

Notice: Use this form to request a **written response (on agency letterhead)** from the Department of Natural Resources (DNR) regarding technical assistance, a post-closure change to a site, a specialized agreement or liability clarification for Property with known or suspected environmental contamination. A fee will be required as is authorized by s. 292.55, Wis. Stats., and NR 749, Wis. Adm. Code., unless noted in the instructions below. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Public Records law [ss. 19.31 - 19.39, Wis. Stats.].

Definitions

"Property" refers to the subject Property that is perceived to have been or has been impacted by the discharge of hazardous substances.

"Liability Clarification" refers to a written determination by the Department provided in response to a request made on this form. The response clarifies whether a person is or may become liable for the environmental contamination of a Property, as provided in s. 292.55, Wis. Stats.

"Technical Assistance" refers to the Department's assistance or comments on the planning and implementation of an environmental investigation or environmental cleanup on a Property in response to a request made on this form as provided in s. 292.55, Wis. Stats.

"Post-closure modification" refers to changes to Property boundaries and/or continuing obligations for Properties or sites that received closure letters for which continuing obligations have been applied or where contamination remains. Many, but not all, of these sites are included on the GIS Registry layer of RR Sites Map to provide public notice of residual contamination and continuing obligations.

Select the Correct Form

This form should be used to request the following from the DNR:

- Technical Assistance
- Liability Clarification
- Post-Closure Modifications
- Specialized Agreements (tax cancellation, negotiated agreements, etc.)

Do not use this form if one of the following applies:

- Request for an **off-site liability exemption or clarification** for Property that has been or is perceived to be contaminated by one or more hazardous substances that originated on another Property containing the source of the contamination. Use DNR's Off-Site Liability Exemption and Liability Clarification Application Form 4400-201.
- Submittal of an Environmental Assessment for the **Lender Liability Exemption**, s 292.21, Wis. Stats., **if no response or review by DNR is requested**. Use the Lender Liability Exemption Environmental Assessment Tracking Form 4400-196.
- Request for an **exemption to develop on a historic fill site** or licensed landfill. Use DNR's Form 4400-226 or 4400-226A.
- **Request for closure** for Property where the investigation and cleanup actions are completed. Use DNR's Case Closure - GIS Registry Form 4400-202.

All forms, publications and additional information are available on the internet at: dnr.wi.gov/topic/Brownfields/Pubs.html.

Instructions

1. Complete sections 1, 2, 6 and 7 for all requests. Be sure to provide adequate and complete information.
2. Select the type of assistance requested: Section 3 for technical assistance or post-closure modifications, Section 4 for a written determination or clarification of environmental liabilities; or Section 5 for a specialized agreement.
3. Include the fee payment that is listed in Section 3, 4, or 5, unless you are a "Voluntary Party" enrolled in the Voluntary Party Liability Exemption Program **and** the questions in Section 2 direct otherwise. Information on to whom and where to send the fee is found in Section 8 of this form.
4. Send the completed request, supporting materials and the fee to the appropriate DNR regional office where the Property is located. See the map on the last page of this form. A paper copy of the signed form and all reports and supporting materials shall be sent with an electronic copy of the form and supporting materials on a compact disk. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>

The time required for DNR's determination varies depending on the complexity of the site, and the clarity and completeness of the request and supporting documentation.

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Section 1. Contact and Recipient Information

Requester Information

This is the person requesting technical assistance or a post-closure modification review, that his or her liability be clarified or a specialized agreement and is identified as the requester in Section 7. DNR will address its response letter to this person.

Last Name Sheeran	First Tyler	MI	Organization/ Business Name 700 Grand Apartments, LLC
Mailing Address 2501 Parmenter St., Ste. 300B			City Middleton
			State WI
			ZIP Code 53562
Phone # (include area code) (608) 688-0754	Fax # (include area code)	Email t.sheeran@commonwealthco.net	

The requester listed above: (select all that apply)

- Is currently the owner
 Is considering selling the Property
 Is renting or leasing the Property
 Is considering acquiring the Property
 Is a lender with a mortgagee interest in the Property
 Other. Explain the status of the Property with respect to the applicant:

Contact Information (to be contacted with questions about this request)

Select if same as requester

Contact Last Name Sheeran	First Tyler	MI	Organization/ Business Name 700 Grand Apartments, LLC
Mailing Address 2501 Parmenter St., Ste. 300B			City Middleton,
			State WI
			ZIP Code 53562
Phone # (include area code) (608) 688-0754	Fax # (include area code)	Email t.sheeran@commonwealthco.net	

Environmental Consultant (if applicable)

Contact Last Name Dahlem	First Matt	MI	Organization/ Business Name Fehr Graham Engineering & Environmental
Mailing Address 909 North 8th Street, Suite 101			City Sheboygan
			State WI
			ZIP Code 53081
Phone # (include area code) (920) 453-0700	Fax # (include area code)	Email mdahlem@fehrgraham.com	

Property Owner (if different from requester)

Contact Last Name Fabel	First Kevin	MI	Organization/ Business Name City of Wausau
Mailing Address 407 Grant St.			City Wausau
			State WI
			ZIP Code 54403
Phone # (include area code) (715) 261-6743	Fax # (include area code) (715) 261-6759	Email Kevin.Fabel@wausauwi.gov	

Section 2. Property Information

Property Name Grand Avenue Vacant Parcels	FID No. (if known) 737263340
BRRTS No. (if known) 01-37-595786 (Pending)	Parcel Identification Number 29129073630031, 29129073630032, 29129073630035, 29129073630033, and 29129073630034

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Street Address 700, 804, 806, 810, 814, and 816 Grand Avenue		City Wausau	State WI	ZIP Code 54403
County Marathon	Municipality where the Property is located <input checked="" type="radio"/> City <input type="radio"/> Town <input type="radio"/> Village of Wausau	Property is composed of: <input type="radio"/> Single tax parcel <input checked="" type="radio"/> Multiple tax parcels	Property Size Acres 1.13	

1. Is a response needed by a specific date? (e.g., Property closing date) Note: Most requests are completed within 60 days. Please plan accordingly.

No Yes

Date requested by: _____

Reason:

2. Is the "Requester" enrolled as a Voluntary Party in the Voluntary Party Liability Exemption (VPLE) program?

No. **Include the fee that is required for your request in Section 3, 4 or 5.**

Yes. **Do not include a separate fee.** This request will be billed separately through the VPLE Program.

Fill out the information in Section 3, 4 or 5 which corresponds with the type of request:

Section 3. Technical Assistance or Post-Closure Modifications;

Section 4. Liability Clarification; or Section 5. Specialized Agreement.

Section 3. Request for Technical Assistance or Post-Closure Modification

Select the type of technical assistance requested: [Numbers in brackets are for WI DNR Use]

- No Further Action Letter (NFA) (Immediate Actions) - NR 708.09, [183] - Include a fee of \$350. Use for a written response to an immediate action after a discharge of a hazardous substance occurs. Generally, these are for a one-time spill event.
- Review of Site Investigation Work Plan - NR 716.09, [135] - **Include a fee of \$700.**
- Review of Site Investigation Report - NR 716.15, [137] - **Include a fee of \$1050.**
- Approval of a Site-Specific Soil Cleanup Standard - NR 720.10 or 12, [67] - **Include a fee of \$1050.**
- Review of a Remedial Action Options Report - NR 722.13, [143] - **Include a fee of \$1050.**
- Review of a Remedial Action Design Report - NR 724.09, [148] - **Include a fee of \$1050.**
- Review of a Remedial Action Documentation Report - NR 724.15, [152] - **Include a fee of \$350**
- Review of a Long-term Monitoring Plan - NR 724.17, [25] - **Include a fee of \$425.**
- Review of an Operation and Maintenance Plan - NR 724.13, [192] - **Include a fee of \$425.**

Other Technical Assistance - s. 292.55, Wis. Stats. [97] (For request to build on an abandoned landfill use Form 4400-226)

- Schedule a Technical Assistance Meeting - **Include a fee of \$700.**
- Hazardous Waste Determination - **Include a fee of \$700.**
- Other Technical Assistance - **Include a fee of \$700.** Explain your request in an attachment.

Post-Closure Modifications - NR 727, [181]

- Post-Closure Modifications: Modification to Property boundaries and/or continuing obligations of a closed site or Property; sites may be on the GIS Registry. This also includes removal of a site or Property from the GIS Registry. **Include a fee of \$1050, and:**
 - Include a fee of \$300 for sites with residual soil contamination; and
 - Include a fee of \$350 for sites with residual groundwater contamination, monitoring wells or for vapor intrusion continuing obligations.

Attach a description of the changes you are proposing, and documentation as to why the changes are needed (if the change to a Property, site or continuing obligation will result in revised maps, maintenance plans or photographs, those documents may be submitted later in the approval process, on a case-by-case basis).

Section 4. Request for Liability Clarification

Select the type of liability clarification requested. Use the available space given or attach information, explanations, or specific questions that you need answered in DNR's reply. Complete Sections 6 and 7 of this form. [Numbers in brackets are for DNR Use]

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"Lender" liability exemption clarification - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the real Property, and/or the personal Property and fixtures;
- (2) an environmental assessment, in accordance with s. 292.21, Wis. Stats.;
- (3) the date the environmental assessment was conducted by the lender;
- (4) the date of the Property acquisition; for foreclosure actions, include a copy of the signed and dated court order confirming the sheriff's sale.
- (5) documentation showing how the Property was acquired and the steps followed under the appropriate state statutes.
- (6) a copy of the Property deed with the correct legal description; and,
- (7) the Lender Liability Exemption Environmental Assessment Tracking Form (Form 4400-196).
- (8) If no sampling was done, please provide reasoning as to why it was **not** conducted. Include this either in the accompanying environmental assessment or as an attachment to this form, and cite language in s. 292. 21(1)(c)2.,h.-i., Wis. Stats.:
 - h. The collection and analysis of representative samples of soil or other materials in the ground that are suspected of being contaminated based on observations made during a visual inspection of the real Property or based on aerial photographs, or other information available to the lender, including stained or discolored soil or other materials in the ground and including soil or materials in the ground in areas with dead or distressed vegetation. The collection and analysis shall identify contaminants in the soil or other materials in the ground and shall quantify concentrations.
 - i. The collection and analysis of representative samples of unknown wastes or potentially hazardous substances found on the real Property and the determination of concentrations of hazardous waste and hazardous substances found in tanks, drums or other containers or in piles or lagoons on the real Property.

"Representative" liability exemption clarification (e.g. trustees, receivers, etc.) - s. 292.21, Wis. Stats. [686]

❖ **Include a fee of \$700.**

Provide the following documentation:

- (1) ownership status of the Property;
- (2) the date of Property acquisition by the representative;
- (3) the means by which the Property was acquired;
- (4) documentation that the representative has no beneficial interest in any entity that owns, possesses, or controls the Property;
- (5) documentation that the representative has not caused any discharge of a hazardous substance on the Property; and
- (6) a copy of the Property deed with the correct legal description.

Clarification of local governmental unit (LGU) liability exemption at sites with: (select all that apply)

- hazardous substances spills - s. 292.11(9)(e), Wis. Stats. [649];
- Perceived environmental contamination - [649];
- hazardous waste - s. 292.24 (2), Wis. Stats. [649]; and/or
- solid waste - s. 292.23 (2), Wis. Stats. [649].

❖ **Include a fee of \$700, a summary of the environmental liability clarification being requested, and the following:**

- (1) clear supporting documentation showing the acquisition method used, and the steps followed under the appropriate state statute(s).
- (2) current and proposed ownership status of the Property;
- (3) date and means by which the Property was acquired by the LGU, where applicable;
- (4) a map and the ¼, ¼ section location of the Property;
- (5) summary of current uses of the Property;
- (6) intended or potential use(s) of the Property;
- (7) descriptions of other investigations that have taken place on the Property; and
- (8) (for solid waste clarifications) a summary of the license history of the facility.

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Section 4. Request for Liability Clarification (cont.)

- Lease liability clarification - s. 292.55, Wis. Stats. [646]
- ❖ **Include a fee of \$700 for a single Property, or \$1400 for multiple Properties and the information listed below:**
 - (1) a copy of the proposed lease;
 - (2) the name of the current owner of the Property and the person who will lease the Property;
 - (3) a description of the lease holder's association with any persons who have possession, control, or caused a discharge of a hazardous substance on the Property;
 - (4) map(s) showing the Property location and any suspected or known sources of contamination detected on the Property;
 - (5) a description of the intended use of the Property by the lease holder, with reference to the maps to indicate which areas will be used. Explain how the use will not interfere with any future investigation or cleanup at the Property; and
 - (6) all reports or investigations (e.g. Phase I and Phase II Environmental Assessments and/or Site Investigation Reports conducted under s. NR 716, Wis. Adm. Code) that identify areas of the Property where a discharge has occurred.

General or other environmental liability clarification - s. 292.55, Wis. Stats. [682] - Explain your request below.

- ❖ **Include a fee of \$700 and an adequate summary of relevant environmental work to date.**

- No Action Required (NAR) - NR 716.05, [682]

- ❖ **Include a fee of \$700.**

Use where an environmental discharge has or has not occurred, and applicant wants a DNR determination that no further assessment or clean-up work is required. Usually this is requested after a Phase I and Phase II environmental assessment has been conducted; the assessment reports should be submitted with this form. This is not a closure letter.

- Clarify the liability associated with a "closed" Property - s. 292.55, Wis. Stats. [682]

- ❖ **Include a fee of \$700.**

- Include a copy of any closure documents if a state agency other than DNR approved the closure.

Use this space or attach additional sheets to provide necessary information, explanations or specific questions to be answered by the DNR.

Section 5. Request for a Specialized Agreement

Select the type of agreement needed. Include the appropriate draft agreements and supporting materials. Complete Sections 6 and 7 of this form. More information and model draft agreements are available at: dnr.wi.gov/topic/Brownfields/Igu.html#tabx4.

- Tax cancellation agreement - s. 75.105(2)(d), Wis. Stats. [654]

- ❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

- Agreement for assignment of tax foreclosure judgement - s.75.106, Wis. Stats. [666]

- ❖ **Include a fee of \$700, and the information listed below:**

- (1) Phase I and II Environmental Site Assessment Reports,
- (2) a copy of the Property deed with the correct legal description.

- Negotiated agreement - Enforceable contract for non-emergency remediation - s. 292.11(7)(d) and (e), Wis. Stats. [630]

- ❖ **Include a fee of \$1400, and the information listed below:**

- (1) a draft schedule for remediation; and,
- (2) the name, mailing address, phone and email for each party to the agreement.

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Section 6. Other Information Submitted

Identify all materials that are included with this request.

Send both a paper copy of the signed form and all reports and supporting materials, and an electronic copy of the form and all reports, including Environmental Site Assessment Reports, and supporting materials on a compact disk.

Include one copy of any document from any state agency files that you want the Department to review as part of this request. The person submitting this request is responsible for contacting other state agencies to obtain appropriate reports or information.

- Phase I Environmental Site Assessment Report - Date: _____
- Phase II Environmental Site Assessment Report - Date: _____
- Legal Description of Property (required for all liability requests and specialized agreements)
- Map of the Property (required for all liability requests and specialized agreements)

Analytical results of the following sampled media: Select all that apply and include date of collection.

- Groundwater
- Soil
- Sediment
- Other medium - Describe: _____

Date of Collection: _____

- A copy of the closure letter and submittal materials
- Draft tax cancellation agreement
- Draft agreement for assignment of tax foreclosure judgment
- Other report(s) or information - Describe: _____

For Property with newly identified discharges of hazardous substances only: Has a notification of a discharge of a hazardous substance been sent to the DNR as required by s. NR 706.05(1)(b), Wis. Adm. Code?


- Yes - Date (if known): 11/12/2024
- No

Note: The Notification for Hazardous Substance Discharge Form - Non-Emergency Only (Form 4400-225) is accessible through the RR Program Submittal Portal application. Directions for using the form and the Submittal Portal application are available on the [Submittal Portal web page](#).

Section 7. Certification by the Person who completed this form

- I am the person submitting this request (requester)
- I prepared this request for: 700 Grand Apartments, LLC
Requester Name

I certify that I am familiar with the information submitted on this request, and that the information on and included with this request is true, accurate and complete to the best of my knowledge. I also certify I have the legal authority and the applicant's permission to make this request.


Signature

November 14, 2024
Date Signed

Branch Manager
Title

(920) 453-0700
Telephone Number (include area code)



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Section 8. DNR Contacts and Addresses for Request Submittals

Send or deliver one paper copy and one electronic copy on a compact disk of the completed request, supporting materials, and fee to the region where the property is located to the address below. Contact a [DNR regional brownfields specialist](#) with any questions about this form or a specific situation involving a contaminated property. For electronic document submittal requirements see: <http://dnr.wi.gov/files/PDF/pubs/rr/RR690.pdf>.

DNR NORTHERN REGION

Attn: RR Program Assistant
Department of Natural Resources
223 E Steinfest Rd Antigo, WI 54409

DNR NORTHEAST REGION

Attn: RR Program Assistant
Department of Natural Resources
2984 Shawano Avenue
Green Bay WI 54313

DNR SOUTH CENTRAL REGION

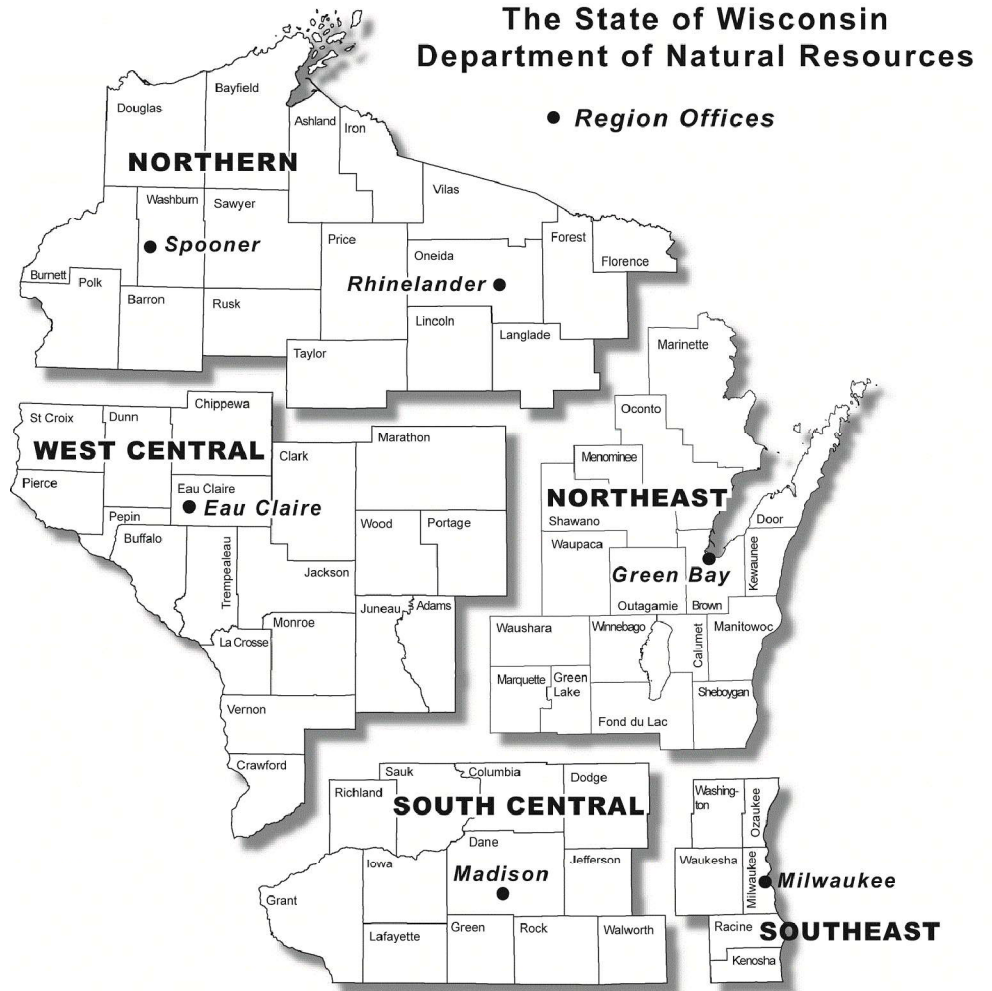
Attn: RR Program Assistant
Department of Natural Resources
3911 Fish Hatchery Road
Fitchburg WI 53711

DNR SOUTHEAST REGION

Attn: RR Program Assistant
Milwaukee DNR Office
1027 West St. Paul Ave
Milwaukee WI 53233

DNR WEST CENTRAL REGION

Attn: RR Program Assistant
Department of Natural Resources
1300 Clairemont Ave.
Eau Claire WI 54702



Note: These are the Remediation and Redevelopment Program's designated regions. Other DNR program regional boundaries may be different.

DNR Use Only			
Date Received	Date Assigned	BRRTS Activity Code	BRRTS No. (if used)
DNR Reviewer		Comments	
Fee Enclosed? <input type="radio"/> Yes <input type="radio"/> No	Fee Amount \$	Date Additional Information Requested	Date Requested for DNR Response Letter
Date Approved	Final Determination		

November 14, 2024

Wisconsin Department of Natural Resources
EAU CLAIRE SERVICE CENTER
1300 W Clairemont Ave
Eau Claire, WI 54701-6127

**RE: Site Investigation Work Plan
Proposed Grand Avenue Apartments (700 Grand Apartments, LLC)
700, 804, 806, 810, 814, and 816 Grand Avenue
Wausau, WI 54403
BRRTS #: TBD; Pending BRRTS #: 01-37-595786: TBD; FID #: 737263340**

To Whom it May Concern:

On November 12, 2024, Fehr Graham Engineering and Environmental (Fehr Graham) submitted a Notification for Hazardous Substance Discharge Form – Non-Emergency Only (Form 4400-225), notifying the Wisconsin Department of Natural Resources (Wisconsin DNR) of the contamination discovered in Fehr Graham’s Phase II Environmental Site Assessment (ESA) dated November 12, 2024.

Based on the results of the Phase II ESA, and recent discussions between the City of Wausau, 700 Grand Apartments, LLC, and Fehr Graham, it has been determined that the preferred option to address contamination discovered at the Site will be to pursue case closure with the Wisconsin DNR through the NR700 site investigation process with continuing obligations.

This Site Investigation Work Plan (SIWP) includes a formal scope that most likely will take the Site to case closure. If there are any requests for additional work from the Wisconsin DNR based on this SIWP, Fehr Graham will address that additional scope under separate cover.

SITE DESCRIPTION

Location and Legal Description

The Site consists of five (5) irregularly shaped parcels of land forming a triangle-shaped site, encompassing a combined approximately 1.13-acres. The Site is located on the west side of Grand Avenue. The common addresses for the Site include 700, 804, 806, 810, 814, and 816 Grand Avenue, Wausau, Wisconsin 54403. The parcel index numbers (PINs) associated with the Site are 29129073630031, 29129073630032, 29129073630035, 29129073630033, and 29129073630034. A Site Vicinity Map, Site Layout Map and Parcel Identification Map are presented as Figures 1 through 3, respectively.

Site and Vicinity General Characteristics

The Site is located in a mixed commercial, municipal, and residential setting in the City of Wausau, Marathon County, Wisconsin. The Site is surrounded to the north by a City-owned community park and a residential assisted living facility; further to the northeast by a fire station; to the east by residences and a commercial facility; to the west by a railroad and a residential apartment building; and to the south-southwest by a historic landmark. East Thomas Street is situated north of the Site, Grand Avenue is situated east of the Site, and the Wisconsin River is situated further to the southwest of the Site. A Surrounding Properties Map is presented as Figure 4.

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City of Wausau

SIWP – 700, 804, 806, 810, 814, and 816 Grand Avenue, Wausau, WI 54403

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Current Use of the Site, Description of Site Structures, Roads, and Improvements

The Site is currently vacant with no structures and includes approximately 1.13 acres of greenspace. A signpost is present near the eastern boundary of the Site. Power lines run along the western boundary of the Site and a portion of sidewalk remains on the Site.

Proposed Development

The proposed project includes one new, four-story, multi-family residential building and a subgrade parking garage, with associated parking lots and greenspace areas (Attachment A).

SCOPE OF WORK

Based on the results of the Phase II ESA, which was submitted to the Wisconsin DNR with the Notification of Contamination on November 12, 2024, there is evidence of contamination from the historical urban fill material throughout the Site. Given the extent of contamination across a majority of the Site in this urban setting, with no point source identified on the Site, the polycyclic aromatic hydrocarbons (PAHs) and metals contamination found in the Phase II ESA are likely a result of historic urban fill present on the Site and throughout the general area of the City of Wausau. No delineation borings for the historic urban fill contamination are expected at this time for that reason.

The Phase II ESA results also indicated that high levels of lead were present in the groundwater at SB-2, but not in the soil. After discussion with the Wisconsin DNR, no point source was identified, and the groundwater exceedance for lead at SB-2 is considered an anomaly. Based on this lead exceedance in the groundwater, delineation borings surrounding SB-2 are deemed necessary at this time.

No Volatile Organic Compounds (VOCs), Polychlorinated Biphenyls (PCBs) or Resource Conservation and Recovery Act (RCRA) metals (with the exception of lead in SB-2 groundwater and in SB-5 soil) were detected at above laboratory reporting limits, Residual Contaminant Levels (RCLs) and/or NR140 Preventive Action Limits (PALs) and Enforcement Standards (Ess) in any of the soil and groundwater samples.

Field Investigation - Soil / Groundwater Contamination Delineation Borings and Monitoring Wells

All proposed additional site investigation field activities will be conducted by Fehr Graham professional staff. The proposed work scope includes the following:

- » Public and Private Utility Location - Prior to intrusive activities, a public utility location will be requested to identify utilities in the public right-of-way leading onto the Site. In addition, a private utility clearance, utilizing electromagnetic (EM) and/or ground-penetrating radar (GPR) will be completed to identify subsurface utilities in the vicinity of each soil boring location on the Site.
- » Direct Push Drilling – To address the lead contamination, a total of three (3) soil borings (SB-7 through SB-9) will be advanced until groundwater is encountered, anticipated to be down to 48 feet below ground surface (bgs). Additionally, one (1) soil boring (SB-10) will be advanced at the northeast corner of the site to address additional coverage in the vicinity of the former filling station at 700 Grand Avenue portion of the Site. Another two (2) borings (SB-11 and SB-12) will be advanced near the southern portion of the property to delineate the lead contamination observed at SB-5 (Figure 5). Boring depths are based on previous Phase II ESA activities.

- » Soil Screening - Encountered soils will be screened during drilling with a PID at regular intervals and where contamination is observed in order to determine volatile contaminant impacts. Soils will be described and logged by Fehr Graham professional staff.
- » Soil Sampling – Soil samples will be collected from soil borings SB-7 through SB-9 at the same intervals as SB-2 soil samples were collected. Soil samples will be collected in laboratory-certified containers and sent for laboratory analysis. The soil samples will be collected at the following potential intervals based on previous field observations and future site plans:
 - a. SB-7 – SB-9 (3 borings; 15 soil samples).
 - i. One soil sample will be collected at the direct contact interval (between 0 and 4 feet bgs), with the remaining soil samples collected at 4-8-feet bgs, 8-12-foot bgs, 40-42-feet bgs, and one soil sample will be collected at boring termination depth at approximately 48-feet bgs.
 - ii. Analysis of all soil samples will include the following contaminants of concern: polycyclic aromatic hydrocarbons (PAHs) and lead.
- » Soil Sampling – Soil samples will be collected from soil boring SB-10 at the same intervals as SB-1 soil samples were collected. Soil samples will be collected in laboratory-certified containers and sent for laboratory analysis. The soil samples will be collected at the following potential intervals based on previous field observations and future site plans:
 - a. SB-10 (1 boring; 5 soil samples).
 - i. One soil sample will be collected at the direct contact interval (between 0 and 4 feet bgs), with the remaining soil samples collected at 4-8-feet bgs, 8-12-foot bgs, 38-40-feet bgs, and one soil sample will be collected at boring termination depth at approximately 48-feet bgs.
 - ii. All soil samples will be analyzed for the following contaminants of concern: petroleum volatile organic compounds plus naphthalene (PVOC+N), PAHs, and lead.
- » Soil Sampling – Soil samples will be collected from soil boring SB-11 and SB-12 from 0-4-feet, 4-8-feet, and 8-12-feet below grade for lead (2 borings; 6 soil samples). Soil samples will be collected in laboratory-certified containers and sent for laboratory analysis.
- » Groundwater Monitoring Well Installation – Soil borings SB-7 through SB-10 will be converted to 1-inch groundwater monitoring wells by lowering PVC well screen and casing into the boreholes. The groundwater monitoring wells will be installed with 1-inch Schedule 40 PVC to approximately 48 feet bgs with a 10-foot screen, sand pack placed around the well screen, and a bentonite seal. The groundwater from wells SB-7 through SB-10 will be developed per NR 141 WAC until 10 well volumes have been removed or the wells go dry.
- » Equipment decontamination, sample collection, field documentation, sample custody, and laboratory analyses will be performed in general accordance with methods prescribed by the Wisconsin DNR and the U.S. Environmental Protection Agency (EPA).

Field Investigation – Clean Soil Determination Borings

The proposed project development includes excavation beneath the building's footprint for a subgrade parking garage. Plans include raising the site approximately 5 feet above grade and utilizing the subgrade excavated soil for onsite beneficial reuse if environmentally and geotechnically approved (see Sheet C5—Proposed Grading Plan in Attachment A).

Wisconsin DNR rules do not require sampling of soil in making a waste soil determination. However, sampling may be warranted/advised where the generator (ie, landowner or responsible party) or recipient wants assurance of the proper material management. For cost and liability reasons it is in the best interest of the generator to determine whether the soil may be eligible for use as clean fill or needs to be disposed of in a more secure manner to prevent further environmental pollution distribution. Based on this reasoning, Fehr Graham recommends installing sixteen soil borings (CS-1 through CS-17) to 12 feet below grade within the footprint of the proposed building and one hand auger boring HA-1 to 2 feet below grade within the proposed overflow weir to confirm the criteria for clean soil is met. In general, the Wisconsin DNR considers soil that meets the following factors to be “clean soil” and exempt under Wis. Admin. Code §NR 500.08(2)(a):

- » Does not contain concentrations of compounds above laboratory LOQs that are not naturally occurring (e.g., VOCs, PCBs, pesticides, and other contaminants of concern);
- » Contains naturally occurring compounds at concentrations that are at or below Wisconsin background threshold values.
- » If naturally occurring, but no background threshold value has been established (Hg, Se, Ag), concentrations are below the non-industrial direct contact and groundwater protective RCLs calculated using default parameters as specified in ch.NR 720, Wis. Adm. Code, and DNR guidance document RR 890.
- » If soil contains PAHs, which may or may not be naturally occurring, they are present at concentrations below the non-industrial direct contact and groundwater protective RCLs calculated using default parameters as specified in ch.NR 720, Wis. Adm. Code, and DNR guidance document RR 890.

The proposed building is planned to have subgrade parking beneath the entire footprint to approximately 12-feet below grade. The soil probes (CS-1 through CS-17) will be drilled within the proposed building footprint in a 30-foot grid pattern and sampled for VOCs, PAHs, RCRA Metals and PCBs from 0-4-feet, 4-8-feet and 8-12-feet below grade, equating to one sample per approximately 135-cubic yards (CYs) of soil for clean soil determination purposes (Figure 5). Hand auger boring HA-1 to 2-feet below grade within the proposed overflow weir will also be sampled for VOCs, PAHs, RCRA Metals and PCBs. No groundwater monitoring wells will be placed in these borings and the boreholes will be abandoned upon completion of the drilling and soil sampling activities with bentonite.

If the data determines that the soil is considered clean, then the facility where it is managed (the Site) is exempt from state solid waste regulations as long as it is managed in a nuisance-free and aesthetic manner. Clean waste soil can then be used as fill onsite and offsite without Wisconsin DNR approval if done so in a manner and location consistent with the provisions in ss. 504.04(3)(c) and 504.04(4)(a) through (f), Wis. Adm. Code, which includes location (not within a floodplain) and performance (wetlands, endangered or threatened species, surface water, groundwater quality, explosive gases, hazardous air contaminant) standards. Other rules and regulations may also apply to the use or placement of clean soil, such as but not limited to stormwater permits and wetland permits.

Soil samples containing values greater than the suggested state standards will indicate the soil does not meet the requirement to be considered clean and would be managed as contaminated soil and most likely excavated and disposed of at a licensed recycling and disposal facility that approves the waste stream.

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Field Investigation - Groundwater Sampling

Fehr Graham will complete another round of groundwater sampling from all 10 onsite wells (SB-1 through SB-10). Prior to sampling activities, groundwater level elevations will be collected from the groundwater monitoring well network (SB-1 through SB-10). After groundwater level measurements are taken, if sufficient groundwater is encountered, the wells will be purged with a disposable bailer or low-flow pump until the groundwater is visually clear. If limited amounts of groundwater are encountered, the wells will be sampled without purging. Groundwater samples will be collected into laboratory-certified containers and sent for laboratory analysis.

No VOCs, PCBs or RCRA metals (with the exception of lead) were detected at concentrations exceeding the NR 720 Direct Contact RCL or Groundwater Pathway RCL of individual or total compounds during Fehr Graham's Phase II ESA. Accordingly, all groundwater samples will be collected for analysis of PAHs and lead; SB-10 will additionally be analyzed for PVOC+N (for further data coverage of the historical filling station operations at the northern corner of the Site).

Depending on the future construction schedule, after groundwater sampling, the monitoring wells may be abandoned for redevelopment purposes. However, the plan is to keep them in place at this time in case an additional round of sampling is required prior to development activities.

Site Investigation Report (SIR)

Soil and groundwater analytical results will be tabulated and compared to relevant Wisconsin DNR Standards for the proposed redevelopment land use (residential), set forth in Wisconsin Adm. Code Chapters NR140 (groundwater) and NR720 (soil). Within 60 days after completion of the field investigation and receipt of the laboratory data, Fehr Graham will submit an SIR per Chapter NR 716 to WDNR with a \$1,050 review fee.

Remedial Action Options Report (RAOR)

Due to the nature of the contamination (historic urban fill material found throughout the Site and lead in groundwater at SB-2) identification and evaluation of Remedial Action Options (RAOs) will be prepared in compliance with NR 722.07(2)(3) of the Wisconsin Administrative Code (WAC) for the above-referenced properties. As the responsible party, the City of Wausau will select appropriate remedial actions to address soil and groundwater contamination present in the subsurface to protect human health and the environment. This will be a fee-based document submitted to Wisconsin DNR as part of the NR 700 process required for the site to be eligible to apply for case closure. Fehr Graham will incorporate this into the SIR to possibly avoid the \$1,050 fee that may be required for the Wisconsin DNR Review of the RAOR. Since the remedial action is planned with clean soil determination testing and redistribution of soil onsite and in the near offsite areas, it will be a straightforward RAO in cooperation with the redevelopment and grading of the Site, so Fehr Graham feels confident the RAOR can be included with the SIR. We ask for Wisconsin DNR to confirm this recommendation in their response letter to this SIWP.

Tank System Site Assessment (TSSA)

A GPR survey was completed by GLS across all Site parcels during Fehr Graham's Phase II ESA. The GPR survey identified three (3) anomalies that are likely to be USTs in the northwestern part of the Site, with a fourth anomaly near the center of the Site (Figure 5). No evidence of the abandoned in-place UST identified at 814 Grand Avenue in the review of the historical record during the Phase I ESA was observed during the GPR survey.

Based on the GPR findings, the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) will require assessment and release reporting requirements per chapter ATCP 93, Wis. Admin. chapters NR 700-799, and State Statute 292.11 for remediation of the suspected USTs.

Prior to or during redevelopment activities, in conjunction with the general contractor, a “Tank-System Site Assessment” or TSSA will be completed by Fehr Graham personnel who are TSSA certified per the requirements of Wis. Admin. Code § ATCP 93.240(15). The process will include:

- » Identification of field conditions that suggest that a release has taken place – examples include, petroleum-stained soils and/or petroleum odors; pitting, holes, or cracks in tank-system components; observable leaks; elevated in-field soil gas readings (photo ionization detector (PID) or flame ionization detector (FID)) or the detection of free product in the closure excavation(s) or tank-bed monitoring well/sump or free product on nearby surface waters.
- » Collection of soil samples for laboratory analysis of petroleum products or other hazardous substances, as prescribed later in this document.
- » Reporting of field observations and sampling results in a format prescribed by the DATCP.

Fehr Graham will complete field activities, general contractor oversight, documentation and reporting activities per DATCP Publication ERS-10874 (rev. 02/24).

Materials Management Plan (MMP)

On-site reuse or beneficial reuse of only “clean” determined soil is planned for the site, so a submittal of the MMP and NR718 Exemption Request to the Wisconsin DNR will not be necessary. If this situation changes based on the clean soil determination data, an NR718 Exemption Request may be compiled and submitted to Wisconsin DNR under separate cover. At this time, however, the Site plan is to reuse only clean soil, so only an internal MMP is planned to be prepared by Fehr Graham to guide the management of soil (and/or groundwater) during redevelopment construction activities where contaminated environmental media (e.g., soil and/or groundwater) or a combination of contaminated soil and other solid waste materials (e.g., historic fill) could be encountered. The MMP will be developed to assist construction contractors in understanding how to manage such materials in compliance with state law safely. The MMP will be designed so that contaminated soil and groundwater may be managed in accordance with WAC § NR 718.

The MMP will describe recommended procedures for handling, transporting, storing, and off-site disposal of soils excavated during construction activities. It will also outline recommended management procedures for dewatering activities associated with such construction, if necessary. The MMP will include a description of recommended engineering controls and air monitoring procedures to help protect workers and other individuals in the vicinity from fugitive dust, particulates, vapor emissions, or potential exposure to contaminated soil and/or groundwater.

Site redevelopment is planned to begin in Spring 2024. Offsite soil removed from the Site will be disposed of at a licensed recycling and disposal facility (RDF) or, based on the clean soil determination per Wis. Admin. Code (WAC) §NR 500.08(2)(a), if the soil is considered clean soil, then the facility where it is managed is exempt from state solid waste regulations as long as it is managed in a nuisance-free and aesthetic manner. Clean waste soil will then be able to be used as fill without DNR approval if done so in a manner and location consistent with the provisions in ss. 504.04(3)(c) and 504.04(4)(a) through

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(f), WAC, or taken offsite as clean soil. Soil management activities will be outlined in the MMP under separate cover and most likely will not require an NR 718 Exemption since it would be only clean soil that is to be moved and placed onsite or in near offsite locations.

Imported Fill, Backfill Testing, and Capping

Based on data obtained, there are areas of the Site where contaminated soil is within 4 feet of the ground surface above Wisconsin DNR direct contact RCLs (Figure 5). These areas must be capped by pavement, hardscapes or buildings as barriers to this contamination. In the greenspace areas (Figure 5), per Wisconsin DNR RR-709, soil covers may be used to prevent direct contact exposure to contaminated soils. The goal of the Property cover system is to prevent direct contact with contaminated soil and prevent soil contaminants from leaching into the groundwater.

The proposed project development includes excavation beneath the footprint of the building for a subgrade parking garage. Plans also include raising the site approximately 5 feet above grade and utilizing the to-be excavated subgrade parking garage soil for onsite beneficial reuse if environmentally determined to be clean and geotechnically approved. This means any greenspace area will be capped with approximately 5 feet of clean soil, preventing direct contact exposure to contaminated soils.

If additional soil is needed to raise the Site, the General Contractor is recommended to find an acceptable source of clean fill, free of environmental contamination, close to the intended use area that is reasonably priced. To ensure the borrow site fill is clean, Fehr Graham will sample the imported fill for VOCs, PAHs, PCBs, and RCRA metals. The Wisconsin DNR encourages sampling frequency consistent with s. NR 718.12, WAC, when sampling is performed to determine whether soil can be classified as clean soil. Section NR 718.12, WAC states, "The sampling frequency is one sample for every 100 cubic yards of contaminated soil for the first 600 cubic yards with a minimum of two samples being collected and, for volumes of contaminated soil that exceed 600 cubic yards, one sample for each additional 300 cubic yards."

The greenspace areas will additionally be capped with 6-inches of clean topsoil and vegetated to prevent erosion and deterioration per Wisconsin DNR RR-709. Fehr Graham assumes the Contractor will be obtaining this imported topsoil from a clean borrow site and as such, Fehr Graham will not be sampling this topsoil for any analytical parameters. As such, the Contractor will be responsible and assumes full responsibility for obtaining and distributing clean topsoil on the Site. Fehr Graham does not take any responsibility for the imported topsoil at this Site. Gravel or landscape material may be substituted for the 6 inches of vegetated topsoil portion of the soil direct contact cover system using the thickness indicated:

- » Gravel – thick enough to prevent erosion, 6 inches recommended.
- » Bark, wood chips, rubber mulch – thick enough to prevent erosion and replaced as it deteriorates.

Site completion will have the entire site capped with one new, four-story, multi-family residential building, associated hardscapes (parking lots, sidewalks, dumpster enclosure and driveways), a proposed playground area and soil covers approximately 5 feet thick (4.5 feet of clean soil topped with 6-inches of clean topsoil and vegetated) in the greenspace areas per Wisconsin DNR RR-709 code under the proposed site design (Attachment A and Figure 5).

Upon completion of the development, Fehr Graham will prepare a Cap Maintenance Plan that will be included in the Post-Construction Documentation Report outlining the responsibilities associated with inspecting, maintaining, or disturbing the engineered barriers (i.e., the building, pavement, hardscapes and greenspace areas) for the Site cover system.

Vapor Intrusion

It is Fehr Graham's opinion that a vapor mitigation system is not needed since there are no VOCs present in the soil or groundwater above Wisconsin DNR Residual Contact Levels or NR140 standards at the locations tested in the Phase II ESA. Since the primary purpose of a vapor mitigation system is to prevent harmful VOCs from entering a building from the soil beneath it; if there are no VOCs above state standards, there is no need for a mitigation to be installed. We ask for Wisconsin DNR to confirm this recommendation in their response letter to this SIWP. If Wisconsin DNR requires a vapor mitigation system, engineering design will be submitted under separate cover.

To note, the site is located in an EPA designated Radon Zone 1. The installation of a passive radon system may be recommended by others for new construction. Radon mitigation system design/installation and radon testing is not included with Fehr Graham's scope of work and an outside National Radon Proficiency Program (NRPP) certified radon mitigation and testing firm should be consulted and/or hired under a separate contract/agreement if necessary.

Post-Construction Inspection and Reporting

A post-construction report will be generated describing the results of the remedial and redevelopment activities that will be completed at the Site pursuant to Chapter NR 724. The report will also include the following: as-built drawings, inspection logs, soil disposal documentation, cap maintenance plan, photographs, and field logs.

A \$700 fee will be required for the Wisconsin DNR Review of the Post-Construction Report.

Emerging Contaminants

Per WAC § NR 716.07 and § NR 716.09, site investigation scoping and work plans should include evaluating potential emerging contaminants that were historically or are presently produced, used, handled, or stored at a site. Most notably, emerging contaminants include 1,4-dioxane and per- and poly-fluorinated alkyl substances (PFAS). The evaluation includes any available information on the use of any products containing these chemicals in any services process; the duration of the suspected chemical product use; the type of chemical contained in the product; and any areas of a site where products containing these chemicals may have been used, stored, managed, or discarded.

According to documents prepared by the U.S. Environmental Protection Agency, several State Regulatory Agencies, the Department of Defense, and various other sources of toxic chemical information, dioxane is typically used by industry as a catalytic solvent during the manufacturing of adhesives, resins, oils, waxes, pharmaceuticals, and certain plastics and rubbers. It is also used to stabilize chlorinated hydrocarbons when being transported in aluminum containers. Dioxane is also a known byproduct of the production of polyethylene terephthalate (PET) plastic.

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PFAS are ubiquitous in the environment and occur in many common everyday products, such as Teflon® coatings, fast food wrappers and popcorn bags, stain and water repellents, cosmetics, insect repellents, and sunscreen products. In the 1940s, the manufacturing of these products incorporated PFAS due to their inherent hydrophobic (water-repellent) and non-stick properties. PFAS are also components of firefighting foams.

Based on Fehr Graham's Phase I and Phase II ESAs, the Site's contaminants were most likely derived from historical urban fill material of unknown origins and long-term filling station operations at 700 Grand Avenue parcel for at least 15 years.

There is no history of manufacturing and no reason to suspect 1,4-dioxane would have been used, stored, or discarded at the Site. Considering the Site history and operations, there is no indication that any products containing emerging contaminants, including PFAS, are presently or were historically produced, used, handled, or stored at the Site or used in any services' process, making the release of PFAS to the subsurface is extremely unlikely. Therefore, no further evaluation or sampling assessments are warranted.

Closure Reporting

After completing the scope of work outlined above, and if the data supports it, Fehr Graham will prepare the case closure request documents compliant with NR 726 requirements and submit them to the Wisconsin DNR after site development is complete. Closure will likely require a GIS listing for remaining soil and groundwater contamination and is included under this task. In addition, closure will likely require a cap maintenance plan for the protection of human health and the environment from direct contact with the remaining soil contamination and act as a partial infiltration barrier to minimize future soil-to-groundwater contamination migration. Completion of a cap maintenance plan with the case closure request is included under this task.

The case closure request will be submitted with the required Wisconsin DNR review fee. The Wisconsin DNR typically attempts to review fee-based reports within 60 days. Upon approval of the case closure request, the Wisconsin DNR will then issue a final case closure letter which may or may not require continuing obligations.

A \$1,700 fee will be required for the Wisconsin DNR Review of the case closure request and the expected GIS listing for remaining soil and groundwater contamination.

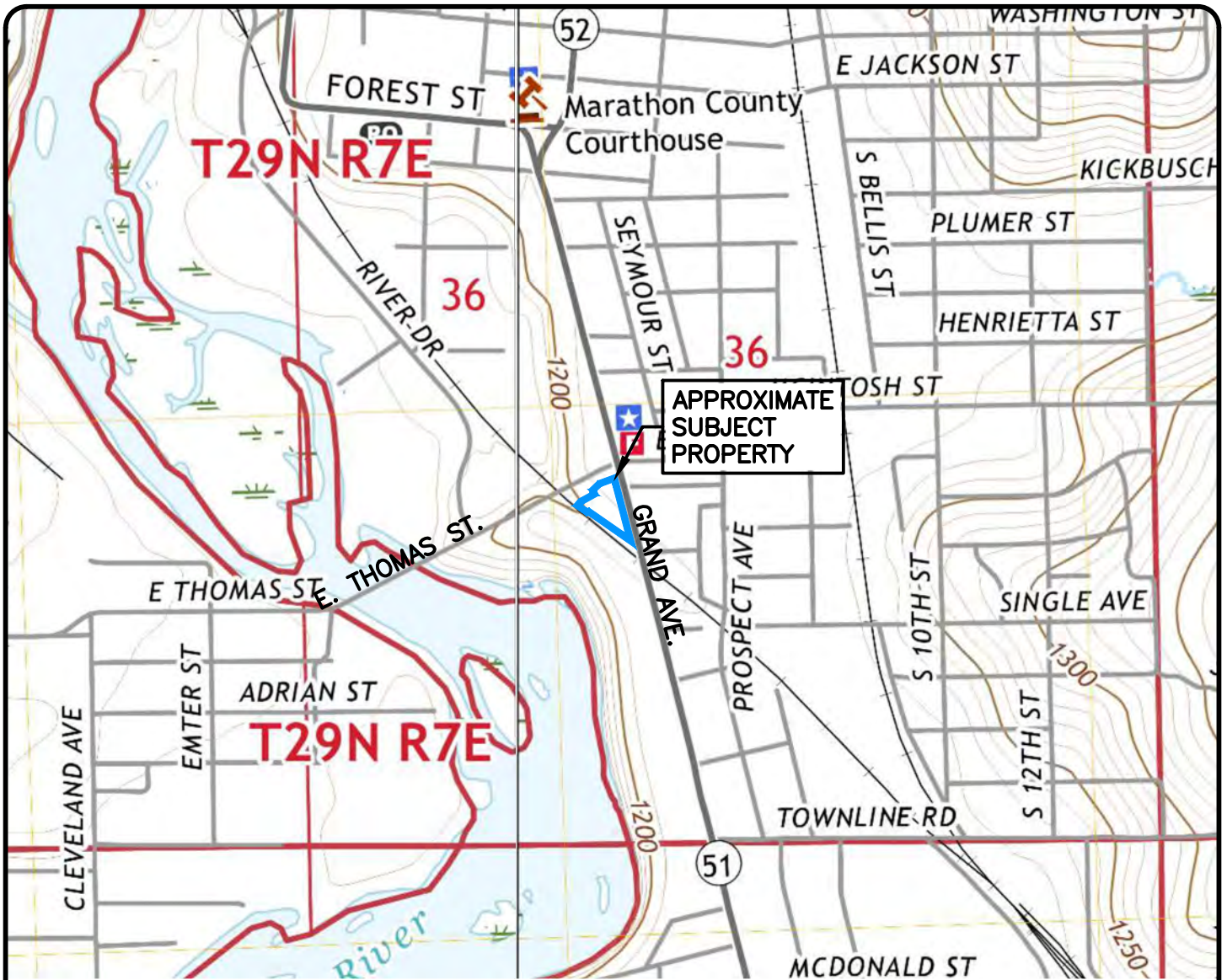
Respectfully submitted,



Matt Dahlem, PG
Branch Manager

Attachments

Figure



APPROXIMATE
SUBJECT
PROPERTY

SOURCE: USGS 2022

- PINS:
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 29129073630032
 29129073630035
 29129073630033
 29129073630034

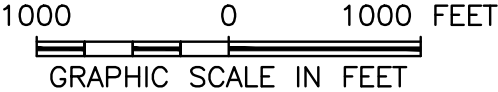
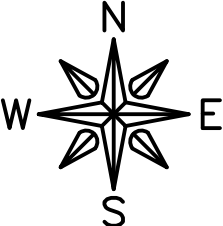
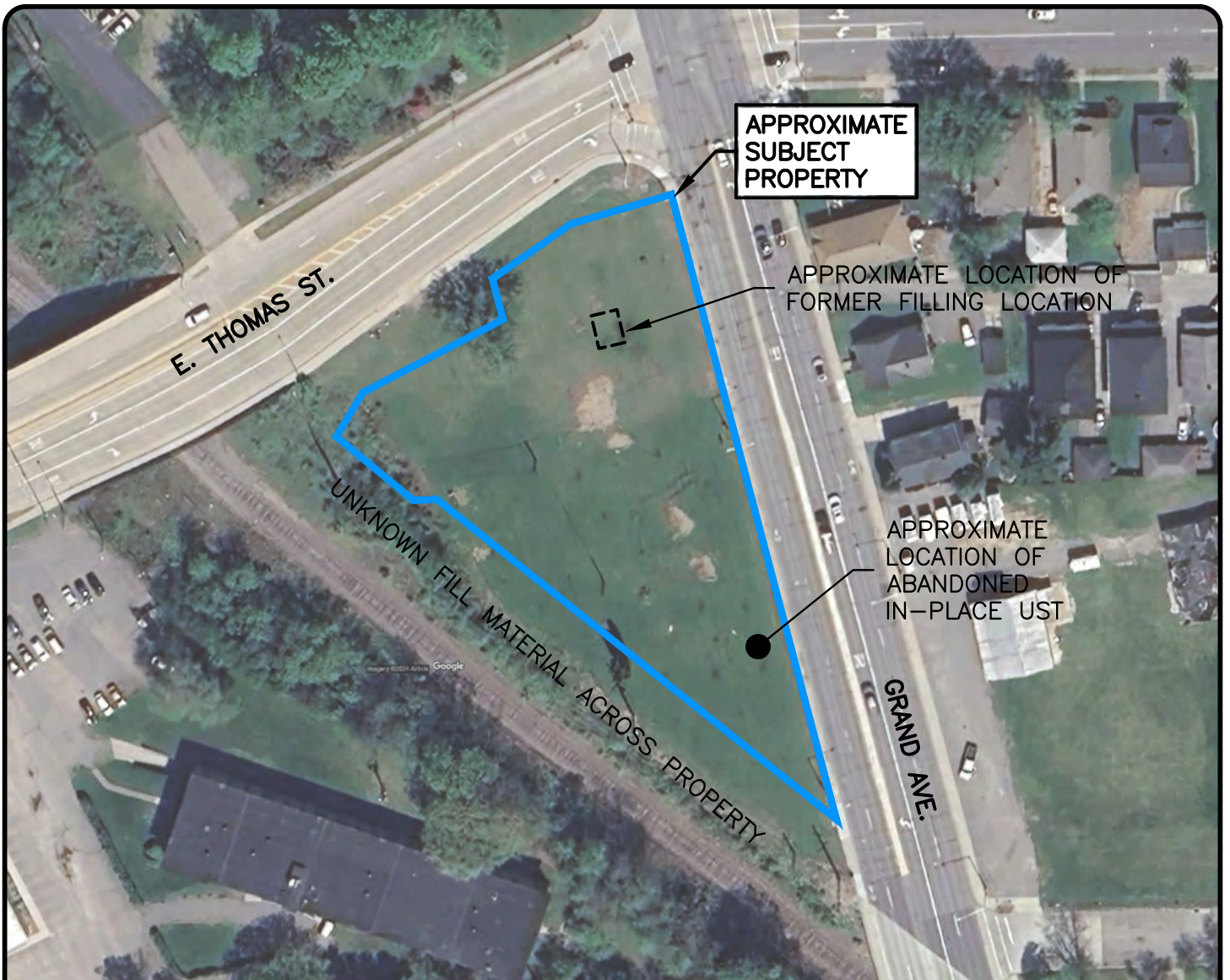


FIGURE 1
 SITE VICINITY MAP
 700, 804, 810, 814,
 816 GRAND AVE.
 WAUSAU, WI 54403

9/10/24

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	ILLINOIS
	IOWA
	WISCONSIN



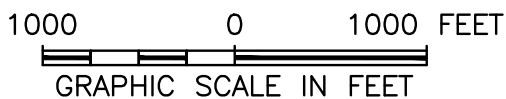
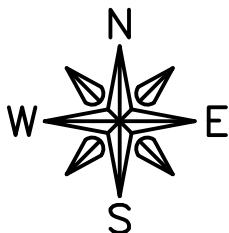
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- 29129073630034

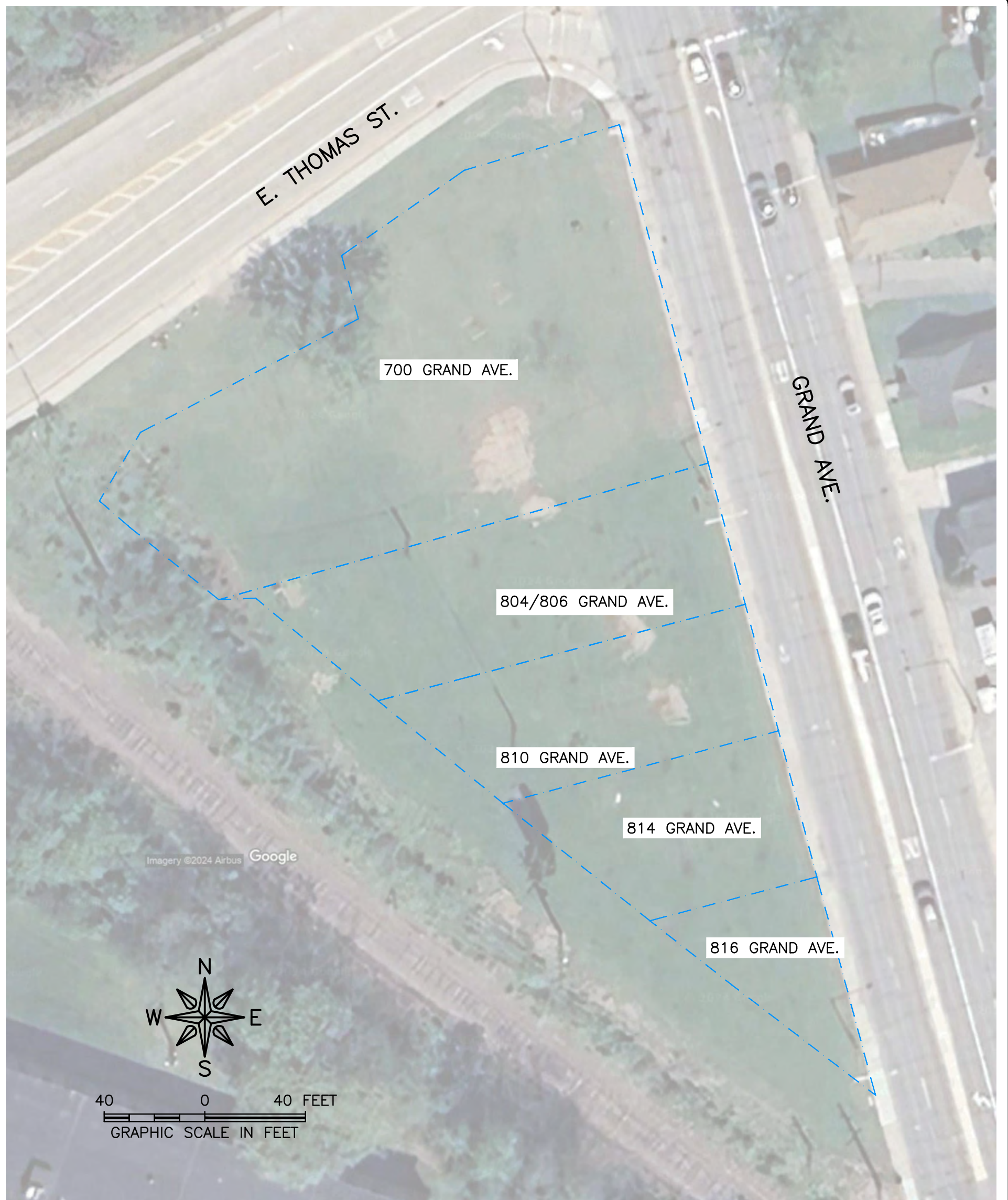
FIGURE 2

SITE LAYOUT MAP
 700, 804, 810, 814,
 816 GRAND AVE.
 WAUSAU, WI 54403



9/10/24

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL	ILLINOIS
	IOWA
	WISCONSIN



PINS:

- 29129073630031 700 GRAND AVE.
- 29129073630032 804/806 GRAND AVE.
- 29129073630033 814 GRAND AVE.
- 29129073630034 816 GRAND AVE.
- 29129073630035 810 GRAND AVE.

FIGURE 3
PARCEL IDENTIFICATION MAP
 COMMONWEALTH DEVELOPMENT CORPORATION
 PROPOSED PHASE II ESA SUBJECT PROPERTY
 700/804/810/814/816 GRAND AVE.
 WAUSAU, WI 54403

11/14/24

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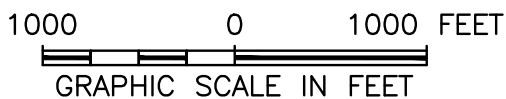
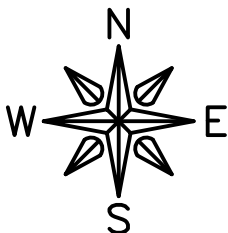
SOURCE: GOOGLE EARTH

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FIGURE 4

SURROUNDING PROPERTIES MAP 700, 804, 810, 814, 816 GRAND AVE. WAUSAU, WI 54403

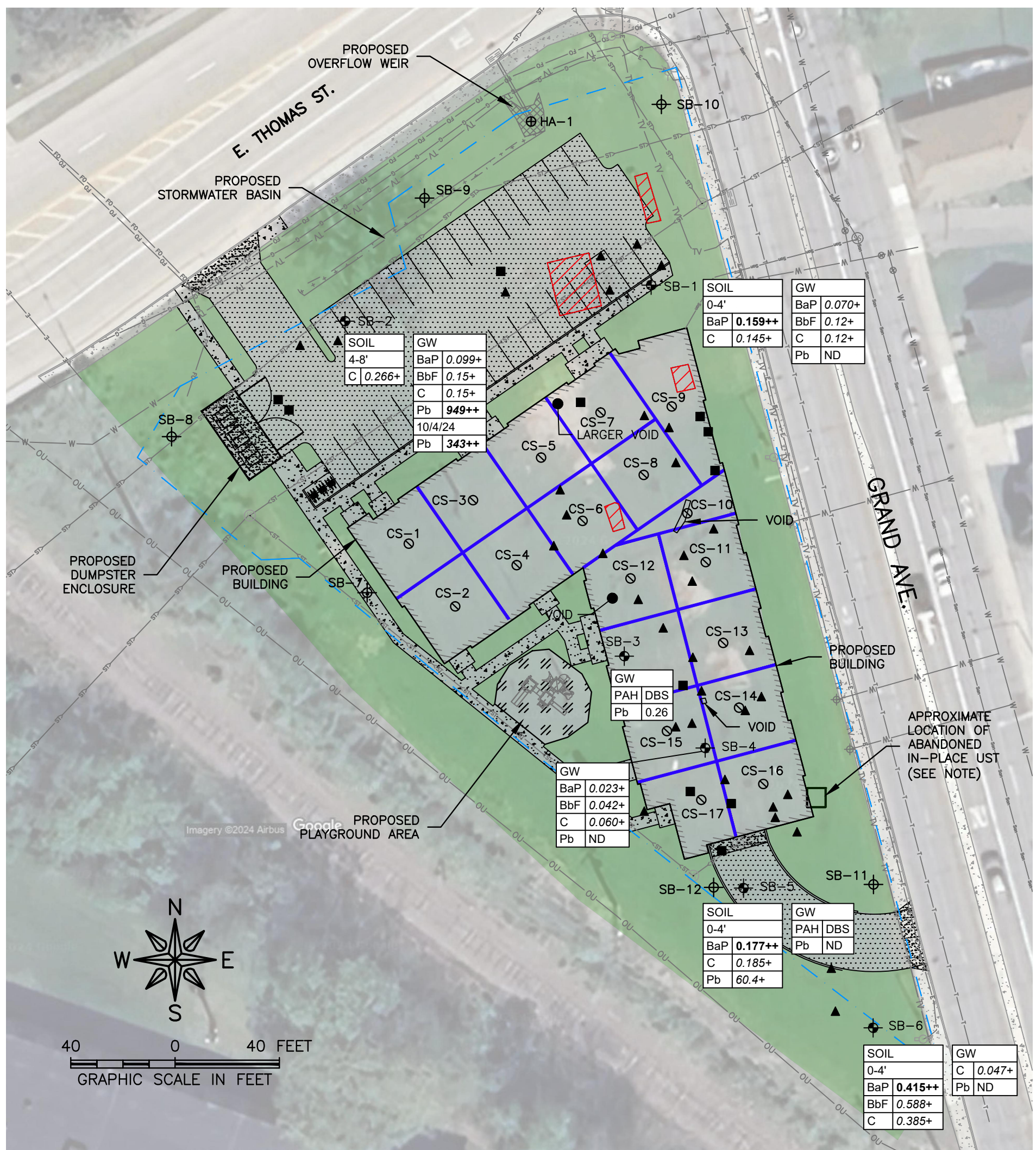


9/10/24

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LEGEND

- SOIL BORING / TEMPORARY WELL LOCATION
- ANOMALIES
- LARGER ANOMALIES
- PROPERTY LINES
- PROPOSED CLEAN SOIL DELINEATION SOIL BORINGS
- PROPOSED SOIL/GROUNDWATER DELINEATION BORINGS (SOIL BORINGS FOR SB-2)
- PROPOSED HAND AUGER BORING
- APPROX 30' GRID PATTERN FOR CLEAN SOIL DELINEATION
- SUSPECTED UST LOCATIONS TO BE ADDRESSED VIA TSSA
- PROPOSED GREENSPACE AREA

- SOIL (mg/kg)**
- BOLD++** EXCEEDS NON-INDUSTRIAL DIRECT CONTACT (0-4') STANDARD
 - ITALICS+* EXCEEDS GROUNDWATER PATHWAY STANDARD
- GROUNDWATER (ug/L)**
- BOLD++** EXCEEDS NR140 ENFORCEMENT STANDARD
 - ITALICS+* EXCEEDS NR140 PREVENTIVE ACTION LIMIT
 - ITALICS/BOLD++* EXCEEDS BOTH NR140 ES AND PAL
- BaP BENZO(a)PYRENE
 BbF BENZO(b)FLUORENE
 C CHRYSENE
 Pb LEAD
 PAH POLYNUCLEAR AROMATIC HYDROCARBONS
 ND NO DETECTION
 DBS DETECTIONS BELOW STANDARD

NOTE:
 APPROXIMATE LOCATION BASED ON REC IDENTIFIED AS PART OF THE PHASE I ENVIRONMENTAL SITE ASSESSMENT (DEC. 28, 2022). PHYSICAL LOCATION NOT VERIFIED BY GPR SURVEY

FIGURE 5
 PROPOSED SAMPLE LOCATIONS
 700, 804, 810, 814,
 816 GRAND AVE.
 WAUSAU, WI 54403

11/15/24



ILLINOIS
 IOWA
 WISCONSIN

Appendix A
Site Plans

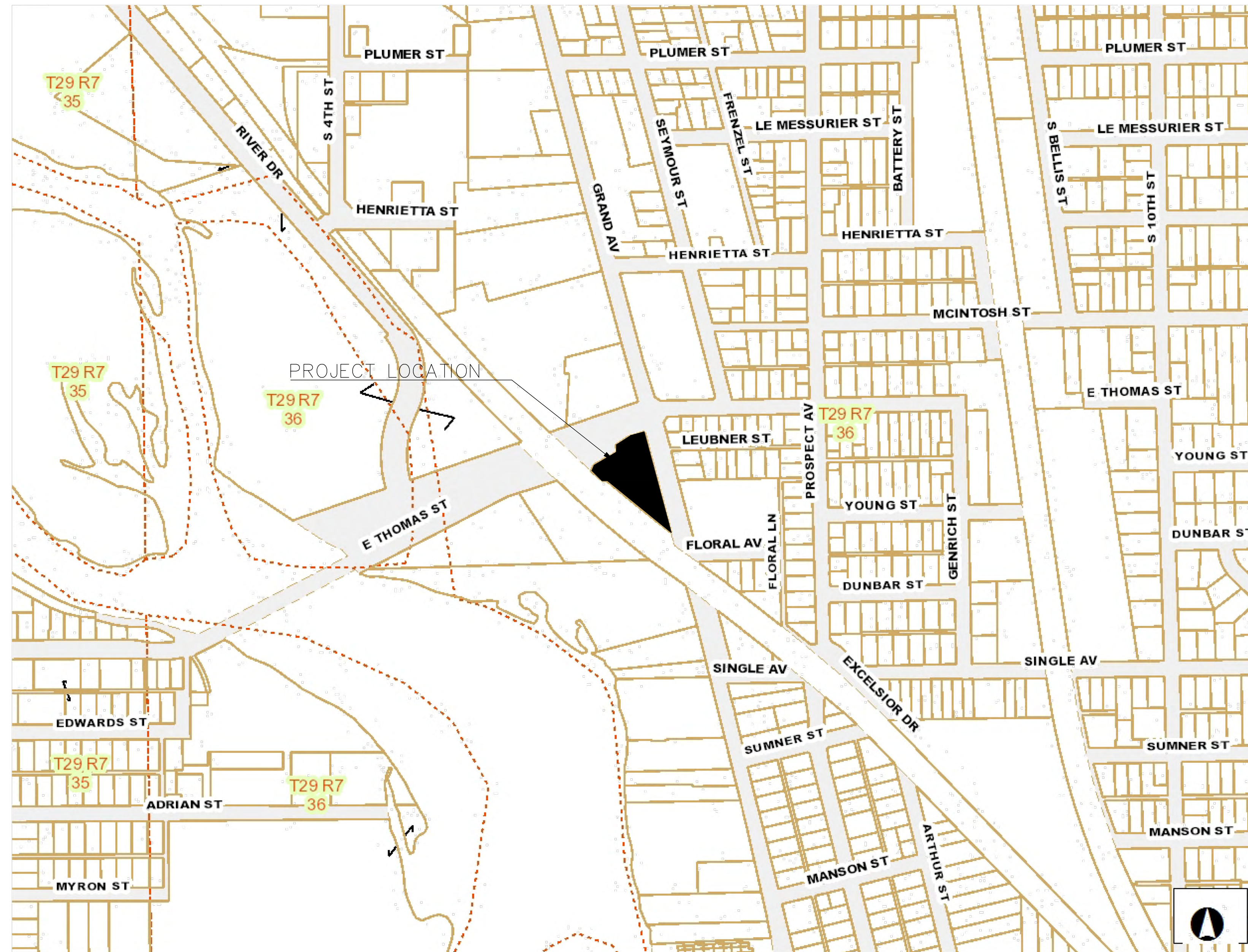
ADDRESS:
700, 804, 806, 810, 814, & 816 GRAND AVENUE WAUSAU, WI 54403

LOCATION:
LOTS 1-4 OF ASSESSORS PLAT NO. 5, PART OF THE GOV'T LOT 2 OF SECTION 36,
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)

SURVEY LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - OVERHEAD UTILITIES
 - BURIED ELECTRIC
 - BURIED GAS
 - BURIED TELEPHONE
 - BURIED TELEVISION
 - WATERMAIN
 - FIBER OPTICS
 - IRRIGATION LINE
 - FENCE LINE
 - EDGE OF BITUMINOUS
 - CONTOUR LINE
 - F.F.E. = FINISHED FLOOR ELEVATION
 - RECTANGULAR CATCH BASIN
 - CIRCULAR CATCH BASIN
 - SQUARE CATCH BASIN
 - STORM MANHOLE
 - SANITARY MANHOLE
 - SEPTIC TANK
 - UTILITY MANHOLE
 - WATER MANHOLE
 - WATER SERVICE
 - WATER VALVE
 - HYDRANT
 - IRRIGATION HEAD
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ELECTRIC OUTLET
 - ELECTRIC BOX
 - WATER FOUNTAIN
 - LIGHTPOLE
 - POWERPOLE
 - STOP LIGHT
 - GUY WIRE
 - GAS METER
 - GAS VALVE
 - TELEPHONE MANHOLE
 - TELEPHONE VAULT
 - FIBER OPTIC VAULT
 - FIBER OPTIC MANHOLE
 - PARKING METER
 - GUARD POST
 - BORING STAKE
 - CLEAN OUT
 - MONITORING WELL
 - BURIED FUEL TANK
 - CONTROL BOX
 - AIR CONDITIONING UNIT
 - SIGN
 - FLAGPOLE
 - MAILBOX
 - ROOF DRAIN
 - MEMORIAL PLAQUE
 - BOOK BOX
 - LANDSCAPE BOLDER
 - STUMP
 - HEDGE
 - TREE
 - PINE TREE



DRAWING INDEX

- SHEET C2 EXISTING SITE
- SHEET C3 PROPOSED DEMOLITION PLAN
- SHEET C4 PROPOSED SITE PLAN
- SHEET C5 PROPOSED GRADING PLAN
- SHEET C6 PROPOSED UTILITY PLAN
- SHEET C7 PROPOSED STORMWATER PLAN & DETAILS
- SHEET C8 PROPOSED EROSION CONTROL PLAN
- SHEET C9 PROPOSED EROSION CONTROL DETAILS
- SHEET C10 PROPOSED SITE DETAILS
- SHEET C11 PROPOSED STORM DETAILS

**PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES**

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY WATERMAIN, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION; SANITARY AND STORM SEWER DEPTH PER CITY OF WAUSAU AS-BUILT.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

LOCATION MAP

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:

COVER PAGE

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR: **M+A DESIGN, INC.**
JOSH SOMMERFELDT

PLAN DATE: **OCTOBER 23RD, 2024**

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: NO SCALE
SHEET C1

SURVEY LEGEND

These standard symbols will be found in the drawing.

- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- BURIED TELEVISION
- WATERMAIN
- FIBER OPTICS
- IRRIGATION LINE
- FENCE LINE
- EDGE OF BITUMINOUS
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- ELECTRIC BOX
- WATER FOUNTAIN
- LIGHTPOLE
- POWERPOLE
- STOP LIGHT
- GUY WIRE
- GAS METER
- GAS VALVE
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- TELEPHONE VAULT
- FIBER OPTIC VAULT
- FIBER OPTIC MANHOLE
- PARKING METER
- GUARD POST
- BORING STAKE
- CLEAN OUT
- MONITORING WELL
- BURIED FUEL TANK
- CONTROL BOX
- AIR CONDITIONING UNIT
- SIGN
- FLAGPOLE
- MAILBOX
- ROOF DRAIN
- MEMORIAL PLAQUE
- BOOK BOX
- LANDSCAPE BOLDER
- STUMP
- HEDGE
- TREE
- PINE TREE



**PRIVATE UTILITIES NOT LOCATED
UNDERGROUND UTILITIES**

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Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE:
EXISTING SITE

PROJECT: GRAND AVE. APARTMENTS

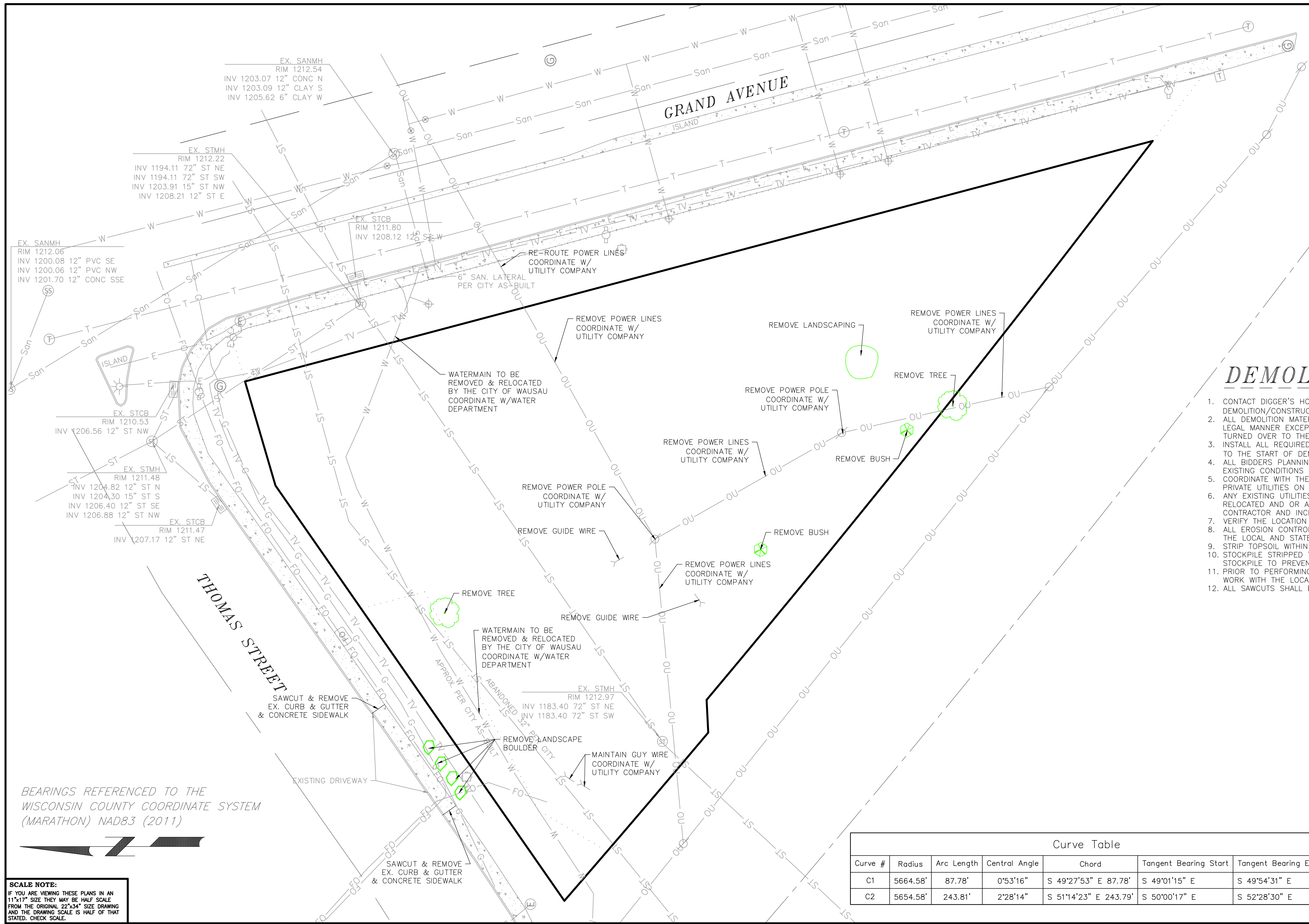
LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
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PREPARED FOR: M+A DESIGN, INC.
JOSH SOMMERFELDT

PLAN DATE: OCTOBER 23RD, 2024

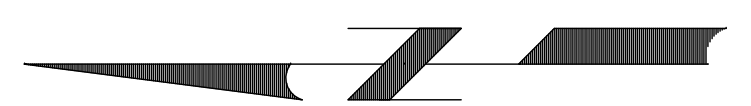
DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: 1" = 20'
SHEET: C2



DEMOLITION NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
- ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
- STRIP TOPSOIL WITHIN THE PROJECT LIMITS.
- STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
- PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB.

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



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TITLE PAGE:
PROPOSED DEMOLITION PLAN

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

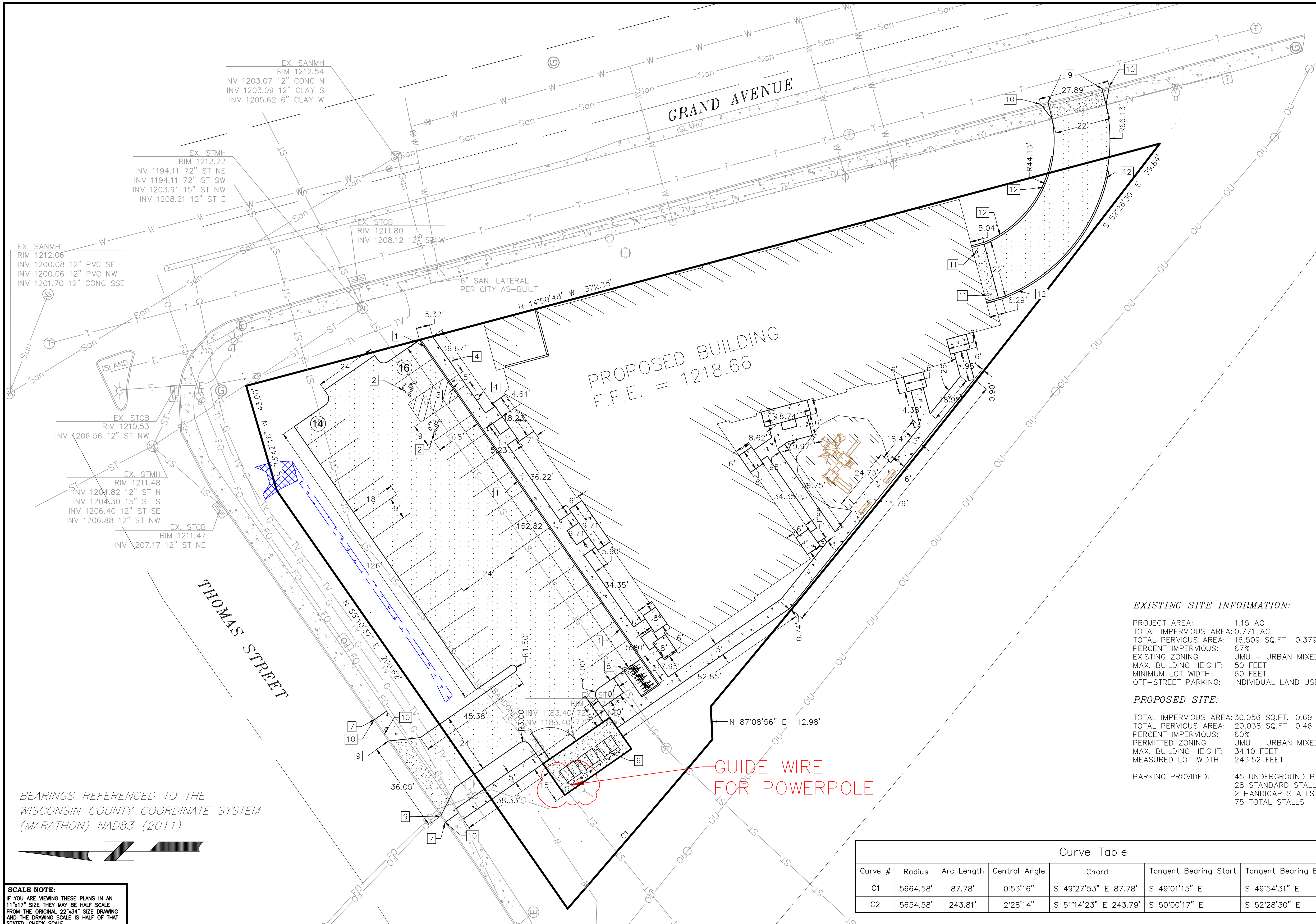


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PREPARED FOR: **M+A DESIGN, INC.**
JOSH SOMMERFELDT

PLAN DATE: **OCTOBER 23RD, 2024**

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: **1" = 20'**
SHEET **C3**



SITE PLAN NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C7 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
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- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

SITE PLAN LEGEND

- 1 PROPOSED THICKENED EDGE WALK SEE DETAIL 2/C10
- 2 PROPOSED HANDICAP STALL
- 3 PROPOSED HANDICAP RAMP SEE DETAIL 4/C10
- 4 PROPOSED HANDICAP SIGN SEE DETAIL 8/C10
- 5 PROPOSED MONUMENT SIGN SEE ARCHITECTURAL PLANS
- 6 PROPOSED DUMPSTER ENCLOSURE SEE ARCHITECTURAL PLANS
- 7 SAWCUT & REMOVE CURB & GUTTER
- 8 PROPOSED BIKE RACK SEE ARCHITECTURAL PLANS
- 9 PROPOSED DRIVEOVERABLE CURB SEE DETAIL 5/C10
- 10 MATCH EXISTING CURB & GUTTER
- 11 PROPOSED BOLLARD SEE ARCHITECTURAL PLANS
- 12 PROPOSED RETAINING WALL SEE ARCHITECTURAL PLANS
- PROPOSED 3.5" ASPHALT WITH 10" BASE COURSE SEE DETAIL 1/C10
- PROPOSED 4" CONCRETE WITH 6" BASE COURSE SEE DETAIL 7/C10
- PROPOSED 6" REINFORCED CONCRETE WITH 6" BASE COURSE - SEE DETAIL 3/C10
- PROPOSED PLAYGROUND AREA SEE ARCHITECTURAL PLANS
- PROPOSED STORMWATER BASIN SEE SHEET C7 DETAILS
- PROPOSED OVERFLOW WEIR SEE SHEET 1/C11 FOR DETAIL
- 14 PROPOSED PARKING LOT STALLS

EXISTING SITE INFORMATION:

PROJECT AREA: 1.15 AC
 TOTAL IMPERVIOUS AREA: 0.771 AC
 TOTAL PERVIOUS AREA: 16,509 SQ.FT. 0.379 AC
 PERCENT IMPERVIOUS: 67%
 EXISTING ZONING: UMU - URBAN MIXED USE
 MAX. BUILDING HEIGHT: 50 FEET
 MINIMUM LOT WIDTH: 60 FEET
 OFF-STREET PARKING: INDIVIDUAL LAND USE MINUS 25%

PROPOSED SITE:

TOTAL IMPERVIOUS AREA: 30,056 SQ.FT. 0.69 AC
 TOTAL PERVIOUS AREA: 20,038 SQ.FT. 0.46 AC
 PERCENT IMPERVIOUS: 60%
 PERMITTED ZONING: UMU - URBAN MIXED USE
 MAX. BUILDING HEIGHT: 34.10 FEET
 MEASURED LOT WIDTH: 243.52 FEET

PARKING PROVIDED: 45 UNDERGROUND PARKING STALLS
 28 STANDARD STALLS
 2 HANDICAP STALLS
 75 TOTAL STALLS

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TITLE PAGE:
PROPOSED SITE PLAN

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
 MARATHON COUNTY, WISCONSIN



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PREPARED FOR: M+A DESIGN, INC.
 JOSH SOMMERFELDT

PLAN DATE: OCTOBER 23RD, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: 1" = 20'
SHEET: C4



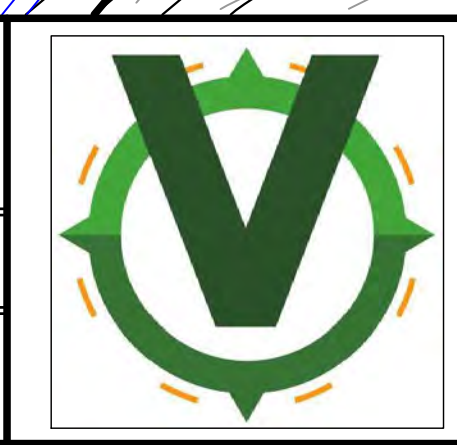
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TITLE PAGE:
PROPOSED GRADING PLAN

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



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SCALE: **1" = 10'**
SHEET **C5.1**



GRADING PLAN NOTES:

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- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- RESTORE ALL EXCAVATED LAWN AREAS WITH A MINIMUM OF 6" OF TOPSOIL, SEED, FERTILIZER, AND MULCH.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/MULCHED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

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PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

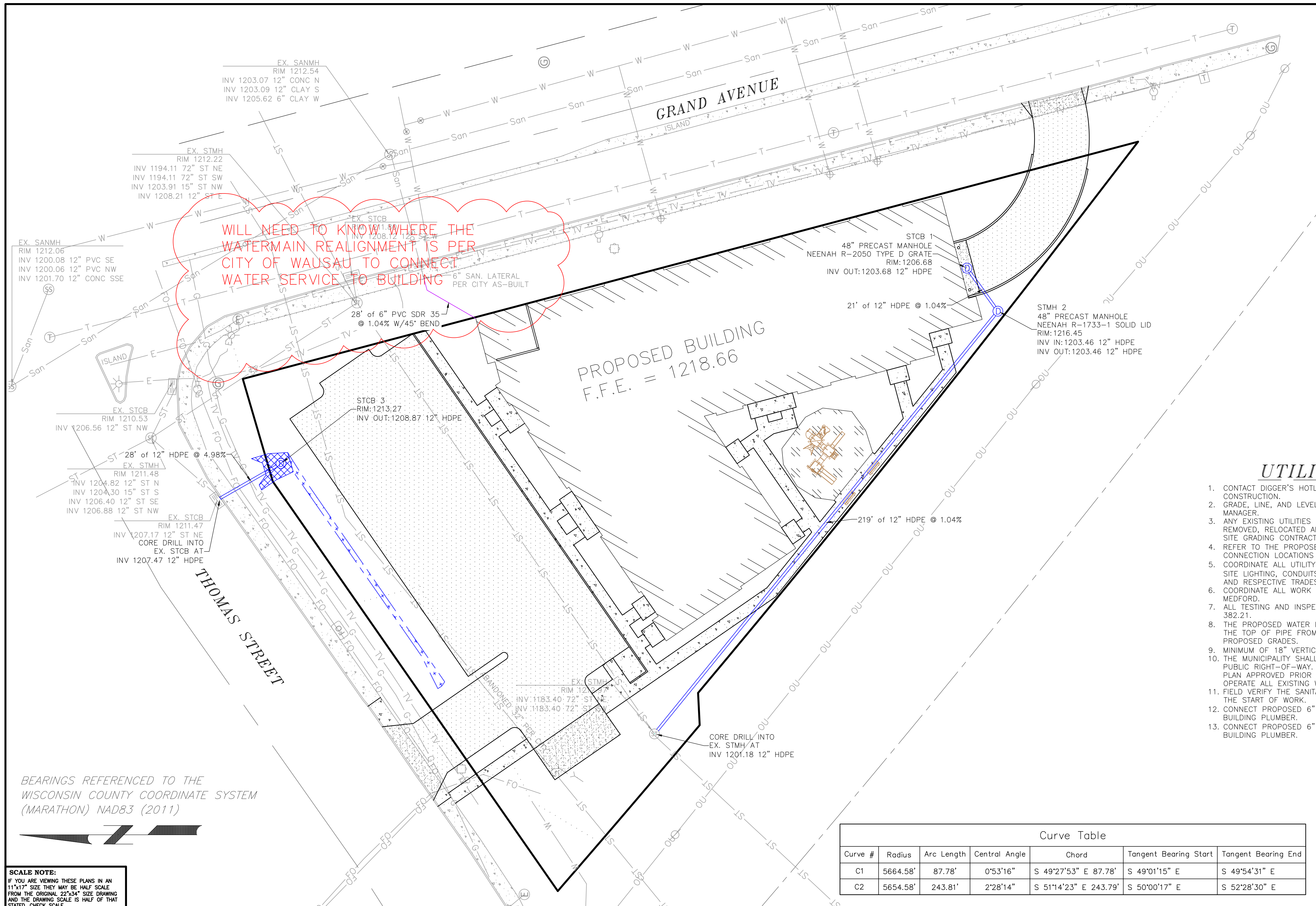


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SCALE: 1" = 20'
SHEET C5



WILL NEED TO KNOW WHERE THE WATERMAIN REALIGNMENT IS PER CITY OF WAUSAU TO CONNECT WATER SERVICE TO BUILDING

PROPOSED BUILDING
F.F.E. = 1218.66

UTILITY PLAN NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE CITY OF MEDFORD.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER LATERAL SHALL HAVE A MINIMUM COVER OF 7'-5" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C5 FOR PROPOSED GRADES.
- MINIMUM OF 18" VERTICAL SEPARATION BETWEEN UTILITY CROSSINGS.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES AS NEEDED.
- FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.
- CONNECT PROPOSED 6" SANITARY LATERAL 5' INTO BUILDING. COORDINATE WITH BUILDING PLUMBER.
- CONNECT PROPOSED 6" WATER SERVICE, 5' INTO BUILDING. COORDINATE WITH BUILDING PLUMBER.

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PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



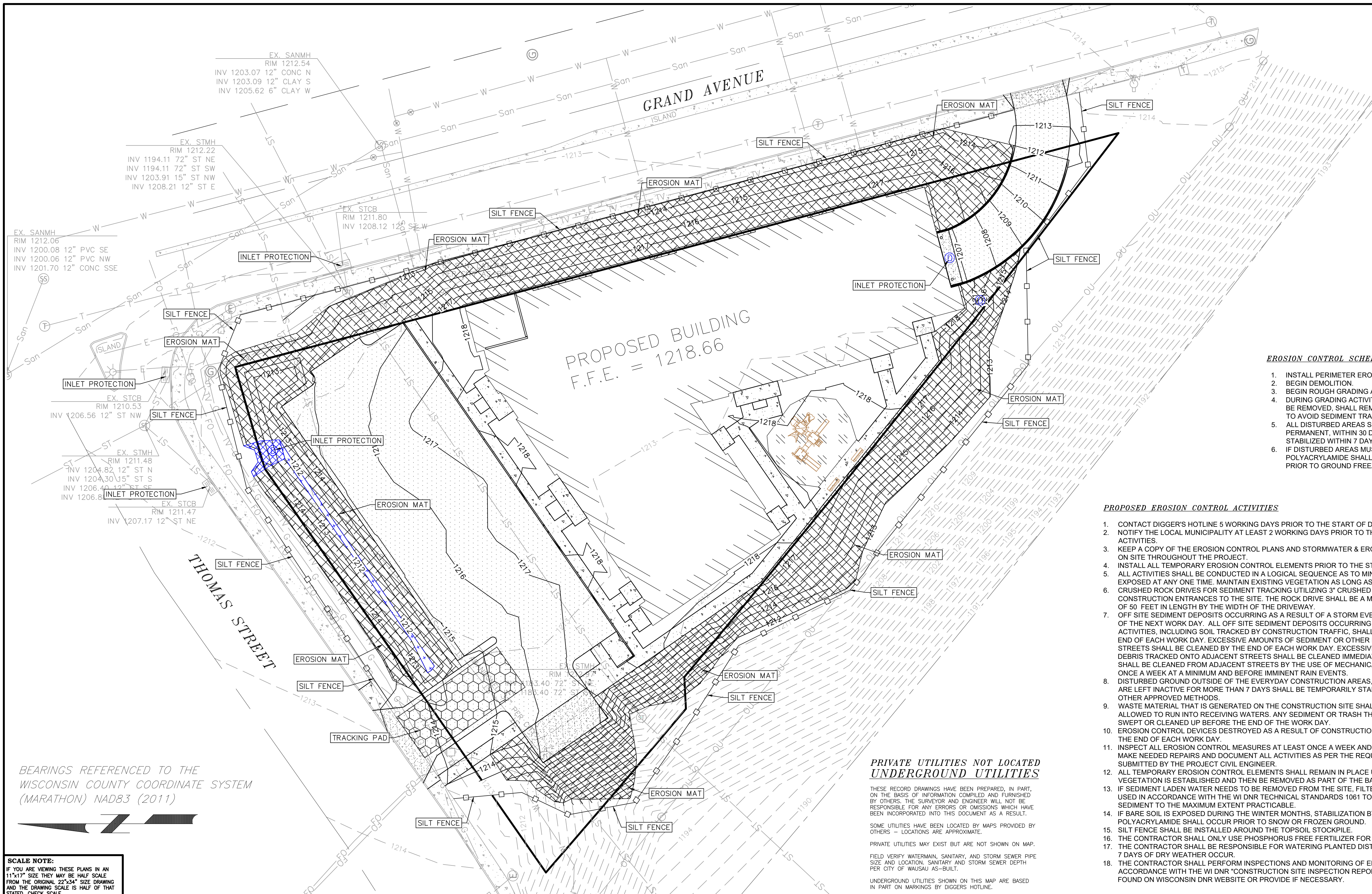
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SHEET: C6

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- EROSION CONTROL SCHEDULING**
1. INSTALL PERIMETER EROSION CONTROL.
 2. BEGIN DEMOLITION.
 3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
 4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
 5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
 6. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

- PROPOSED EROSION CONTROL ACTIVITIES**
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
 3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
 4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
 5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
 6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
 7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
 8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
 9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS. ANY SEDIMENT OR TRASH THAT HAS MOVED OFF-SITE SHALL BE SWEEPED OR CLEANED UP BEFORE THE END OF THE WORK DAY.
 10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
 11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
 12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
 13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
 14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
 15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
 16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
 18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

PRIVATE UTILITIES NOT LOCATED UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

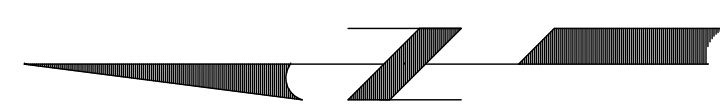
SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS - LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES MAY EXIST BUT ARE NOT SHOWN ON MAP.

FIELD VERIFY WATERMAIN, SANITARY, AND STORM SEWER PIPE SIZE AND LOCATION. SANITARY AND STORM SEWER DEPTH PER CITY OF WAUSAU AS-BUILT.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE.

BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) NAD83 (2011)



SCALE NOTE:
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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: PROPOSED EROSION CONTROL PLAN

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN



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PREPARED FOR: M+A DESIGN, INC.
JOSH SOMMERFELDT

PLAN DATE: OCTOBER 23RD, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: DV & CB
FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: 1" = 20'
SHEET C8

GENERAL NOTES:

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

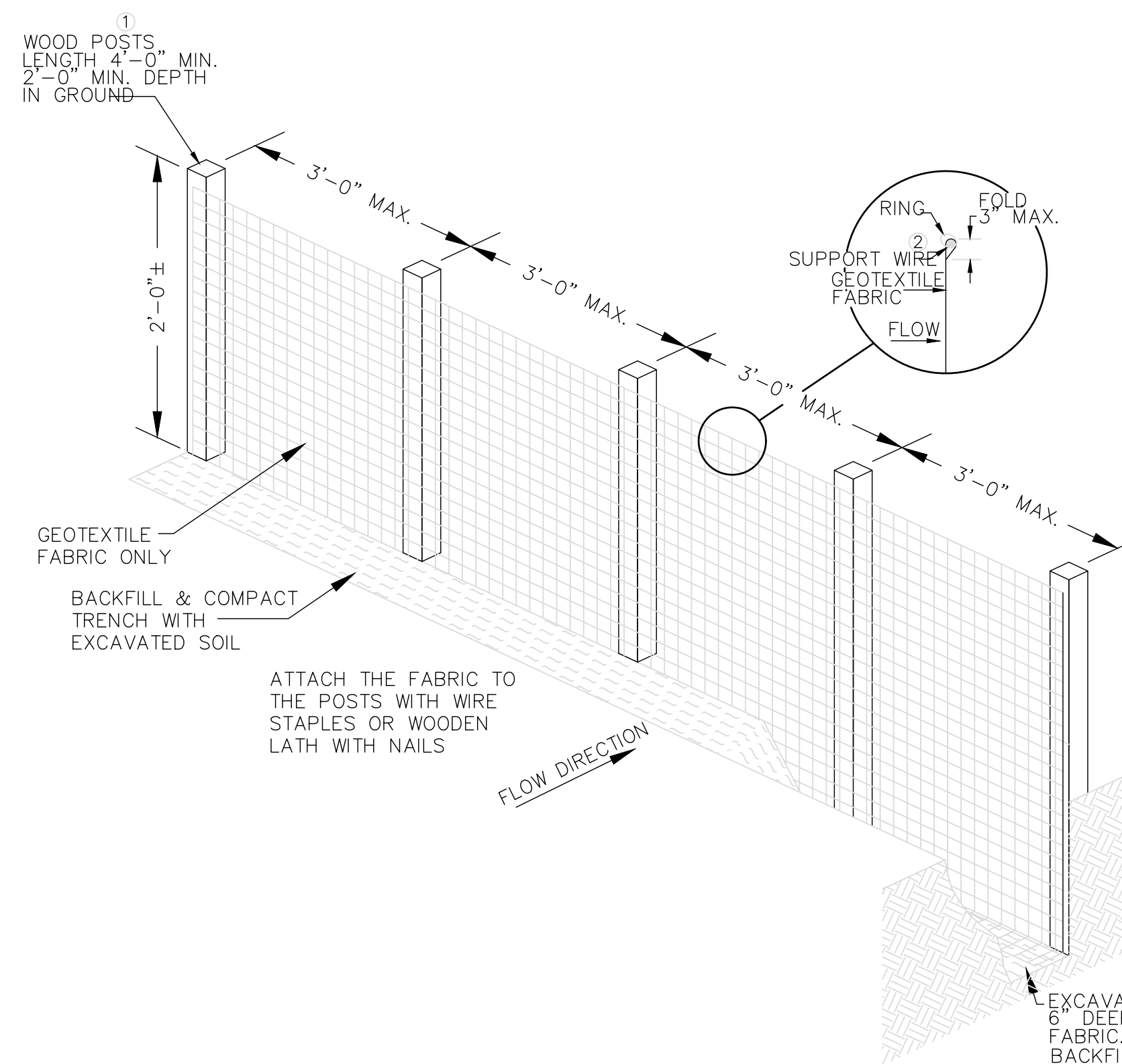
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

- STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS/LINEAL FOOT (WITHOUT ANCHOR). FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
- MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
- WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
- LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



SILT FENCE ALTERNATE "A"

TRENCH DETAIL

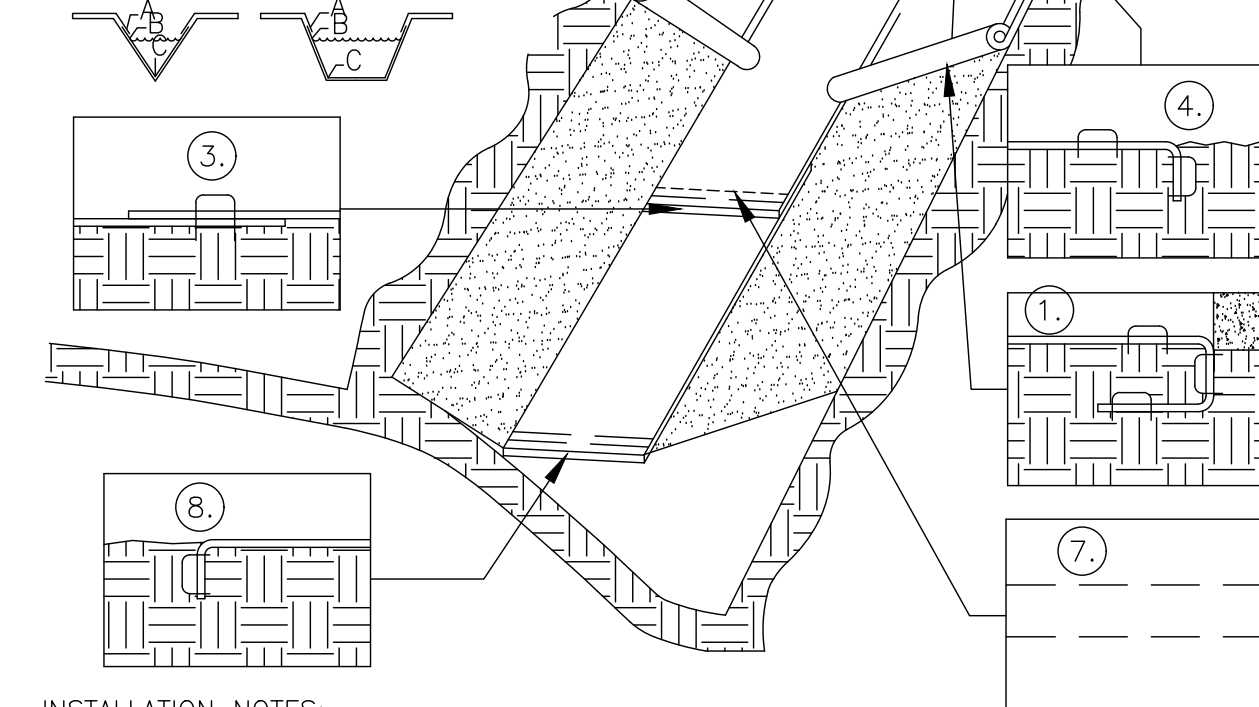
SILT FENCE ALTERNATE "B"

SILT FENCE 1 C9

CRITICAL POINTS

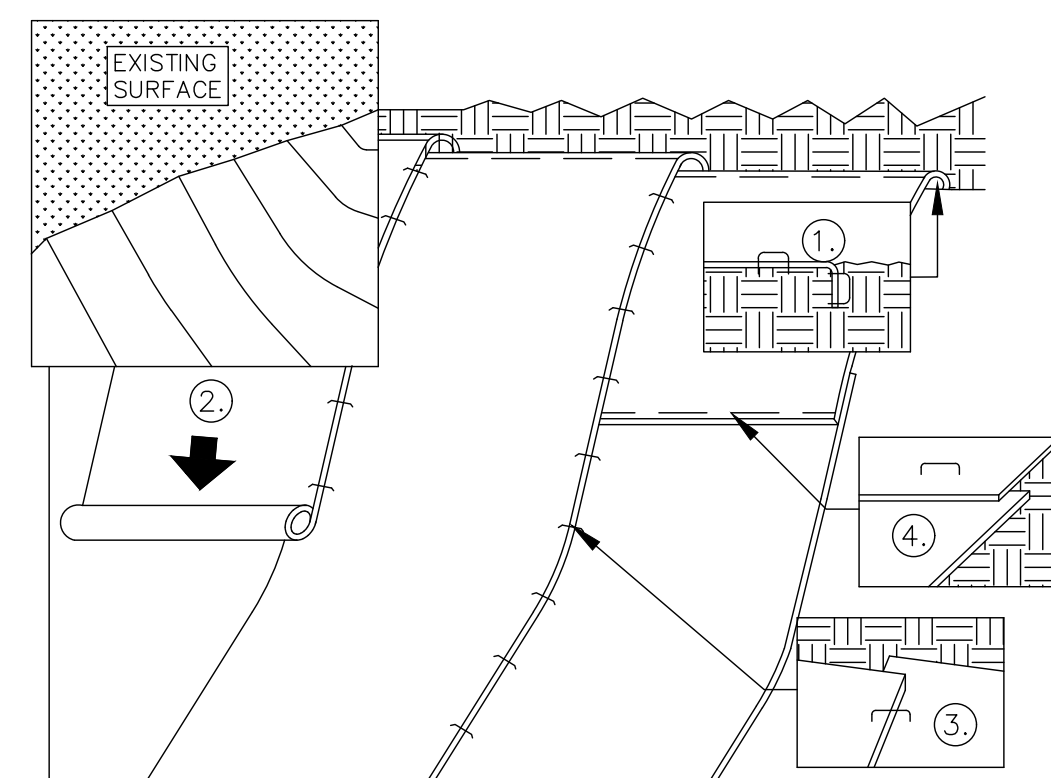
- OVERLAPS AND SEAMS
- PROJECTED WATER LINE
- CHANNEL BOTTOM/SIDE SLOPE VERTICES

HORIZONTAL STAPLES SHOULD BE ALTERED TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SLOPE.



INSTALLATION NOTES:

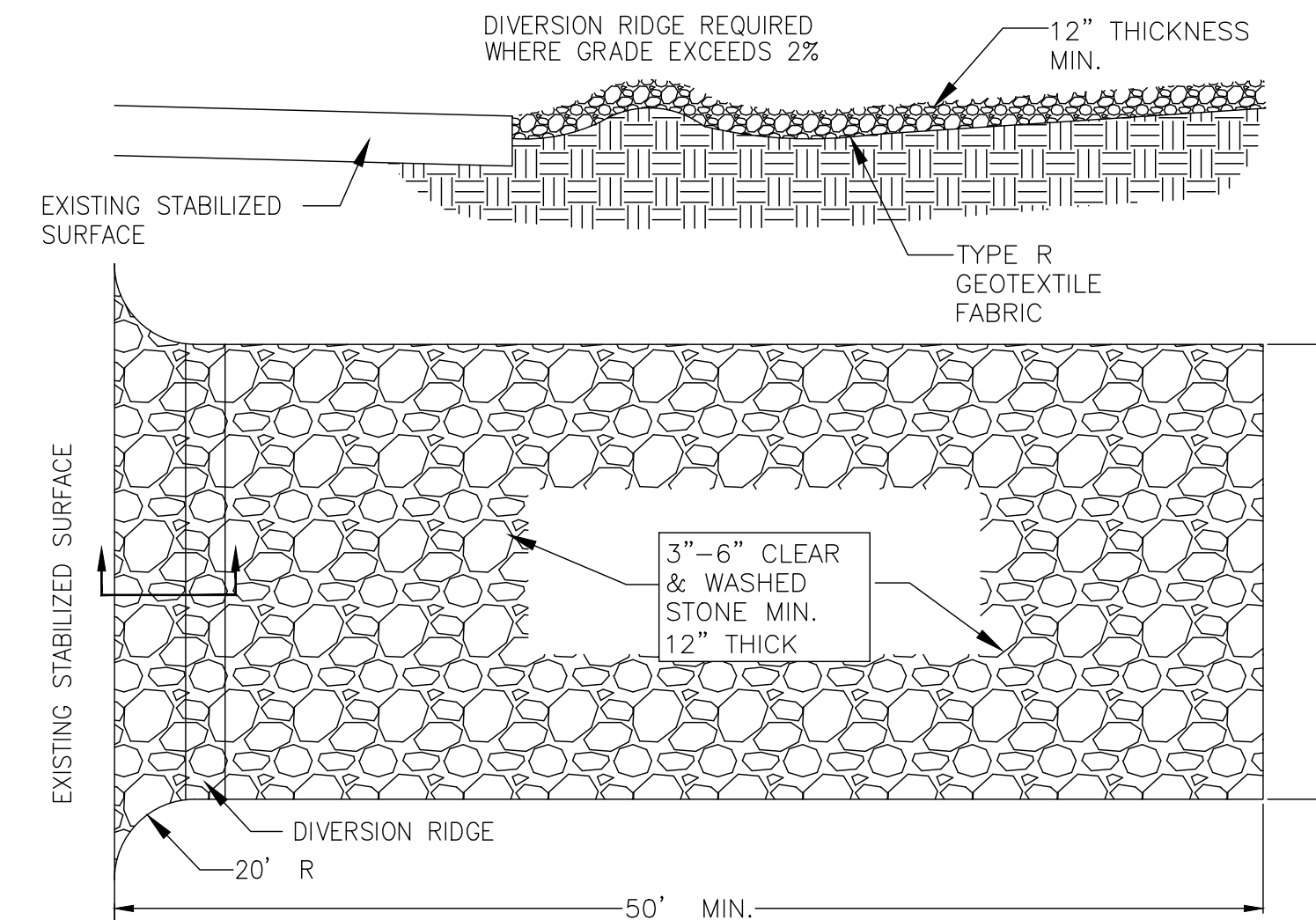
- BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
- OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
- BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
- IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.



INSTALLATION NOTES:

- BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
- ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
- OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
- OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

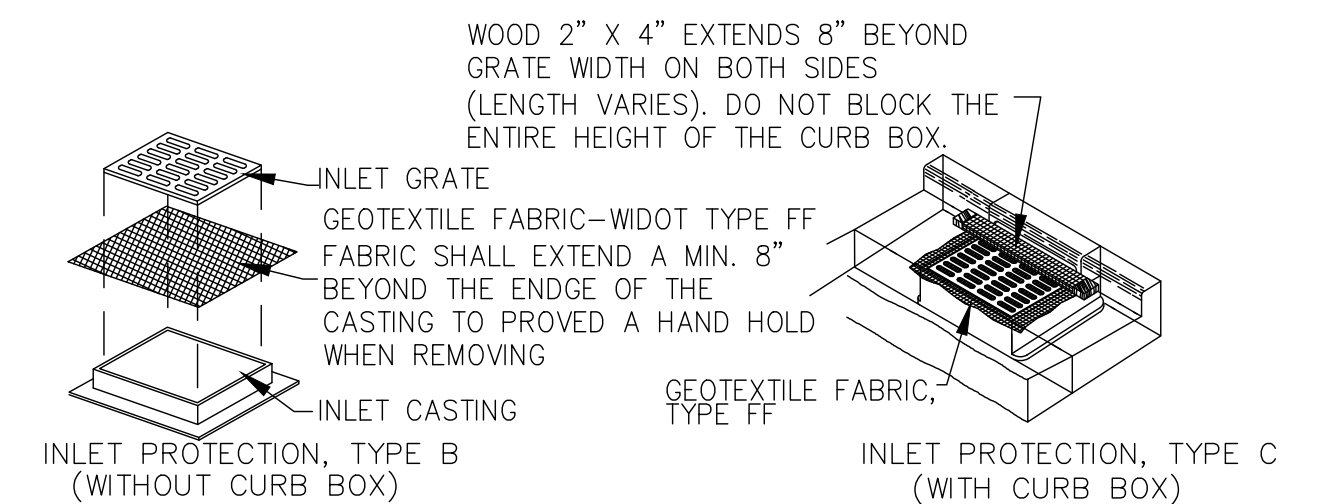
NON-CHANNEL EROSION MAT 3 C9



NOTES:

- 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 ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- 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.
- IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

TRACKING PAD 4 C9



INSTALLATION:

- REMOVE INLET GRATE
- PLACE FABRIC OVER THE TOP OF THE CASTING
- PLACE THE GRATE BACK IN PLACE KEEPING A MINIMUM OF 8" OF FABRIC EXTENDING ON ALL SIDES

MAINTENANCE:

CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDING WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

GENERAL NOTES:

USE ONLY THE FOLLOWING GEOTEXTILE FABRIC THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: A) LIHQ INDUSTRIAL FABRICS - GTF 403 B) TC MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

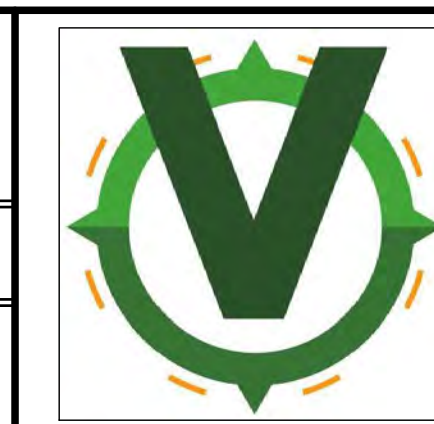
INLET PROTECTION 5 C9

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CHANNEL EROSION MAT 2 C9

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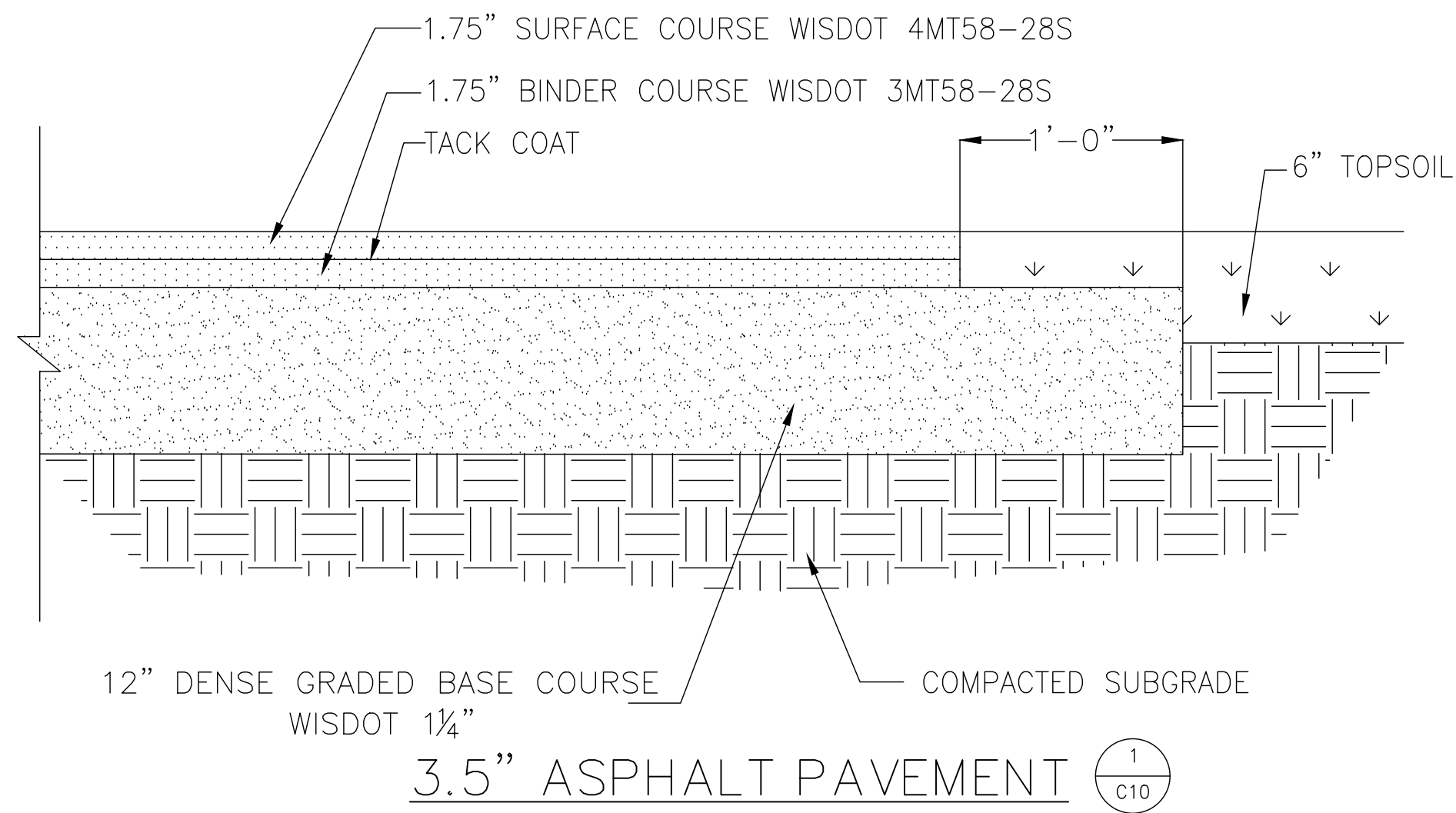
TITLE PAGE: PROPOSED EROSION CONTROL DETAILS	
PROJECT:	GRAND AVE. APARTMENTS
LOCATION:	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



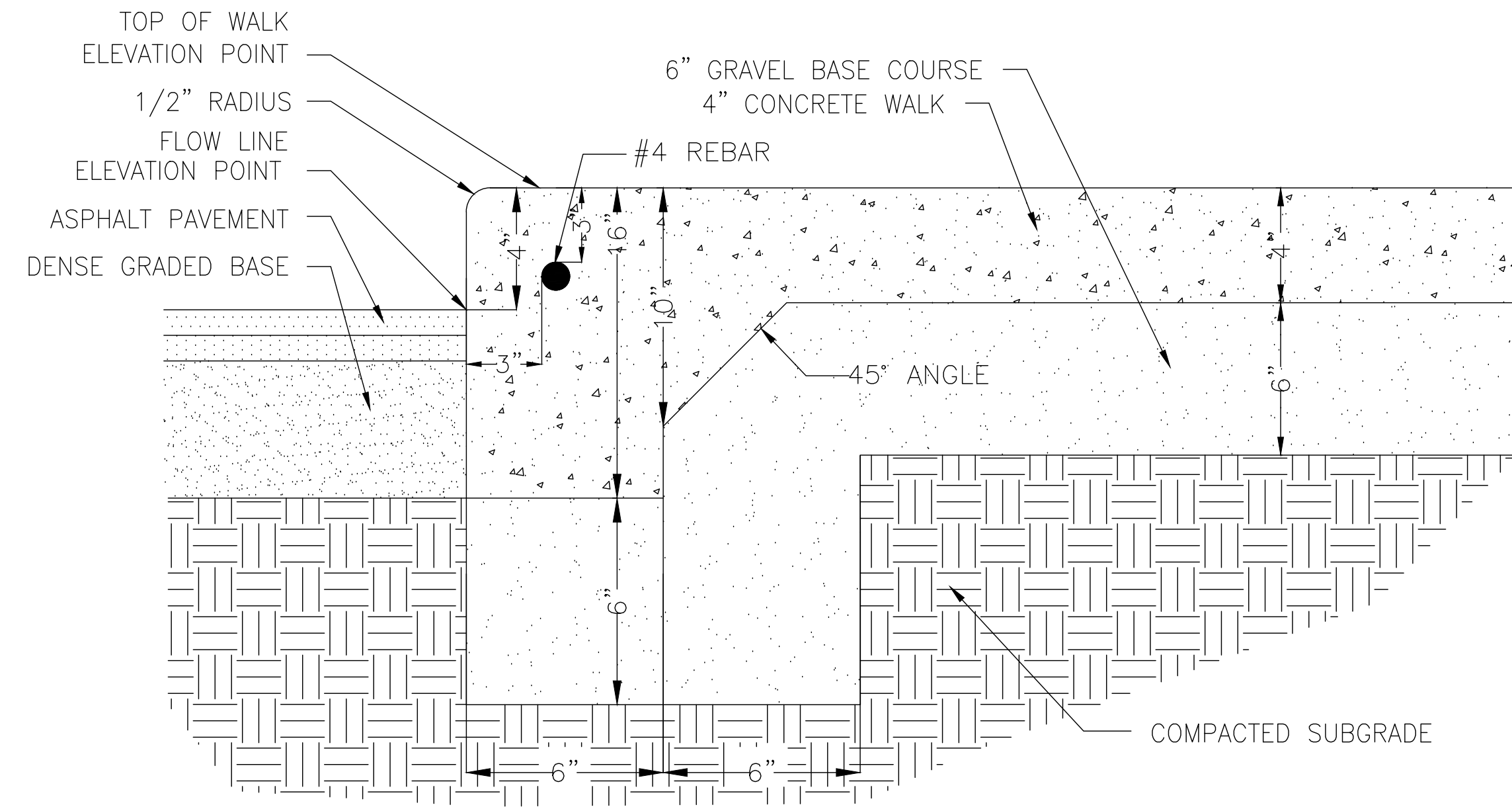
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PHONE NO.: (715) 241-0947
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PREPARED FOR:	M+A DESIGN, INC. JOSH SOMMERFELDT
PLAN DATE:	OCTOBER 23RD, 2024

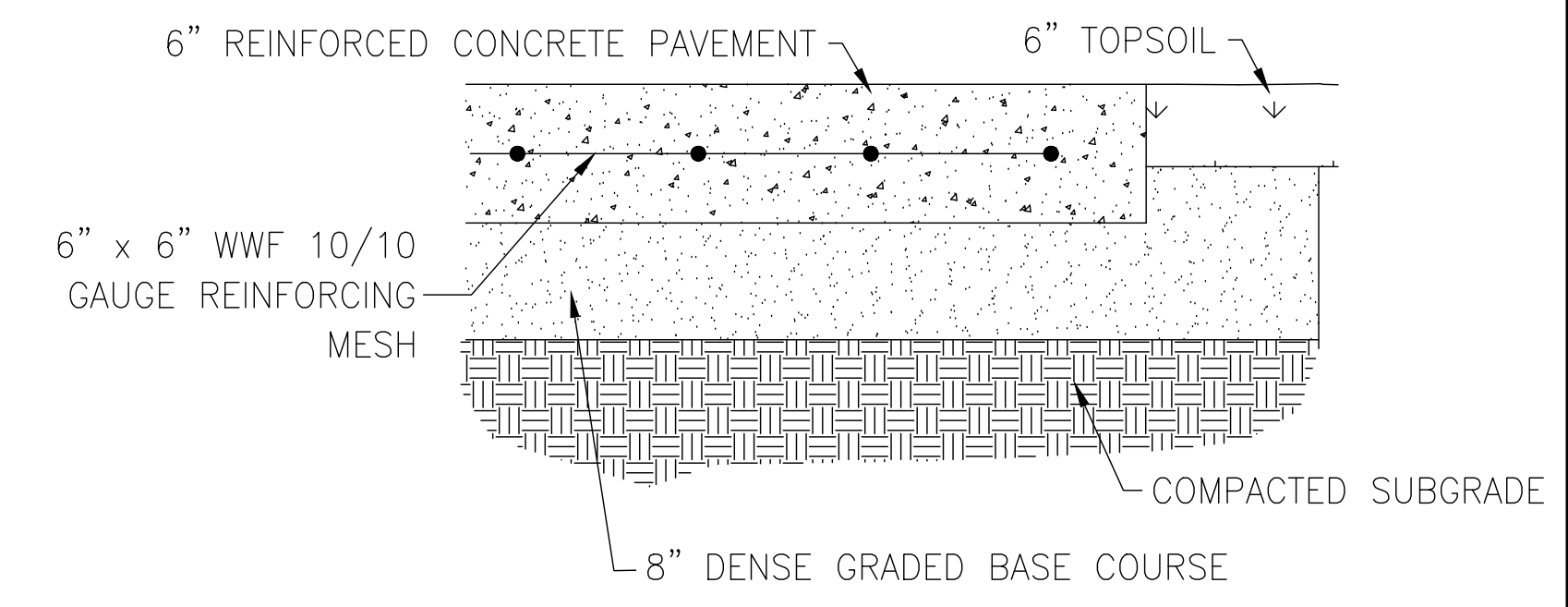
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3.5" ASPHALT PAVEMENT (1 C10)

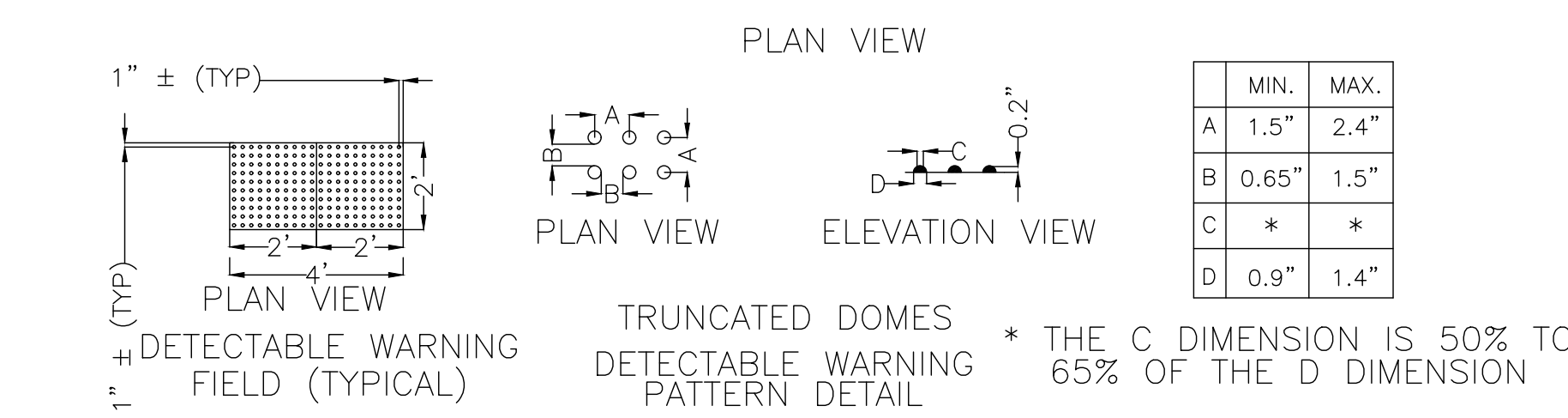
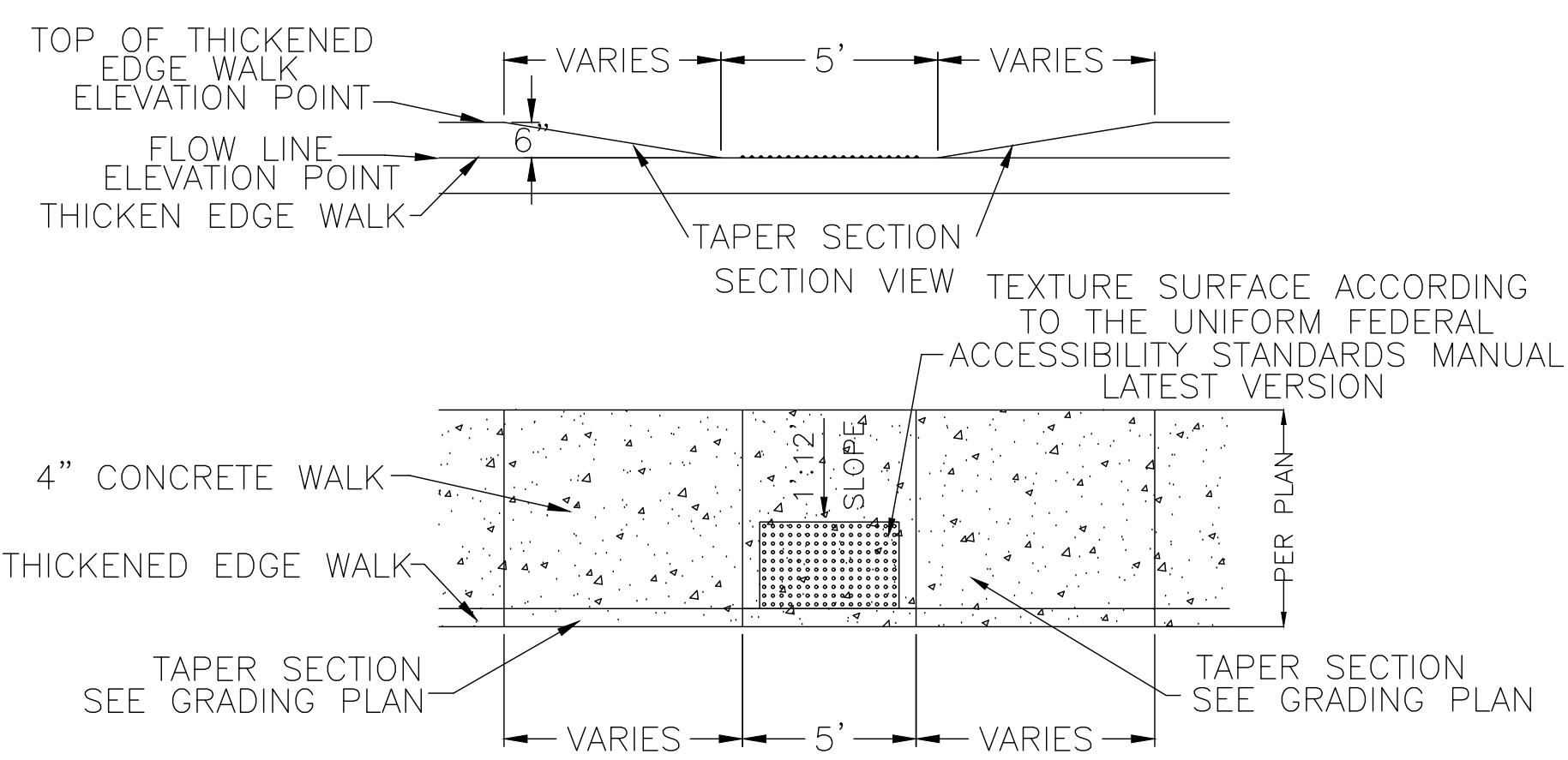


THICKENED EDGE WALK (2 C10)

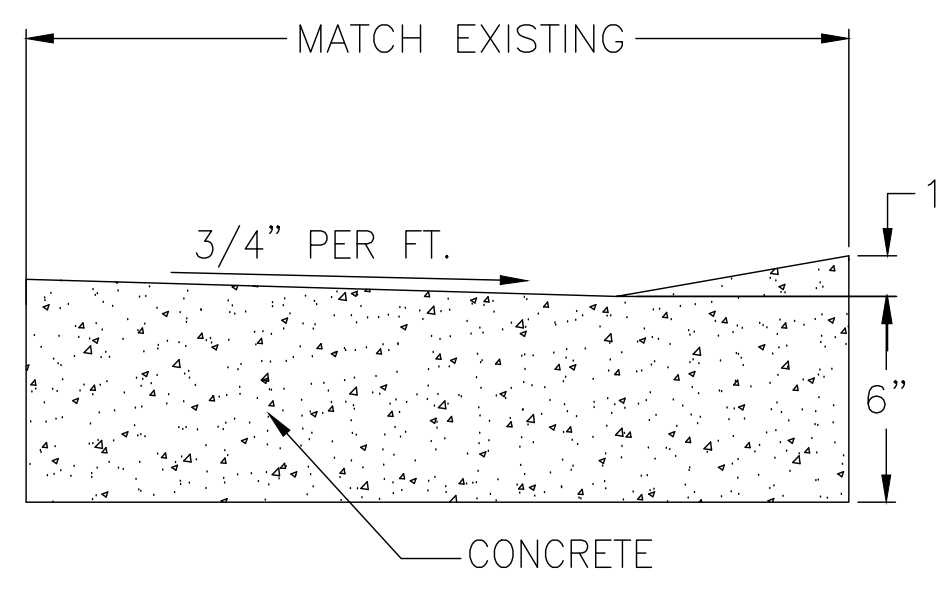


REINFORCED CONCRETE (3 C10)

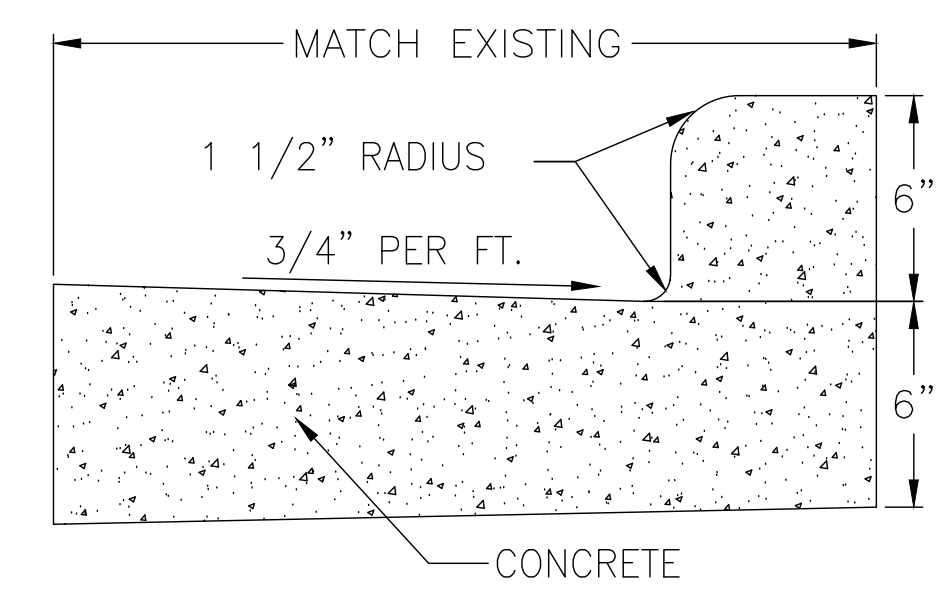
ALL HANDICAP RAMPS AND ACCESS AISLES SHALL MEET ALL CODES AND ADAAG REGULATIONS.



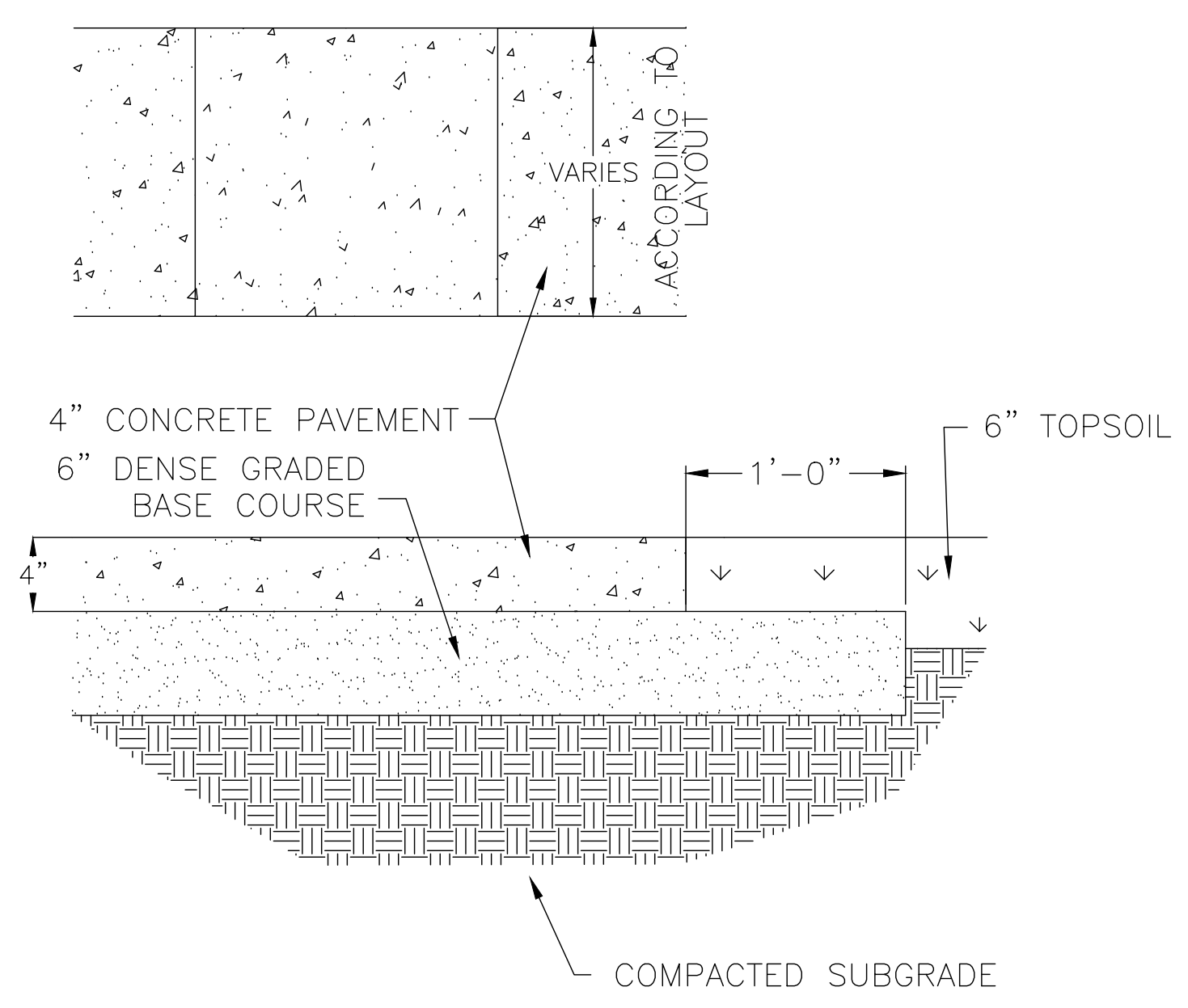
A.D.A. CURB RAMP (4 C10)



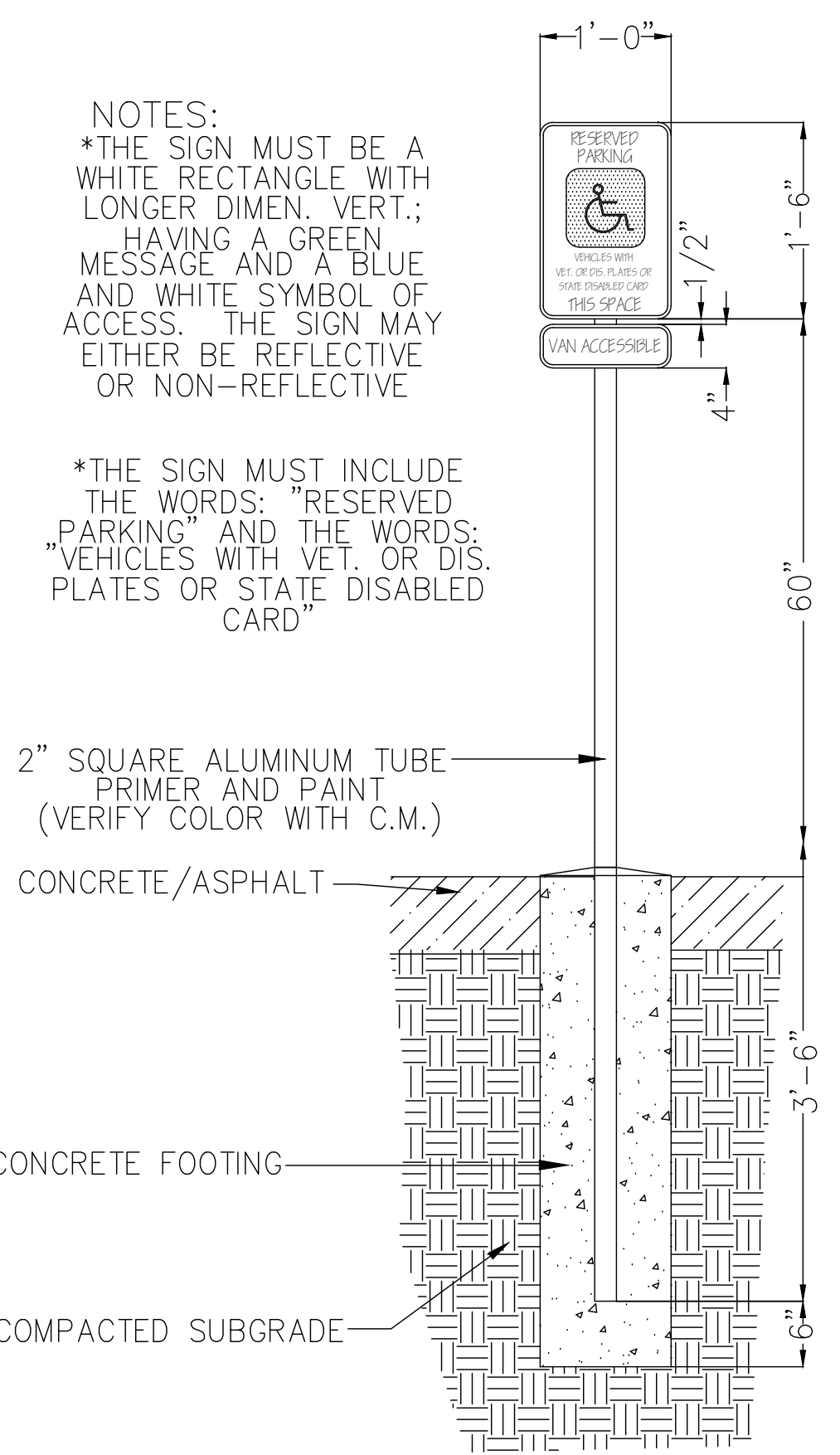
DRIVEOVERABLE CURB (5 C11)



STANDARD CURB (6 C10)



4" CONCRETE WALK (7 C10)



NOTES:
 *THE SIGN MUST BE A WHITE RECTANGLE WITH LONGER DIMEN. VERT.; HAVING A GREEN MESSAGE AND A BLUE AND WHITE SYMBOL OF ACCESS. THE SIGN MAY EITHER BE REFLECTIVE OR NON-REFLECTIVE
 *THE SIGN MUST INCLUDE THE WORDS: "RESERVED PARKING" AND THE WORDS: "VEHICLES WITH VET. OR DIS. PLATES OR STATE DISABLED CARD"

HANDICAP PARKING SIGN (8 C10)

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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:

PROPOSED SITE DETAILS

PROJECT: GRAND AVE. APARTMENTS

LOCATION: CITY OF WAUSAU MARATHON COUNTY, WISCONSIN

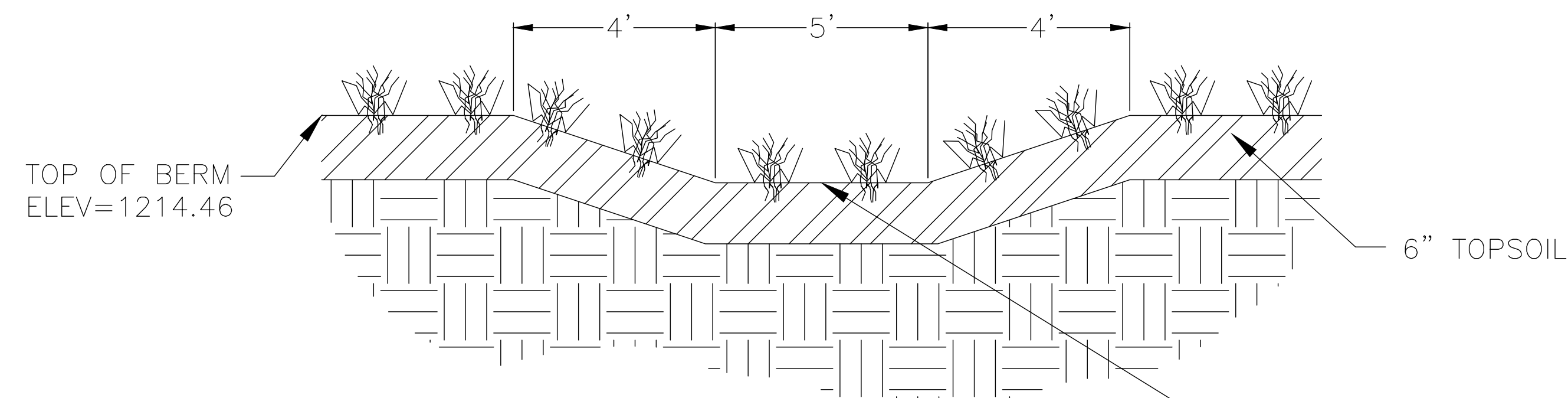


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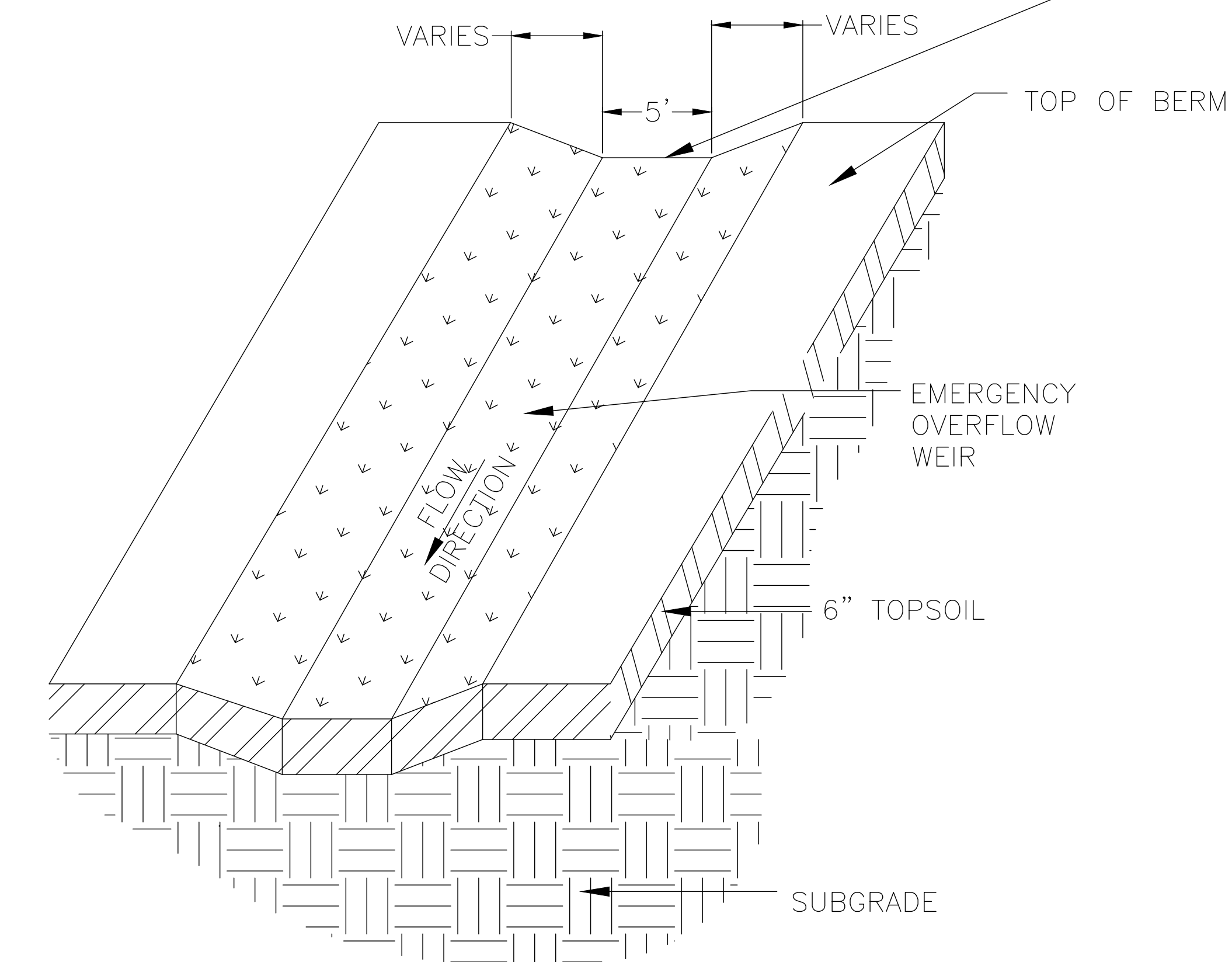
PREPARED FOR: M+A DESIGN, INC.
 JOSH SOMMERFELDT

PLAN DATE: OCTOBER 23RD, 2024

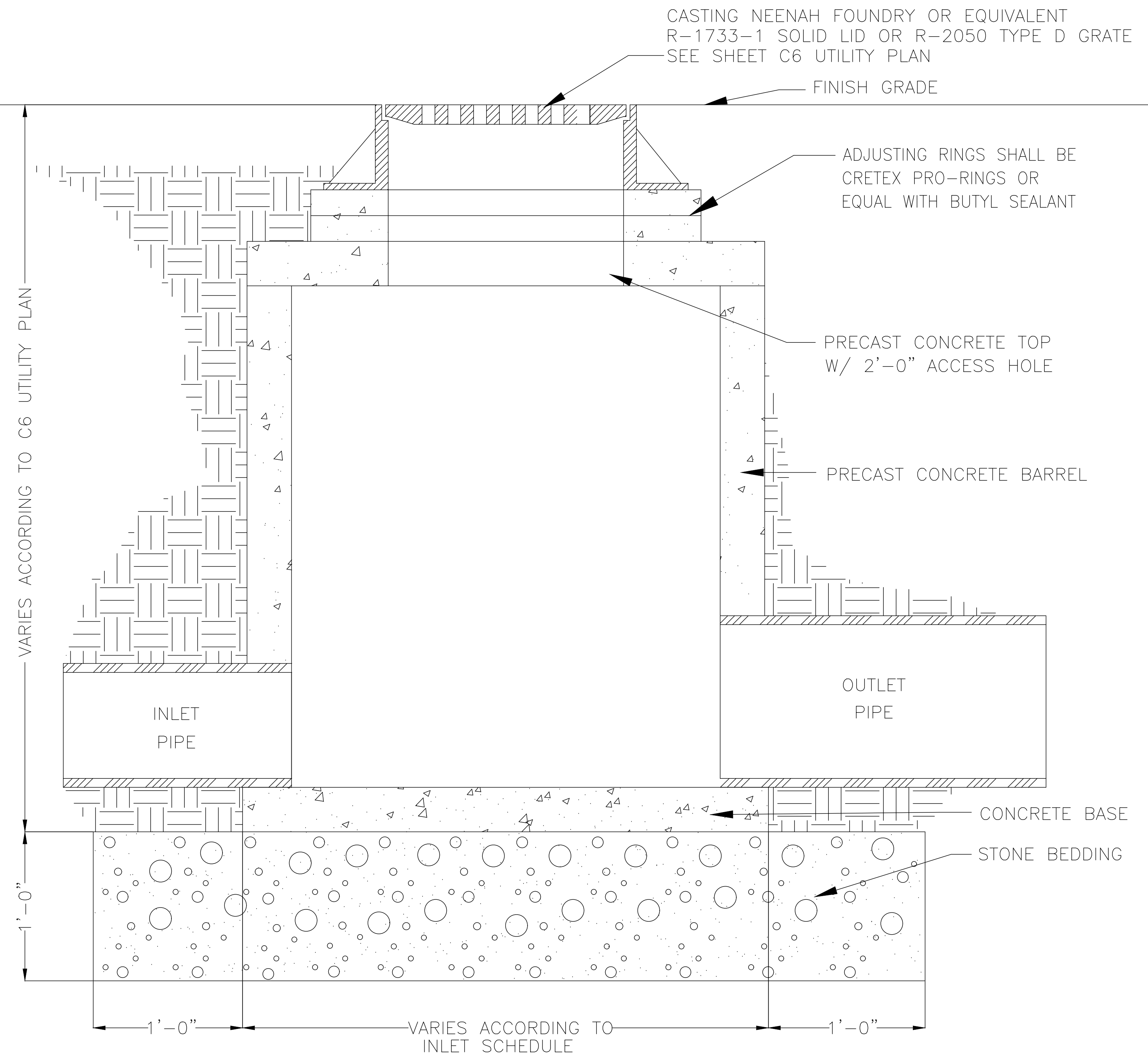
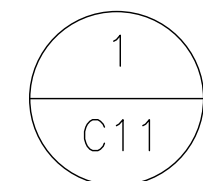
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SHEET C10



SECTION VIEW

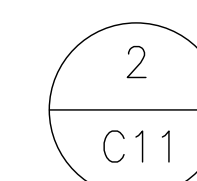


GRASS WEIR



SECTION VIEW

CONCRETE STORM MANHOLE



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PROJECT:	GRAND AVE. APARTMENTS
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FILE NO.: 24-0234 ENGINEERING
DATE: JUNE 7TH, 2024
SCALE: NO SCALE
SHEET C11

- TYPICAL FLOOR PLAN NOTES:**
- SEE AS SHEETS FOR ENLARGED UNIT AND COMMON USE PLANS
 - ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
 - ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
 - ALL INTERIOR WALLS TO BE 2x4 OR 2x6 WOOD STUDS AT 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 3/4" GYPSUM BOARD BOTH SIDES. EXTEND TO UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OR DETAILED OTHERWISE (SEE AS SHEETS FOR ADDITIONAL INFO)
 - WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL.
 - PROVIDE VISUAL AND AUDIBLE EMERGENCY ALARM SYSTEM THROUGHOUT PUBLIC AND COMMON USE AREAS OF BUILDING
 - VERIFY KEY LOCK BOX REQUIREMENTS AND LOCATIONS WITH THE FIRE DEPARTMENT

- TYPICAL FLOOR PLAN SYMBOLS:**
- R.D. WALL TYPE - SEE AS AND AS SHEETS
 - DS1 ROOF DRAIN CONNECTED TO STORM SEWER W/ PVC ADAPTER - SEE CIVIL PLANS
 - HEARING / VISUALLY IMPAIRED UNIT
 - TYPE 'A' UNIT DESIGNATION
 - KEY LOCK (KNOX BOX)
 - AUTOMATIC DOOR OPENER
 - VOICE INTERCOM CONNECTED TO UNITS W/ METHOD OF OPENING DOOR
 - 5 LB. FIRE EXTINGUISHER LOCATION W/ CABINET - SEE SHEET A6.1
 - 5 LB. FIRE EXTINGUISHER LOCATION WALL MOUNTED - SEE SHEET A6.1
 - RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS
 - FLOOR DRAIN
 - S.E.C. CONDUIT FOR FUTURE SOLAR ELECTRIC
 - SECURITY CAMERA LOCATION
 - ACCENT WALL - SEE INT. FINISH SCHEDULE
 - 2-WAY COMMUNICATION SYSTEM
 - FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE
 - HOSE BIB
 - EXIT SIGN LOCATION
 - INDICATES WHEDA TYPE 'X' UNIT LOCATION
 - INDICATES WHEDA TYPE 'B' UNIT LOCATION
 - NEW STUD WALL CONSTRUCTION
 - (1) HOUR RATED FIRE PARTITION
 - (1) HOUR RATED FIRE BARRIER
 - ALL FIRE-ALARMS, SMOKE DETECTORS, HEAT DETECTORS, AND EMERGENCY LIGHTING - CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST

BUILDING SIZE	
FLOOR	AREA
LOWER FLOOR	16,315
FIRST FLOOR	16,315
SECOND FLOOR	16,315
THIRD FLOOR	16,315
FOURTH FLOOR	16,315
TOTAL	61,575

BUILDING UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	15
2 - BEDROOM APARTMENT	16
3 - BEDROOM APARTMENT	19
TOTAL	50

FIRST FLOOR UNIT COUNT	
UNIT TYPE	QUANTITY
1 - BEDROOM APARTMENT	1
2 - BEDROOM APARTMENT	4
3 - BEDROOM APARTMENT	8
TOTAL	13

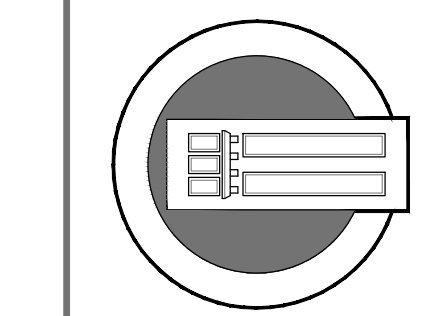


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY SHEET DATES:

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COMMONWEALTH COMPANIES
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FOND DU LAC, WISCONSIN 54935
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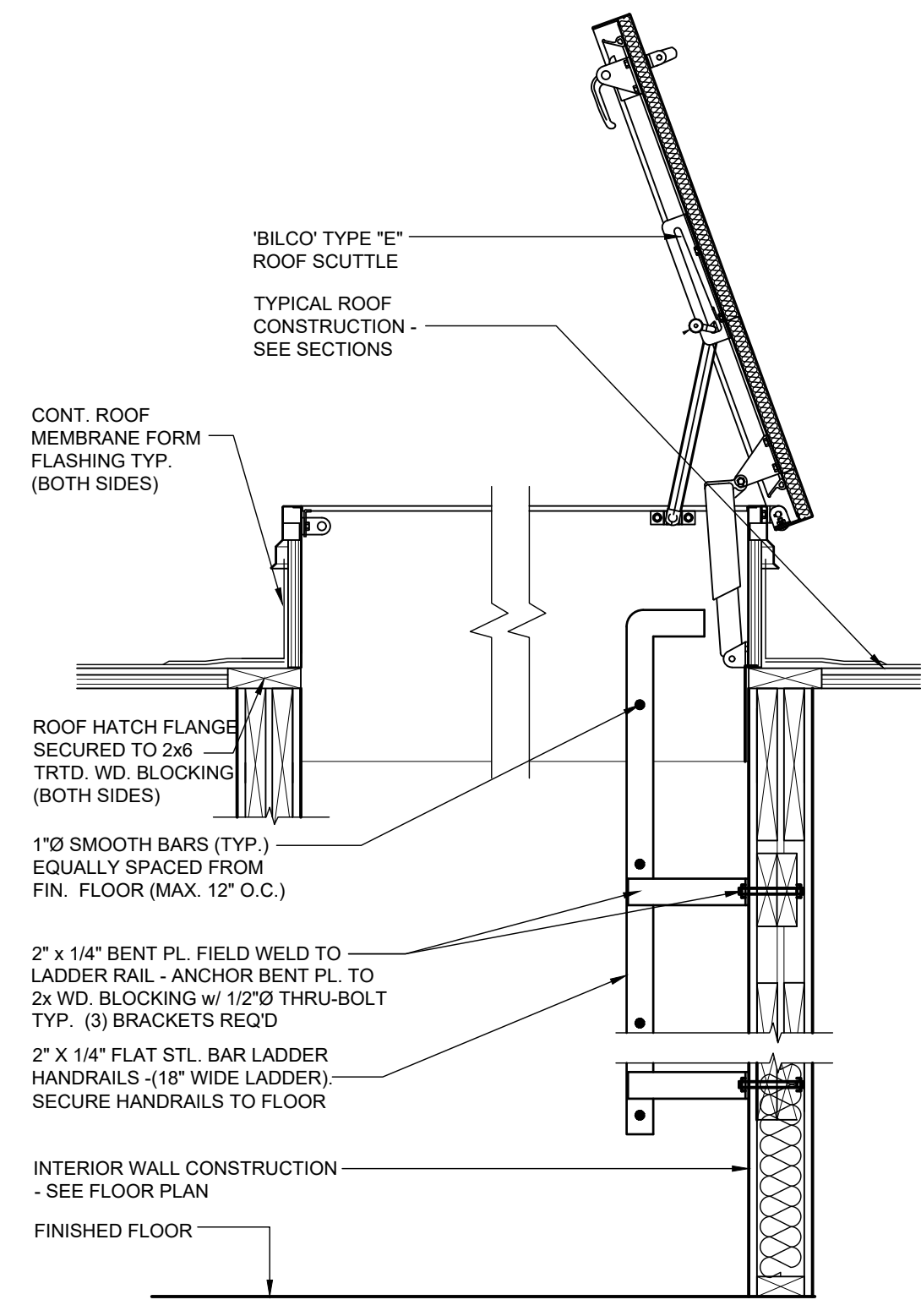
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700 GRAND AVE.
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SHEET
A1.1

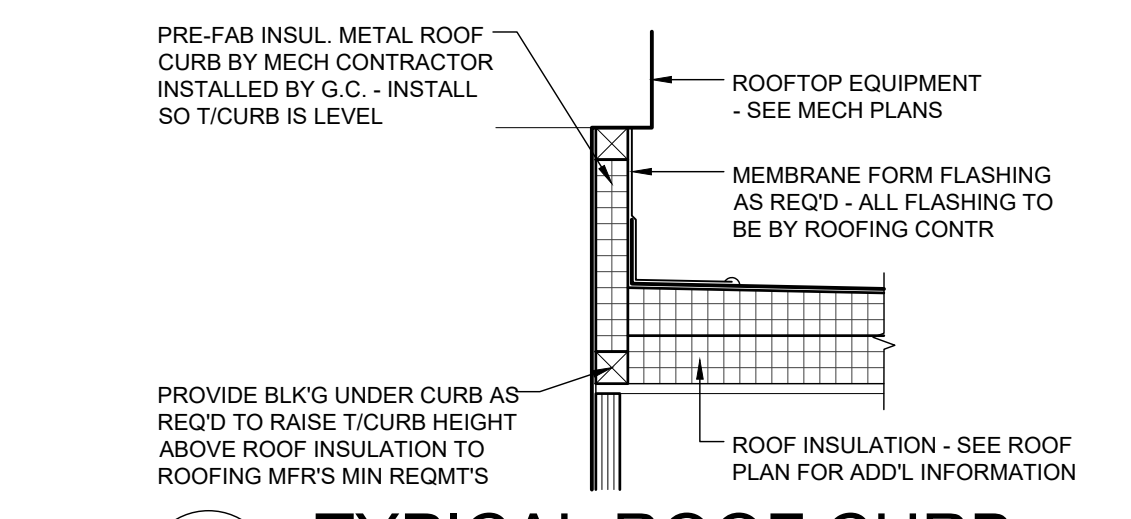
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- GENERAL ROOF PLAN NOTES:**
- R.D. = ROOF DRAIN AND OVERFLOW DRAIN
LOCATION - SEE DETAIL 204.4a
 - OS = OVERFLOW SCUPPER PIPING
 - = ROOF SLOPE DIRECTION
 - R.V. = RADON VERTICAL VENT - SEE MITIGATION PLANS FOR DETAILS
 - 60 MIL EPDM MEMBRANE (BLACK) - RIGID INSULATION AS REQ (R-30 MIN) - MIN. 2" AT ROOF DRAINS
 - ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FORM FLASHING FOR ROOF PENETRATIONS PER ROOF MEMBRANE MANUFACTURER'S REQUIREMENTS
 - SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECHANICAL EQUIPMENT
 - ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR

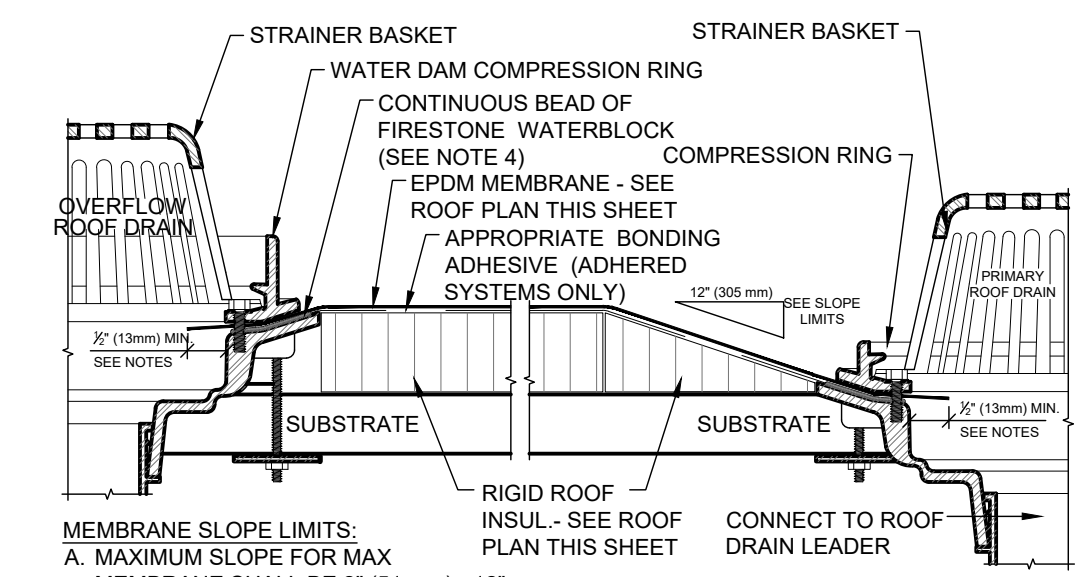


4 ROOF HATCH DETAIL
A1.4a SCALE: 1" = 1'-0"

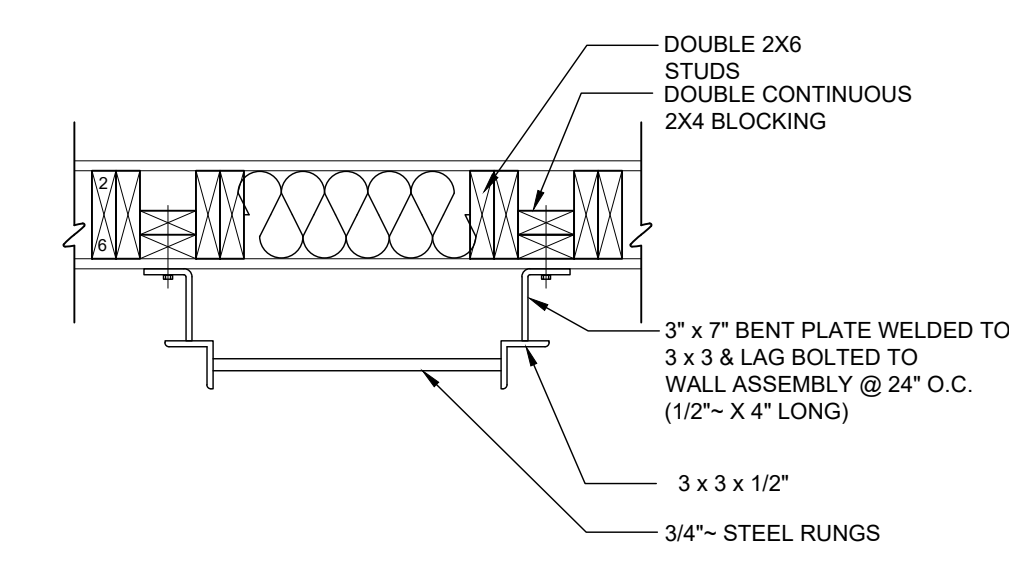


1 TYPICAL ROOF CURB
A1.4a NO SCALE

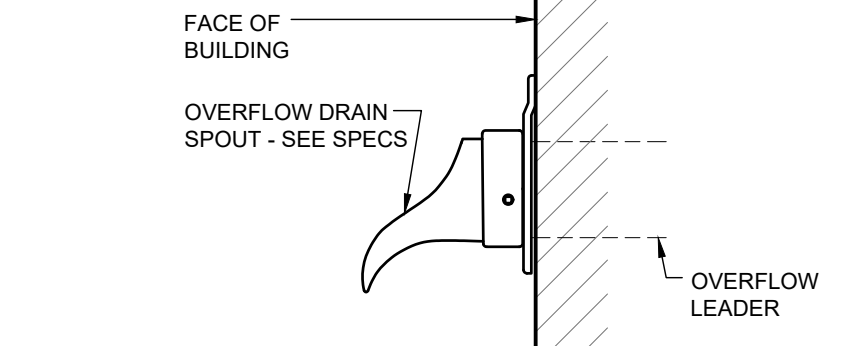
- NOTES:
- HOLE IN MEMBRANE SHOULD EXTEND A MINIMUM OF 1/2"(13 mm) BEYOND CLAMPING RING AND SHOULD NOT BE SMALLER THAN THE DIAMETER OF THE LEADER PIPE.
 - APPROPRIATE INSULATION ADJACENT TO DRAIN TO HAVE APPROPRIATE BONDING SURFACE.
 - WATERBLOCK MIN OF 1/2" OF 10 OZ (295g/L) TUBE PER 4" DRAIN. USE ADDITIONAL WATERBLOCK FOR LARGER DRAINS.



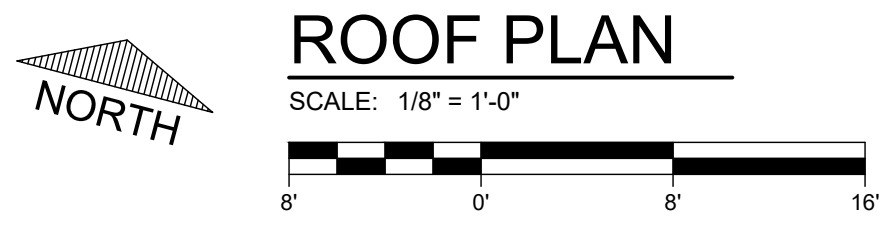
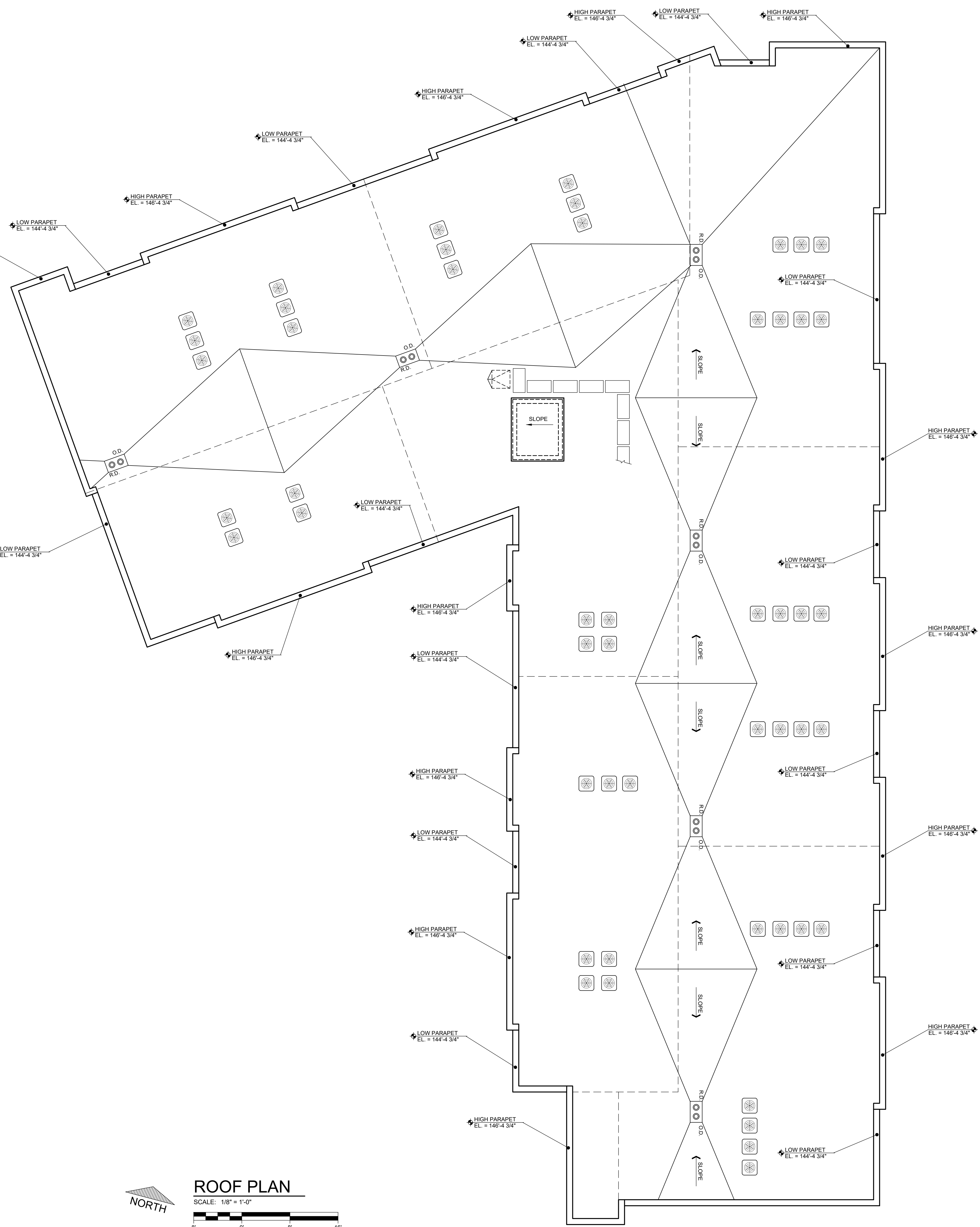
2 TYPICAL ROOF DRAIN
A1.4a NO SCALE



5 LADDER DETAIL
A1.4a SCALE: 1" = 1'-0"



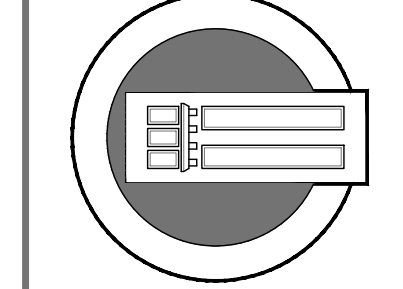
3 OVERFLOW SPOUT
A1.4a NO SCALE



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EAST ELEVATION
SCALE: 1/8" = 1'-0"

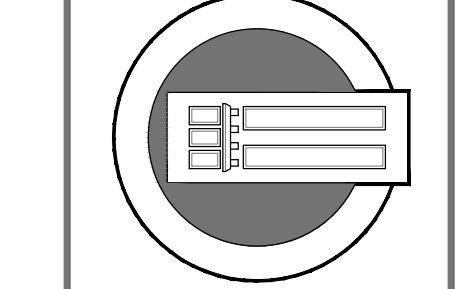


WEST ELEVATION
SCALE: 1/8" = 1'-0"

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



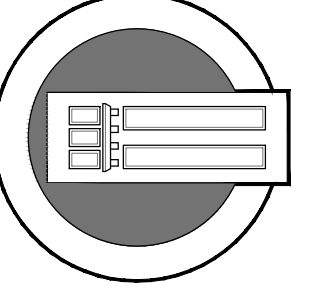
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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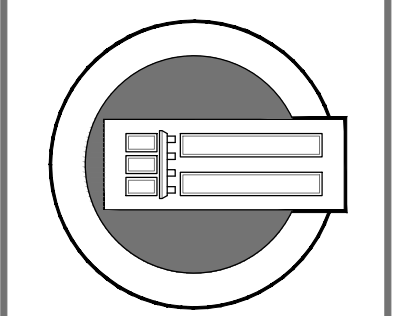
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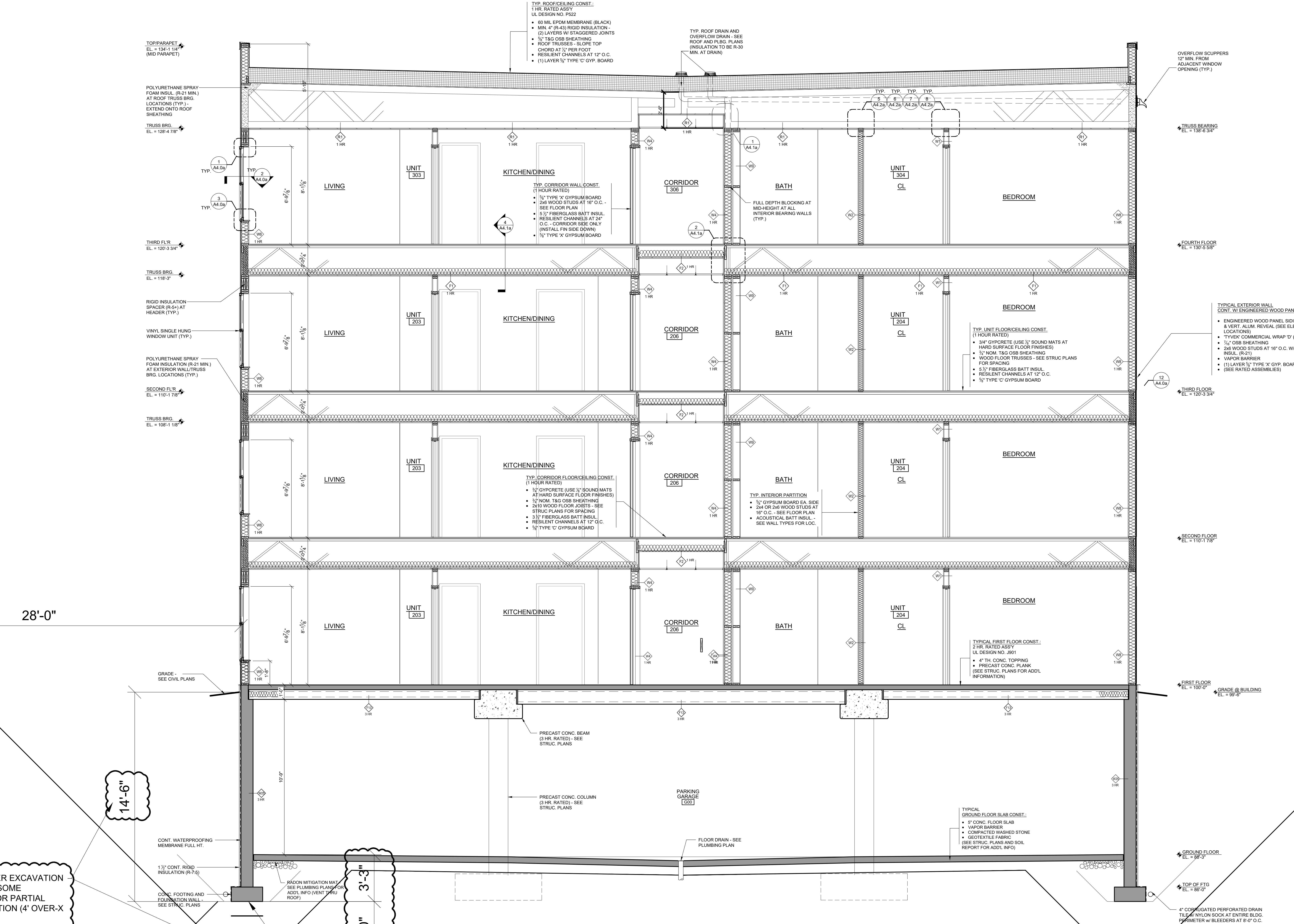


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1 BUILDING CROSS SECTION
 SCALE: 3/8" = 1'-0"

POSSIBLE OVER EXCAVATION REQUIRED IN SOME LOCATIONS FOR PARTIAL SOIL CORRECTION (4' OVER-X W/ ENG. FILL)

14'-6"

4'-0"
 3'-3"

LOWERING THE FOOTING

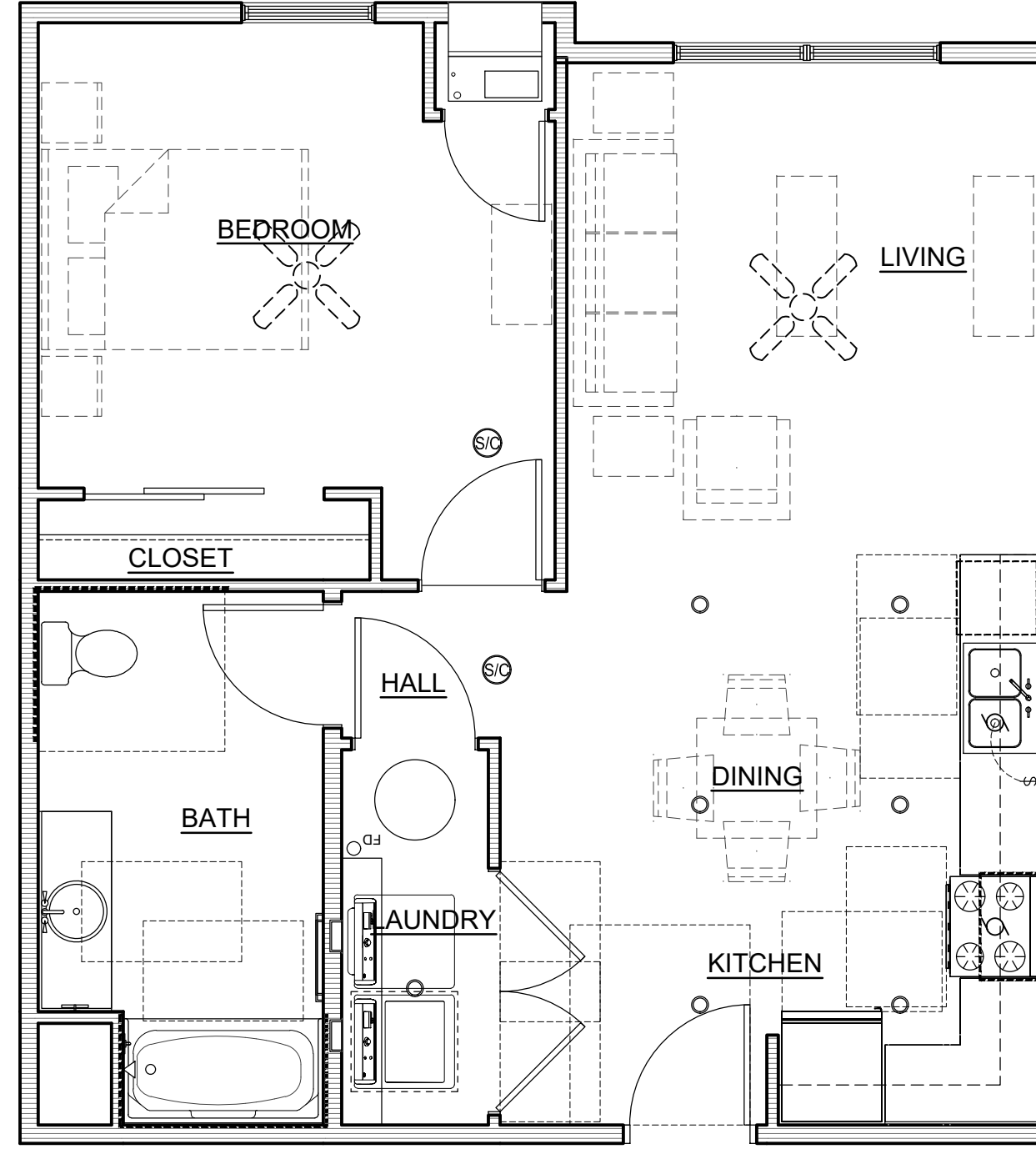
28'-0"

LOAD PATH

LOAD PATH

LOAD PATH

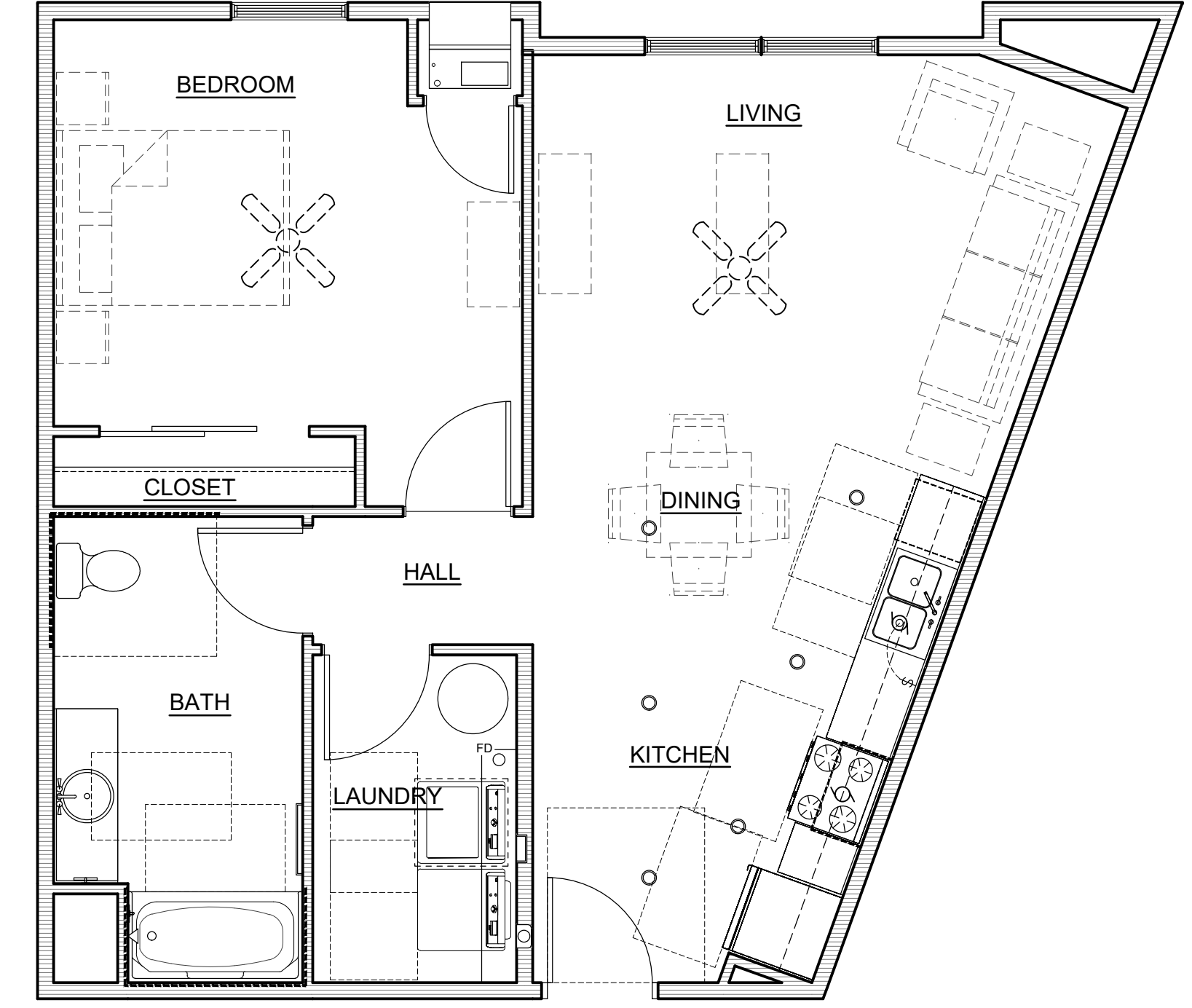
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UNIT TYPE #2
1 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

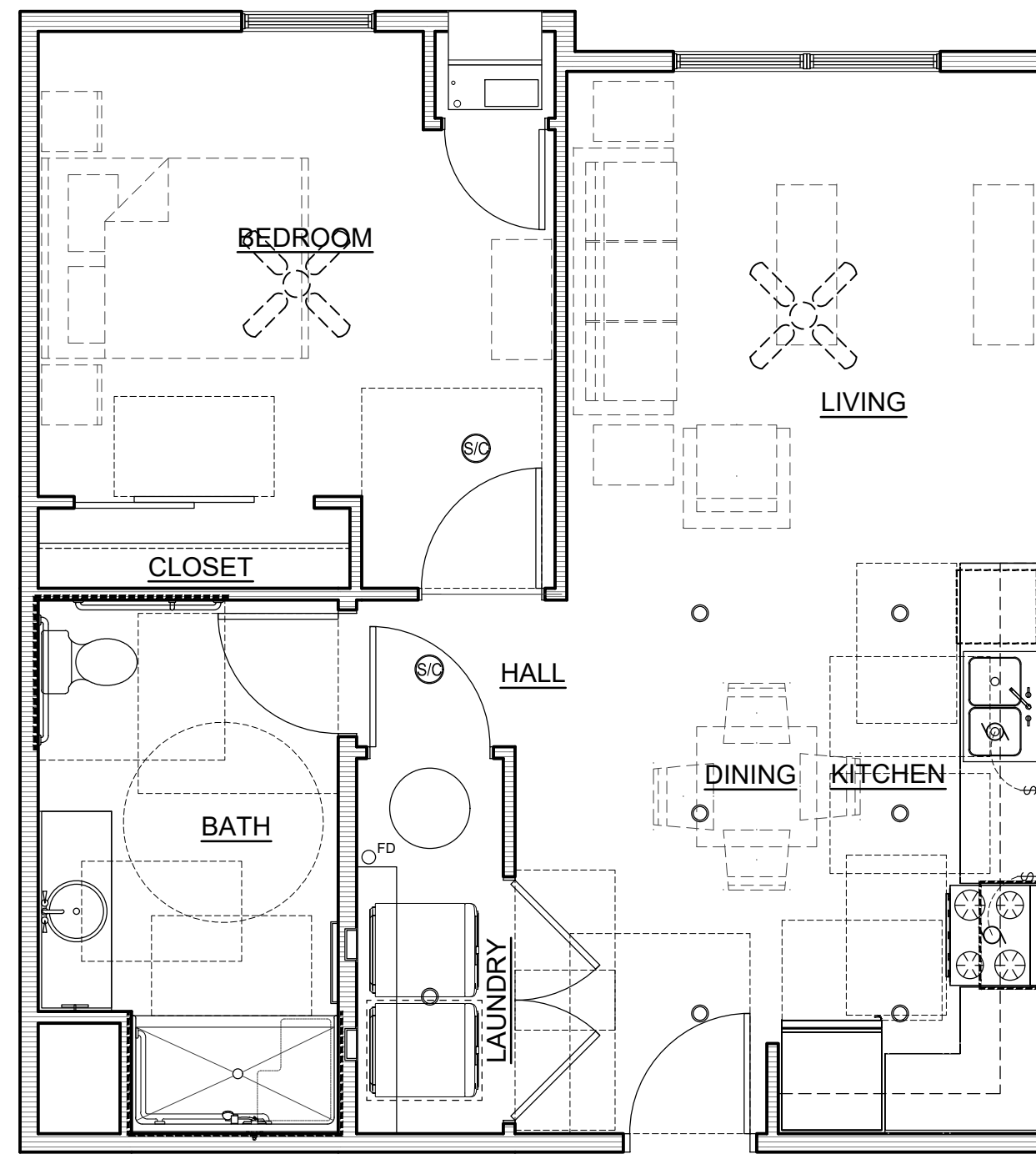
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF



UNIT TYPE #1
1 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

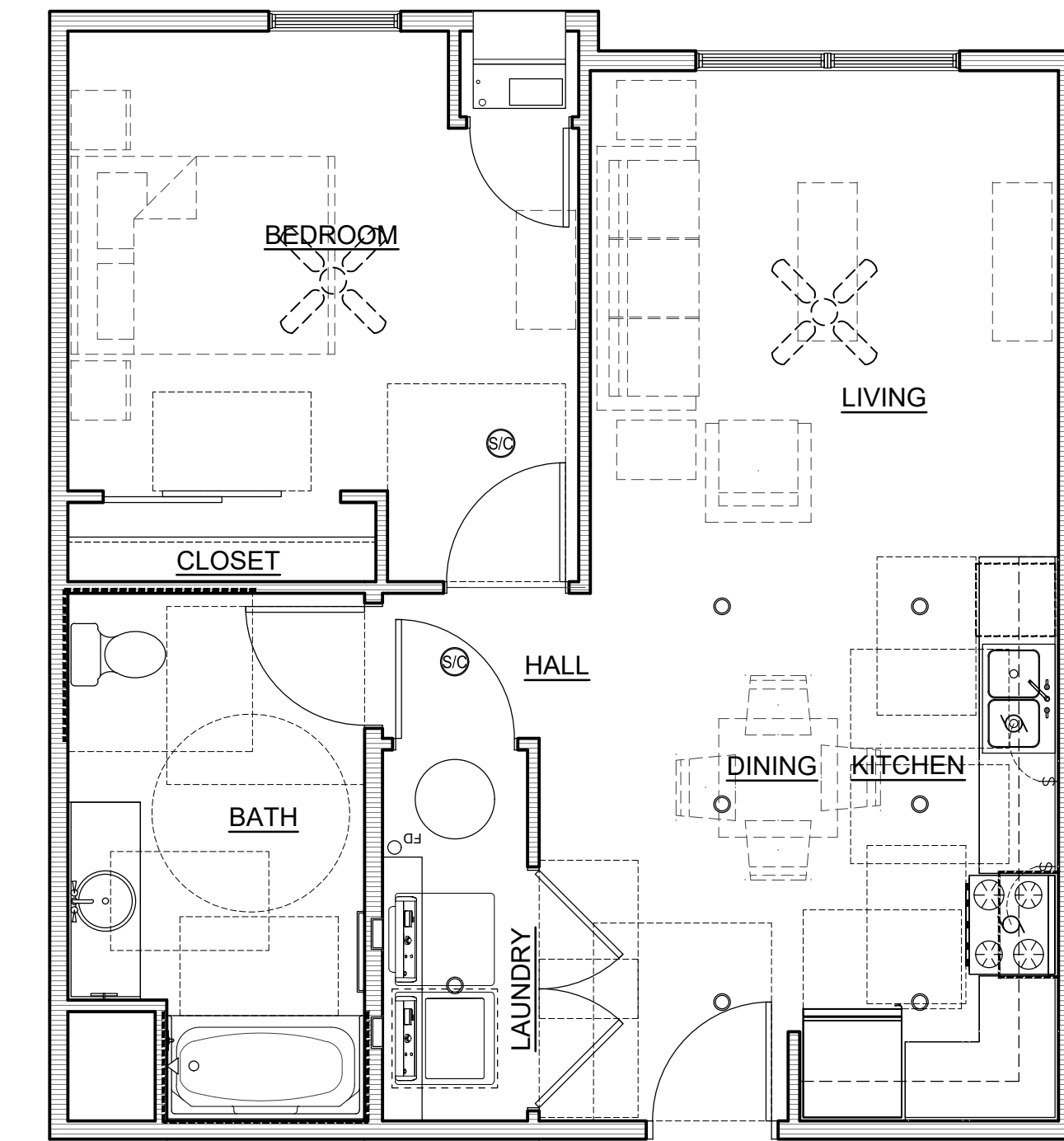
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	701 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	751 SF



UNIT TYPE #4
1 BEDROOM - TYPE 'A'

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF



UNIT TYPE #3
1 BEDROOM - WHEDA 'B'

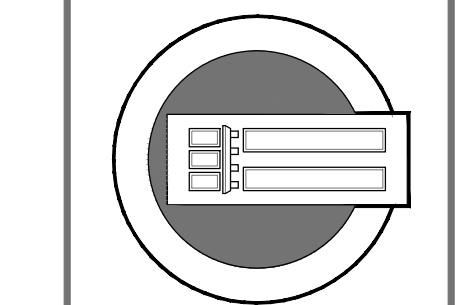
SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	672 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	715 SF

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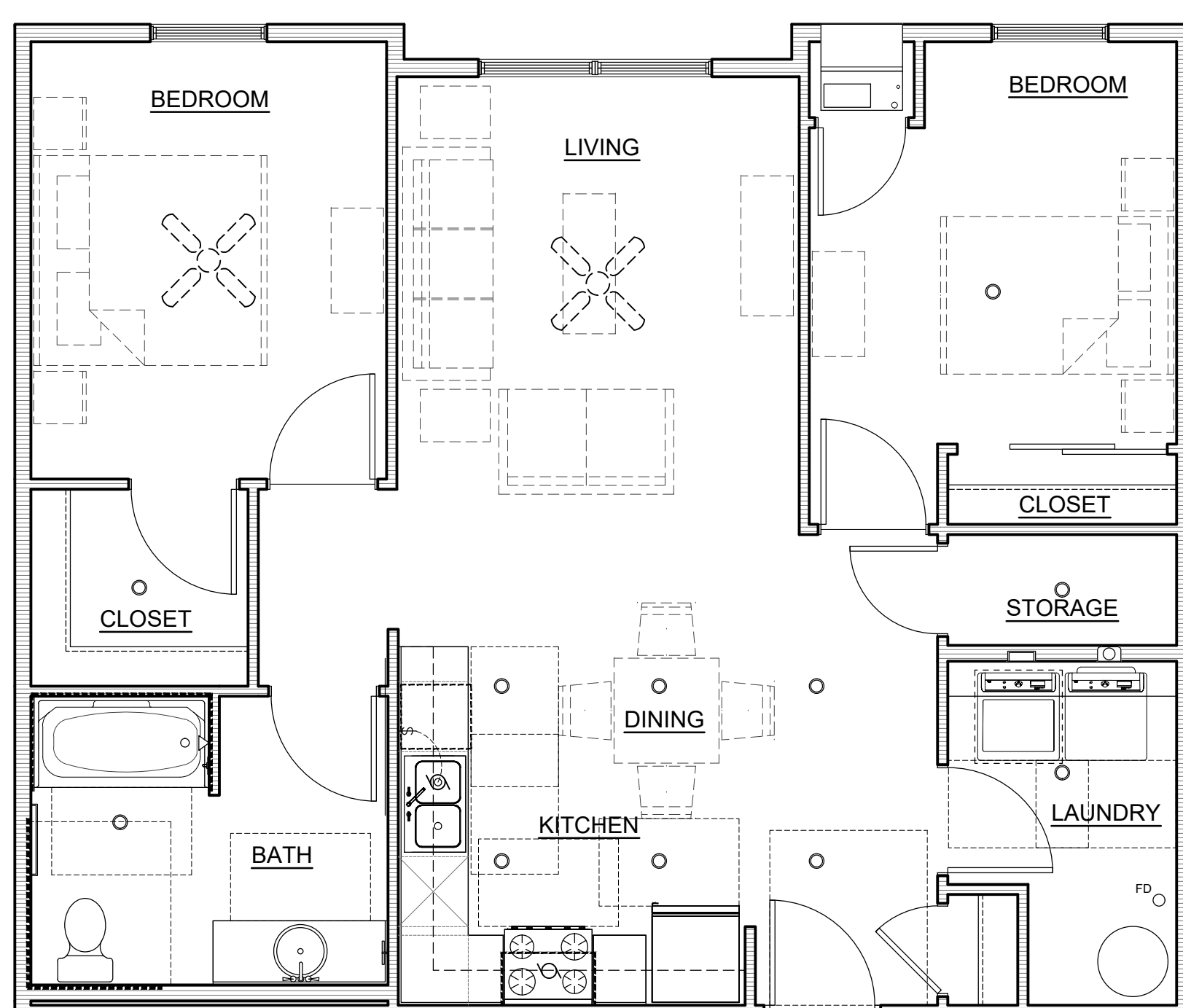


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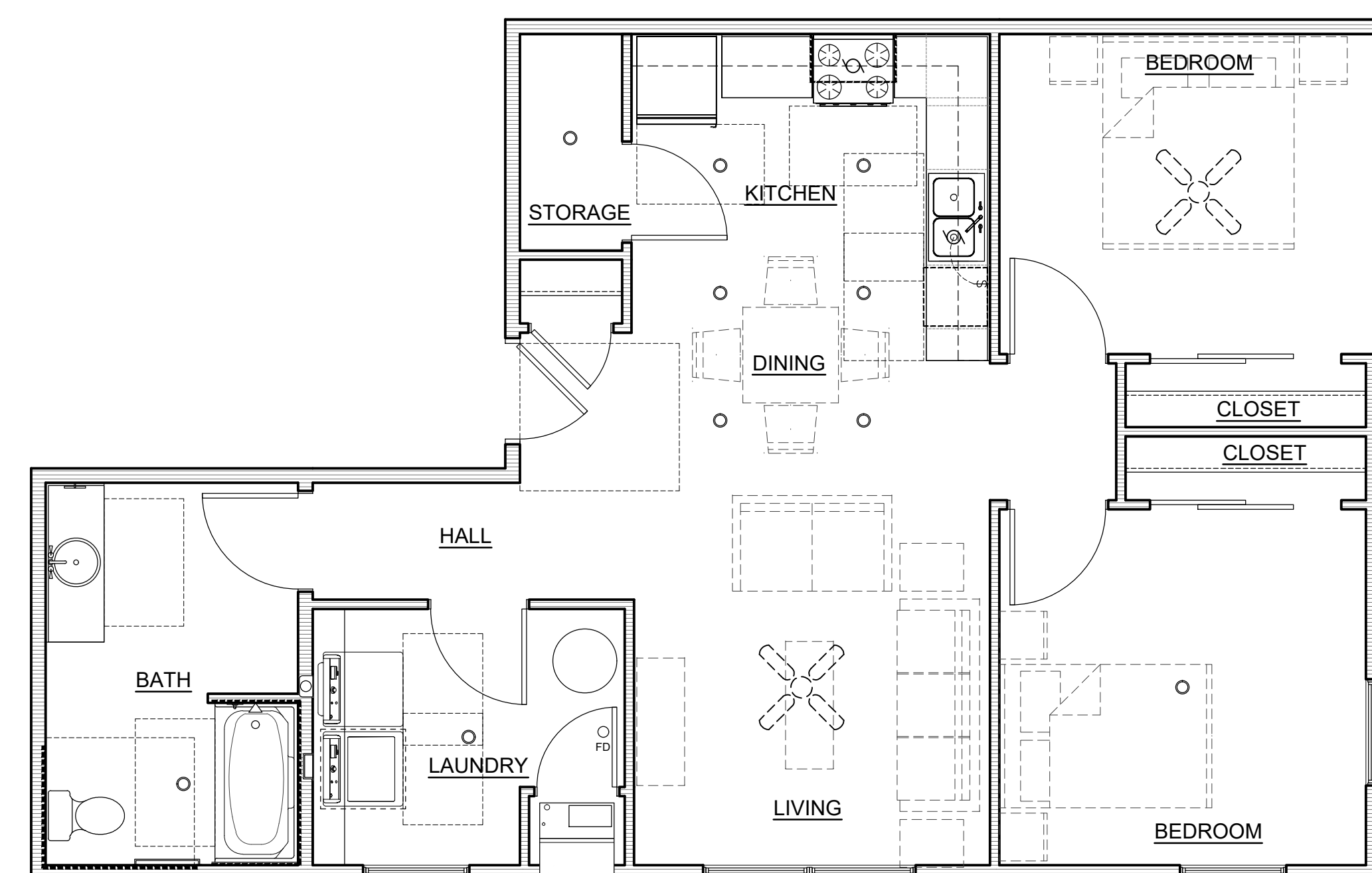
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UNIT TYPE #6
2 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

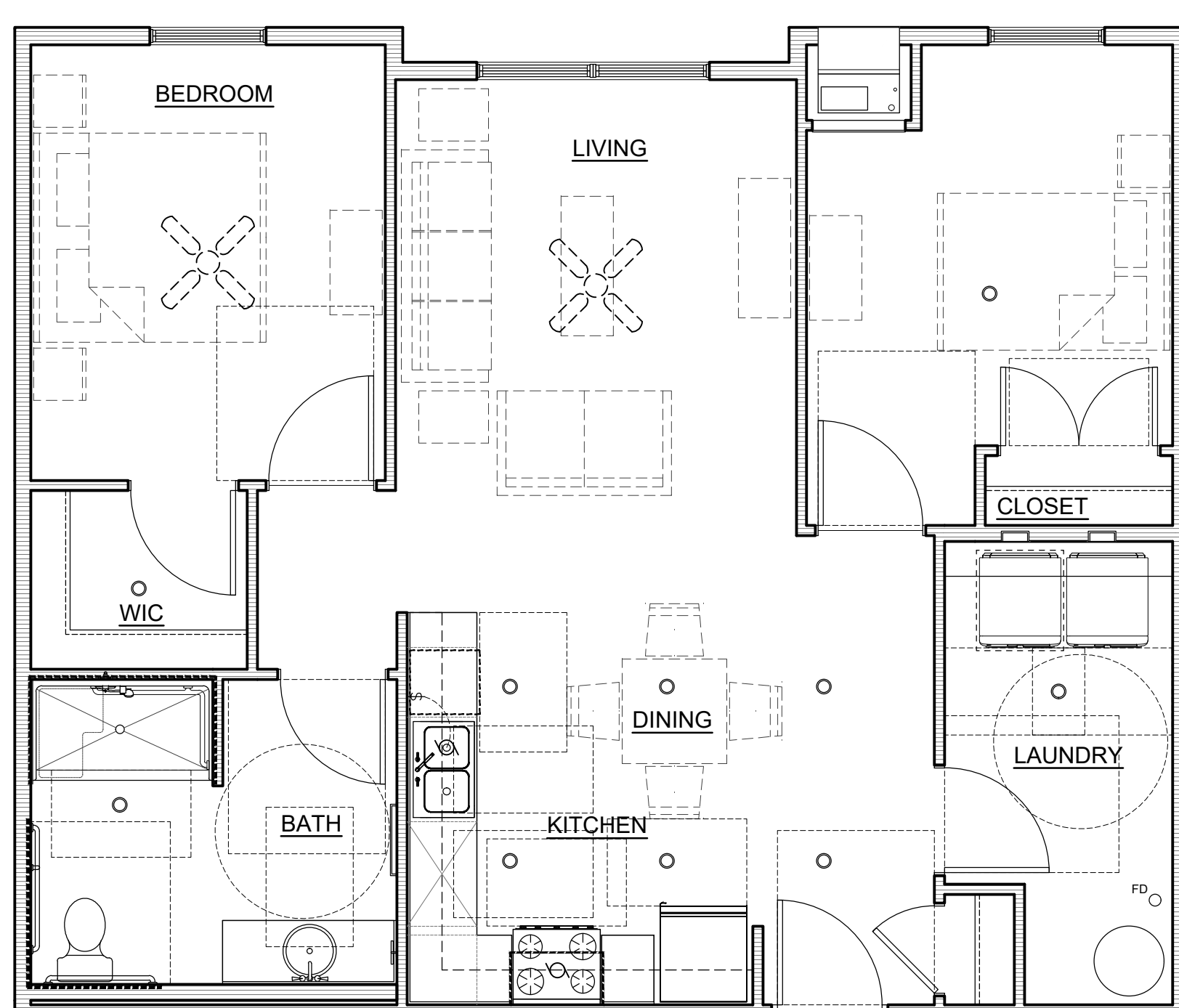
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF



UNIT TYPE #5
2 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

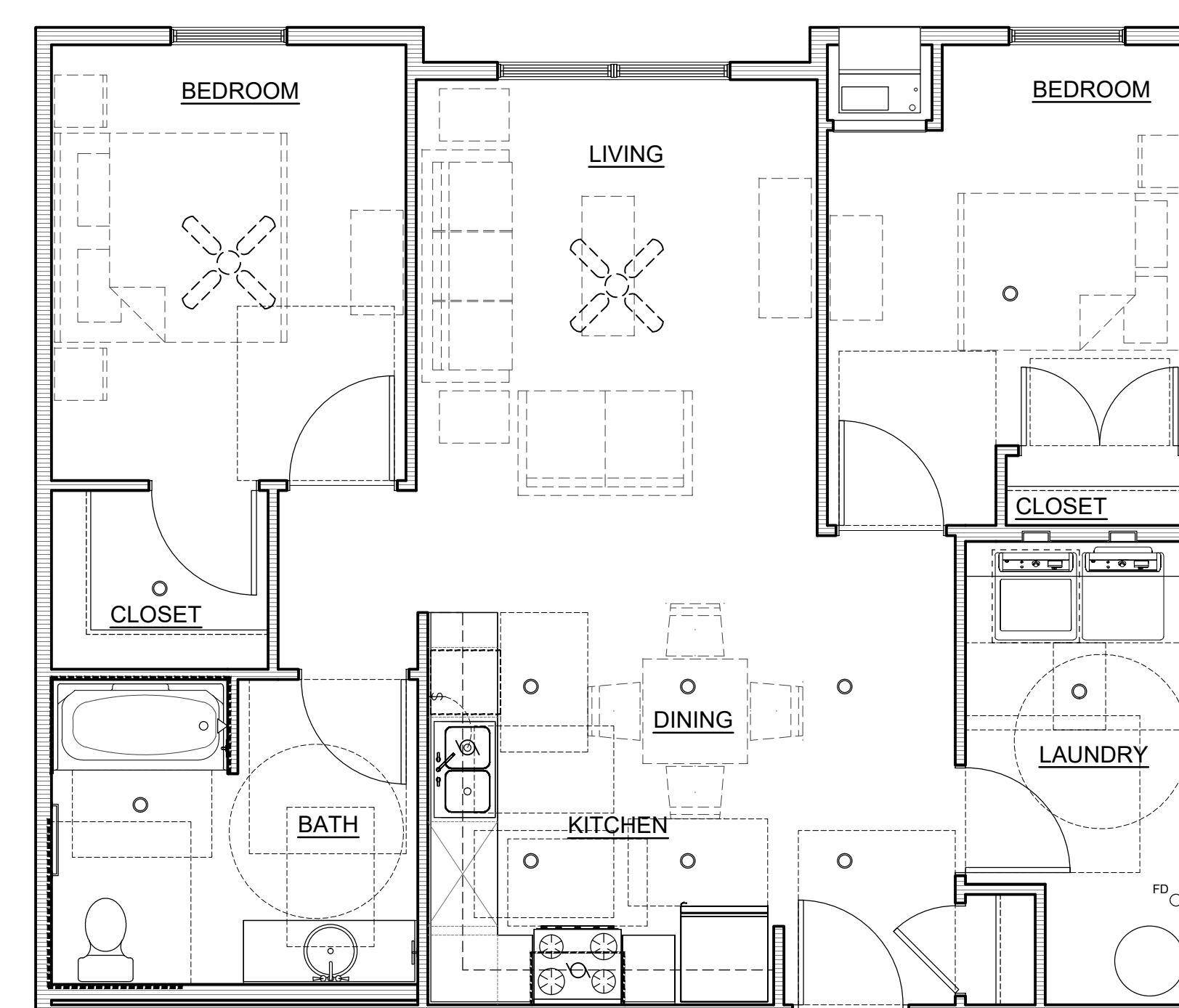
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	874 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	938 SF



UNIT TYPE #8
2 BEDROOM - WHEDA 'A'

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF



UNIT TYPE #7
2 BEDROOM - WHEDA 'B'

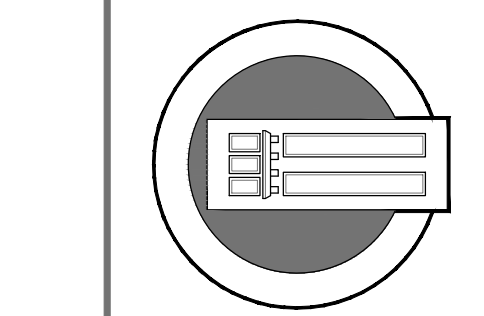
SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	884 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	935 SF

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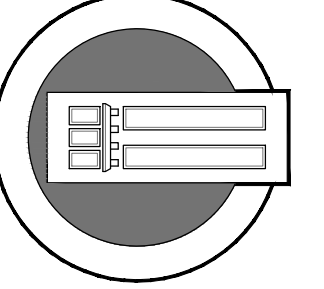


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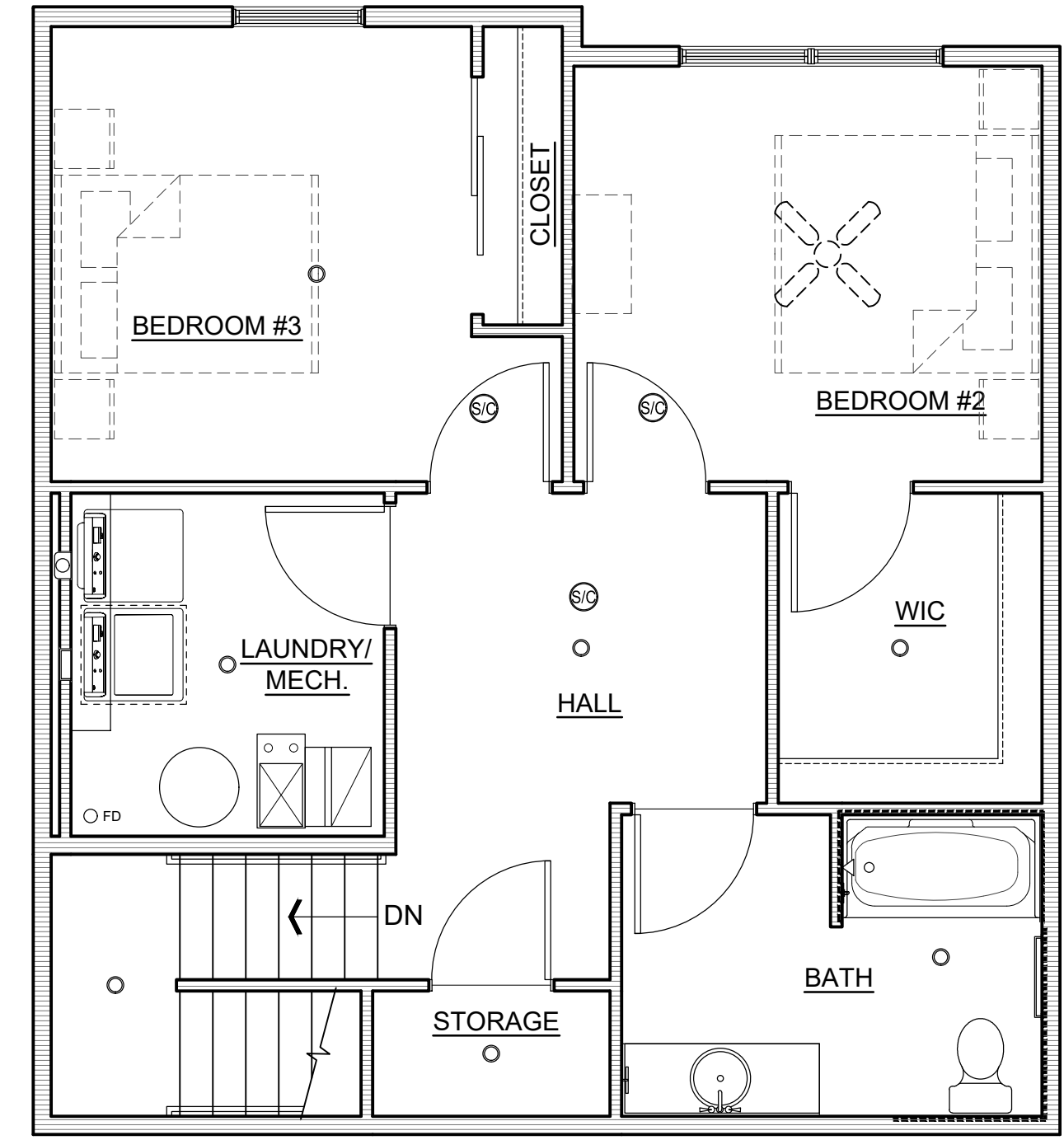
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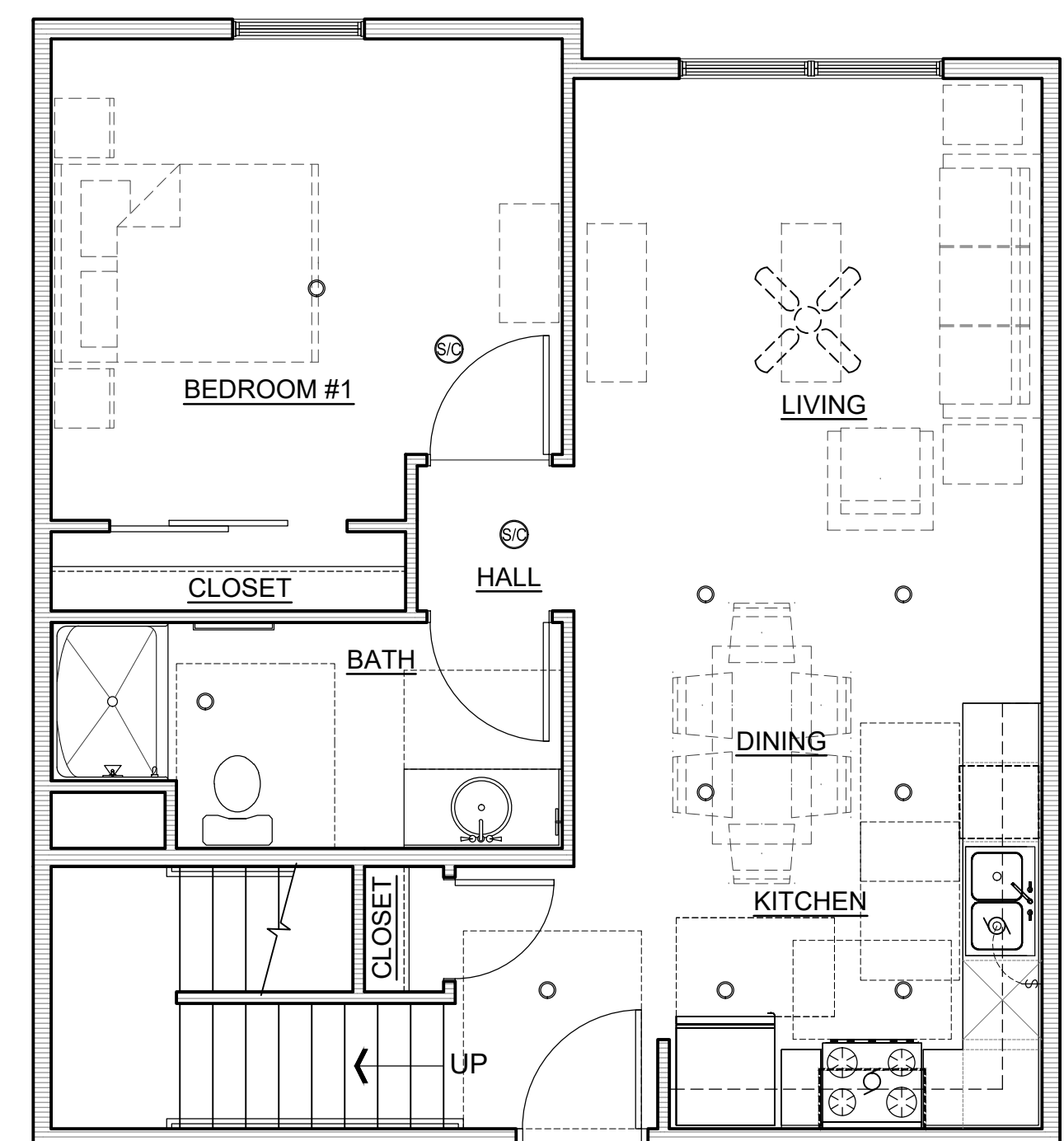
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



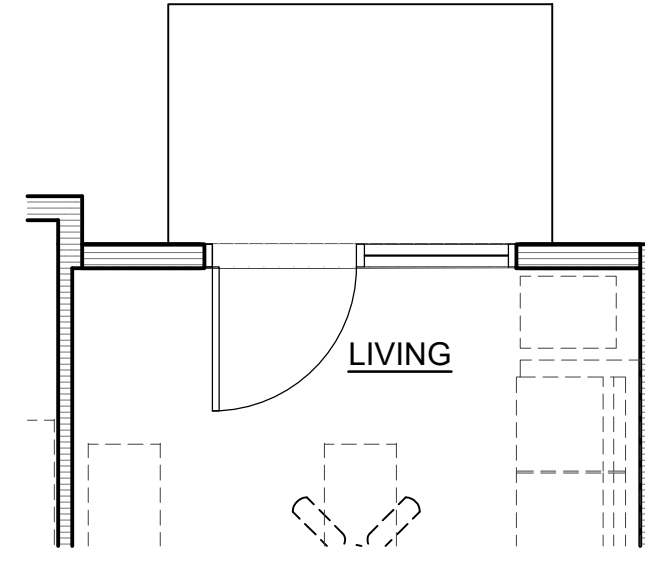
UPPER FLOOR



LOWER FLOOR

UNIT TYPE #9
3 BEDROOM - TYPE 'B'
 SCALE: 1/4" = 1'-0"

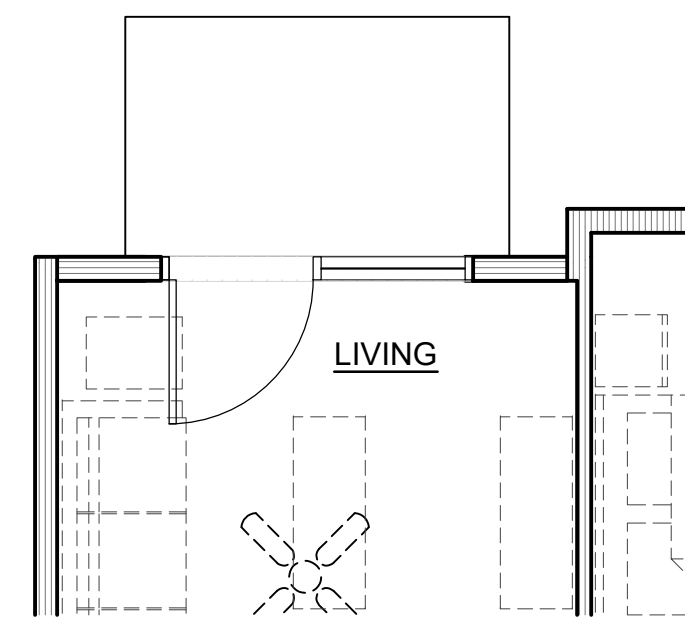
UNIT NET AREA - LOWER LEVEL:	672 SF
UNIT NET AREA - UPPER LEVEL:	672 SF
TOTAL UNIT NET AREA:	1,344 SF
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	
UNIT GROSS AREA - LOWER LEVEL:	715 SF
UNIT GROSS AREA - UPPER LEVEL:	715 SF
TOTAL UNIT GROSS AREA:	1,430 SF
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	



LOWER FLOOR

UNIT TYPE #9a
3 BEDROOM - TYPE 'B'
 SCALE: 1/4" = 1'-0"

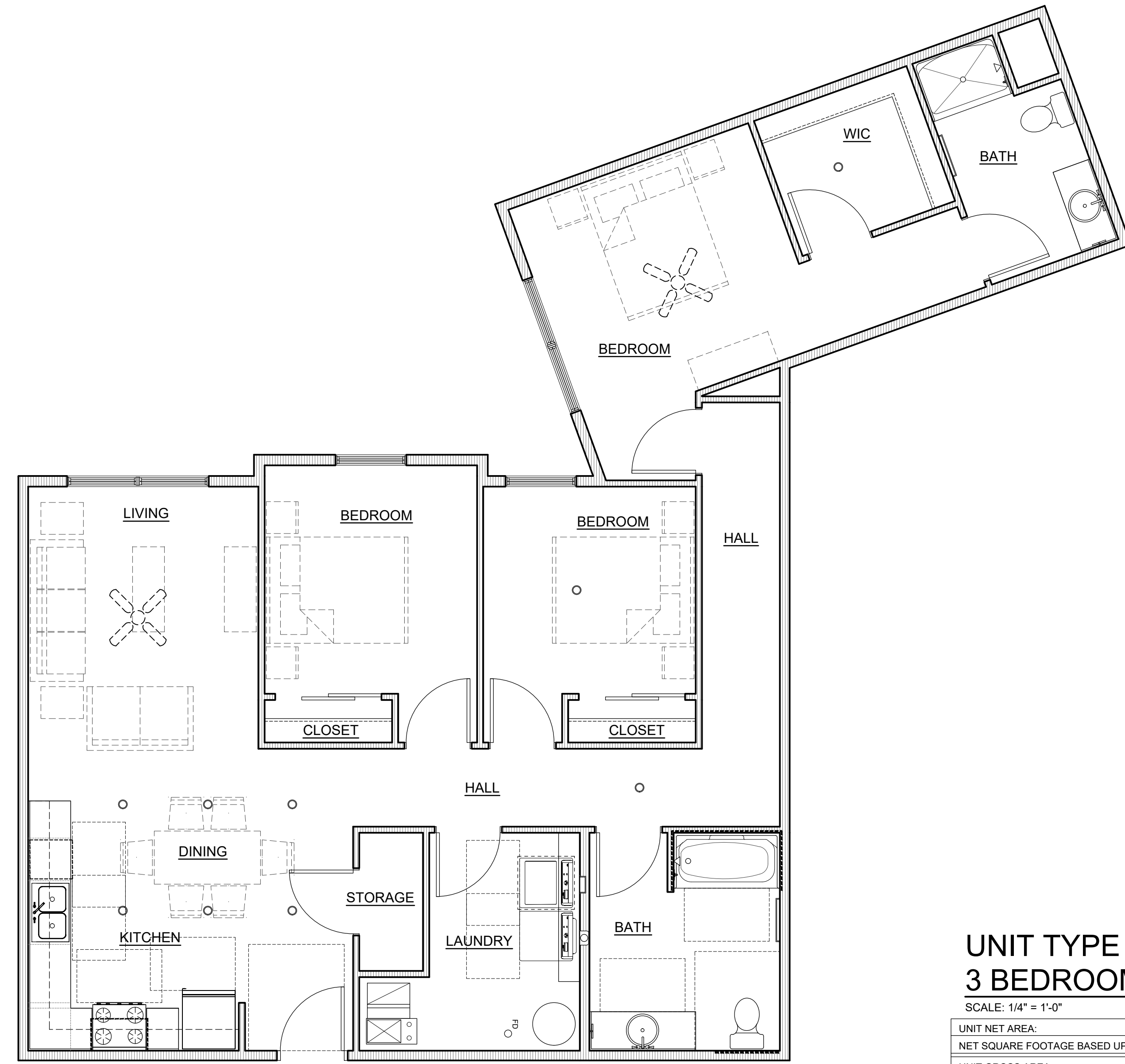
UNIT NET AREA - LOWER LEVEL:	672 SF
UNIT NET AREA - UPPER LEVEL:	672 SF
TOTAL UNIT NET AREA:	1,344 SF
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	
UNIT GROSS AREA - LOWER LEVEL:	715 SF
UNIT GROSS AREA - UPPER LEVEL:	715 SF
TOTAL UNIT GROSS AREA:	1,430 SF
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	



UNIT TYPE #10a
3 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

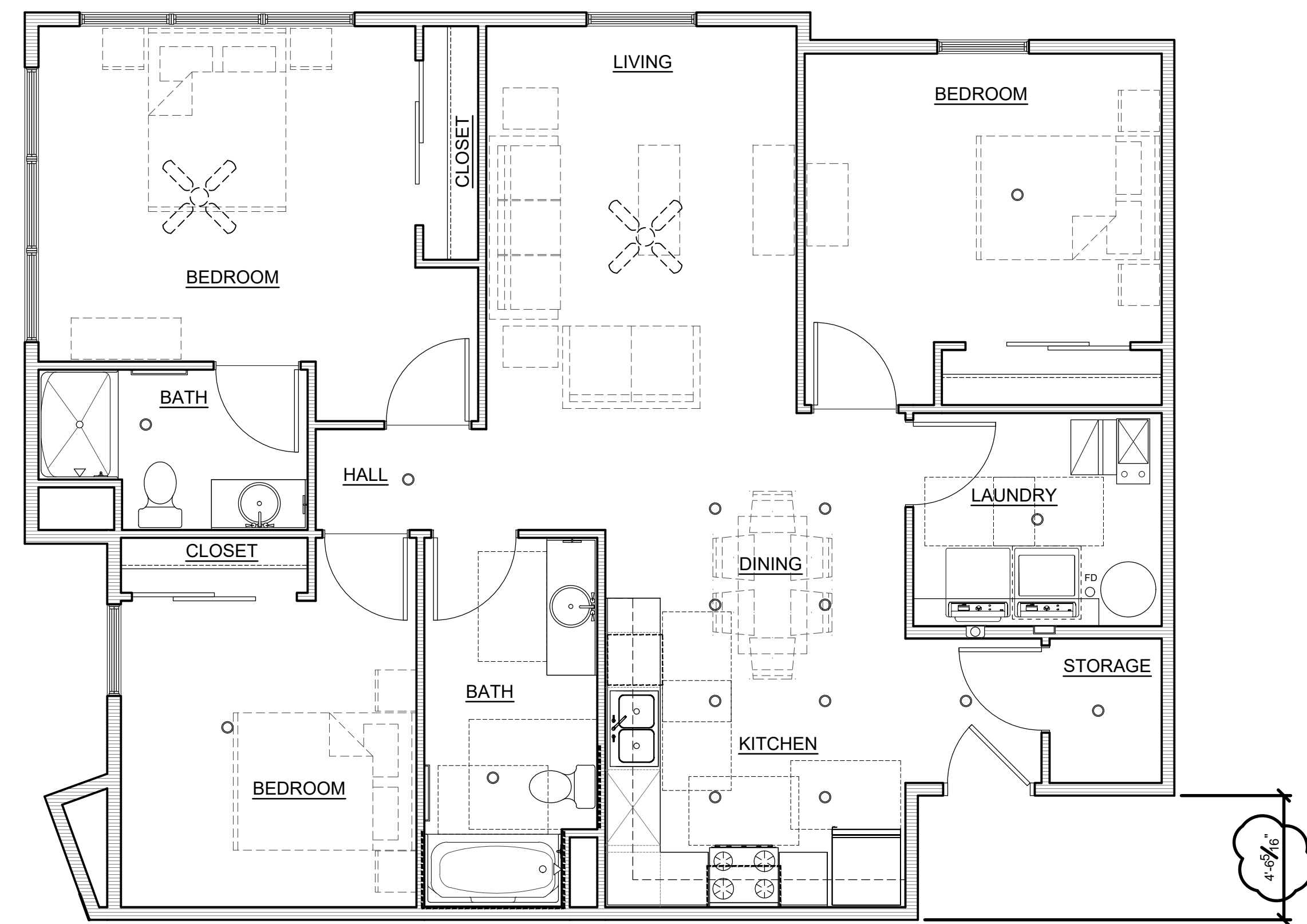
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,270 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,346 SF



UNIT TYPE #10
3 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,270 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,346 SF

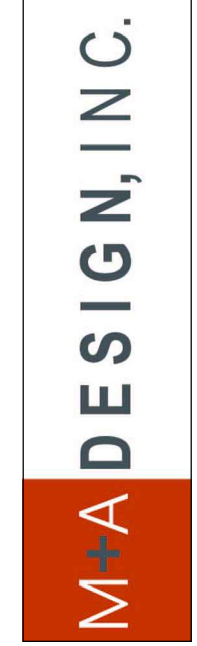


UNIT TYPE #11
3 BEDROOM - TYPE 'B'

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,206 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,272 SF

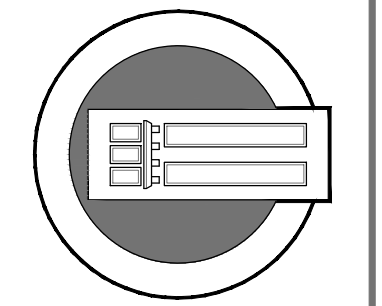
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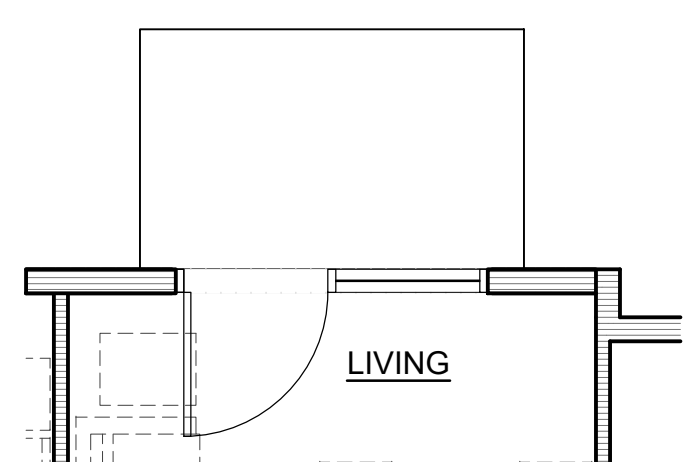
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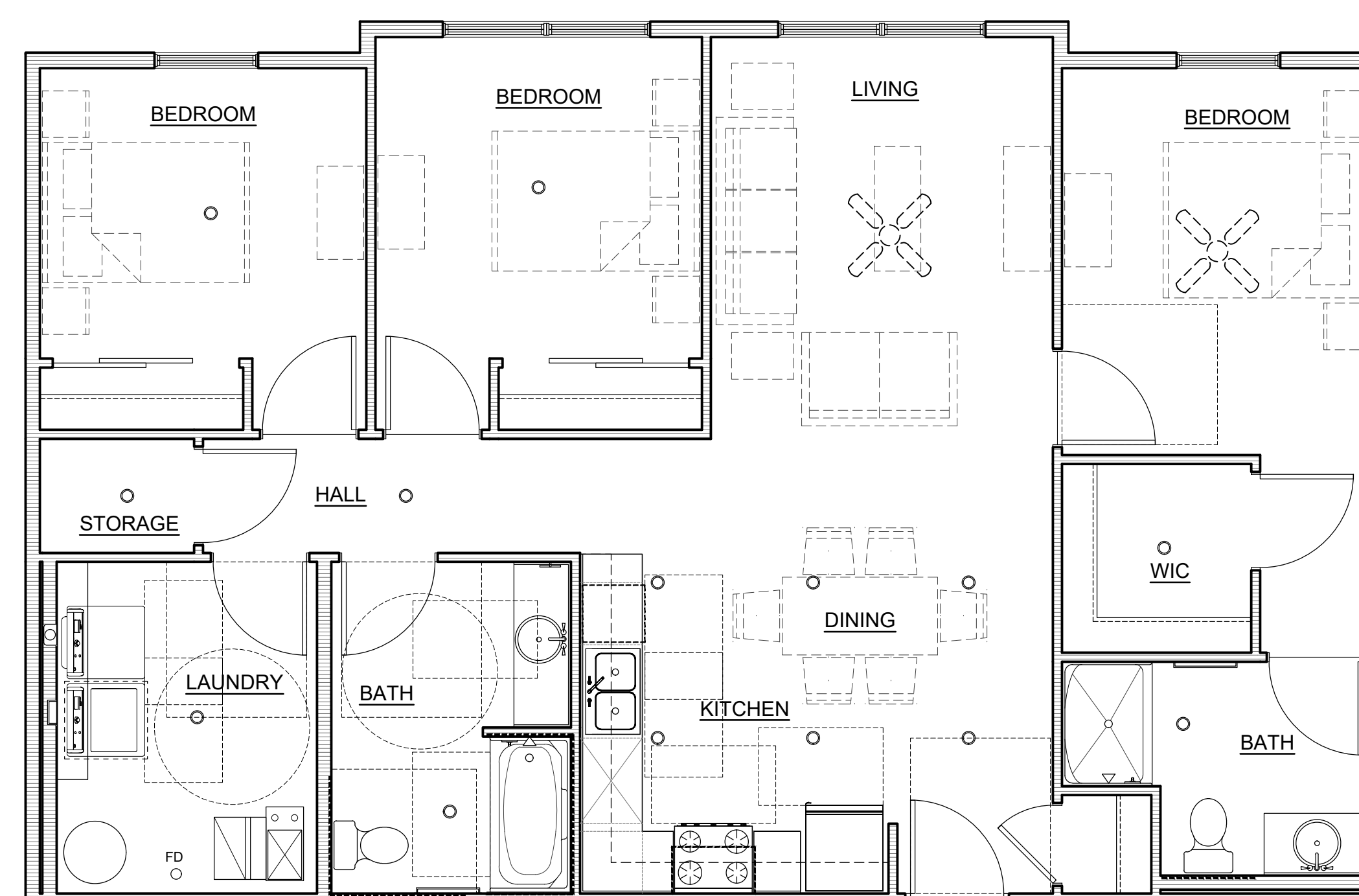
A5.5



UNIT TYPE #12a
3 BEDROOM - WHEDA 'B'

SCALE: 1/4" = 1'-0"

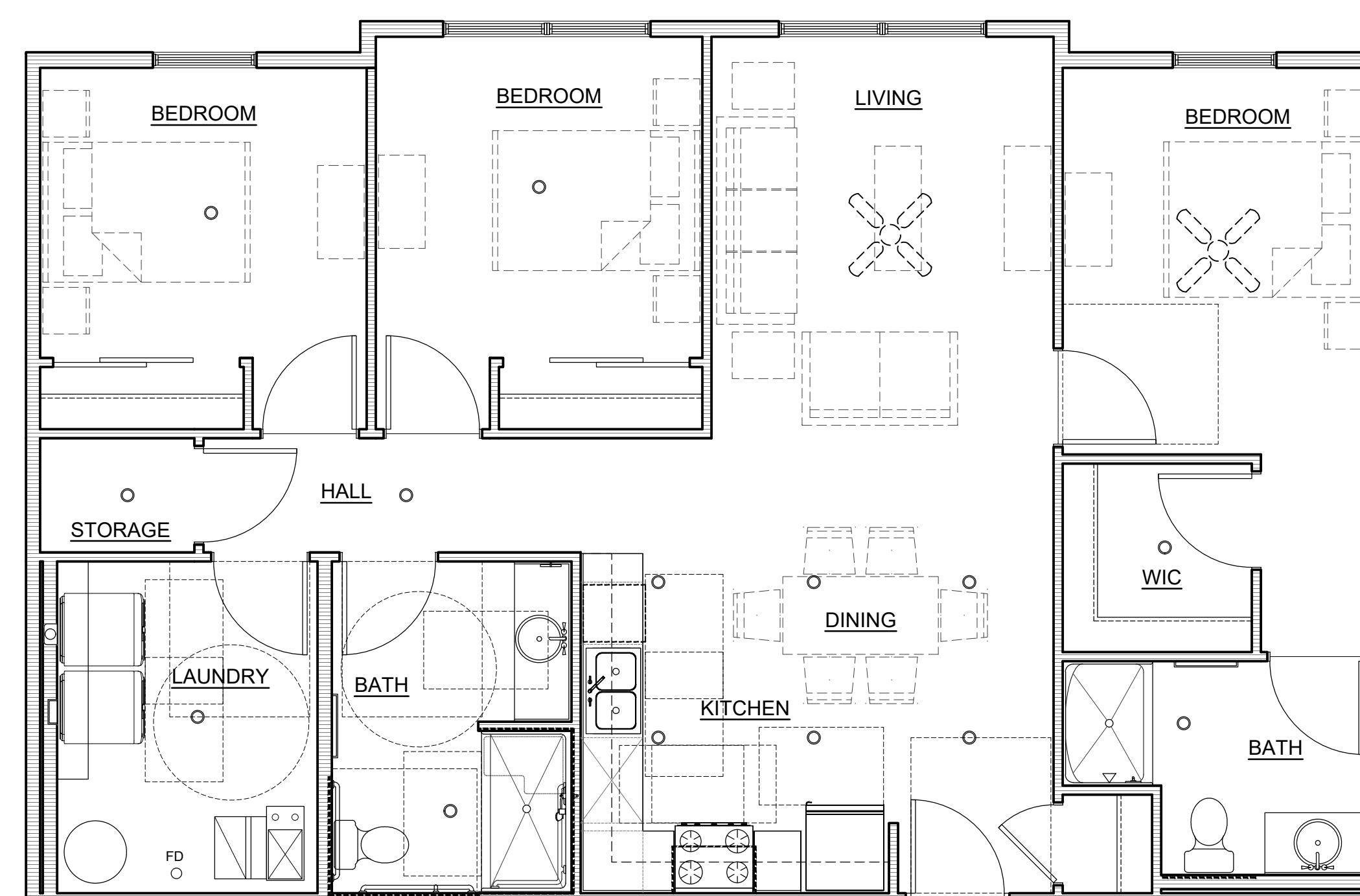
UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF



UNIT TYPE #12
3 BEDROOM - WHEDA 'B'

SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF



UNIT TYPE #13
3 BEDROOM - WHEDA 'A'

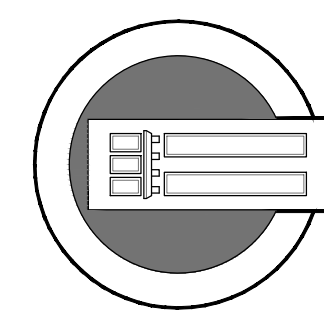
SCALE: 1/4" = 1'-0"

UNIT NET AREA:	
NET SQUARE FOOTAGE BASED UPON HEATED AREA ONLY	1,152 SF
UNIT GROSS AREA:	
GROSS SQUARE FOOTAGE BASED UPON EXTERIOR WALL, CORRIDOR WALL, AND CENTERLINE OF DEMISING WALL	1,214 SF

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