

Source Property Information

CLOSURE DATE: 03/24/2014

BRRTS #:

02-46-525198

ACTIVITY NAME:

WEPCO Port Wash Coal Handling Area

FID #:

246004000

PROPERTY ADDRESS:

146 S Wisconsin St

DATCP #:

MUNICIPALITY:

Port Washington

PECFA#:

PARCEL ID #:

161130600002

***WTM COORDINATES:**

WTM COORDINATES REPRESENT:

X: 692644

Y: 325871

Approximate Center Of Contaminant Source

Approximate Source Parcel Center

** Coordinates are in
WTM83, NAD83 (1991)*

Please check as appropriate: (BRRTS Action Code)

CONTINUING OBLIGATIONS

Contaminated Media for Residual Contamination:

Groundwater Contamination > ES (236)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Soil Contamination > *RCL or **SSRCL (232)

Contamination in ROW

Off-Source Contamination

*(note: for list of off-source properties
see "Impacted Off-Source Property Information,
Form 4400-246")*

Site Specific Obligations:

Soil: maintain industrial zoning (220)

*(note: soil contamination concentrations
between non-industrial and industrial levels)*

Structural Impediment (224)

Site Specific Condition (228)

Cover or Barrier (222)

Direct Contact

Soil to GW Pathway

Vapor Mitigation (226)

Maintain Liability Exemption (230)

*(note: local government unit or economic
development corporation was directed to
take a response action)*

Monitoring Wells:

Are all monitoring wells properly abandoned per NR 141? (234)

Yes No N/A

* Residual Contaminant Level

**Site Specific Residual Contaminant Level

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

NOTICE: Completion of this form is mandatory for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #: (No Dashes) PARCEL ID #:

ACTIVITY NAME: WTM COORDINATES: X: Y:

CLOSURE DOCUMENTS (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Continuing Obligation Cover Letter** (for property owners affected by residual contamination and/or continuing obligations)
- Conditional Closure Letter**
- Certificate of Completion (COC)** (for VPLE sites)

SOURCE LEGAL DOCUMENTS

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.
Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).
Figure #: **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

MAPS (meeting the visual aid requirements of s. NR 716.15(2)(h))

Maps must be no larger than 11 x 17 inches unless the map is submitted electronically.

- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.
Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.
Figure #: **Title:**
- Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: B3.b - B.3.d. Title: Groundwater Isoncentration, Groundwater Flow Direction, Monitoring Wells Figure
- Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.
Figure #: B.2.b - B.2.c Title: Post - Remedial Soil Contamination (Figure 1-9)

BRRTS #: 02-46-525198

ACTIVITY NAME: WEPCO PORT WASH COAL HANDLING AREA

MAPS (continued)

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

Figure #: **Title:**

Figure #: **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

Note: This is intended to show the total area of contaminated groundwater.

Figure #: B3.b - B.3.d. Title: Groundwater Isoconcentration, Groundwater Flow Direction, Monitoring Wells Figure

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

Figure #: B3.b - B.3.d. Title: Groundwater Isoconcentration, Groundwater Flow Direction, Monitoring Wells Figure

Figure #: **Title:**

TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))

Tables must be no larger than 11 x 17 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.
Note: This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

Table #: **Title:**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

Table #: **Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

Table #: **Title:**

IMPROPERLY ABANDONED MONITORING WELLS

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

Note: If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

Note: If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

Figure #: **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 02-46-525198

ACTIVITY NAME: WEPKO PORT WASH COAL HANDLING AREA

NOTIFICATIONS

Source Property

Not Applicable

Letter To Current Source Property Owner: If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying current source property owner.

Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

Not Applicable

Letter To "Off-Source" Property Owners: Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

Note: Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

Number of "Off-Source" Letters:

Return Receipt/Signature Confirmation: Written proof of date on which confirmation was received for notifying any off-source property owner.

Deed of "Off-Source" Property: The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.

Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

Certified Survey Map: A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).

Figure #:

Title:

Letter To "Governmental Unit/Right-Of-Way" Owners: Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

Number of "Governmental Unit/Right-Of-Way Owner" Letters:

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 N Pilgrim Road
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



March 24, 2014

Mark J. Collins
We Energies
231 W. Michigan Street
Milwaukee, WI 53203

Robert J. Vanden Noven
City Engineer/Director of Public Works
City of Port Washington
PO Box 307
Port Washington, WI 53074

Tia Nelson
State of Wisconsin Board of Commissioners of Public Land
PO Box 8943
Madison, WI 53708-8943

Subject: Final Case closure with continuing obligations, WEPCO Port Washington Coal Handling Area, a.k.a. former North and South Coal Docks, Port Washington Power Generating Plant, 146 South Wisconsin Street, Port Washington, file reference FID #246004000, BRRTS #0246525198.

Dear Sirs and Madam:

The Department of Natural Resources (DNR) considers WEPCO Port Washington Coal Handling Area (a.k.a. the Port Washington Generating Station – North and South Coal Docks) site closed, with continuing obligations. No further investigation or remediation is required at this time. However, you, future property owners, and occupants of the property must comply with the continuing obligations as explained in the conditions of closure in this letter. Please read over this letter closely to ensure that you comply with all conditions and other on-going requirements. Provide this letter and any attachments listed at the end of this letter to anyone who purchases, rents or leases this property from you.

This final closure decision is based on the correspondence and data provided by We Energies, and is issued under ch. NR 726, and 727 Wis. Admin. Code. The Southeast Region DNR Closure Committee reviewed We Energies's request for closure on June 5, 2013. The Closure Committee reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. I issued a conditional closure letter on June 20, 2013, and We Energies submitted documentation that the conditions in that letter were met (well abandonment forms) on July 26, 2013.

This property was formerly used for coal storage for the We Energies Port Washington Power Generating Plant. In 2004, the plant was converted from coal to natural gas, and subsequently the north and south coal docks were emptied of coal. Phase I and II investigations at the coal docks revealed PAH, metals, VOCs, and CVOCs contamination in the soil and groundwater. Following a NR 716 compliant site investigation, We Energies conducted remedial action at the North Coal Dock (NCD) consisting of remedial excavations in 2009 of 31,252

March 24, 2014; FID #246004000, BRRTS #0246525198

tons of contaminated soil followed by installation of a cover which mainly consisted of 2 feet of clean fill, along with various improvements. The South Coal Dock (SCD) had a similar cover system installed with the addition of a clay lined migratory bird resting pond. The site, as a whole, underwent monitored natural attenuation of the groundwater from 2004 to 2013.

We Energies submitted cap maintenance plans with construction documentation reports as separate approval requests from DNR. The department approved the plan for the North Coal Dock in March 2011, and the plan for the South Coal Dock in September 2012. I approved a change to the North Coal Dock cover in September 2013. Recently, the City of Port Washington subleased most of the former NCD and SCD from We Energies for use as a city park. I approved an additional cover modification submitted by the City of Port Washington this month. We Energies leases the property from the Wisconsin Board of Commissioners of Public Lands, except the western portions that We Energies owns.

The conditions of closure and continuing obligations detailed in this letter are based on this property being used for recreational (a city park) purposes. A portion on the west side of the subject site is fenced off from the park portion and is to be used by We Energies for equipment storage.

Continuing Obligations

The continuing obligations for this site are summarized below. Further details on actions required are found in the section Closure Conditions.

- Groundwater contamination is present above ch. NR 140, Wis. Adm. Code enforcement standards.
- Residual soil contamination exists that must be properly managed should it be excavated or removed.
- Pavement, an engineered cover or a soil barrier must be maintained over contaminated soil and the DNR must approve any changes to this barrier.

The DNR fact sheet, "Continuing Obligations for Environmental Protection", RR-819, helps to explain a property owner's responsibility for continuing obligations on their property. The fact sheet may be obtained at <http://dnr.wi.gov/files/PDF/pubs/rr/RR819.pdf>.

GIS Registry

This site will be included on the Bureau for Remediation and Redevelopment Tracking System (BRRTS on the Web) at <http://dnr.wi.gov/topic/Brownfields/clean.html>, to provide public notice of residual contamination and of any continuing obligations. The site can also be viewed on the Remediation and Redevelopment Sites Map (RRSM), a map view, under the Geographic Information System (GIS) Registry layer, at the same web address.

DNR approval prior to well construction or reconstruction is required for all sites shown on the GIS Registry, in accordance with s. NR 812.09 (4) (w), Wis. Adm. Code. This requirement applies to private drinking water wells and high capacity wells. To obtain approval, complete and submit Form 3300-254 to the DNR Drinking and Groundwater program's regional water supply specialist. This form can be obtained on-line at <http://dnr.wi.gov/topic/wells/documents/3300254.pdf>.

All site information is also on file at the Southeast Region Regional DNR office, at 1155 Pilgrim Road, Plymouth, WI 53073. This letter and information that was submitted with your closure request application, including the maintenance plan and maps, can be found as a Portable Document Format (PDF) in BRRTS on the Web.

March 24, 2014; FID #246004000, BRRTS #0246525198

Prohibited Activities

Certain activities are prohibited at closed sites because maintenance of a barrier is intended to prevent contact with any remaining contamination. When a barrier is required, the condition of closure requires notification of the DNR before making a change, in order to determine if further action is needed to maintain the protectiveness of the remedy employed. The following activities are prohibited on any portion of the property where asphalt, gravel, building foundation, soil cover, rip-rap or other elements of this cover are required, as shown on the **attached maps**: Former North Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Figure 1, Extent of Cover System, November 16, 2010; Former South Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Extent of Cover System, Figure 1, June 7, 2012 (refer to Maintenance Plan attachment to this letter for additional cover system details and modifications) unless prior written approval has been obtained from the DNR:

- removal of the existing barrier or cover;
- replacement with another barrier or cover;
- excavating or grading of the land surface;
- filling on covered or paved areas;
- plowing for agricultural cultivation;
- construction or placement of a building or other structure;
- changing the use or occupancy of the property to a residential exposure setting, which may include certain uses, such as single or multiple family residences, a school, day care, senior center, hospital, or similar residential exposure settings.

Closure Conditions

Compliance with the requirements of this letter is a responsibility to which The City of Port Washington, We Energies, and any subsequent lessee or sublessee or property owners must adhere. DNR staff will conduct periodic prearranged inspections to ensure that the conditions included in this letter and the attached maintenance plans are met. If these requirements are not followed, the WDNR may take enforcement action under s. 292.11, Wis. Stats. to ensure compliance with the specified requirements, limitations or other conditions related to this property.

Please send written notifications in accordance with the following requirements to:

Department of Natural Resources
 Attn: Remediation and Redevelopment Program Environmental Program Associate
 2300 N. Dr. Martin Luther King Jr. Dr.
 Milwaukee, WI 53212

Residual Groundwater Contamination (ch. NR 140, 812, Wis. Adm. Code)

Groundwater contamination greater than enforcement standards is present on this contaminated property, as shown on the **attached map**: Groundwater Isoconcentration, Groundwater Flow Direction, Monitoring Wells Figure B.3.b, October 23, 2013. If you intend to construct a new well, or reconstruct an existing well, you'll need prior DNR approval.

Residual Soil Contamination (ch. NR 718, chs. 500 to 536, Wis. Adm. Code or ch. 289, Wis. Stats.)

Soil contamination remains at multiple locations under the cover system as indicated on the **attached maps**: Post-Remedial Soil Contamination Figure 1 to Figure 8, B.2.b. 1-8, October 23, 2013; Pre/Post Remaining Soil Contamination Figure, October 23, 2013. If soil in the specific locations described above is excavated in the future, the property owner, lessee, or sublessee at the time of excavation must sample and analyze the excavated

March 24, 2014; FID #246004000, BRRTS #0246525198

soil to determine if contamination remains. If sampling confirms that contamination is present, the property owner, lessee, or sublessee holder at the time of excavation will need to determine whether the material is considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable standards and rules. Contaminated soil may be managed in accordance with ch. NR 718, Wis. Adm. Code, with prior DNR approval.

In addition, all current and future owners and occupants of the property need to be aware that excavation of the contaminated soil may pose an inhalation or other direct contact hazard and as a result special precautions may need to be taken to prevent a direct contact health threat to humans.

Depending on site-specific conditions, construction over contaminated soils or groundwater may result in vapor migration of contaminants into enclosed structures or migration along newly placed underground utility lines. The potential for vapor inhalation and means of mitigation should be evaluated when planning any future redevelopment, and measures should be taken to ensure the continued protection of public health, safety, welfare and the environment at the site.

Cover or Barrier (s. 292.12 (2) (a), Wis. Stats., s. NR 726.15, s. NR 727.07 Wis. Adm. Code)

The asphalt, gravel, building foundation, soil cover, rip-rap or other elements that exists in the location shown on the **attached maps**: Former North Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Figure 1, Extent of Cover System, November 16, 2010; Former South Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Extent of Cover System, Figure 1, June 7, 2012 (refer to Maintenance Plan attachment to this letter for additional cover details and modifications) shall be maintained in compliance with **the attached maintenance plan** in order to prevent direct contact with residual soil contamination that might otherwise pose a threat to human health.

A cover or barrier for recreational land uses, or certain types of commercial land uses may not be protective if the use of the property were to change such that a residential exposure would apply. This may include, but is not limited to single or multiple family residences, a school, day care, senior center, hospital or similar settings. In addition, a cover or barrier for multi-family residential housing use may not be appropriate for use at a single family residence. The cover approved for this closure was designed to be protective for a recreational, commercial, or industrial use setting. Before using the property for residential purposes, you must notify the DNR at least 45 days before taking an action, to determine if additional response actions are warranted.

A request may be made to modify or replace a cover or barrier. The replacement or modified cover or barrier must be protective of the revised use of the property, and must be approved in writing by the DNR prior to implementation. The **attached maintenance plan and inspection log (DNR form 4400-305)** are to be kept up-to-date and at the Port Washington city engineering/public works office. Annual inspections shall be conducted in accordance with the attached maintenance plan. Submit the inspection log to the DNR only on request.

Sites with Historic Fill

Information presented in the site investigation report indicates that subsurface materials consist of historic fill material. As such, the property owner must comply with any conditions required by solid waste rules in ch. NR 500 Wis. Adm. Code rules series as long as any waste materials remain in place. Any future redevelopment of this property must take into account consideration of the presence of waste materials and will require the issuance of an exemption from the DNR to build on an abandoned landfill prior to the start of any construction. Please refer to the Development at Historic Fill Site or Licensed Landfill guidances for further information at <http://dnr.wi.gov/topic/landfills/development.html>.

March 24, 2014; FID #246004000, BRRTS #0246525198

In Closing

Please be aware that the case may be reopened pursuant to s. NR 727.13, Wis. Adm. Code, for any of the following situations:

- if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment,
- if the property owner, lessee, or sublessee does not comply with the conditions of closure, with any deed restrictions applied to the property, or with a certificate of completion issued under s. 292.15, Wis. Stats, or
- a property owner, lessee, or sublessee fails to maintain or comply with a continuing obligation (imposed under this closure approval letter).

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this closure decision or anything outlined in this letter, please contact John Feeney at 920-893-8523, or at johnm.feeney@wisconsin.gov.

Sincerely,



Pam Mylotta, Team Supervisor
Southeast Region Remediation & Redevelopment Program

Attachments:

- Remaining groundwater contamination map, Attachment B.3.b, Groundwater Isoconcentration, Groundwater Flow Direction, Monitoring Wells Figure, October 23, 2013
- Attachment B.2.b, Post-Remedial Soil Contamination Figures 1 to Figure 8; Pre/Post Remaining Soil Contamination Figure, October 23, 2013
- Extent of cap maps, Former North Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Figure 1, November 16, 2010, Extent of Cover System; Former South Coal Dock Port Washington Generating Station Port Washington, Wisconsin, Figure 1, Extent of Cover System, June 7, 2012
- Maintenance plan, Attachment D
- Inspection log, DNR Form 4400-305

cc: Greg Johnson, Geosyntec Consultants

ATTACHMENT D

Maintenance Plans

- Cover Maintenance Plan - Former North Coal Dock (2/17/2011)
- Cover Maintenance Plan Amendment - Former North Coal Dock (9/7/2012)
- Cover Maintenance Plan - Former South Coal Dock (6/27/2012)

17 February 2011
CHE8094TA

www.geosyntec.com

Ms. Victoria Stovall, Environmental Program Associate
Wisconsin Department of Natural Resources
2300 North Martin Luther King, Jr. Drive
P.O. Box 12436
Milwaukee, Wisconsin 53212-0436

Ref: *Cover Maintenance Plan*
Former North Coal Dock
Port Washington Generating Station
146 South Wisconsin Street
Port Washington, Wisconsin
WDNR BRRTS #02-46-525198
WDNR FID #246004000

Dear Ms. Stovall:

The enclosed *Cover Maintenance Plan (CMP)* for the above referenced project site is being submitted to the Wisconsin Department of Natural Resources (WDNR) on behalf of Wisconsin Electric Power Company (WEPCo) (d.b.a. We Energies) by Geosyntec Consultants (Geosyntec). Pursuant to the WDNR's 25 January 2011 letter to We Energies, the enclosed *CMP* is a revision to the *CMP* submitted to the WDNR on 3 December 2010. In accordance with Item No. 1 of the WDNR letter, a section titled "Plantings" has been added to the *CMP*. This language was preliminarily approved by WDNR (John Feeney) in a 10 February 2010 email to Geosyntec (Curt Hoffart).

With regard to Item No. 2 of the WDNR letter, responsibility for cover system maintenance is documented in the *CMP*. Depending on the location, the "Managing Party" will be WEPCo or the City of Port Washington (City). In addition, the responsibility for areas where the City will be the Managing Party will be documented in lease and sublease agreements between WEPCo and the City which are currently being negotiated (refer to Figure 1 in the *CMP* for areas subject to the lease and sublease where the City will be the Managing Party). It is expected that the City will approve the language of the lease and sublease agreements in the next few weeks. Final lease/sublease execution can subsequently take place after the Board of Commissioners of Public Lands (BCPL) approves the prime lease with WEPCo (BCPL has already reviewed the proposed language). It is expected that this process may take several months. The lease and sublease agreements will be forwarded to the WDNR (Remediation and Redevelopment Program) after

Ms. Victoria Stovall
Wisconsin Department of Natural Resources
17 February 2011
Page 2

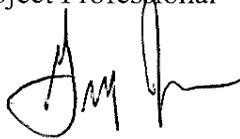
they are executed. In the interim, We Energies will be responsible for cover system maintenance.

Please contact us if you have any questions.

Sincerely,



Curtis M. Hoffart, CHMM
Project Professional



Gregory L. Johnson, CHMM, P.H., P.G., P.E.
Senior Engineer

cc: John Feeney, WDNR
Doug Eberlein, P.E., We Energies Fossil Operations
Trent Kohl, P.E., We Energies Environmental
Robert Vanden Noven, City of Port Washington

COVER MAINTENANCE PLAN

FORMER NORTH COAL DOCK
PORT WASHINGTON GENERATING STATION
146 South Wisconsin Street
Port Washington, Wisconsin
WDNR BRRTS #02-46-525198
WDNR FID #246004000

INTRODUCTION

This *Cover Maintenance Plan* (CMP) was prepared for the cover system constructed on the former North Coal Dock (NCD), referred to as the site. The site is located east of Port Washington Generating Station (PWGS). The CMP was prepared in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The cover system was constructed to prevent direct contact with and erosion and runoff of residual soil impacts at the site.

Implementation of this CMP will be the responsibility of Wisconsin Electric Power Company (WEPCo) or the City of Port Washington (City) (Managing Party) pursuant to applicable lease/sublease agreements for various parcels on which the cover system is located.

BACKGROUND INFORMATION

Site investigation and remediation activities are documented in a publically available Wisconsin Department of Natural Resources (WDNR) file referenced by WDNR Facility Identification (FID) Number 246004000 and Bureau for Remediation and Redevelopment Tracking System (BRRTS) Number 02-46-525198. The WDNR file includes the following documents salient to the site cover system:

Site Investigation Work Plan, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 19 March 2008.

Site Investigation Report, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 3 December 2008.

Site Investigation Report Addendum, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 9 February 2009.

Remedial Action Design Report, North Coal Dock Soil Removal Phase, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 13 April 2009.

Remedial Action Design Report, North Coal Dock Cover System Phase, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 12 August 2009.

Remedial Action Documentation Report - North Coal Dock, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 18 February 2010.

The WDNR contact for the site is as follows:

Mr. John Feeney
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
1155 Pilgrim Parkway
Plymouth, WI 53073
Phone: 920-892-8756
Fax: 920-892-6638
Email: john.feeney@wisconsin.gov

DESCRIPTION OF RESIDUAL CONTAMINATION

Residual contamination at the site generally consists of unsaturated soil (at depths less than the post-cover system construction depth to groundwater of approximately 12 to 16 feet below ground surface) impacted by polynuclear aromatic hydrocarbons (PAHs) and metals above applicable direct contact soil standards, residual saturated soil impacted by volatile organic compounds (VOCs) above applicable protection of groundwater soil standards, and groundwater impacted by VOCs, metals and sulfate above applicable groundwater protection standards.

The site cover system was constructed to prevent direct contact with and the erosion and runoff of residual unsaturated soil impacts. Residual saturated soil and groundwater impacts are being addressed by groundwater monitoring to demonstrate compliance with NR 726 closure criteria (stable or declining residual groundwater contaminant concentrations).

DESCRIPTION OF COVER SYSTEM

In general, the cover system was constructed pursuant to the WDNR's *Guidance for Cover Systems as Soil Performance Standard Remedies* (WDNR, 2007), and the *Guidance on Case Closure and the Requirements for Managing Continuing Obligations* (WDNR, June 2009). The cover system consists of the following components:

- Minimum of four inches of asphalt pavement.
- Minimum of two feet of clean soil cover in vegetated areas.
- Minimum of six inches of gravel in unvegetated areas.

The extent of the cover system is depicted on attached Figure 1.

The cover system is located on all or portions of three parcels of land, which have recently been established in connection with the planned change in use of portions of the NCD from utility to public use. Cover system land use will include the following:

- The cover system area on the eastern portion of the NCD will be converted to public use pursuant to a sublease agreement between WEPCo and the City. The parcel subject to the sublease agreement is located east of the pre-power plant construction ordinary high water mark and is leased by WEPCo from the Wisconsin Board of Commissioners of Public Lands (BCPL).
- The cover system area on the west end of the NCD is located on property currently owned by WEPCo and will be converted to public use pursuant to a lease agreement with the City.
- The cover system area on the southwest portion of the NCD is located within a new PWGS security fence on property currently owned by WEPCo and will remain utility use.

The future parcel boundaries and land use are depicted on Figure 1.

ANNUAL INSPECTION

The cover system will be inspected once per year, normally in the spring after snow and ice melt to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. The inspections will assess erosion, cracks and deterioration that may cause exposure to underlying soils. The inspections will be performed by the WEPCo. Any area where underlying impacted soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained and documented on the attached Cover Inspection Log. The Cover Inspection Log will include recommendations for necessary repair of any areas where underlying impacted soils are exposed. Once repairs are completed, they will be documented in the Cover Inspection Log. A copy of the Cover Inspection Log will be retained by WEPCo and available for review by WDNR representatives upon request.

MAINTENANCE ACTIVITIES

If cover system deterioration is observed during the annual inspection or at any other time during the year, repairs will be scheduled as soon as practical. Cover system repairs may include isolated patching, filling or resurfacing or reconstruction of a portion of the cover system. In the event that necessary maintenance activities expose the underlying impacted soil, the Managing Party must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personnel protection equipment (PPE). The Managing Party must also sample any soil that is excavated from the site prior to disposal to identify management options. The soil must be treated, stored and disposed by the Managing Party in accordance with applicable local, state and federal law.

In the event the cover system overlying the impacted soil is removed or replaced, the replacement barrier must be equally protective. Any replacement barrier will be subject to the same maintenance

and inspection guidelines as outlined herein unless indicated otherwise by the WDNR or its successor.

A copy of this *Cover Maintenance Plan* will be maintained at the address of the Managing Party.

PLANTINGS

Tree and bush plantings may be installed on the cover system. These plantings would be installed in accordance with the maintenance repair and soil management provisions of this *Cover Maintenance Plan*. If planting activities expose potentially impacted soil underlying the cover system, the Managing Party must inform workers of the direct contact exposure hazard and provide them with appropriate PPE. Any removed impacted soil must be treated, stored and disposed by the Managing Party in accordance with applicable local, state and federal law. Following planting installation, the cover system disturbed by the planting activities must be restored to its original condition.

LIMITATION OF ACTIVITIES AND NOTIFICATIONS PRIOR TO MODIFYING COVER SYSTEM

The following activities are prohibited on any portion of the cover system unless prior written approval has been obtained from the WDNR:

- Removal of the existing cover system
- Replacement with another cover system
- Excavating or grading
- Filling
- Plowing for agricultural cultivation
- Construction or placement of a building or other structure

AMENDMENT OR WITHDRAWAL OF COVER MAINTENANCE PLAN

This *Cover Maintenance Plan* can be amended or withdrawn by the Managing Party and its successors with the written approval of the WDNR.

CONTACT INFORMATION

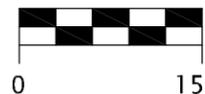
WDNR	John Feeney Remediation and Redevelopment Program 1155 Pilgrim Parkway Plymouth, WI 53073	Phone: 920.892.8756 Email: john.feeney@wisconsin.gov
WEPCo	Doug Eberlein, P.E. Project Manager, Fossil Operations 231 W. Michigan Street Milwaukee, WI 53203	Phone: 414.221.2299 Email: doug.eberlein@we-energies.com
City of Port Washington	Robert Vanden Noven City Engineer/Public Works Director 100 West Grand Avenue Port Washington, WI 53074	Phone: 262.284.2600 Email: rvandennoven@ci.port-washington.wi.us



LEGEND

- 584--- EXISTING CONTOUR
- x-x-x- FENCE
- 592— FINAL COVER CONTOUR
- [Hatched Box] EXISTING GENERATING STATION BUILDING
- [Riprap Box] EXISTING RIPRAP
- [Dotted Box] EXISTING ASPHALT PAVEMENT
- [Grey Box] EXISTING CONCRETE PAVEMENT
- [Orange Line] EXTENT OF COVER SYSTEM
- [Green Box] EXTENT OF VEGETATED SOIL COVER
- [Brown Box] EXTENT OF GRAVEL COVER
- [Purple Box] EXTENT OF ASPHALT COVER
- [Dashed Line] FUTURE PROPERTY BOUNDARY

SCALE IN FEET



Geosyntec
consultants

CLIENT:	WE ENERGIES	
PROJECT:	FORMER NORTH COAL DOCK PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN	
TITLE:	EXTENT OF COVER SYSTEM	
PROJECT:	CHE8094TA	FIGURE 1
DATE:	November 16, 2010	
FILE NO.:	110CoverSYS022	

7 September 2012
CHW8268

Ms. Victoria Stovall, Environmental Program Associate
Wisconsin Department of Natural Resources
2300 North Martin Luther King, Jr. Drive
P.O. Box 12436
Milwaukee, Wisconsin 53212-0436

Ref: Cover Maintenance Plan Amendment
Former North Coal Dock
Port Washington, Wisconsin
WDNR BRRTS #02-46-525198
WDNR FID #246004000

Dear Ms. Stovall:

This letter was prepared to document proposed improvements to the former Port Washington Generating Station (PWGS) North Coal Dock (NCD) and associated changes to the cover system pursuant to the 17 February 2011 *Cover Maintenance Plan (CMP)* which was approved by the Wisconsin Department of Natural Resources (WDNR) on 4 March 2011. Because the proposed improvements include the on-site relocation of potentially impacted, sub-cover system soil during construction, WDNR approval for the on-site replacement of impacted soil is requested pursuant to NR 718.

This letter was prepared by Geosyntec Consultants (Geosyntec) on behalf of the City of Port Washington (City).

BACKGROUND INFORMATION

The proposed improvements are located on the following recently established parcels:

- North Access Area: 3.858 acres of land owned by Wisconsin Electric Power Company (WEPCo) west of the pre-PWGS construction ordinary high water mark (OHWM), between the NCD and Wisconsin Street. The City executed a lease with WEPCo for the North Access Area effective 1 August 2011.

- North Dock Area: 11.069 acres of land occupying the majority of the NCD east of the OHWM. The City executed a sublease with WEPCo, which leases the property from the Wisconsin Board of Commissioners of Public Lands, effective 1 August 2011.

The North Access Area and North Dock Area are depicted on Figure 1 in Attachment 1.

The vicinity of the NCD, including a portion of the North Access Area and the entire North Dock Area (as well as the former south coal dock), is an active WDNR Environmental Repair Program (ERP) case (#02-46-525198) being addressed by WEPCo (d.b.a. We Energies). In connection with the ERP case, We Energies has conducted site investigation and remedial action activities and is currently conducting groundwater monitoring on the NCD. A salient remedial action component was the construction of the cover system on the NCD in 2009 to prevent direct contact with and the erosion and runoff of residual unsaturated soil impacts. Cover system construction was documented in an 18 February 2010 *Remedial Action Documentation Report - North Coal Dock*. The current WDNR-approved cover system consists of a minimum of 2 feet of clean soil in vegetated areas, a minimum of 6 inches of gravel in unvegetated areas or a minimum of 4 inches of asphalt. The extent and the layout of the current cover system are depicted on Figure 1 in Attachment 1.

The 17 February 2011 CMP was submitted to the WDNR following cover system construction and was approved by the WDNR on 4 March 2011. The CMP describes the existing cover system and documents inspection and maintenance provisions for the cover system and requirements for modifying the CMP. In addition, the CMP documents that the City will be responsible for maintenance and CMP modifications for portions of the cover system located on the North Access Area and North Dock Area (annual inspections are the responsibility of We Energies).

PROPOSED IMPROVEMENTS

The proposed site improvements consist of the construction of drive areas, concrete sidewalks and sewer and water utilities on the North Access Area and western portion of the North Dock Area. The utilities include a 4-inch diameter sanitary sewer force main and 6-inch diameter water main intended to service future structures (not included in this phase of construction). A concrete promenade will be located in the current gravel-covered area along the north dock wall. Asphalt walkways will extend east from on the drive areas onto the eastern portion of the North Dock Area. These walkways will extend to the south side of the NCD at the location of a future pedestrian bridge over the adjacent PWGS intake channel. Walkways will be lit with a series of post-mounted lights (bollards). The majority of vegetated areas on the NCD will be irrigated

with a sprinkler system serviced by a pump station on the northeast corner of the NCD (drawing water from Lake Michigan).

The proposed improvements will generally follow existing cover system grades (the planned improvements were taken into consideration during the design of the current cover system). The salient exception to this is the planned construction of a soil berm along the south side of the NCD, east of the future pedestrian bridge, incorporating potentially impacted, sub-cover system soil excavated during construction (see soil management discussion below). The proposed site improvements are documented on select design drawings included in Attachment 2.

The proposed improvements and associated changes to the cover system are considered as protective as or more protective than the existing cover system. New concrete and asphalt will be placed over, or incorporated within, the existing cover system. In addition, disturbed areas such as trenches will be backfilled with existing cover system clean soil and re-vegetated.

SUB-COVER SYSTEM SOIL MANAGEMENT PLAN

The majority of site construction will not breach the existing cover system. The salient exceptions to this include excavation for the sanitary sewer and water main, a 3-inch diameter water service extending north from the water main, a bio-filtration area/associated storm sewer and electrical bollards. It is estimated that approximately 800 cubic yards of sub-cover system soil will be excavated during construction.

The proposed soil management plan for sub-cover system soil is to utilize the soil to construct a berm between the south former crane rail and the PWGS intake channel on the southern portion of the NCD. The maximum side slope of the berm will be 3:1 with a maximum elevation of 595 feet MSL. A minimum of 2 feet of clean cover (including 4 inches of topsoil), likely to consist of cover system soil reclaimed from other portions of the NCD, will be placed over the sub-cover system berm soil. The location of the proposed berm is depicted on Sheet 4 of the design drawings included in Attachment 2.

The relocation of sub-cover system soil and utilization within the proposed berm is supported by the following:

- The relocated soil would be placed within the limits of the NCD. The nature and degree of residual soil impacts beneath the NCD cover system are generally consistent across the NCD.
- The relocated soil would be covered with a minimum of 2 feet of clean soil and vegetated, consistent with other vegetated portions of the NCD cover system.

Ms. Victoria Stovall
Wisconsin Department of Natural Resources
7 September 2012
Page 4

- Soil relocation activities would be terminated should any unexpected soil conditions be encountered, such as the presence of unexpected soil odor, coloration or debris.

CLOSING

The City requests WDNR review and approval of the proposed changes to the cover system and associated on-site replacement of sub-cover system soil during site construction. A \$500 review fee is enclosed.

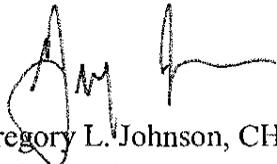
Approval of anticipated future improvements on the NCD will be requested under a separate cover.

Please contact us if you have any questions.

Sincerely,



Curtis M. Hoffart, CHMM
Project Professional



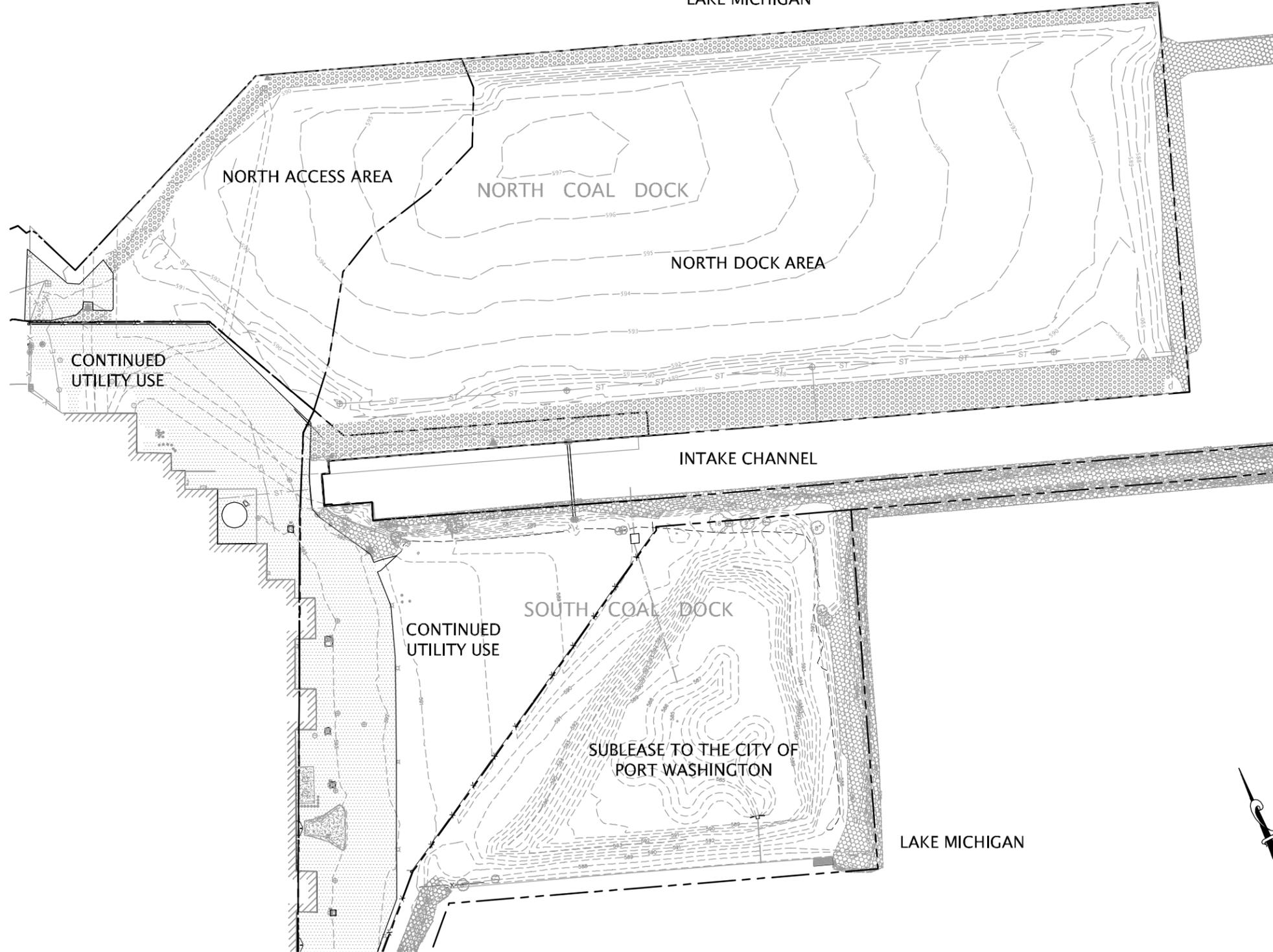
Gregory L. Johnson, CHMM, P.H., P.G., P.E.
Senior Engineer

cc: John Feeney, WDNR (w/o attachments)
Robert Vanden Noven, City of Port Washington
Doug Eberlein, We Energies

Attachment 1 – Figure
Attachment 2 – Drawings

ATTACHMENT 1

LAKE MICHIGAN



LEGEND

-  EXISTING GROUND SURFACE ELEVATION CONTOUR
-  GENERATING STATION BUILDING
-  RIPRAP
-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  GRAVEL SURFACE
-  PROPERTY BOUNDARY
-  EXTENT OF NORTH COAL DOCK COVER SYSTEM



SCALE IN FEET

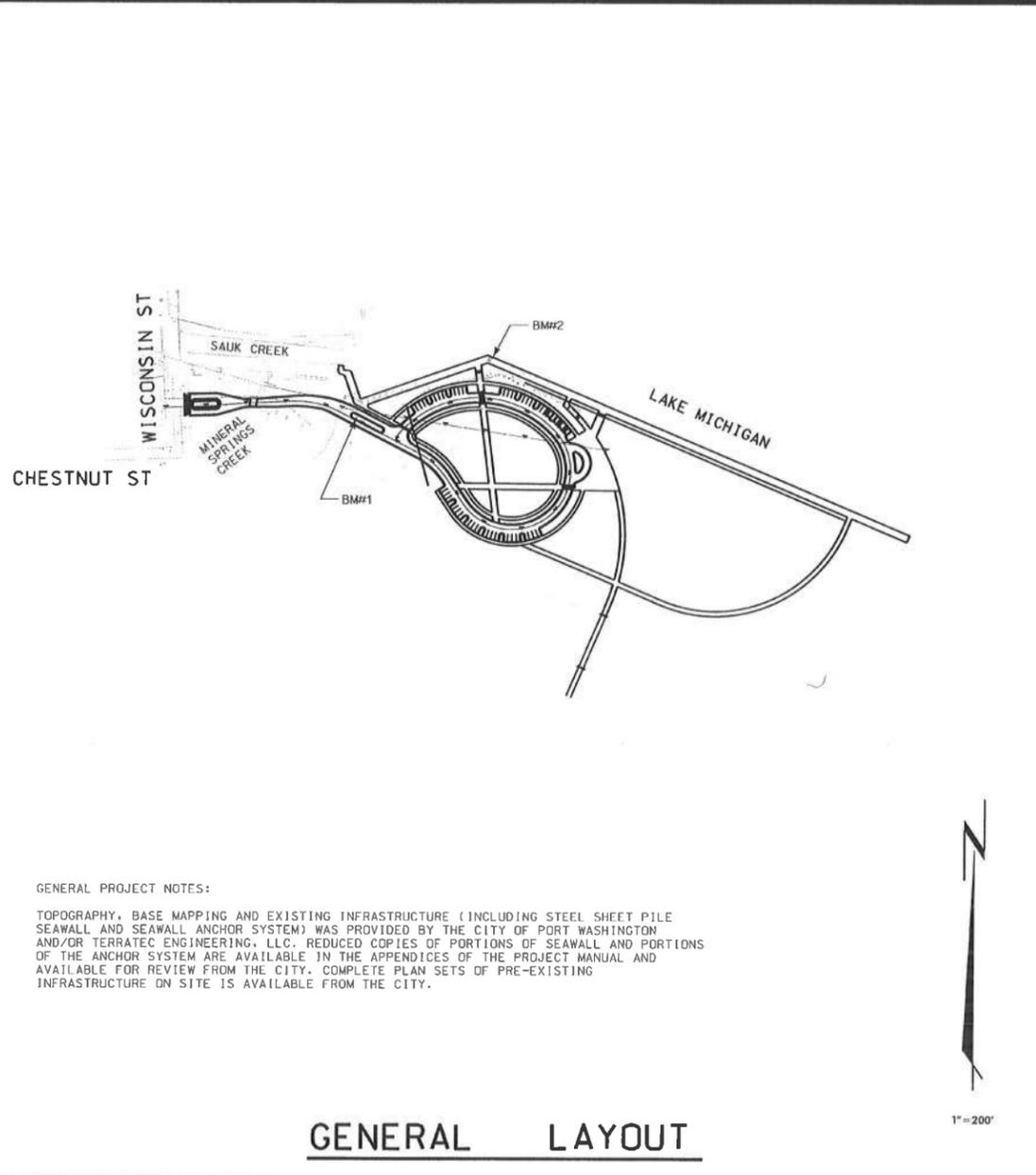


Geosyntec
consultants

CLIENT:	CITY OF PORT WASHINGTON	
PROJECT:	FORMER NORTH COAL DOCK PORT WASHINGTON, WISCONSIN	
TITLE:	SITE LAYOUT MAP	
PROJECT: CHW8268	FIGURE NO.: 1	DRAWING NO.: 1 OF 1
DATE: September 7, 2012	FILE NO.: 209PWGS-CPW010	

ATTACHMENT 2

NORTH COAL DOCK IMPROVEMENTS CITY OF PORT WASHINGTON



LEGEND

	ABANDONED SEWER OR WATER LINE, LABEL		PROPERTY LINE
	BORING (& NUMBER)		RAILROAD CROSSING SIGNAL
	BUSH, CONIFEROUS LABEL, DIA		RAILROAD TIES LANDSCAPE
	BUSH, DECIDUOUS LABEL, DIA		RAILROAD TRACKS
	CENTERLINE		RIGHT-OF-WAY, EXIST
	690 CONTOUR LINE, EX		RIGHT-OF-WAY, FUTURE
	700 CONTOUR LINE, NEW		RIGHT-OF-WAY, NEW
	CORPORATE LIMITS		ROAD SIGN
	CULVERT/CMP, LABEL		8" SAN- SANITARY SEWER, EX
	CURB & GUTTER, EX		12" SAN- SANITARY SEWER, NEW
	CURB & GUTTER, FUTURE		SEC. LINE & CORNER
	CURB & GUTTER, NEW		24" SS- STORM SEWER, EX
	DITCH FLOWLINE, EX		30" SS- STORM SEWER, NEW
	DITCH FLOWLINE, NEW		STRUCTURE, EXISTING
	EDGE OF DIRT/FIELD		STRUCTURE, FUTURE
	EDGE OF GRAVEL		STRUCTURE, NEW
	EDGE OF WATER		STRUCTURE, REMOVAL
	EDGE OF WOODS/BRUSH		SURVEY POINT
	FENCE, BARBED WIRE		TELEPHONE BOOTH
	FENCE, BOARD		TELEPHONE/ELECTRIC PEDESTAL OR BOX
	FENCE, LABEL		TOP OF BANK, LABEL
	FENCE, RAIL		TRAFFIC SIGNAL
	FENCE, SILT		TRANSIT LINE W/HP
	FENCE, CHAIN LINK		TREE, CONIFEROUS LABEL, TRUNK DIA
	FLOODPLAIN BOUNDARY		TREE, DEADFALL
	8" FM- FORCE MAIN, EXISTING		TREE, DECIDUOUS LABEL, TRUNK DIA
	12" FM- FORCE MAIN, NEW		TREE, REMOVAL
	GAS PUMP, ISLAND		TREE, STUMP LABEL, TRUNK DIA
	GUY WIRE		WALL, BLOCK
	HEDGE, DEC/CON		WALL, CONCRETE
	HYDRANT, EXISTING		WALL, STONE
	HYDRANT, NEW		6" W- WATER MAIN, EXISTING
	INLET/CATCH BASIN, EXISTING		12" W- WATER MAIN, NEW
	INLET/CATCH BASIN, NEW		WETLAND, BOUNDARY
	IRON PIPE		TV- UNDERGROUND CABLE, CATV
	IRON ROD		E- UNDERGROUND CABLE, ELECTRIC
	MAIL BOX		T- UNDERGROUND CABLE, TELEPHONE
	MANHOLE, EXISTING		FO- UNDERGROUND CABLE, FIBER OPTIC
	MANHOLE, NEW		G- UNDERGROUND MAIN, GAS
	MARKER, LABEL		DH- OVERHEAD UTILITY
	MATCH/BREAK LINE		WELL
	POLE, COMBINATION		
	POLE, LIGHT		
	POLE, POWER		
	POLE, TELEPHONE		

SHEET INDEX

1. COVER SHEET/GENERAL LAYOUT
2. SIGNATURE PAGE
3. CONSTRUCTION DETAILS
4. MASTER GRADING PLAN
- 5.-6. GRADING & STORM SEWER PLAN
7. EROSION CONTROL PLAN
- 8.-10. PLAN & PROFILE - ENTRANCE DRIVE
11. PLAN & PROFILE - UTILITIES
12. PAVING DETAIL
13. PAVING DETAIL
14. PAVING DETAIL
- 15.-16. LANDSCAPE PLAN
17. LANDSCAPE SALVAGE PLAN
18. ELECTRICAL PLAN
- 19.-20. ELECTRICAL DETAILS
- 21.-22. IRRIGATION PLAN
23. IRRIGATION DETAILS
- 24.-27. PEDESTRIAN BRIDGE PLANS

BENCH MARKS

BM#1
BRASS CAP IN CONCRETE SLAB LOCATED ABOVE THE DISCHARGE TUNNEL
STA 14+85
ELEV = 591.32

BM#2
US ACOE SURVEY MONUMENT #78-8 LOCATED ABOVE INTAKE TUNNEL NEAR NORTH SEAWALL
ELEV = 588.56



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GENERAL PROJECT NOTES:

TOPOGRAPHY, BASE MAPPING AND EXISTING INFRASTRUCTURE (INCLUDING STEEL SHEET PILE SEAWALL AND SEAWALL ANCHOR SYSTEM) WAS PROVIDED BY THE CITY OF PORT WASHINGTON AND/OR TERRATEC ENGINEERING, LLC. REDUCED COPIES OF PORTIONS OF SEAWALL AND PORTIONS OF THE ANCHOR SYSTEM ARE AVAILABLE IN THE APPENDICES OF THE PROJECT MANUAL AND AVAILABLE FOR REVIEW FROM THE CITY. COMPLETE PLAN SETS OF PRE-EXISTING INFRASTRUCTURE ON SITE IS AVAILABLE FROM THE CITY.

GENERAL LAYOUT

1" = 200'

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
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				REVISOR'S DATE	REVIEW B.G.	J. MCBAIN
				REVISOR'S DATE	DATE	SCALE
				REVISOR'S DATE	MARCH, 2010	AS NOTED



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PROFESSIONAL CONSULTANTS

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Racine (262)554-8530 Fox Valley (715)752-4620

RELEASED FOR CONSTRUCTION 08-06-12

PROJECT NO. R08-0702-100
SHEET NO. 1 OF 27
FILE NO. F-27288



STRUCTURAL PLANS – BY COLLINS ENGINEERS, INC
(PEDESTRIAN BRIDGE & PROMENADE)



ELECTRICAL PLANS – BY POWRTEK ENGINEERING, INC



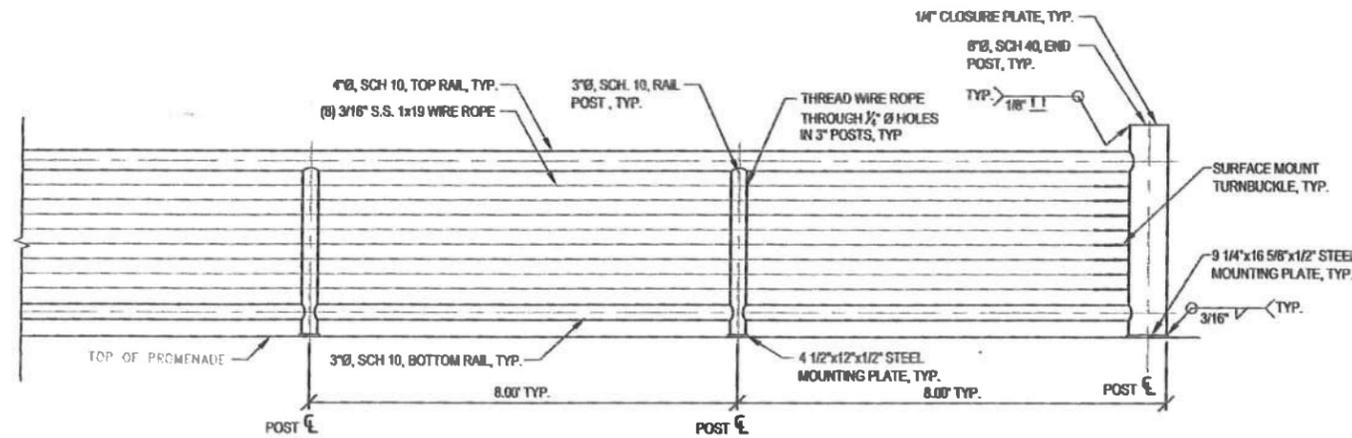
Thomas J. Emmerich
11/6/2010

IRRIGATION PLANS – BY TJ EMMERICH ASSOCIATES, INC

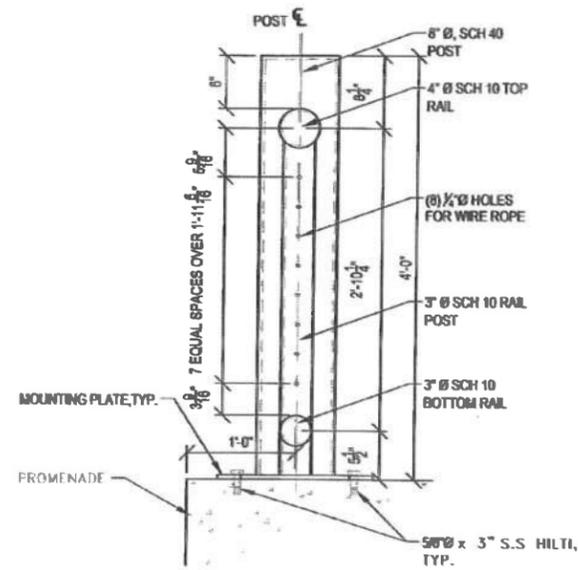
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						DATE	SCALE	NTS	SHEET NO. 2 OF 27
						NOVEMBER, 2009			
						REVISED TO CONFORM TO CONSTRUCTION RECORDS			
ALL RIGHTS RESERVED									FILE NO. F-27289



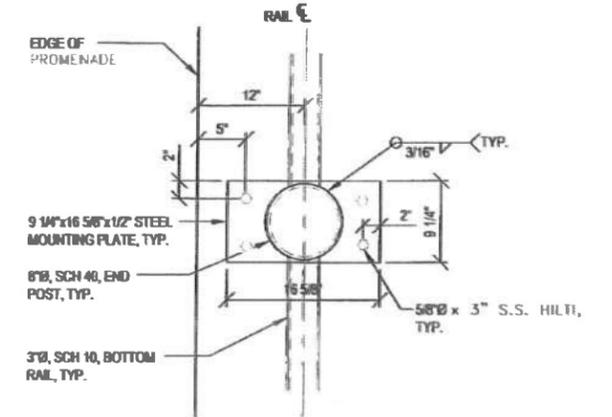
SIGNATURE PAGE
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN



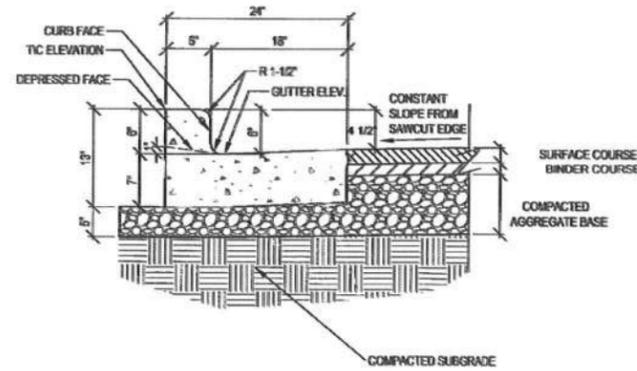
PROMENADE RAILING DETAIL



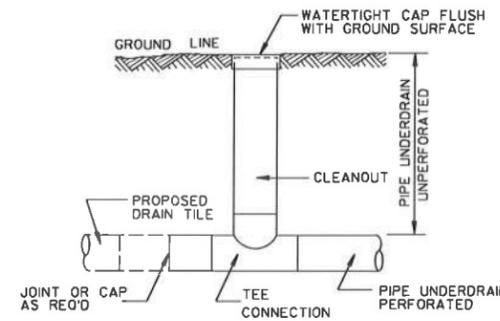
PROMENADE TYPICAL RAILING SECTION



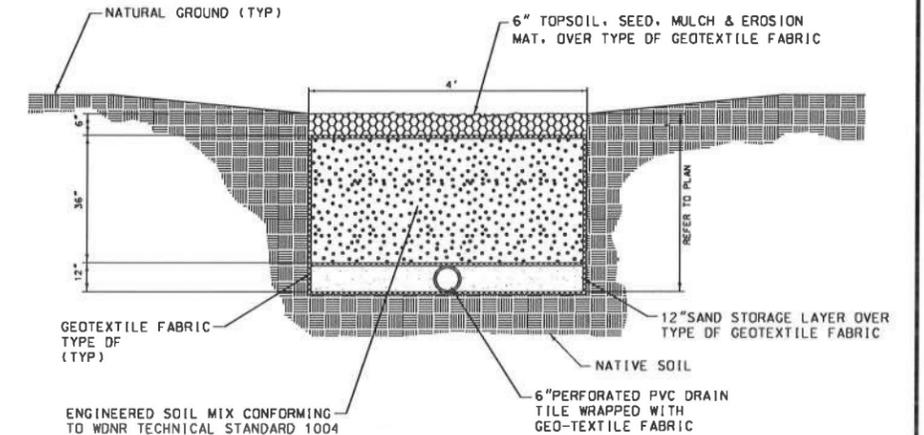
PROMENADE MOUNTING PLATE DETAIL



CONCRETE CURB & GUTTER

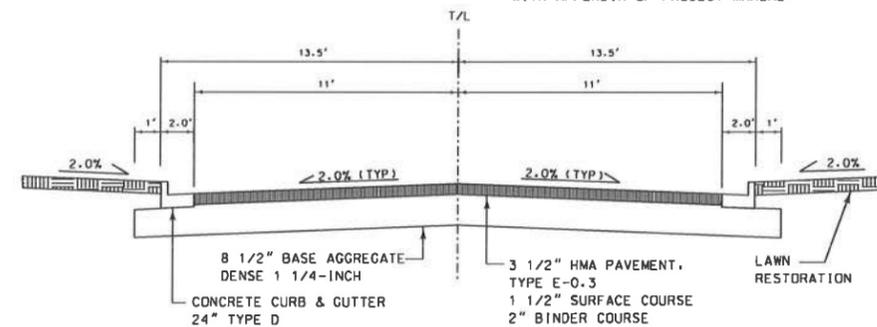


CLEANOUT BOX DETAIL



BIO-FILTRATION CROSS-SECTION

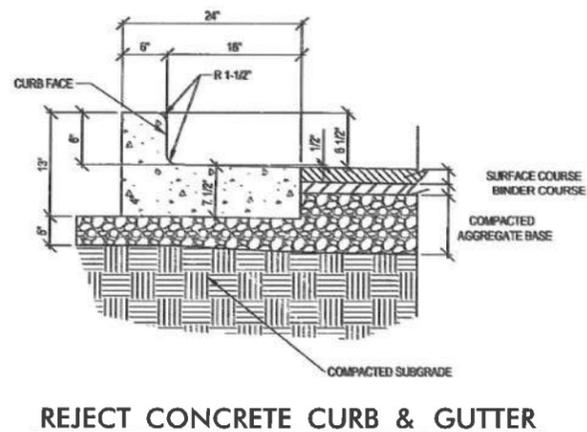
CONTRACTOR SHALL OVER-EXCAVATE TRENCH AT LEAST 24 INCHES BELOW SAND LAYER AND REPLACE WITH CLEAN FILL MATERIAL IN ACCORDANCE WITH APPENDIX OF PROJECT MANUAL



TYPICAL SECTION

RAILING NOTES:

1. GRIND ALL WELDS SMOOTH.
2. ALL RAILS AND POSTS SHALL BE HOT DIPPED GALVANIZED AND SHOP PRIMED AND PAINTED WHITE.
3. STAINLESS WIRE ROPE SHALL REMAIN UNPAINTED.
4. ALL POSTS SHALL BE INSTALLED PLUMB. SHIM MOUNTING PLATES AS NECESSARY. MAXIMUM SHIM SHALL NOT EXCEED 1/4".



REJECT CONCRETE CURB & GUTTER

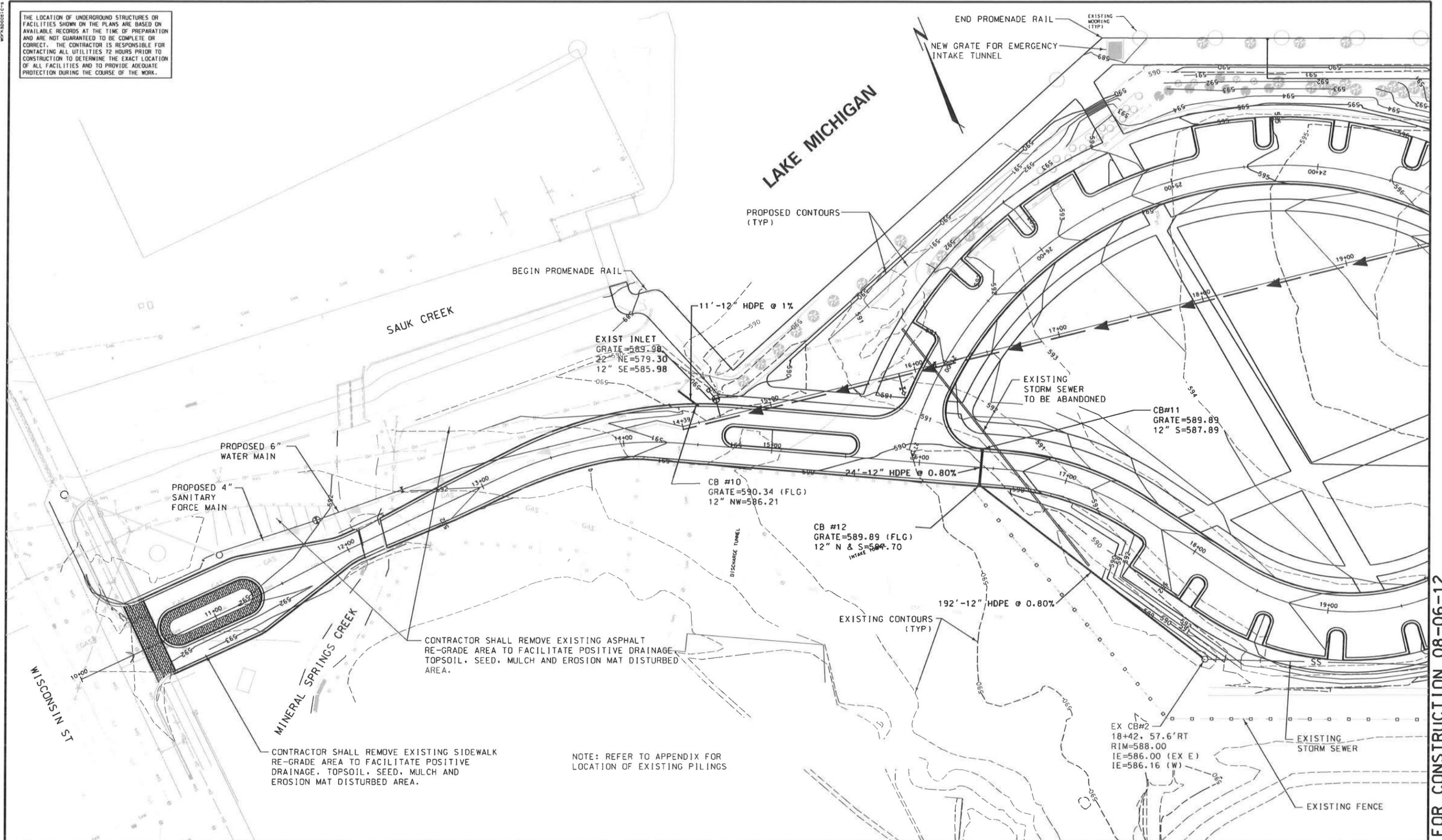
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DATE BY						

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CONSTRUCTION DETAILS
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.
 R08-0702-100
 SHEET NO.
 3 OF 27
 FILE NO.
 F-27290

THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.



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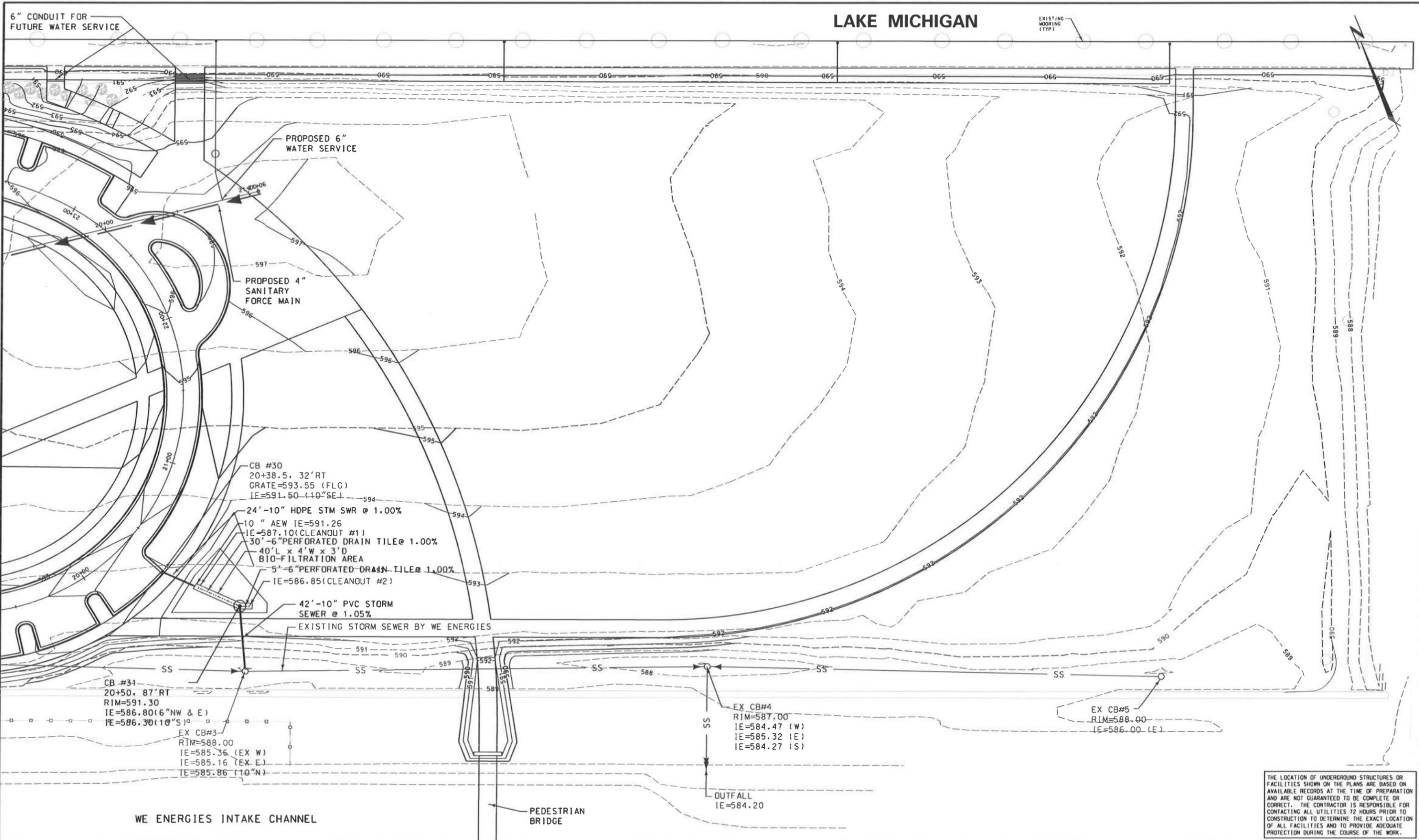
REVISOR TO CONFORM TO CONSTRUCTION RECORDS DATE BY

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GRADING & STORM SEWER PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO. RO8-0702-100
SHEET NO. 5 OF 27
FILE NO. F-27292

REVISION/PLOT DATE



THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

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							M. PAYANT
					DATE		SCALE
					JANUARY, 2010		HORZ: 1"=30'
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					DATE		

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GRADING & STORM SEWER PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

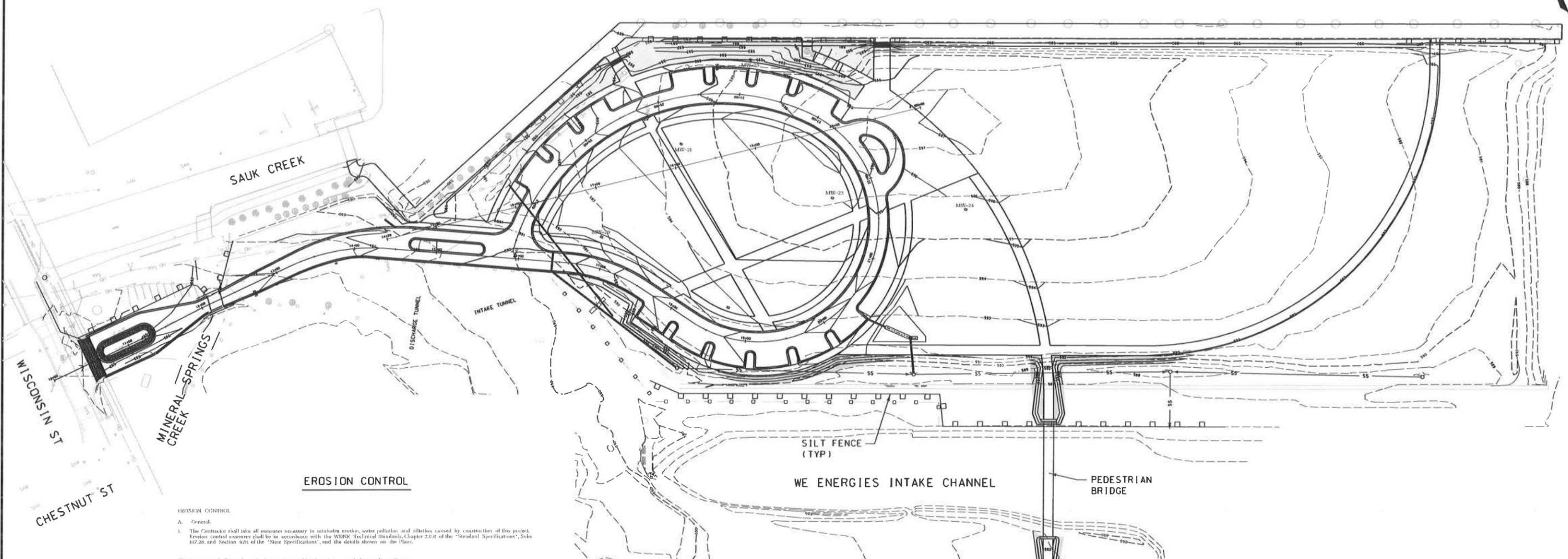
PROJECT NO.	RO8-0702-100
SHEET NO.	6 OF 27
FILE NO.	F-27293

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE _____ S:\07_ErosionControl\Plan.dgn 04/05/12 WH

LAKE MICHIGAN

EROSION MAT (TYP)
UNLESS NOTED OTHERWISE



EROSION CONTROL

EROSION CONTROL

A. General.
1. The Contractor shall take all measures necessary to minimize erosion, water pollution, and siltation caused by construction of this project. Erosion control measures shall be in accordance with the WDRM Technical Standards, Chapter 2.0.6 of the "Standard Specifications", Sub 107.28 and Section 604 of the "State Specifications", and the details shown on the Plans.

The Contractor shall comply with the provisions of local erosion control plans and/or ordinances.
2. Erosion Control Plan.
a. Prior to beginning work, the Contractor may be required to submit an erosion and sediment control plan, detailing specific measures that will be employed in the various stages of construction for approval by the Engineer.
3. Implementation.
a. The Contractor shall not begin work until after initial erosion and sediment control devices are in place and approved by the Engineer.

B. Erosion Control Measures.
1. Erosion control measures shall include, but not be limited to the following:
a. Divert upstream runoff from flowing through the construction site.
b. Protect downstream or adjacent waterways with silt fence.
c. Delay stripping topsoil until required for construction.
d. Place silt fence or erosion control tubes in ditches and other drainageways to collect sediment and to slow the velocity of runoff.
e. Construct sedimentation basins if necessary.
f. Protect storm sewer inlets with Type II inlet protection.
g. Prompt removal of excavated material.
h. Proper storage of backfill and bedding materials including placing silt fence or erosion control tubes on the slope/grade sides of spoil piles.
i. Construction of gravel access roads to construction sites to prevent sediment from being tracked onto roadways.
j. Prompt (same-day) cleanup of material tracked onto adjacent streets.
k. Timely restoration of damaged surface areas.
l. Temporary seeding.

2. Temporary Erosion Control Measures.
a. The Contractor shall construct temporary erosion control measures, where erosion is likely to be a problem, prior to beginning work on these sections of the project. Temporary erosion control measures shall be maintained until after permanent erosion control, such as seeding or sodding, has been established.
b. In the event that permanent erosion control measures are not fully implemented in the current construction season, the Contractor shall be responsible for maintaining all necessary temporary erosion control measures until after permanent measures have been completed in the following year.

C. Construction Activity.

1. Description.
Major construction activities on this project include:
a. site grading
b. utility construction
c. ditching
d. road construction

2. Construction Sequence.

Construction activities will generally consist of the following work sequence:
a. install temporary erosion control
b. construct temporary sediment traps
c. construct ditches to divert or direct runoff
d. site grading and rough out roads
e. install utilities
f. finish grade roadways and complete site grading
g. place salvaged topsoil, fertilizer, seed, and mulch, and install permanent erosion control measures

D. Erosion Control Sequence.

No construction may proceed until after the appropriate erosion control devices have been installed and approved by the Engineer. Erosion control measures or devices shall be installed in the following sequence, unless otherwise approved by the Engineer.

1. Preconstruction Erosion Control Measures.
 - a. Install silt fence around the project perimeter.
 - b. Construct sediment traps.
 - c. Construct stone construction site access road.
 - d. Protect existing culverts and storm inlets with erosion holes or silt fence.
2. Erosion Control Measures Installed During Construction.
 - a. Place erosion holes or silt fence to rough graded drainageways and roadside ditches.
 - b. Protect stockpiles with silt fence.
 - c. Immediate restoration of critical areas such as shorelines.
 - d. Maintenance of erosion control devices.
3. Permanent Erosion Control Measures.
 - a. Seed and mulch immediately after placing topsoil.
 - b. Place erosion mat in highly erodible areas.
 - c. Install erosion control fabric.
 - d. Place silt fence and erosion holes on steep slopes in ditches.
4. Post Construction Activities.
 - a. Remove all temporary erosion control devices after permanent erosion control has been established and the site is stabilized.
 - b. Restore areas from which erosion control devices have been removed by seeding, mulching, and erosion mat or sodding as directed by the Engineer.
 - c. Install bio-filtration swales.

GENERAL NOTES
REFER TO LANDSCAPE PLAN & SPECIAL PROVISIONS FOR SEEDING DETAILS.

SILT FENCE SHALL CONFORM TO TECHNICAL STD. 1056

SLOPE EROSION MAT SHALL BE URBAN CLASS I TYPE B CONFORM TO TECHNICAL STD. 1052

NO.	REVISIONS	BY	DATE

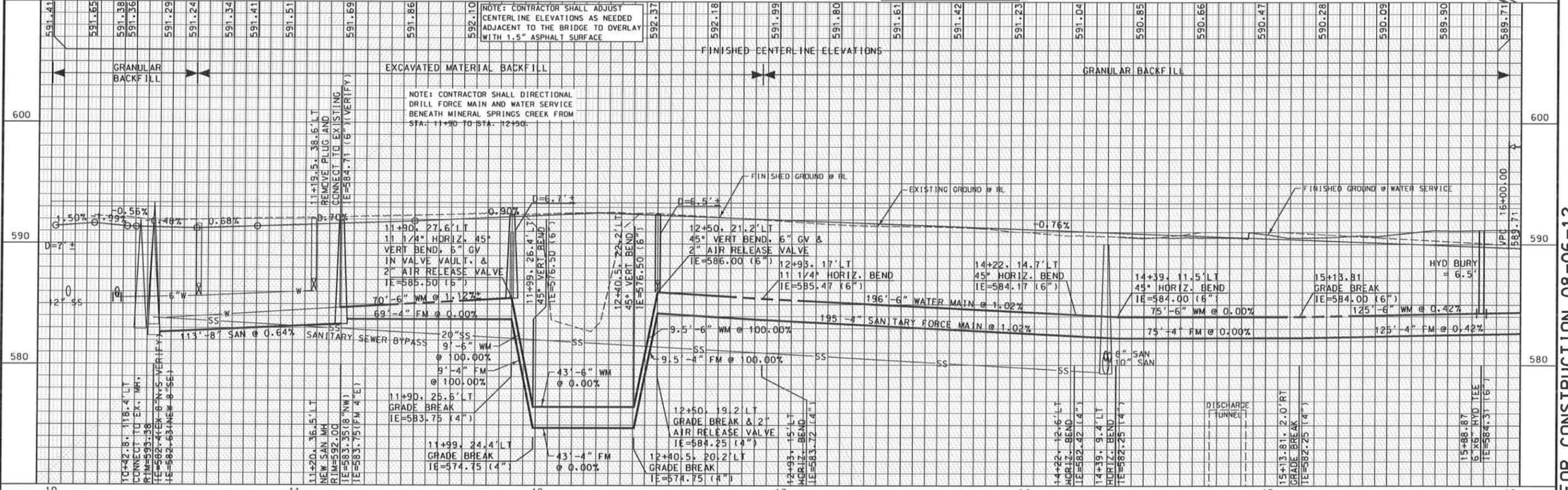
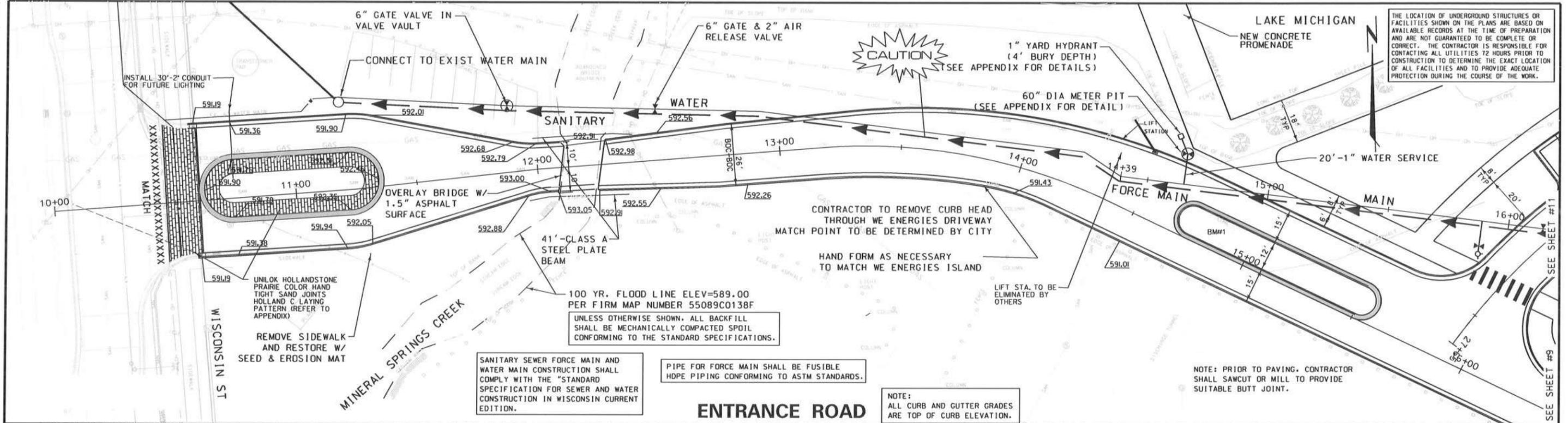
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DATE	MARCH 2011	M. PAYANT
REVISIONS TO CONFORM TO CONSTRUCTION RECORDS	SCALE	HORZ: 1"=60'
DATE		

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PROFESSIONAL CONSULTANTS
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EROSION CONTROL PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	R08-0702-100
SHEET NO.	7 OF 27
FILE NO.	F-27294

RELEASED FOR CONSTRUCTION 08-06-12

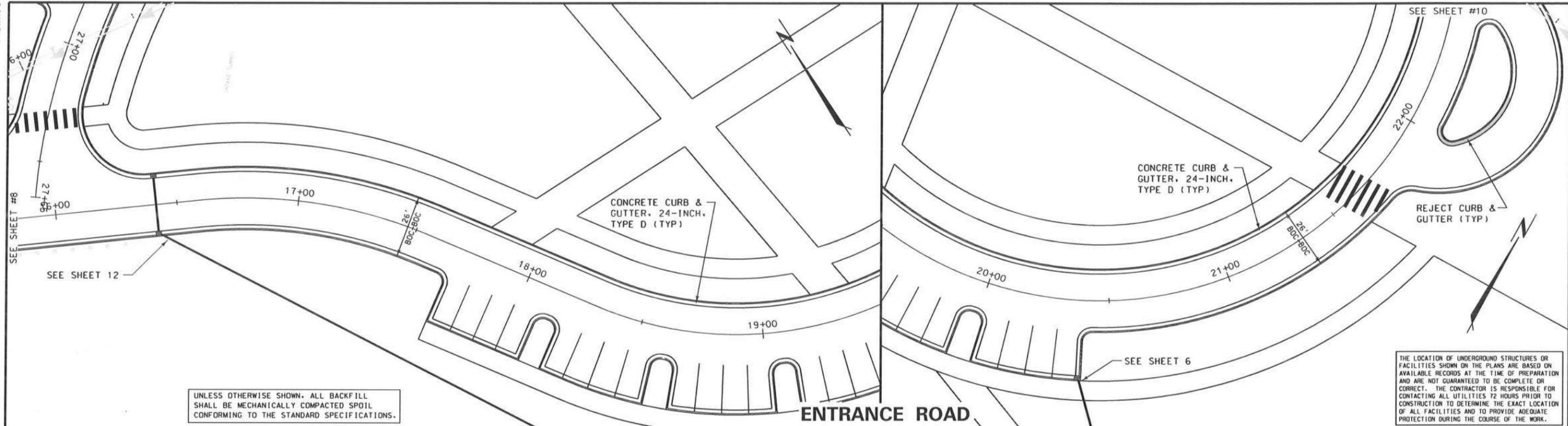


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		M. PAYANT
	DATE	SCALE
	JANUARY, 2010	HORIZ: 1"=20'
		VERT: 1"=4'

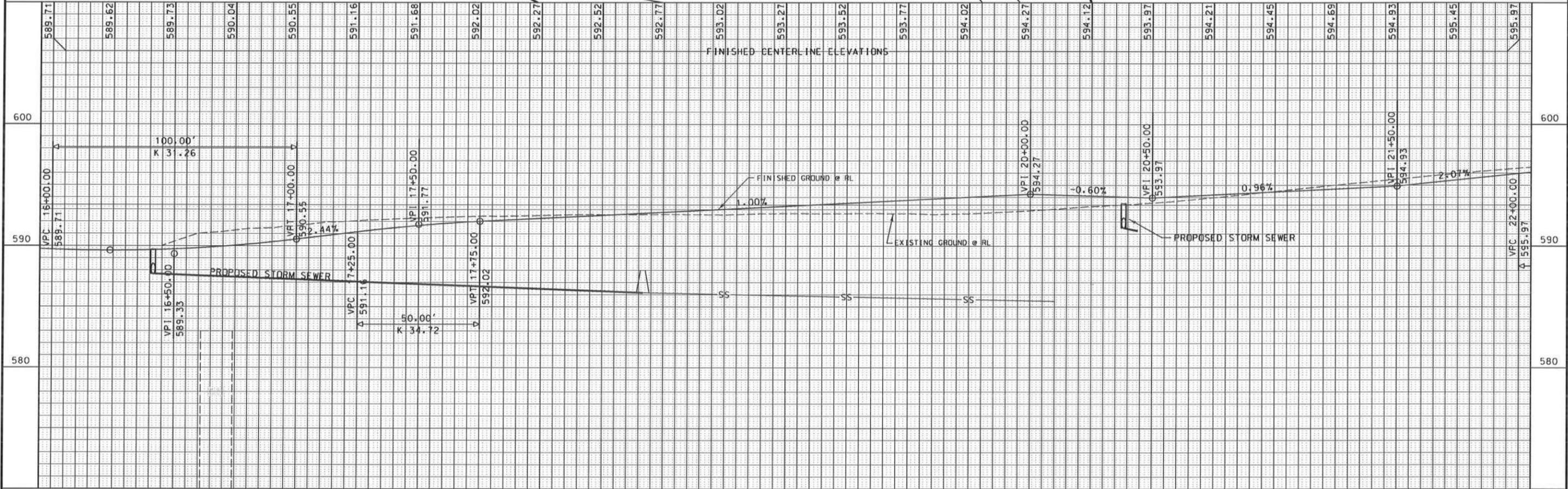
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PROJECT NO.	R08-0702-100
SHEET NO.	8 OF 27
FILE NO.	F-27295



UNLESS OTHERWISE SHOWN, ALL BACKFILL SHALL BE MECHANICALLY COMPACTED SPOIL CONFORMING TO THE STANDARD SPECIFICATIONS.

THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.



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17			

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		VERT: 1"= 4'
	REVISED TO CONFORM TO CONSTRUCTION RECORDS	
	DATE	BY

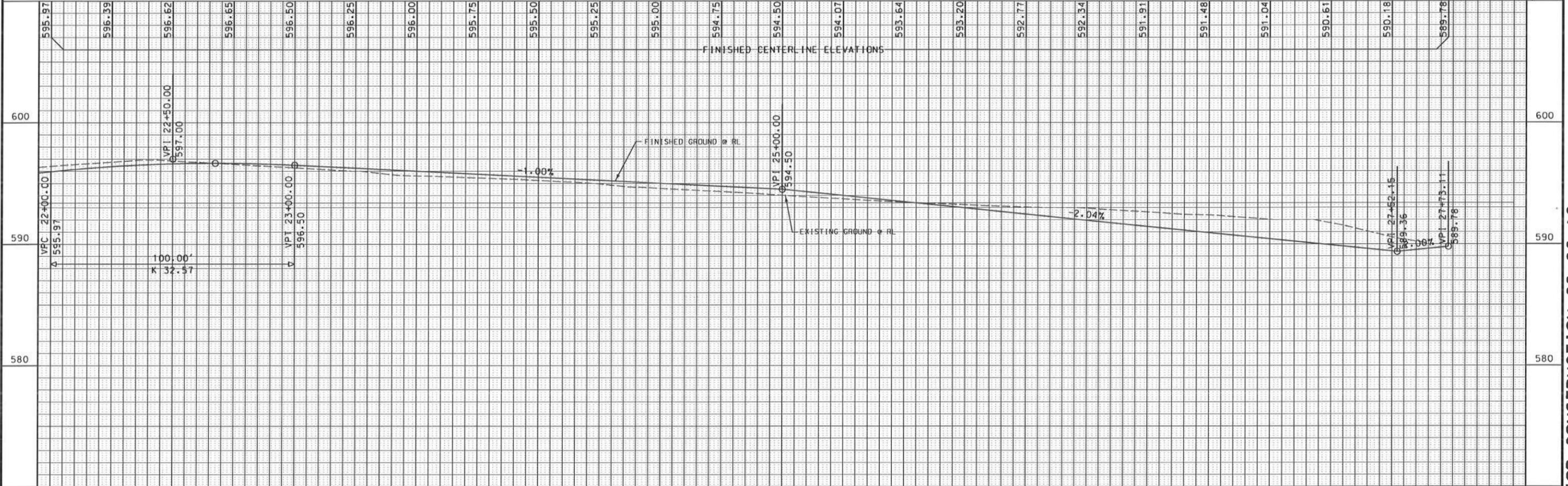
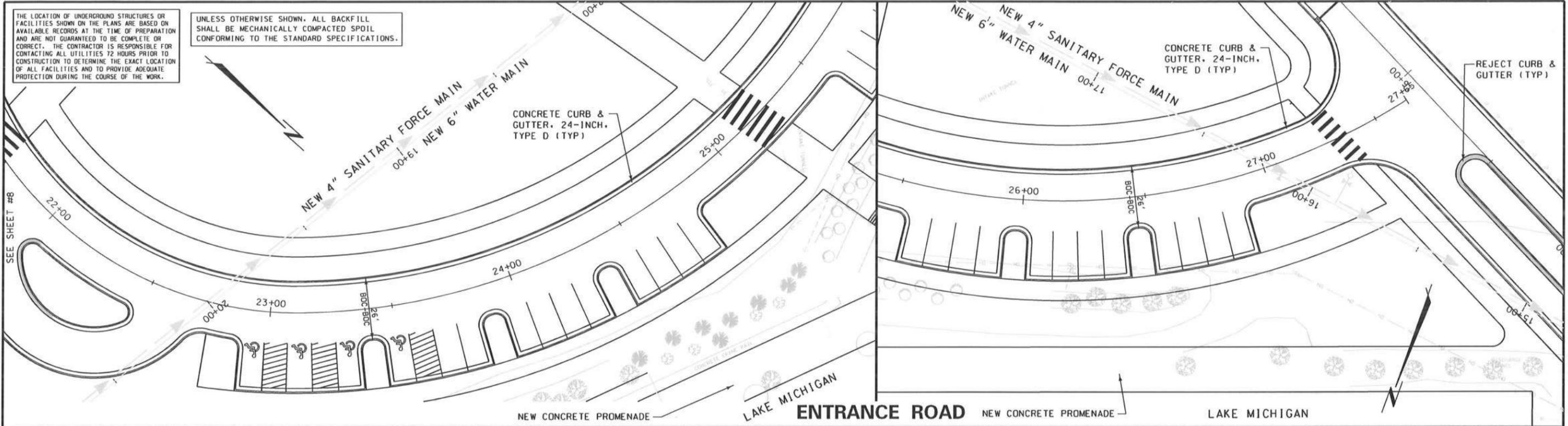


PLAN & PROFILE
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	R08-0702-100
SHEET NO.	9 OF 27
FILE NO.	F-27295A

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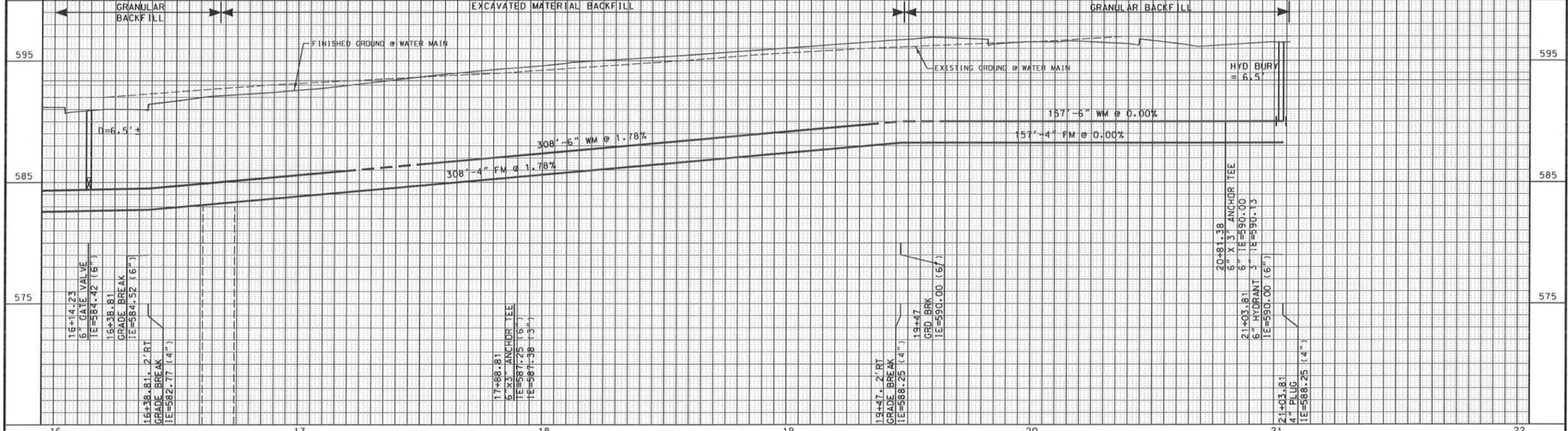
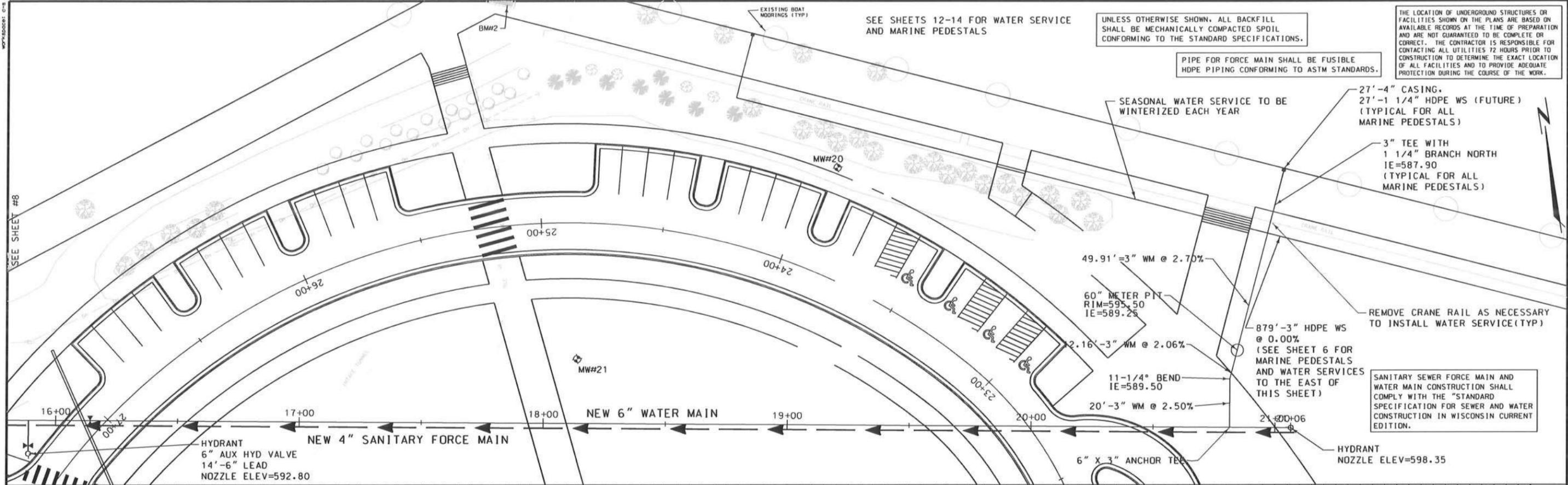
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REVISED TO CONFORM TO CONSTRUCTION RECORDS



PLAN & PROFILE
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO. R08-0702-100
SHEET NO. 10 OF 27
FILE NO. F-27295B



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PLAN & PROFILE
NORTH COAL DOCK IMPROVEMENTS
 CITY OF PORT WASHINGTON
 OZAUKEE COUNTY, WISCONSIN

PROJECT NO. R08-0702-100
SHEET NO. 11 OF 27
FILE NO. F-27296

RELEASED FOR CONSTRUCTION 08-06-12

UNLESS OTHERWISE SHOWN, ALL BACKFILL SHALL BE MECHANICALLY COMPACTED SPOIL CONFORMING TO THE STANDARD SPECIFICATIONS.

PIPE FOR FORCE MAIN SHALL BE FUSIBLE HDPE PIPING CONFORMING TO ASTM STANDARDS.

THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PREPARATION AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.

SEE SHEETS 12-14 FOR WATER SERVICE AND MARINE PEDESTALS

SEASONAL WATER SERVICE TO BE WINTERIZED EACH YEAR

27'-4" CASING, 27'-1 1/4" HDPE WS (FUTURE) (TYPICAL FOR ALL MARINE PEDESTALS)

3" TEE WITH 1 1/4" BRANCH NORTH IE=587.90 (TYPICAL FOR ALL MARINE PEDESTALS)

REMOVE CRANE RAIL AS NECESSARY TO INSTALL WATER SERVICE (TYP)

SANITARY SEWER FORCE MAIN AND WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN CURRENT EDITION.

49.91' -3" WM @ 2.70%
 60" METER PIT
 RIM=595.50
 IE=589.25

879' -3" HDPE WS @ 0.00% (SEE SHEET 6 FOR MARINE PEDESTALS AND WATER SERVICES TO THE EAST OF THIS SHEET)

2.16' -3" WM @ 2.06%
 11-1/4" BEND IE=589.50
 20' -3" WM @ 2.50%

HYDRANT NOZZLE ELEV=598.35

HYDRANT 6" AUX HYD VALVE 14'-6" LEAD NOZZLE ELEV=592.80

6" X 3" ANCHOR TEE

GRANULAR BACKFILL

EXCAVATED MATERIAL BACKFILL

GRANULAR BACKFILL

FINISHED GROUND @ WATER MAIN

EXISTING GROUND @ WATER MAIN

HYD BURY = 6.5'

308' -6" WM @ 1.78%
 308' -4" FM @ 1.78%

157' -6" WM @ 0.00%

157' -4" FM @ 0.00%

16+14.23
 6" GATE VALVE
 IE=587.42 (6")
 16+38.81
 GRADE BREAK
 IE=584.52 (6")
 16+38.81, 2' RT
 GRADE BREAK
 IE=582.77 (4")

17+88.81
 6" X 3" ANCHOR TEE
 IE=587.25 (6")
 IE=587.38 (3")

19+47, 2' RT
 GRADE BREAK
 IE=588.25 (4")
 19+47
 GRD BRK
 IE=590.00 (6")

20+81.38
 6" X 3" ANCHOR TEE
 IE=590.00
 21+03.81
 6" HYDRANT
 IE=590.13
 21+03.81
 4" PLUG
 IE=588.25 (4")

16 17 18 19 20 21 22

LAKE MICHIGAN

HMA PAVEMENT SHALL BE AS FOLLOWS:
 8 1/2" THICK BASE AGGREGATE DENSE
 2" THICK TYPE E-0.3 HMA BINDER
 1 1/2" THICK TYPE E-0.3 HMA SURFACE

NOTE: PAVEMENT MARKINGS TO BE PROVIDED IN ACCORDANCE WITH SECTION 1646 & 1647 OF THE SPECIAL PROVISIONS.

NOTE: CONCRETE WALK SHALL BE 6" THICK WITH A 6" AGGREGATE BASE.

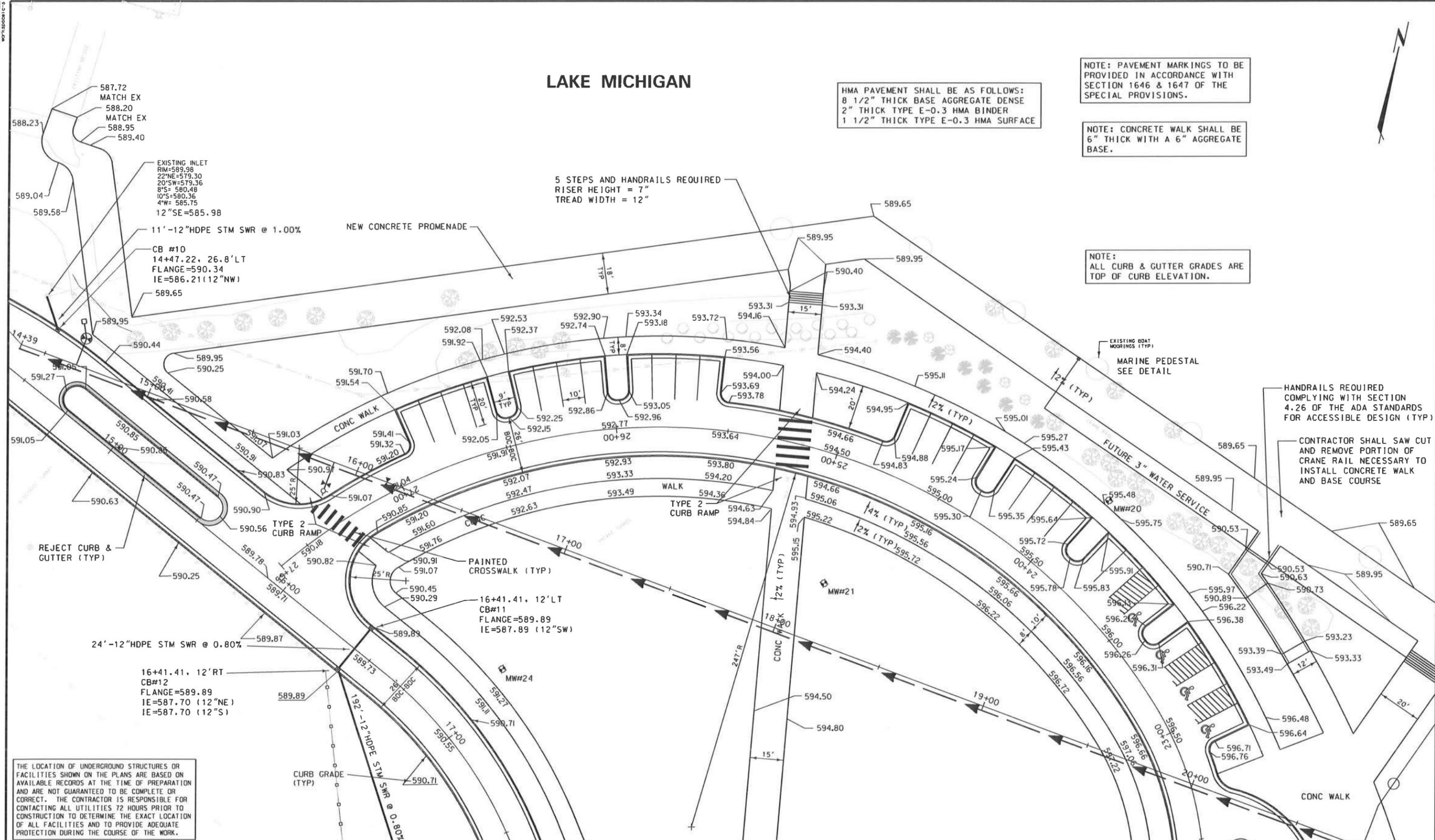
NOTE: ALL CURB & GUTTER GRADES ARE TOP OF CURB ELEVATION.

5 STEPS AND HANDRAILS REQUIRED
 RISER HEIGHT = 7"
 TREAD WIDTH = 12"

HANDRAILS REQUIRED COMPLYING WITH SECTION 4.26 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN (TYP)

CONTRACTOR SHALL SAW CUT AND REMOVE PORTION OF CRANE RAIL NECESSARY TO INSTALL CONCRETE WALK AND BASE COURSE

REVISION/PLOT DATE Sht112_Paving.dgn 04/04/12 tpb



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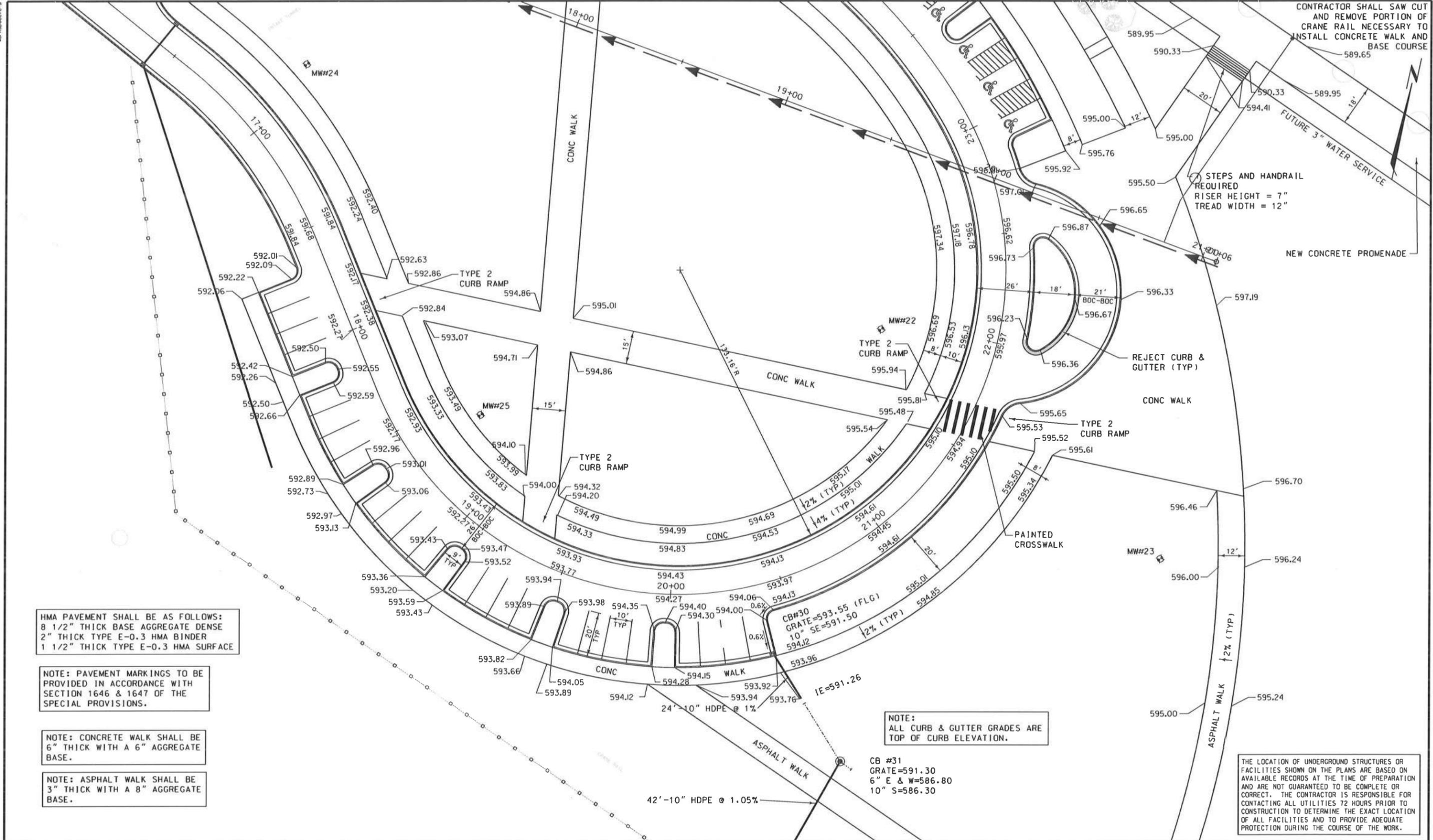
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**PAVING, STORM SEWER & MARINE PEDS.
 NORTH COAL DOCK IMPROVEMENTS
 CITY OF PORT WASHINGTON
 OZAUKEE COUNTY, WISCONSIN**

PROJECT NO.	R08-0702-100
SHEET NO.	12 OF 27
FILE NO.	F-27297

RELEASED FOR CONSTRUCTION 08-06-12



HMA PAVEMENT SHALL BE AS FOLLOWS:
 8 1/2" THICK BASE AGGREGATE DENSE
 2" THICK TYPE E-0.3 HMA BINDER
 1 1/2" THICK TYPE E-0.3 HMA SURFACE

NOTE: PAVEMENT MARKINGS TO BE PROVIDED IN ACCORDANCE WITH SECTION 1646 & 1647 OF THE SPECIAL PROVISIONS.

NOTE: CONCRETE WALK SHALL BE 6" THICK WITH A 6" AGGREGATE BASE.

NOTE: ASPHALT WALK SHALL BE 3" THICK WITH A 8" AGGREGATE BASE.

NOTE:
 ALL CURB & GUTTER GRADES ARE TOP OF CURB ELEVATION.

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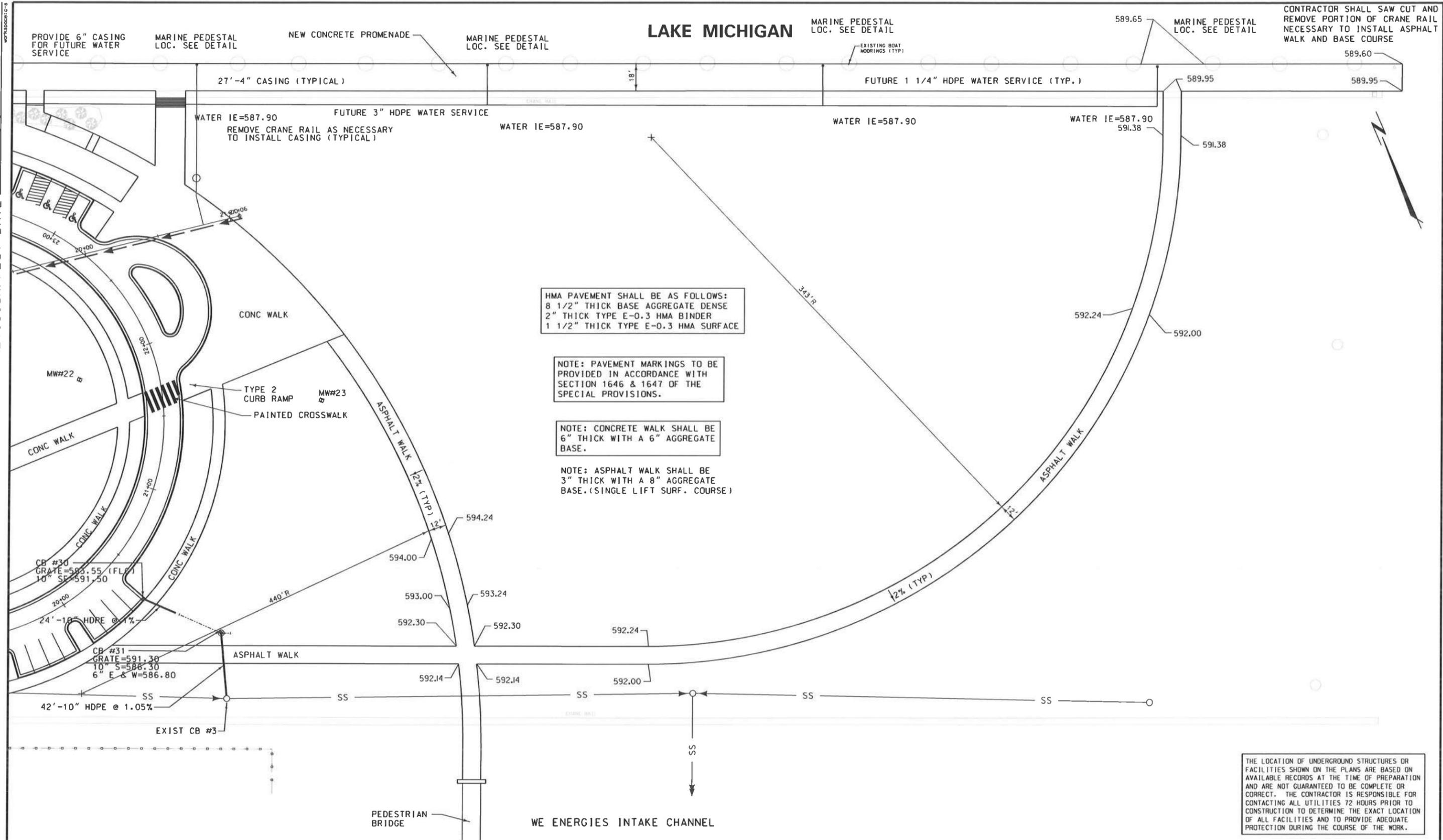
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	DATE	SCALE
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PAVING, STORM SEWER & MARINE PEDS.
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	ROB-0702-100
SHEET NO.	13 OF 27
FILE NO.	F-27298

REVISION/PLOT DATE



HMA PAVEMENT SHALL BE AS FOLLOWS:
 8 1/2" THICK BASE AGGREGATE DENSE
 2" THICK TYPE E-0.3 HMA BINDER
 1 1/2" THICK TYPE E-0.3 HMA SURFACE

NOTE: PAVEMENT MARKINGS TO BE PROVIDED IN ACCORDANCE WITH SECTION 1646 & 1647 OF THE SPECIAL PROVISIONS.

NOTE: CONCRETE WALK SHALL BE 6" THICK WITH A 6" AGGREGATE BASE.

NOTE: ASPHALT WALK SHALL BE 3" THICK WITH A 8" AGGREGATE BASE. (SINGLE LIFT SURF. COURSE)

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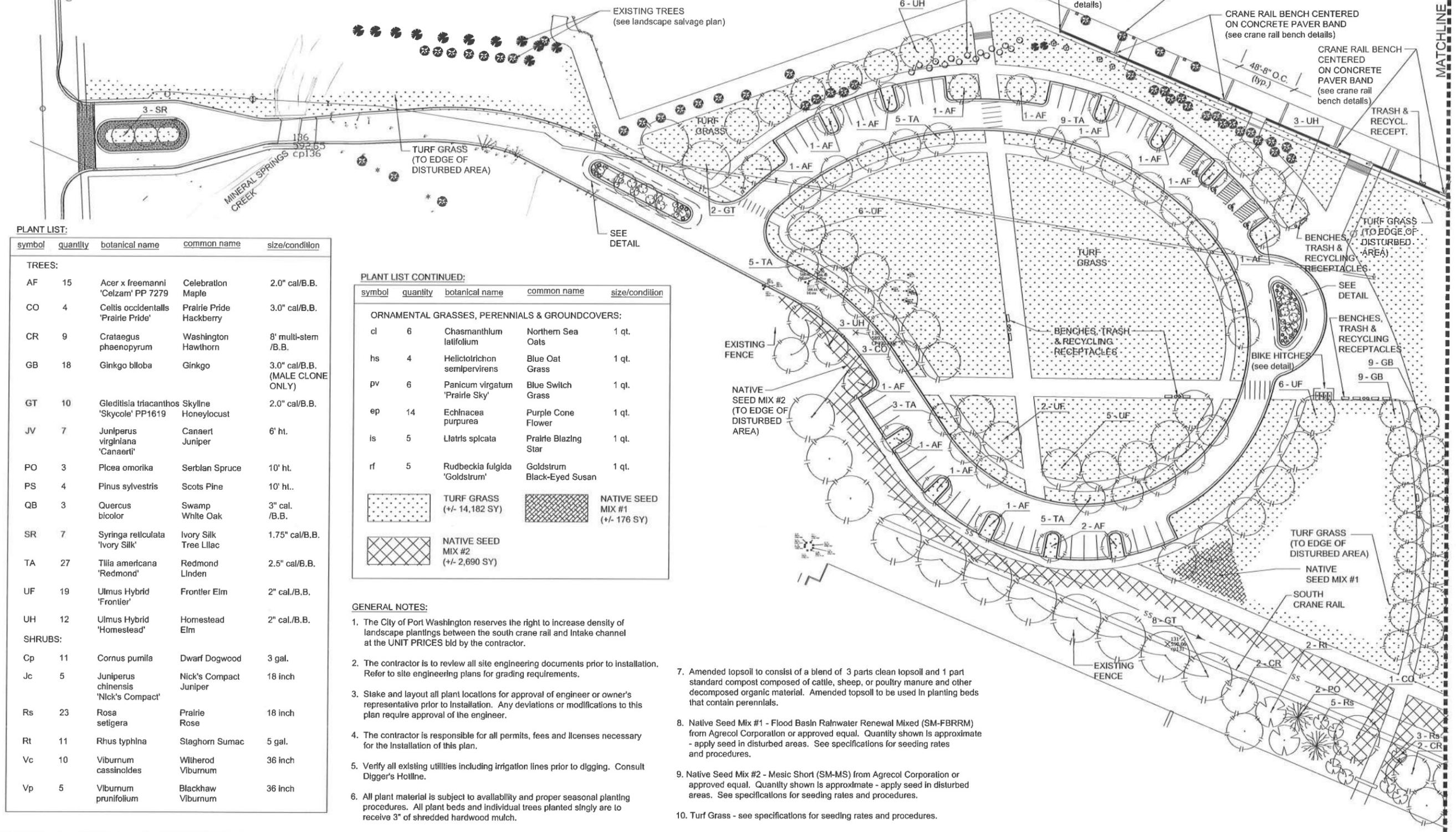
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PAVING DETAIL & MARINE PEDESTALS
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO. R08-0702-100
SHEET NO. 14 OF 27
FILE NO. F-27299

RELEASED FOR CONSTRUCTION 08-06-12

NOTE: CONTRACTOR IS RESPONSIBLE FOR SEEDING, SHRUBS AND PERENNIAL PLANTINGS. TREES TO BE PLANTED BY THE CITY.



PLANT LIST:

symbol	quantity	botanical name	common name	size/condition
TREES:				
AF	15	Acer x freemanni 'Celzam' PP 7279	Celebration Maple	2.0" cal/B.B.
CO	4	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0" cal/B.B.
CR	9	Crataegus phaenopyrum	Washington Hawthorn	8' multi-stem /B.B.
GB	18	Ginkgo biloba	Ginkgo	3.0" cal/B.B. (MALE CLONE ONLY)
GT	10	Gleditsia triacanthos 'Skycole' PP1619	Skyline Honeylocust	2.0" cal/B.B.
JV	7	Juniperus virginiana 'Canaert'	Canaert Juniper	6' ht.
PO	3	Picea omorika	Serbian Spruce	10' ht.
PS	4	Pinus sylvestris	Scots Pine	10' ht.
QB	3	Quercus bicolor	Swamp White Oak	3" cal. /B.B.
SR	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.75" cal/B.B.
TA	27	Tilia americana 'Redmond'	Redmond Linden	2.5" cal/B.B.
UF	19	Ulmus Hybrid 'Frontier'	Frontier Elm	2" cal./B.B.
UH	12	Ulmus Hybrid 'Homestead'	Homestead Elm	2" cal./B.B.
SHRUBS:				
Cp	11	Cornus pumila	Dwarf Dogwood	3 gal.
Jc	5	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	18 inch
Rs	23	Rosa setigera	Prairie Rose	18 inch
Rt	11	Rhus typhina	Staghorn Sumac	5 gal.
Vc	10	Viburnum cassinoides	Wilderod Viburnum	36 inch
Vp	5	Viburnum prunifolium	Blackhaw Viburnum	36 inch

PLANT LIST CONTINUED:

symbol	quantity	botanical name	common name	size/condition
ORNAMENTAL GRASSES, PERENNIALS & GROUNDCOVERS:				
cl	6	Chasmanthum latifolium	Northern Sea Oats	1 qt.
hs	4	Helictotrichon sempervirens	Blue Oat Grass	1 qt.
pv	6	Panicum virgatum 'Prairie Sky'	Blue Switch Grass	1 qt.
ep	14	Echinacea purpurea	Purple Cone Flower	1 qt.
is	5	Liatris spicata	Prairie Blazing Star	1 qt.
rf	5	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black-Eyed Susan	1 qt.
TURF GRASS (+/- 14,182 SY) NATIVE SEED MIX #1 (+/- 176 SY)				
NATIVE SEED MIX #2 (+/- 2,690 SY)				

GENERAL NOTES:

- The City of Port Washington reserves the right to increase density of landscape plantings between the south crane rail and Intake channel at the UNIT PRICES bid by the contractor.
- The contractor is to review all site engineering documents prior to installation. Refer to site engineering plans for grading requirements.
- Stake and layout all plant locations for approval of engineer or owner's representative prior to installation. Any deviations or modifications to this plan require approval of the engineer.
- The contractor is responsible for all permits, fees and licenses necessary for the installation of this plan.
- Verify all existing utilities including irrigation lines prior to digging. Consult Digger's Hotline.
- All plant material is subject to availability and proper seasonal planting procedures. All plant beds and individual trees planted singly are to receive 3" of shredded hardwood mulch.
- Amended topsoil to consist of a blend of 3 parts clean topsoil and 1 part standard compost composed of cattle, sheep, or poultry manure and other decomposed organic material. Amended topsoil to be used in planting beds that contain perennials.
- Native Seed Mix #1 - Flood Basin Rainwater Renewal Mixed (SM-FBRRM) from Agrecol Corporation or approved equal. Quantity shown is approximate - apply seed in disturbed areas. See specifications for seeding rates and procedures.
- Native Seed Mix #2 - Mesic Short (SM-MS) from Agrecol Corporation or approved equal. Quantity shown is approximate - apply seed in disturbed areas. See specifications for seeding rates and procedures.
- Turf Grass - see specifications for seeding rates and procedures.

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
1		JAO	8/27	BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM JAO	JAO
2		JAO	9/23		FINAL JAO	WH
3		JAO	10/19			
4		JAO	1/11	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE JULY, 2009	SCALE 1" = 40'
5		JAO	3/1			
6	June 2012	JAO	7/16			

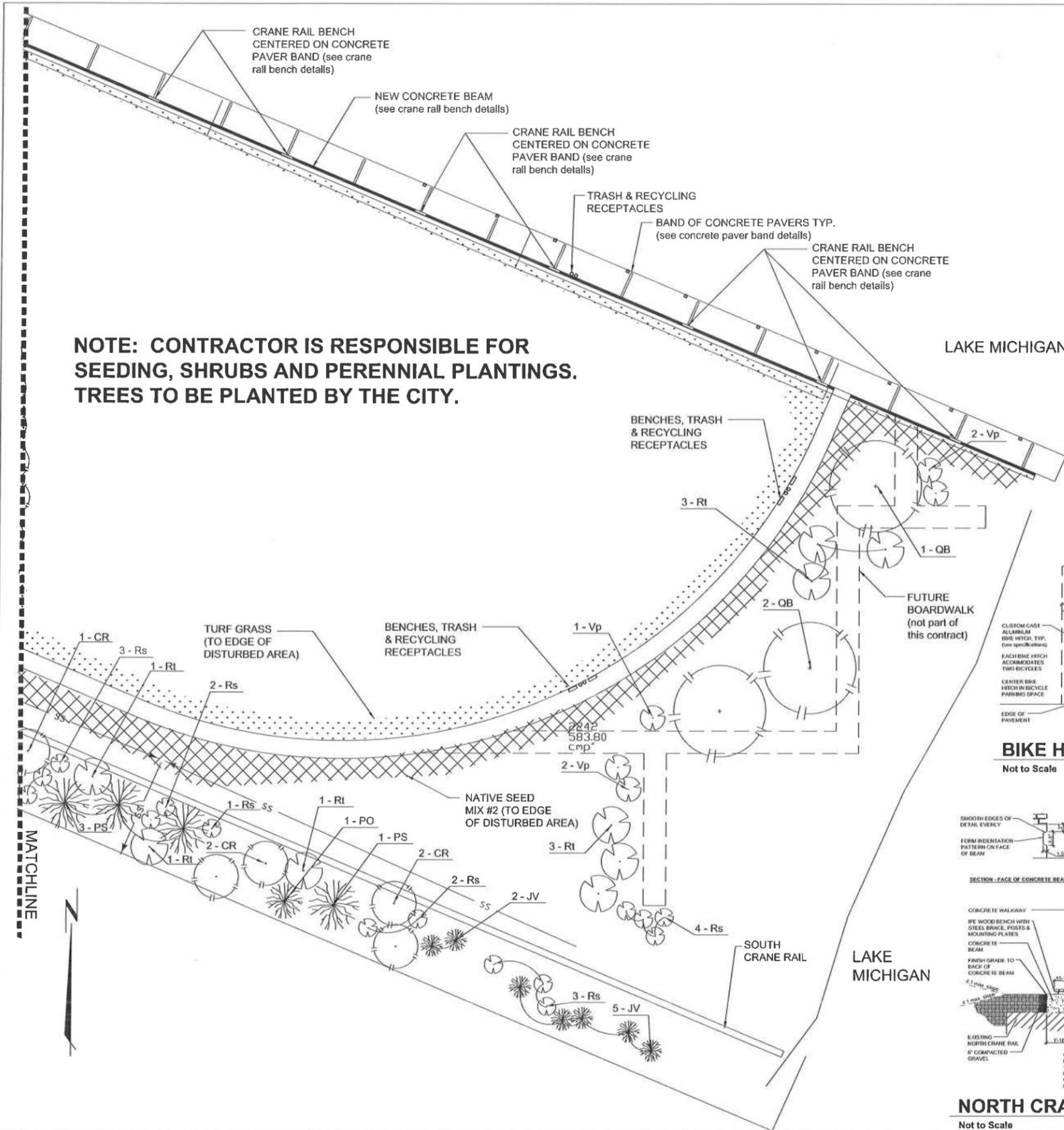
ALL RIGHTS RESERVED

REVISED TO CONFORM TO CONSTRUCTION RECORDS

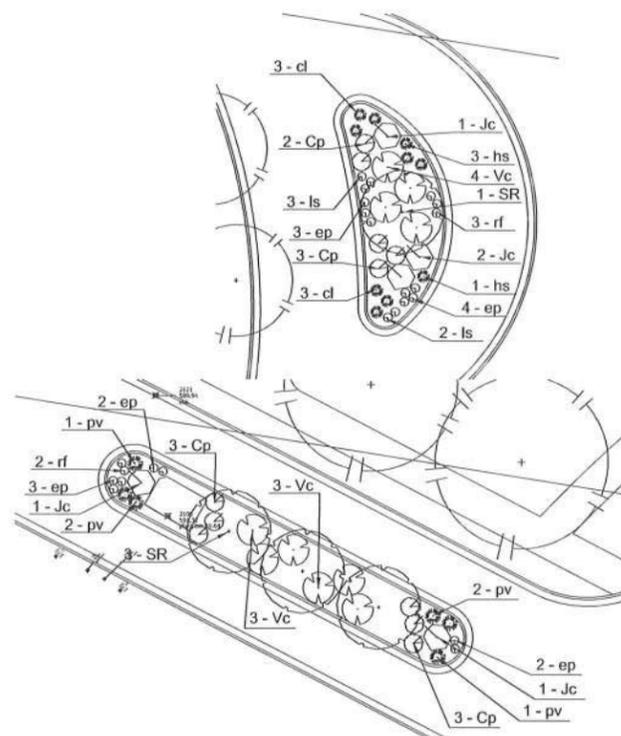
CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)348-5600 Madison (608)244-6277 Milwaukee Regional (262)250-8000
 Racine (262)554-8530 Fox Valley (715)752-4620

LANDSCAPE PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

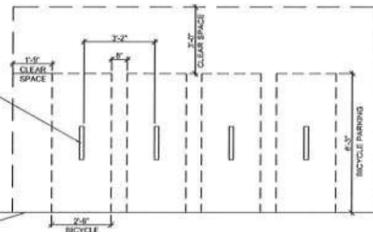
PROJECT NO.	R08-0702-100
SHEET NO.	15 OF 27
FILE NO.	F-27300



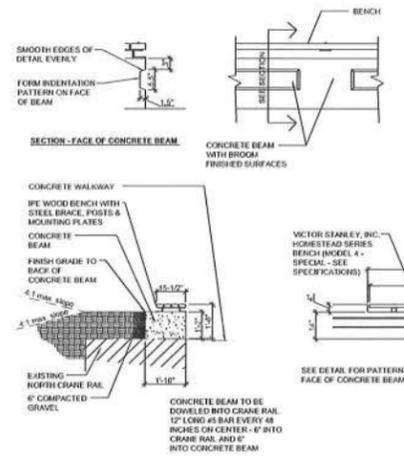
NOTE: CONTRACTOR IS RESPONSIBLE FOR SEEDING, SHRUBS AND PERENNIAL PLANTINGS. TREES TO BE PLANTED BY THE CITY.



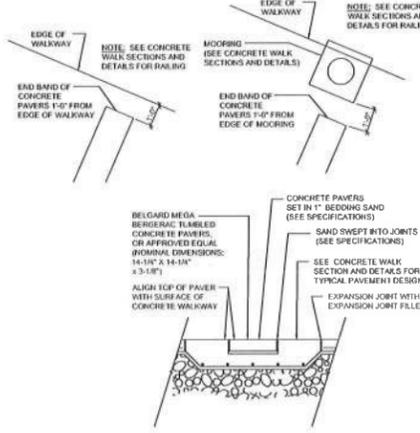
TRAFFIC ISLAND PLANTING PLANS
SCALE: 1" = 20'



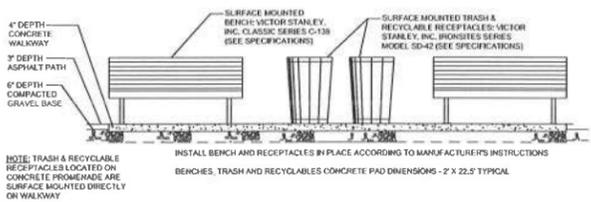
BIKE HITCH SPACING
Not to Scale



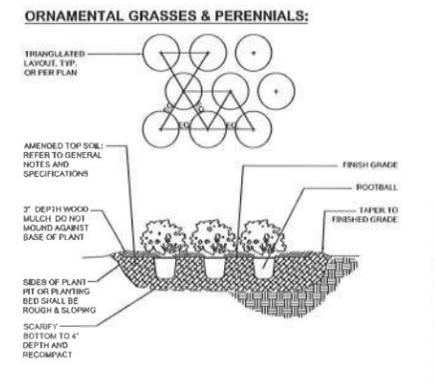
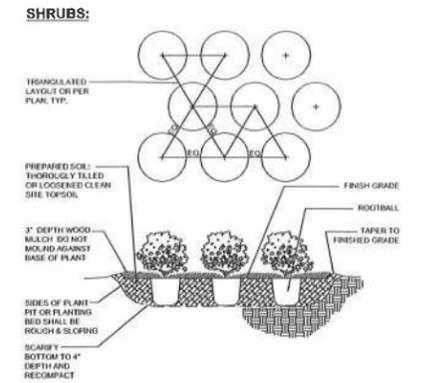
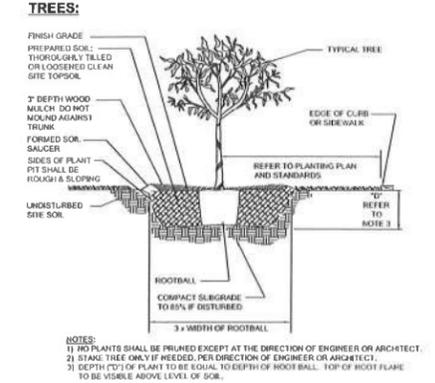
NORTH CRANE RAIL BENCH DETAILS
Not to Scale



CONCRETE PAVER BAND DETAILS
Not to Scale



BENCH AND TRASH RECEPTACLE DETAIL
Not to Scale



TYPICAL PLANTING DETAILS
Not to Scale

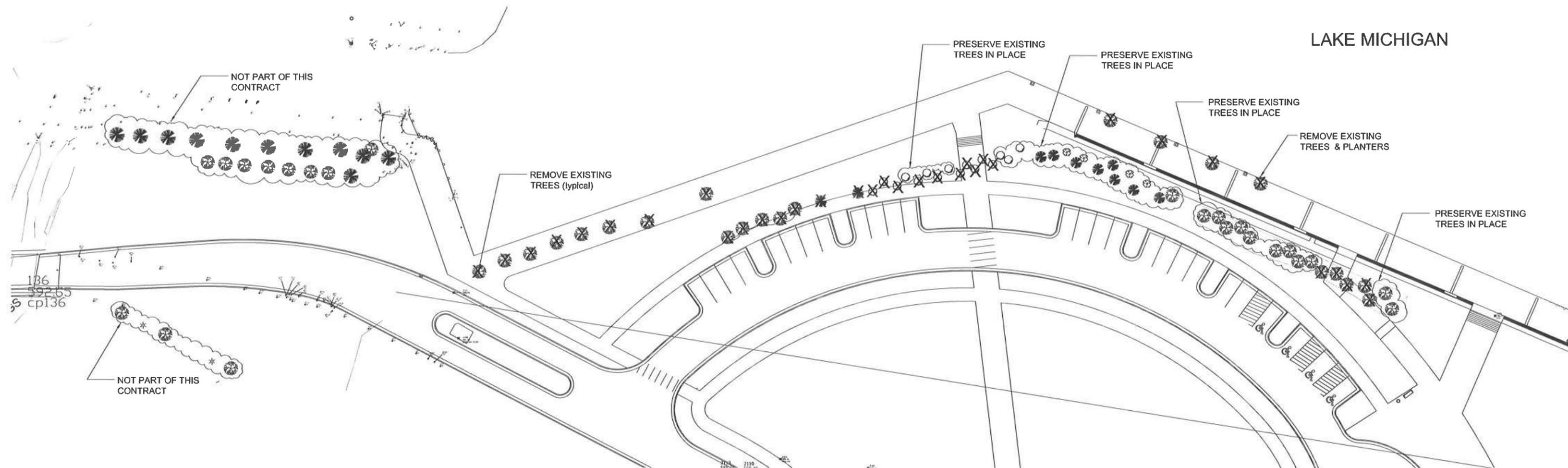
NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY	CHECKED BY	SCALE
1		JAO	8/27	BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM	JAO	JAO	1" = 40'
2		JAO	9/23		FINAL	JAO	JAO	
3		JAO	1/11					
4		JAO	3/1	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE	JULY, 2009		
5	June 2012	JAO	7/16		REVISED TO CONFORM TO CONSTRUCTION RECORDS			

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
Lake Geneva (262)348-5600 Madison (608)244-6277 Milwaukee Regional (262)250-8000
Racine (262)554-6530 Fox Valley (715)752-4620

LANDSCAPE PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	ROB-0702-100
SHEET NO.	16 OF 27
FILE NO.	F-27301

REVISION/PLOT DATE landscape.dwg 08/06/12



LAKE MICHIGAN

EXISTING TREE LIST - REMOVED:

quantity	common name
10	Ash
2	Evergreen
18	Maple
4	Poplar

EXISTING TREE LIST - PRESERVED IN PLACE:

quantity	common name
6	Ash
4	Crabapple
8	Evergreen
12	Maple

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
1		JAD	9/18	BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM	JAD
2		JAD	10/19		FINAL	JAD
3		JAD	1/6			
4	June 2012	JAD	6/26	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE	JULY, 2009
ALL RIGHTS RESERVED		REVISED TO CONFORM TO CONSTRUCTION RECORDS		DATE BY		

CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)348-5600 Madison (608)244-6217 Milwaukee Regional (262)250-8000
 Racine (262)554-8530 Fox Valley (151)152-4620

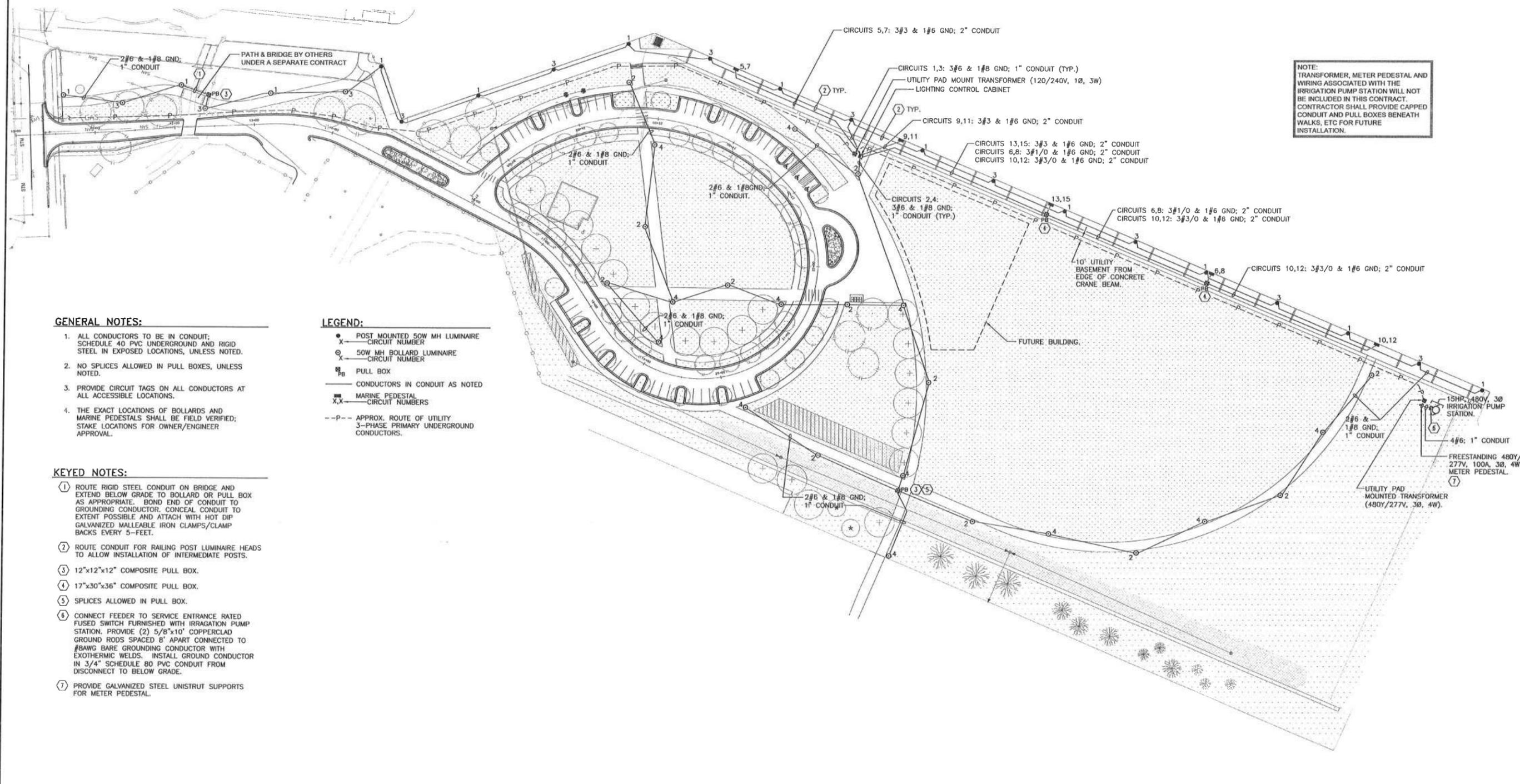
**LANDSCAPE SALVAGE PLAN
 NORTH COAL DOCK IMPROVEMENTS
 CITY OF PORT WASHINGTON
 OZAUKEE COUNTY, WISCONSIN**

PROJECT NO.	RO8-0702-100
SHEET NO.	17 OF 27
FILE NO.	F-27302

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE electrical.dwg 10/19/09

Powrtek Engineering, Inc.
 20900 SWENSON DR., SUITE 570
 WAUKESHA, WI 53186
 VOICE: 262-827-9575
 FAX: 262-827-9615



NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM FINAL	GWS
				0 _____"	DATE	CHECKED BY
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	SCALE	GWS
					1" = 60'	
REVISED TO CONFORM TO CONSTRUCTION RECORDS						
DATE BY						

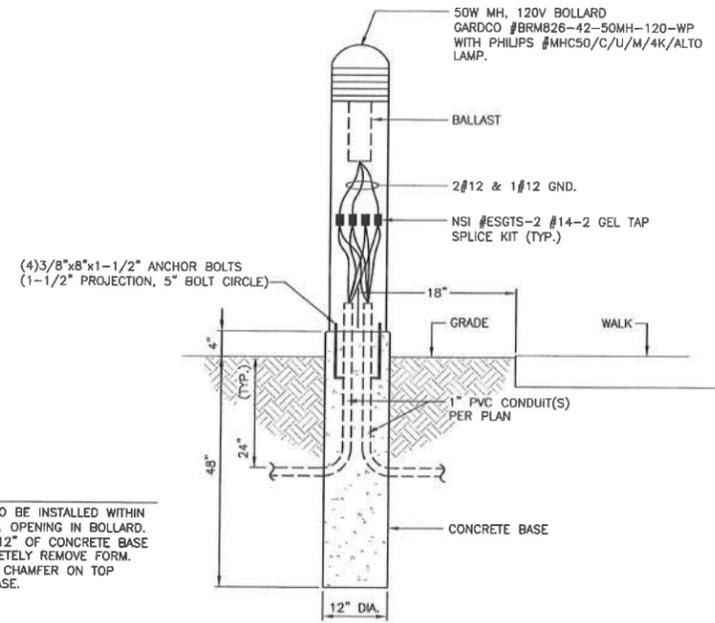
CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)348-5600 Madison (608)244-6277 Milwaukee Regional (262)250-8000
 Racine (262)554-8530 Fox Valley (715)752-4620

ELECTRICAL PLAN
COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	RO8-0702-100
SHEET NO.	18 of 27
FILE NO.	F-27303

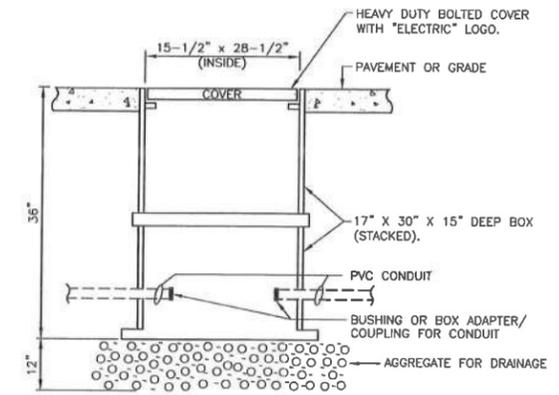
RELEASED FOR CONSTRUCTION 08-06-12

Powrtek Engineering, Inc.
 20900 SWENSON DR., SUITE 570
 WALKESHA, WI 53186
 VOICE: 262-827-9575
 FAX: 262-827-9615



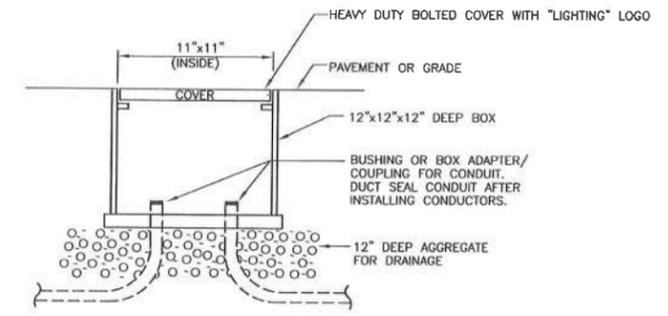
- NOTES:**
1. CONDUITS TO BE INSTALLED WITHIN 3-1/2" DIA. OPENING IN BOLLARD.
 2. FORM TOP 12" OF CONCRETE BASE AND COMPLETELY REMOVE FORM.
 3. PROVIDE 1" CHAMFER ON TOP EDGE OF BASE.

BOLLARD DETAIL
NO SCALE



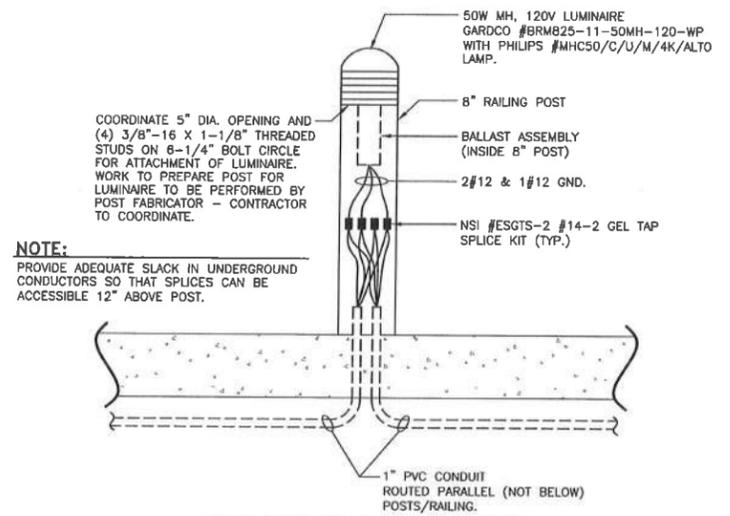
- NOTES:**
1. PULLBOX IS A UL LISTED CONCRETE COMPOSITE.
 2. SHIM BETWEEN SECTIONS AS REQUIRED SO BOX IS LEVEL WITH FINAL GRADE/PAVEMENT.
- 17"x30"x36"**

PULL BOX DETAILS
NO SCALE



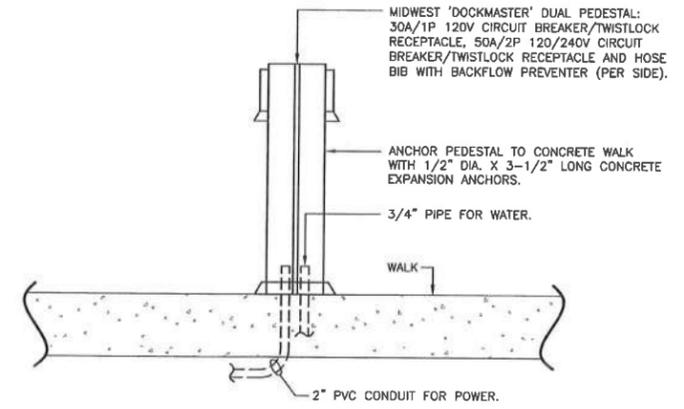
- NOTES:**
1. PULLBOX IS A UL LISTED CONCRETE COMPOSITE.
 2. INSTALL SO BOX IS LEVEL WITH FINAL GRADE.
- 12"x12"x12"**

TRENCH FOR ELECTRICAL CONDUIT DETAIL
NO SCALE

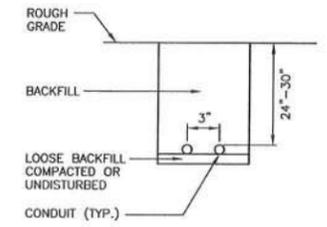


- NOTE:**
 PROVIDE ADEQUATE SLACK IN UNDERGROUND CONDUCTORS SO THAT SPLICES CAN BE ACCESSIBLE 12" ABOVE POST.

POST MOUNTED LUMINAIRE DETAIL
NO SCALE



MARINE PEDESTAL DETAIL
NO SCALE



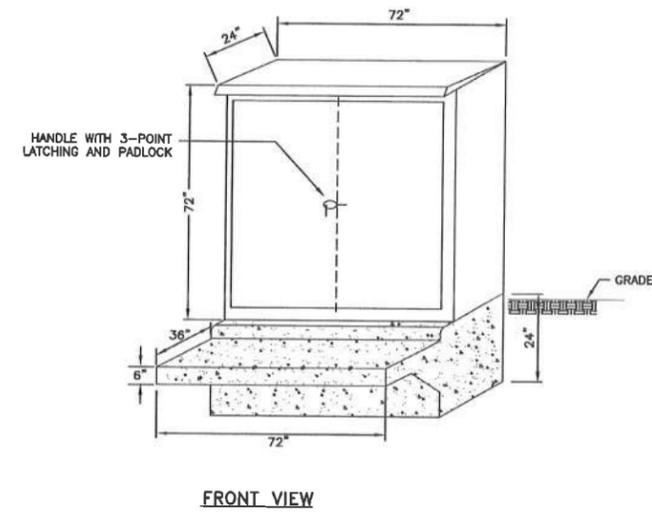
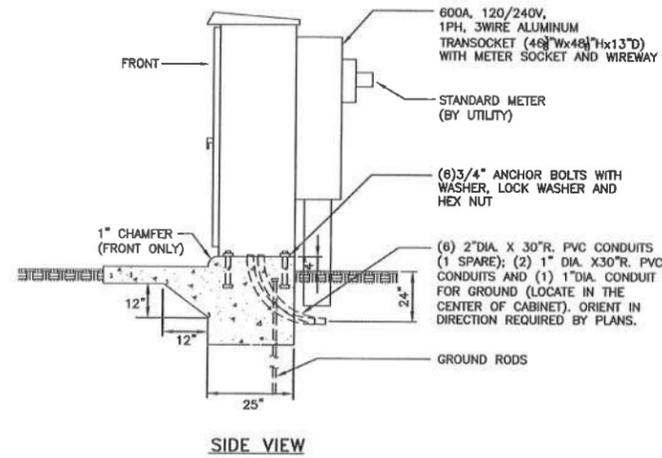
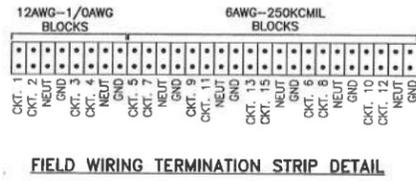
NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM FINAL	GWS
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DATE	CHECKED BY GWS
						SCALE 1" = 60'
						REVISOR TO CONFORM TO CONSTRUCTION RECORDS
						DATE BY

CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)348-5600 Madison (608)244-6277 Milwaukee Regional (262)250-8000
 Racine (262)554-8530 Fox Valley (715)752-4620

ELECTRICAL DETAILS
COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	R08-0702-100
SHEET NO.	19 of 27
FILE NO.	F-27304

Powrtek Engineering, Inc.
 20900 SWENSON DR., SUITE 570
 WAUKESHA, WI 53186
 VOICE: 262-827-9575
 FAX: 262-827-9615

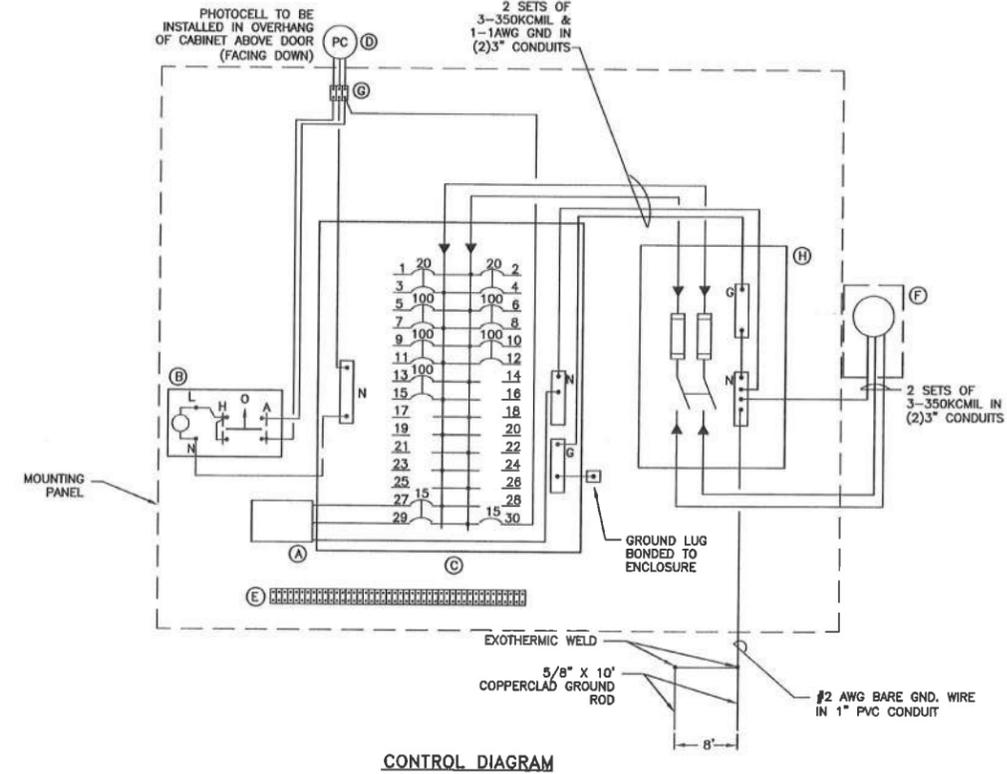
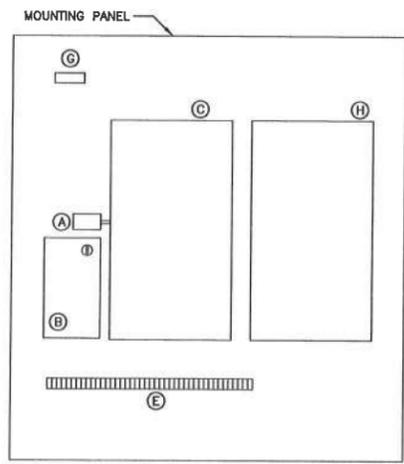


EQUIPMENT:

- (A) SURGE ARRESTOR.
- (B) 8 POLE, 30A 600V ELECTRICALLY HELD "LIGHTING" CONTACTOR, 120V CONTROL COIL, H-O-A SWITCH, NEMA 1 ENCLOSURE.
- (C) 600A MLD, 120/240V, 1PH, 3W, 30CKT., PANELBOARD WITH BOLT-ON BRANCH BREAKERS, 22,000 A RMS INTERRUPTING CAPACITY.
- (D) BUTTON TYPE PHOTOCELL, 120V.
- (E) FIELD WIRING TERMINATION STRIP WITH (8)12AWG-1/OAWG AND (20)6AWG-250KCMIL BLOCKS. SEE DETAIL.
- (F) 600A, 120/240V, 1PH, 3W TRANSOCKET.
- (G) CONTROL TERMINAL BLOCK.
- (H) 600A, 120/240V, 1PHASE, 3WIRE HEAVY DUTY FUSED DISCONNECT SWITCH WITH SERVICE ENTRANCE RATING.

NOTES:

1. ALL CONTROL WIRING SHALL BE COLOR CODED 12AWG, XLP UNLESS OTHERWISE NOTED.
2. ALL POWER AND CONTROL WIRING SHALL BE NEATLY ROUTED, LABELED AND SUPPORTED.
3. THE LIGHTING CONTROL CABINET SHALL BE COMPLETELY WIRED UP TO THE FIELD WIRING TERMINATION STRIP IN THE CONTRACTORS SHOP AND TESTED PRIOR TO INSTALLATION AT THE SITE.
4. A 11X17 COPY OF THIS PLAN SET WITH AS-BUILT (RECORD) CONDITIONS SHALL BE PUT IN A PLASTIC PROTECTOR IN THE CABINET.
5. THE CONTRACTOR SHALL COMPLY WITH UTILITY INSTALLATION REQUIREMENTS.
6. USE 10AWG XLP CONDUCTORS FROM THE 20A CB'S TO THE FIELD WIRING TERMINATION STRIP. USE 3AWG XLP CONDUCTORS FROM THE 100A CB'S TO THE FIELD WIRING TERMINATION STRIP. PROVIDE A GROUND WIRE AND NEUTRAL WIRE (10AWG FOR 30A CIRCUITS AND 3AWG (N)/6AWG (G) FOR 100A CIRCUITS) TO FIELD WIRING TERMINATION STRIP FROM PANELBOARD FOR EACH UNDERGROUND CABLE RUN AS REQUIRED.
7. CIRCUITS 1, 3, 2, 4 SHALL BE ROUTED THROUGH THE "LIGHTING" CONTACTOR.
8. SERVICE ENTRANCE CONDUCTORS FROM UTILITY TRANSFORMER TO LIGHTING CONTROL CABINET ARE PROVIDED BY UTILITY COMPANY.



LIGHTING CONTROL CABINET
N.T.S.

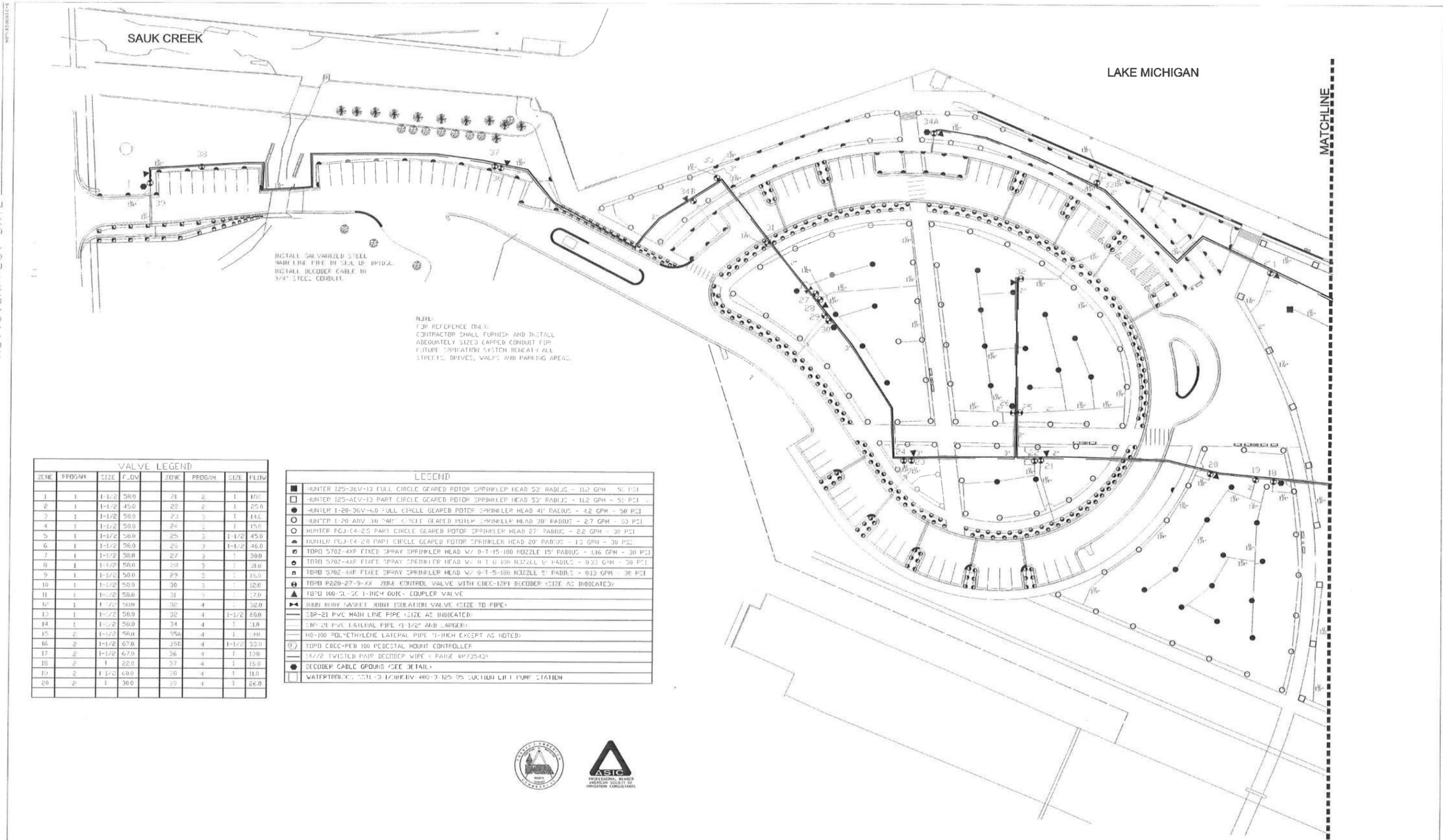
NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM FINAL	GWS
				0 _____"		CHECKED BY
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE	GWS
						SCALE
						1" = 60'
						REVISED TO CONFORM TO CONSTRUCTION RECORDS
						DATE BY

CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)348-5600 Madison (608)244-6277 Milwaukee Regional (262)250-8000
 Racine (262)554-8530 Fox Valley (715)752-4620

ELECTRICAL DETAILS
COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO.	RO8-0702-100
SHEET NO.	20 OF 27
FILE NO.	F-27305

REVISION/PLOT DATE 1/11/12 01/12/10



INSTALL GALVANIZED STEEL MAIN LINE PIPE IN SIDE OF BRIDGE. INSTALL DECODER CABLE IN 3/4" STEEL CONDUIT.

NOTE: FOR REFERENCE ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ADEQUATELY SIZED CAPPED CONDUIT FOR FUTURE IRRIGATION SYSTEM REPAIRS ALL STREETS, DRIVES, WALKS AND PARKING AREAS.

VALVE LEGEND							
ZONE	PROG#	SIZE	FLOW	ZONE	PROG#	SIZE	FLOW
1	1	1-1/2	58.0	21	2	1	100
2	1	1-1/2	45.0	23	2	1	25.0
3	1	1-1/2	58.0	23	2	1	14.0
4	1	1-1/2	58.0	24	2	1	15.0
5	1	1-1/2	58.0	25	2	1-1/2	45.0
6	1	1-1/2	58.0	25	2	1-1/2	46.0
7	1	1-1/2	58.0	27	2	1	30.0
8	1	1-1/2	58.0	28	2	1	21.0
9	1	1-1/2	58.0	29	2	1	16.0
10	1	1-1/2	58.0	30	2	1	12.0
11	1	1-1/2	58.0	31	2	1	17.0
12	1	1-1/2	58.0	32	4	1	32.0
13	1	1-1/2	58.0	32	4	1-1/2	60.0
14	1	1-1/2	58.0	34	4	1	11.0
15	2	1-1/2	58.0	35A	4	1	11.0
16	2	1-1/2	67.0	35B	4	1-1/2	33.0
17	2	1-1/2	67.0	36	4	1	13.0
18	2	1	22.0	37	4	1	15.0
19	2	1-1/2	60.0	38	4	1	11.0
20	2	1	30.0	39	4	1	26.0

LEGEND	
■	HUNTER 125-36V-13 FULL CIRCLE GEARED ROTOP SPRINKLER HEAD 53" RADIUS - 11.2 GPM - 50 PSI
□	HUNTER 125-ALV-13 PART CIRCLE GEARED ROTOP SPRINKLER HEAD 53" RADIUS - 11.2 GPM - 50 PSI
●	HUNTER 1-20-36V-6.0 FULL CIRCLE GEARED ROTOP SPRINKLER HEAD 41" RADIUS - 4.2 GPM - 50 PSI
○	HUNTER 1-20-ADV-10 PART CIRCLE GEARED ROTOP SPRINKLER HEAD 38" RADIUS - 2.7 GPM - 50 PSI
○	HUNTER PGJ-C4-2.5 PART CIRCLE GEARED ROTOP SPRINKLER HEAD 27" RADIUS - 2.2 GPM - 30 PSI
▲	HUNTER PGJ-C4-2.0 PART CIRCLE GEARED ROTOP SPRINKLER HEAD 20" RADIUS - 1.3 GPM - 30 PSI
■	TRD 5702-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-15-180 NOZZLE 15" RADIUS - 1.16 GPM - 30 PSI
○	TRD 5702-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-10-180 NOZZLE 10" RADIUS - 0.93 GPM - 30 PSI
■	TRD 5702-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-5-180 NOZZLE 5" RADIUS - 0.13 GPM - 30 PSI
■	TRD P220-27-9-XX ZONE CONTROL VALVE WITH CBEC-12P1 DECODER (SIZE AS INDICATED)
▲	TRD 100-CL-SC 1-INCH QUICK COUPLER VALVE
▲	1/2" BIRD TAVET 100# ISOLATION VALVE (SIZE TO PIPE)
—	SDP-21 PVC MAIN LINE PIPE (SIZE AS INDICATED)
—	SDP-21 PVC LATERAL PIPE (1-1/2" AND LARGER)
—	HD-100 POLYETHYLENE LATERAL PIPE (1-INCH EXCEPT AS NOTED)
○	TRD CBEC-PED 100 PEDestal MOUNT CONTROLLEC
—	14/2 TWISTED PAIR DECODER WIRE (PAIGE #P73542)
●	DECODER CABLE GROUND (SEE DETAIL)
■	WATERPROOFED CAST-IRON 400-3-125-95 SUCTION LIFT PUMP STATION



NO.	REVISIONS	BY	DATE
1		TJE	1/12

VERIFY SCALES	DRAWN BY	DESIGNED BY
BAR IS ONE INCH ON ORIGINAL DRAWING.	TJE	TJE
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	TJE	TJE
DATE: SEPTEMBER, 2009	SCALE: 1" = 40'	
REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE		

CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Ltd.: Geneva (267)348-5600, Madison (608)744-6777, Milwaukee Regional (262)250-8000
 Racine (262)954-8510, Fox Valley (913)752-4620

IRRIGATION PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

PROJECT NO. R08-0702-100
SHEET NO. 21 OF 27
FILE NO. F-27306

RELEASED FOR CONSTRUCTION 08-06-12

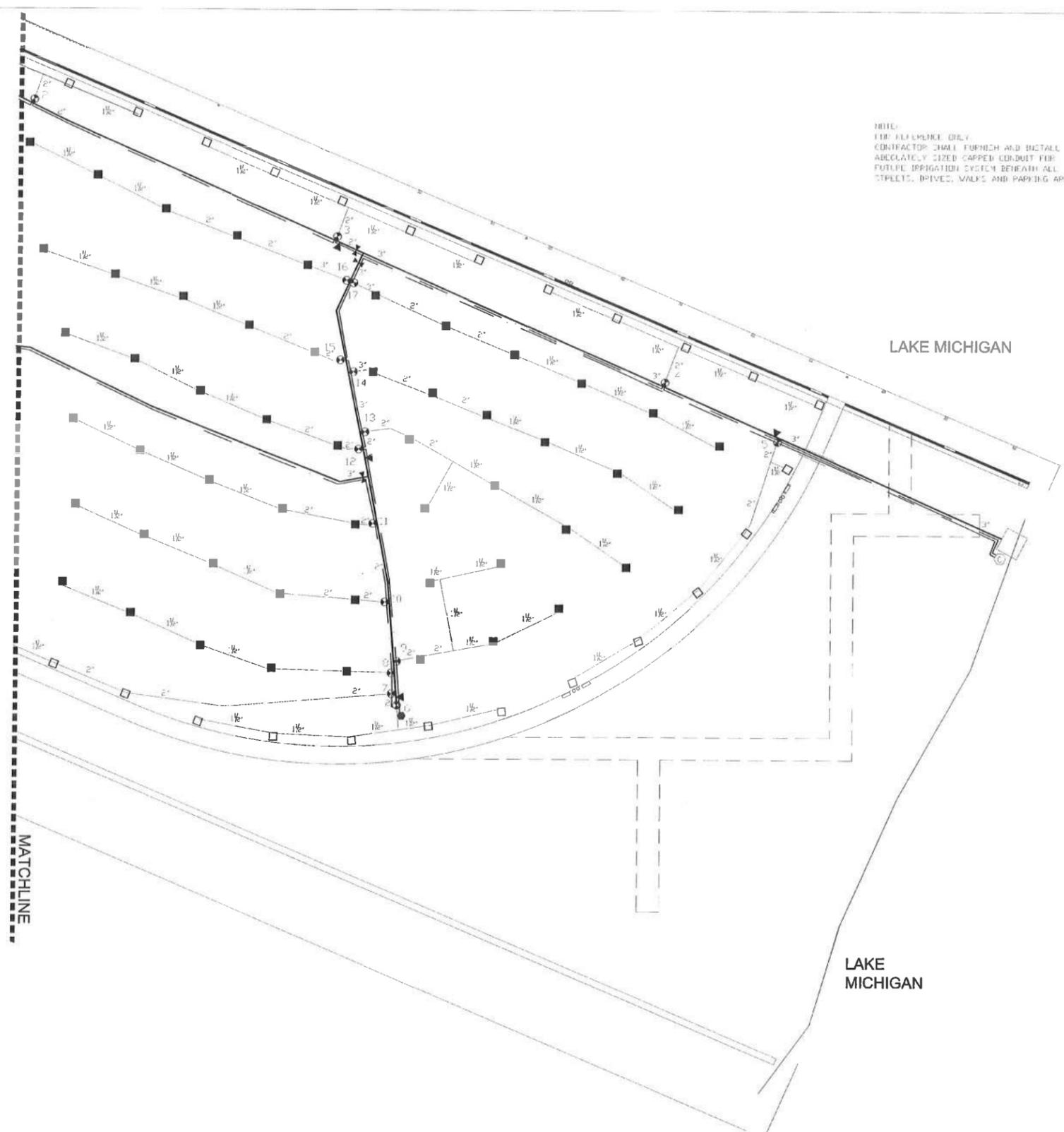


REVISION/PLOT DATE Irrigation.dwg 01/12/10

NOTE:
FOR REFERENCE ONLY.
CONTRACTOR SHALL FURNISH AND INSTALL
ADEQUATELY SIZED CAPPED CONDUIT FOR
FUTURE IRRIGATION SYSTEM BENEATH ALL
STREETS, DRIVEWAYS, WALKS AND PARKING AREAS.

VALVE LEGEND							
ZONE	PROGRAM	SIZE	FLOW	ZONE	PROGRAM	SIZE	FLOW
1	1	1-1/2	56.0	21	2	1	18.0
2	1	1-1/2	45.0	22	2	1	25.0
3	1	1-1/2	56.0	23	3	1	14.0
4	1	1-1/2	50.0	24	3	1	15.0
5	1	1-1/2	58.0	25	3	1-1/2	45.0
6	1	1-1/2	58.0	26	3	1-1/2	46.0
7	1	1-1/2	58.0	27	3	1	30.0
8	1	1-1/2	58.0	28	3	1	31.0
9	1	1-1/2	58.0	29	3	1	16.0
10	1	1-1/2	58.0	30	3	1	12.0
11	1	1-1/2	58.0	31	3	1	17.0
12	1	1-1/2	58.0	32	4	1	32.0
13	1	1-1/2	58.0	32	4	1-1/2	60.0
14	1	1-1/2	58.0	34	4	1	11.0
15	2	1-1/2	59.0	35A	4	1	3.00
16	2	1-1/2	67.0	35B	4	1-1/2	57.0
17	2	1-1/2	67.0	36	4	1	10.0
18	2	1	22.0	37	4	1	16.0
19	2	1-1/2	60.0	38	4	1	11.0
20	2	1	30.0	39	4	1	26.0

LEGEND	
■	HUNTER 125-36V-11 1 1/4" CIRCLE GEARED ROTOR SPRINKLER HEAD 53' RADIUS - 11.2 GPM - 50 PSI
□	HUNTER 125-ADV-13 PART CIRCLE GEARED ROTOR SPRINKLER HEAD 53' RADIUS - 11.2 GPM - 50 PSI
●	HUNTER 1-20-36V-6.0 FULL CIRCLE GEARED ROTOR SPRINKLER HEAD 41' RADIUS - 4.2 GPM - 50 PSI
○	HUNTER 1-20-ADV-3.0 PART CIRCLE GEARED ROTOR SPRINKLER HEAD 38' RADIUS - 2.7 GPM - 50 PSI
◊	HUNTER PGJ-04-2.5 PART CIRCLE GEARED ROTOR SPRINKLER HEAD 27' RADIUS - 2.2 GPM - 30 PSI
▲	HUNTER PGJ-04-2.0 PART CIRCLE GLAND ROTOR SPRINKLER HEAD 20' RADIUS - 1.3 GPM - 30 PSI
■	TURO 570Z-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-15-180 NOZZLE 15' RADIUS - 1.16 GPM - 30 PSI
●	TOPO 570Z-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-R-180 NOZZLE 8' RADIUS - 0.33 GPM - 30 PSI
■	TURO 570Z-4XP FIXED SPRAY SPRINKLER HEAD W/ 0-T-S-180 NOZZLE 5' RADIUS - 0.13 GPM - 30 PSI
⊕	TOPO 100-22-1 XX ZONE CONTROL VALVE WITH CDEC-12PI DECODER (SIZE AS INDICATED)
▲	TOPO 100-SL-2C 1-INCH QUICK COUPLER VALVE
⊕	IPON BODY GASKET JOINT ISOLATION VALVE (SIZE TO PIPE)
—	SDP-21 PVC MAIN LINE PIPE (SIZE AS INDICATED)
—	SDP-21 PVC LATERAL PIPE (1-1/2" AND LARGER)
—	HD-100 POLYETHYLENE LATERAL PIPE (1-INCH EXCEPT AS NOTED)
⊕	TOPO CDEC-PED 100 PEDESTAL MOUNT CONTROLLER
—	14/2E TWISTED PAIR DECODER WIPE (PAIR #P70543)
●	DECODER CABLE BUNDLE (SEE DETAIL)
⊕	WATERTECHNICS SCTL-3-1/10HCEV-408-3 1 1/2" HS SUCTION LIFT PUMP STATION



NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY:	DESIGNED BY
1		TJE	1/12	BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM TJE	TJE
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DATE: SEPTEMBER, 2009	CHECKED BY:
					SCALE: 1" = 40'	
REVISED TO CONFORM TO CONSTRUCTION RECORDS						

CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 Lake Geneva (262)338-5600 Madison (608)244-6777 Milwaukee Region (262)253-8000
 Racine (262)554-2530 Fox Valley (978)152-4670

IRRIGATION PLAN
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

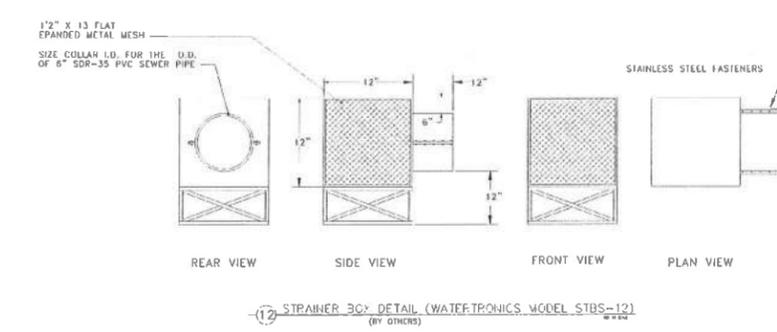
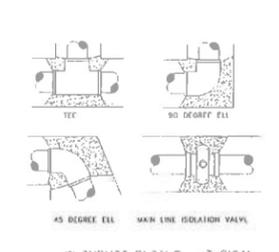
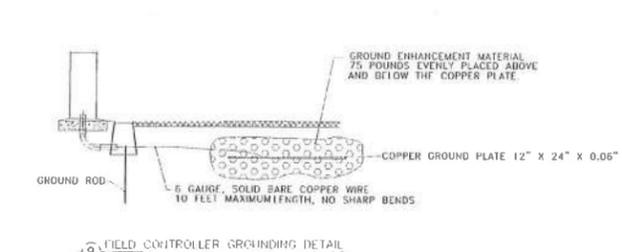
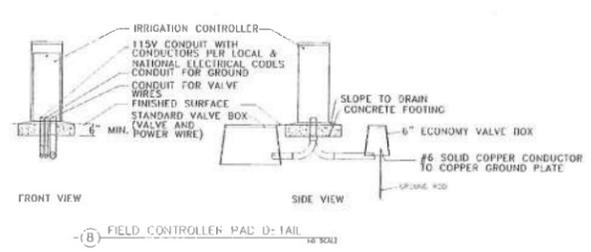
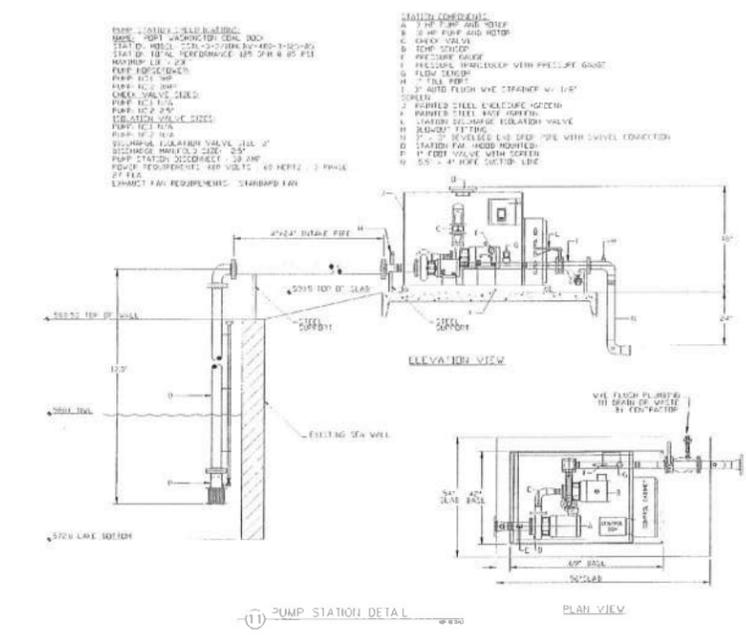
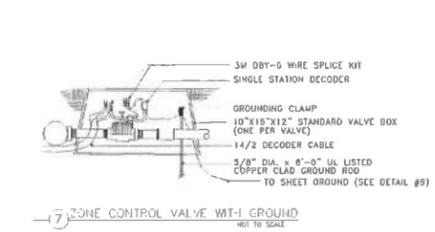
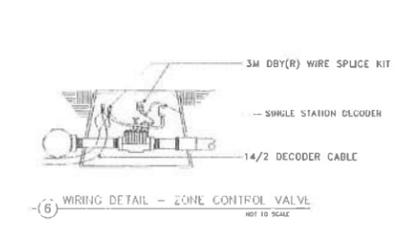
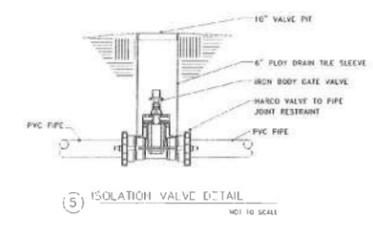
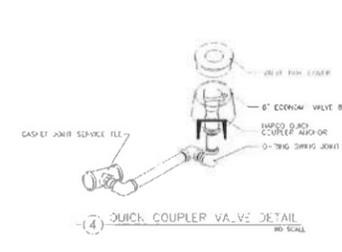
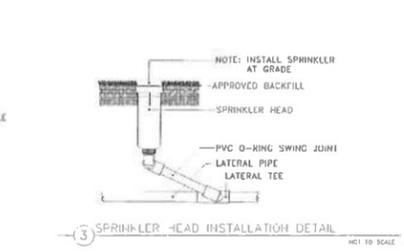
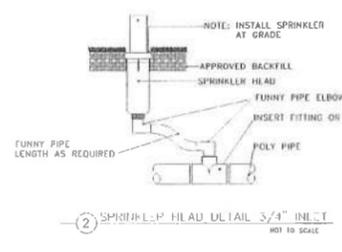
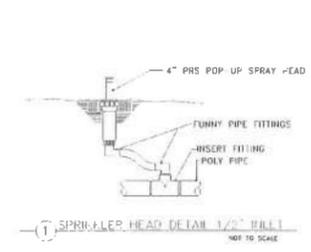
PROJECT NO.	R08-0702-100
SHEET NO.	22 OF 27
FILE NO.	1-27307

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE: irr:\action.dwg, 01/13/10



NOTE:
 FDP REFERENCE ONLY.
 CONTRACTOR SHALL FURNISH AND INSTALL
 ADEQUATELY SIZED CAPPED CONDUIT FOR
 FUTURE IRRIGATION SYSTEM BENEATH ALL
 STREETS, DRIVES, WALKS, AND PARKING AREAS.



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					DATE	SCALE
					SEPTEMBER, 2009	NTS
REVISED TO CONFORM TO CONSTRUCTION RECORDS						
DATE BY						

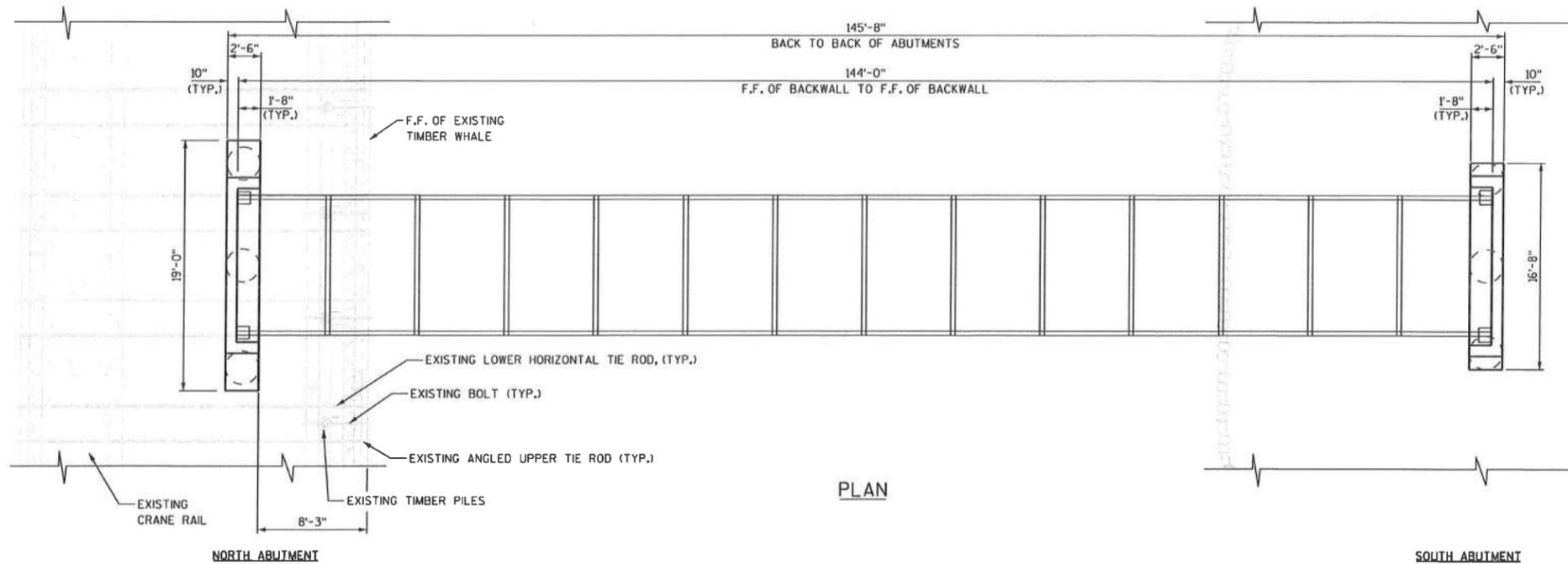
CRISPELL-SNYDER, INC.
 PROFESSIONAL CONSULTANTS
 1414 S. Geneva 12671348-5600 Madison 15081244-6277 Milwaukee Regional 4261250-8030
 Racine 12671554-8510 Fox Valley 1161152-4670

IRRIGATION DETAILS
NORTH COAL DOCK IMPROVEMENTS
CITY OF PORT WASHINGTON
OZAUKEE COUNTY, WISCONSIN

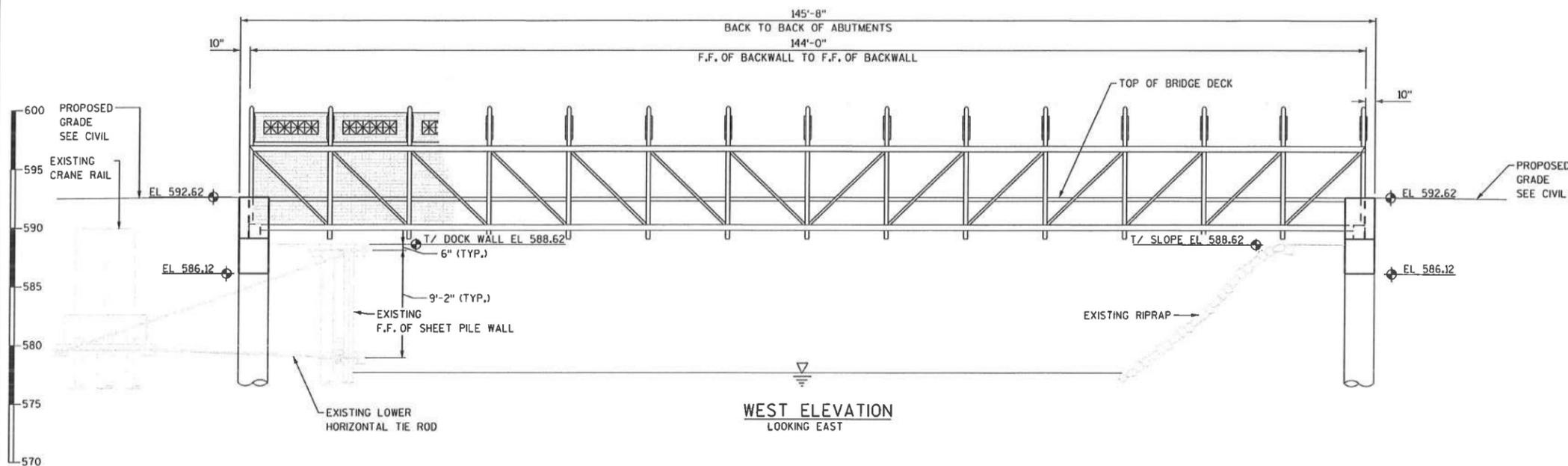
PROJECT NO.	RO8-0702-100
SHEET NO.	23 OF 27
FILE NO.	F-27308

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE



PLAN



WEST ELEVATION
LOOKING EAST

GENERAL NOTES

DRAWINGS SHALL NOT BE SCALED.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO HAVING SHOP DRAWINGS PREPARED AND SUBMITTED FOR THE PREFABRICATED PEDESTRIAN BRIDGE.

BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS SHOWN OR NOTED OTHERWISE. BENDING DIMENSIONS FOR REINFORCING BARS SHOWN ARE OUT-TO-OUT. PROVIDE THE MINIMUM LAP LENGTHS AS SHOWN IN THE LAP SPLICE TABLE FOR ALL CONTINUOUS REINFORCEMENT. SUBMIT REINFORCEMENT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATING THE REINFORCEMENT BARS.

INFORMATION SHOWN ON THESE DRAWINGS RELATING TO THE EXISTING SHEET PILE WALLS CONSTRUCTION IS BASED UPON EXISTING DRAWINGS THAT WERE PROVIDED. NO GUARANTY OR WARRANTY IS MADE THAT THE INFORMATION IS ALL INCLUSIVE OR COMPLETELY ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING BOTH THE UPPER AND LOWER TIE RODS TO DETERMINE THE DRILLED SHAFT LOCATIONS TO MISS THE TIE RODS. IF EXISTING CONDITIONS VARY SIGNIFICANTLY FROM THAT SHOWN ON THE PLANS, CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY FOUNDATION WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT NO ADDITIONAL COST TO THE OWNER, ANY DAMAGE TO THE EXISTING SHEET PILE WALL AND ASSOCIATED UNDERGROUND ELEMENTS DAMAGED DURING CONSTRUCTION OF THE ABUTMENT FOUNDATIONS.

MAXIMUM CONSTRUCTION LIVE LOAD SURRCHARGE THAT CAN BE PLACED BEHIND THE EXISTING SHEET PILE WALLS IS 300 PSF.

COORDINATE WITH THE PREFABRICATED BRIDGE MANUFACTURER FOR THE ANCHOR BOLT AND BASE PLATE LOCATIONS PRIOR TO CASTING THE ABUTMENT STEM. ENSURE THAT ALL BRIDGE ITEMS REQUIRED TO BE EMBEDDED IN THE ABUTMENT CONCRETE ARE INSTALLED PRIOR TO CASTING THE ABUTMENT STEM.

PROVIDE A 3/4" BEVEL ON ALL EXPOSED CONCRETE EDGES.

MATERIALS DATA

CONCRETE: $f'c = 4,000$ psi
 HIGH STRENGTH BAR
 STEEL REINFORCEMENT: $f_y = 60,000$ psi

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY: VC	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM X FINAL	PEW
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	DATE 8/1/12	CHECKED BY PEW
				REVISED TO CONFORM TO CONSTRUCTION RECORDS	SCALE N.T.S.	

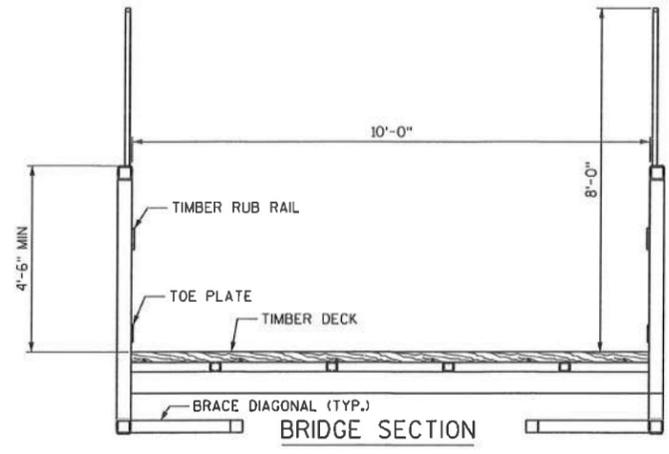
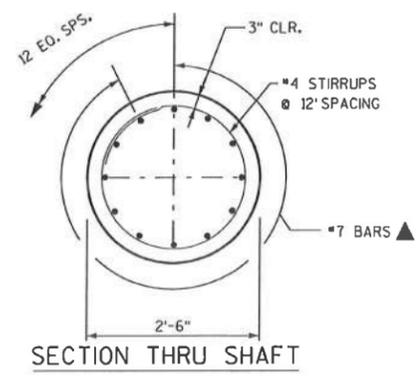
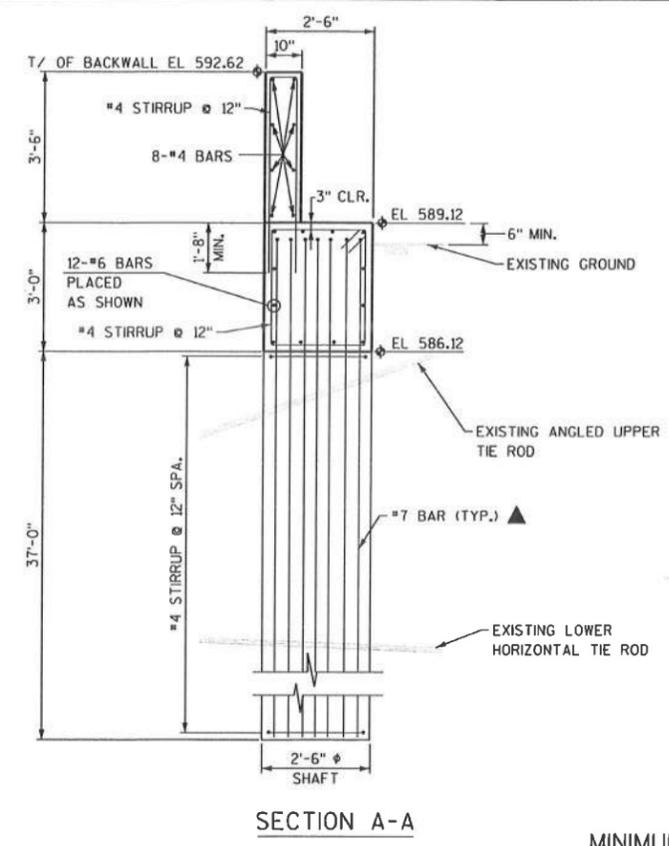
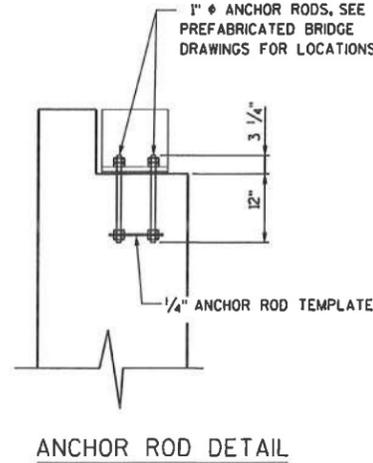
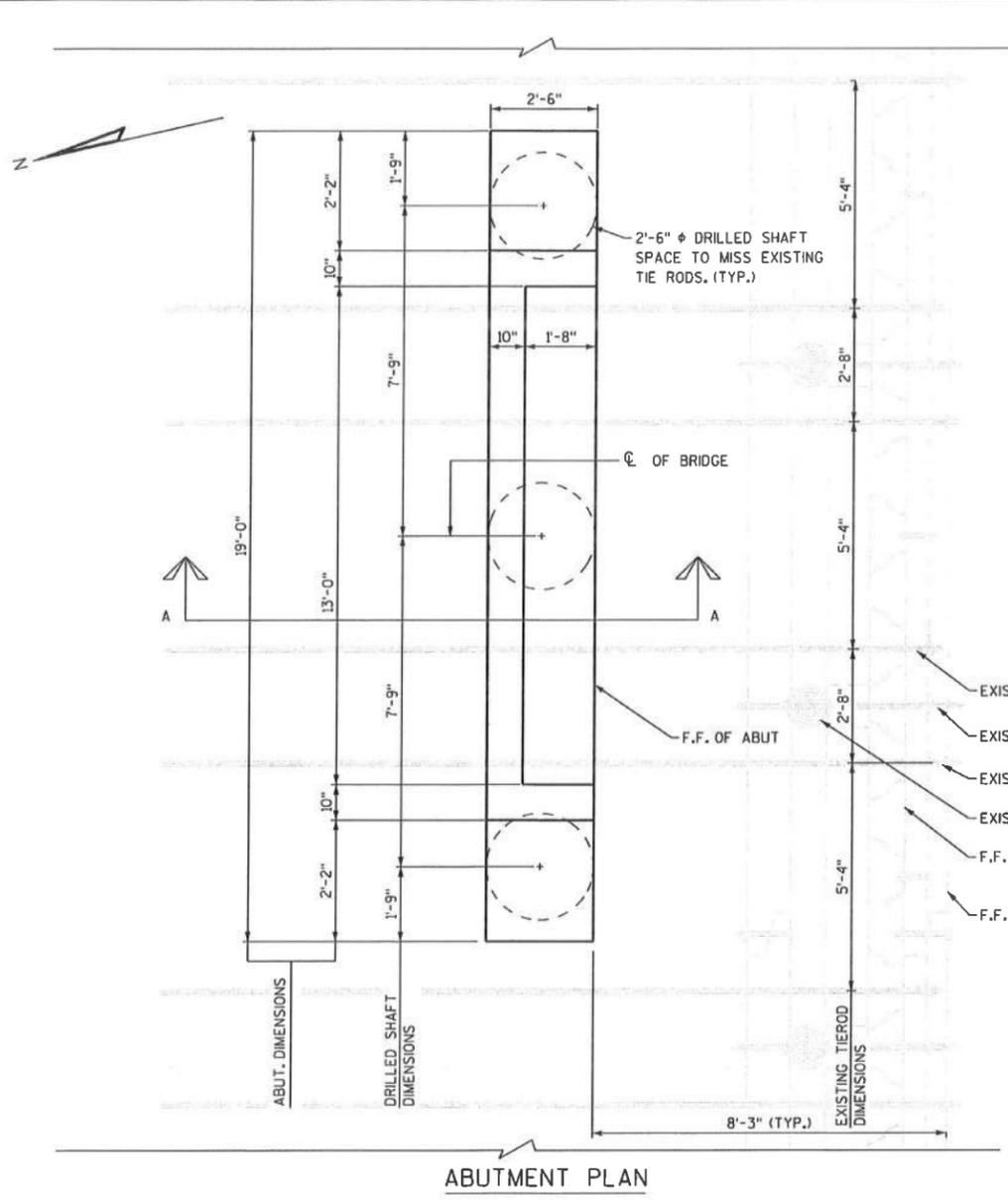
COLLINS ENGINEERS INC.
 2033 WEST HOWARD AVE.
 MILWAUKEE, WI 53221
 MAIN 414.282.6905
 FAX 414.282.6955
 WWW.COLLINSENGR.COM

PREFABRICATED PEDESTRIAN BRIDGE
 PLAN & ELEVATION

PROJECT NO. R08-0702-100
SHEET NO. 24 OF 27
FILE NO. F-27309

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE



MINIMUM LAP SPLICE TABLE

BAR SIZE	LOCATION	
	TOP BAR*	OTHER
#4	1' - 11"	1' - 5"
#5	2' - 5"	1' - 9"
#6	2' - 11"	2' - 1"
#7	3' - 7"	2' - 7"
#8	4' - 9"	3' - 5"
#9	6' - 0"	4' - 3"
#10	7' - 7"	5' - 5"
#11	9' - 4"	6' - 8"
WWF	ONE MESH WIDE	

* TOP BAR IS A HORIZONTAL BAR WITH MORE THAN 12 INCHES OF FRESH CONCRETE BENEATH IT

▲ TENSION BARS SHALL BE FULLY DEVELOPED PER ACI 318.
 ALL LAPS SHALL BE CLASS "C" PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS.

PREFABRICATED BRIDGE ESTIMATED QUANTITIES

BID ITEM	UNIT	QUANTITY
PREFABRICATED BRIDGE	LS	1
DRILLED SHAFT	LF	111
BRIDGE CONCRETE MASONRY	CY	7.5
BRIDGE BAR STEEL REINFORCEMENT	LBS	4280

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY: VC	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM	PEW
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	FINAL	CHECKED BY
					DATE 8/1/12	PEW
						SCALE N.T.S.

REVISED TO CONFORM TO CONSTRUCTION RECORDS DATE

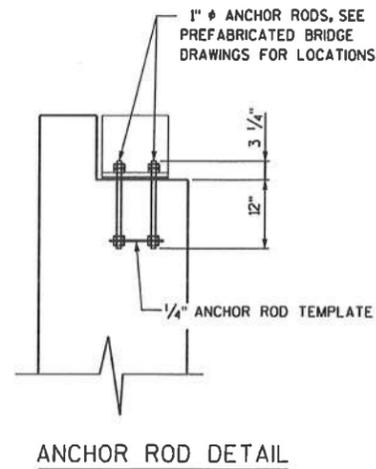
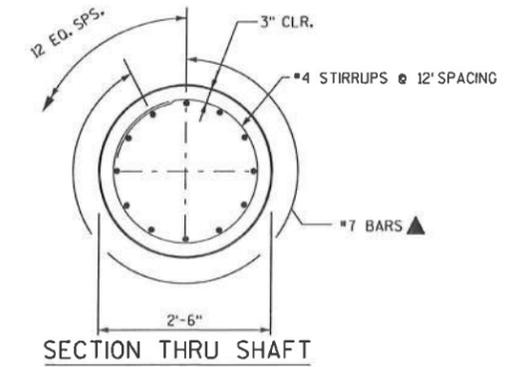
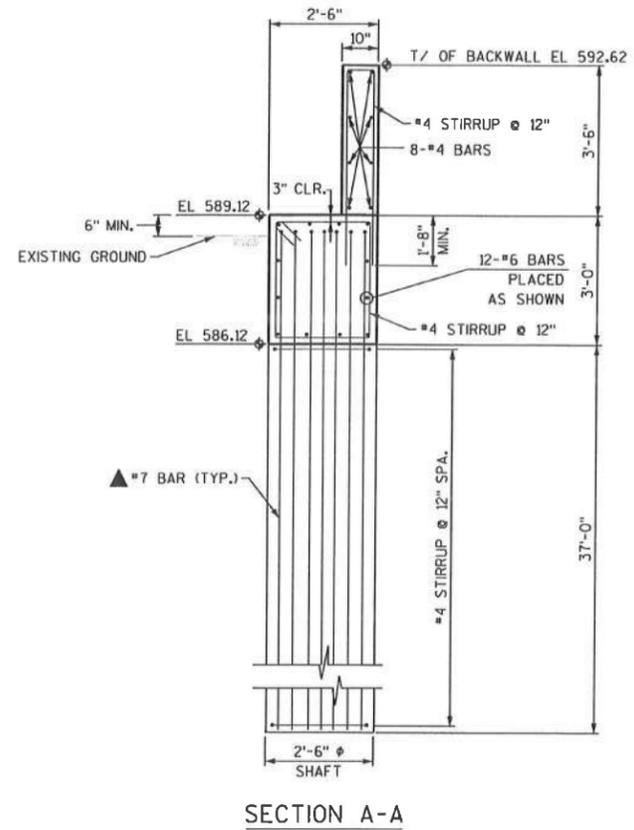
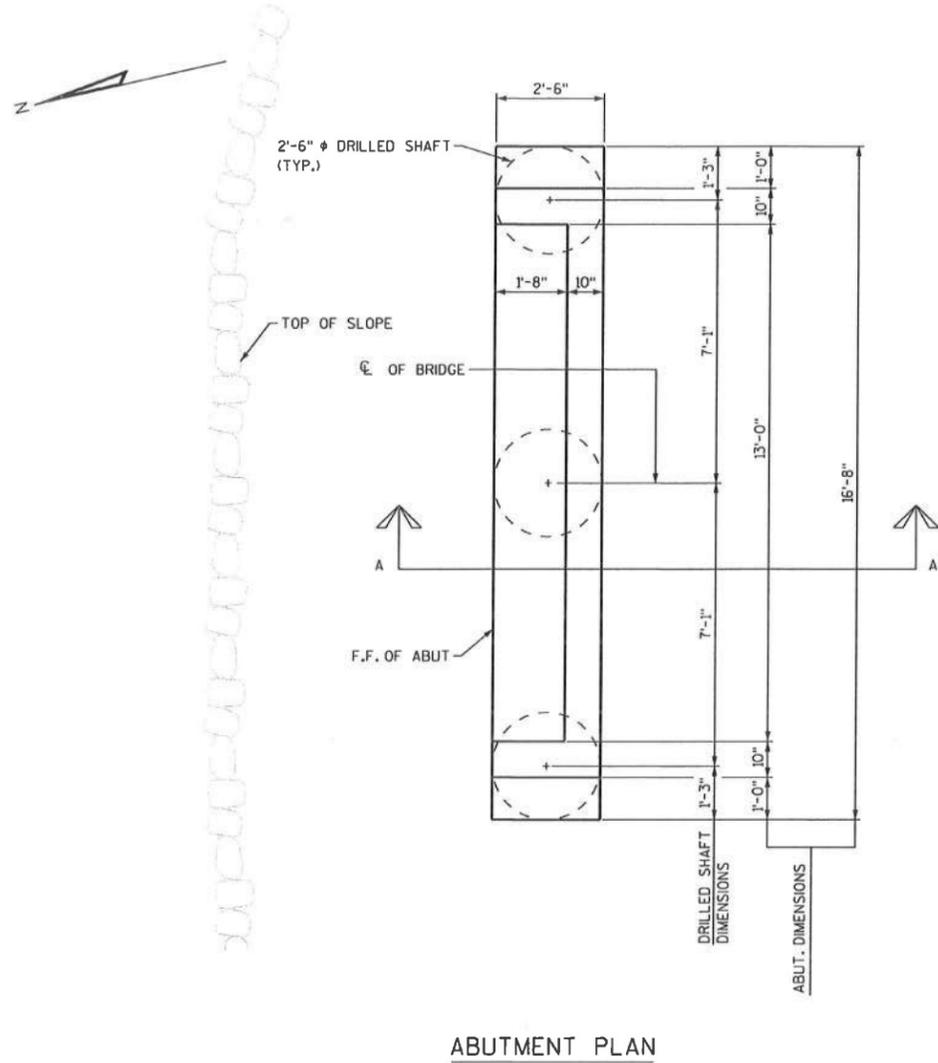
COLLINS ENGINEERS INC.
 203 WEST HOWARD AVE.
 MILWAUKEE, WI 53211
 MAIN 414.282.6905
 FAX 414.282.6933
 WWW.COLLINSENGR.COM

PREFABRICATED PEDESTRIAN BRIDGE
 NORTH ABUTMENT DETAILS

PROJECT NO.	R08-0702-100
SHEET NO.	25 OF 27
FILE NO.	F-27310

RELEASED FOR CONSTRUCTION 08-06-12

REVISION/PLOT DATE



MINIMUM LAP SPLICE TABLE

BAR SIZE	LOCATION	
	TOP BAR*	OTHER
#4	1' - 11"	1' - 5"
#5	2' - 5"	1' - 9"
#6	2' - 11"	2' - 1"
#7	3' - 7"	2' - 7"
#8	4' - 9"	3' - 5"
#9	6' - 0"	4' - 3"
#10	7' - 7"	5' - 5"
#11	9' - 4"	6' - 8"
WWF	ONE MESH WIDE	

* TOP BAR IS A HORIZONTAL BAR WITH MORE THAN 12 INCHES OF FRESH CONCRETE BENEATH IT

▲ TENSION BARS SHALL BE FULLY DEVELOPED PER ACI 318.

ALL LAPS SHALL BE CLASS "C" PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS, OR THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS.

PREFABRICATED BRIDGE ESTIMATED QUANTITIES

BID ITEM	UNIT	QUANTITY
PREFABRICATED BRIDGE	LS	1*
DRILLED SHAFT	LF	111
BRIDGE CONCRETE MASONRY	CY	6.8
BRIDGE BAR STEEL REINFORCEMENT	LBS	4220

* FOR INFORMATION ONLY, QUANTITY IS ALSO SHOWN ON NORTH ABUTMENT DETAILS

NO.	REVISIONS	BY	DATE	VERIFY SCALES	DRAWN BY: VC	DESIGNED BY
				BAR IS ONE INCH ON ORIGINAL DRAWING.	PRELIM X FINAL	PEW
				IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE 8/1/12	CHECKED BY PEW
				REVISED TO CONFORM TO CONSTRUCTION RECORDS	SCALE N.T.S.	

COLLINS ENGINEERS INC

2033 WEST HOWARD AVE.
MILWAUKEE, WI 53221
MAIN 414.282.6905
FAX 414.282.6953
WWW.COLLINSENGR.COM

PREFABRICATED PEDESTRIAN BRIDGE
SOUTH ABUTMENT DETAILS

PROJECT NO. R08-0702-100
SHEET NO. 26 OF 27
FILE NO. F-2731

RELEASED FOR CONSTRUCTION 08-06-12

COVER MAINTENANCE PLAN

FORMER SOUTH COAL DOCK
PORT WASHINGTON GENERATING STATION
146 South Wisconsin Street
Port Washington, Wisconsin
WDNR BRRTS #02-46-525198
WDNR FID #246004000

INTRODUCTION

This *Cover Maintenance Plan* (CMP) was prepared for the cover system constructed on the former South Coal Dock (SCD), referred to as the site. The site is located east of Port Washington Generating Station (PWGS). The CMP was prepared in accordance with the requirements of NR 724.13(2), Wisconsin Administrative Code. The cover system was constructed to prevent direct contact with and erosion and runoff of residual soil impacts at the site.

Implementation of this CMP will be the responsibility of Wisconsin Electric Power Company (WEPCo) or the City of Port Washington (City) (Managing Party) pursuant to applicable lease/sublease agreements for parcels on which the cover system is located.

BACKGROUND INFORMATION

Site investigation and remediation activities are documented in a publically available Wisconsin Department of Natural Resources (WDNR) file referenced by WDNR Facility Identification (FID) Number 246004000 and Bureau for Remediation and Redevelopment Tracking System (BRRTS) Number 02-46-525198. The WDNR file includes the following documents salient to the site cover system:

Site Investigation Work Plan, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 19 March 2008.

Site Investigation Report, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 3 December 2008.

Site Investigation Report Addendum, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 9 February 2009.

Remedial Action Design Report - South Coal Dock, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 2 February 2011.

Construction Documentation Report - South Coal Dock, Port Washington Generating Station, North and South Coal Docks, Geosyntec Consultants, 14 June 2012.

The WDNR contact for the site is as follows:

Mr. John Feeney
Wisconsin Department of Natural Resources
Remediation and Redevelopment Program
1155 Pilgrim Parkway
Plymouth, WI 53073
Phone: 920-892-8756
Fax: 920-892-6638
Email: john.feeney@wisconsin.gov

DESCRIPTION OF RESIDUAL CONTAMINATION

Residual contamination at the site generally consists of unsaturated soil (at depths less than the post-cover system construction depth to groundwater of approximately 10 feet below ground surface) and groundwater impacted by polynuclear aromatic hydrocarbons (PAHs) and metals above applicable soil and groundwater standards.

The site cover system was constructed to prevent direct contact with and the erosion and runoff of residual unsaturated soil impacts. Residual groundwater impacts are being addressed by groundwater monitoring to demonstrate compliance with NR 726 closure criteria (stable or declining residual groundwater contaminant concentrations).

DESCRIPTION OF COVER SYSTEM

The cover system is located on portions of two parcels of land, which have recently been established in connection with the change in use of portions of the SCD from utility to public use. The parcels are described as follows:

- The east portion of the SCD will be converted to public use pursuant to a sublease agreement between WEPCo and the City. The parcel subject to the sublease agreement is located east of the pre-power plant construction ordinary high water mark (OHWM) and is leased by WEPCo from the Wisconsin Board of Commissioners of Public Lands (WBCPL).

- The west portion of the SCD (east of OHWM) remains utility use pursuant to a lease agreement between WEPCo and WBCPL.

The parcel boundaries are depicted on Figure 1.

The cover system was constructed pursuant to the WDNR's *Guidance for Cover Systems as Soil Performance Standard Remedies* (WDNR, 2007), and the *Guidance on Case Closure and the Requirements for Managing Continuing Obligations* (WDNR, June 2009). The cover system consists of the following components:

- Minimum of four inches of asphalt pavement.
- Minimum of two feet of clean soil cover in vegetated areas.
- Minimum of six inches of gravel in unvegetated areas.

The cover system on the east portion of the SCD includes a constructed wetland habitat area, including a migratory bird stopover pond and adjacent features. The pond is surrounded by a berm. A walking path and vegetated areas are located outside of the pond berm. A drainage swale is located along the west margin of the pond berm.

The cover system on the west portion of the SCD consists of a re-graded existing gravel surface tied into the new grades on the eastern portion of the SCD. A minimum of 6 inches of gravel was maintained. The western margin of the SCD cover system consists of asphalt pavement located adjacent to the PWGS facility.

The extent of the cover system is depicted on attached Figure 1.

ANNUAL INSPECTION

The cover system will be inspected once per year, normally in the spring after snow and ice melt to evaluate damage due to settling, exposure to the weather, wear from traffic, increasing age and other factors. The inspections will assess erosion, cracks and deterioration that may cause exposure to underlying soil. The inspections will be performed by the WEPCo. Any area where underlying impacted soil has become or is likely to become exposed will be documented. The inspections will be documented on the attached Cover Inspection Log. The Cover Inspection Log will include recommendations for necessary repair of any areas where underlying impacted soil is exposed. Once repairs are completed, they will be documented on the Cover Inspection Log. A copy of the Cover Inspection Log will be retained by WEPCo and available for review by WDNR representatives upon request.

MAINTENANCE ACTIVITIES

If cover system deterioration is observed during the annual inspection or at any other time during the year, repairs will be scheduled as soon as practical. Cover system repairs may include isolated patching, filling or resurfacing or reconstruction of a portion of the cover system. In the event that necessary maintenance activities expose the underlying impacted soil, the Managing Party must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personnel protection equipment (PPE). The Managing Party must also sample any soil that is excavated from the site prior to disposal to identify management options. The soil must be treated, stored and disposed by the Managing Party in accordance with applicable local, state and federal law.

In the event the cover system overlying the impacted soil is removed or replaced, the replacement barrier must be equally protective. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined herein unless indicated otherwise by the WDNR or its successor.

A copy of this *Cover Maintenance Plan* will be maintained at the address of the Managing Party.

PLANTINGS

Tree and bush plantings may be installed on the cover system. These plantings would be installed in accordance with the maintenance repair and soil management provisions of this *Cover Maintenance Plan*. If planting activities expose potentially impacted soil underlying the cover system, the Managing Party must inform workers of the direct contact exposure hazard and provide them with appropriate PPE. Any removed impacted soil must be treated, stored and disposed by the Managing Party in accordance with applicable local, state and federal law. Following planting installation, the cover system disturbed by the planting activities must be restored to its original condition.

LIMITATION OF ACTIVITIES AND NOTIFICATIONS PRIOR TO MODIFYING COVER SYSTEM

The following activities are prohibited on any portion of the cover system unless prior written approval has been obtained from the WDNR:

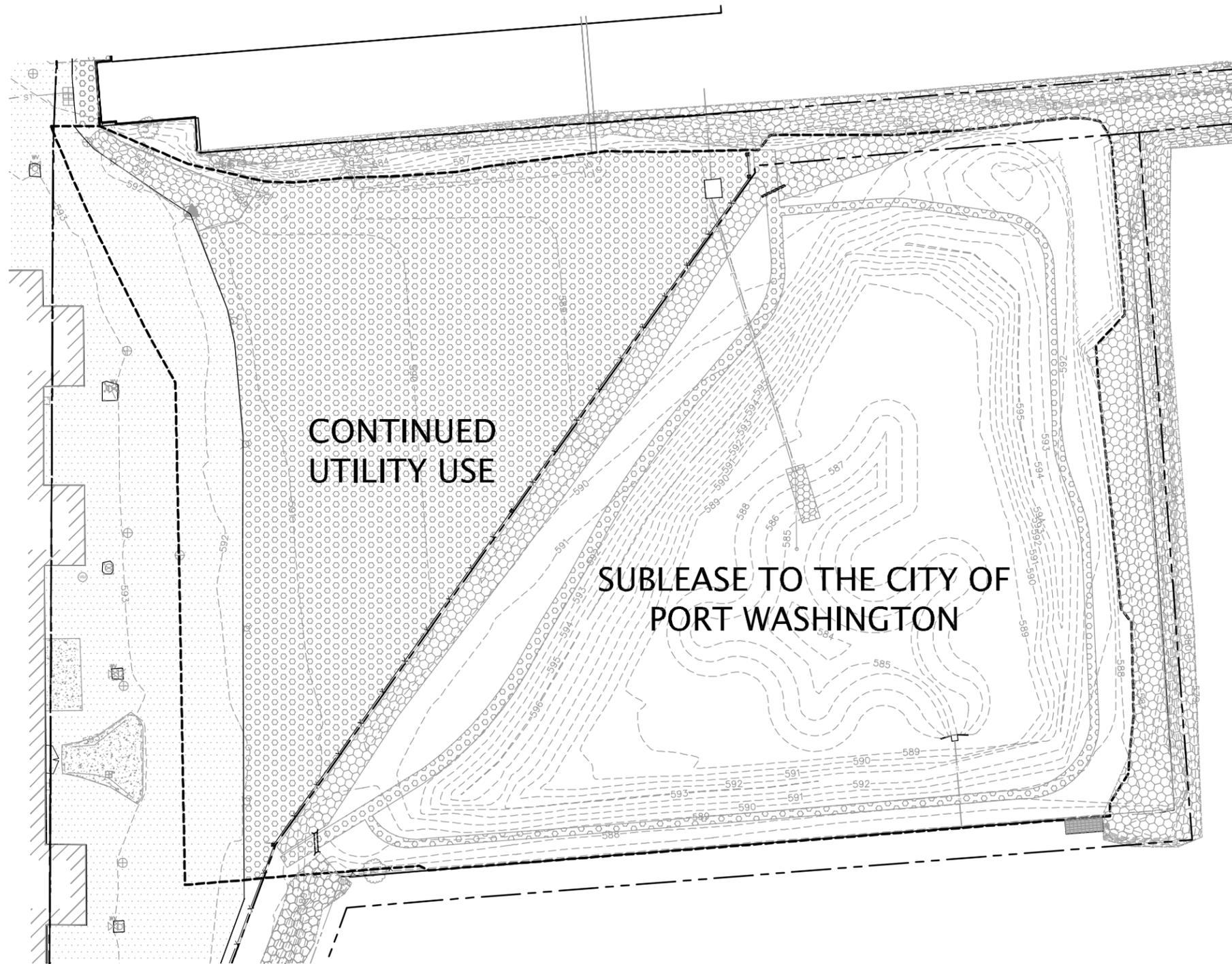
- Removal of the existing cover system
- Replacement with another cover system
- Excavating or grading
- Filling
- Plowing for agricultural cultivation
- Construction or placement of a building or other structure

AMENDMENT OR WITHDRAWAL OF COVER MAINTENANCE PLAN

This *Cover Maintenance Plan* can be amended or withdrawn by the Managing Party and its successors with the written approval of the WDNR.

CONTACT INFORMATION

WDNR	John Feeney Remediation and Redevelopment Program 1155 Pilgrim Parkway Plymouth, WI 53073	Phone: 920.892.8756 Email: john.feeney@wisconsin.gov
WEPCo Power Generation	Doug Eberlein, P.E. Project Manager 231 W. Michigan Street Milwaukee, WI 53203	Phone: 414.221.2299 Email: doug.eberlein@we-energies.com
WEPCo Environmental Department	Mark Collins Principal Hydrogeologist 333 W. Everett Street Milwaukee, WI 53203	Phone: 414.221.2162 Email: mark.collins@we-energies.com
City of Port Washington	Robert Vanden Noven City Engineer/Public Works Director 100 West Grand Avenue Port Washington, WI 53074	Phone: 262.284.2600 Email: rvandenoven@ci.port-washington.wi.us



LEGEND

- APPROXIMATE EXTENT OF COVER SYSTEM
- - - - -584----- AS-CONSTRUCTED TOP OF COVER SYSTEM ELEVATION CONTOUR (FT MSL)
- x-x-x- FENCE
- [Hatched Box] EXISTING GENERATING STATION BUILDING
- [Circular Pattern Box] RIPRAP
- [Small Circle Pattern Box] GRAVEL SURFACE
- [Dotted Pattern Box] ASPHALT PAVEMENT
- [Solid Grey Box] FISHING PLATFORM
- ST- POND FILL AND DISCHARGE PIPE
- [Square Box] PUMP HOUSE
- PROPERTY BOUNDARY

**CONTINUED
UTILITY USE**

**SUBLEASE TO THE CITY OF
PORT WASHINGTON**



Geosyntec consultants	
CLIENT:	WE ENERGIES
PROJECT:	FORMER SOUTH COAL DOCK PORT WASHINGTON GENERATION STATION PORT WASHINGTON, WISCONSIN
TITLE:	EXTENT OF COVER SYSTEM
PROJECT: CHE8094TA	FIGURE NO.: 1
DATE: June 7, 2012	FILE NO: 2016PWGSREM01
FIGURE 1	



RECEIVED

FEB 18 2014

BY: JZ

CITY OF PORT WASHINGTON | ENGINEERING/ DEPARTMENT OF PUBLIC WORKS

Rob Vanden Noven, P.E., Director of Public Works / City Engineer

February 14, 2014

Ms. Victoria Stovall, Environmental Program Associate
Wisconsin Department of Natural Resources
2300 North Martin Luther King Jr. Drive
P.O. Box 12436
Milwaukee, WI 53212-0436

no site visit
Re: Cover Maintenance Plan Amendment
Former Coal Dock
Port Washington, WI
WDNR BRTS #02-46-525198
WDNR FID #246004000

Dear Ms. Stovall:

The City of Port Washington has approved the construction of a pavilion on the former Port Washington Generating Station North Coal Dock, now known as Coal Dock Park. The architectural drawings are attached. The only breach of the existing cover system will be the construction of the piers supporting the structure.

All soils excavated beneath the 2' soil cap will be handled per the requirements of the cover maintenance plan dated December 3, 2010. The City requests WDNR review and approval of the proposed changes to the cover system.

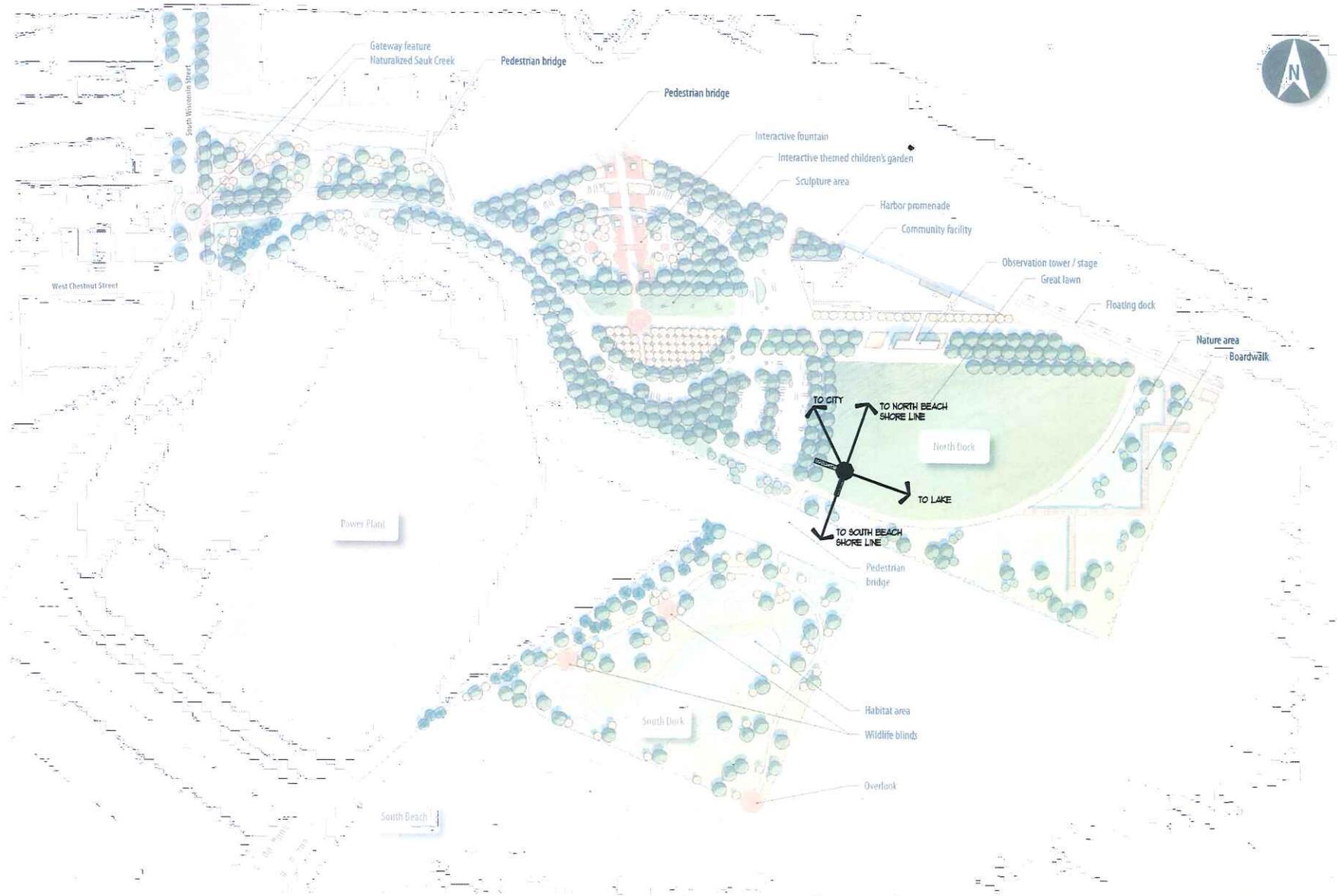
If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Robert J. Vanden Noven". The signature is written in a cursive style.

Robert J. Vanden Noven, P.E.
City Engineer/Director of Public Works

Cc: Tom Mlada, Mayor
Mike Erlich, 6E6S Architects
Mark Grams, City Administrator
Eric Eberhardt, City Attorney
John Feeney, WDNR
Liz Strueck-Mullane, We Energies





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 127 EAST MAIN STREET
 Port Washington
 Wisconsin 53074-2216
 Telephone: (262) 305-3325
 www.6e6sarchitects.com

PICNIC SHELTER WITH LOOKOUT
 WATERFRONT SAFETY COMMITTEE
 COAL DOCK PARK
 PORT WASHINGTON, WISCONSIN

A	
DATE	2/6/2012
PROJECT #	-
DRAWN BY	MFE

PORT WASHINGTON WATERFRONT SAFETY COMMITTEE

NEW MEMORIAL PAVILION COAL DOCK PARK PORT WASHINGTON, WISCONSIN 53074

6E6S
BOERNER MERCANTILE BUILDING
211 FRANKLIN STREET
SUITE 208
PORT WASHINGTON, WISCONSIN 53074-2216
TELEPHONE: (262) 305-3325
WWW.6E6SARCHITECTS.COM

DRAWING INDEX					
▲ REVISIONS					
No.	1	2	3	4	Sheet Title
					GENERAL
					G-000 TITLE SHEET
					STRUCTURAL
					S-100 CONC. PIER & STEEL LAYOUT PLANS
					S-101 FRAMING PLANS
					ARCHITECTURAL
					A-101 LAYOUT AND REFLECTED CEILING PLANS
					A-300 BUILDING SECTIONS & ELEVATION
					A-301 BUILDING DETAILS

PROJECT GENERAL NOTES:

- THESE GENERAL NOTES SHALL APPLY TO ALL OF THE DRAWING SHEETS.
- ALL CONTRACTORS SHALL INSPECT THE SITE AND SHALL VERIFY ALL DATA OF THE EXISTING CONDITIONS AND THEIR RELATION TO THE NEW WORK, AND WILL REPORT ANY DISCREPANCIES FOUND TO THE ARCHITECT.
- CROSS REFERENCES SHOWN ON THE DRAWINGS DO NOT NECESSARILY INDICATE ALL LIKE CONDITIONS AND DO NOT LIMIT APPLICATION OF ANY DRAWING OR DETAIL. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- ALL WORK OF THE SUBCONTRACTOR SHALL BE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS - FEDERAL, STATE, AND LOCAL JURISDICTIONS.
- DRAWINGS ARE NOT TO BE SCALED. ALL CONTRACTORS ARE TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK.
- ALL ADJACENT PROPERTY WILL BE PROTECTED FROM DAMAGE AND IF CHANGED, WILL BE RETURNED TO ITS ORIGINAL CONDITION. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
- PRIOR TO THE COMMENCEMENT OF WORK, THE SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE OF WORK TO VERIFY UTILITIES AND OTHER EXISTING CONDITIONS, WHETHER OR NOT SHOWN ON THE DRAWINGS, LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADING ELEVATIONS, AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
- AT THE END OF EACH DAY'S WORK, THE CONTRACTOR SHALL CLEAN ALL DEBRIS AND WILL LEAVE THE CONSTRUCTION AREA AND THE SURROUNDING ARE CLEAN IN SUCH A MANNER TO ELIMINATE INTERFERENCE AND HAZARD.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK. ALL PATCHING AS MAY BE REQUIRED SHALL BE WITH METHODS AND MATERIALS TO MATCH EXISTING CONDITIONS AND MATERIALS.
- THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY WORK PERFORMED BY SUBCONTRACTORS THAT DEVIATES FROM THESE CONSTRUCTION DOCUMENTS, UNLESS FIRST APPROVED IN WRITING BY THE ARCHITECT.
- WHERE SPECIFIC PRODUCTS AND MANUFACTURERS ARE SPECIFIED, THE CONTRACTOR MAY USE AN EQUIVALENT ONLY IF SUBMITTED TO AND APPROVED BY THE ARCHITECT. IN SUCH CASE THE CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS AND SAMPLES AS APPLICABLE FOR THE ARCHITECT'S REVIEW PRIOR TO ORDERING OR INSTALLING MATERIALS.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION OF ANY WORK SPECIFIED IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF SAID WORK.
- CONTRACTOR SHALL PROVIDE ALL PERMITS NECESSARY FOR CONSTRUCTION.
- THESE PLANS TO THE BEST OF KNOWLEDGE, COMPLY WITH THE CURRENT AND STANDARD SPECIFICATIONS FOR ACCESSIBILITY REQUIREMENTS.

CODE & DATA SUMMARY

APPLICABLE CODES:
- 2009 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN UPDATES DATED SEPTEMBER 11, 2011
- ACCESSIBILITY CODE: ANSI A117.1-2009

OCCUPANCY USE GROUP: (CHAPTER 3)
A-5 OCCUPANCY - ASSEMBLY

CONSTRUCTION TYPE: VB NONCOMBUSTIBLE UNPROTECTED

HEIGHT AND AREA LIMITATIONS: (TABLE 503)
PER TABLE 503 A TYPE VB - A-5 OCCUPANCY BUILDING CAN HAVE UNLIMITED SIZE AND HEIGHT.

SPIRAL STAIRS: (IBC SECTION 1033)
SPIRAL STAIRWAYS ARE ALLOWED TO BE USED AS PART OF THE MEANS OF EGRESS ONLY WITHIN DWELLING UNITS OR FROM A SPACE NOT MORE THAN 250 SQUARE FEET AND NOT MORE THAN 5 OCCUPANTS.
SPIRAL STAIRWAYS SHALL HAVE A 7 1/2" MIN. CLEAR TREAD DEPTH AT A POINT 12" FROM THE NARROW EDGE. THE RISERS SHALL BE SUFFICIENT TO PROVIDE A HEADROOM OF 78" MIN. BUT RISER HEIGHT SHALL NOT BE MORE THAN 9 1/2". THE MIN. STAIRWAY CLEAR WIDTH AT AND BELOW THE HANDRAIL SHALL BE 26".

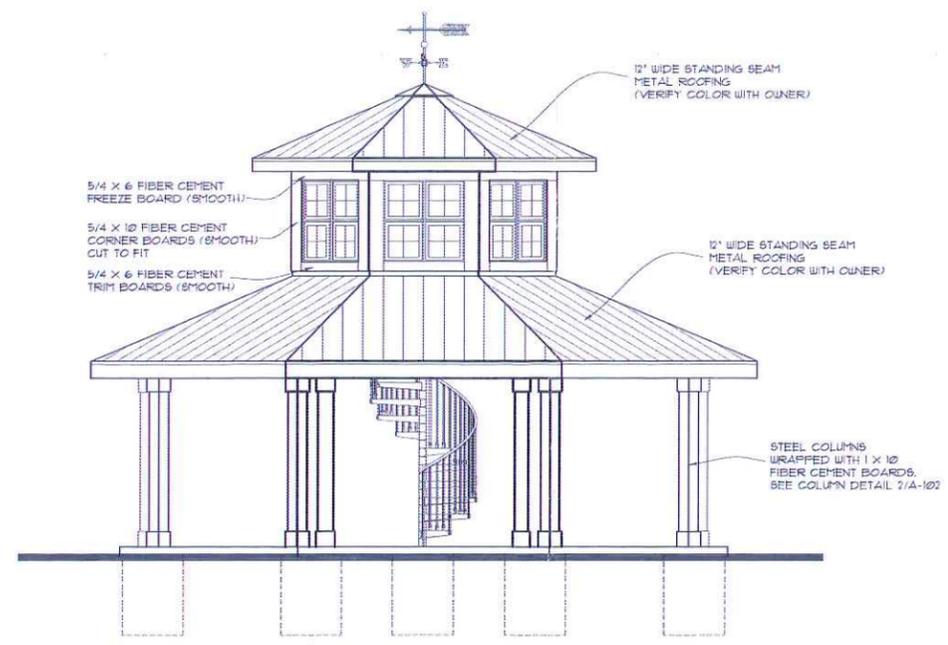
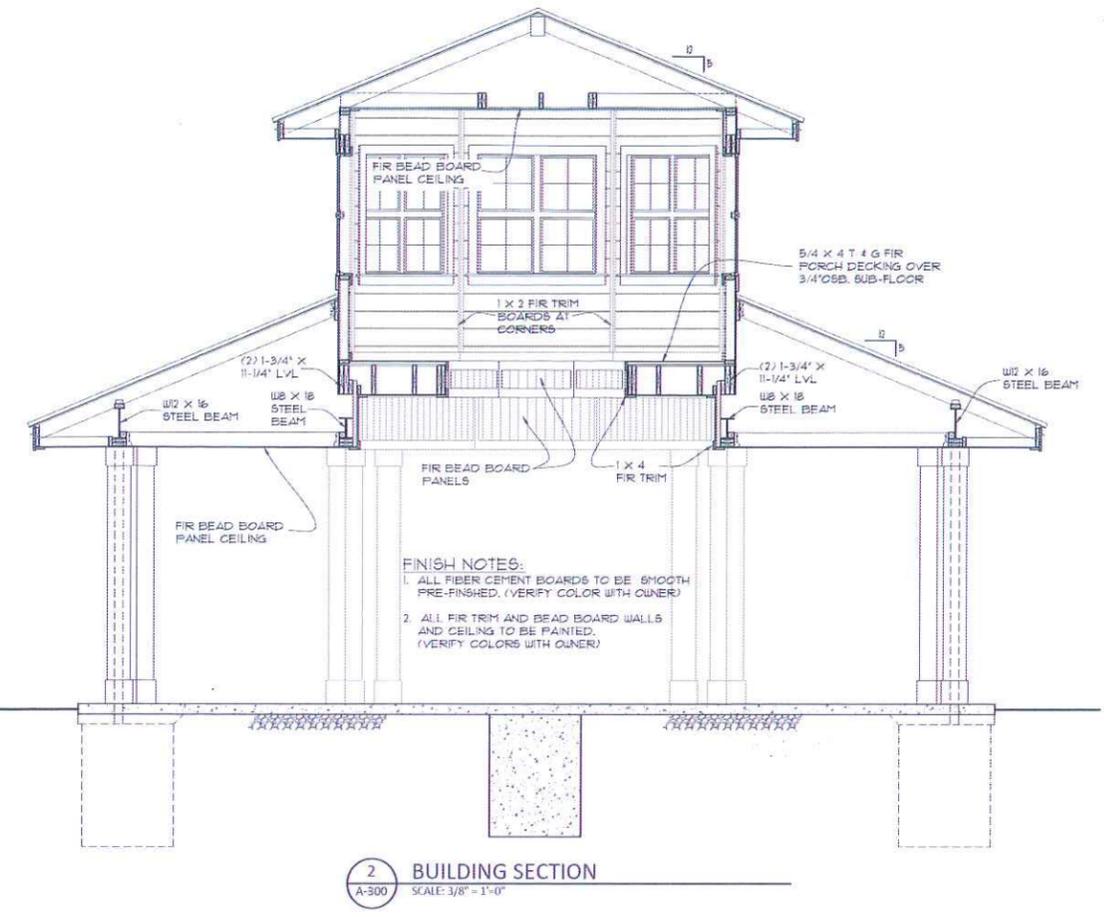
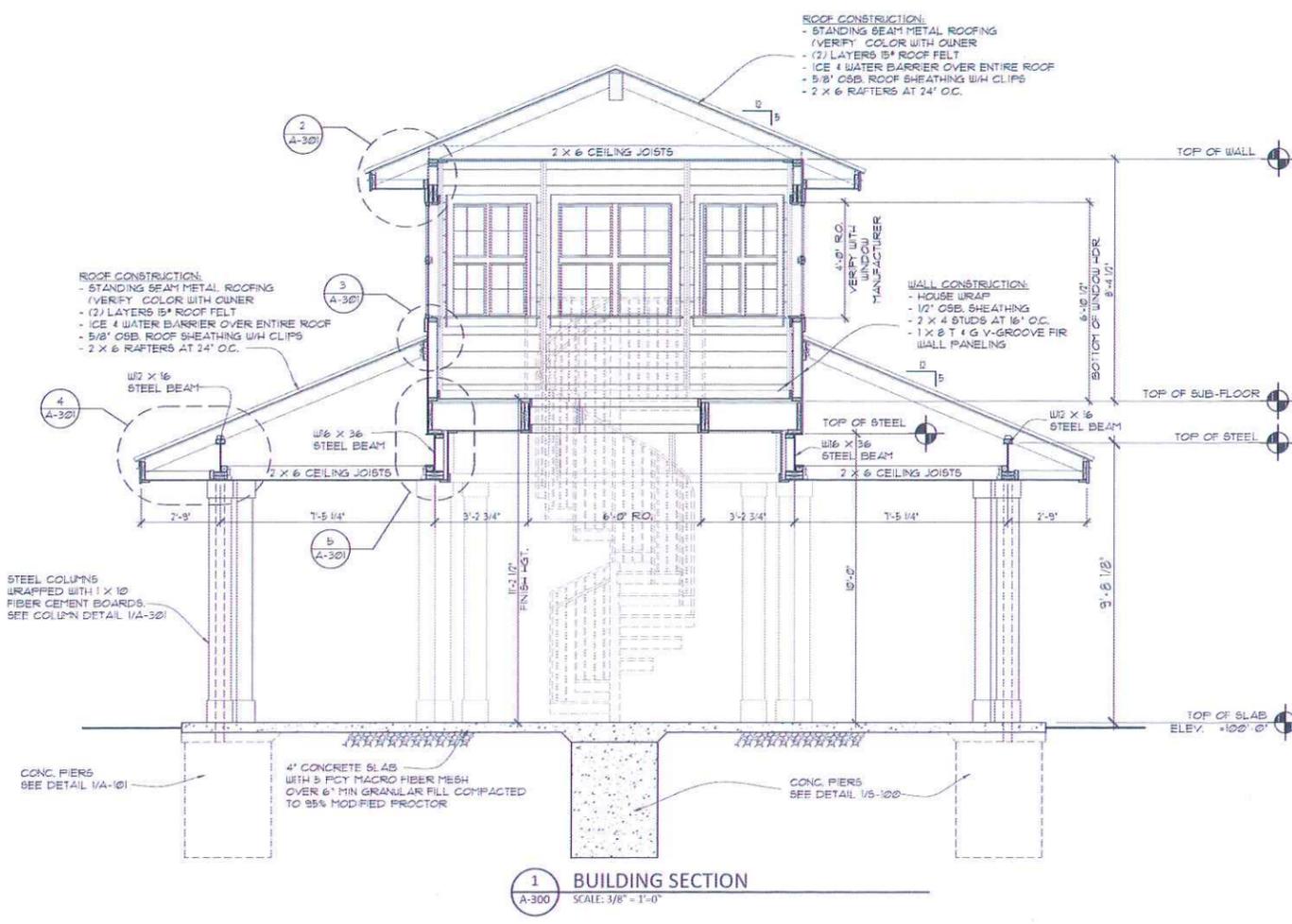
NOTE: ELECTRICAL SUBCONTRACTOR IS TO BE DESIGN BUILD AND ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DESIGNING THEIR APPROPRIATE SYSTEMS AND FOR SUBMITTING THE REQUIRED DRAWINGS AND CALCULATIONS (TO STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN STATE AND LOCAL APPROVALS AND PERMITS.

TITLE SHEET
MEMORIAL PAVILION
WATERFRONT SAFETY COMMITTEE
COAL DOCK PARK
PORT WASHINGTON, WI

NO.	DATE	DESCRIPTION
1	10/28/2013	BID SET (STEEL BEAM FRAMING)

DATE: 10/28/2013
PROJECT #: 13-02
DRAWN BY: MPE

SHEET #:
G-000



ELEVATION & BUILDING SECTIONS
MEMORIAL PAVILION
WATERFRONT SAFETY COMMITTEE
COAL DOCK PARK
PORT WASHINGTON, WI

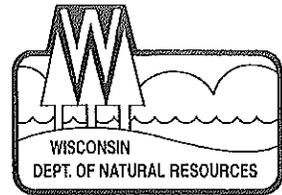
NO.	DATE	DESCRIPTION
1	10/28/2013	BID SET (STEEL BEAM FRAMING)

DATE:	10/28/2013
PROJECT #:	13-02
DRAWN BY:	MPE

SHEET #:
A-300

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
Plymouth Service Center
1155 N Pilgrim Road
Plymouth WI 53073

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



June 20, 2013

Mark J. Collins
WE Energies
231 W. Michigan Street
Milwaukee, WI 53203

Dear Mr. Collins:

Subject: Conditional case closure, Port Washington North and South Coal Docks, 146 South Wisconsin Street, Port Washington, file reference FID #246004000, BRRTS #0246525198.

Thank you for your recent closure request. At this time the department has determined that it is appropriate for you to abandon the monitoring wells at this site. I will send you a final closure letter after I get a copy of your well abandonment documentation.

If you have any questions about this letter, please call me at 920-892-8756 extension 3023.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Feeney'.

John Feeney
Wisconsin Department of Natural Resources

Cc: Geosyntec Consultants
SER File



LEGEND

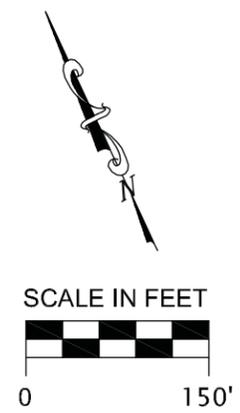
- APPROXIMATE EXTENT OF COVER SYSTEM
- AS-CONSTRUCTED TOP OF COVER SYSTEM ELEVATION CONTOUR (FT MSL)
- PUMP HOUSE
- MW-14 ABANDONED NCD MONITORING WELL LOCATION
- PZ-1 ABANDONED NCD PIEZOMETER LOCATION
- MW-10 EXISTING MONITORING WELL LOCATION
- MW-18 ABANDONED SCD MONITORING WELL LOCATION (8/26/11)
- DW-1 SURFACE WATER ELEVATION MEASURING LOCATION
- 580 GROUDWATER ELEVATION CONTOUR, FT MSL (8/14/12)
- INFERRED GROUNDWATER FLOW DIRECTION
- RESIDUAL GROUNDWATER CONCENTRATIONS > NR 140 PUBLIC HEALTH ES
- RESIDUAL GROUNDWATER CONCENTRATIONS > NR 140 PUBLIC WELFARE ES

SUMMARY OF MOST RECENT POST-REMEDIAL ACTION GROUNDWATER SAMPLING EVENT

Contaminant	Former North Coal Dock		Former South Coal Dock	
	NR 140 PAL Exceedance	NR 140 ES Exceedance	NR 140 PAL Exceedance	NR 140 ES Exceedance
1,1-DCE	MW-25			
1,1,1-TCA	MW-25			
Arsenic	MW-25			MW-17
Boron	MW-20, MW-21, MW-25		MW-10, MW-17	
Iron		MW-20, MW-21, MW-25		MW-17
Manganese		MW-20, MW-21, MW-25	MW-17	
Sulfate		MW-20, MW-21, MW-22, MW-23, MW-24, MW-25		MW-17

NO ITALICS - CONCENTRATION > NR 140 PUBLIC HEALTH PAL OR ES
 ITALICS - CONCENTRATION > NR 140 PUBLIC WELFARE PAL OR ES

1,1,1-TCA = 1,1,1-TRICHLOROETHANE
 1,1-DCA = 1,1-DICHLOROETHANE
 PAL = NR 140 PREVENTIVE ACTION LIMIT
 ES = NR 140 ENFORCEMENT STANDARD



Geosyntec
 consultants

CLIENT: WE ENERGIES

PROJECT: NORTH AND SOUTH COAL DOCKS
 PORT WASHINGTON GENERATION STATION
 PORT WASHINGTON, WISCONSIN

TITLE: GROUNDWATER MAP

PROJECT: CHE8094TA | FIGURE NO.: B3 | DRAWING NO.: 00

B.3.b, B.3.c., B.3.d. GROUNDWATER ISOCONCENTRATION, GROUNDWATER FLOW DIRECTION, MONITORING WELLS FIGURE



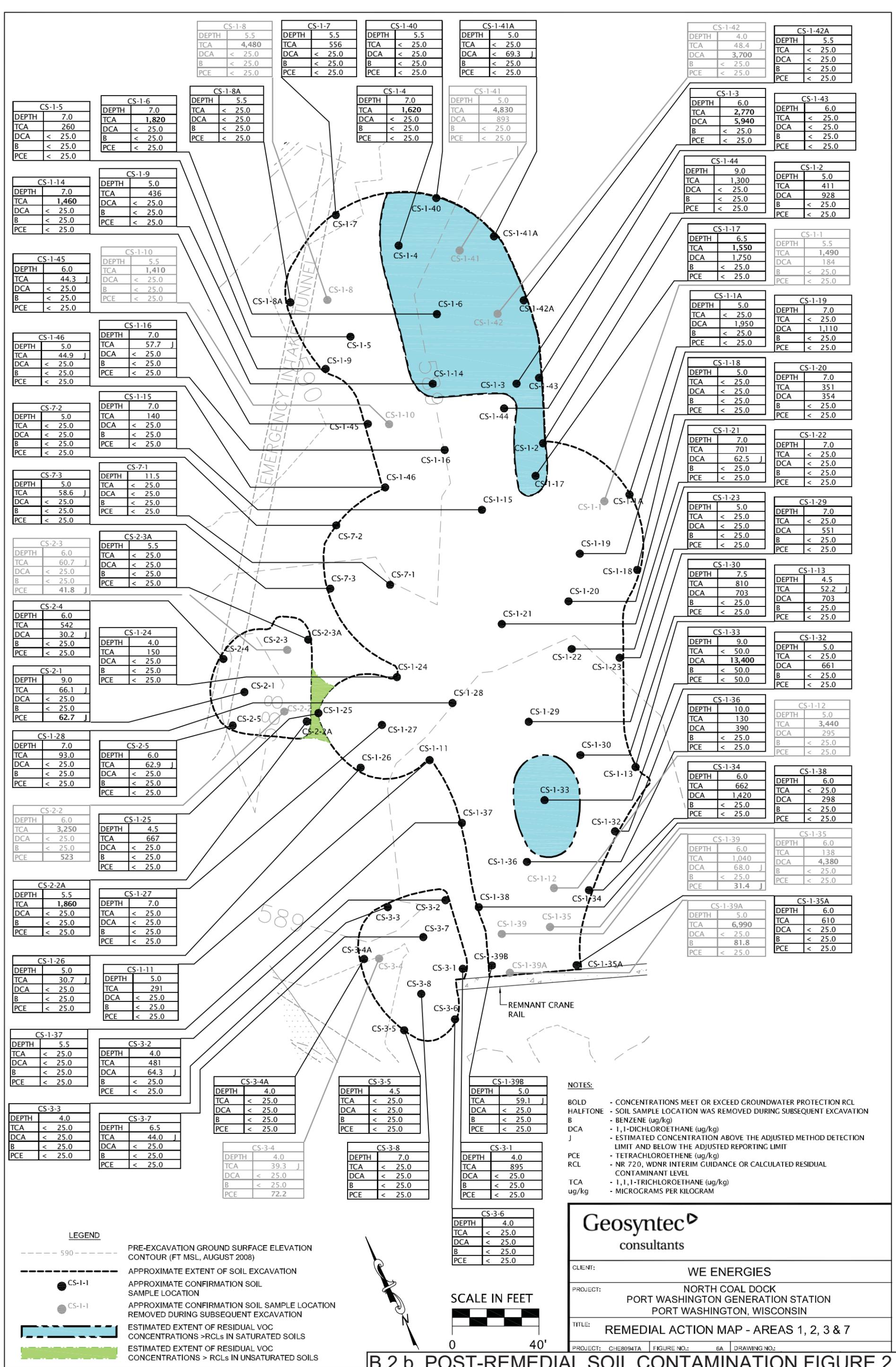
LEGEND

- PRE-EXCAVATION GROUND SURFACE ELEVATION CONTOUR (FT, AUGUST 2008)
- MW-1 FORMER MONITORING WELL LOCATION
- GP-47 FORMER COAL HANDLING AREA SOIL PROBE/BORING LOCATION
- GS-3 FORMER 2008 SOIL BORING / NEAR-SURFACE GRAB SAMPLE LOCATION
- - - - - APPROXIMATE EXTENT OF SOIL EXCAVATION
- ③ SOIL REMOVAL TARGET AREA

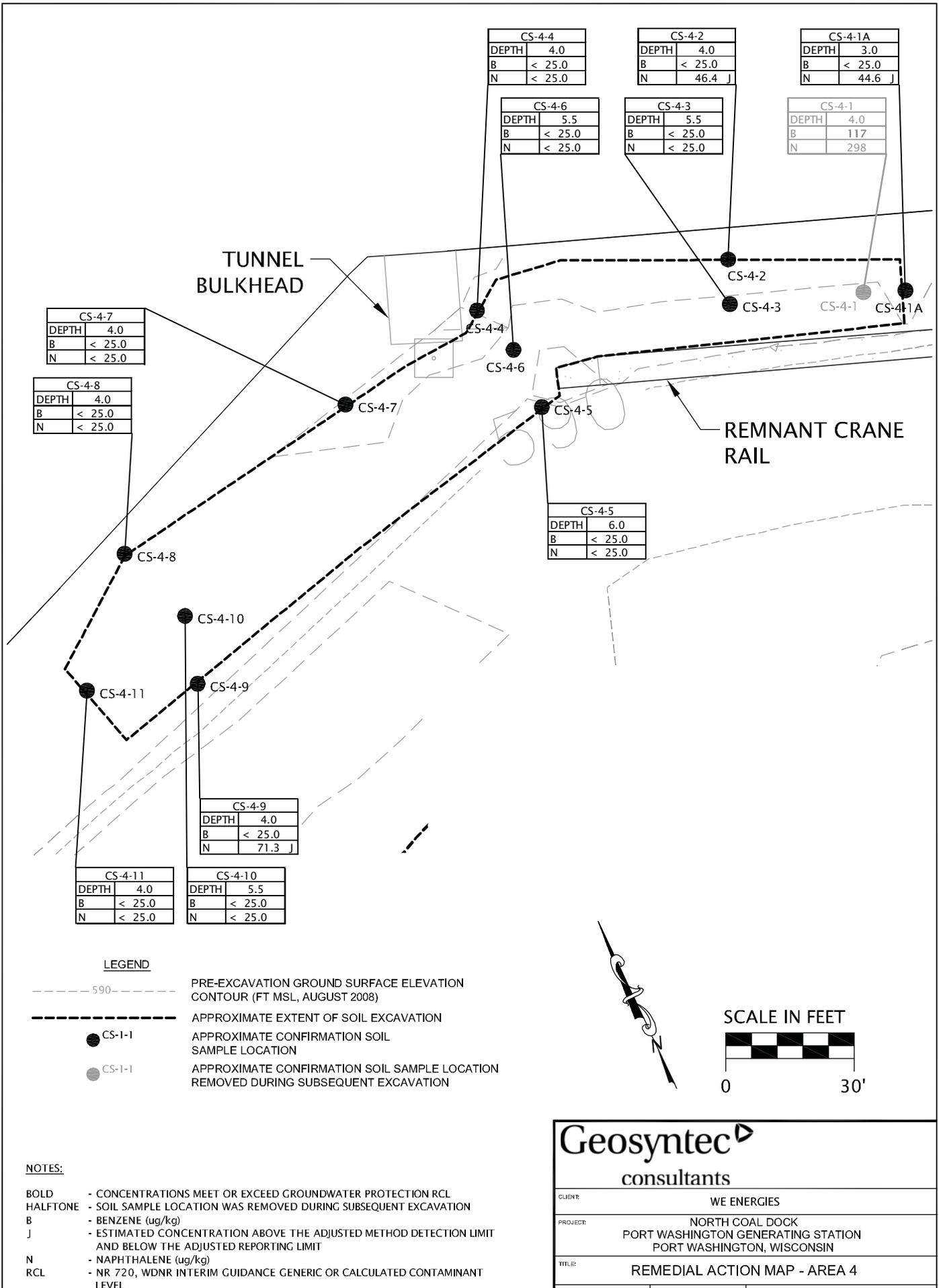


Geosyntec consultants	
CLIENT:	WE ENERGIES
PROJECT:	NORTH COAL DOCK PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN
TITLE:	EXTENT OF IMPACTED SOIL REMOVAL AREAS
PROJECT CHIEF/PROJECT MANAGER:	
DATE:	

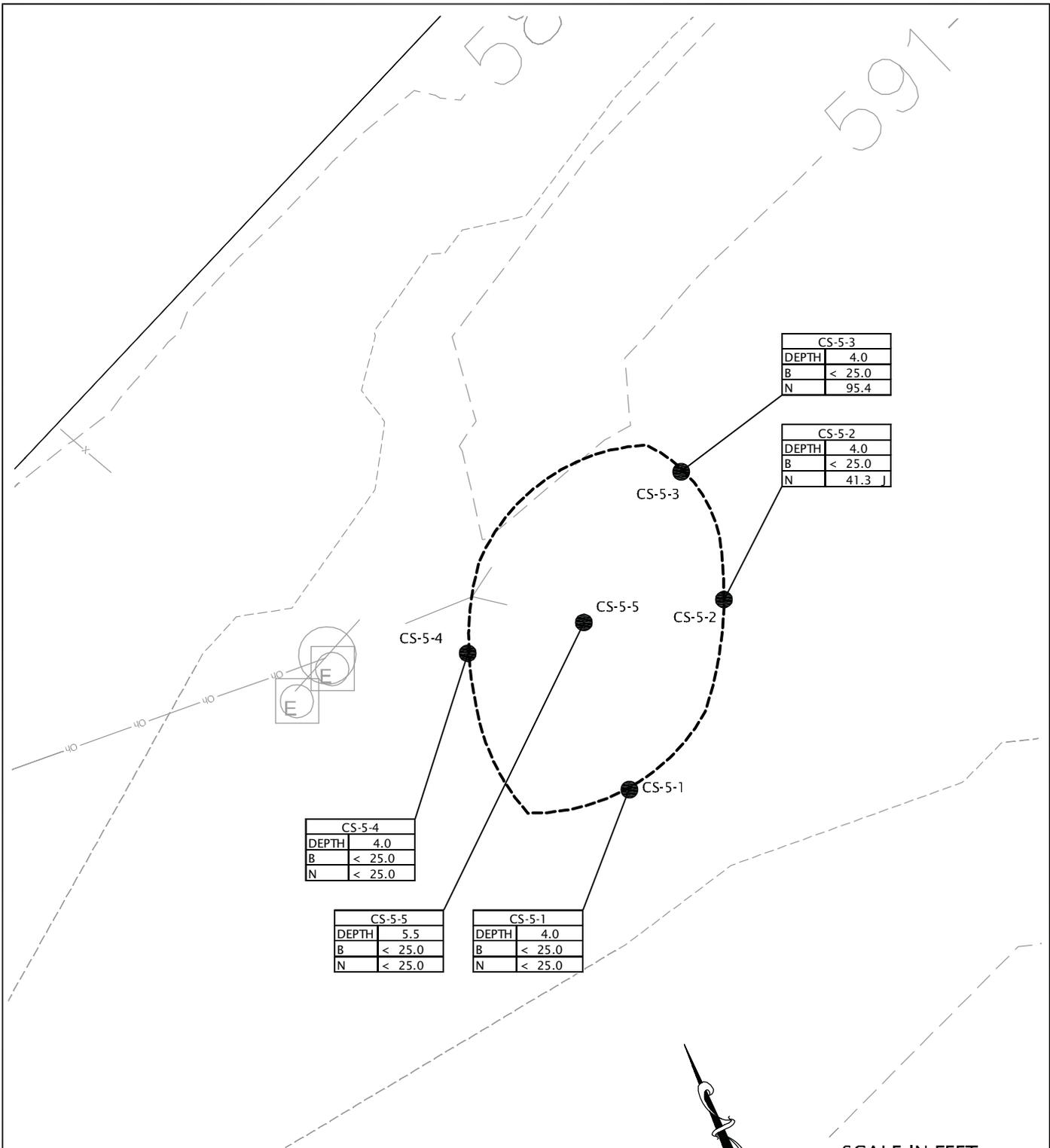
B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 1



B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 2



B.2.b. POST-REMEDIATION SOIL CONTAMINATION FIGURE 3



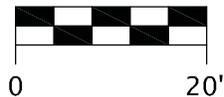
LEGEND

- 590 PRE-EXCAVATION GROUND SURFACE ELEVATION CONTOUR (FT MSL, AUGUST 2008)
- APPROXIMATE EXTENT OF SOIL EXCAVATION
- CS-1-1 APPROXIMATE CONFIRMATION SOIL SAMPLE LOCATION

NOTES:

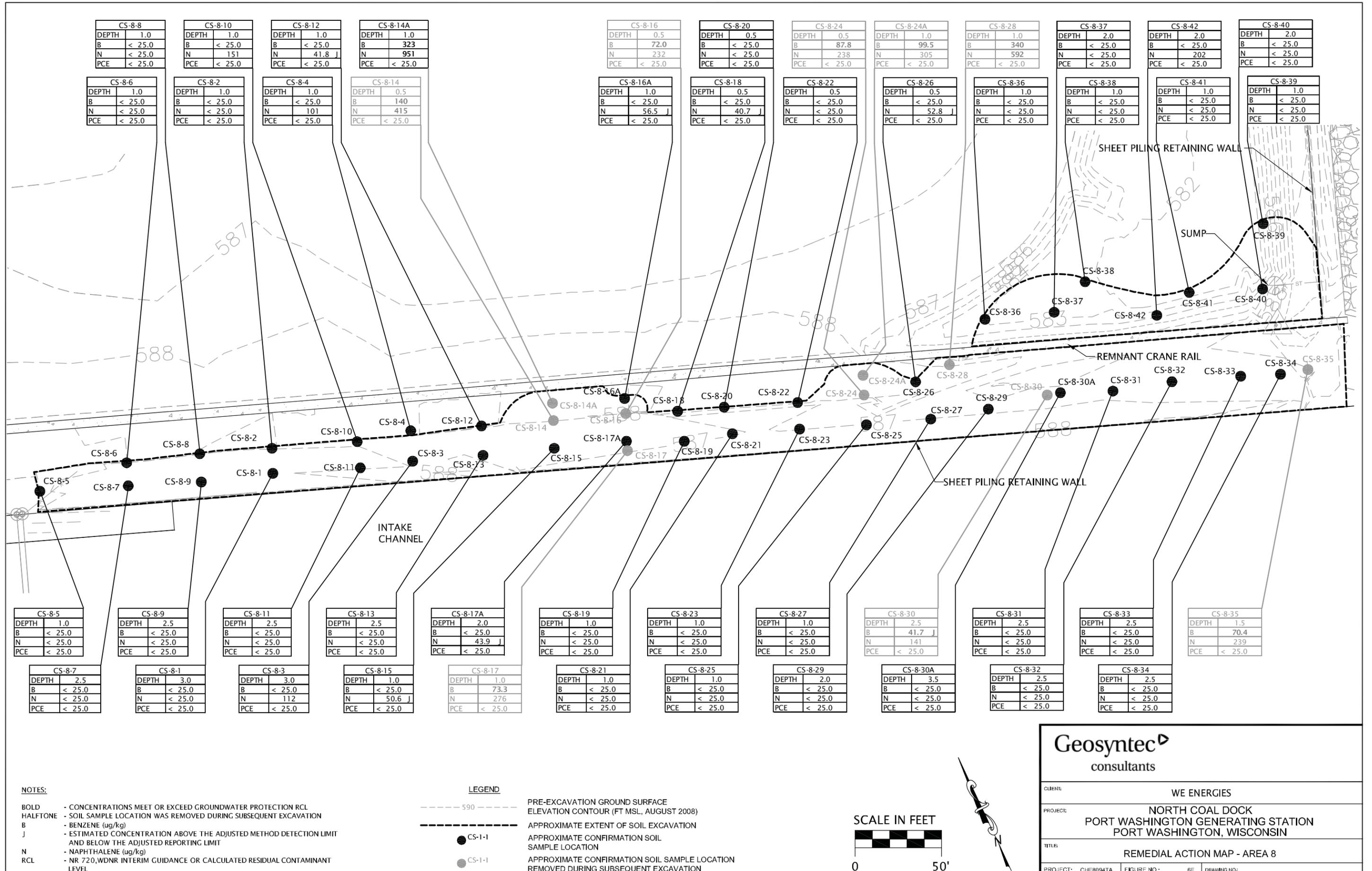
- B - BENZENE (ug/kg)
- J - ESTIMATED CONCENTRATION ABOVE THE ADJUSTED METHOD DETECTION LIMIT AND BELOW THE ADJUSTED REPORTING LIMIT
- N - NAPHTHALENE (ug/kg)
- RCL - NR 720, WDNR INTERIM GUIDANCE OR CALCULATED RESIDUAL CONTAMINANT LEVEL
- ug/kg - MICROGRAMS PER KILOGRAM

SCALE IN FEET



Geosyntec consultants			
CLIENT:	WE ENERGIES		
PROJECT:	NORTH COAL DOCK PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN		
TITLE:	REMEDIAL ACTION MAP - AREA 5		
PROJECT:	CHE8084TA	FIGURE NO.:	BC
DRAWING NO.:			

B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 4

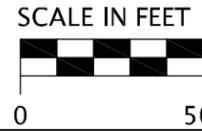


NOTES:

- BOLD - CONCENTRATIONS MEET OR EXCEED GROUNDWATER PROTECTION RCL
- HALFTONE - SOIL SAMPLE LOCATION WAS REMOVED DURING SUBSEQUENT EXCAVATION
- B - BENZENE (ug/kg)
- J - ESTIMATED CONCENTRATION ABOVE THE ADJUSTED METHOD DETECTION LIMIT AND BELOW THE ADJUSTED REPORTING LIMIT
- N - NAPHTHALENE (ug/kg)
- RCL - NR 720, WDNR INTERIM GUIDANCE OR CALCULATED RESIDUAL CONTAMINANT LEVEL
- ug/kg - MICROGRAMS PER KILOGRAM

LEGEND

- 590 --- PRE-EXCAVATION GROUND SURFACE ELEVATION CONTOUR (FT MSL, AUGUST 2008)
- --- APPROXIMATE EXTENT OF SOIL EXCAVATION
- CS-1-1 APPROXIMATE CONFIRMATION SOIL SAMPLE LOCATION
- CS-1-1 APPROXIMATE CONFIRMATION SOIL SAMPLE LOCATION REMOVED DURING SUBSEQUENT EXCAVATION



Geosyntec
consultants

CLIENT: WE ENERGIES

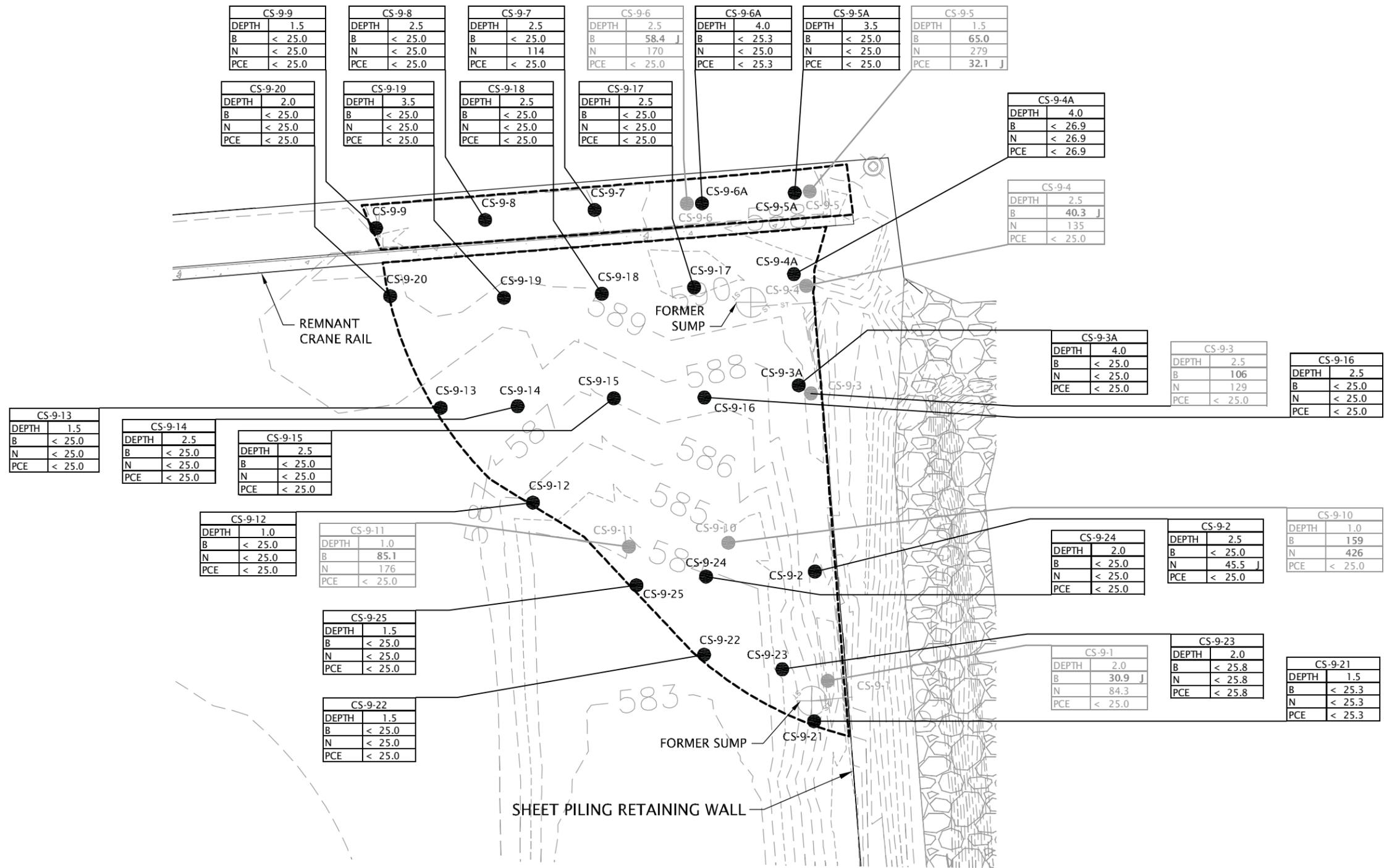
PROJECT: NORTH COAL DOCK
PORT WASHINGTON GENERATING STATION
PORT WASHINGTON, WISCONSIN

TITLE: REMEDIAL ACTION MAP - AREA 8

PROJECT: CHE8094TA | FIGURE NO.: 6E | DRAWING NO.:

B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 6

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NOTES:

- BOLD** - CONCENTRATIONS MEET OR EXCEED GROUNDWATER PROTECTION RCL
- HALFTONE** - SOIL SAMPLE LOCATION WAS REMOVED DURING SUBSEQUENT EXCAVATION
- B** - BENZENE (ug/kg)
- J** - ESTIMATED CONCENTRATION ABOVE THE ADJUSTED METHOD DETECTION LIMIT AND BELOW THE ADJUSTED REPORTING LIMIT
- N** - NAPHTHALENE (ug/kg)
- PCE** - TETRACHLOROETHENE (ug/kg)
- RCL** - NR 720, WDNR INTERIM GUIDANCE OR CALCULATED RESIDUAL CONTAMINANT LEVEL
- ug/kg** - MICROGRAMS PER KILOGRAM

LEGEND

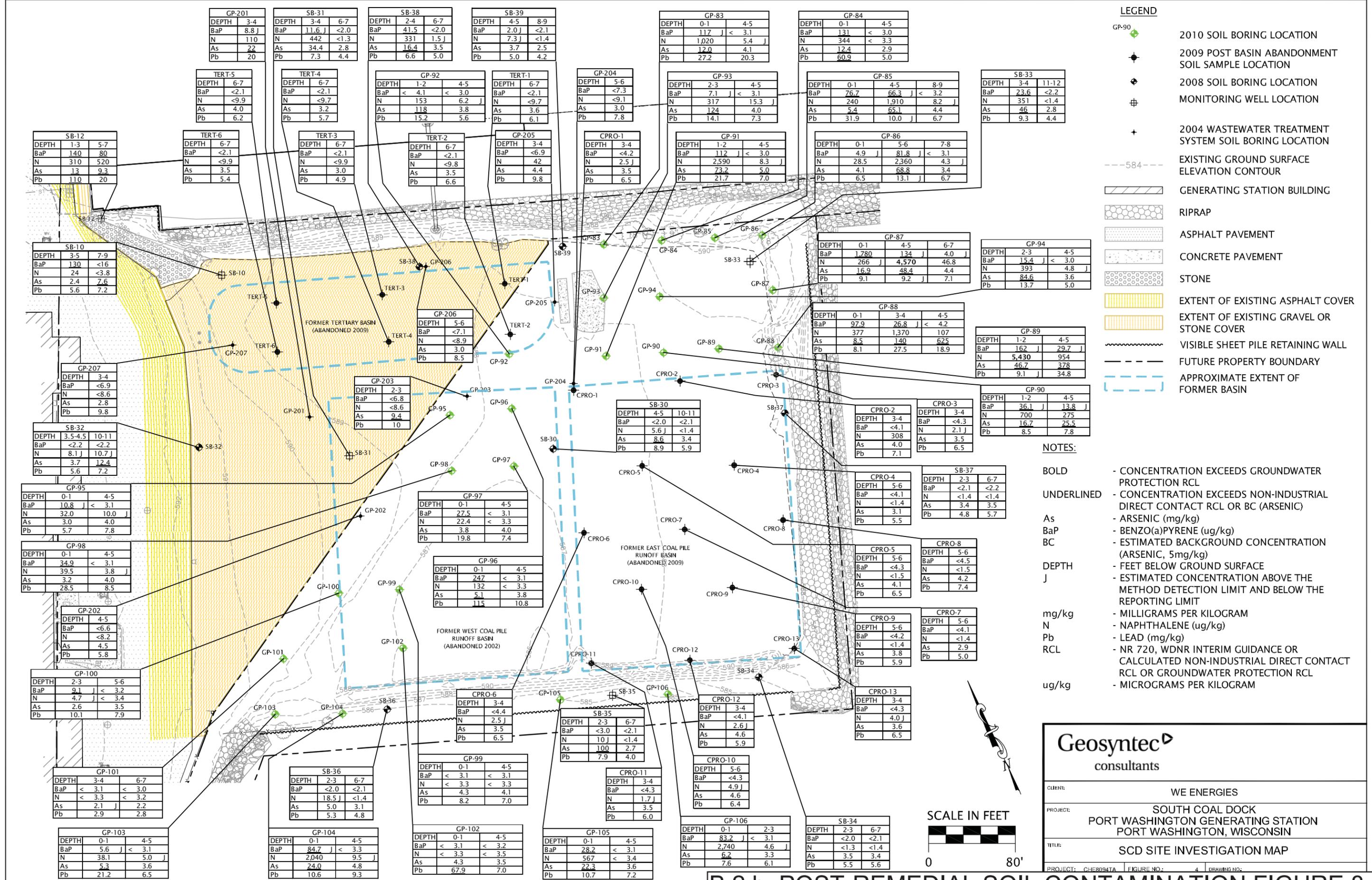
- 590 - PRE-EXCAVATION GROUND SURFACE ELEVATION CONTOUR (FT MSL, AUGUST 2008)
- APPROXIMATE EXTENT OF SOIL EXCAVATION
- CS-1-1 - APPROXIMATE CONFIRMATION SOIL SAMPLE LOCATION
- CS-1-1 - APPROXIMATE CONFIRMATION SOIL SAMPLE LOCATION REMOVED DURING SUBSEQUENT EXCAVATION



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CLIENT:	WE ENERGIES
PROJECT:	NORTH COAL DOCK PORT WASHINGTON GENERATING STATION PORT WASHINGTON, WISCONSIN
TITLE:	REMEDIAL ACTION MAP - AREA 9
PROJECT: CHE8094TA	FIGURE NO.: 6F
DRAWING NO.:	

B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 7



- LEGEND**
- GP-90 2010 SOIL BORING LOCATION
 - 2009 POST BASIN ABANDONMENT SOIL SAMPLE LOCATION
 - 2008 SOIL BORING LOCATION
 - MONITORING WELL LOCATION
 - 2004 WASTEWATER TREATMENT SYSTEM SOIL BORING LOCATION
 - 584--- EXISTING GROUND SURFACE ELEVATION CONTOUR
 - GENERATING STATION BUILDING
 - RIPRAP
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - STONE
 - EXTENT OF EXISTING ASPHALT COVER
 - EXTENT OF EXISTING GRAVEL OR STONE COVER
 - VISIBLE SHEET PILE RETAINING WALL
 - FUTURE PROPERTY BOUNDARY
 - APPROXIMATE EXTENT OF FORMER BASIN

- NOTES:**
- BOLD** - CONCENTRATION EXCEEDS GROUNDWATER PROTECTION RCL
 - UNDERLINED - CONCENTRATION EXCEEDS NON-INDUSTRIAL DIRECT CONTACT RCL OR BC (ARSENIC)
 - As - ARSENIC (mg/kg)
 - BaP - BENZO(a)PYRENE (ug/kg)
 - BC - ESTIMATED BACKGROUND CONCENTRATION (ARSENIC, 5mg/kg)
 - DEPTH - FEET BELOW GROUND SURFACE
 - J - ESTIMATED CONCENTRATION ABOVE THE METHOD DETECTION LIMIT AND BELOW THE REPORTING LIMIT
 - mg/kg - MILLIGRAMS PER KILOGRAM
 - N - NAPHTHALENE (ug/kg)
 - Pb - LEAD (mg/kg)
 - RCL - NR 720, WDNR INTERIM GUIDANCE OR CALCULATED NON-INDUSTRIAL DIRECT CONTACT RCL OR GROUNDWATER PROTECTION RCL
 - ug/kg - MICROGRAMS PER KILOGRAM

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CLIENT: WE ENERGIES

PROJECT: SOUTH COAL DOCK
PORT WASHINGTON GENERATING STATION
PORT WASHINGTON, WISCONSIN

TITLE: SCD SITE INVESTIGATION MAP

PROJECT: CHER094TA | FIGURE NO.: 4 | DRAWING NO.:



B.2.b. POST-REMEDIAL SOIL CONTAMINATION FIGURE 8

