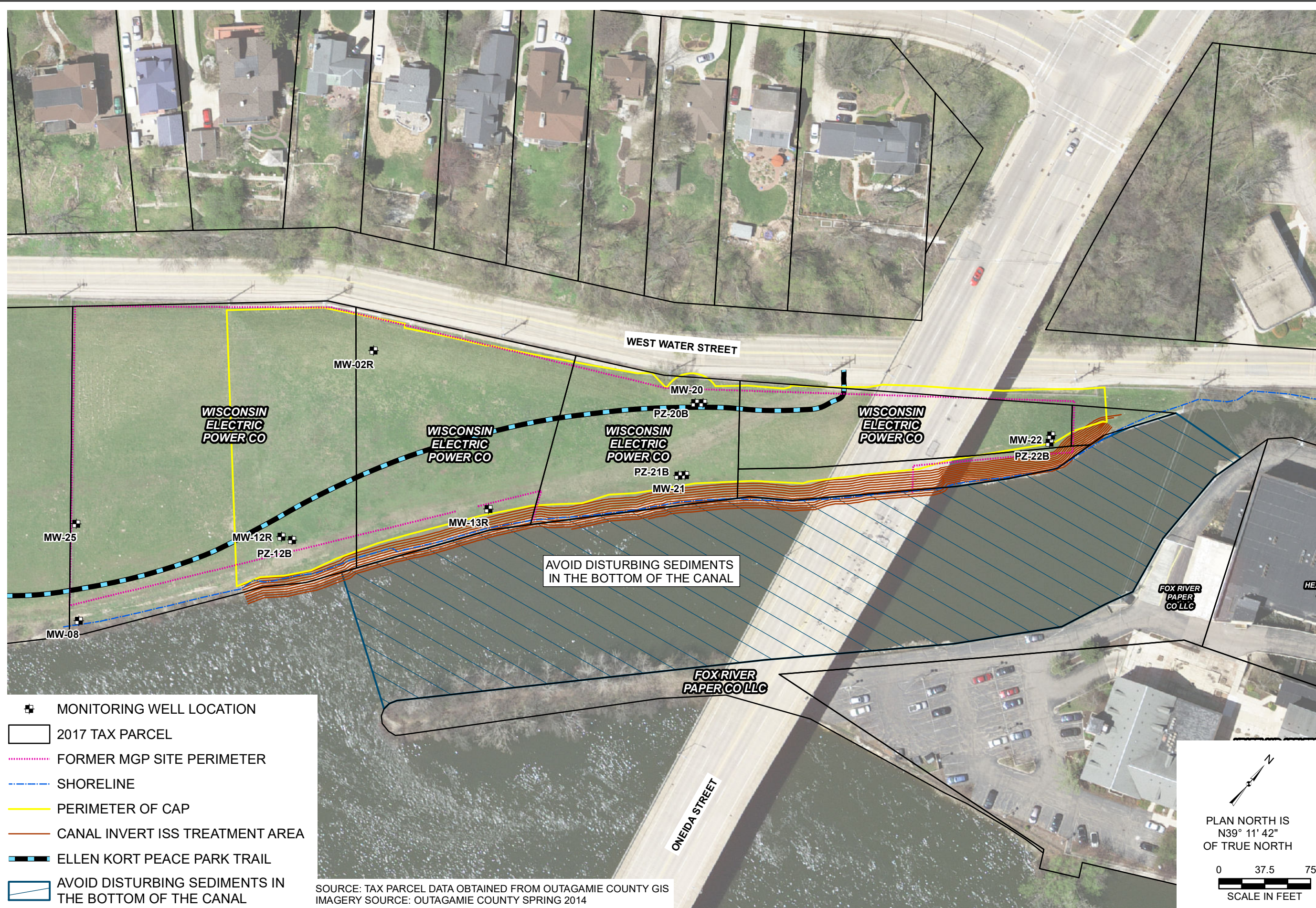
SITE VICINITY

DIRECT CONTACT BARRIER MAINTENANCE
AND MATERIALS MANAGEMENT PLAN
FORMER APPLETON MANUFACTURED GAS PLANT (MGP) FACILITY
WE ENERGIES
APPLETON, WISCONSIN

PROJECT NO: 1508
FIGURE NO: 2



Y:\GIS\Projects\151508\MXD\DCB_Main_MPIR\Logo\Figure 3_Extent of Resid Contam and Cap Main Areas.mxd Author: STOLZSD; Date/Time: 9/14/2023, 8:09:37 AM



- MONITORING WELL LOCATION
- 2017 TAX PARCEL
- FORMER MGP SITE PERIMETER
- SHORELINE
- PERIMETER OF CAP
- CANAL INVERT ISS TREATMENT AREA
- ELLEN KORT PEACE PARK TRAIL
- AVOID DISTURBING SEDIMENTS IN THE BOTTOM OF THE CANAL

SOURCE: TAX PARCEL DATA OBTAINED FROM OUTAGAMIE COUNTY GIS
 IMAGERY SOURCE: OUTAGAMIE COUNTY SPRING 2014

DRAWN BY/DATE:
 SDS 10/6/17
 REVIEWED BY/DATE:
 KRM 10/6/17
 APPROVED BY/DATE:
 BGH 10/___/17

**EXTENT OF RESIDUAL CONTAMINATION
 AND CAP MAINTENANCE AREAS**

DIRECT CONTACT BARRIER MAINTENANCE
 AND MATERIALS MANAGEMENT PLAN
 FORMER APPLETON MANUFACTURED GAS PLANT (MGP) FACILITY
 WE ENERGIES
 APPLETON, WISCONSIN

PROJECT NO: 1508
 FIGURE NO: 3



APPENDIX C

ELLEN KORT PEACE PARK SOIL MANAGEMENT PROJECT CLOSEOUT LETTER



August 9, 2023

Mr. Tom Flick, CPRP
Deputy Director / Project Manager
Appleton PRFM Department
1819 E. Witzke Boulevard
Appleton, WI 54911

Re: Ellen Kort Peace Park
Wis. Admin Code NR718.12 Soil Management Project Closeout Letter
Appleton (Coal Tar) MGP, BRRTS #02-45-000042

Dear Mr Flick:

This letter is to notify you that the construction work at Ellen Kort Peace Park in the City of Appleton is complete. Per the requirements, this letter is documentation of the material management activities and follows NR 718 of the Wis. Admin. Code..

During the grading work done at Ellen Kort Peace Park, small amounts of Residually Impacted Subsurface Material (Thermally Treated Soil) was encountered. Topsoil and cover material was stripped and the site was graded for a new concrete trail. The Residually Impacted Subsurface Material (Thermally Treated Soil) that was encountered was kept on site and was covered with greater than 1 foot of fill material as described in the management plan. See the attached map for details and locations. Careful placement of cover material was used to not spread the material and to cap it sufficiently as called out to conform with the Wis. Admin. Code NR 718.12.

The new site conditions create a greater buffer to human health and safety by increasing the cover material in these areas. Areas outside the work area were not affected and no changes in site conditions were altered.

This following are included:

- Maps and drawings of the contaminated material.
- Field observations and results of monitoring during the management activity.
- Revised cover maintenance plan

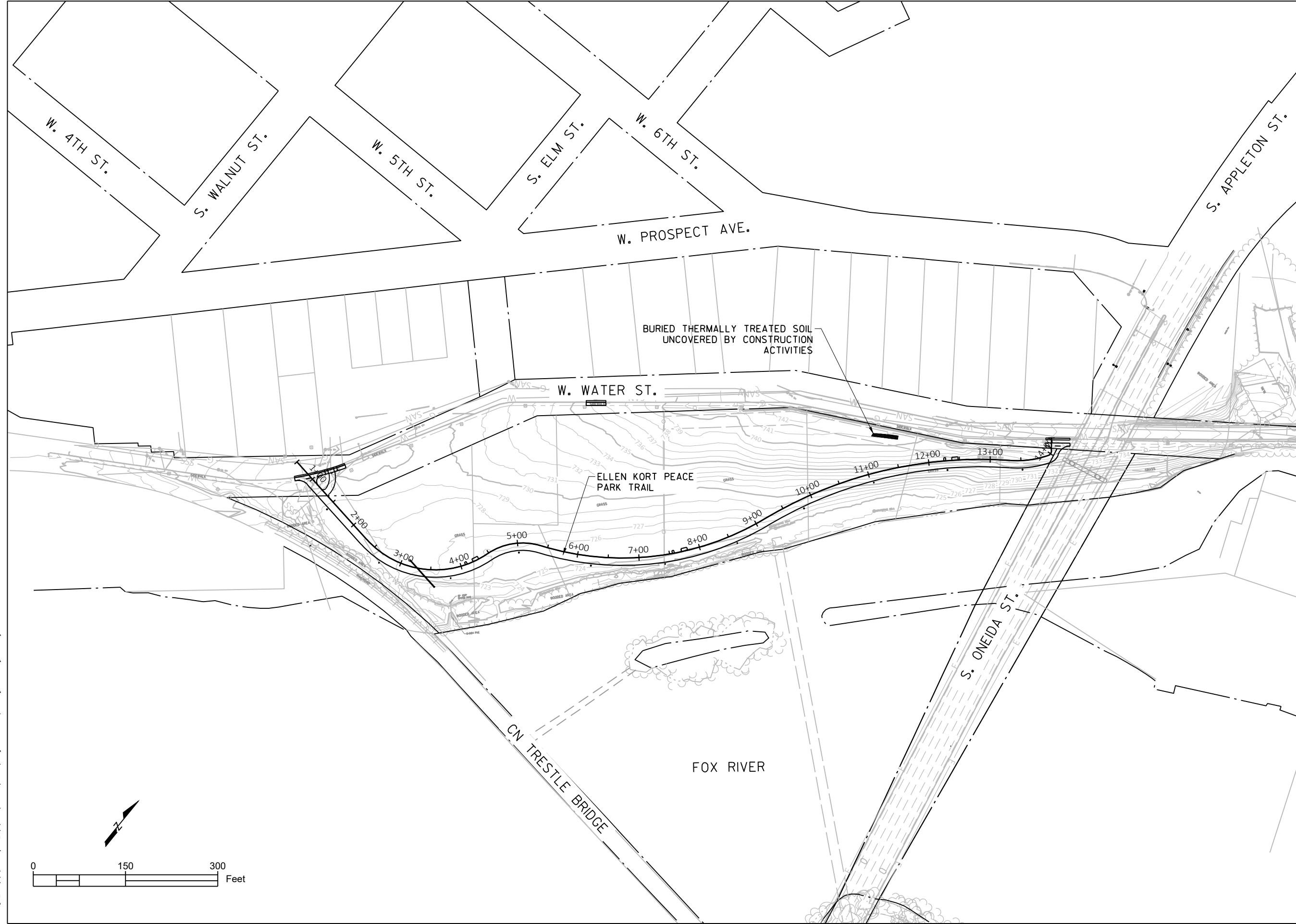
Sincerely,

Matthew C. Geurts

A handwritten signature in black ink that reads 'Matthew Geurts'.

Matt Geurts, PE
Senior Project Manager

THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY



Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

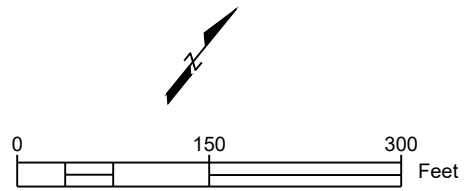
Submittal:	Description:
Date:	

Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 THERMAL SOIL

Sheet Number:
 1 OF 1

Plot Date: Jul 31, 2023 - 05:05:50pm. Plotted by BourgeoisJ
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THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY

AS-BUILT PLAN

SHEETS REVISED:
12-15, 17-19

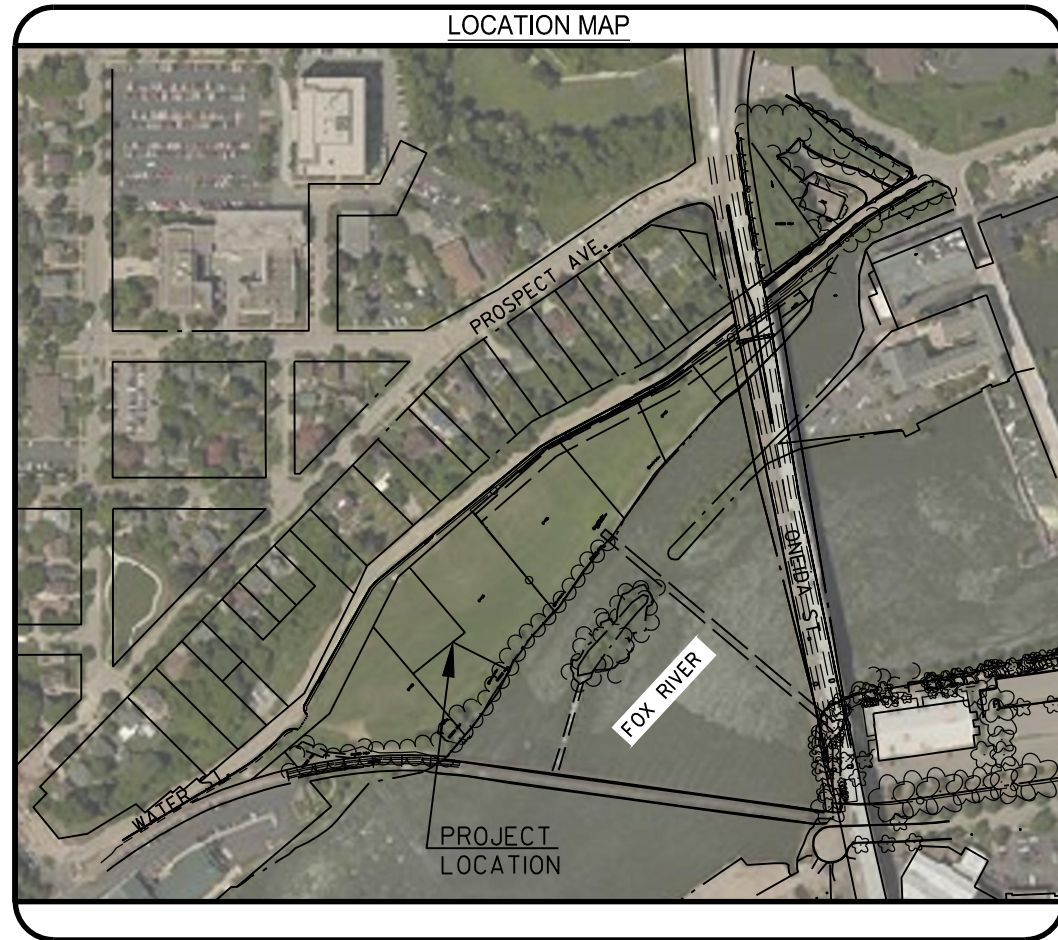
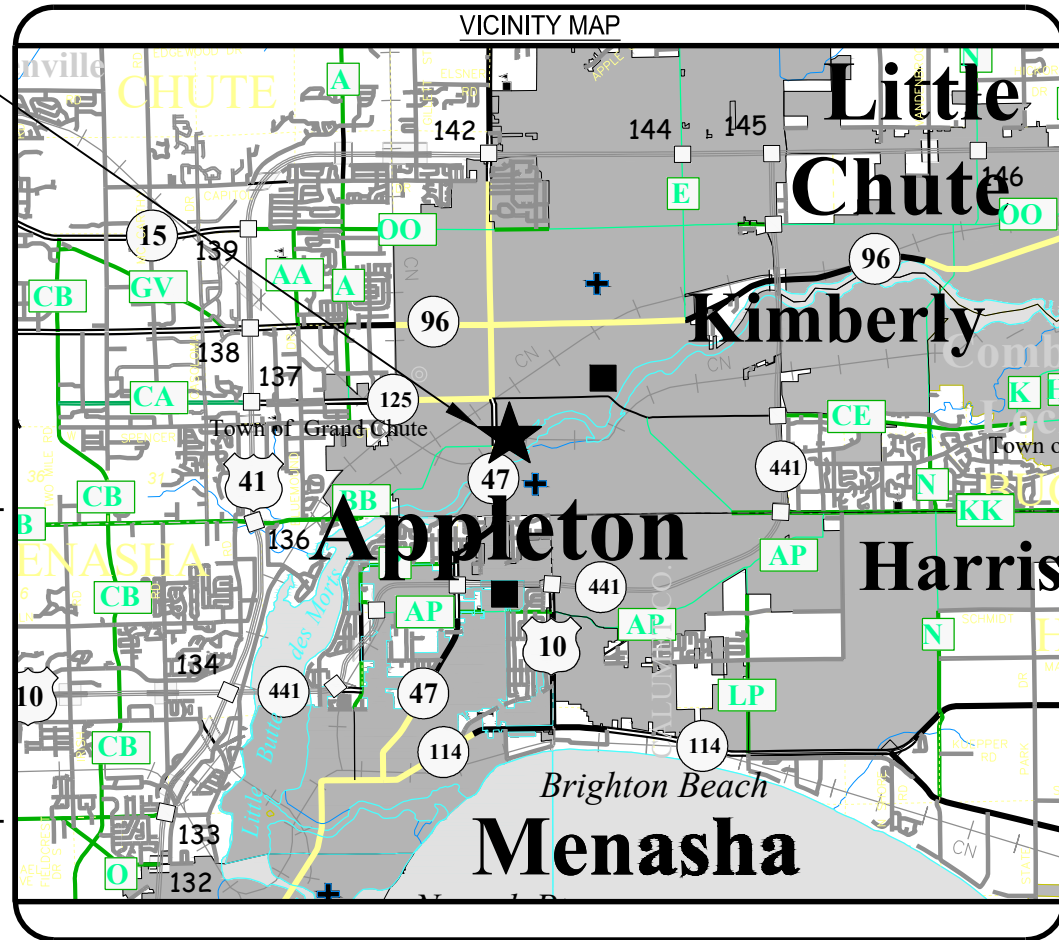
SUBCONTRACTOR LIST
 BODART ELECTRICAL SERVICE INC.
 MARTELL CONSTRUCTION INC.
 PETERS CONCRETE COMPANY
 NORTHEAST ASPHALT
 HARTFORD LANDSCAPE & SUPPLY

CITY OF APPLETON PARKS & RECREATION DEPARTMENT **ELLEN KORT PEACE PARK TRAIL** OUTAGAMIE COUNTY

Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



PROJECT VICINITY



OWNER CONTACT

CITY OF APPLETON PARKS,
 RECREATION, & FACILITIES
 MANAGEMENT DEPARTMENT
 TOM FLICK
 1819 E. WITZKE BOULEVARD
 APPLETON, WI 54911
 P: 920-832-3915
 WWW.APPLETON.ORG

DESIGN CONTACTS

EXP US SERVICES, INC.
 ROWLAND HOSLET, P.E.
 4321 W. COLLEGE AVE,
 APPLETON, WI 54914
 C: 920-857-6304
 ROWLAND.HOSLET@EXP.COM

PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF SITE GRADING AND BORROW MATERIAL, ASPHALTIC SURFACE, CONCRETE SIDEWALK AND TRAIL, LIGHT POLE BASES AND LIGHTS, CONDUIT, WIRING, AND SITE RESTORATION.

INDEX OF DRAWINGS					
SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
1	- TITLE SHEET	11	- TRAFFIC CONTROL PLAN	21	- LIGHTING PLANS
2	- GENERAL NOTES	12	- REMOVALS	22	- LIGHTING PLANS
3	- PROJECT OVERVIEW	13	- REMOVALS	23	- LIGHTING PLANS
4	- CONTOUR MAP	14	- EROSION CONTROL	24	- LIGHTING PLANS
5	- CONTOUR MAP	15	- EROSION CONTROL	25	- LIGHTING PLANS
6	- TYPICAL SECTIONS	16	- ALIGNMENT DIAGRAM	26	- LIGHTING PLANS
7	- CONSTRUCTION DETAILS	17	- PLAN AND PROFILE	27	- LIGHTING PLANS
8	- CONSTRUCTION DETAILS	18	- PLAN AND PROFILE	XS1-XS17-	CROSS SECTIONS
9	- CONSTRUCTION DETAILS	19	- PLAN AND PROFILE		
10	- CONSTRUCTION DETAILS	20	- LIGHTING PLAN		

Stamp:

Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	

Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 TITLE SHEET

Sheet Number:
 1 OF 27

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 SHEETS: Topo-Exp.dwg

THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY

GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, AFFECTED UTILITIES, AND THE CITY OF APPLETON PRIOR TO THE START OF WORK.
2. THE LOCATIONS OF EXISTING AND PROPOSED UTILITY FACILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY FACILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR MAKING DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES NECESSARY TO AVOID DAMAGE.
3. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE CITY.
4. INLET AND DISCHARGE ELEVATIONS FOR DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO INSTALLATIONS.
5. ALL ELEVATIONS ON THIS PROJECT ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM ON 1929. HORIZONTAL CONTROL IS REFERENCED TO WISCONSIN OUTAGAMIE, US FT.
6. CONSTRUCTION SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO MINIMIZE EROSION AND SILTATION INTO SURFACE WATERS. EROSION CONTROL MEASURES (SUCH AS SILT FENCE, TURBIDITY BARRIER, AND STRAW BALES) MUST MEET OR EXCEED THE TECHNICAL STANDARDS OF CH. NR 151, WIS. ADM. CODE.
7. AFTER THE SITE IS 80% STABILIZED, OR PRIOR TO, AT THE DIRECTION OF THE CITY, ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED AND DISPOSED OF PROPERLY. ANY REMAINING TEMPORARY EROSION CONTROL DEVICES AFTER THIS POINT CONSTITUTE LITTERING AND MAY BE ENFORCED.
8. APPROPRIATE EROSION CONTROL MEASURES MUST BE IN-PLACE AND EFFECTIVE DURING EVERY PHASE OF THIS PROJECT AND AT THE END OF EACH WORKING DAY.
9. LAYOUT INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT FOR CONSTRUCTION LAYOUT AND STAKING. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT APPLICATIONS AND FEES, AND COORDINATION WITH CITY FOR TRAVEL LANE AND SIDEWALK CLOSURES.

CONTACTS

CITY OF APPLETON
DEPUTY DIRECTOR
TOM FLICK
920-832-3915

EXP US SERVICES, INC.
PROJECT MANAGER
ROWLAND HOSLET, PE
920-857-6304

WISCONSIN DEPARTMENT OF NATURAL RESOURCES
AREA LIASON
ANTHONY FISCHER
920-787-3017




WISCONSIN DEPARTMENT OF NATURAL RESOURCES
JENNIFER BORSKI
920-424-7887

WE ENERGIES
FRANK DOMBROWSKI
414-221-2156

ABBREVIATIONS:

CABC - CRUSHED AGGREGATE BASE COURSE
 CB - CATCH BASIN
 EL - ELEVATION
 EX - EXISTING
 INV - INVERT
 LF - LINEAR FEET
 LS - LUMP SUM
 MIN - MINIMUM
 OD - OUTSIDE DIAMETER
 OHWM - ORDINARY HIGH WATER MARK
 PROP - PROPOSED
 TYP - TYPICAL

CONVENTIONAL SYMBOLS:

ELECTRIC — E —
 FIBER OPTIC — FO —
 GAS — G —
 SANITARY SEWER — SAN —
 STORM SEWER — SS —
 TELEPHONE — T —
 WATER — W —
 UTILITY PEDESTAL 
 POWER POLE 
 TELEPHONE POLE 

Client:

CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submittal:	Description:

Project Title:

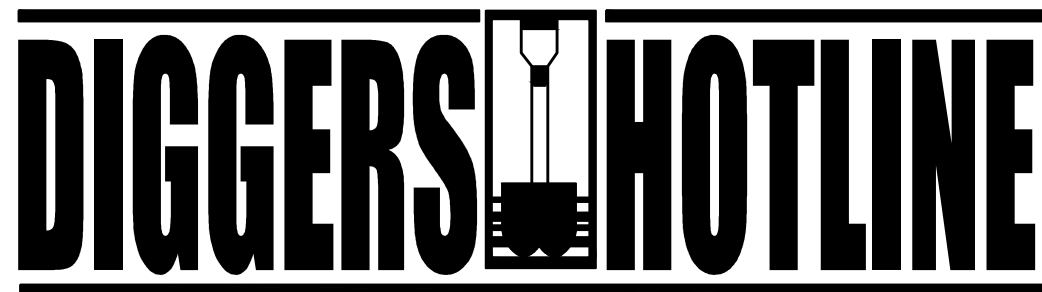
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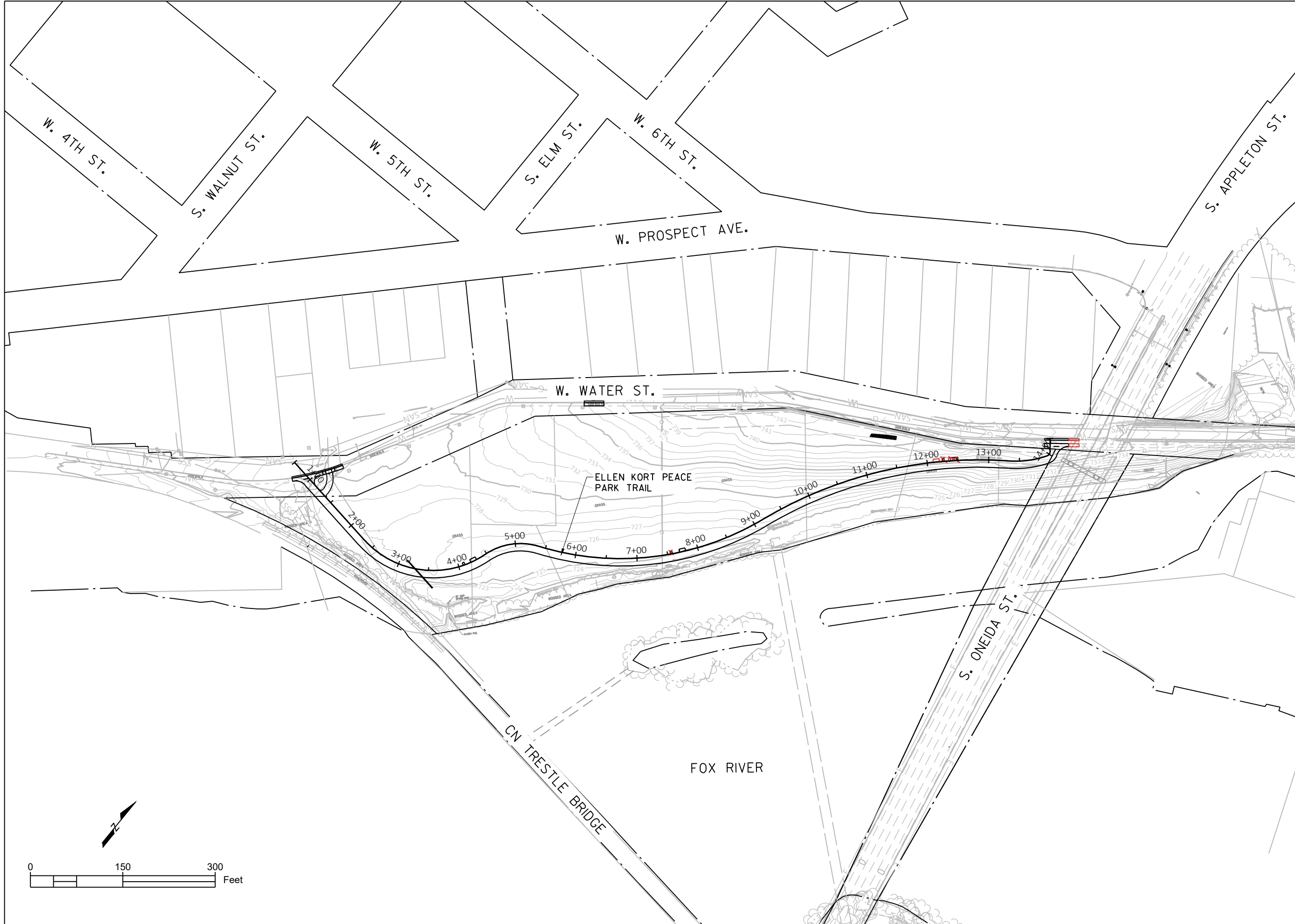
2 OF 27



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

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Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

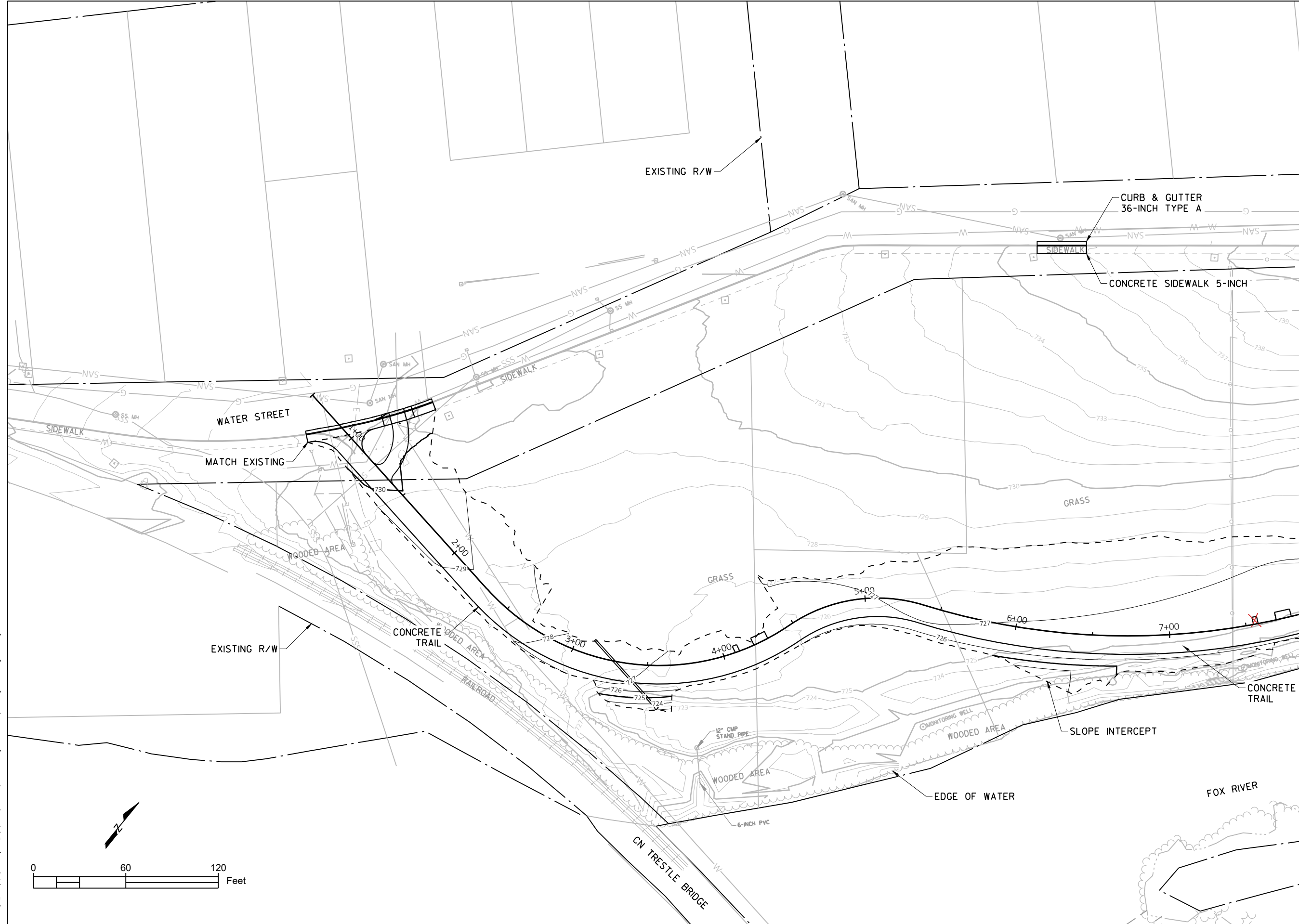
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Drawing Title:
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Sheet Number:
3 OF 27

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Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
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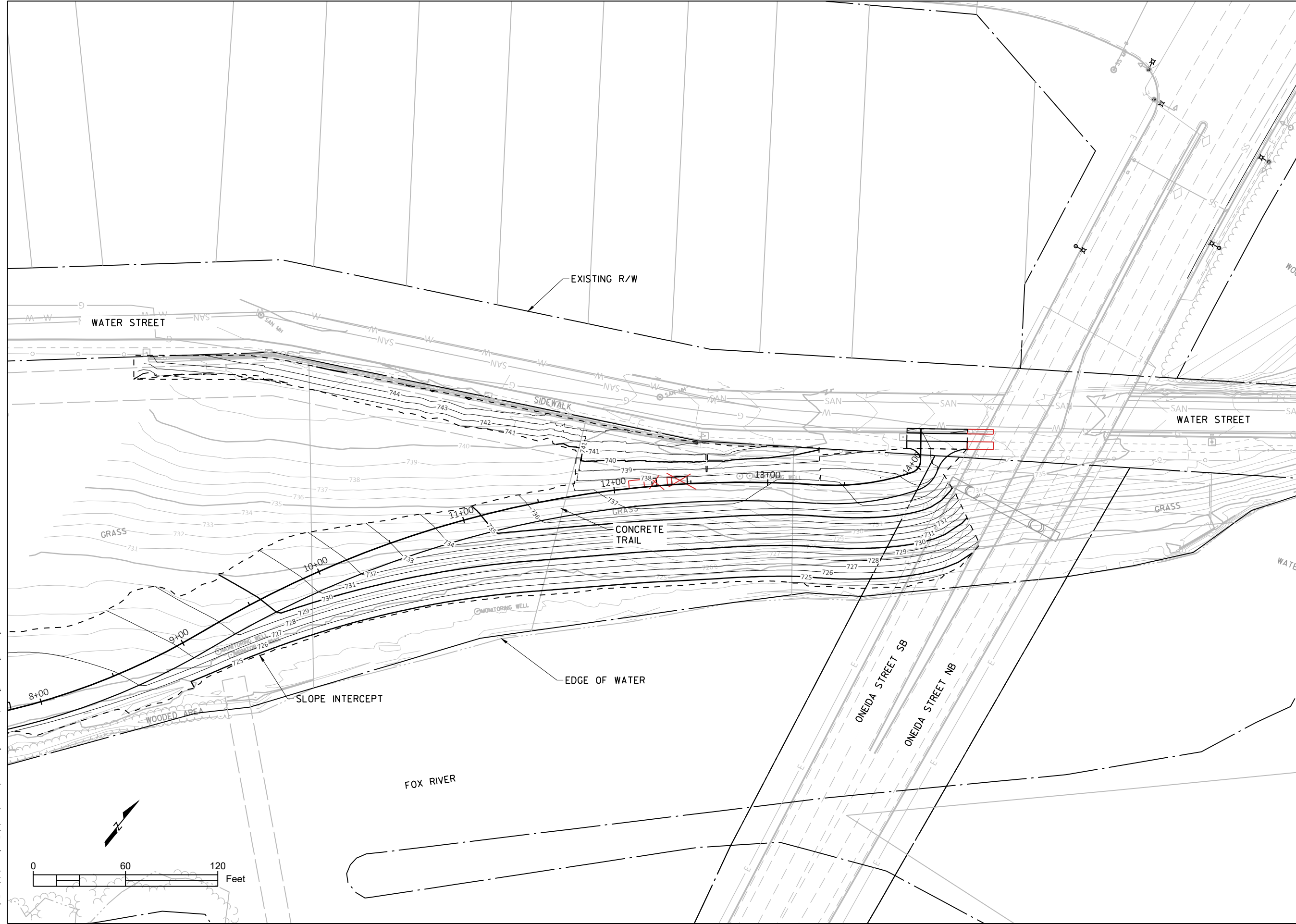
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Project Title:
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Drawing Title:
CONTOUR MAP

Sheet Number:
4 OF 27

THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY



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Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

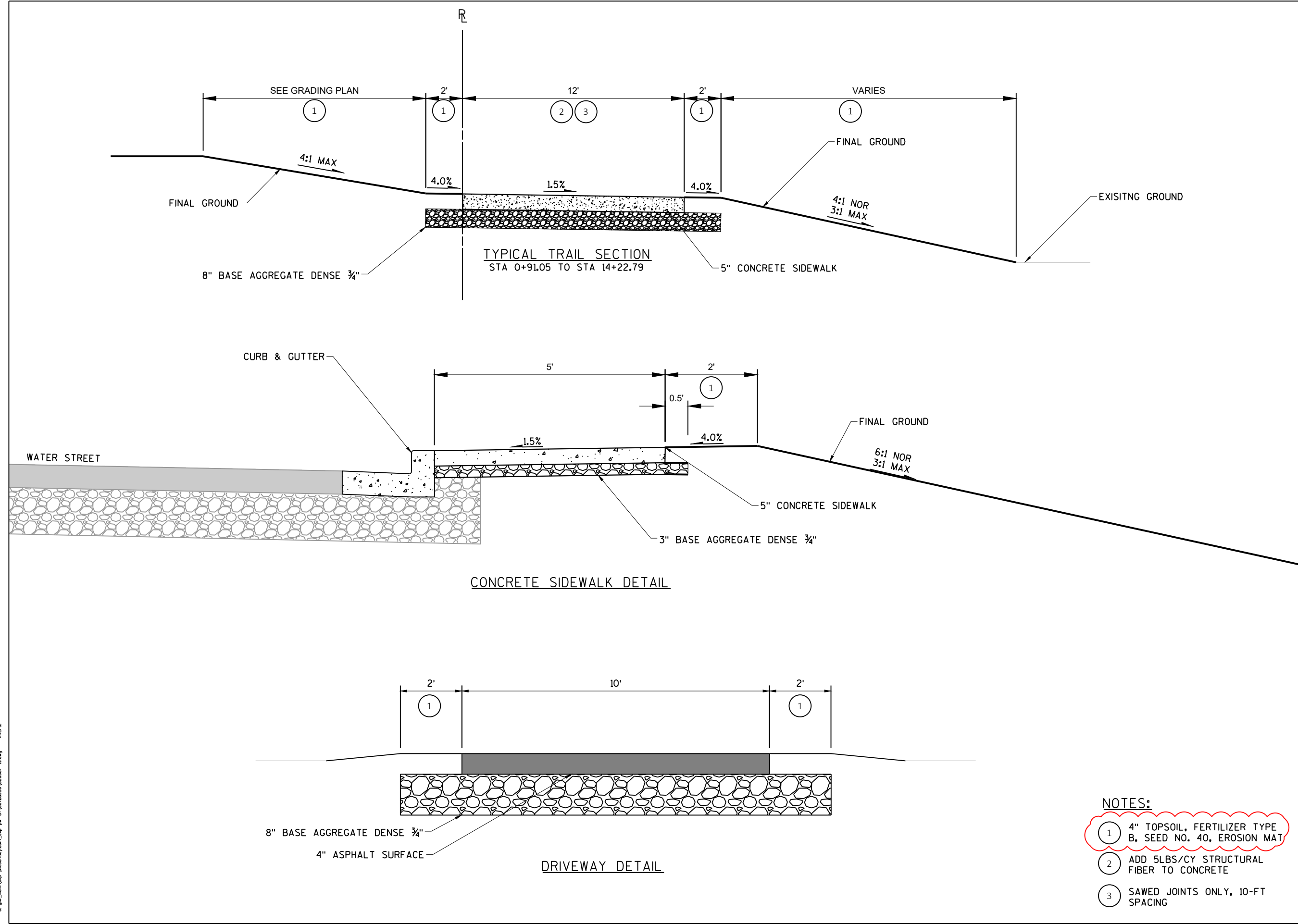
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Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
CONTOUR MAP

Sheet Number:
5 OF 27

THE INFORMATION CONTAINED ON THESE DRAWINGS IS FOR USE ON THIS PROJECT ONLY



Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	
04/01/2022	ADDENDUM 1

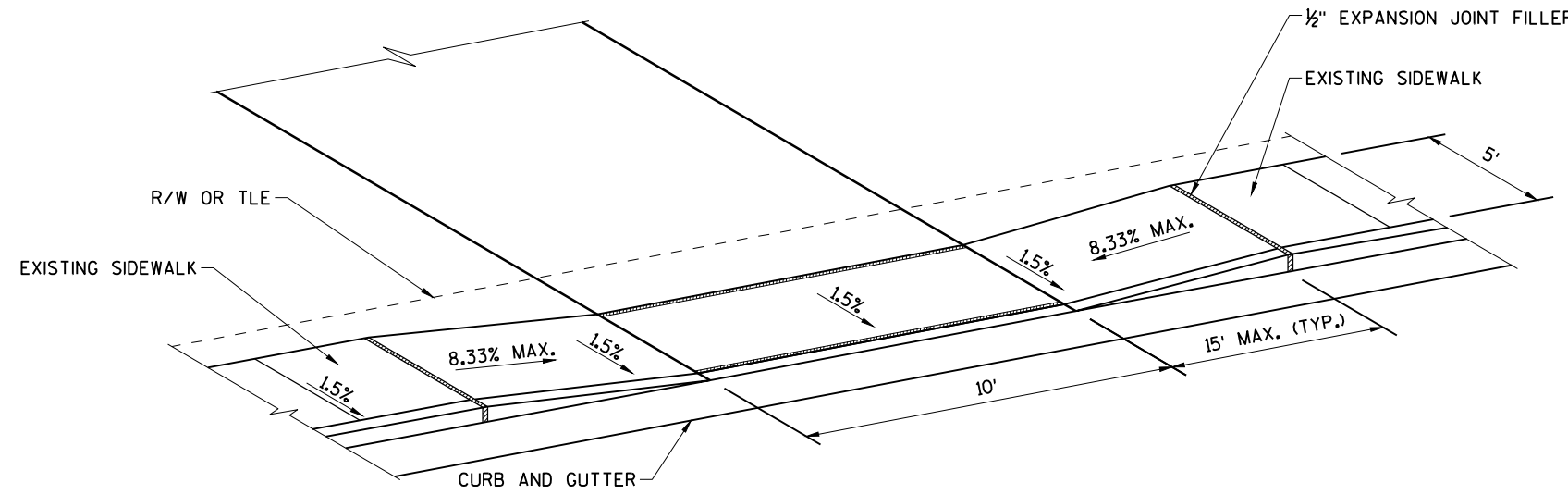
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ELLEN KORT PEACE PARK TRAIL

Drawing Title:
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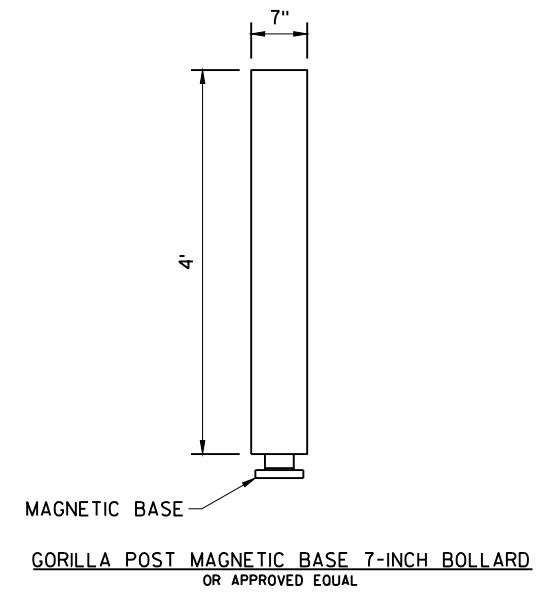
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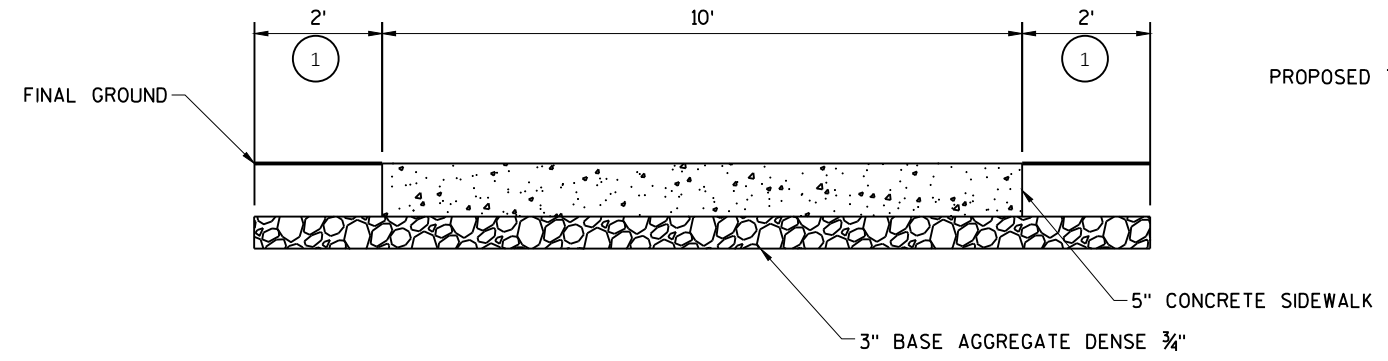
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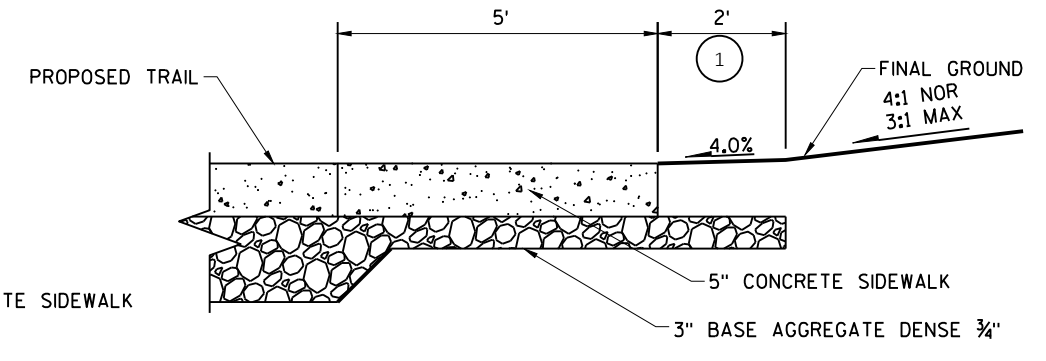
DRIVEWAY CURB CUT DETAIL



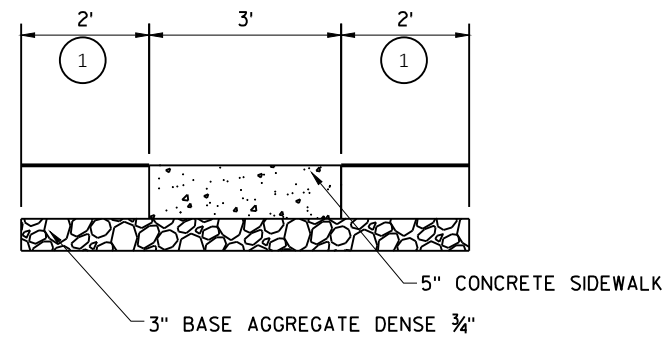
GORILLA POST MAGNETIC BASE 7-INCH BOLLARD OR APPROVED EQUAL



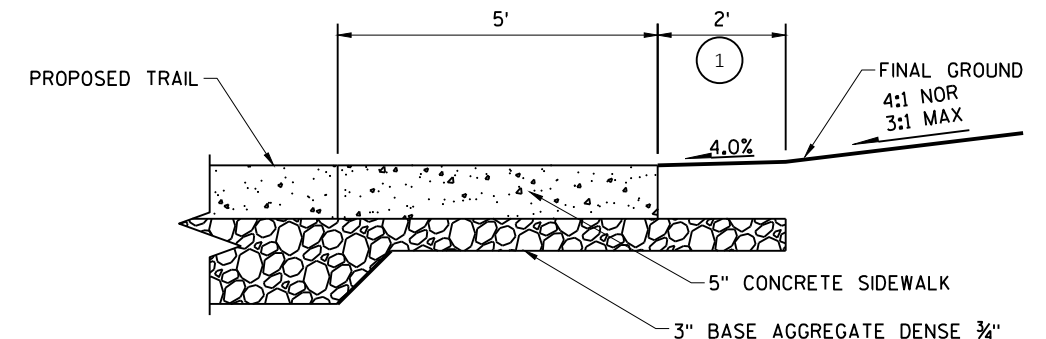
CONCRETE PAD - BENCH
STA 4+26.00
STA 7+75.00
STA 12+43.00



NOTES:
① 4" TOPSOIL, FERTILIZER TYPE B, SEED NO. 40, EROSION MAT



CONCRETE PAD-TRASH RECEPTACLE
STA 4+16.00
STA 7+65.00
STA 12+33.00



NOTES:
① 4" TOPSOIL, FERTILIZER TYPE B, SEED NO. 40, EROSION MAT

Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	
04/01/2022	ADDENDUM 1

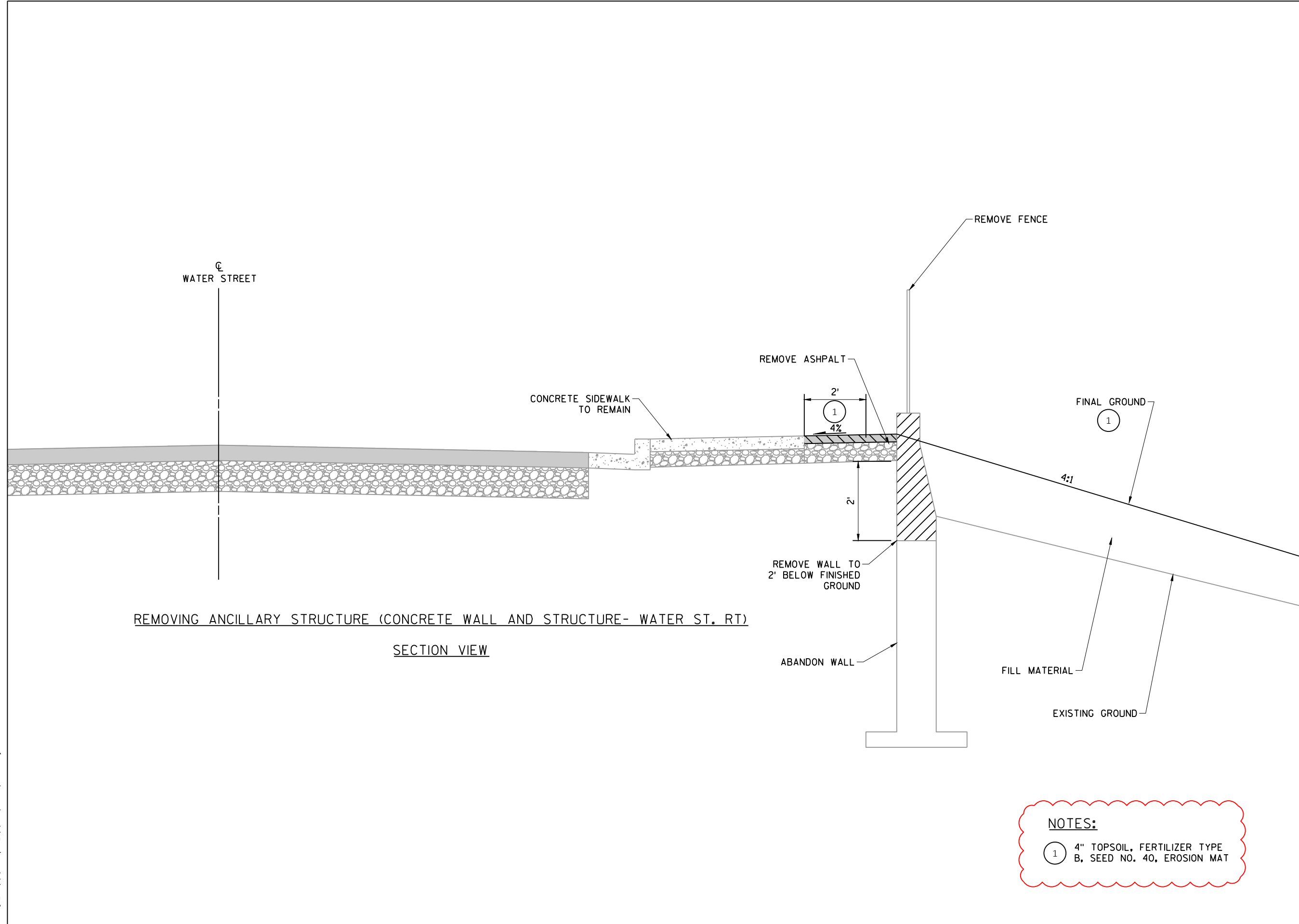
Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
CONSTRUCTION DETAILS

Sheet Number:
7 OF 27

Plot Date: Aug 02, 2023 - 05:04:15pm
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REMOVING ANCILLARY STRUCTURE (CONCRETE WALL AND STRUCTURE- WATER ST. RT)

SECTION VIEW

NOTES:

- ① 4" TOPSOIL, FERTILIZER TYPE B, SEED NO. 40, EROSION MAT

Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital Date:	Description:
04/01/2022	ADDENDUM 1

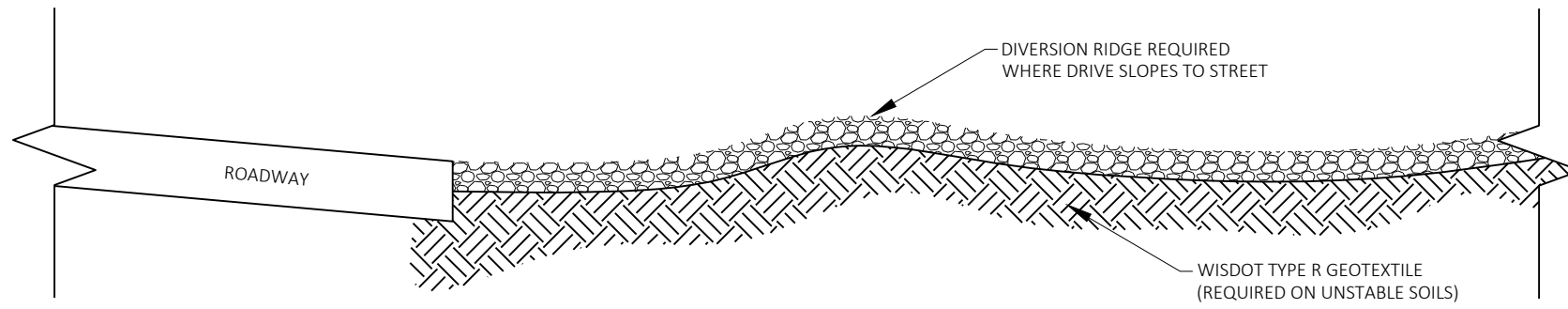
Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
CONSTRUCTION DETAILS

Sheet Number:
8 OF 27

Plot Date: Aug 02, 2023 - 05:04:15pm Plotted by: Bourgeois
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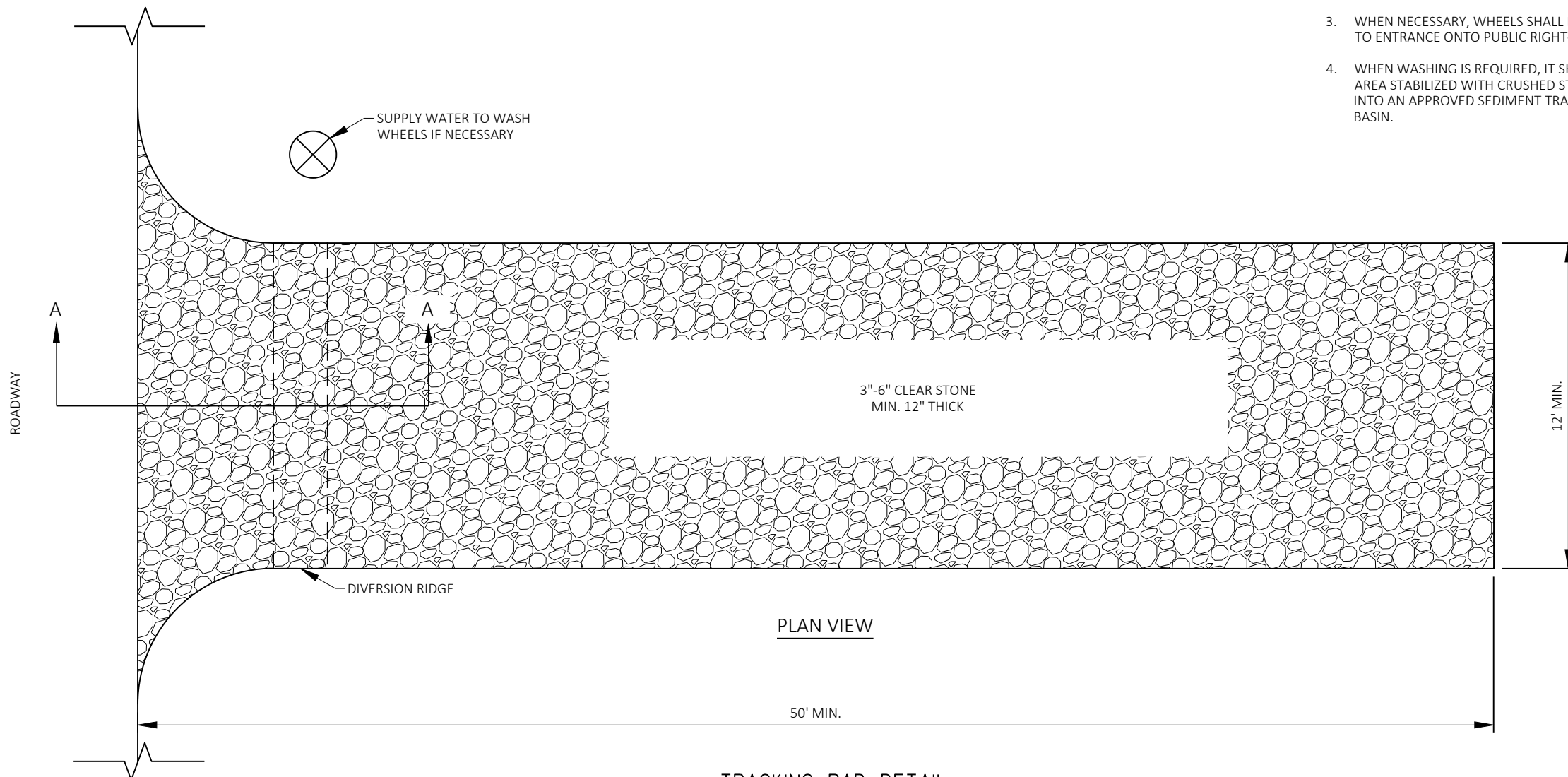
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SECTION A - A

NOTES:

1. FLOWS SHALL BE DIRECTED TO AREAS WITH SEDIMENT CONTROL MEASURES IN PLACE
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



PLAN VIEW

TRACKING PAD DETAIL

Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	

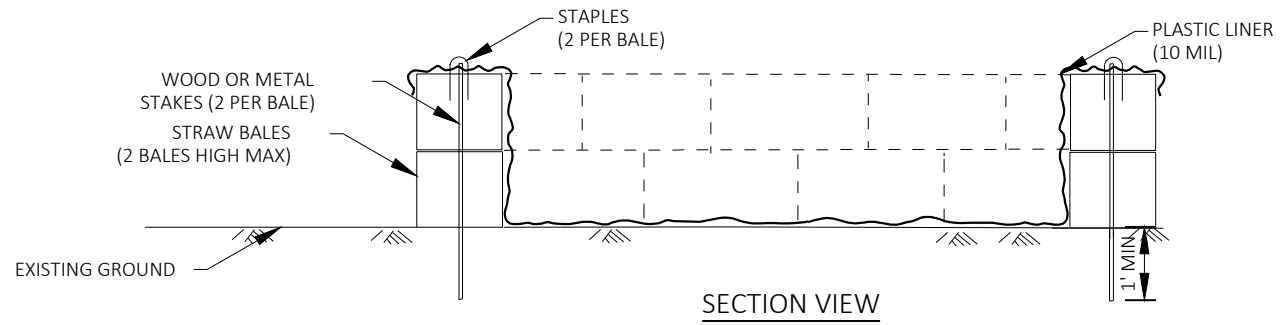
Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
CONSTRUCTION DETAILS

Sheet Number:
9 OF 27

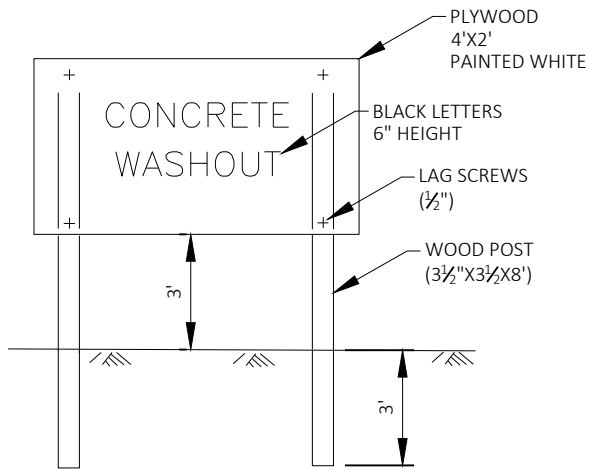
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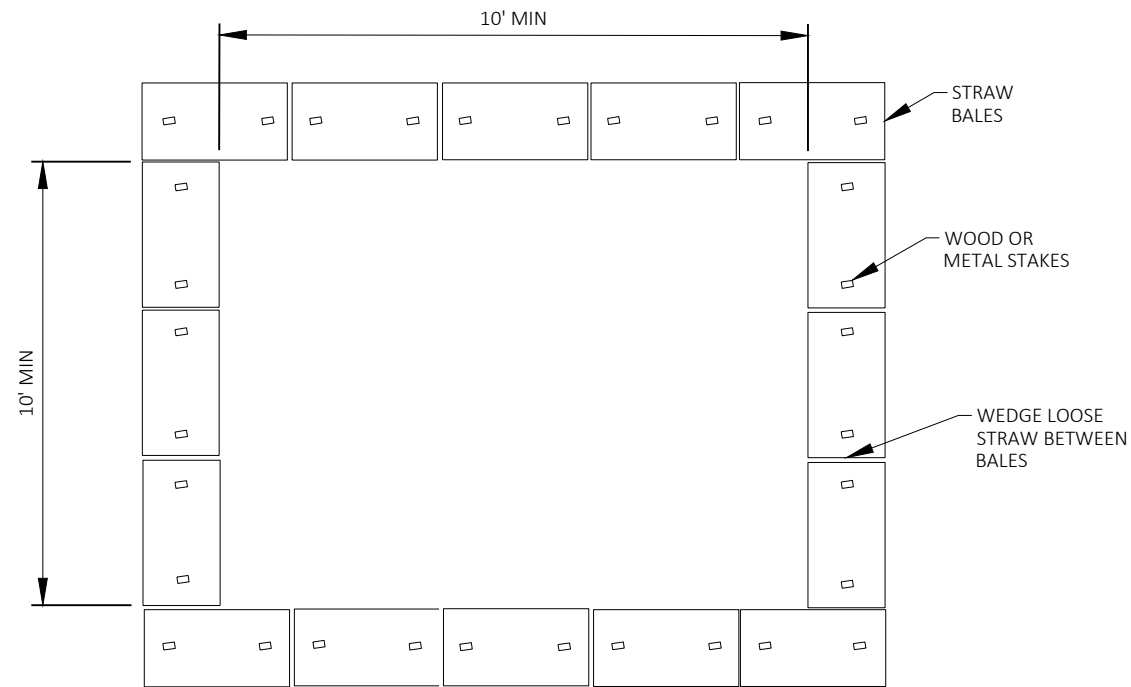


SECTION VIEW

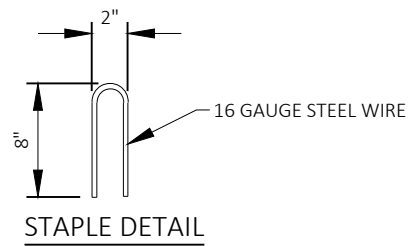
- NOTES:**
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY WASHOUT FACILITY.



CONCRETE WASHOUT SIGN DETAIL



PLAN VIEW



STAPLE DETAIL

CONCRETE WASHOUT DETAIL

Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:

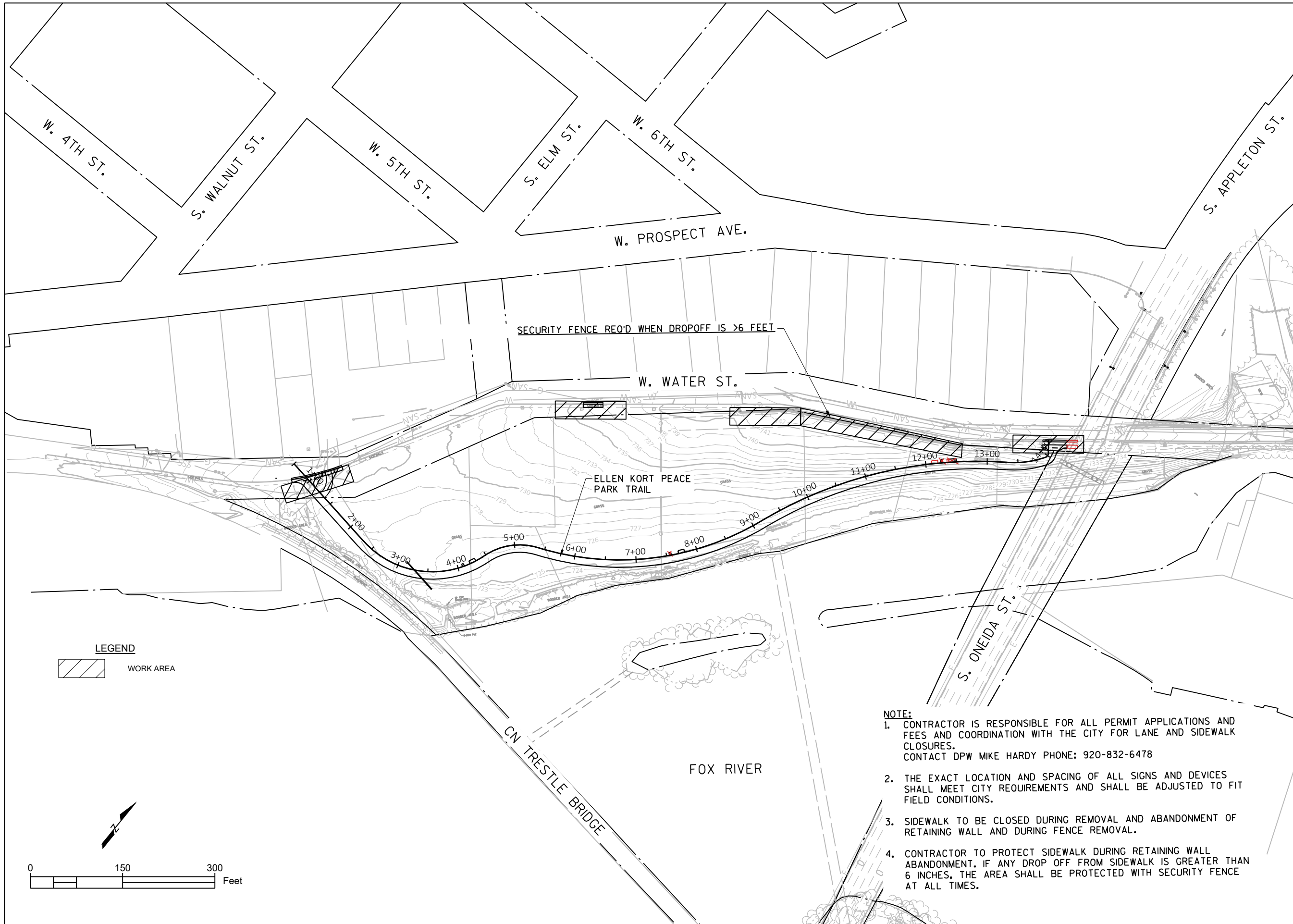
Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
CONSTRUCTION DETAILS

Sheet Number:
10 OF 27

Plot Date: Aug 02, 2023 - 05:04:16pm
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SECURITY FENCE REQ'D WHEN DROPOFF IS >6 FEET

W. WATER ST.

ELLEN KORT PEACE PARK TRAIL

S. ONEIDA ST.

CN TRESTLE BRIDGE

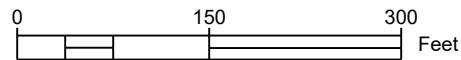
FOX RIVER

LEGEND

 WORK AREA

NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR ALL PERMIT APPLICATIONS AND FEES AND COORDINATION WITH THE CITY FOR LANE AND SIDEWALK CLOSURES. CONTACT DPW MIKE HARDY PHONE: 920-832-6478
2. THE EXACT LOCATION AND SPACING OF ALL SIGNS AND DEVICES SHALL MEET CITY REQUIREMENTS AND SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.
3. SIDEWALK TO BE CLOSED DURING REMOVAL AND ABANDONMENT OF RETAINING WALL AND DURING FENCE REMOVAL.
4. CONTRACTOR TO PROTECT SIDEWALK DURING RETAINING WALL ABANDONMENT. IF ANY DROP OFF FROM SIDEWALK IS GREATER THAN 6 INCHES, THE AREA SHALL BE PROTECTED WITH SECURITY FENCE AT ALL TIMES.



Plot Date: Aug 02, 2023 - 05:06:41pm Plotted by: Bourgeois
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 xREFS: Topo-L.dwg; Util-L.dwg; Port.dwg

Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: ---
Date: 03/22/2022	Drafter: NA

Submital:	Description:

Project Title:
 ELLEN KORT PEACE PARK TRAIL

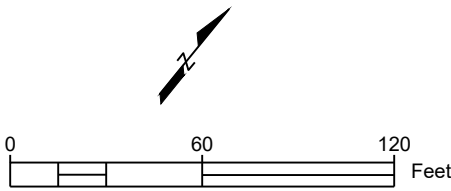
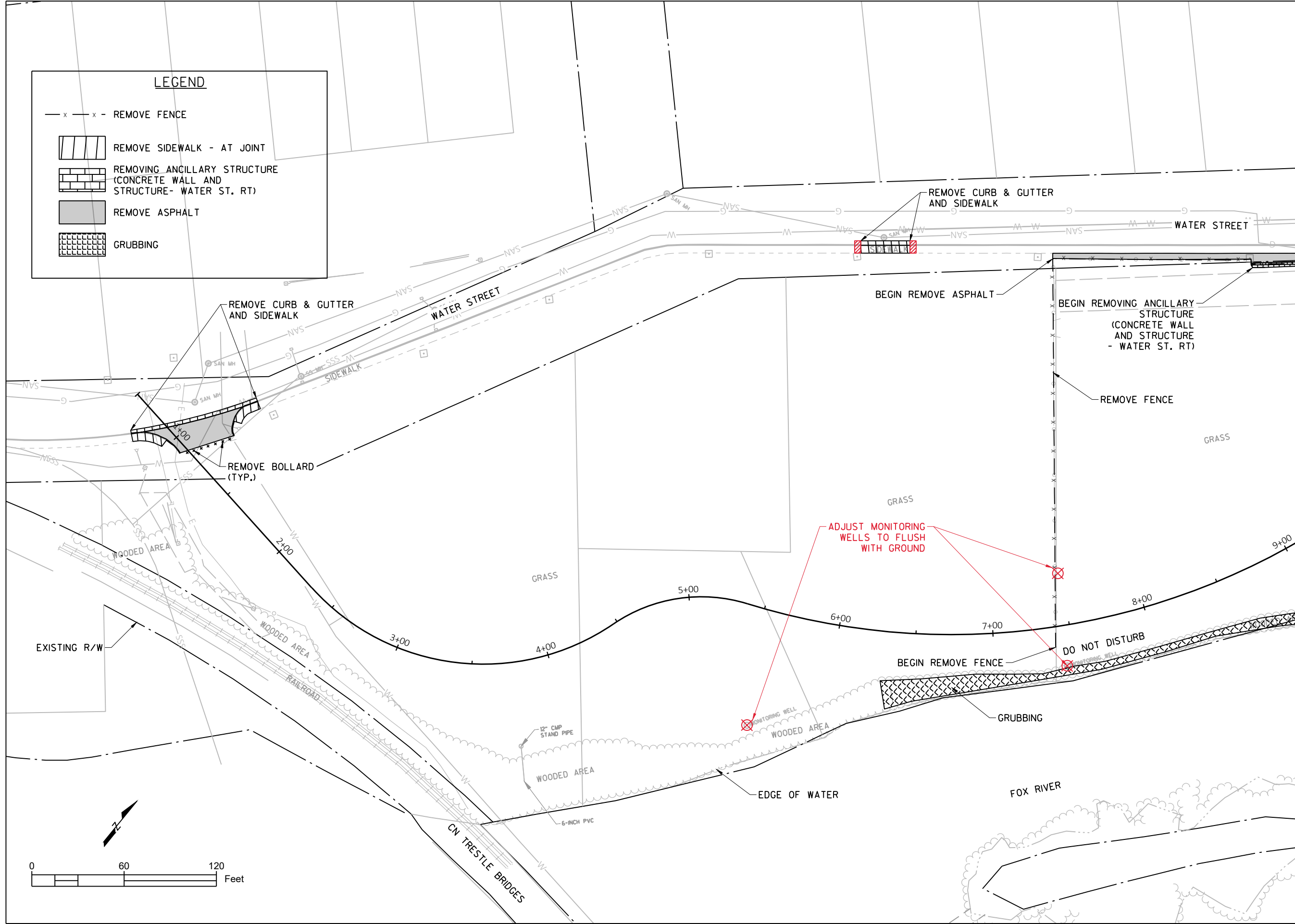
Drawing Title:
 TRAFFIC CONTROL PLAN

Sheet Number:
 11 OF 27

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LEGEND

- x — x — REMOVE FENCE
- [Hatched Box] REMOVE SIDEWALK - AT JOINT
- [Brick Pattern Box] REMOVING ANCILLARY STRUCTURE (CONCRETE WALL AND STRUCTURE- WATER ST. RT)
- [Solid Grey Box] REMOVE ASPHALT
- [Cross-hatched Box] GRUBBING



Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:

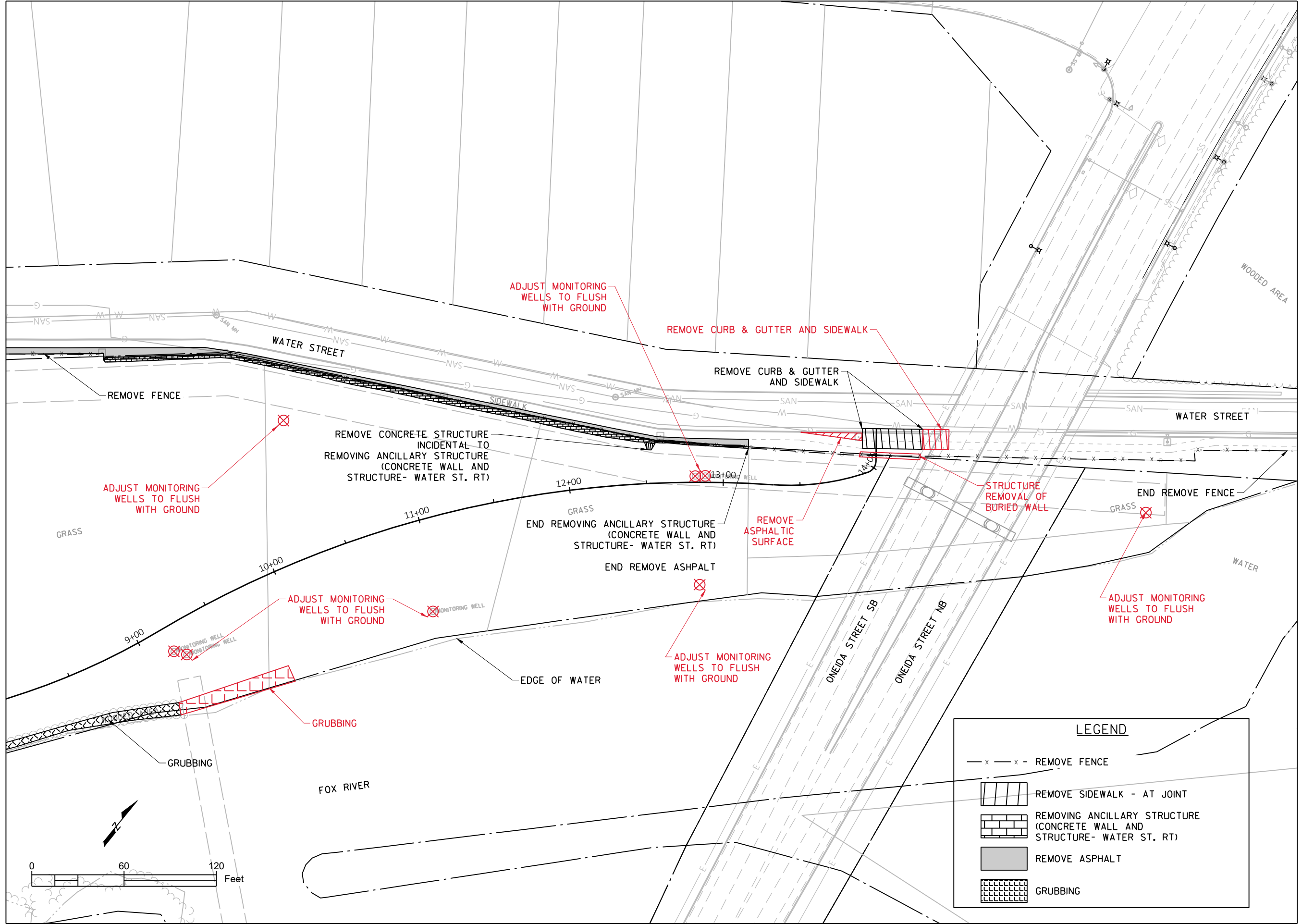
Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 REMOVALS

Sheet Number:
 12 OF 27

Plot Date: Aug 02, 2023 - 05:08:38pm Plotted by: Bourgeois
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Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	

Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 REMOVALS

Sheet Number:
 13 OF 27

LEGEND

- REMOVE FENCE
- REMOVE SIDEWALK - AT JOINT
- REMOVING ANCILLARY STRUCTURE (CONCRETE WALL AND STRUCTURE- WATER ST. RT)
- REMOVE ASPHALT
- GRUBBING

Plot Date: Aug 02, 2023 - 05:08:39pm Plotted by: Bourgeois
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NOTES

POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.

KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO THE FOX RIVER), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA.

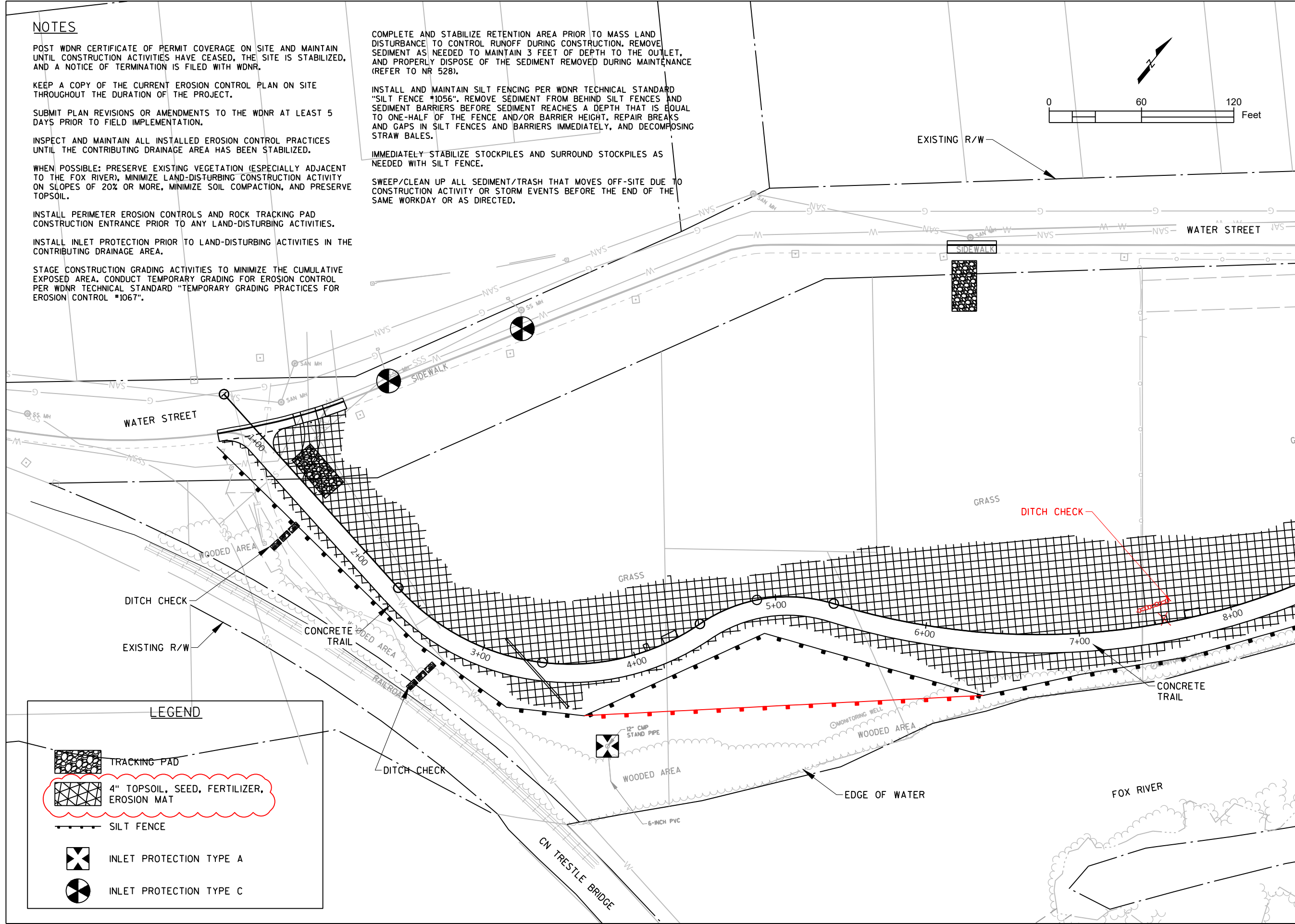
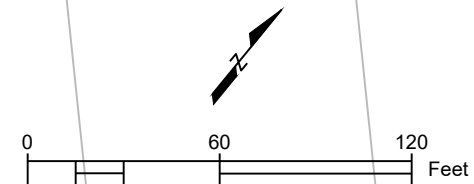
STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD "TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067".

COMPLETE AND STABILIZE RETENTION AREA PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF THE SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528).

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD "SILT FENCE #1056". REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY, AND DECOMPOSING STRAW BALES.

IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE.

SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED.



LEGEND

- TRACKING PAD
- 4" TOPSOIL, SEED, FERTILIZER, EROSION MAT
- SILT FENCE
- INLET PROTECTION TYPE A
- INLET PROTECTION TYPE C

Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital Date:	Description:
04/01/2022	ADDENDUM 1

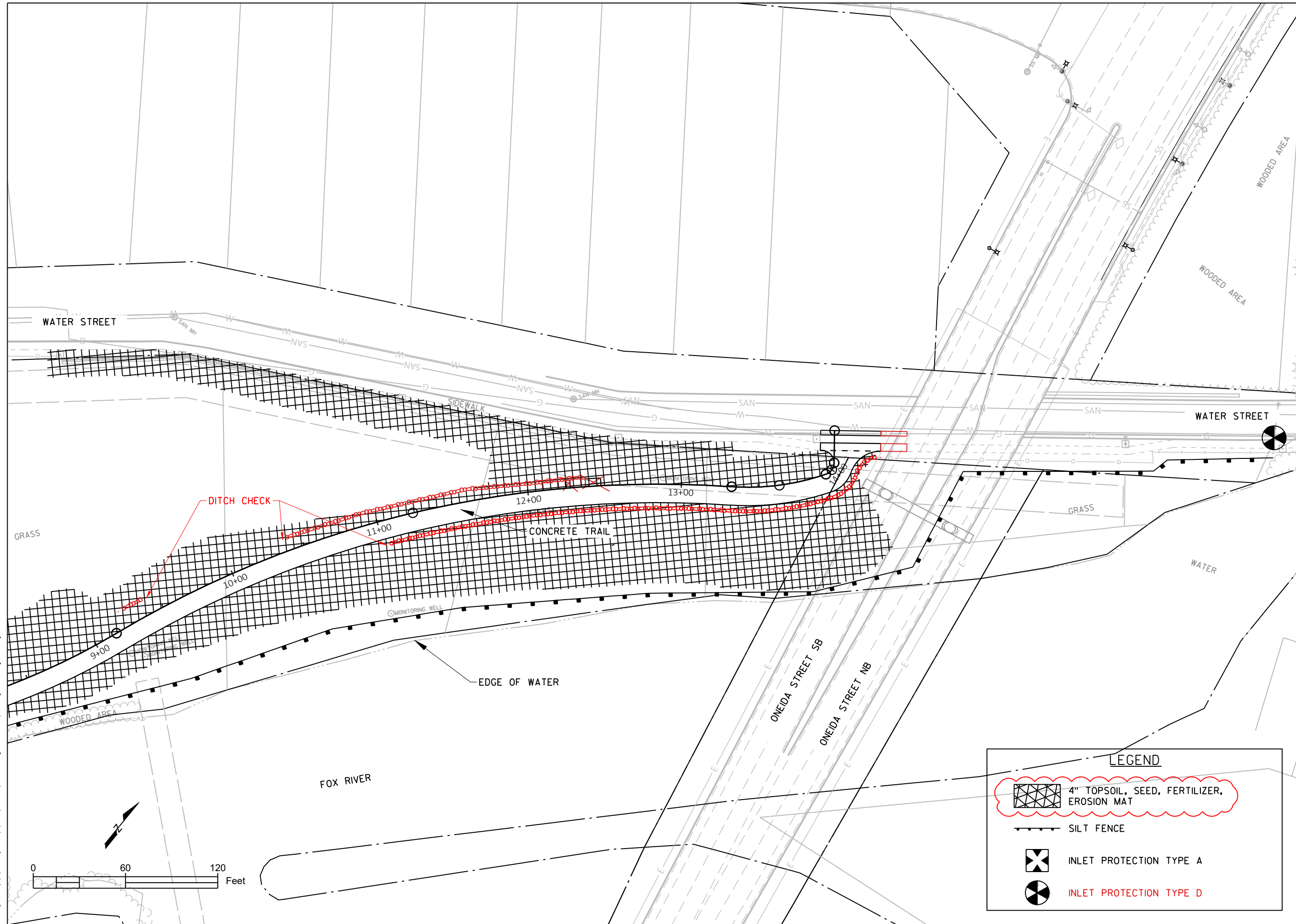
Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 EROSION CONTROL

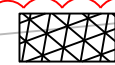
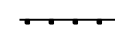


Sheet Number:
 14 OF 27

Plot Date: Aug 02, 2023 - 05:10:56pm Plotted by: Bourgeois
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LEGEND

-  4" TOPSOIL, SEED, FERTILIZER, EROSION MAT
-  SILT FENCE
-  INLET PROTECTION TYPE A
-  INLET PROTECTION TYPE D

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 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



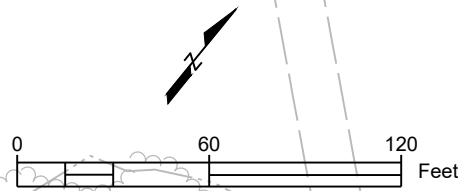
Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB
Submital: Date:	Description:
04/01/2022	ADDENDUM 1

Project Title:
 ELLEN KORT PEACE PARK TRAIL

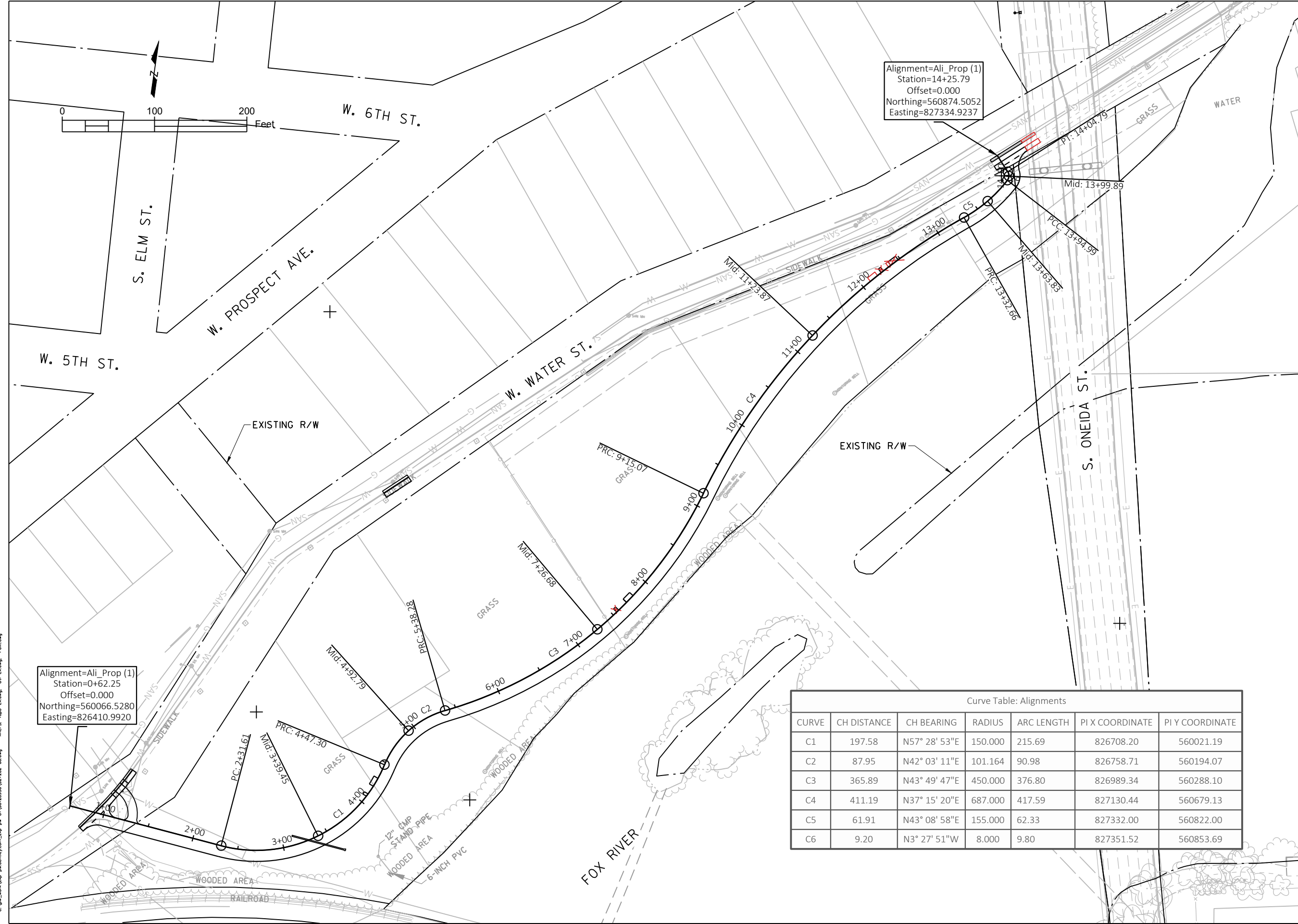
Drawing Title:
 EROSION CONTROL

Sheet Number:
 15 OF 27

Plot Date: Aug 02, 2023 - 05:10:57pm Plotted by: Bourgeois
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 Station=14+25.79
 Offset=0.000
 Northing=560874.5052
 Easting=827334.9237

Alignment=Ali_Prop (1)
 Station=0+62.25
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Curve Table: Alignments						
CURVE	CH DISTANCE	CH BEARING	RADIUS	ARC LENGTH	PI X COORDINATE	PI Y COORDINATE
C1	197.58	N57° 28' 53"E	150.000	215.69	826708.20	560021.19
C2	87.95	N42° 03' 11"E	101.164	90.98	826758.71	560194.07
C3	365.89	N43° 49' 47"E	450.000	376.80	826989.34	560288.10
C4	411.19	N37° 15' 20"E	687.000	417.59	827130.44	560679.13
C5	61.91	N43° 08' 58"E	155.000	62.33	827332.00	560822.00
C6	9.20	N3° 27' 51"W	8.000	9.80	827351.52	560853.69

Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0 Designer: RH
 Date: 06/01/2022 Drafter: JCB

Submital:	Description:
Date:	

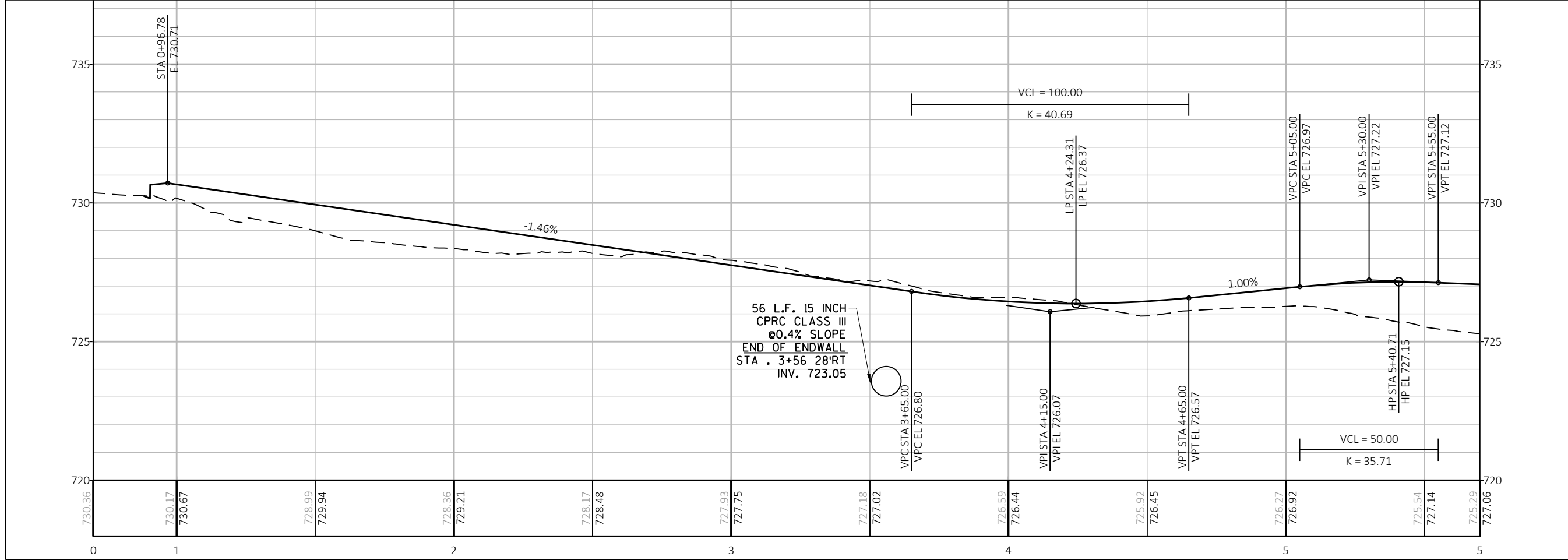
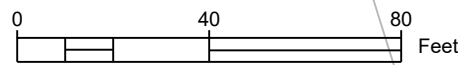
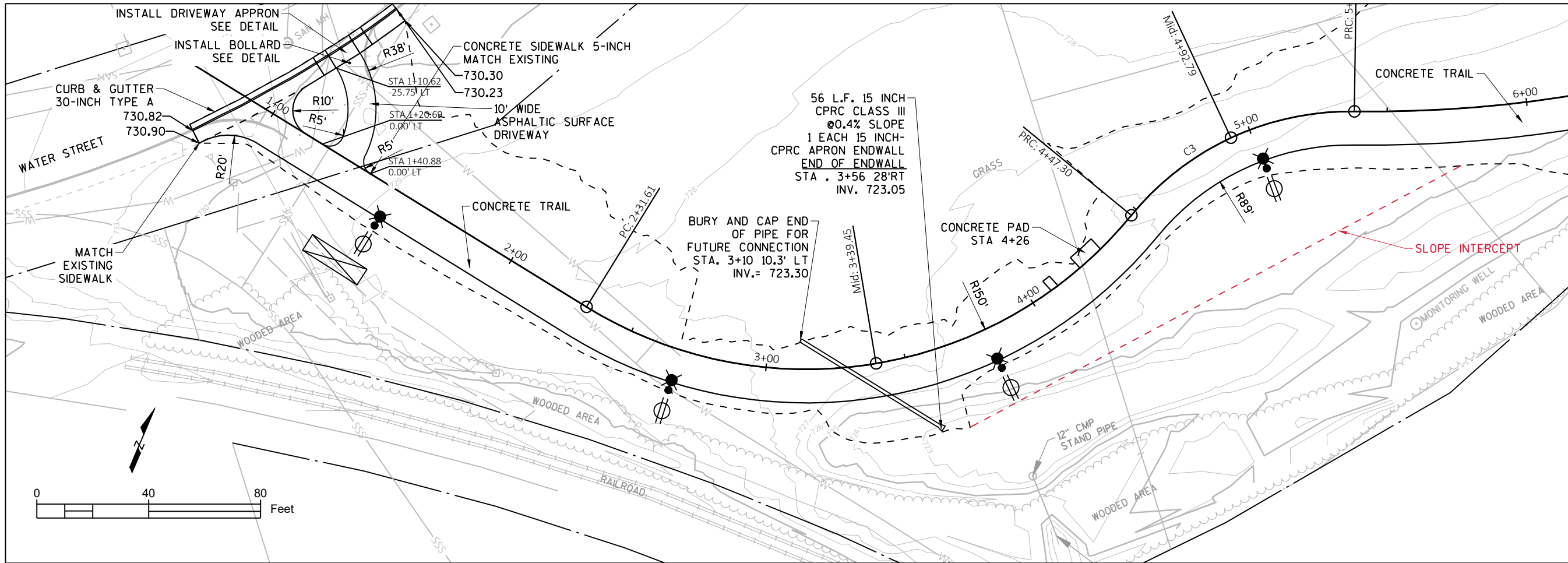
Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 ALIGNMENT DIAGRAM

Sheet Number:
 16 OF 27

Plot Date: Aug 02, 2023 - 05:13:13pm Plotted by: Bourgeois
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Client:
CITY OF APPLETON
PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

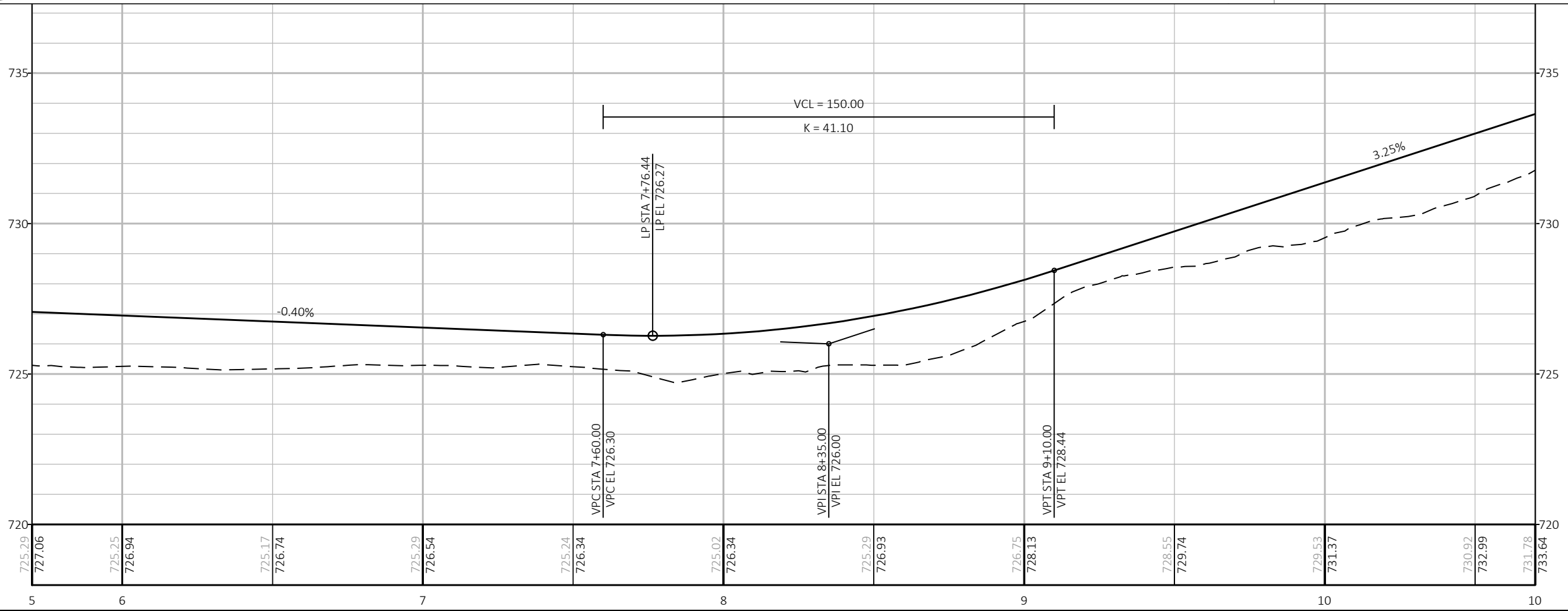
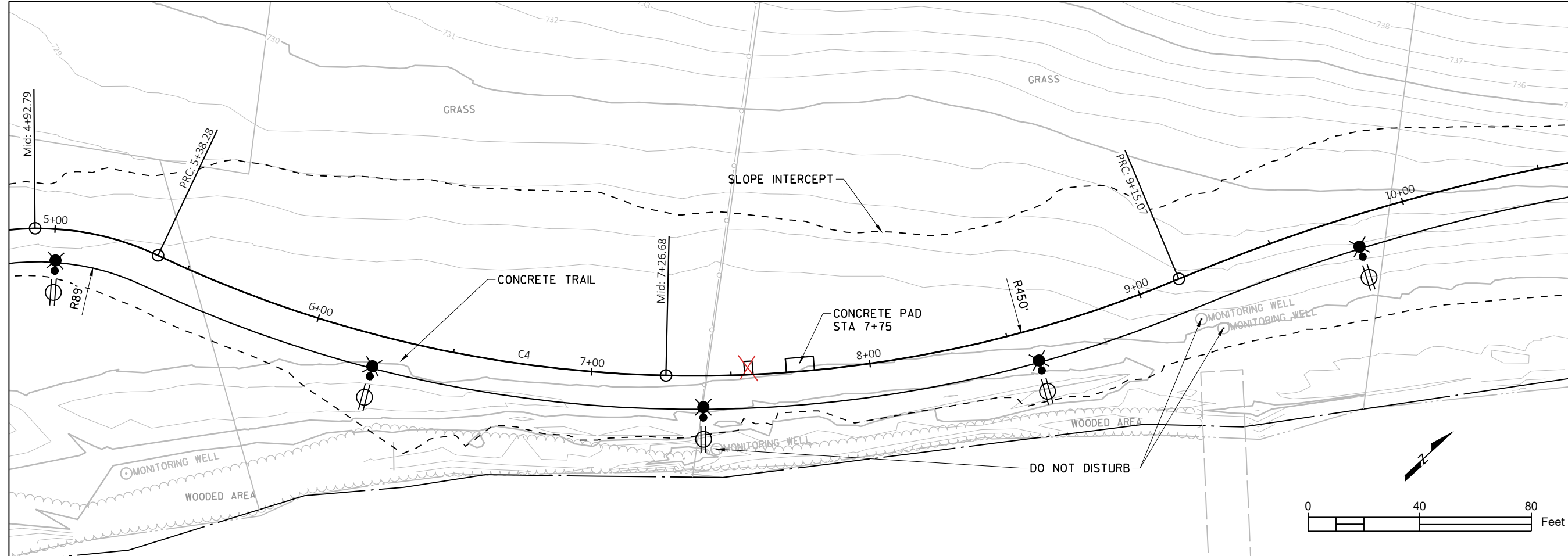
Submital:	Description:
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Project Title:
ELLEN KORT PEACE PARK TRAIL

Drawing Title:
PLAN AND PROFILE

Plot Date: Aug 02, 2023 - 05:15:53pm Plotted by: Bourgeois
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Plot Date: Aug 02, 2023 - 05:15:56pm
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Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

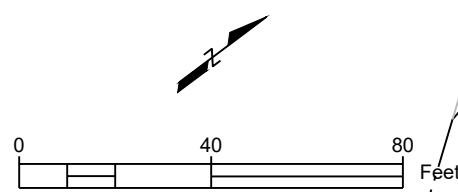
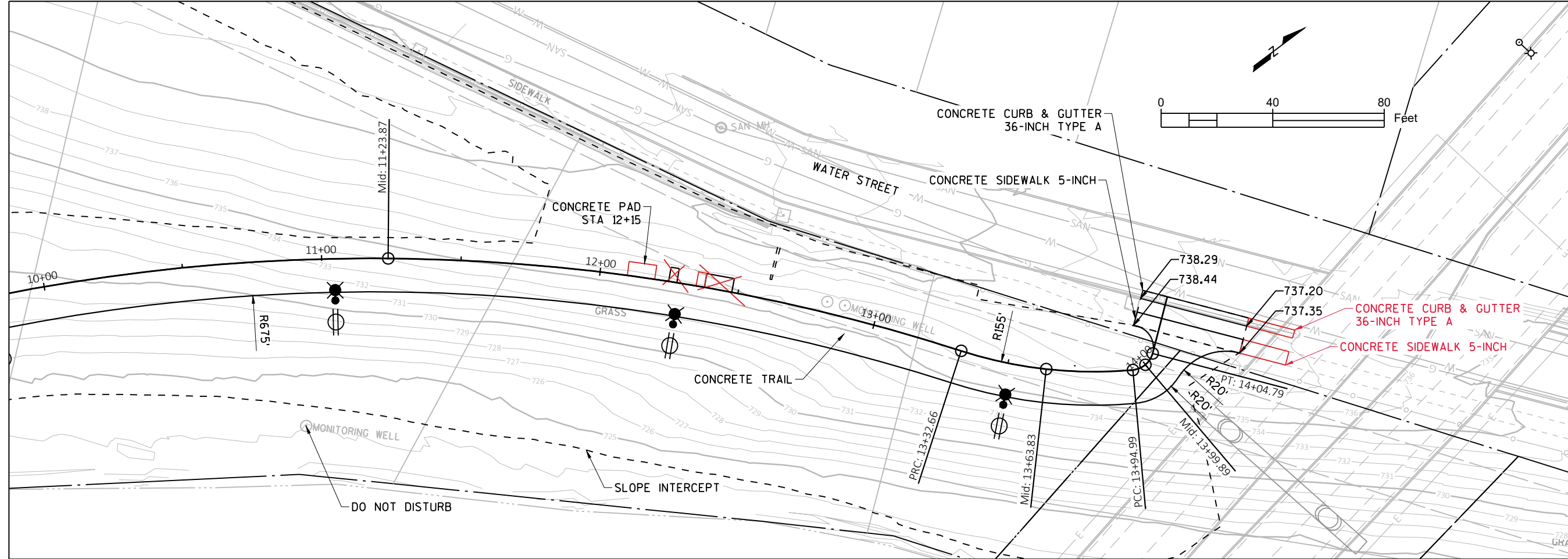
Submittal Date	Description

Project Title:
 ELLEN KORT PEACE PARK TRAIL

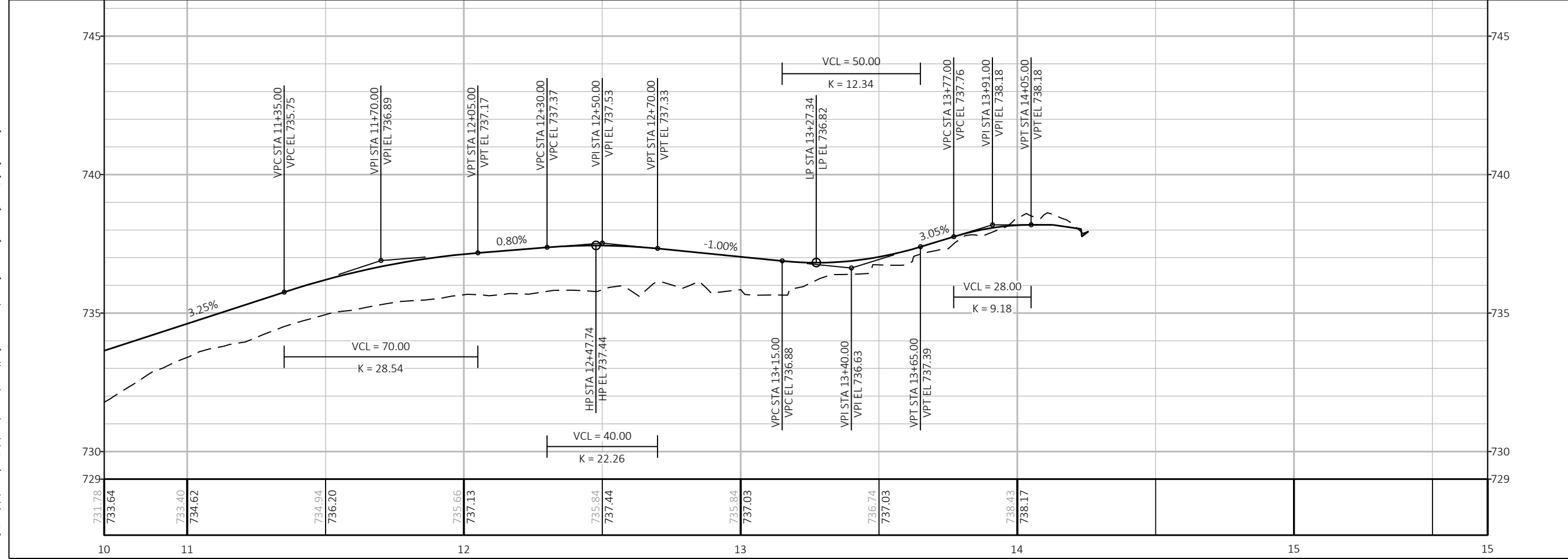
Drawing Title:
 PLAN AND PROFILE

Sheet Number:
 18 OF 27

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Client:
 CITY OF APPLETON
 PARKS & RECREATION DEPT.
 ELLEN KORT PEACE PARK TRAIL
 OUTAGAMIE COUNTY



Plot Date: Aug 02, 2023 - 05:15:56pm Plotted by: Bourgeois
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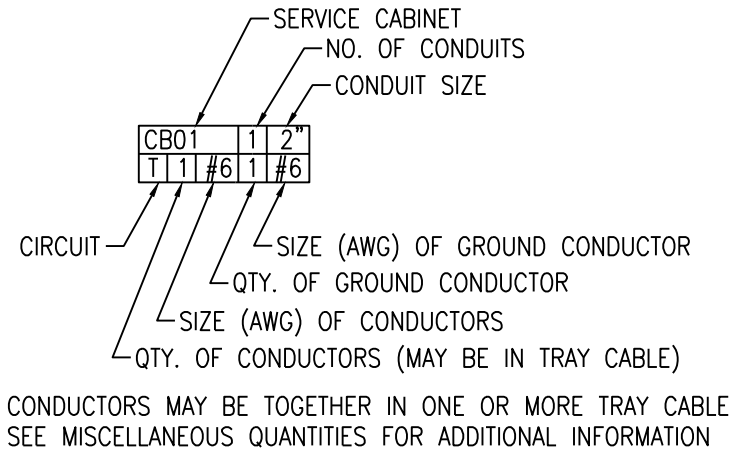
Job Number: WIS-21019100-A0	Designer: RH
Date: 06/01/2022	Drafter: JCB

Submital:	Description:
Date:	

Project Title:
 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
 PLAN AND PROFILE

CONDUIT/CONDUCTOR LEGEND:



ABBREVIATIONS:

- A - AMPERE
- AWG - AMERICAN WIRE GAUGE
- CB- CIRCUIT BREAKER
- CKT - CIRCUIT
- CR - CONTROL RELAY
- GFI - GROUND-FAULT INTERRUPTING
- GND - GROUND
- LC - LIGHTING CONTACTOR
- NTS - NOT TO SCALE
- PH - PHASE
- TYP - TYPICAL
- U.N.O. - UNLESS NOTED OTHERWISE
- V - VOLTAGE
- VA - VOLT AMPS
- WP - WEATHER-PROOF

LEGEND

- TRAFFIC SIGNAL OR LIGHTING CONTROL CABINET
- (X) = NUMBER OF 2-INCH SCH 40 RIGID NONMETALLIC CONDUITS
- [X] = NUMBER OF 1 1/2-INCH SCH 40 RIGID NONMETALLIC CONDUITS
- {X} = NUMBER OF 1 1/4-INCH SCH 40 RIGID NONMETALLIC CONDUITS
- 12 X 24 - INCH PULL BOX OR AS NOTED
- 24 X 42 - INCH PULL BOX OR AS NOTED
- CONCRETE BASE, TYPE AS NOTED
- CONDUIT INTERCEPT AS NOTED
- COMMUNICATIONS VAULT
- STUB & CAP CONDUIT FOR FUTURE CONNECTION WHERE SHOWN
- TB X = TRAIL LIGHT BASE NUMBER
- PB X = PULL BOX NUMBER
- CV X = COMMUNICATION VAULT NUMBER
- INT X = EXISTING CONDUIT INTERCEPT NUMBER
- STUB X = STUB & CAP CONDUIT NUMBER
- = TRAIL LIGHT POLE & FIXTURE
(PHILIPS LUMEC CANDELA SERIES, BLACK POLE & FIXTURE)
- = CIRCUIT BREAKER
- = NORMALLY OPEN CONTACT
- = OPERATING COIL (CR-CONTROL RELAY, LC-LIGHTING CONTACTOR)
- SELECTOR SWITCH X INDICATES CONTACT CLOSED IN CORRESPONDING SWITCH POSITION
- F1 ← FIXTURE NUMBER
- 1,3 ← CIRCUIT NUMBER
- WEATHER-PROOF RECEPTACLE PROTECTED BY GROUND FAULT BREAKER WITHIN LIGHTING CONTROL CABINET

GENERAL NOTES:

1. SEVERAL CONCRETE BASES TO BE SET IN CLOSE PROXIMITY TO PRIVATE UTILITIES.
2. ALL CONCRETE BASES SHALL BE CONSTRUCTED AFTER NEARBY TRAIL IS Poured TO ACCURATELY REFERENCE THE FINISH GRADE AND PLACEMENT.
3. THE CITY WILL FIELD MARK THE EXACT LOCATION OF PRIVATE ELECTRICAL RELATED ITEMS AT THE TIME OF CONSTRUCTION. ADJUSTMENTS FOR FIELD CONDITIONS MAY BE MADE AT TIME OF INSTALLATION. SEE ELECTRICAL SPECIFICATIONS FOR CONTACT INFORMATION.
4. INSTALL AN EQUIPMENT GROUNDING LUG IN EACH METALLIC PULL BOX.
5. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET LIGHTING CONTROL CABINET, CABLE, AND WIRING. LABEL ALL CABLE RUNS.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL METER BREAKER PEDESTAL, AND COORDINATE NEW ELECTRICAL SERVICE INSTALLATIONS WITH WE ENERGIES.
7. IN THE INTEREST OF PUBLIC SAFETY, SOME CITY & WE ENERGIES OWNED STREET LIGHT POLES AND OVERHEAD FEEDS SHALL REMAIN UNTIL NEW STREET LIGHTING IN THIS PROJECT IS INSTALLED AND OPERATIONAL. SEE CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
8. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS REQUIRED TO COMPLETE THE ELECTRICAL WORK SPECIFIED. COMPLY WITH NATIONAL ELECTRICAL CODE, NFPA, NEMA, ANSI, IES, IEEE, U.L., LOCAL JURISDICTION ELECTRICAL CODES, ALL OTHER APPLICABLE LOCAL CODES, AMENDMENTS AND ORDINANCES.

CONSTRUCTION NOTES:

- ① STUB 3-INCH CONDUIT FOR WE ENERGIES ELECTRICAL SERVICE. 3-INCH CONDUIT TO BE PLOWED OR TRENCHED SEPARATE FROM OTHER CONDUITS. FINAL STUD LOCATION TBD.
- ② ROUTE ALL UNDERGROUND CONDUITS ADJACENT TO THE TRAIL AS INDICATED ON PLANS. ROUTE ALONG THE TRAIL, TYPICALLY WITHIN 5 FEET TO THE EDGE OF TRAIL. EXACT ROUTING TO BE COORDINATED WITH THE CITY DURING CONSTRUCTION.
- ③ PROVIDE A TRACER WIRE (COPPERHEAD SUPERFLEX OR SIMILAR) ALONG THE ENTIRE LENGTH OF EACH UNDERGROUND RACEWAY. INCLUDE 1 LOCATOR TEST POST STATION. COORDINATE FINAL LOCATION WITH THE CITY.
- ④ EXCAVATE AND BACKFILL A TRENCH TO ROUTE ALL UNDERGROUND CONDUITS PER THE CITY REQUIREMENTS. PROVIDE A MINIMUM OF 6" COMPACTED SAND BEDDING BASE. EMBED CONDUITS IN SAND/PEA GRAVEL MIX WITH 6" MINIMUM TOP BEDDING. BACKFILL WITH COMPACTED SOIL PASSING A ONE-INCH SIEVE. INSTALL RED WARNING TAPE 12" BELOW GRADE.

Client:
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PARKS & RECREATION DEPT.
ELLEN KORT PEACE PARK TRAIL
OUTAGAMIE COUNTY



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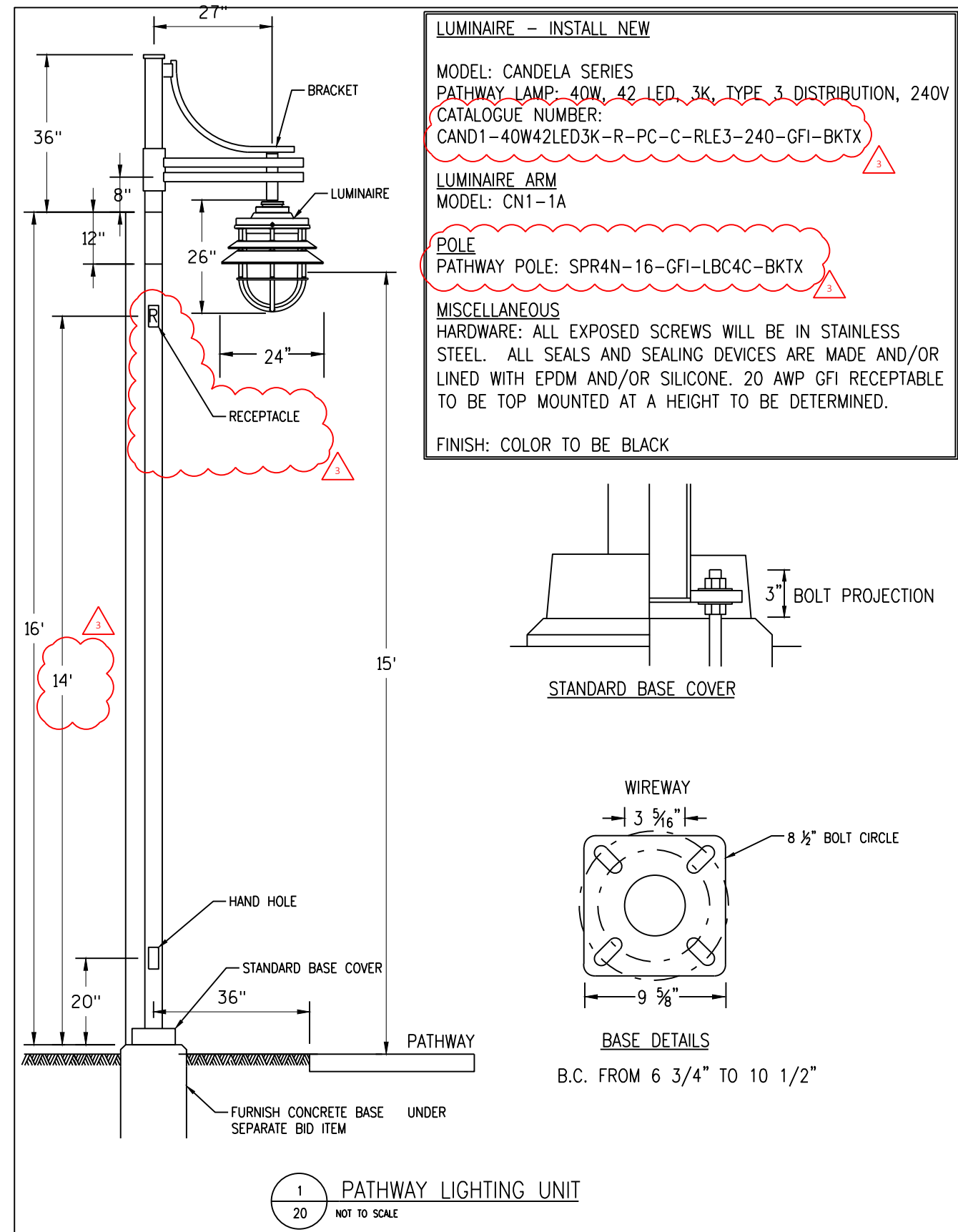
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06/01/2022	REVISION 3

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LIGHTING PLANS

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20 OF 27

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06/01/2022	REVISION 3

Project Title:
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Drawing Title:
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Sheet Number:
 21 OF 27

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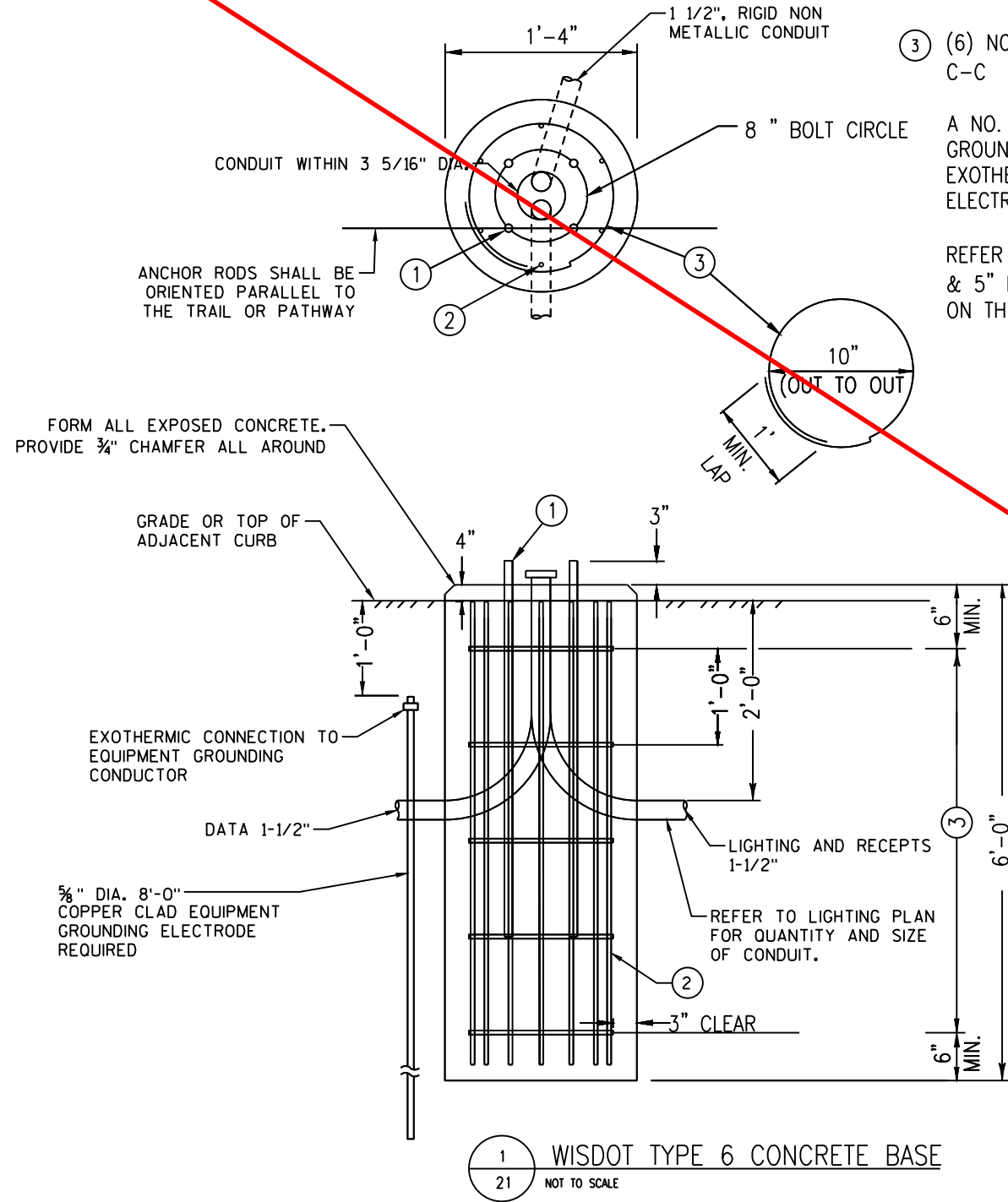
QUANTITY REQUIREMENTS	CONCRETE BASE, TRAIL TYPE A
APPROX. CUBIC YARDS OF CONCRETE	0.31
LBS. OF HOOP BAR STEEL	12.57
LBS. OF VERTICAL BAR STEEL	22

GENERAL NOTES:

- ① TYPE AND DEPTH OF ANCHOR BOLT AS PER MANUFACTURER SPECIFICATIONS
- ② (7) NO. 4 BAR STEEL REINFORCEMENT SPACED EQUALLY AROUND.
(7) NO. 4 X 5'-6" BAR STEEL
- ③ (6) NO. 4 BAR STEEL REINFORCEMENT AT 1'-0" C-C (6) NO. 4 X 3'-8" BAR STEEL

A NO. 4 AWG STRANDED COPPER EQUIPMENT GROUNDING CONDUCTOR SHALL BE EXOTHERMICALLY WELDED TO THE GROUNDING ELECTRODE.

REFER TO S.D.D. "CONCRETE BASES TYPES 1, 2, & 5" FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET



1 WISDOT TYPE 6 CONCRETE BASE
 21 NOT TO SCALE



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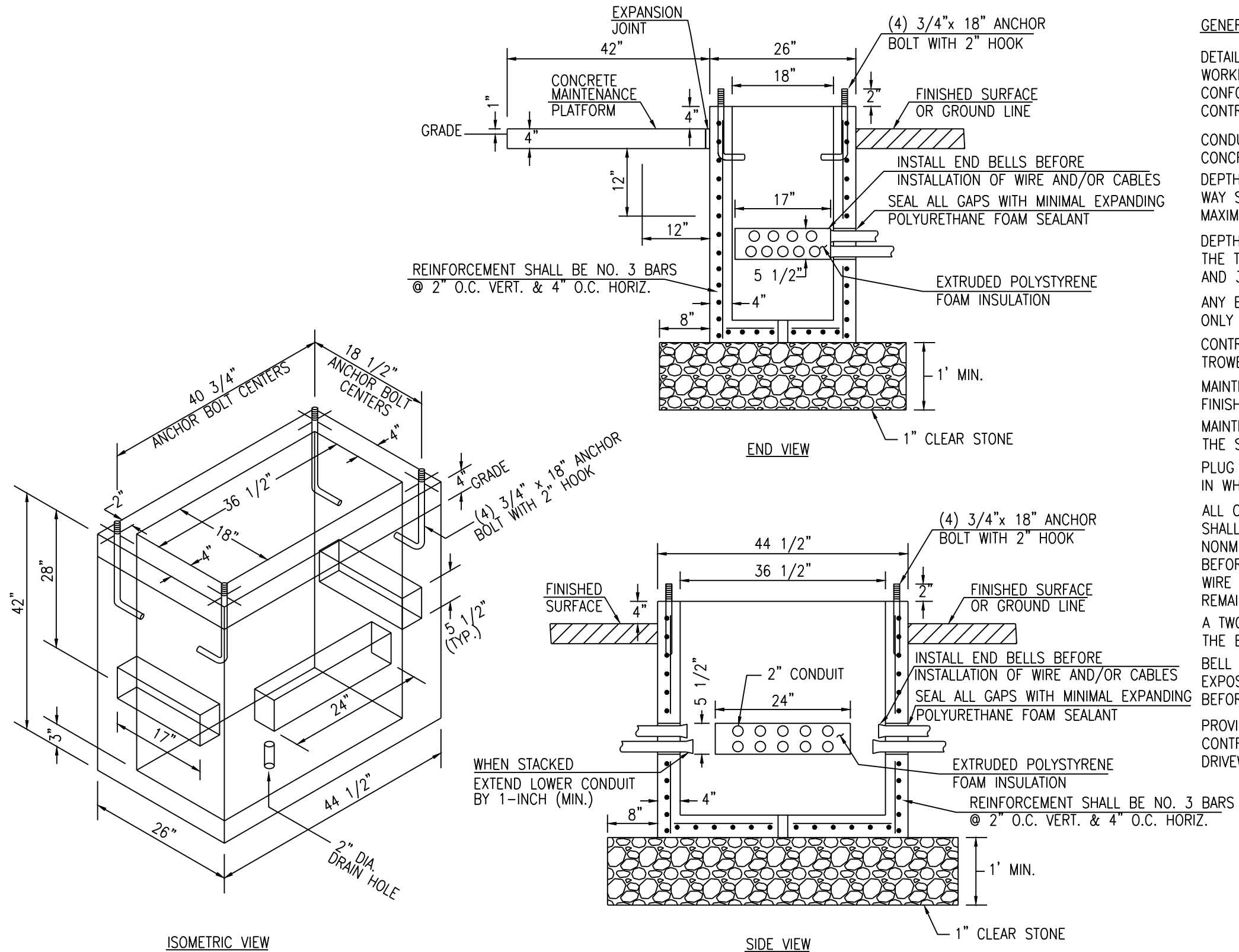
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 ELLEN KORT PEACE PARK TRAIL

Drawing Title:
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Sheet Number:
 22 OF 27

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1
22

CONCRETE CONTROL CABINET BASE, SPECIAL FURNISHED AND, INSTALLATION BY CONTRACTOR

NOT TO SCALE

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Submital:	Description:

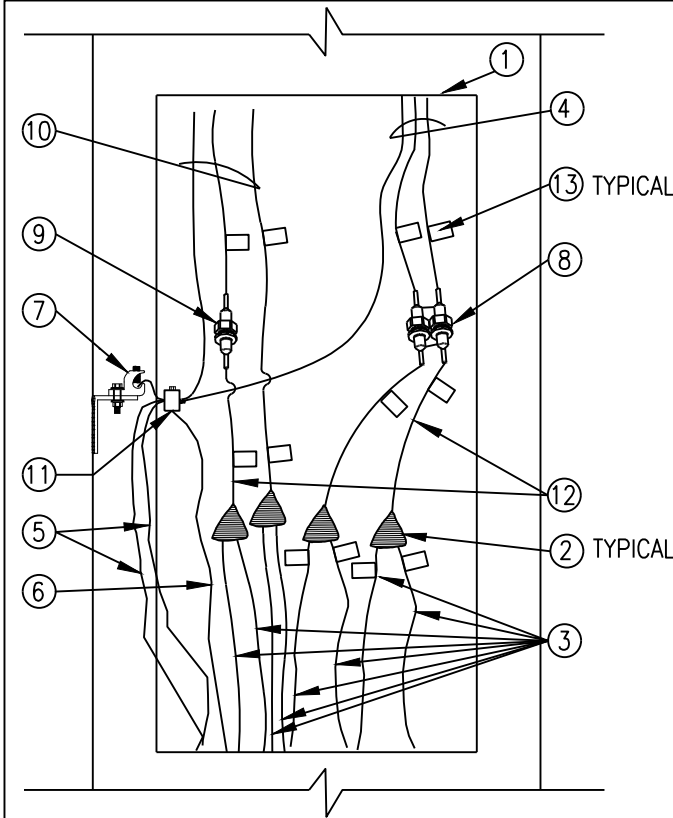
Project Title:
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Drawing Title:
LIGHTING PLANS

Sheet Number:
23 OF 27

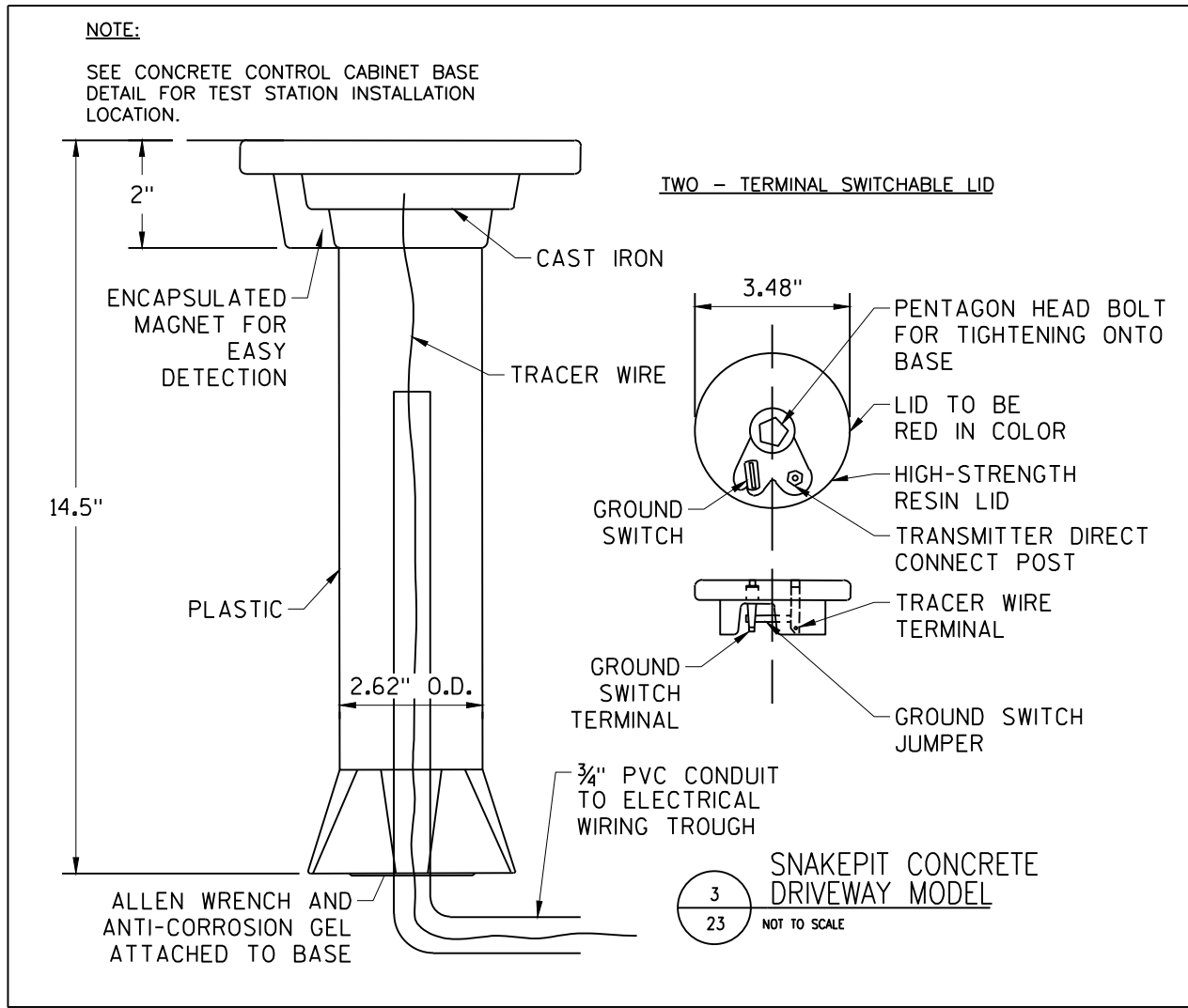
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- ① POLE BASE AND COVER
- ② INSULATED WATERPROOF CABLE SPLICE
- ③ UNGROUNDED CONDUCTORS, CABLE SIZES AS SHOWN ON LIGHTING PLANS
- ④ LIGHTING WIRE, 3 CONDUCTOR 12 AWG TO LUMINAIRE (240V)
- ⑤ SYSTEM GROUNDING CONDUCTORS
- ⑥ GROUND CONDUCTOR TO GROUND ROD
- ⑦ HANDHOLE GROUNDING LUG, WET LOCATION RATED WITH STAINLESS STEEL NUT AND BOLT
- ⑧ 2-POLE, SUBMERSION RATED, BREAKAWAY, COMPRESSION INLINE FUSE ASSEMBLY (EQUAL TO HOMAC SLT-6) WITH 5-AMP FAST ACTING FUSES
- ⑨ 1-POLE, SUBMERSION RATED, BREAKAWAY, COMPRESSION INLINE FUSE ASSEMBLY (EQUAL TO HOMAC SLK-6) WITH 10-AMP FAST ACTING FUSE
- ⑩ LIGHTING WIRE, 3 CONDUCTOR 12 AWG TO GFI RECEPTACLE OUTLET (120V)
- ⑪ REVERSIBLE PRESSURE OR COMPRESSION GROUNDING CONNECTION (NOT INSULATED)
- ⑫ 12" PIGTAIL BETWEEN SPLICE AND FUSE ASSEMBLY
- ⑬ CIRCUIT TAG

1 POLE BASE WIRING DETAIL
23 NOT TO SCALE



CITY OF APPLETON
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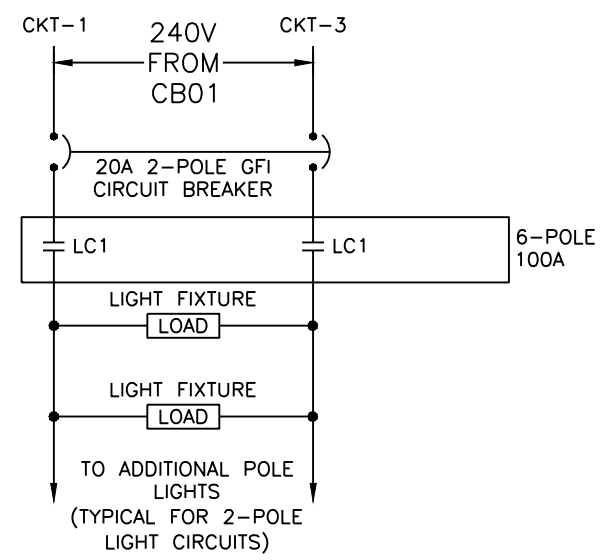
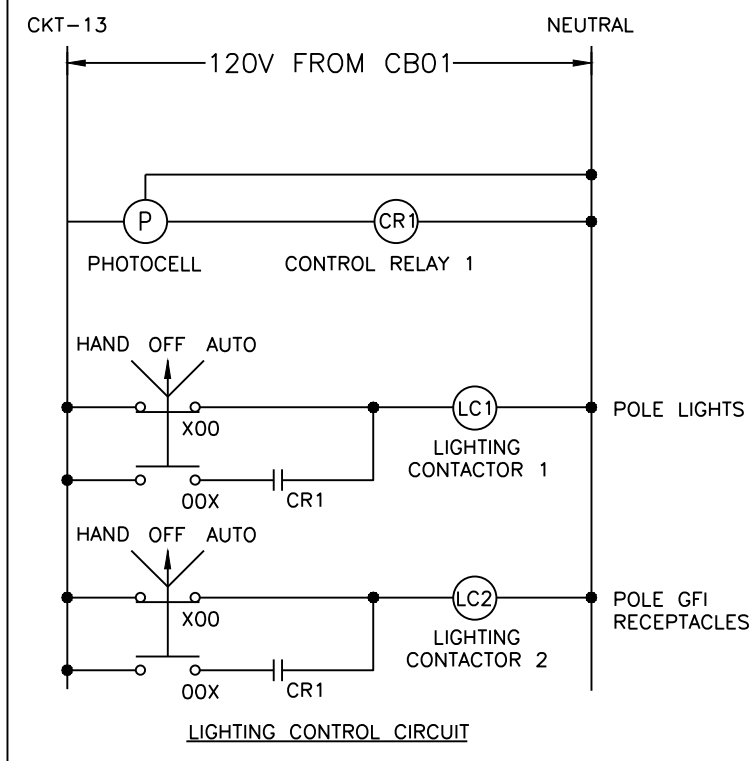
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Drawing Title:
LIGHTING PLANS

Sheet Number:
24 OF 27



2 LIGHTING CONTROLS DETAIL
23 NOT TO SCALE

- NOTES:
1. PATHWAY POLE LIGHTS TO BE CONTROLLED BACK AT THE CONTROL CABINET BY A SHROUD ADJUSTABLE PHOTO EYE TO CALIBRATE SENSITIVITY. GFI RECEPTACLES FOR HOLIDAY LIGHTS TO BE CONTROLLED BY A SEPARATE LIGHTING CONTACTOR. SELECT "HAND" SWITCH POSITION IN EACH H-O-A SWITCH TO MANUALLY OVERRIDE THE PHOTO EYE FOR POLE AND HOLIDAY LIGHTS.
 2. ALL RECEPTACLES ARE DESIGNED FOR A MAXIMUM LOAD OF 250W.

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LIGHTING FIXTURE SCHEDULE

TAG	MANUFACTURER	CATALOG NUMBER	LAMP			BALLAST TYPE	SHIELDING	MOUNTING	INPUT VA	INPUT VOLTAGE	NOTES	DESCRIPTION
			NO	TYPE	LUMENS							
P1	PHILIPS LUMEC CANDELA	FIXTURE: CAND1-CN1-1A-40W42LED3K-R-PCC-RLE3-240-GFI-BK/TX POLE: SPR4N-16-LBC4C-BK/TX	1	40W LED	4093	N/A	ACRYLIC REFRACTOR	POLE	58	240	WITH TOP MOUNTED 20A WP GFI RECEPTACLE @ HEIGHT TBD	BLACK FINISH

GENERAL NOTES:

- 1) THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURES LOCATIONS, TYPE AND MANUFACTURER WITH THE CITY OF APPLETON. THE LIGHTING FIXTURE SCHEDULE IS FOR GENERAL REFERENCE ONLY.
- 2) LIGHTING FIXTURES SHALL HAVE APPROPRIATE UL, DAMP, OR WET LABEL AS REQUIRED BY LOCAL CODES.
- 3) CATALOG NUMBERS MAY BE INCOMPLETE. PROVIDE ALL OPTIONS AND ACCESSORIES INDICATED, AND AS REQUIRED FOR COMPLETED AND COORDINATED INSTALLATION.

NOTES:

1. ALL CIRCUIT BREAKERS IN THE LIGHTING CONTROL CABINET CB01 SHALL BE GROUND FAULT PROTECTING TYPE CLASS A.
2. PROVIDE LIGHTING CONTROL CABINET WITH THE CIRCUIT WIRING CONNECTION, HARDWARE, AND FITTINGS.
3. PROVIDE APX TCLS60317A1253R ENCLOSURE OR EQUAL. PROVIDE EATON P2A PANELBOARD OR EQUAL WITHIN ENCLOSURE. PROVIDE PHOTOCCELL AND ALL OTHER ACCESSORIES FOR COMPLETE WORKING SYSTEM PER DRAWINGS.
4. THE CABINET SHALL BE FABRICATED FROM .125 INCH TYPE 5052-H32 ALUMINUM. ALL EXTERNAL HARDWARE SHALL BE STAINLESS STEEL. THE CABINET SHALL BE RATED NEMA 3R.
5. THE DOORS SHALL BE GASKETED PER SPECIFICATIONS. THE DOOR HANDLE SHALL BE 3/4" STAINLESS STEEL AND HAVE A PROVISION FOR PADLOCKING.
6. THE ENCLOSURE SHALL BE VENTED. ONE INCH SCREENED VENT HOLES WILL BE PROVIDED IN THE OVERHANG.
7. THE MOUNTING PANEL SHALL BE ALUMINUM. EXPOSED BUS BARS SHALL BE INSULATED.
8. THE CABINET SHALL HAVE A NATURAL MILL FINISH WITH ANODIZED CLEAR COAT.
9. CONNECTOR SCREWS SHALL BE PAINTED WHILE FOR NEUTRAL BUS GREEN FOR GROUND BUS.
10. ALL MULTIPLE CONNECTIONS TO A SINGLE SOURCE, AS SHOWN ON THE WIRING DIAGRAM, WILL BE ACCOMPLISHED BY USE OF SPLICE BLOCKS OR MULTI CONNECTION LUGS.
11. POWER WIRING SHALL BE RATED RHH/RHW, XHHW.
12. CONTROL WIRING SHALL BE #12 XHHW.
13. ALL CONTROL WIRING SHALL BE STRANDED AND MARKED WITH BRADY MARKERS.
14. ALL SWITCHES AND CONTROLS SHALL BE IDENTIFIED BY MEANS OF TWO COLOR ENGRAVED NAMEPLATES.
15. A 12"x9"x1" WATERTIGHT POUCH FOR AS-BUILT PLANS SHALL BE PROVIDED ON THE DOOR.
16. THE CONTROL CABINET SHALL BE U.L. LISTED UNDER U.L. 508A.

LIGHTING CONTROL CABINET CB01

PANEL: CB01															BUS: 100 AMP				VOLTAGE: 120/240 1Ø, 3 WIRE			
ITEM	BKR SPEC	LOAD TYPE	AMP. RATING	POLE	CIR. NO.	LEFT PHASE LOAD		RIGHT PHASE LOAD		CIR. NO.	POLE	AMP. RATING	LOAD TYPE	BKR SPEC	ITEM							
						A	B	A	B													
PATHWAY POLE LIGHTS (7)		L	20	2	1	203		174		2	2	20	L		PATHWAY POLE LIGHTS (6)							
		L	-	-	3		203		174	4	-	-	L									
RECEPTACLES (4)		R	20	1	5	1000		750		6	1	20	R		RECEPTACLES (3)							
RECEPTACLES (3)		R	20	1	7		750		750	8	1	20	R		RECEPTACLES (3)							
SPARE (LIGHTS)		S	20	2	9	0		0		10	1	20	S		SPARE (RECEPTACLES)							
		S	-	-	11		0		0	12	1	20	S		SPARE (RECEPTACLES)							
CONTROLLER		L	20	1	13	500		0		14	1	20	S		SPARE							
SPARE		S	20	1	15		0		0	16	1	20	S		SPARE							
SPARE		S	20	1	17		0		0	18	1	20	S		SPARE							
SPARE		S	20	1	19		0		0	20	1	20	S		SPARE							
SPARE		S	20	1	21		0		0	22	1	20	S		SPARE							
SPARE		S	20	1	23		0		0	24	1	20	S		SPARE							
CONNECTED LOAD (VA)						1703	953	924	924													
CONNECTED LOAD PER PHASE (VA)						2627	1877															

DEMAND					
TYPE	FACTOR	LOAD	TYPE	FACTOR	LOAD
L LIGHTING	1.25	1568	E EQUIPMENT	1.00	0
R RECEPTACLES	0.70	2275	S SPARE	1.00	0
M MOTORS	0.80	0	X SPACE	0.00	0

TOTAL CONNECTED LOAD	4504	VA
TOTAL DEMAND LOAD	3843	VA
TOTAL ESTIMATED DEMAND	16	AMPS

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Drawing Title:
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Sheet Number:
25 OF 27

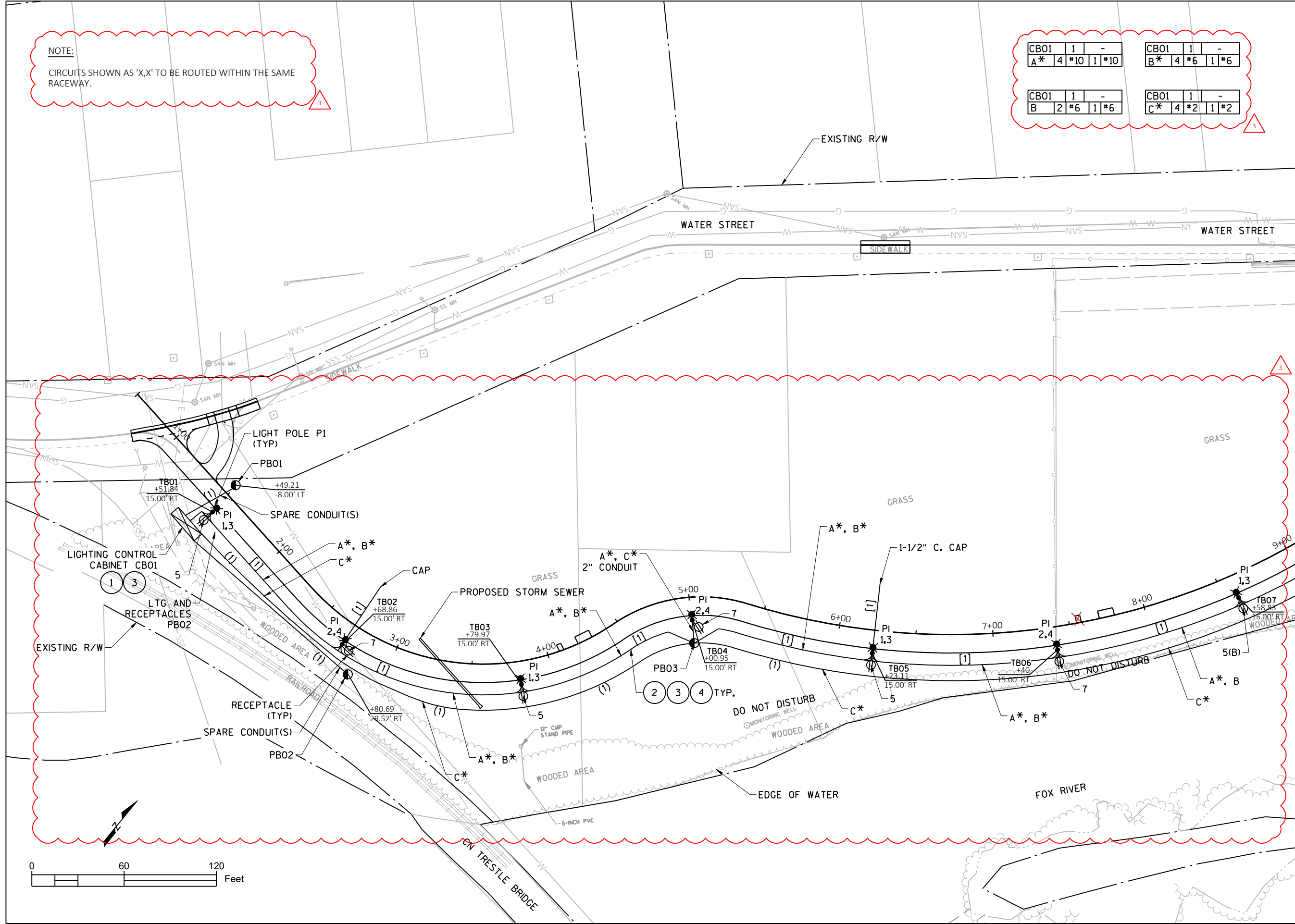
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NOTE:
CIRCUITS SHOWN AS 'X,X' TO BE ROUTED WITHIN THE SAME RACEWAY.

CB01	1	-	CB01	1	-
A*	4	#10	B*	4	#6
		1#10			1#6

CB01	1	-	CB01	1	-
B	2	#6	C*	4	#2
		1#6			1#2



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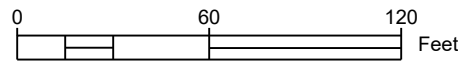
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Drawing Title:
LIGHTING PLANS

Sheet Number:
26 OF 27

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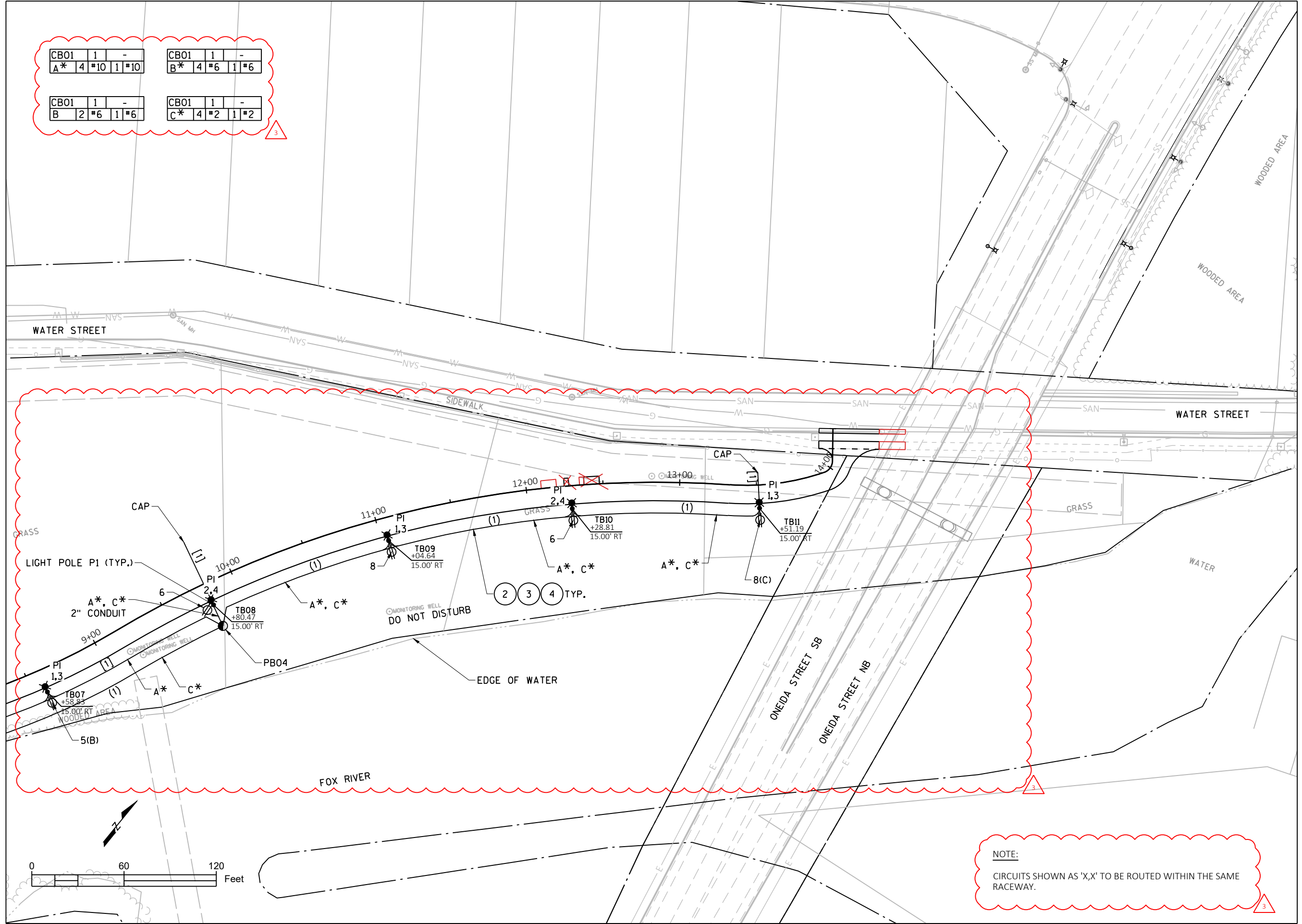
CBO1	1	-		
A*	4	#10	1	#10

CBO1	1	-		
B*	4	#6	1	#6

CBO1	1	-		
B	2	#6	1	#6

CBO1	1	-		
C*	4	#2	1	#2

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Sheet Number:
 27 OF 27

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 XREFS: Topo-E.dwg; Util-E.dwg; Post.dwg; Conceptual.dwg; 2022_Lighting - 120_rev.dwg

APPENDIX D
CONSTRUCTION DOCUMENTATION REPORT INFORMATION

Table 9 - Post-treatment Soil Analytical Results
Phase I Remedial Construction Documentation Report
Former Appleton MGP Site - We Energies

Sample ID	Date	Volatile Organic Compounds (VOCs) µg/kg					Polynuclear Aromatic Hydrocarbons (PAHs) µg/kg																				%	Inorganics (mg/kg)		Pass/Fail
		Benzene	Ethylbenzene	Toluene	Total Xylenes	Total BTEX	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene [c]	Benzo(a)pyrene [c]	Benzo(b)fluoranthene [c]	Benzo(ghi)perylene	Benzo(k)fluoranthene [c]	Chrysene [c]	Dibenz(a,h)anthracene [c]	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene [c]	Naphthalene	Phenanthrene	Pyrene	Total PAHs	Total cPAHs		Total Solids	Lead	
PST-30	10/20/2003	65 Q	<25	<25	<50	65	13 Q	16 Q	<13	<20	<13	18 Q	15 Q	21 Q	<14	20 Q	24 Q	<8.4	34	<6.8	<13	93	25 Q	30 Q	309	98	87.8	140	0.12 Q	Pass
PST-31	10/20/2003	47 Q	<25	<25	<50	47	<8.2	<8.8	<13	<21	<13	<7	<7	<7.6	<14	<11	<8.1	<8.7	<9.4	<7	<13	28 Q	<9.4	<15	28	28	85.3	270	0.74	Pass
PST-32	10/20/2003	<25	<25	<25	<50	nd	<7.9	9.8 Q	<12	<20	<12	<6.8	<6.8	<7.4	<14	<10	<7.8	<8.4	<9.1	<6.8	<12	34	14 Q	<15	58	nd	88.4	200	0.3 Q	Pass
PST-33	10/23/2003	58 Q	<25	<25	<50	58	<82	<88	<130	<210	<130	<70	<70	<76	<140	<110	<81	<87	<94	<70	<130	120 Q	<94	<150	120	nd	85.4	230	0.55	Pass
PST-34	10/24/2003	<25	<25	<25	<50	nd	<84	<90	<130	<220	<130	<72	<72	<78	<140	<110	<83	<89	<96	<72	<130	<90	<96	<160	nd	nd	83.2	290	<0.13	Pass
PST-35	10/27/2003	<25	<25	<25	<50	nd	49	82	<13	<21	<13	24	20 Q	16 Q	<14	21 Q	27	<8.5	24 Q	12 Q	<13	250 Q	34	27 Q	586	108	86.9	250	0.38 Q	Pass
PST-36	10/27/2003	<25	<25	<25	<50	nd	<79	<85	<120	<200	<120	<68	<68	<74	<140	<100	<78	<84	91*	<68	<120	120 Q	<91	<150	211	nd	88.2	260	<0.12	Pass
PST-37	10/27/2003	<25	<25	<25	<50	nd	<82	<87	<130	<210	<130	<70	<70	<76	<140	<100	<80	<86	<93	<70	<130	210 Q	<93	<150	210	nd	85.8	260	<0.12	Pass
PST-38	10/27/2003	<25	<25	<25	<50	nd	<84	<90	<130	<220	<130	<72	<72	<78	<140	<110	<83	<89	<96	<72	<130	99 Q	<96	<160	99	nd	83.3	230	<0.13	Pass
PST-39	11/13/2003	72	<25	<25	<50	72	<78	<83	<120	<200	<120	<66	<66	<72	<130	<100	<76	<82	<89	<66	<120	190 Q	200 Q	<140	390	nd	90.3	170	0.31 Q	Pass
PST-40R	11/18/2003	<25	<25	<25	<50	nd	<79	<85	<120	<200	<120	<68	<68	<74	<140	<100	<78	<84	<91	<68	<120	<85	<91	<150	nd	nd	88.1	230	0.39 Q	Pass
PST-40R-2	11/20/2003	<25	<25	<25	<50	nd	<77	<83	<120	<200	<120	<66	<66	<72	<130	<99	<76	<82	<88	<66	<120	<83	<88	<140	nd	nd	90.6	150	0.34 Q	Pass
PST-41R	11/19/2003	<25	<25	<25	<50	nd	<80	<86	<130	<210	<130	<69	<69	<75	<140	<100	<79	<85	<92	<69	<130	<86	<92	<150	nd	nd	87.2	240	0.42 Q	Pass
PST-42R	11/20/2003	<25	<25	<25	<50	nd	<79	<85	<120	<200	<120	<68	<68	<74	<140	<100	<78	<84	<91	<68	<120	<85	<91	<150	nd	nd	88.1	170	0.43	Pass
PST-43R	11/21/2003	<25	<25	<25	<50	nd	<70	<75N	<110	<180	<110*	<60*N	<60*N	<65N	<120*	<90*	<69	<74*	<80*	<60N	<110*	<75	<80*N	<130*	nd	nd	87.3	200	0.36 Q	Pass
PST-44	11/17/2003	56	<25	<25	<50	56	<80	<85	<130	<200	<130	<68	<68	<74	<140	<100	<79	<84	<91	<68	<130	310	<91	<150	310	nd	87.9	140	0.25	Pass
Average concentration		61	nd	45	nd	70	26	31	nd	nd	nd	17	14	19	nd	17	37	nd	70	12	nd	120	57	29	196	72	87	170	0.31	---
PST-40 ³	11/13/2003	81	<25	<25	<50	81	<81	<87	<130	<210	<130	<70	<70	<76	<140	<100	140 Q	<86	310	<70	<130	<u>530</u>	780	210 Q	1,660	140	86.0	140	0.51	Fail
PST-41 ³	11/14/2003	73	<25	<25	<50	73	<84	<90	<130*	<220*	160 Q	<72	<72	<78	<140	<110	<83	<89	<96	<72	<130	<u>440</u>	170 Q	<160	770	nd	83.2	na	na	Fail
PST-42 ³	11/17/2003	120	<25	<25	<50	120	<82	<88	<130	<210	<130	<70	<70	<76	<140	<100	<81	<87	<94	<70	<130	<u>420</u>	240 Q	<150	660	nd	85.2	na	na	Fail
PST-43 ³	11/17/2003	41	<25	<25	<50	41	<82	<88	<130	<210	<130	<70	<70	<76	<140	<110	<81	<86	<93	<70	<130	<u>420</u>	99 Q	<150	519	nd	85.7	na	na	Fail
Treatment Standards ¹		<u>400</u>	<u>2,900</u>	<u>1,500</u>	<u>4,100</u>	ns	ns	ns	ns	<u>700</u>	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	ns	<u>400</u>	<u>1,800</u>	ns	<u>50,000</u>	<u>10,000</u>	--	ns	<u>50</u>	--

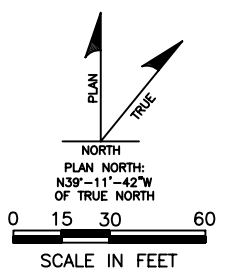
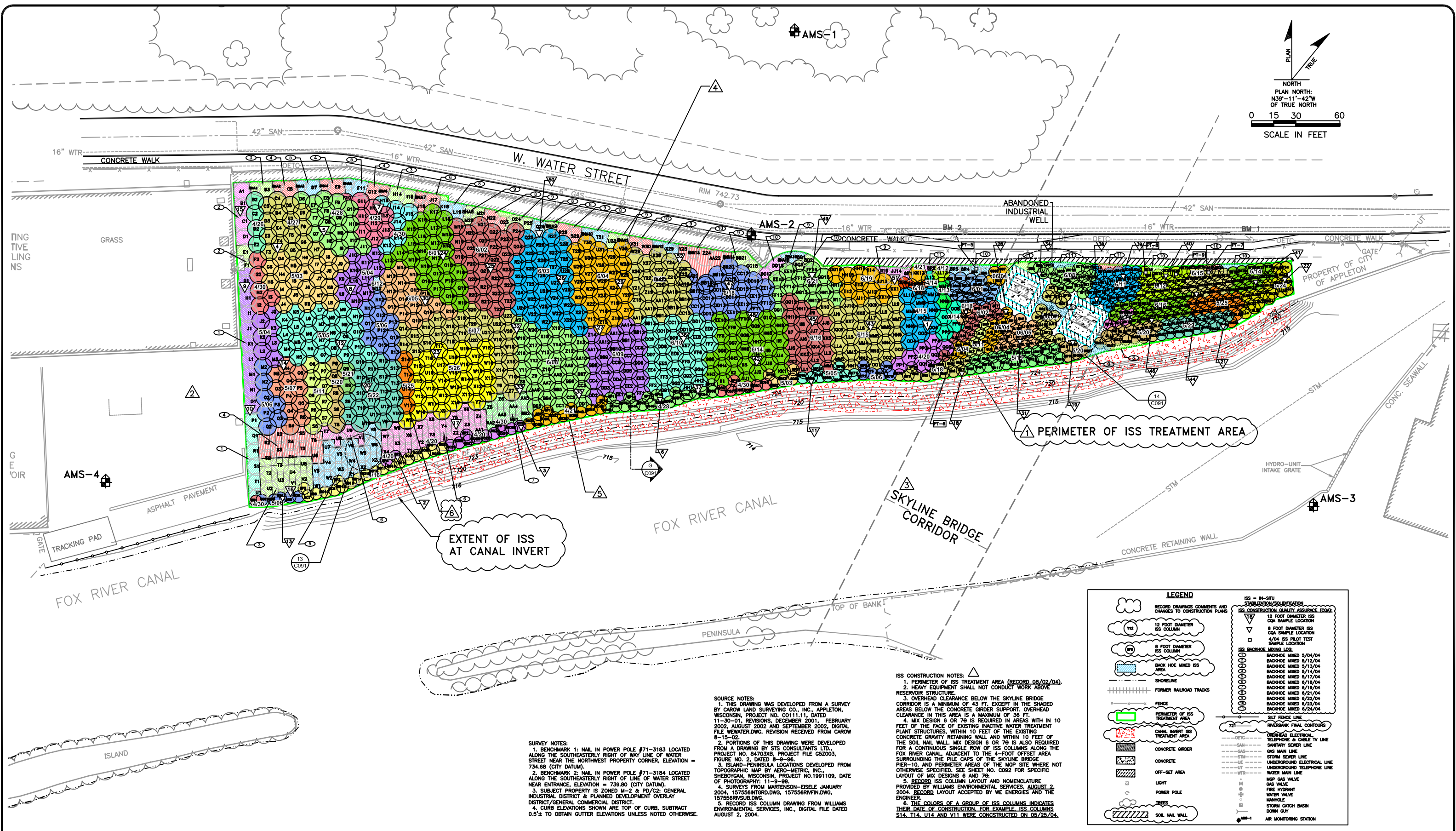
(O-JMK 10/18/03, C-MJR/CAR 10/20/03, C-GRL 10/24/03 HMS/GRL 1/8/04, U-PAR 1/04, C-CAR 1/04, R-CAR 6/04)

Notes:

ns = No standard
[c] = Carcinogenic PAH, classified as B2 probable human carcinogen
cPAHs = Carcinogenic PAHs
na = Not analyzed
nd = Not detected
* = Precision not within control limits
N = Spiked sample recovery not within control limits

Q = The analyte has been detected between the limit of detection (LOD) and limit of quantitation (LOQ).
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram

1. Treatment Standards based on the Remedial Design Report Treatment Performance Criteria
2. Concentrations which attain or exceed a treatment standard criterion are highlighted in **bold and underlined**.
3. Post Treatment samples PST-40, 41, 42 and 43 are not included in average concentrations as these thermal treatment piles were retreated (PST-40R, 41R, 42R and 43R).



EXTENT OF ISS AT CANAL INVERT

PERIMETER OF ISS TREATMENT AREA

SURVEY NOTES:
 1. BENCHMARK 1: NAIL IN POWER POLE #71-3183 LOCATED ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WATER STREET NEAR THE NORTHWEST PROPERTY CORNER, ELEVATION = 734.68 (CITY DATUM).
 2. BENCHMARK 2: NAIL IN POWER POLE #71-3184 LOCATED ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WATER STREET NEAR ENTRANCE, ELEVATION = 739.80 (CITY DATUM).
 3. SUBJECT PROPERTY IS ZONED M-2 & PD/CZ GENERAL INDUSTRIAL DISTRICT & PLANNED DEVELOPMENT OVERLAY DISTRICT/GENERAL COMMERCIAL DISTRICT.
 4. CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5' TO OBTAIN GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.

ISS CONSTRUCTION NOTES:
 1. PERIMETER OF ISS TREATMENT AREA (RECORD 08/02/04).
 2. HEAVY EQUIPMENT SHALL NOT CONDUCT WORK ABOVE RESERVOIR STRUCTURE.
 3. OVERHEAD CLEARANCE BELOW THE SKYLINE BRIDGE CORRIDOR IS A MINIMUM OF 43 FT. EXCEPT IN THE SHADED AREAS BELOW THE CONCRETE GIRDER SUPPORT, OVERHEAD CLEARANCE IN THIS AREA IS A MAXIMUM OF 36 FT.
 4. MIX DESIGN 6 OR 7B IS REQUIRED IN AREAS WITH IN 10 FEET OF THE FACE OF EXISTING INACTIVE WATER TREATMENT PLANT STRUCTURES, WITHIN 10 FEET OF THE EXISTING CONCRETE GRAVITY RETAINING WALL AND WITHIN 10 FEET OF THE SOIL NAIL WALL. MIX DESIGN 6 OR 7B IS ALSO REQUIRED FOR A CONTINUOUS SINGLE ROW OF ISS COLUMNS ALONG THE FOX RIVER CANAL, ADJACENT TO THE 4-FOOT OFFSET AREA SURROUNDING THE PILE CAPS OF THE SKYLINE BRIDGE PIER-10, AND PERIMETER AREAS OF THE MGP SITE WHERE NOT OTHERWISE SPECIFIED. SEE SHEET NO. C092 FOR SPECIFIC LAYOUT OF MIX DESIGNS 6 AND 7B.
 5. RECORD ISS COLUMN LAYOUT AND NOMENCLATURE PROVIDED BY WILLIAMS ENVIRONMENTAL SERVICES, AUGUST 2, 2004, 157556INTGRD.DWG, 157556RRVFN.DWG, 157556RVSUB.DWG.
 6. THE COLORS OF A GROUP OF ISS COLUMNS INDICATES THEIR DATE OF CONSTRUCTION. FOR EXAMPLE, ISS COLUMNS S14, T14, U14 AND V14 WERE CONSTRUCTED ON 05/25/04.

LEGEND

ISS = IN-SITU STABILIZATION/SOLIDIFICATION
 ISS CONSTRUCTION QUALITY ASSURANCE (CQA):
 12 FOOT DIAMETER ISS CQA SAMPLE LOCATION
 8 FOOT DIAMETER ISS CQA SAMPLE LOCATION
 4/04 ISS PILOT TEST SAMPLE LOCATION

ISS BACKHOE MIXING LOG:
 BACKHOE MIXED 6/04/04
 BACKHOE MIXED 6/12/04
 BACKHOE MIXED 6/13/04
 BACKHOE MIXED 6/14/04
 BACKHOE MIXED 6/17/04
 BACKHOE MIXED 6/18/04
 BACKHOE MIXED 6/19/04
 BACKHOE MIXED 6/21/04
 BACKHOE MIXED 6/22/04
 BACKHOE MIXED 6/23/04
 BACKHOE MIXED 6/24/04

SILT FENCE LINE
 RIVERBANK FINAL CONTOURS
 OVERHEAD ELECTRICAL TELEPHONE & CABLE TV LINE
 SANITARY SEWER LINE
 GAS MAIN LINE
 STORM SEWER LINE
 UNDERGROUND TELEPHONE LINE
 WATER MAIN LINE
 MOP GAS VALVE
 GAS VALVE
 FIRE HYDRANT
 WATER VALVE
 MANHOLE
 STORM CATCH BASIN
 DOWN GUY
 AIR MONITORING STATION

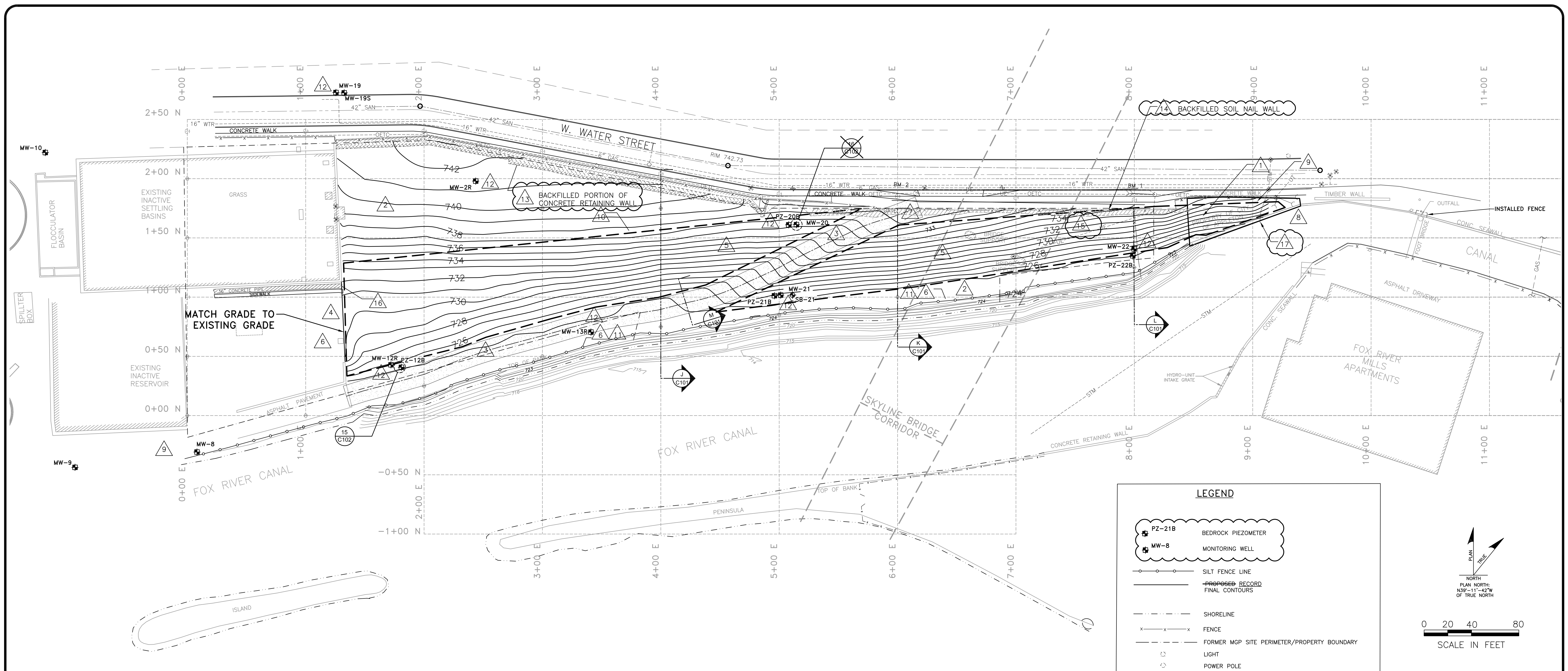
6.			
5.			
4.			
3.			
2.			
1.	ISSUED FOR RECORD DRAWINGS PHASE II	12/16/04	CAR
0.	ISSUED FOR CONSTRUCTION PHASE II	04/02/04	CAR
REVISION:		DATE:	APP'D BY:

N R T

PHASE II - ISS COLUMN LAYOUT
 REMEDIAL CONSTRUCTION
 FORMER APPLETON MANUFACTURED GAS PLANT (MGP) FACILITY
 WE ENERGIES
 CITY OF APPLETON, WISCONSIN

CAD FILE: 1508\RECORD DRAWINGS\01508C093-01C.DWG
 REFERENCE FILES:

PROJECT NO.	1508
DRAWN BY:	TAS 03/23/04
CHECKED BY:	GRL
APPROVED BY:	CAR 04/02/04
SHEET NO.	C093



SURVEY NOTES:

- BENCHMARK 1: NAIL IN POWER POLE #71-3183 LOCATED ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF WATER STREET NEAR THE NORTHWEST PROPERTY CORNER, ELEVATION = 734.68 (CITY DATUM).
- BENCHMARK 2: NAIL IN POWER POLE #71-3184 LOCATED ALONG THE SOUTHEASTERLY RIGHT OF LINE OF WATER STREET NEAR ENTRANCE, ELEVATION = 739.80 (CITY DATUM).
- SUBJECT PROPERTY IS ZONED M-2 & PD/C2: GENERAL INDUSTRIAL DISTRICT & PLANNED DEVELOPMENT OVERLAY DISTRICT/GENERAL COMMERCIAL DISTRICT.
- CURB ELEVATIONS SHOWN ARE TOP OF CURB, SUBTRACT 0.5' TO OBTAIN GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.

SOURCE NOTE:

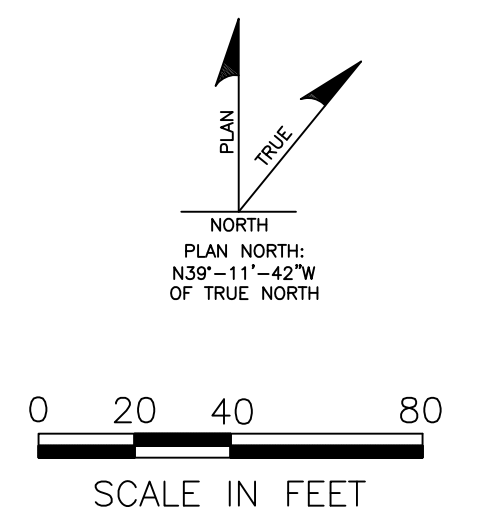
- THIS DRAWING WAS DEVELOPED FROM A SURVEY BY CAROW LAND SURVEYING CO., INC., APPLETON, WISCONSIN, PROJECT NO. C0111.11, DATED 11-30-01, REVISIONS, DECEMBER 2001, FEBRUARY 2002, AUGUST 2002 AND SEPTEMBER 2002, DIGITAL FILE NEWATER.DWG, REVISION RECEIVED FROM CAROW 8-15-02.
- PORTIONS OF THIS DRAWING WERE DEVELOPED FROM A DRAWING BY STS CONSULTANTS LTD, PROJECT NO. 84703XB, PROJECT FILE GS2003, FIGURE NO. 2, DATED 8-9-96.
- ISLAND-PENINSULA LOCATIONS DEVELOPED FROM TOPOGRAPHIC MAP BY AERO-METRIC, INC., SHEBOYGAN, WISCONSIN, PROJECT NO.1991109, DATE OF PHOTOGRAPHY: 11-9-99.
- SURVEYS FROM MARTENSON-EISELE JANUARY 2004, 157556NITGRD.DWG, 157556RIVFIN.DWG, 157556RIVSIB.DWG.
- RECORD MONITORING WELL LOCATIONS, GRAVEL ROAD ALIGNMENT AND FINAL GRADES FROM SURVEYS BY WILLIAMS ENVIRONMENTAL SERVICES, INC., DIGITAL FILES DATED OCTOBER 5, 2004.

EARTHWORK CONTRACTOR NOTES:

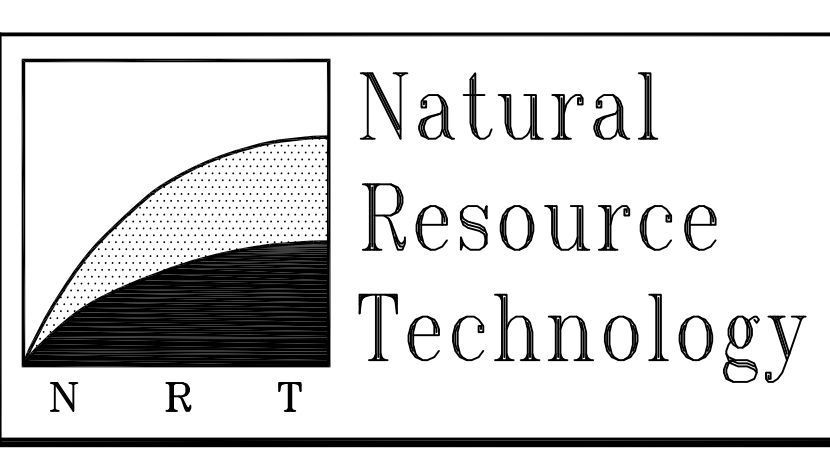
- BACKFILL THE SURFICIAL EXCAVATED AREA WITH CLEAN FILL. LAST 2 FEET OF BACKFILL SHALL CONSIST OF 1.5' OF ROOTING ZONE MATERIAL AND 4 INCHES OF CLEAN TOPSOIL.
- BACKFILL ABOVE ISS SWELL MATERIAL WITH NON-AMENDED AND/OR AMENDED THERMALLY TREATED MATERIAL. LAST FOOT OF BACKFILL SHALL CONSIST OF 8 INCHES ROOTING ZONE MATERIAL AND 4 INCHES OF CLEAN TOPSOIL.
- CONSTRUCT ACCESS DRIVE WITH 1 FOOT OF COMPACTED CRUSHED AGGREGATE BACKFILL ATOP 8 OZ. NON-WOVEN GEOTEXTILE AND FOLLOWED BY A MINIMUM 6 INCHES OF AMENDED THERMALLY TREATED MATERIAL. SEE DETAIL ON SHEET NO. C101.
- HEAVY EQUIPMENT SHALL NOT CONDUCT WORK ABOVE RESERVOIR STRUCTURE.
- BACKFILLED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 4H:1V (25% GRADE).
- SILT FENCE 3. CONTRACTOR SHALL INSTALL WIRE REINFORCED SILT FENCE 3 ALONG TOP OF THE RECONSTRUCTED RIVERBANK (ALSO SHOWN ON SHEET NO. C101) DURING SITE RESTORATION ACTIVITIES. INSTALL TEMPORARY WIRE REINFORCED SILT FENCE ABOVE FORMER RESERVOIR STRUCTURE.
- INSTALL A PERMANENT CHAIN LINK FENCE ALONG PRE-EXISTING FENCE ALIGNMENT. INSTALL A SECURITY GATE AS SHOWN, AT WATER STREET ENTRANCE.
- TEMPORARY CHAIN LINK FENCE SHALL BE REMOVED FOLLOWING SITE RESTORATION ACTIVITIES.
- TEMPORARY GATE SHALL BE REMOVED FOLLOWING SITE RESTORATION ACTIVITIES.
- INSTALL EROSION CONTROL MATTING ON SLOPES GREATER THAN 4H:1V IN ACCORDANCE TO WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING ESTABLISHMENT AND MAINTENANCE OF GRASS AS DESCRIBED IN SECTION 02936.
- REPLACE AND INSTALL MONITORING WELLS AS INDICATED ON WELL CONSTRUCTION TABLE ON SHEET NO. C102 IN ACCORDANCE TO NR 141. SEE DETAIL ON SHEET NO. C102.
- PORTIONS OF THE CONCRETE RETAINING WALL BURIED DURING BACKFILL ACTIVITIES ARE INDICATED WITH DASHED LINES.
- RECORD LOCATION OF SOIL NAIL WALLS BURIED IN-PLACE DURING BACKFILL ACTIVITIES. REFERENCE SHEET NO. 5020 IN THE PHASE I REMEDIAL CONSTRUCTION DOCUMENTATION REPORT FOR ADDITIONAL DETAILS OF RECORD SOIL NAIL WALL CONSTRUCTION.
- UNDERGROUND ELECTRIC SERVICE RESTORED TO SKYLINE BRIDGE.
- 36" CONCRETE PIPE CAPPED WITH BRICK AND CONCRETE.
- CITY OF APPLETON STORM SEWER EXTENDED TO DRAIN DIRECTLY TO THE FOX RIVER CANAL.

LEGEND

- PZ-21B: BEDROCK PIEZOMETER
- MW-8: MONITORING WELL
- SILT FENCE LINE
- PROPOSED RECORD FINAL CONTOURS
- SHORELINE
- FENCE
- FORMER MGP SITE PERIMETER/PROPERTY BOUNDARY
- LIGHT
- POWER POLE
- SOIL NAIL WALL
- EROSION CONTROL MATTING
- SHALLOW BACKFILL AREA
- GRAVEL ACCESS ROAD
- SAN: SANITARY SEWER LINE
- OETC: OVERHEAD ELECTRICAL, TELEPHONE & CABLE TV LINE
- GAS: GAS MAIN LINE
- STM: STORM SEWER LINE
- UE: UNDERGROUND ELECTRICAL LINE
- UT: UNDERGROUND TELEPHONE LINE
- WTR: WATER MAIN LINE
- MGP GAS VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- MANHOLE
- STORM CATCH BASIN
- CONSTRUCTION GRID POINT
- DOWN GUY



6.			
5.	ISSUED FOR RECORD DRAWINGS PHASE II	12/16/04	CAR
4.	REVISED WELL LOCATIONS	08/18/04	CAR
3.	REVISED WELL LOCATIONS	02/19/04	CAR
2.	POST PHASE I REVISED FINAL GRADES	02/13/04	CAR
1.	ISSUED FOR CONSTRUCTION	08/01/03	CAR
0.	ISSUED FOR BID	06/17/03	CAR
REVISION:		DATE:	APP'D BY:

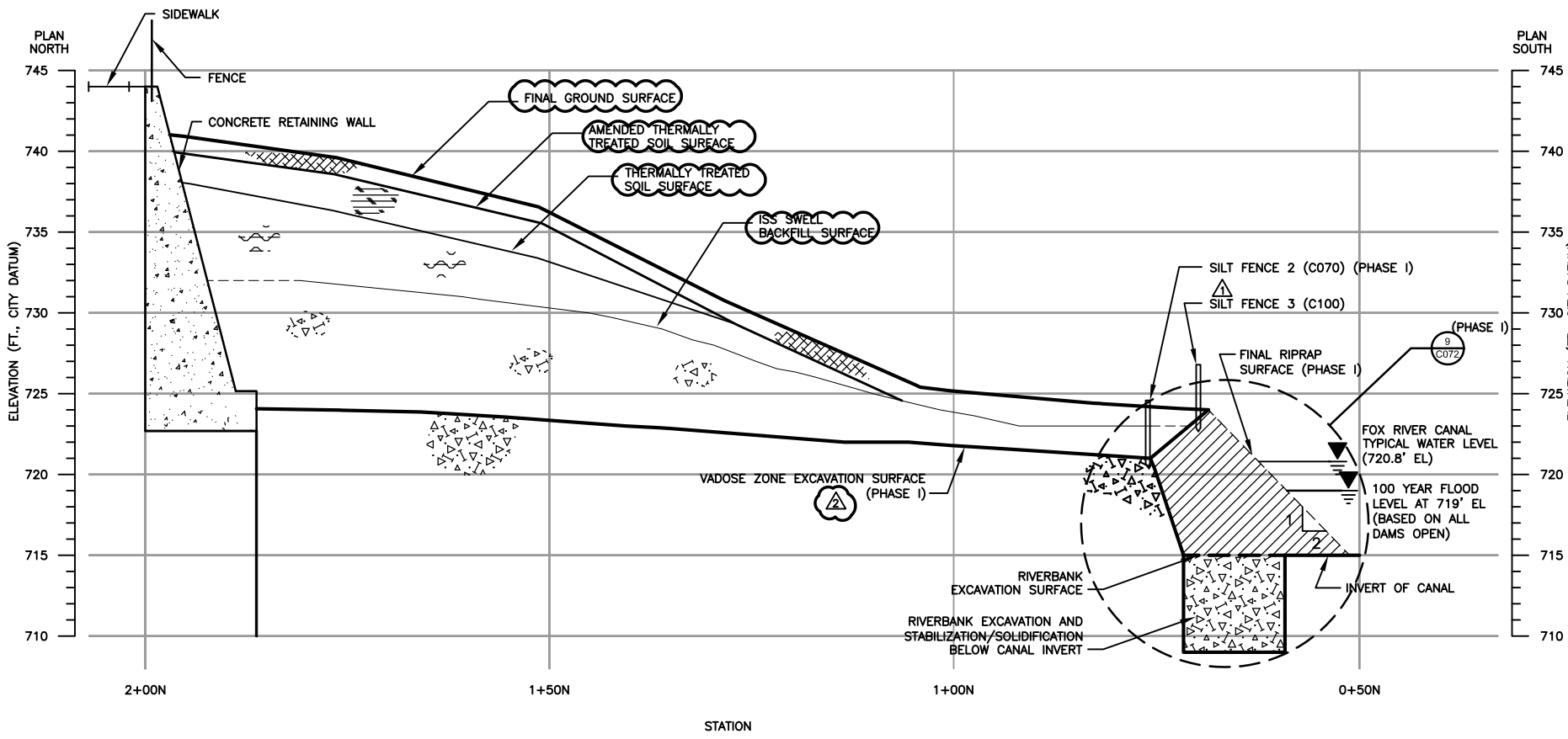


PHASE II-SITE RESTORATION PLAN

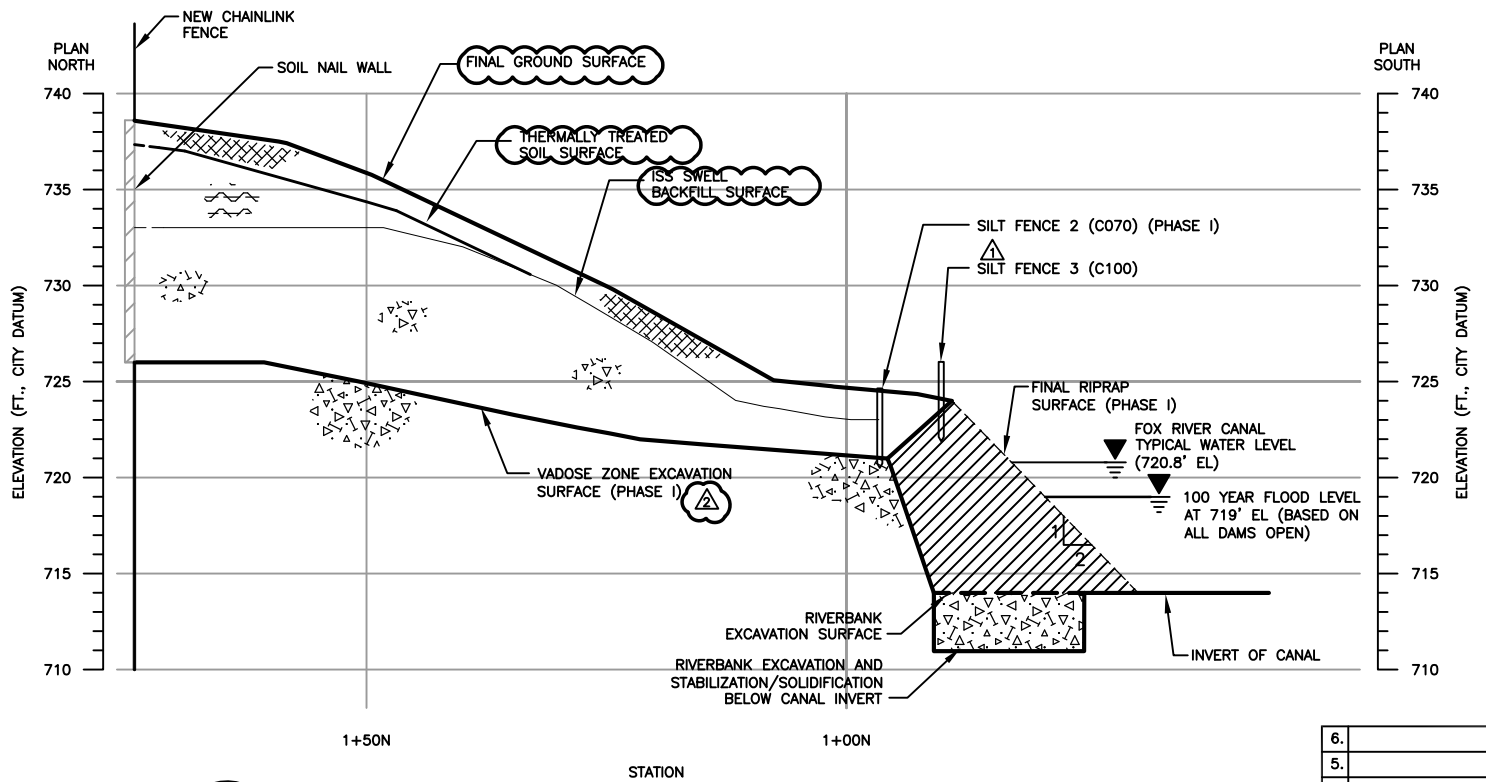
REMEDIAL CONSTRUCTION
FORMER APPLETON MANUFACTURED GAS PLANT (MGP) FACILITY
WE ENERGIES
CITY OF APPLETON, WISCONSIN

CAD FILE: 1508/RECORD DRAWINGS/D1508C100-05.DWG
REFERENCE FILES:

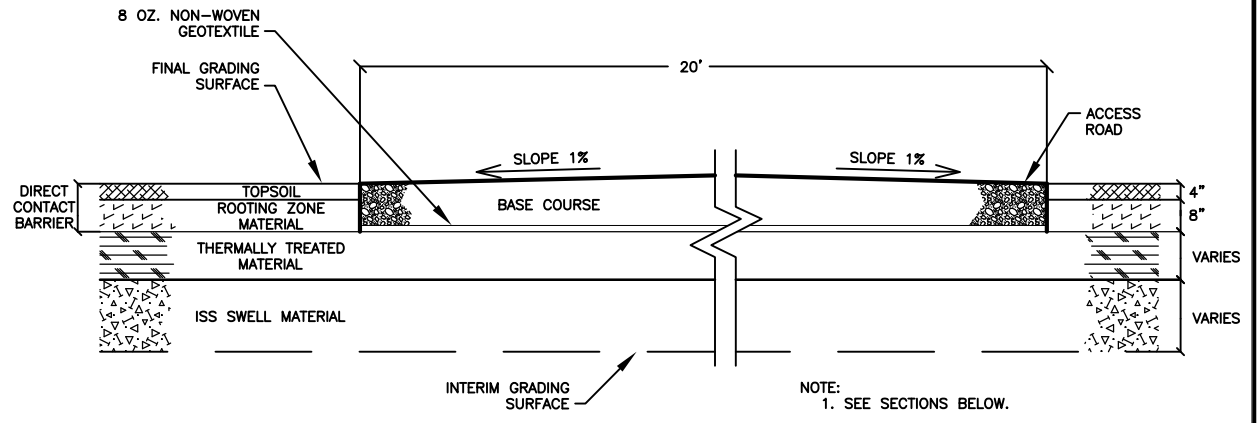
PROJECT NO. 1508
DRAWN BY: TAS 06/17/03
CHECKED BY: HMS 06/17/03
APPROVED BY: CAR 06/17/03
SHEET NO. C100



J NORTH-SOUTH CROSS SECTION - STATION 4+00 E
C100 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=5'
 VERTICAL EXAGGERATION=2



K NORTH-SOUTH CROSS SECTION - STATION 6+00 E
C100 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=5'
 VERTICAL EXAGGERATION=2



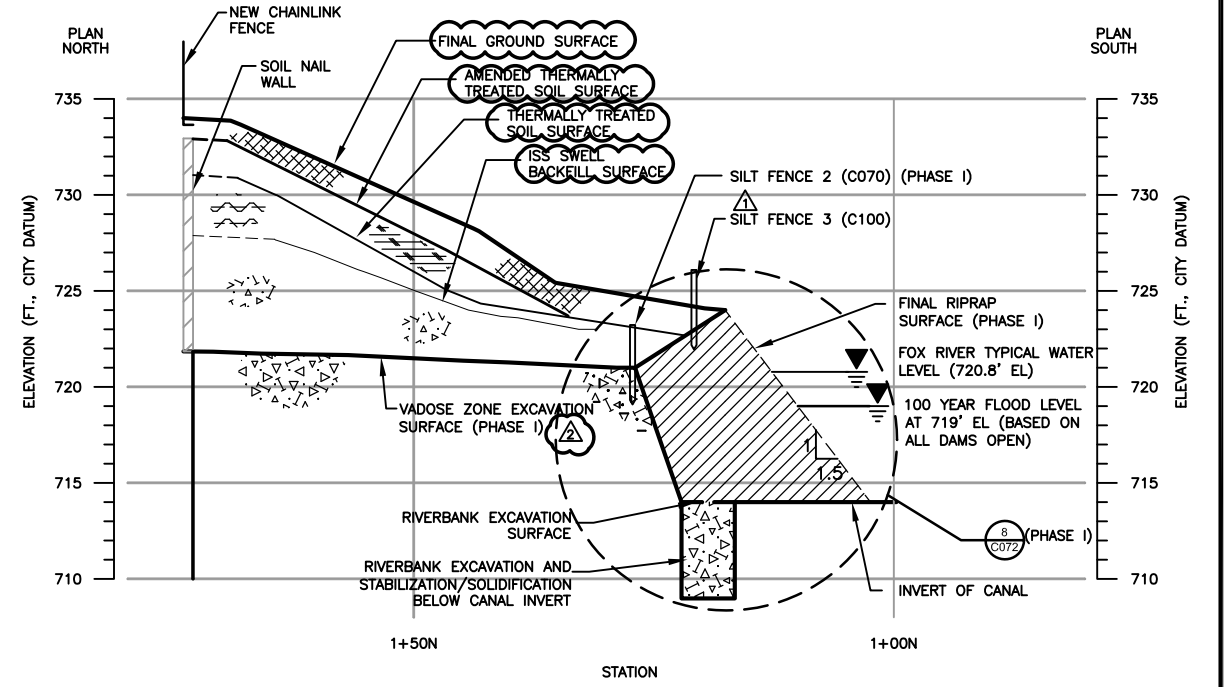
M ACCESS ROAD SECTION
C100 NOT TO SCALE

LEGEND

	THERMALLY TREATED MATERIAL
	ISS
	RIVERBANK RESTORATION
	AMENDED THERMALLY TREATED MATERIAL
	INTERIM GRADING SURFACE
	TOPSOIL AND ROOTING ZONE MATERIAL
	ROOTING ZONE MATERIAL
	8 OZ. NON-WOVEN GEOTEXTILE

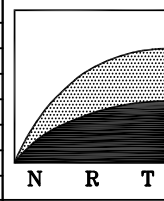
EARTHWORK NOTES:

- INSTALL WIRE REINFORCED SILT FENCE ALONG TOP OF RECONSTRUCTED RIVERBANK AS RESTORATION AND FINAL GRADES ARE COMPLETED.
- VADOSE ZONE EXCAVATION CROSS SECTIONS (PHASE I) ARE APPROXIMATE. REFERENCE SHEET NOS. C070 AND C080 FOR RECORD CONTOURS.



L NORTH-SOUTH CROSS SECTION - STATION 8+00 E
C100 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=5'
 VERTICAL EXAGGERATION=2

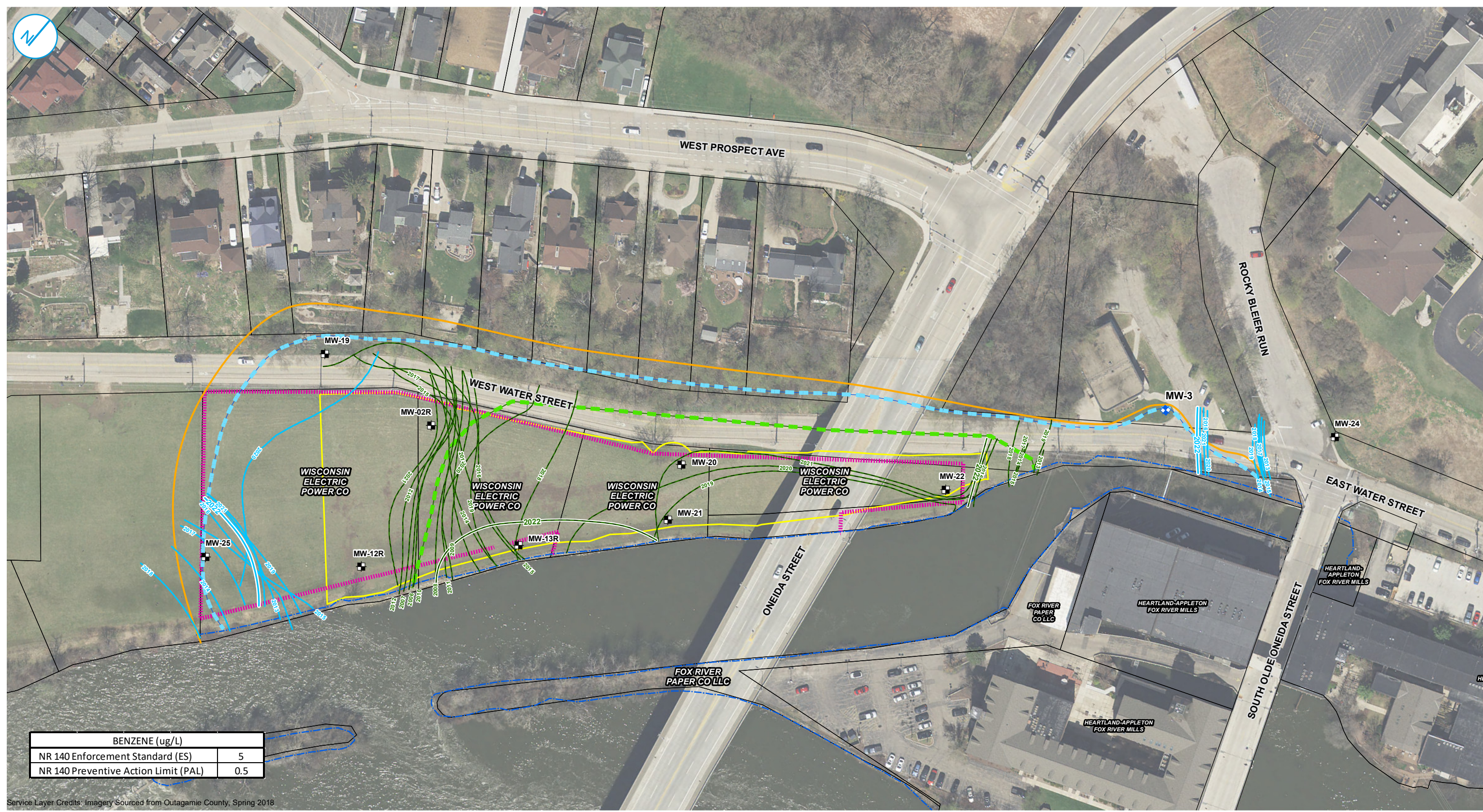
6.			
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2.	ISSUED FOR RECORD DRAWINGS PHASE II	12/16/04	CAR
1.	ISSUED FOR CONSTRUCTION	08/01/03	CAR
0.	ISSUED FOR BID	08/17/03	CAR
REVISION:		DATE:	APP'D BY:



**Natural
 Resource
 Technology**

PHASE II - SITE RESTORATION SECTIONS		PROJECT NO. 1508
REMEDIAL CONSTRUCTION		DRAWN BY: TAS/RLH 06/17/03
FORMER APPLETON MANUFACTURED GAS PLANT (MGP) FACILITY		CHECKED BY: HMS 06/17/03
WE ENERGIES		APPROVED BY: CAR 06/17/03
CITY OF APPLETON, WISCONSIN		SHEET NO. C101
CAD FILE: 1508/RECORD DRAWINGS/D1508C101-02.DWG		
REFERENCE FILES:		

APPENDIX E
2022 ANNUAL GROUNDWATER REPORT INFORMATION



BENZENE (ug/L)	
NR 140 Enforcement Standard (ES)	5
NR 140 Preventive Action Limit (PAL)	0.5

- MONITORING WELL LOCATION
- LAWRENCE UNIVERSITY PROPERTY WELL (ABANDONED)
- LIMIT OF GROUNDWATER IMPACTS
- CLOSED 5 µg/L BENZENE ISOCONCENTRATION LINE
- CLOSED 1,000 µg/L BENZENE ISOCONCENTRATION LINE
- BENZENE ANNUAL 1,000 µg/L CONTOUR
- BENZENE 5 µg/L CONTOUR (NR140 ES)
- SHORELINE
- FORMER MGP SITE PERIMETER
- PERIMETER OF ISS TREATMENT AREA
- 2019 TAX PARCEL



Notes
 - PLAN NORTH IS N39° 11' 42" OF TRUE NORTH
 - ISOCONCENTRATION CONTOURS PRESENTED WERE CREATED BY KRIGING WELL DATA COLLECTED DURING APRIL SAMPLING EVENT OF EACH YEAR.
 - DATES SHOWN AS MM/YY
 - CONCENTRATIONS SHOWN AS µg/L (MICROGRAMS PER LITER)

LIMITS OF GROUNDWATER IMPACTS
 2022 ANNUAL REPORT

WE ENERGIES
FORMER APPLETON
MANUFACTURED GAS PLANT (MGP)
 APPLETON, WISCONSIN

FIGURE 15

RAMBOLL AMERICAS
 ENGINEERING SOLUTIONS, INC.



APPENDIX F
EXAMPLE DOCUMENTATION REPORT OUTLINE

EXAMPLE DOCUMENTATION REPORT OUTLINE

- Site Information and Background
- Current Activities
 - » Contractors Involved
 - » Dates and Duration
 - » Weather
 - » Description of activities
 - » Material management
 - › Sidewalk
 - › Earthen Cap
 - › Canal
 - › Residually Impacted Subsurface Materials
 - MGP-impacted Groundwater
 - ISS Treated Soil
 - Thermally Treated Soil
 - ISS Swell Material
 - » Restoration activities
 - » Deviations
- Attachments
 - » Figures documenting area of activities
 - » Tables documenting survey and off-site disposal
 - » Survey documentation
 - » Photo documentation
 - » Off-site disposal documentation

APPENDIX G
PHOTOGRAPHS OF CAP



Photo 1: Northern portion of Cap Maintenance Area looking southwest



Photo 2: Northern portion of Cap Maintenance Area looking southwest



Appendix F - Photographs of Cap
Appleton City (Coal Tar)
Former Appleton Manufactured Gas Plant (MGP)
September 15, 2023



Photo 3: Central portion of Cap Maintenance Area looking north



Photo 4: Central portion of Cap Maintenance Area looking northeast





Photo 5: Southern portion of Cap Maintenance Area looking east



Photo 6: Southern portion of Cap Maintenance Area looking northeast





Photo 7: Earthen Cap looking northwest



Photo 8: Sidewalk Cap



APPENDIX H

CONTINUING OBLIGATIONS INSPECTION AND MAINTENANCE LOG (WDNR FORM 4400-305)

Directions: In accordance with s. NR 727.05 (1) (b) 3., Wis. Adm. Code, use of this form for documenting the inspections and maintenance of certain continuing obligations is required. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.]. When using this form, identify the condition that is being inspected. See the closure approval letter for this site for requirements regarding the submittal of this form to the Department of Natural Resources. A copy of this inspection log is required to be maintained either on the property, or at a location specified in the closure approval letter. Do NOT delete previous inspection results. This form was developed to provide a continuous history of site inspection results. The Department of Natural Resources project manager is identified in the closure letter. The project manager may also be identified from the database, BRRTS on the Web, at <http://dnr.wi.gov/botw/SetUpBasicSearchForm.do>, by searching for the site using the BRRTS ID number, and then looking in the "Who" section.

Activity (Site) Name Appleton City (Coal Tar) Former Appleton MGP	BRRTS No. 02-45-000042
---	----------------------------------

Inspections are required to be conducted (see closure approval letter):

annually
 semi-annually
 other – specify _____

When submittal of this form is required, submit the form electronically to the DNR project manager. An electronic version of this filled out form, or a scanned version may be sent to the following email address (see closure approval letter):

Inspection Date	Inspector Name	Item	Describe the condition of the item that is being inspected	Recommendations for repair or maintenance	Previous recommendations implemented?	Photographs taken and attached?
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N
		<input type="checkbox"/> monitoring well <input type="checkbox"/> cover/barrier <input type="checkbox"/> vapor mitigation system <input type="checkbox"/> other:			<input type="radio"/> Y <input type="radio"/> N	<input type="radio"/> Y <input type="radio"/> N

{Click to Add/Edit Image}

Date added:

Title:

{Click to Add/Edit Image}

Date added:

Title: