

From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Monday, August 23, 2021 7:04 AM
To: Beggs, Tauren R - DNR
Subject: River North, LLC Multi-Family Development at River Point
Attachments: Figure 4 - Site Layout.pdf; 2021-08-19 - River North Cut-Fill Exhibit.pdf

Tauren:

River North, LLC is set to close on Friday on the 1.6 acre parcel at River Point in Manitowoc targeted for redevelopment as an apartment complex (illustrated on Figure 4, attached).

I just got their final plans and will be working to get the RAP/MMP to you this week. As we've discussed, the RAP will include a building control technology for the building and a sitewide engineered barrier to cap the granular fill material.

In the interim, the developer's goal is to get the slab poured this fall and the building closed by Dec/Jan so they can work on interior construction during Winter/Spring 2022. To that end, they wanted your approval to start some of the pre/initial-construction activities immediately after acquisition while you are reviewing the RAP/MMP.

Immediate tasks would involve installing the structural piles and perimeter foundation walls. This is expected to take several weeks and would involve cutting a perimeter trench around the building footprint and installing the piles in the base of the trench. The foundation walls would be constructed in the trench across the piles and the trench backfilled with clean/imported structural fill. The trench cut is expected to generate ~ 2,200 cubic yards of granular fill. The cut/fill plan is attached. The granular fill would be stockpiled onsite pending final placement beneath the asphalt-paved parking lot. As discussed previously, cut materials with apparent petroleum impacts will be hauled offsite to a solid waste landfill. The trenches are relatively shallow, so no groundwater is likely to be encountered.

After installing the perimeter walls and placing/grading the stockpiled granular fill approximately 4,000 cubic yards of clean fill will be imported and placed to raise the Site to final grade. This fill is likely to come from the 30th Street or Custer Street ROW projects.

Thanks for your continued support on this project.

Sincerely,

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

Direct: 414 581-6476
Harris.Byers@stantec.com

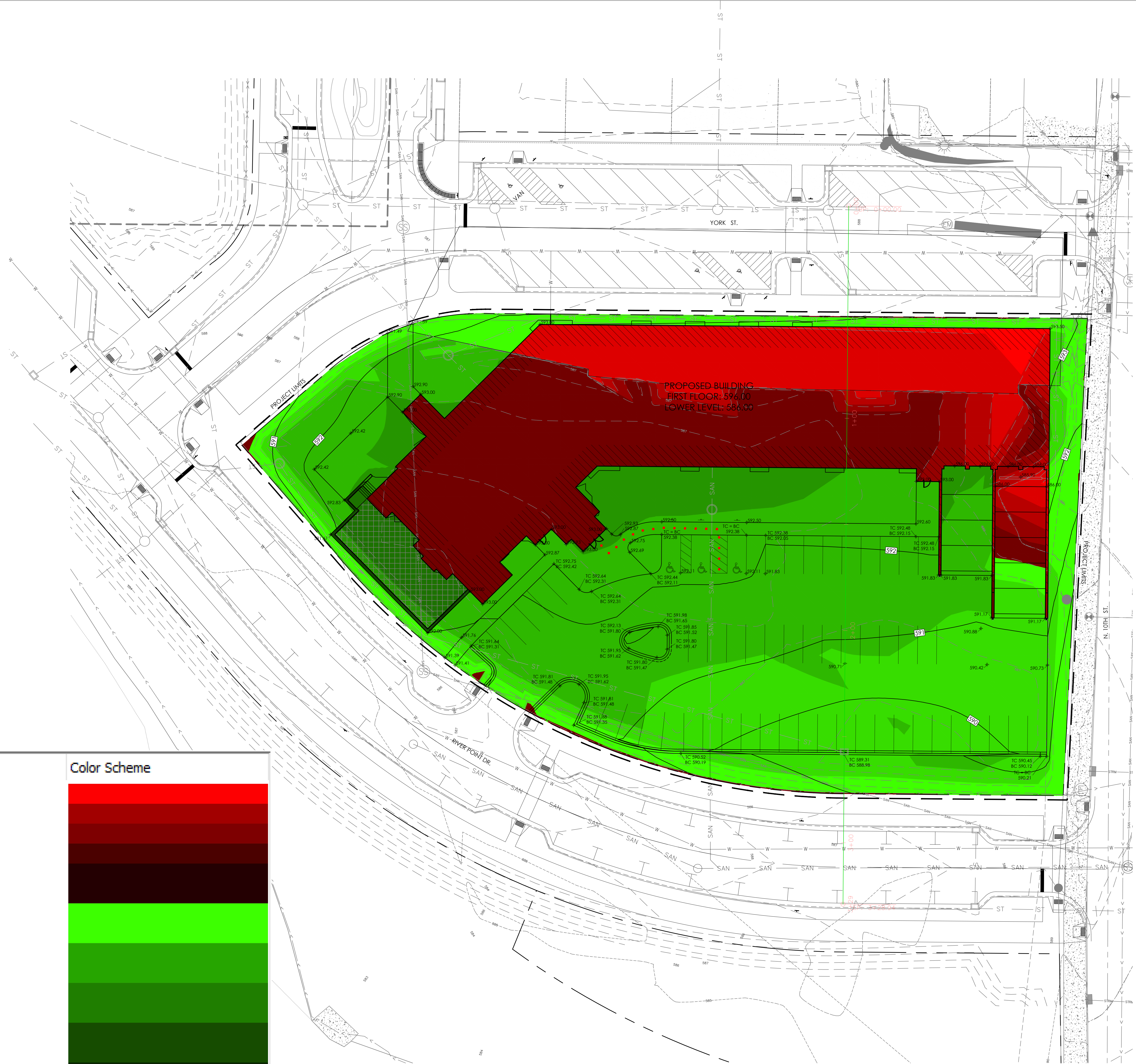
Stantec
12075 Corporate Parkway Suite 200
Mequon WI 53092-2649



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

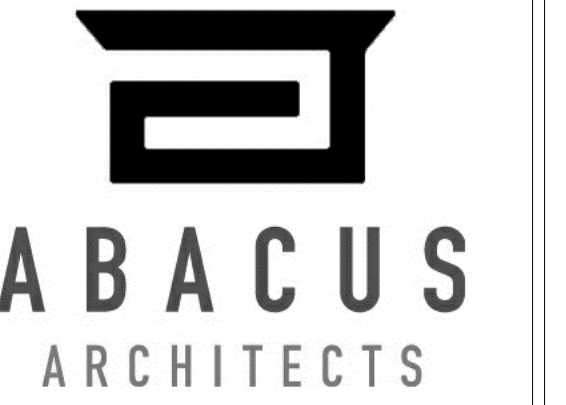
GRADING LEGEND

- 591 — PROPOSED CONTOUR
- 590 — EXISTING CONTOUR
- ⊕ 590.00 PROPOSED SPOT ELEVATION
- ⊕ 590.00± MATCH EXISTING ELEVATION
- ⊕ TC 595.00 PROPOSED TOP OF CURB ELEVATION
- ⊕ BC 594.50 PROPOSED BOTTOM OF CURB ELEVATION
- ADA ACCESSIBLE ROUTE



PROPOSED BUILDING
FIRST FLOOR: 596.00
LOWER LEVEL: 584.00

Minimum Elevation	Maximum Elevation	Color Scheme
-6.00'	-5.00'	
-5.00'	-4.00'	
-4.00'	-3.00'	
-3.00'	-2.00'	
-2.00'	-1.00'	
-1.00'	0.00'	
0.00'	1.00'	
1.00'	2.00'	
2.00'	3.00'	
3.00'	4.00'	
4.00'	5.00'	
5.00'	6.00'	
6.00'	7.00'	
7.00'	8.00'	
8.00'	9.00'	
9.00'	10.00'	



REVISIONS:

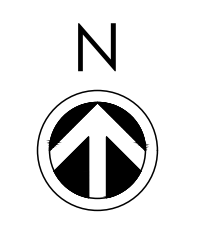
NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
© 2021 ABACUS ARCHITECTS, INC.

May 11, 2021
NEW APARTMENT BUILDING
RIVER NORTH APARTMENTS
MANITOWOC, WISCONSIN
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 225 EAST ST. PAUL AVE. MILWAUKEE, WI 53202 (414) 837-6450

DRAWN BY: MDW
CHECKED BY: JRV

C
207

CUT/FILL EXHIBIT
SCALE: 1"=20'



PROJ. NO. 2020-55

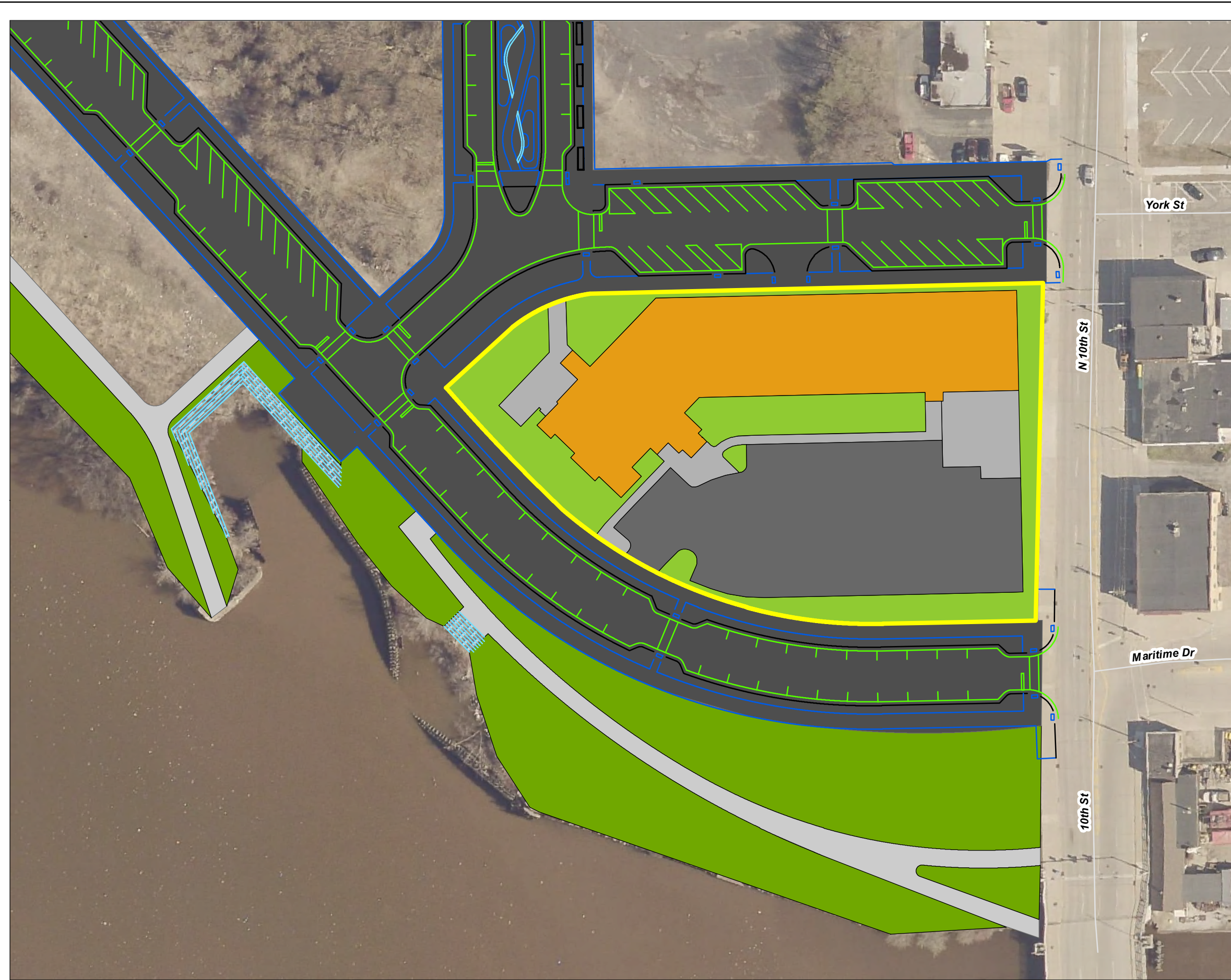


Figure No.

4

Title

The River North LLC Project Area and Proposed Engineered Barriers/Caps

Client/Project
 River North LLC Project Area
 River Point District
 City of Manitowoc

0 50 100 Feet Prepared by HLB on 4/15/2021

0 50 100 Feet

Legend

River North LLC Project Area

Proposed Engineered Barrier/Cap

Asphalt Cap (22,480 sf)

Concrete Cap (6,605 sf)

Landscaping Cap (19,800 sf)

Building Footprint and BCT Extent

Building Footprint (BCT Extent; 23,327 sf)

Municipal Infrastructure

Landscaping

Rights-of-way

Rock Wall

Sidewalk



Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Orthophotograph: Manitowoc County, 2017

