Hanson, David L - DNR

From: Hanson, David L - DNR
Sent: Wednesday, March 2, 2022 4:25 PM
To: E.J Herr
Cc: Jessica Guzman; Susan A. Winnen; Donna Volk; Matthew J. Sullivan; Stephen Meer, P.E.; Adam Roder (aroder@thesigmagroup.com); Moll, John G - DNR (Gregory); Hanson, David L - DNR
Subject: RE: [EXT] 0241531534: Continuing Obligations Modification Request (NR 727)
Attachments: 20210915_193_CO_Mod_NTP.pdf

Dear Mr. Herr,

This email serves as your notice to proceed with the actions proposed in the *Post-Closure Modification Request Addendum*, contingent on you obtaining a Building on a Historic Fill Site Exemption Approval from the DNR. Building construction cannot begin until this approval is obtained. If you are considering changes beyond those described, new Post-Closure
Modification and Building on a Historic Fill Site Exemption requests must be submitted to the DNR for review and approval.

The attached DNR Post-Closure Modification Notice to Proceed/Approval to Manage Contaminated Soil and Solid Waste Under Wis. Admin. Code § NR 718.12 and § NR 718.15 on Site, issued on September 15, 2021, still applies.

Please contact me if you have any questions.

Thank you,

David

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

David L. Hanson
Phone: (414) 639-4156
david.hanson@wisconsin.gov

From: Adam Roder, P.E. <aroder@thesigmagroup.com>
Sent: Wednesday, March 2, 2022 11:41 AM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Cc: E.J Herr <ejherr@fstreetdevgroup.com>; Jessica Guzman <jguzman@fstreetdevgroup.com>; Susan A. Winnen <swinnen@oakcreekwi.gov>; Donna Volk <dvolk@ramboll.com>; Matthew J. Sullivan <msullivan@oakcreekwi.gov>; Stephen Meer, P.E. <smeer@thesigmagroup.com>
Subject: RE: [EXT] 0241531534: Continuing Obligations Modification Request (NR 727)

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning David,

Following up on our call from yesterday afternoon regarding your question about construction fencing.

The Phase I work area will continue to be secured with perimeter fencing during construction while clay caps or other engineered barriers are not yet installed. With the process of omitting the interim clay cap in the A9 multifamily and clubhouse areas and proceeding immediately to the construction of buildings and other site improvements, the perimeter fence will be maintained prevent public access. Fencing around sections of Phase I will be removed only after and the appropriate engineered barriers are installed and construction is complete in those sections.

We hope this adequately answers your question. If you have other topics to discuss, please feel to reach out.

Thanks again,

Adam

From: Adam Roder, P.E.
Sent: Tuesday, January 4, 2022 12:14 PM
To: David L - DNR Hanson (David.Hanson@wisconsin.gov) <david.hanson@wisconsin.gov>
Cc: E.J Herr <ejherr@fstreetdevgroup.com>; Jessica Guzman <jguzman@fstreetdevgroup.com>; Susan A. Winnen <swinnen@oakcreekwi.gov>; Donna Volk <dvolk@ramboll.com>; Matthew J. Sullivan <msullivan@oakcreekwi.gov>; Stephen Meer, P.E. <smeer@thesigmagroup.com>
Subject: FW: [EXT] 0241531534: Continuing Obligations Modification Request (NR 727)

Good afternoon David,

Sigma has submitted a "Post-Closure Modification Request Addendum" for Former EPEC Polymers Inc. site (BRRTS #02-41-531534) and a small portion of the Former DuPont site (BRRTS #02-41-278988) via the RR Program Submittal Portal as confirmed with the email below. This addendum supplements the previous PCM submittal packages from September 2021 for the proposed Lakeshore Commons redevelopment project. As we discussed in December, a new review fee is not included as this is an addendum to the previous submittals. Please let me know if you have questions accessing the pdf file or during your review of the information.

For F Street, City of Oak Creek, and Ramboll, a copy of the PCM addendum package may be downloaded from this drop-box link (which will remain active for the next two weeks):
https://sigmagroup.box.com/s/a0p563plsx6ef70e5jxbx9hfbsqm3mrl

David, if you need anything more from me during your review, please reach out.

Thank you for your assistance,

Adam

Adam J. Roder, P.E., P.G.
Senior Engineer / Hydrogeologist

The Sigma Group, Inc.
414-643-4134 (direct)
414-588-7016 (mobile)
1300 W. Canal Street, Milwaukee, WI 53233
www.thesigmagroup.com | aroder@thesigmagroup.com

This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.

From: no-reply@wisconsin.gov <no-reply@wisconsin.gov>
Sent: Tuesday, January 4, 2022 12:05 PM
To: Adam Roder, P.E. <aroder@thesigmagroup.com>
Subject: [EXT] 0241531534: Continuing Obligations Modification Request (NR 727)

Please do not reply to this email.

Dear Adam Roder

Thank you for your submittal.

Confirmation Number: 36592
BRRTS #: 0241531534
Site Name: THE BOERKE SITE
Type of Report: Continuing Obligations Modification Request (NR 727)
Fee Amount:
Name: Adam Roder
Company: The Sigma Group, Inc.
Other DNR RR Contact: David Hanson
This submittal contains:

- None, PFAS is not mentioned in this submittal.

Additional Information: This "Post-Closure Modification Request Addendum" is submitted for the Former EPEC Polymers Inc. site (02-41-531534) and a small portion of the Former DuPont site (02-41-278988). This addendum supplements the previous PCM submittal packages from September 2021, which were approved by the WDNR in a Sept. 15, 2021 letter.

Please send your fee (if applicable), a copy of your confirmation page and a paper copy of your submittal to:

DNR Service Center
Attn: JENNIFER DORMAN
1027 W ST PAUL AVE
MILWAUKEE 53233

A submittal is not considered complete until the fee (if applicable), paper and electronic copy of the document or report are received, per Wis. Admin. Code § NR 749.04 (1) and § NR 700.11 (3g) respectively.

For more information please see the Guidance for submitting Documents to the Remediation and Redevelopment Program (RR-690).

If you have questions please contact:
JENNIFER DORMAN
jennifer.dorman@wisconsin.gov
(608) 219-2205

Be reminded that site investigations shall include an evaluation of hazardous substance discharges and environmental pollution including emerging contaminants in accordance with Wis. Admin. Code §NR 716.07, and evaluations shall be submitted as part of scoping to the Department in accordance with Wis. Admin. Code §NR. 716.09(2)(d).

CAUTION: This email originated outside of Sigma. Do not click links or open attachments unless you recognize the sender and know the content is safe.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

September 15, 2021

Ms. Sue Winnen (via electronic mail)
City of Oak Creek
8040 S. 6th St.
Oak Creek, WI 53154

Subject: Post-Closure Modification Notice to Proceed/Approval to Manage Contaminated Soil and Solid Waste Under Wis. Admin. Code § NR 718.12 and § NR 718.15 on Site at the Former DuPont/Allis Chalmers Property, 4001 E. Lake Vista Pkwy., Oak Creek, WI DNR BRRTS Activity #s: 02-41-278988 & 06-41-554563 (and others), FID #341041580; and the Former EPEC Polymers Inc./The Boerke Site, 4200 E. Lake Vista Blvd., Oak Creek, WI DNR BRRTS Activity #s: 02-41-531534 & 06-41-554566, FID #241869870

Dear Ms. Winnen:

On August 17, 2021, Ramboll US Consulting, Inc. (Ramboll) submitted an 'Application for Post Closure Modification for the Proposed Lakeshore Commons Development – Former DuPont/Allis Chalmers Property' and an 'Application for Post Closure Modification for the Proposed Lakeshore Commons Development – Former EPEC Polymers Property' (collectively referred to herein as the "Request") on behalf of the City of Oak Creek (City) requesting to disturb the existing cap and manage a total of approximately 58,298 cubic yards of contaminated soil and solid waste on the same site from which it will be excavated in accordance with Wis. Admin. Code §§ NR 718.12 and NR 718.15. Supplemental information regarding this Request was also provided on September 2, 2021. The Wisconsin Department of Natural Resources (DNR) received all applicable technical assistance and database fees for providing review and response, in accordance with Wis. Admin. Code § NR 749.04 (1).

The caps will be modified in conjunction with Phase 1 of the Lakeshore Commons redevelopment project that spans over both the Former DuPont/Allis Chalmers Property (DuPont) and the Former EPEC Polymers Property (EPEC). The project includes the construction of 2- and 3-unit condominium villas, asphalt and concrete roadways and parking lots, asphalt paths, green space, storm water bioretention basins, and a pedestrian bridge spanning the narrowest part of the Arsenic Excavation Boundary Area (AEBA). The residential units will be managed by a condominium association. The roadways and storm water bioretention basins will ultimately be transferred back to the City for ownership and long-term maintenance. Excavations for grading, storm water bioretention basins, building foundations, asphalt and concrete roadways, patios, sidewalks and paths, and utility installations will generate approximately 58,298 cubic yards of contaminated material. Contaminated material is impacted by arsenic and polycyclic aromatic hydrocarbons (PAHs). An approval through Wis. Admin. Code §§ NR 718.12 and NR 718.15 has been requested to manage the contaminated material on the same site from which it will be excavated where it will be used beneath planned roadways, parking lots, sidewalks, paths, alleys, structures, or green space areas.

Up to 92,865 cubic yards of soil within the upper 18-inches of the existing minimum 2-foot thick clean soil cap will be removed, stock-piled on their respective properties and reused as clean soil capping material. Based on the proposed site grading plan, a total of approximately 20,698 cubic yards of clean soil fill will need to be imported to DuPont to achieve the proposed site grades. Approximately 3,670 cubic yards of that will be excess clean cap soil from EPEC. Additionally, approximately 9,397 cubic yards of excess clean soil/topsoil from EPEC's No Cover Soil Area (NCSA) is proposed to be moved to DuPont's Clean Cover Soil Area (CCSA) and used as fill. After import of the clean soil cap and NCSA clean soil fill from the EPEC site, an estimated 7,631 cubic yards of

clean soil from an off-site source may be needed to achieve interim grade. The additional soil or compost will need to be identified, assessed, appropriately tested if necessary, and approved by the DNR prior to placement or transport to the properties in conjunction with this proposed project. No soil or compost will be transported to or placed on the properties prior to the DNR approval.

At the completion of the mass grading and construction of the bioretention basins and roadways and utility mains, the properties will be capped. Due to high market demand for homes, the developer anticipates a sequence of mass grading followed by home construction. The developer and their contractor will sequence the mass grading to achieve necessary grades and infrastructure in a way that fits their development schedule.

After the mass grading and associated capping is in place, as home sites are sold the homes will be constructed. Within some of the home sites the footing/crawl space excavations are not anticipated to extend through the cap into the contaminated soil. In other areas, it will be necessary to either use modified footing/crawl space depths, slab on grade construction, or manage contaminated soil as it is excavated. If contaminated soil will be generated during home construction, it is proposed to be managed preferentially as follows: 1) place contaminated soil within the crawl space of the structure and cap crawl space with 3 inches of concrete; 2) remove cap from home site, place contaminated soil and then replace cap; 3) identify a location within Phase 1 of their respective DuPont/EPEC properties where contaminated soil could be placed within a fenced area, until the remaining home sites are complete; and 4) transport and dispose of contaminated soil at a landfill licensed to accept the waste. At home sites where contaminated soil is anticipated to be encountered, the home site will be fenced to limit the potential for direct contact during the time that the contaminated soil is exposed.

After mass grading and construction of bioretention basins, roadways and utility mains are complete and the temporary minimum 2-foot soil cap is in place, fencing around the Phase 1 area will be removed (fence locations are depicted on the attached Overall Phase 1 Erosion Control Plan Figure). If construction at any of the home sites is anticipated to encounter contaminated soil, a temporary fence will be installed around that home site (or group of sites, if appropriate) to restrict access by adjacent home occupants and therefore limit potential direct contact with contaminated soil.

In order to establish the interim grades, and to tie into the adjacent Phase 2.5 project area, clean cover soil will be placed on top of the existing cap along the perimeter of the Phase 2.5 project area and a temporary storm water collection system, to promote drainage and eliminate the potential for ponding and backup of water along the property/phase boundary, will be installed. This area will then be seeded with a no-mow mix to reestablish vegetation on the Phase 2.5 project area and no further activity will be conducted within this area without prior approval from the DNR.

Previous DNR Approvals

On February 8, 2021, the DNR issued a Notice to Proceed to disturb the existing CCSA barrier cap on EPEC to install a sanitary sewer utility crossing beneath the cap of the AEBA in conjunction with this proposed project.

The DNR issued an approval via email on August 27, 2021 to install a fence around the entire Phase 1 project area to restrict access and therefore limit potential direct contact with contaminated soil that will be at the surface while mass grading occurs.

Vapor Intrusion Assessment

On August 6, 2021, Ramboll submitted a vapor intrusion assessment for this project. The DNR agrees with Ramboll's conclusion that vapor intrusion into the proposed future structures is not a concern at the properties. No additional vapor control technologies are required for the proposed structures based on current conditions however the proposed home construction includes a 20-mil thickness vapor intrusion barrier beneath the crawl space slab.

Post-Closure Modification Notice to Proceed

On October 21, 2014, these remediation cases were closed with continuing obligations, including maintenance of barriers over contaminated soil. The Request describes how the existing barriers will be temporarily removed to facilitate the Phase 1 redevelopment project. The project will modify the existing engineered cap present at the properties by changing the surface features that make up the cap. Newly constructed features include 2- and 3-unit condominium villas, asphalt and concrete roadways and parking lots, asphalt paths, green spaces, storm water bioretention basins and a pedestrian footbridge over the AEBA. The DNR concurs that upon completion, the proposed project will provide sufficient barriers and will satisfy the conditions of closure established for these properties.

This letter serves as your notice to proceed with the actions proposed in the Request, contingent on you obtaining Building on a Historic Fill Site Exemption Approvals from the DNR. Building construction cannot begin until these approvals are obtained. If you are considering changes beyond those described, new Post-Closure Modification and Building on a Historic Fill Site Exemption requests must be submitted to the DNR for review and approval.

After this project has been completed, submit the following documentation:

a. Synopsis of the work conducted and an explanation as to how it complied with the contaminated soil and solid waste management plan(s) and the conditions in this approval.
b. Revised Cover Maintenance Plan for all features the condominium association will maintain.
c. Revised Cover Maintenance Plan for all features the City of Oak Creek will maintain.
d. Maps, drawings and cross sections that depict how contaminated soil and solid waste was managed.
e. Updated photographs of the new site features and barrier caps.

Wis. Admin. Code § NR 718.12 and § NR 718.15 Approval

This letter grants an approval to manage contaminated soil and solid waste under Wis. Admin. Code § NR 718.12 and § NR 718.15 on site. Approval is based on the following:

Compliance with Locational Criteria

Managing contaminated soil in areas of the properties identified on the Phase 1 Cut and Fill Figure of the Request will meet the locational criteria listed under Wis. Admin. Code § NR 718.12 (1) (c).

Characterization of Soil to be Excavated

Soil samples were collected for analysis of contaminants previously detected or expected to be present at these properties including volatile organic compounds (VOCs), PAHs and metals from areas most likely to contain residual contamination. Based on an estimated volume of 58,298 cubic yards of material, and a sampling frequency of one sample per 900 cubic yards, the sampling protocol described in Wis. Admin. Code § NR 718.12 (1) (e) was not met. However, the DNR has determined that the material was adequately characterized during the extensive site investigation activities.

Submittal of a Soil Management Plan

A complete soil management plan, as defined by Wis. Admin. Code §§ NR 718.12 (2) (b) and (c), was provided to the DNR.

Assessment of Risk Posed by Soil Management

The proposed management of solid waste at the Former DuPont/Allis Chalmers and EPEC Polymers Properties is expected to meet the criteria of Wis. Admin. Code §§ NR 726.13 (1) (b) 1 to 5.

Notice Provided Prior to Commencing Soil Management Activities

Per Wis. Admin. Code § NR 718.12 (2), the DNR was provided with written notice at least seven days prior to commencing the proposed material management.

Other Information

1) Any hazardous substance discharge discovered during contaminated soil and solid waste management activities must be reported to the DNR following the requirements of Wis. Admin. Code ch. NR 706.

2) Contaminated soil and solid waste management activities approved by this letter are scheduled to be completed within one year. Notify the DNR if this schedule will change.

3) This approval is granted under Wis. Admin. Code § NR 718.12 and § NR 718.15 and applies only to the specific activities described within the submitted Request. Any contaminated soil or solid waste that is excavated or otherwise disturbed at the Former DuPont/Allis Chalmers and EPEC Polymers Properties, not covered under this or another approval, must be managed in compliance with the requirements of Wis. Admin. Code chs. NR 500 through 599. The management of contaminated soil and solid waste on a property that does not comply with these rules may be considered a hazardous substance discharge or environmental pollution and would be required to be addressed by the process outlined in Wis. Admin. Code chs. NR 700 through 799.

4) The City of Oak Creek and/or F Street Development Group are responsible for obtaining any local, federal or other applicable state permits to carry out the project.

We appreciate your efforts to protect the environment at this site. If you have any questions regarding this approval decision, please contact me by calling (414) 639-4156 or by email at david.hanson@wisconsin.gov.

Sincerely,

David Hanson
Redevelopment Specialist
Remediation & Redevelopment Program

Attachments:
- Overall Phase 1 Erosion Control Plan Figure, August 2021
- Phase 1 Cut and Fill Figure, August 2021

cc: Larry Haskin, Haskin and Karls: lhaskin@haskinkarls.com
Mike Simmons, City of Oak Creek: msimmons@oakcreekwi.org
Jessica Guzman, F Street Development Group: jguzman@fstreetdevgroup.com
Donna Volk, Ramboll US Consulting, Inc.: dvolk@ramboll.com
Jeanne Tarvin, Ramboll US Consulting, Inc.: jtarvin@ramboll.com
Adam Roder, The Sigma Group, Inc.: aroder@thesigmagroup.com
Timothy Alessi, DNR: timothy.alessi@wisconsin.gov
Tom Wentland, DNR: thomas.wentland@wisconsin.gov

EROSION CONTROL NOTES

1. PRIOR TO ANY LAND DISTURBING ACTIVITY, CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCE TO CREATE A BUFFER AT LEAST 5 FEET WIDE AROUND THE PERIMETER OF AEBA AREA. THE HORIZONTAL LOCATION OF THE FENCE SHALL BE VERIFIED BY SURVEY AND VISUAL INSPECTION OF THE QEP, AND DOCUMENTATION PROVIDED TO THE CITY FOR REVIEW AND APPROVAL AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITY IN THE AREA AROUND THE AEBA PERIMETER.

2. CONTRACTOR SHALL NOT CAUSE RUTTING OR OTHER DAMAGE TO ANY AREA OF THE CAP DURING USE OF THE ALLOWED PORTION OF PHASE 2.5.

3. PRIOR TO ANY VEHICLE TRAVEL ON PHASE 2.5, A SUBSTANTIAL ALL WEATHER STONE ACCESS ROAD SHALL BE INSTALLED OVER THE EXISTING CAP. THE ALL WEATHER ACCESS SHALL BE CONSTRUCTED USING ONLY CLEAN EXEMPT MATERIAL CONSISTING OF GRANULAR MATERIAL OBTAINED DIRECTLY FROM A COMMERCIAL QUARRY, AND APPROVED BY THE CITY'S QEP PRIOR TO PLACEMENT. PRIOR TO PLACEMENT OF ANY STONE, A SUBSTANTIAL GEOTECHNICAL FABRIC SHALL BE PLACED OVER THE EXISTING CAP, IN THE AREA OF THE ALL WEATHER ACCESS ROUTE. THE GEOTECHNICAL FABRIC SHALL BE OF A TYPE AND THICKNESS THAT WILL PREVENT THE STONE FROM MIGRATING DOWNWARD INTO THE CAP DURING PASSAGE OF FULLY LOADED DUMP TRUCKS, AND ALSO REMAIN SUFFICIENTLY INTACT TO PROVIDE VISUAL INDICATION OF THE INTERFACE BETWEEN THE STOCKPILE AND EXISTING CAP DURING FUTURE BORROW ACTIVITIES AT THE STOCKPILE. THE ACCESS ROAD SHALL BE INSTALLED DURING DRY CONDITIONS TO PREVENT DAMAGE OF THE EXISTING CAP DURING INSTALLATION. THE ACCESS ROAD SHALL BE MAINTAINED AS NECESSARY TO PREVENT ANY DAMAGE, RUTTING, OR SETTLING/SINKING OF THE EXISTING CAP OR AREAS UNDER THE EXISTING CAP.
   A. THE CONTRACTOR SHALL PROVIDE A CROSS SECTION AND PLAN VIEW OF THE PROPOSED ACCESS ROAD TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
   B. THE STONE ACCESS ROAD WILL BE LEFT IN PLACE AS A LONG TERM INTERIM ADDITION TO THE EXISTING CAP.

4. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE CITY OWNED CAP THAT OCCURS DURING CONSTRUCTION. THE CITY OF OAK CREEK/CITY OF OAK CREEK'S QEP HAVE SOLE DISCRETION OVER WHAT DOES OR DOES NOT CONSTITUTE DAMAGE TO THE CITY OWNED CAP. PHOTO DOCUMENTATION OF THE "BEFORE" CONDITION WILL BE DONE JOINTLY BY ALL PARTIES PRIOR TO COMMENCEMENT OF ANY USE OF PHASE 2.5. AT LEAST A 48 NOTICE MUST BE PROVIDED TO ALL PARTIES PRIOR TO THE JOINT DOCUMENTATION EFFORT.

5. THE CONTRACTOR SHALL PLACE AN ORANGE FABRIC BARRIER LAYER ON TOP OF THE EXISTING CAP PRIOR TO ANY STOCKPILING ACTIVITY COMMENCES. PLACEMENT OF THIS ORANGE BARRIER SHALL BE SURVEYED IN THREE DIMENSIONS, AND WRITTEN AND PHOTOGRAPHIC DOCUMENTATION PROVIDED BY QEP IN THE FIELD, USING VISUAL METHODS IN ADDITION TO THE SURVEY DOCUMENTATION.

6. THE AREA OF STOCKPILE WITHIN PHASE 2.5 LIMITS IS TO BE LESS THAN OR EQUAL TO 2 ACRES.

7. AT THE NCSA AND CCSA BOUNDARY DEPICTED ON THE PLANS, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING, A MINIMUM OF 10 FEET ON THE NCSA SIDE OF THE BOUNDARY AS SHOWN. EXCAVATION SHALL BEGIN WITHIN THE CCSA AND BROUGH TO ROUGH GRADE. ONCE THE CCSA EXCAVATION HAS BEEN BROUGHT TO ROUGH GRADE AT THE BOUNDARY, THE CONTRACTOR SHALL MOVE THE ORANGE CONSTRUCTION FENCING TO THE NCSA/CCSA BOUNDARY. THE CONTRACTOR SHALL THEN BEGIN EXCAVATION ON THE NCSA. AT NO TIME DURING CONSTRUCTION, CONTAMINATED SOIL FROM THE CCSA AREA SHALL BE MIXED/PUSHED INTO THE NCSA AREA. CONTRACTOR SHALL COORDINATE EARTHWORK ACTIVITIES AT OR NEAR THE NSCA/CCSA BOUNDARY WITH THE ONSITE QEP.

8. MEASURES TO ENSURE PROPER SEPARATION AND HANDLING OF MATERIAL SHALL BE OBSERVED BY VISUAL INSPECTION IN THE FIELD TO AN EXTERNAL PERSON WHO DOES NOT HAVE ACCESS TO SURVEY OR GPS, AND INCLUDE DOCUMENTATION MEASURES THAT WILL:
   A. THE CONSTRUCTION WILL NOT VIOLATE THE VPLE BY ENLARGING THE AREA OF CONTAMINATION (EG, THE IMPACTED MATERIAL CANNOT BE PUSHED OR DEPOSITED OVER THE BOUNDARY INTO THE CLEAN MATERIAL.)
   B. OBSERVATION AND WRITTEN/PHOTO DOCUMENTATION BY A CERTIFIED QEP IS MAINTAINED AND PROVIDED SO THAT THE CLEAN MATERIAL REMAINS CERTIFIED AND DOCUMENTED AS CLEAN, IN A MANNER THAT ENSURES THIS MATERIAL CAN BE BOTH USED IN THE FUTURE AS CLEAN FILL, AND STOCKPILED ABOVE THE EXISTING CAP AS "CLEAN", WHICH IS REQUIRED FOR CONTINUED COMPLIANCE WITH THE VPLE REQUIREMENTS, ESPECIALLY FOR ANY USE OR STOCKPILE ON THE PHASE 2.5 CAP.

9. ALL IMPORTED FILL SHALL BE EVALUATED WITH RESPECT TO ORIGIN AND POTENTIAL SOURCES OF CONTAMINATION AND TESTED IN ACCORDANCE WITH NR 718, BY THE DEVELOPER'S QEP PER THE SMP, BMP, AND PCM. ALL COMPOST MATERIAL BROUGHT IN FOR THE BIO–RETENTION BASINS SHALL BE TESTED PER THE SMP AND BMP. THE CITY OF OAK CREEK QEP WILL REVIEW THE SAMPLING AND PROPOSED IMPORT AND WILL SUBMIT TO WDNR FOR APPROVAL OF SOIL/COMPOST IMPORT. NO SOIL OR COMPOST WILL BE TRANSPORTED TO OR PLACED ON THE SITE WITHOUT PRIOR APPROVAL BY WDNR. THE INABILITY TO OBTAIN COMPOST THAT MEETS THE REQUIREMENTS WILL DELAY THE RESTORATION OF THE BIO–RETENTION AREAS, WHICH WILL INCREASE MANAGEMENT TO PREVENT RISK TO PUBLIC.

10. THE CONTRACTOR SHALL USE CHAIN OF CUSTODY TICKETS FOR IMPORTS OF ANY MATERIALS THAT WILL BE USED IN THE BIO–RETENTION AREAS OR ANY OTHER AREA ON THE SITE.

11. BIO–RETENTION BASINS 2 AND 3 PART OF FCPP SCOPE. ALL WORK ON THESE BASINS MUST COMPLY WITH BOTH PLAN SETS.

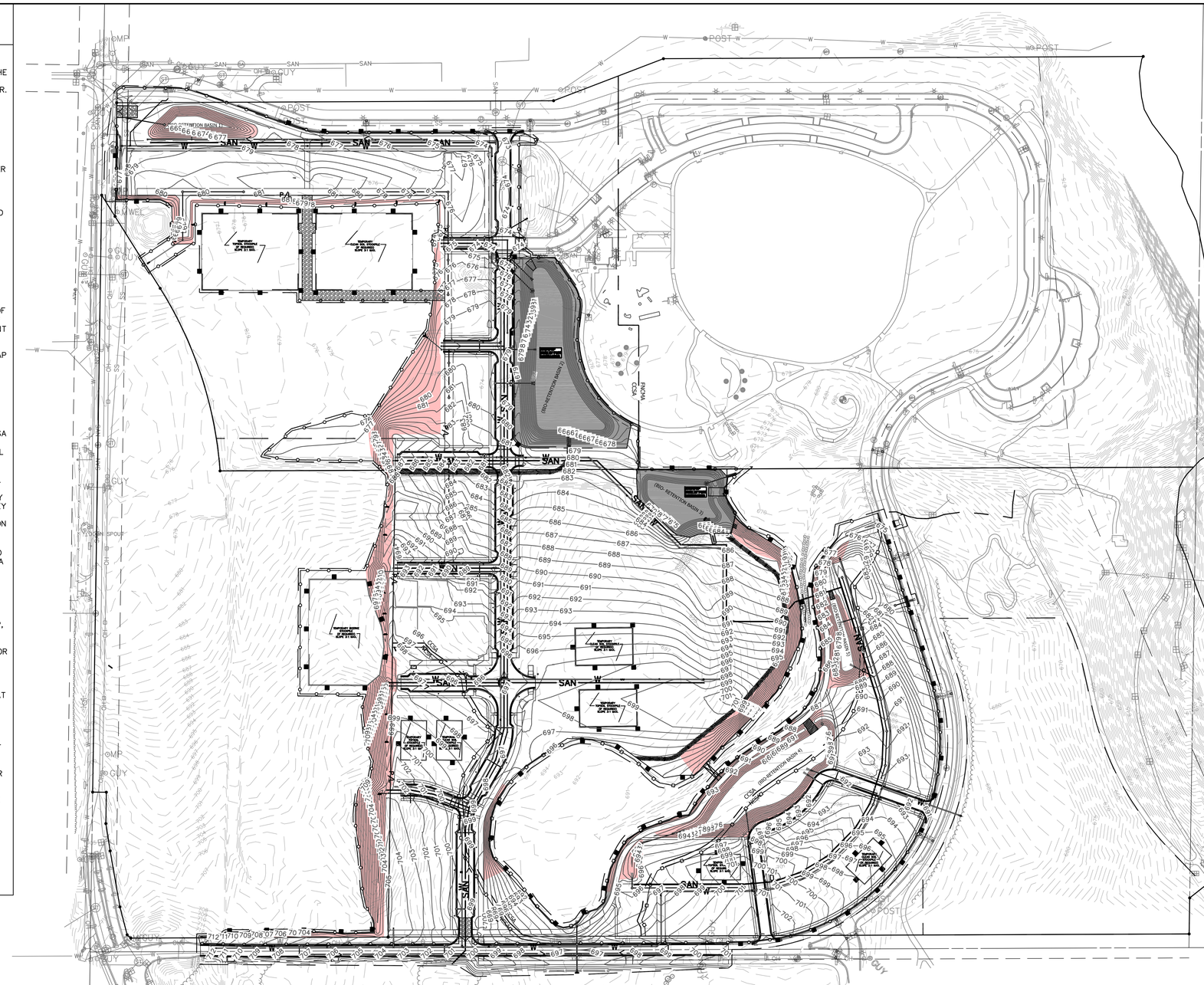
12. ALL WORK BY OTHERS SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND QEP. SCOPE OF WORK BY OTHERS SHALL BE HELD TO REQUIREMENTS OF SMP, BMP, AND PCM.

13. FCPP CONTRACTOR TO COORDINATE WITH MASS GRADING AND INFRASTRUCTURE CONTRACTOR FOR PLACEMENT OF EXCAVATED SOIL FROM BIO–RETENTION BASINS 2 AND 3.

14. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL WORK SHALL COMPLY WITH PCM AND VPLE REQUIREMENTS, AS WELL AS ALL OTHER RELEVANT STATE, LOCAL, OR FEDERAL REGULATIONS.

15. AS PROPOSED THE PHASE 2.5 CAP WILL NOT BE REMOVED. IF NEED ARISES DURING CONSTRUCTION THAT EXCESS CONTAMINATED SOIL IS PRESENT AND CANNOT BE USED AS FILLED IN THE PHASE 1 AREA, PLANS WILL BE REVISED AND RESUBMITTED TO WDNR FOR REVIEW AND APPROVAL PRIOR PHASE 2.5 CAP REMOVAL. NO REMOVAL OF THE THE PHASE 2.5 CAP WILL BE ALLOWED UNTIL UPDATED PLANS ARE APPROVED BY WDNR.

16. NO CAP SHALL BE STRIPPED ON ANY AREA ON THE PHASE 2.5 PARCEL, OR ANY AREA OUTSIDE THE PHASE 1 PARCEL PROPERTY LINES.



EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

JESSICA GUZMAN
F STREET DEVELOPMENT GROUP
1134 N 9TH STREET SUITE 200
MILWAUKEE, WI 53233
PHONE: (410) 236-8649

PROJECT ENGINEER:

RYAN BIRSCHBACH P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (262) 758-6035

GSI CONSTRUCTION MANAGER:

ERIC WARDEN
RAMS CONTRACTING, LTD.
20079 W MAIN STREET
LANNON, WI 53046
PHONE: (262) 269-8504

KEY INDEX

- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053
- FILTER FABRIC FENCE
- CHAIN LINK CONSTRUCTION FENCE
- ORANGE CONSTRUCTION FENCE
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED.
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED
- TRIANGULAR SILT DIKE

BAR SCALE
0 70 140 280
1" = 140

kapur

CALL DIGGERS' HOTLINE
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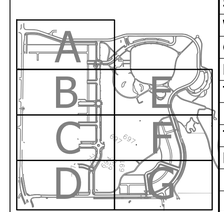
LAKESHORE COMMONS PHASE 1
OAK CREEK, WI

KEY MAP



SA.
ST.
W.
G.
E.
T.
I.
TS.
PP.

CITY OF OAK CREEK - ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY
R. BIRSCHBACH	8/6/21	T. CHA	8/6/21	D. JANKE	8/6/21	

CITY ENGINEER DATE

OVERALL PHASE 1 EROSION CONTROL PLAN

SCALE	SHEET
PLAN HOR. 1" = 140'	EC-1
PROFILE HOR. ____	OF
VER. ____	EC-10

APPROVED BY COUNCIL RESOLUTION NO. XXXX-XXXXXX

FILE NO: XXXXX-X X-XXX

DuPont CCSA Phase 1 Summary:
- 34,520 CY Clean Soil Cover, Completely Removed

- 20,392 CY Cut (Contaminated Material)
- 2,286 CY Utility Spoils (Storm/Water Contaminated Material)
- 59,829 CY Fill
- Net: 37,151 CY of Fill Needed to Sub-grade

- 2,631 CY of fill material needed to bring to Sub-grade if clean soil cover used.
- 18,067 CY Needed for' 2' Minimum Soil Cover
- 20,698 CY of Fill Material Needed to bring site to Finish Grade in Greenspace areas shown on the plans

Contractor shall strip off clean soil cover and any topsoil in bio-retention basin locations as well as locations designated as cut within the figure and stockpile in locations shown in attached plans or place in locations designated as fill in greenspace to start bringing the site up to sub-grade elevation.

Contractor shall also strip off clean soil cover in impervious surface areas and place either in the designated stockpile location or areas of fill. Contaminated soil shown in cut areas shall then be removed and placed in future impervious surface areas such as roadways, alleys, paths, etc. The contractor shall prioritize placement of contaminated soils under these surfaces. Secondary locations for placement of contaminated material shall be in areas of deep fill in order to separate future development from the contaminated material as much as possible. Arrows depict general locations of contaminated fill placement. A summary shown below depicts that the impervious areas require more fill than what is being generated from contaminated cut areas.

- 20,392 CY of Contaminated Cut
- 21,724 CY of Fill needed to bring impervious surfaces up to sub-grade elevation

EPEC CCSA Phase 1 Summary:
- 58,345 CY Clean Soil Cover, Completely Removed

- 32,687 CY Cut (Contaminated Material)
- 2,933 CY Utility Spoils (Storm/Water Contaminated Material)
- 45,707 CY Fill
- Net: 10,087 CY of Fill Needed to Sub-grade

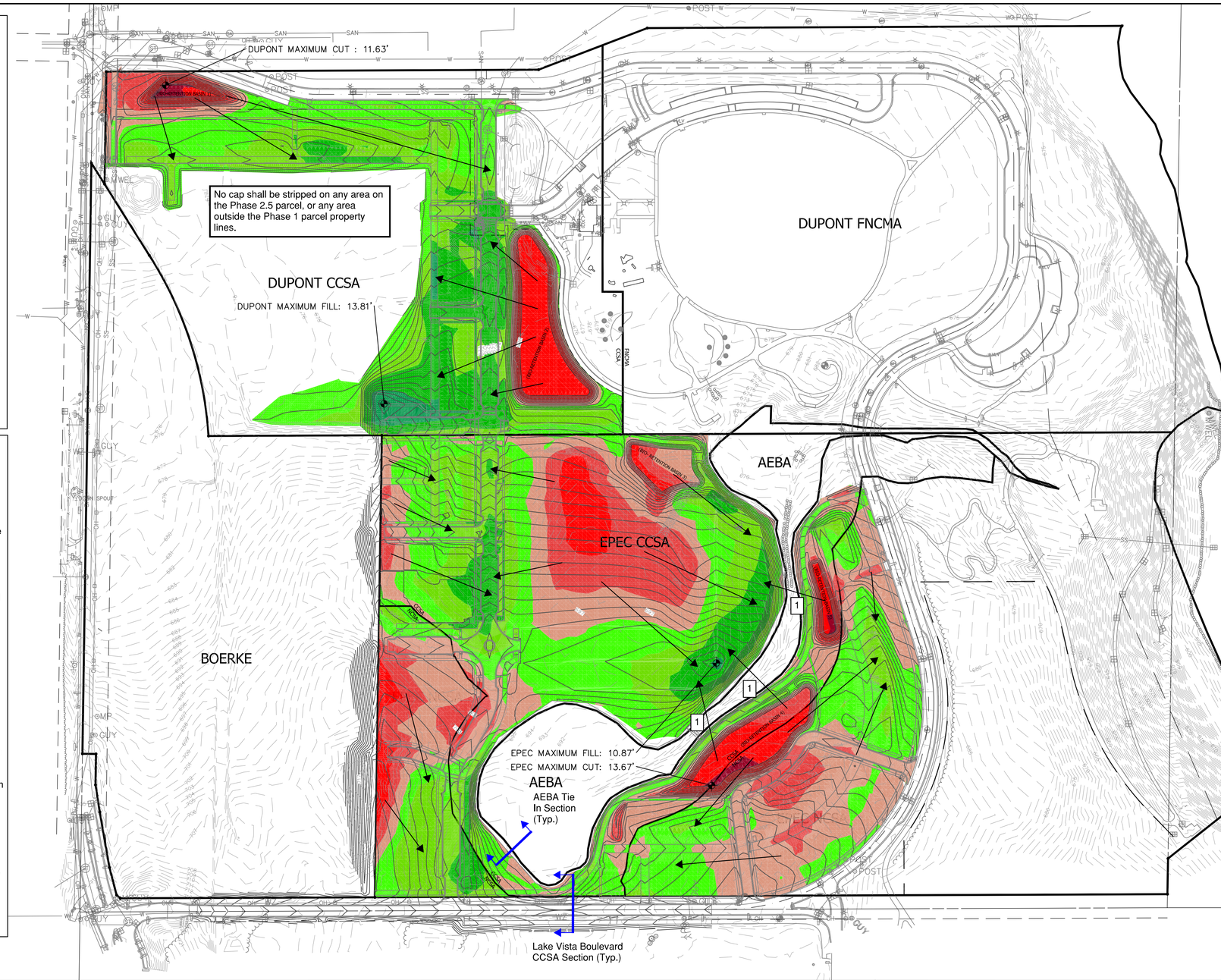
- 48,258 CY Excess Clean Soil Cover if used to Fill to Sub-grade
- 44,588 CY Needed for' 2' Minimum Soil Cover
- 3,670 CY of Excess Clean Soil Cover

Contractor shall strip off clean soil cover and any topsoil in bio-retention basin locations as well as locations designated as cut within the figure and stockpile in locations shown in attached plans or place in locations designated as fill in greenspace to start bringing the site up to sub-grade elevation.

Contractor shall also strip off clean soil cover in impervious surface areas and place either in the designated stockpile location or areas of fill. Contaminated soil shown in cut areas shall then be removed and placed in future impervious surface areas such as roadways, alleys, paths, etc. The contractor shall prioritize placement of contaminated soils under these surfaces. Secondary locations for placement of contaminated material shall be in areas of deep fill in order to separate future development from the contaminated material as much as possible. Arrows depict general locations of contaminated fill placement. A summary shown below depicts that the impervious areas require less fill than what is being generated from contaminated cut areas. The contractor shall place excess contaminated fill in areas of deep fill as shown with the arrows on the plan which based on the numbers below is estimated to be 24,442 CY.

- 32,687 CY of Contaminated Cut
- 11,178 CY of Fill needed to bring impervious surfaces up to sub-grade elevation

The 3,670 CY of Excess Clean Soil Cover shall be moved to the DuPont CCSA site and used as fill pending DNR approval. Environmental soil testing is not recommended as the clean soil used for the DuPont and EPEC caps originated from the same WDNR-approved borrow source and was placed at the same time.



HATCH INDEX

- CUT: 10.0'+
- CUT: 5.0' TO 10.0'
- CUT: 2.5' TO 5.0'
- CUT: 0.0' TO 2.5'
- FILL: 0.0' TO 2.5'
- FILL: 2.5' TO 5.0'
- FILL: 5.0' TO 10.0'
- FILL: 10.0'+

EPEC NCSA Phase 1 Summary:
- 8,398 CY Top Soil Strip, Completely Removed

- 20,626 CY Cut
- 4,846 CY Utility Spoils (Storm/Water)
- 16,075 CY Fill
- Net: 9,397 CY of Excess Material to Sub-grade

During grading activities on the EPEC NCSA, the contractor shall not expand the EPEC CCSA within the EPEC NCSA. Preventive measure and guidelines are shown within the plans to protect the boundary from being expanded.

The 9,397 CY of Excess Clean Soil may be moved to the DuPont CCSA site and used as fill beneath the clean soil cover pending DNR approval. Environmental soil testing is not recommended as the clean soil material was approved for closure by the WDNR without the use of an engineered barrier / cap. Therefore, the movement of this clean soil from EPEC NCSA to the DuPont CCSA is not expected to have an adverse effect on wetlands, endangered or threatened species, surface water, groundwater, explosive gases, or air emissions, nor will it be placed in a floodplain at the DuPont CCSA.

Phase 1 Overall Summary:
- Based on the summaries and actions shown, the site will require approximately 7,631 CY of fill material to bring the site to finish grade, per plan. If necessary during grading activities, fill brought to the site shall be tested and brought from an approved fill source. Proposed sources of clean borrow soil will first be evaluated with respect to origin and potential historical operations [in general accordance with WDNR guidance document RR-041] that could have impacted the soil. Next, a specific sampling plan will be prepared and submitted to the WDNR for pre-approval, including a list of potential contaminants for testing. Sampling frequency is expected to generally follow NR 718 (1 sample per 100 CY for first 600 CY and then 1 sample per 300 CY thereafter), but that could potentially vary based on a specific source area and the volume of soil being considered. All activities shall be monitored by a QEP and coordinated with necessary agencies. An option for a fill source is the material generated by the Boerke property grading activities, which will be tested if necessary.

1 **Travel over or within the AEBA area is prohibited. No construction related activity shall encroach on the AEBA area. Orange construction fence shall be installed along the entire boundary of AEBA area prior to commencement of any earth disturbing activities in the area as detailed on the erosion control drawings.**

Arrows on drawing depict anticipated areas of fill from cut sources but do not represent actual haul routes. No hauling will occur in the AEBA area at any time for any reason.

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BAR SCALE
0 70 140 280
1" = 140

kapur

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CITY OF OAK CREEK - ENGINEERING DEPARTMENT

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
R. BIRSCHBACH	8/06/21	T. CHA	8/06/21	D. JANKE	8/06/21

APPROVED BY
CITY ENGINEER — DATE

PHASE 1 CUT AND FILL

SCALE	SHEET
PLAN HOR. 1" = 140'	XX
PROFILE HOR. 1" = 140' VER.	OF 165

APPROVED BY COUNCIL RESOLUTION NO. XXXX-XXXXXX

FILE NO: XXXXX-X X-XXX