City of Menasha

SPECIAL ZONING APPROVAL

Owner GBW Real Estate Holdings LLC Case or Plan No. _____

Address 300 North Broadway, Suite 2B, Green Bay, WI 54303 Fee $350

Applicant (if different than Owner) True North Architecture LLC

Address 1632 West Cloverdale Drive, Appleton, WI 54914

Zoning C-1 Parcel Number(s) 760126215

PLEASE INDICATE WHICH REQUEST IS BEING MADE

☐ Rezoning ■ Special Use ☐ Flood Plain Map Amendment

☐ Appeal or Variance ☐ PUD Plan Approval

Description of Request: Requesting Special Exception R-4 Use in a C-1 zoning District for the Purpose of constructing privately owned and developed apartments to house students Primarily attending UW-Fox Valley and other local post-secondary schools.

Owner/Agent _____
Signature

(If applicable) Formal Hearing 12/5/2011

Informal Hearing 11/22/2011 Notice Mailed 11/15/2011

Notice Mailed 11/15/2011 Notice Mailed _____

Action Taken: _____ 20____

☐ APPROVED ☐ DENIED

Conditions (if any): _____

November 15, 2011

RE: Special Use Permit Application for Parcel Number 6-01262-15

Dear Property Owner:

GBW Real Estate Holdings LLC (hereinafter GBW) has applied for a Special Use Permit for parcel number 6-01262-15 located on Midway Road between 1244 and 1300 Midway Road. GBW has requested the Special Use Permit in order to construct Multi-Unit housing which is proposed for use as student-occupied apartments. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit for Multi-Unit housing, per Sec. 13-1-29(c)(10) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, November 22, 2011 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, December 5, 2011 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kara Homan, AICP
Principal Planner

C: Plan Commission
City Clerk Galeazzi

City of Menasha
Public Hearings

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by GBW Real Estate Holdings LLC for Multi-Unit Housing in the C-1: General Commercial District, as required by Sec. 13-1-29(c)(10) of the Municipal Code. This Special Use is being applied for to allow for the development of student-occupied apartments on a vacant site on Midway Road (Parcel Number 6-01262-15) located between 1244 and 1300 Midway Road, City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, November 22, 2011 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, December 5, 2011 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

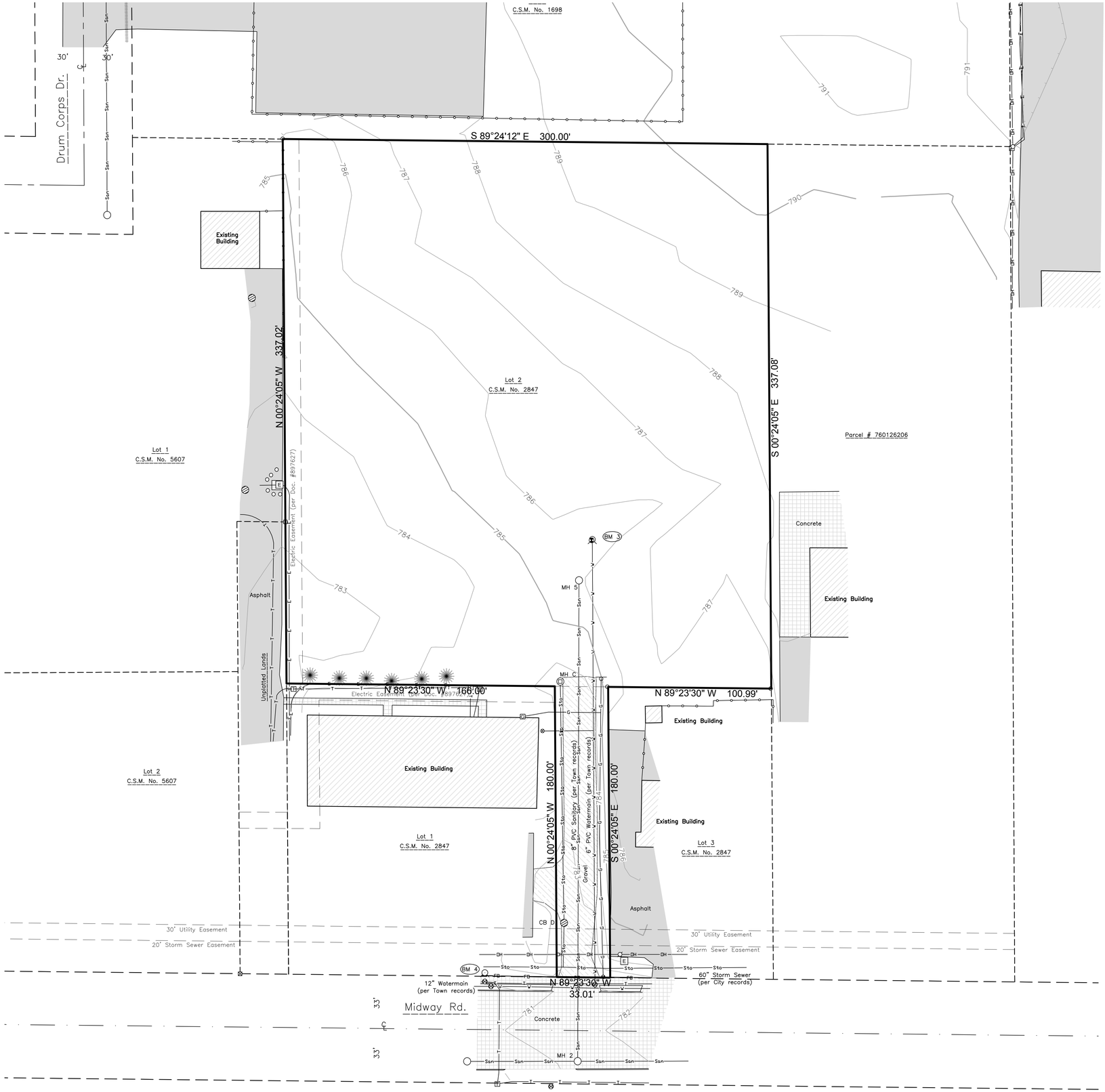
Deborah A. Galeazzi, WCMC
City Clerk

Run: Nov. 18 & 25, 2011

Proposed Special Use
Student Housing
Apartments

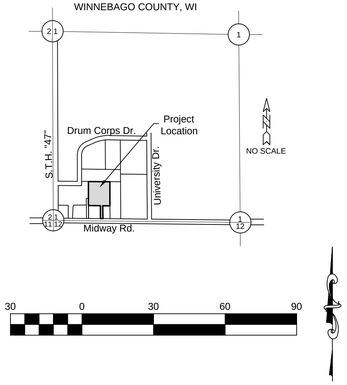
Parcel Number:
6-01262-15

NORTH



LOCATION MAP

SW 1/4 SEC 1, T 20 N, R 17 E,
TOWN&CITY OF MENASHA
WINNEBAGO COUNTY, WI



LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		Air Conditioner
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Telephone Pedestal
OH	Overhead Electric Lines		Storm Manhole		CATV Pedestal
	Utility Guy Wire		Inlet		Gas Regulator
San	Sanitary Sewer		Catch Basin / Yard Drain		Sign
Sto	Storm Sewer		Hydrant		Post / Guard Post
E	Underground Electric		Utility Valve		Flag Pole
G	Underground Gas Line		Utility Meter		Coniferous Tree
T	Underground Telephone		Utility Pole		Benchmark
W	Water Main		Light Pole / Signal		Asphalt Pavement
	Fence - Steel		Guy Wire / Pump		Concrete Pavement
	Culvert		Electric Pedestal		Gravel
800	Index Contour		Electric Transformer		
799	Intermediate Contour	+799.9	Ex Spot Elevation		

BENCHMARKS (Town of Menasha Records)

BM 0 Fire Hydrant, Top Nut
N end of University Dr. at Water Station
Elev 802.65

BM 1 Fire Hydrant, Bury Bolt
N R/W Drum Corps, E of Americanos
Elev 794.62

BM 2 Fire Hydrant, Bury Bolt
±400' SW of BM 1, W R/W Drum Corps Dr.
Elev 791.10

BM 3 Fire Hydrant, Bury Bolt
±270' N of Midway Rd.
Elev 787.73

BM 4 Fire Hydrant, Bury Bolt
±700' W of University, N R/W Midway Rd.
Elev 783.49

BM 5 Fire Hydrant, Bury Bolt
±520' N of Midway Rd, E R/W University Dr.
Elev 794.75

STRUCTURE TABLE

Sanitary

MH 1	Rim	787.86
	8" PVC N,S	777.56
	8" PVC E	777.61
	4" PVC NE	779.26
MH 2	Rim	781.24
	10" PVC E,W	770.89
	8" PVC N	771.34
MH 3	Rim	791.36
	10" PVC N,S	780.26
MH 4	Rim	789.76
	10" PVC N,S	777.09
MH 5	Rim	785.90
	8" PVC S	773.00

Storm

CB A	Rim	788.04
	12" PVC N,S	783.64
CB B	Rim	791.00
	6" PVC S	789.45
MH C	Rim	783.69
	12" PVC N,S	778.38
CB D	Rim	782.47
	12" PVC N,S	776.47

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

SURVEYOR'S CERTIFICATE

I, James R Sehloff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehloff, Wisconsin Registered Land Surveyor No. S-2692 Date

Topographic Survey

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

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REVISIONS
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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/7/2011
PROJECT NO.	10-225
DRAWN	katie
CHECKED	JRS

DEVELOPMENT PARTNERS
NEENAH, WISCONSIN

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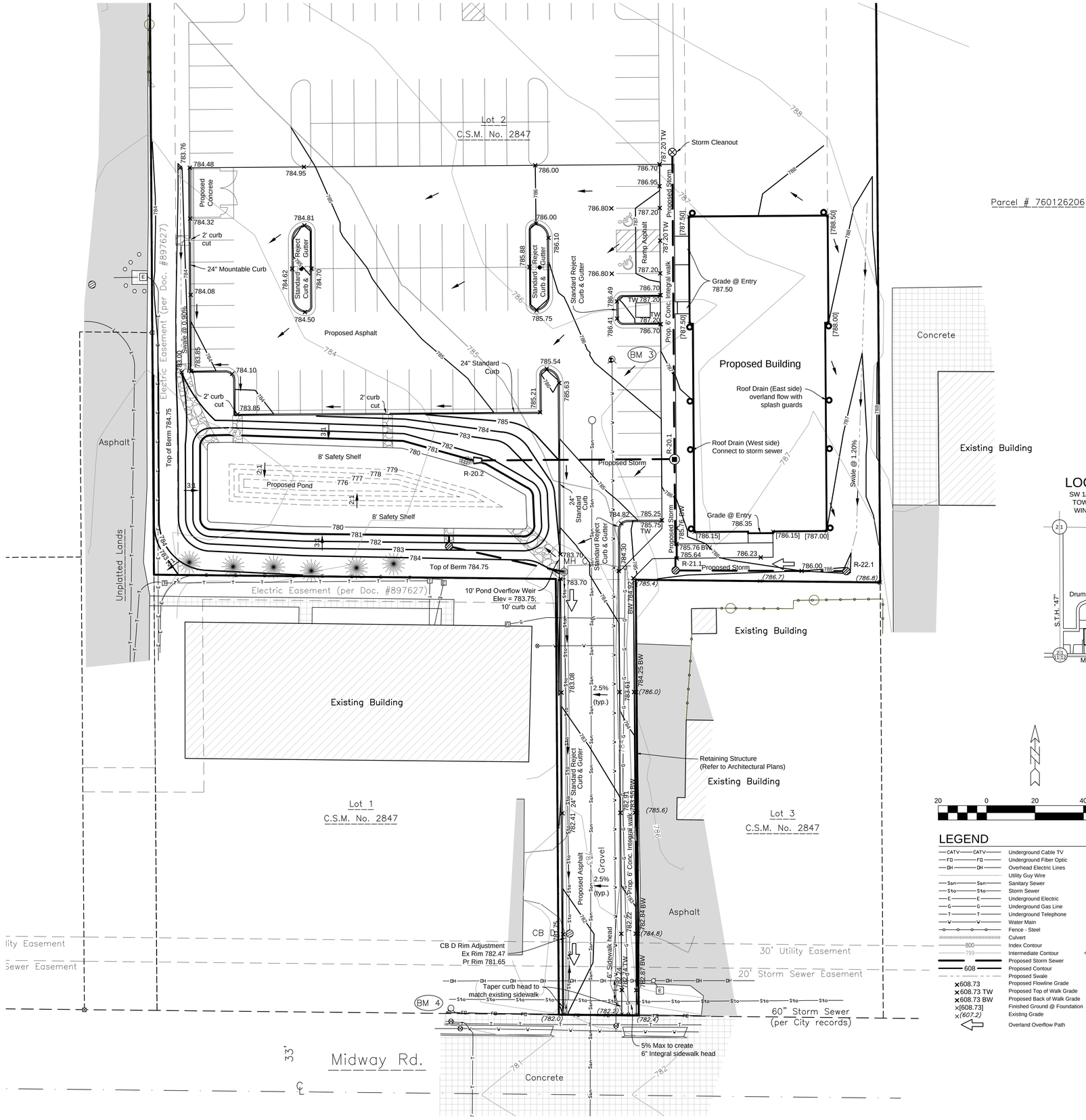

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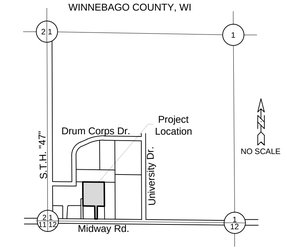

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Silt fence shall be installed at the toe of all newly constructed fill slopes and shall be maintained until slope vegetation is established. Silt fence shall be installed prior to site grading.
4. Inlet protection shall be installed around the upstream end of new culvert pipes and inlets, in accordance with Wisconsin DOT Standard Detail Drawing 8E10-2.
5. Gravel access shall be provided to the construction site.
6. Tracking of mud on existing streets shall be cleaned up daily.
7. Vegetation beyond slopes shall remain.
8. The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
9. Contractor shall remove all excess materials from the site.
10. Earthwork contractors shall verify topsoil depth.
11. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
12. The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
13. The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.
14. Contractor is responsible for compliance with Department of Commerce, Chapter Comm 82, for lateral construction and cleanout locations.
15. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
16. Parking lot striping shall be 4" painted safety yellow.
17. All curb shall accept drainage unless noted otherwise as reject (inverted pan).

BENCHMARKS (Town of Menasha Records)

BM 0 Fire Hydrant, Top Nut
N end of University Dr at Water Station
Elev 802.65

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N R/W Drum Corps, E of Americanos
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BM 5 Fire Hydrant, Bury Bolt
±520' N of Midway Rd, E R/W University Dr.
Elev 794.75

DRAINAGE PLAN CERTIFICATION:

I, Timothy N. Wittmann, Professional Engineer, hereby certify that this Drainage Plan will meet or exceed the requirements of the City of Menasha.

Timothy N. Wittmann, P.E. E-40111 Date

20 0 20 40 60

LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	Air Conditioner	
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Telephone Pedestal	
Overhead Electric Lines	Storm Manhole	CATV Pedestal	
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Sanitary Sewer	Catch Basin / Yard Drain	Sign	
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Underground Telephone	Utility Pole	Benchmark	
Water Main	Light Pole / Signal	Asphalt Pavement	
Fence - Steel	Guy Wire / Pump	Concrete Pavement	
Culvert	Electric Pedestal	Gravel	
Index Contour	Electric Transformer		
Intermediate Contour	Ex Spot Elevation		
Proposed Storm Sewer	Proposed Storm Manhole		
Proposed Contour	Proposed Curb Inlet		
Proposed Swale	Prop. Catch Basin / Yard Drain		
Proposed Flowline Grade	Proposed Endwall		
Proposed Top of Walk Grade	Proposed Roof Drain		
Proposed Back of Walk Grade	Proposed Rip Rap		
Finished Ground @ Foundation	Prop. Drainage Direction		
Existing Grade			
Overland Overflow Path			

Drainage & Grading Plan

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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/8/2011
PROJECT NO.	10-225
DRAWN	katie
CHECKED	TNW

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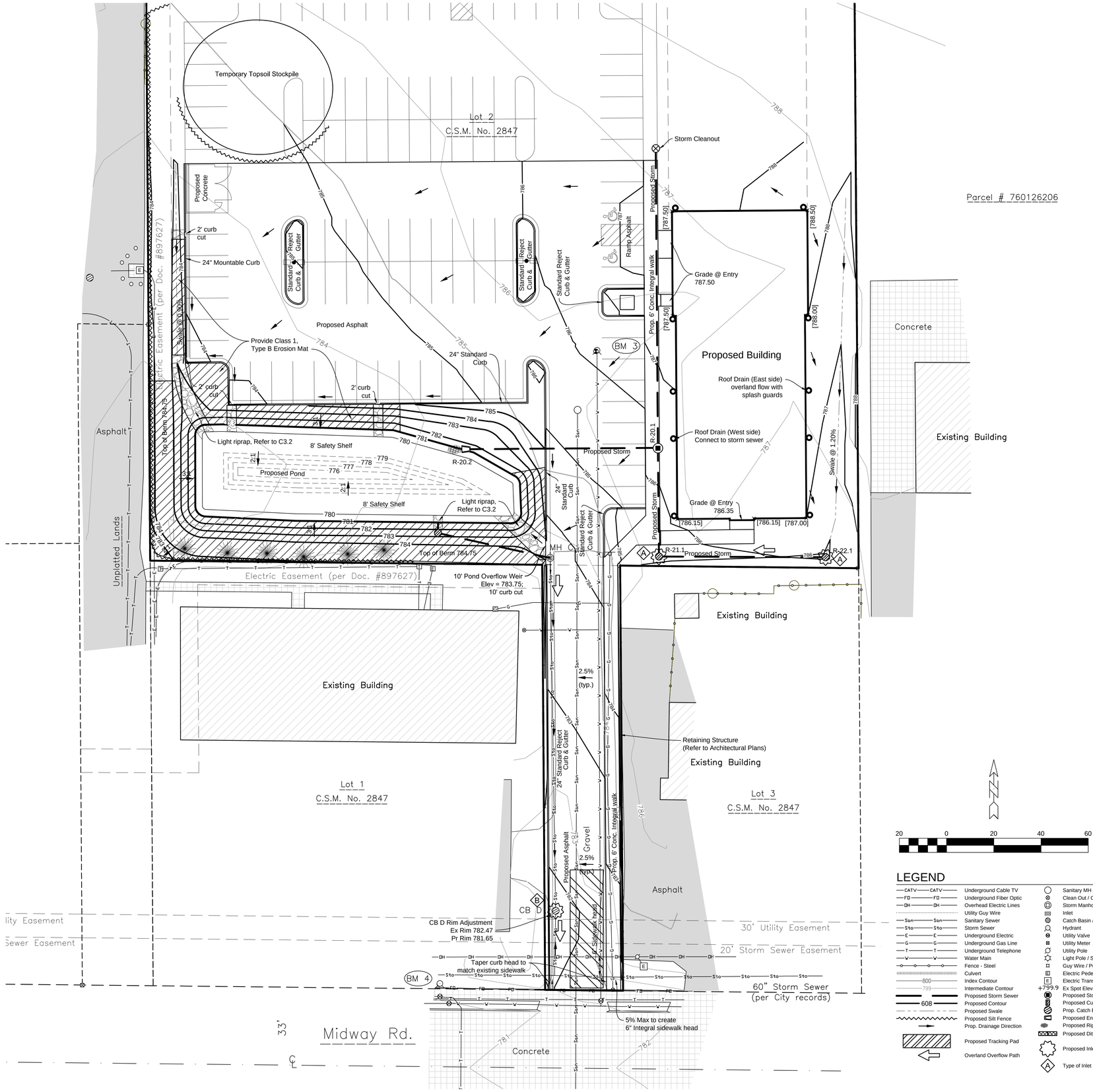

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards. It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm sewer and the pond.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged with out adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. There are no temporary diversions proposed with this project. **All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.**
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow. **All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056**. It will be placed at the following locations:
   i) along the site boundary where runoff will leave the site;
   ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. **All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055**. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. **All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058**. In addition to mulching, Erosion Mat will be used in the following areas:
   i) on all permanent and temporary diversions;
   ii) and on any areas with slopes greater than 4:1.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. **All seeding shall be in accordance with DNR Technical Standard 1059**. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan. Additional ditch checks may be required in areas where erosion is occurring.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. All areas immediately downstream of curb cuts will be stabilized using riprap.
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrised runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
   i) drainage swales as indicated on the plans;
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060**. As required, inlet protection barriers will be used at all storm sewer inlets.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057**. A tracking pad will be constructed at the site entrances as indicated on the plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. **Dust control shall be controlled with use of methods provided in DNR Technical Standard 1068**. These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP- Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.** The use of geotextile bags is required to prevent sedimentation. The bags shall meet the requirements of Technical Standard 1061.

Sequence of Construction

1) Obtain plan approval and other applicable permits.
2) Flag work limits. **November 2011.**
3) Install all erosion control measures. **December 2011.**
4) Strip topsoil prior to utility construction. Stabilize topsoil in accordance with the appropriate WDNR Technical Standard., temporary seeding is required on all disturbed soils if conditions allow. **December 2011.**
5) Begin sanitary sewer service, water service, and storm sewer construction. **December 2011.**
6) Construct storm water pond and stabilize embankments. **December 2011.**
7) Construct building, driveways, and parking areas upon completion of the utility construction. Field inspect and add additional measures if necessary. **December 2011 - June 2012.**
8) Stabilize lawn and ditch areas no later than one week after final grade is established. **No later than June 29, 2012 for entire site.**
9) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

Note: The dates provided are approximate for proposed (phase 1) construction and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others. Future (phase 2) construction timeline has not been established.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of they day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of the Erosion and Sediment Control Plan (report) or visit http://dnr.wi.gov/runoff/stormwater/constforms.htm for a template. Upon request, the inspection reports shall be made available to the owner, the engineer, the City of Menasha, or the Wisconsin Department of Natural Resources.

LEGEND

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608	Proposed Contour		Proposed Curb Inlet		
	Proposed Swale		Prop. Catch Basin / Yard Drain		
	Proposed Silt Fence		Proposed Endwall		
	Prop. Drainage Direction		Proposed Rip Rap		
	Proposed Tracking Pad		Proposed Ditch Check		
	Overland Overflow Path		Proposed Inlet Protection		
		A	Type of Inlet Protection		

Erosion & Sediment Control Plan

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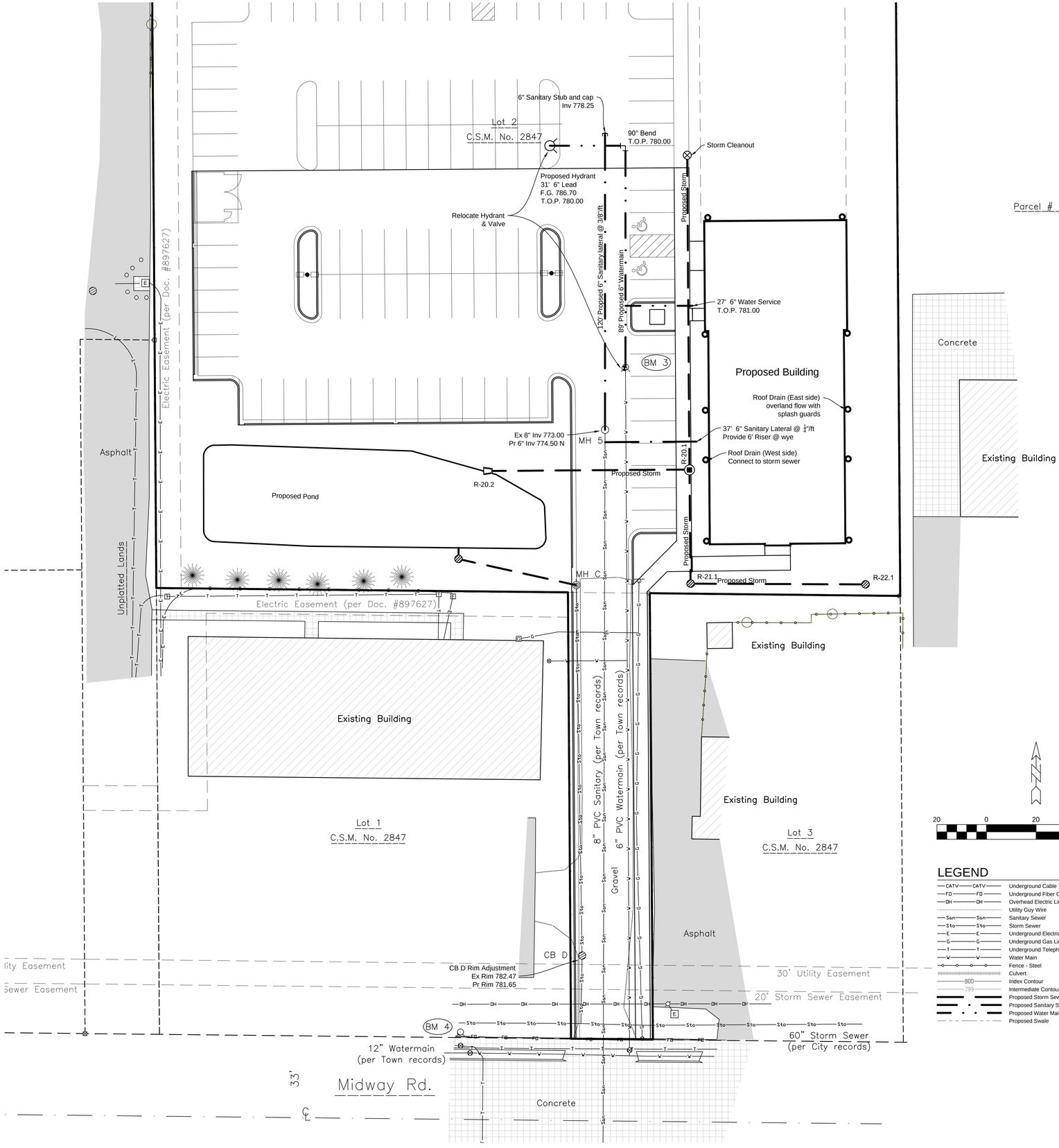

STORM SEWER PIPE SUMMARY

Reach US	Reach DS	US Inv	DS Inv	Length	Slope	Size (in)	Node Drop
R-20.1	R-20.2	781.15	781.00	83	0.0018	15	0.00
R-21.1	R-20.1	781.40	781.30	46	0.0022	12	0.00
R-22.1	R-21.1	781.85	781.50	71	0.0050	10	0.00
cleanout	R-20.1	781.75	781.40	127	0.0028	10	0.00

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Final Grade Rim	Pipe Invert	Sump Invert	Final Grade Depth
R-20.1	MH (42)	42" ID	R-1710	786.30	781.15	—	5.15
R-21.1	Catch Basin	36" ID	R-2540	785.20	781.40	—	3.80
R-22.1	Catch Basin	36" ID	R-2540	785.90	781.85	—	4.05
						Total =	13.00

LEGEND

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	Fence - Steel		Guy Wire / Pump		Concrete Pavement
	Culvert		Electric Pedestal		Gravel
800	Index Contour		Electric Transformer		
799	Intermediate Contour	+799.9	Ex Spot Elevation		
	Proposed Storm Sewer		Proposed Storm Manhole		Proposed Reducer
	Proposed Sanitary Sewer		Prop. Catch Basin / Yard Drain		Proposed Plug
	Proposed Water Main		Proposed Endwall		Proposed Tee
	Proposed Swale		Proposed Hydrant		Proposed 90° Bend
			Proposed Valve		Proposed 45° Bend
			Proposed Curb Stop/Cleanout		Proposed 22.5° Bend

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Menasha.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Commerce, Chapter Comm 82, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Utility Plan

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REVISIONS
- -
- -

UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/8/2011
PROJECT NO.	10-225
DRAWN	katie
CHECKED	TNW

DEVELOPMENT PARTNERS
NEENAH, WISCONSIN

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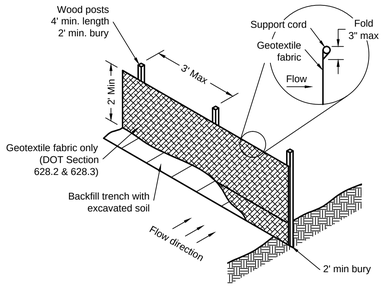
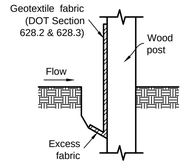


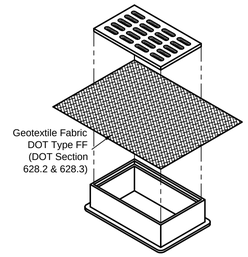


TRENCH DETAIL

Silt fence notes:

1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION



INLET PROTECTION, TYPE B

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

1. Finished size, including flap pockets where required, shall extend a minimum of 10' around the perimeter to facilitate maintenance or removal.

2. Flap pockets shall be large enough to accept wood 2x4.

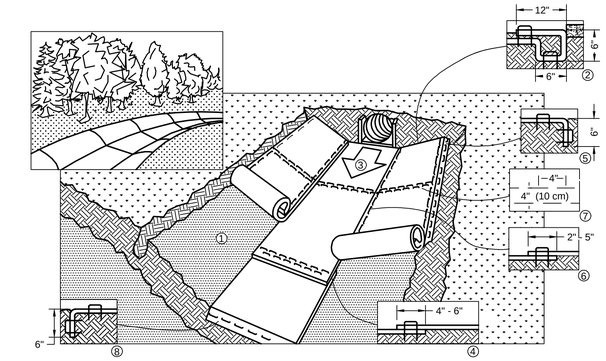
INSTALLATION NOTES:

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

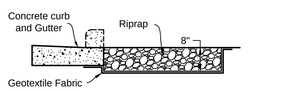
TYPE B

Trim excess fabric in the flow line to within 3" of the grate.

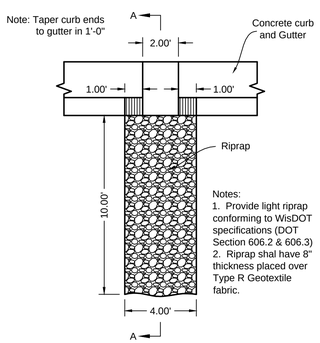
The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)

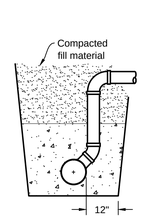


SECTION A-A



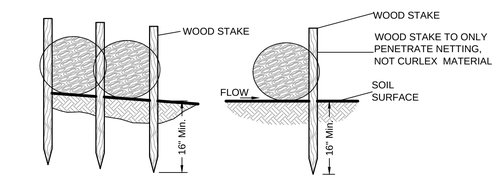
Notes:
1. Provide light riprap conforming to WisDOT specifications (DOT Section 606.2 & 606.3)
2. Riprap shal have 8" thickness placed over Type R Geotextile fabric.

PLAN VIEW
CURB CUT OPENING



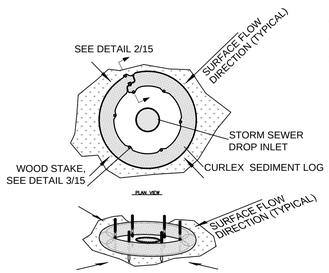
WYE RISER

RISER DETAIL



DETAIL 2/15 DETAIL 3/15

INLET PROTECTION, TYPE A

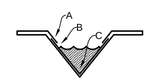


GENERAL NOTES:

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

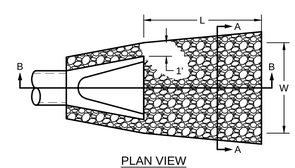


Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

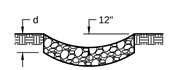
Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

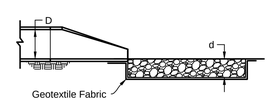
EROSION MAT CHANNEL INSTALLATION



PLAN VIEW



SECTION A-A

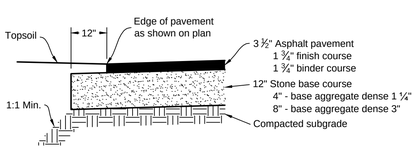


SECTION B-B

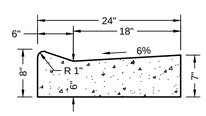
D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	16'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

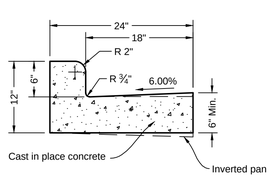
OUTLET PROTECTION



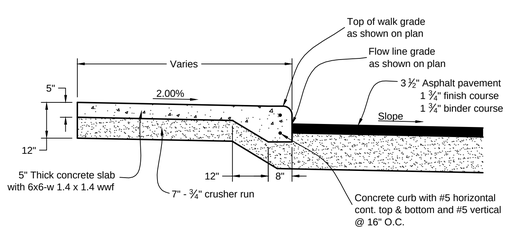
ASPHALT PAVEMENT SECTION



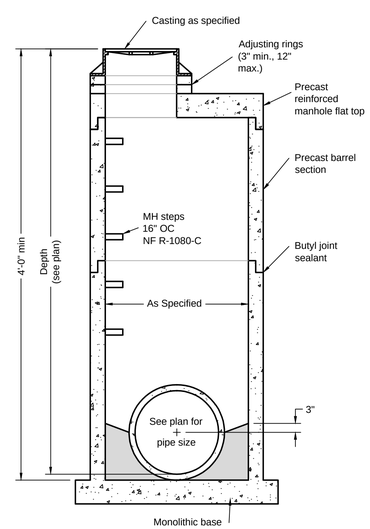
24" MOUNTABLE CURB



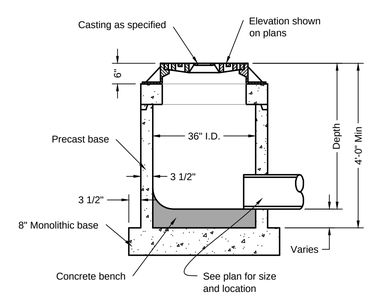
24" STANDARD CURB



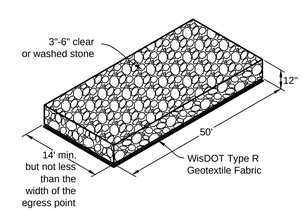
INTEGRAL SIDEWALK / PAVEMENT SECTION



STANDARD STORM MANHOLE



ROUND INLET



TRACKING PAD DETAIL

Civil Details

DAVEL ENGINEERING &
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REVISIONS

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Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/8/2011
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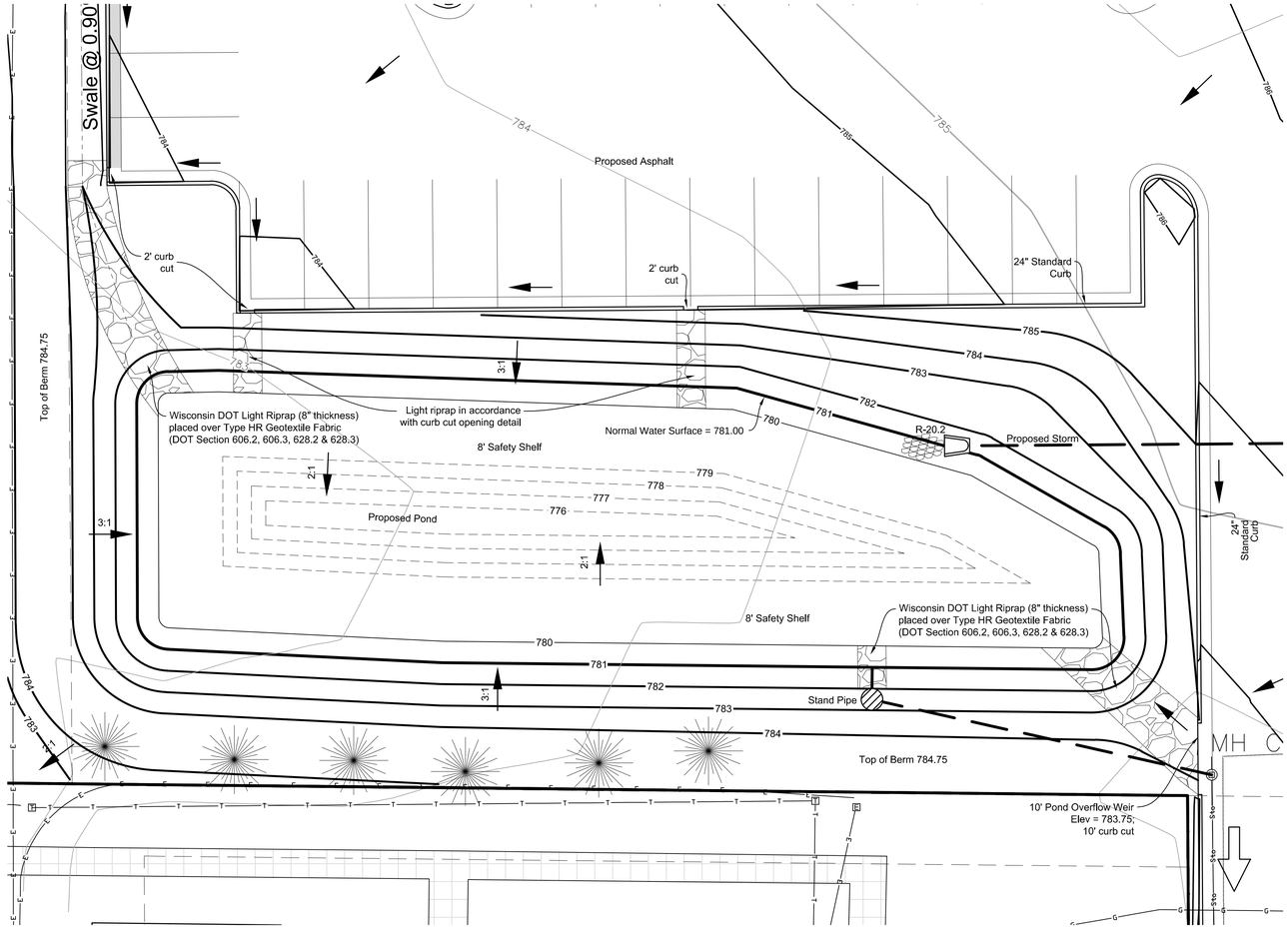
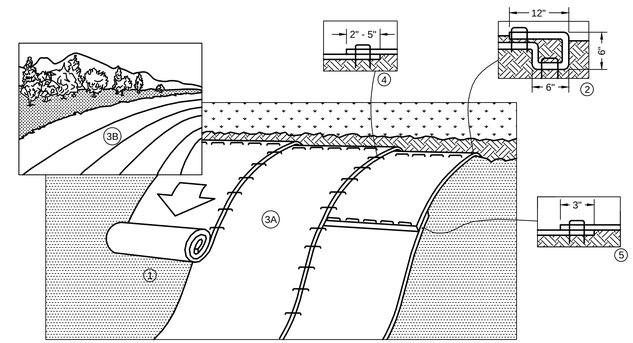
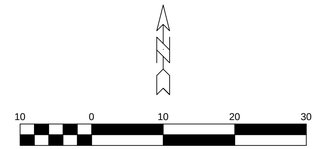


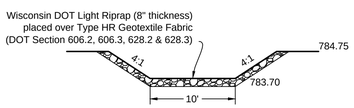
POND DETAIL



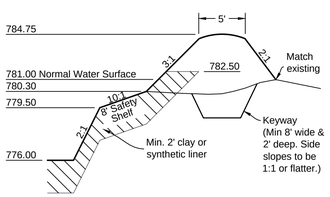
1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)

EROSION MAT SLOPE INSTALLATION

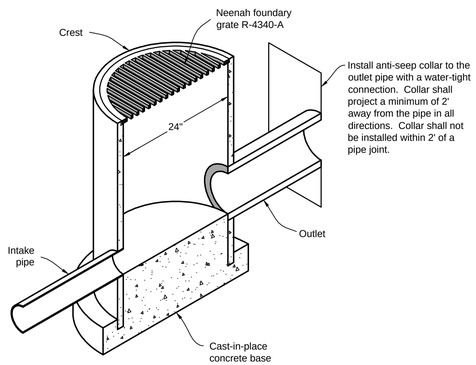




EMERGENCY SPILLWAY DETAIL



TYPICAL EMBANKMENT SECTION



STAND PIPE DETAIL

Outlet	
Size, in	12
Invert	779.50
Slope (%)	2.00
Intake pipe	
Size, in	5
Invert	781.00
Length, ft	4.00
Crest	
Elevation	782.85
Base	
Elevation	778.00

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:

- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

HDPE liner specifications are as follows:

- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:

- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.

Storm Water Pond Detail

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/8/2011
PROJECT NO.	10-225
DRAWN	katie
CHECKED	TNW

DEVELOPMENT PARTNERS
NEENAH, WISCONSIN

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SHEET NO.
C3.2

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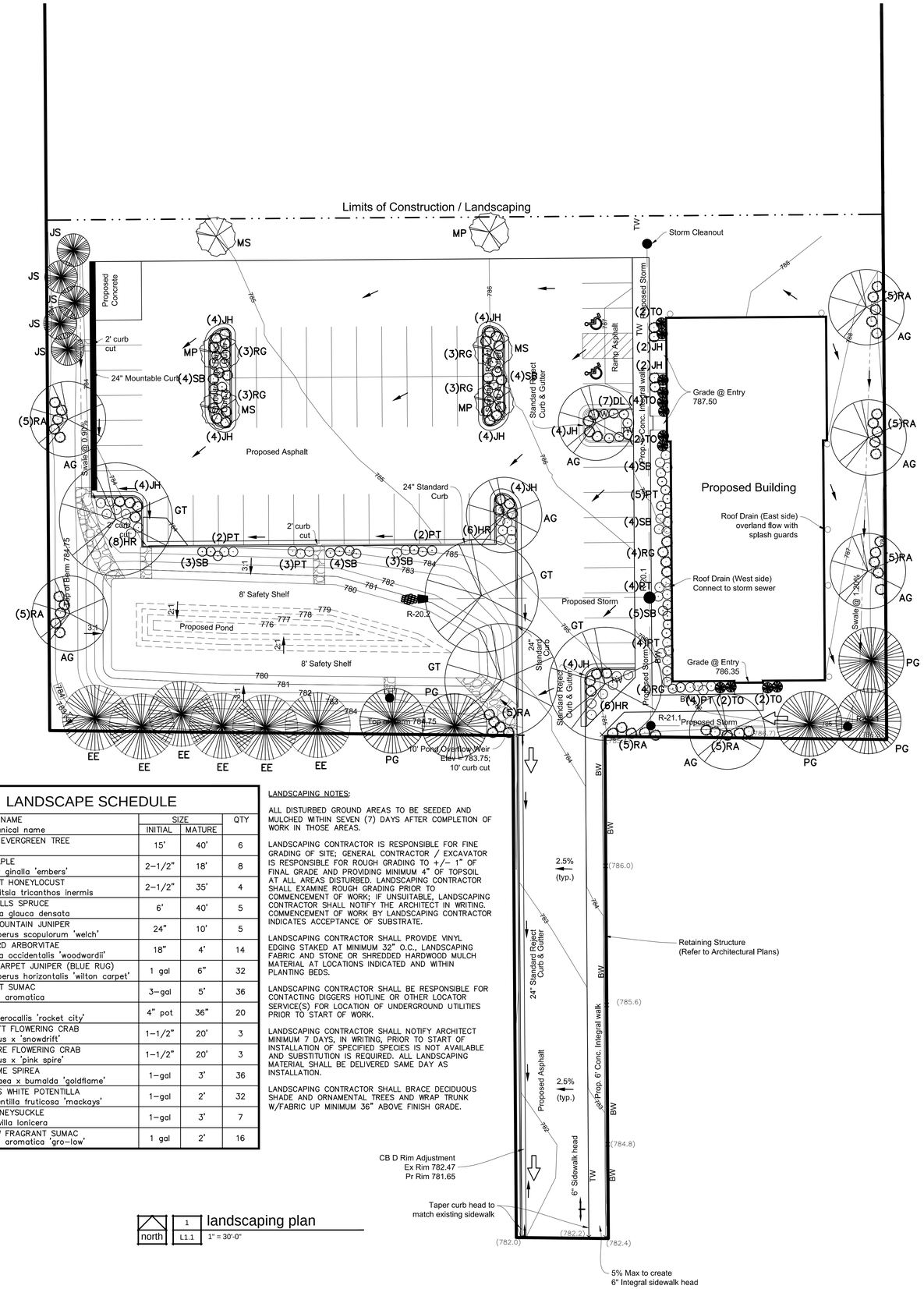
ZONING CODE REQUIREMENTS:

EXISTING ZONING DISTRICT:	C–1 (GENERAL COMMERCIAL DISTRICT)
PROPOSED SPECIAL EXCEPTION:	R–4 USE (MULTI–FAMILY, HIGH DENSITY)
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	8 FEET EACH SIDE
REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET – 3 STORIES /
MINIMUM LOT SIZE:	1,500SF/UNIT > 550SF x 15 = 22,500SF 750SF/UNIT < 550SF x 2 = 1,500SF TOTAL PHASE 1 = 24,000SF (0.55 ACRES) 1,500SF/UNIT > 550SF x 12 = 18,000SF 750SF/UNIT < 550SF x 2 = 1,500SF TOTAL PHASE 2 = 19,500SF (0.45 ACRES) 1,500SF/UNIT > 550SF x 22 = 33,000SF 750SF/UNIT < 550SF x 3 = 2,250SF TOTAL PHASE 3 = 35,250SF (0.80 ACRES)
TOTAL ALL PHASES:	78,750SF (1.80 ACRES < 2.46 ACRES)
DESIGN STANDARDS:	75% REQUIRED PRIMARY MATERIALS REQUIRED
ACTUAL:	76.5% PRIMARY MATERIALS (BRICK/STONE) (NORTH WALL IS TEMPORARY – NOT INCLUDED)
DUMPSTER SCREENING:	MIN. 6 FOOT HIGH / 75% OPACITY
EQUIPMENT SCREENING:	SCREEN ROOF/GROUND EQUIPMENT FROM VIEW
MINIMUM LANDSCAPED AREA:	20%
ADJACENT TO BUILDINGS:	36" WIDE BUFFER W/MINIMUM 25% EVERGREEN
PERIMETER:	ONE CANOPY TREE (1.5" CALIPER) / 35LF 25% REQUIRED LANDSCAPE W/MIN 25% EVERGREEN
PARKING LOT:	ONE CANOPY TREE (1.5" CALIPER) / 30LF FIVE SHRUBS (36"H) / 30LF W/MIN 50% EVERGREEN MIN. 10% OF PARKING INTERIOR MIN. ONE CANOPY TREE PER ISLAND (100SF) NO TURF
OUTDOOR LIGHTING:	FULL CUTOFF DESIGN AND DIRECTED DOWNWARD COLOR RENDITION INDEX (CRI) OF 50 OR HIGHER SECURITY LIGHTING FROM DUSK TO DAWN MAXIMUM 25 FEET HIGH POLES
PARKING LOT:	MIN. 0.5 HORIZ FC / MAX. 5.0 HORIZ FC
BUILDING:	MIN. 0.5 HORIZ FC / MAX. 2.0 HORIZ FC
LIGHT SPILLAGE:	MAXIMUM 0.50 FC
OFF–STREET PARKING:	MIN 1–1/2 SPACES PER DWELLING UNIT 1.5 x 17 = 26 SPACES / 55 SPACES PROVIDED ALL PHASES: 1.5 x 56 = 84 SPACES / 110 SPACES PROVIDED
STALL SIZE:	9 FEET MIN WIDTH / 171SF MIN SIZE
AISLE SIZE:	25 FEET (90–DEGREE PARKING)
MINIMUM DRIVEWAY WIDTH:	24 FEET (2–WAY TRAFFIC)



EE

LANDSCAPE SCHEDULE

MARK	COMMON NAME botanical name	SIZE INITIAL	SIZE MATURE	QTY
EE	EXISTING EVERGREEN TREE	15'	40'	6
AG	AMUR MAPLE acer ginalla 'embers'	2–1/2"	18'	8
GT	SUNBURST HONEYLOCUST gleditsia tricanthos inermis	2–1/2"	35'	4
PG	BLACK HILLS SPRUCE picea glauca densata	6'	40'	5
JS	ROCKY MOUNTAIN JUNIPER juniperus scopulorum 'welch'	24"	10'	5
TO	WOODWARD ARBORVITAE thuja occidentalis 'woodwardii'	18"	4'	14
JH	WILTON CARPET JUNIPER (BLUE RUG) juniperus horizontalis 'wilton carpet'	1 gal	6"	32
RA	FRAGRANT SUMAC rhus aromatica	3–gal	5'	36
HR	DAYLILLY hemerocallis 'rocket city'	4" pot	36"	20
MS	SNOWDRIFT FLOWERING CRAB malus x 'snowdrift'	1–1/2"	20'	3
MP	PINK SPIRE FLOWERING CRAB malus x 'pink spire'	1–1/2"	20'	3
SB	GOLDFLAME SPIREA spiraea x bumalda 'goldflame'	1–gal	3'	36
PT	MACKAY'S WHITE POTENTILLA potentilla fruticosa 'mackays'	1–gal	2'	32
DL	BUSH HONEYSUCKLE diervilla lonicera	1–gal	3'	7
RG	GRO–LOW FRAGRANT SUMAC rhus aromatica 'gro–low'	1 gal	2'	16

LANDSCAPING NOTES:

ALL DISTURBED GROUND AREAS TO BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS AFTER COMPLETION OF WORK IN THOSE AREAS.

LANDSCAPING CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SITE; GENERAL CONTRACTOR / EXCAVATOR IS RESPONSIBLE FOR ROUGH GRADING TO +/– 1" OF FINAL GRADE AND PROVIDING MINIMUM 4" OF TOPSOIL AT ALL AREAS DISTURBED. LANDSCAPING CONTRACTOR SHALL EXAMINE ROUGH GRADING PRIOR TO COMMENCEMENT OF WORK; IF UNSUITABLE, LANDSCAPING CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING. COMMENCEMENT OF WORK BY LANDSCAPING CONTRACTOR INDICATES ACCEPTANCE OF SUBSTRATE.

LANDSCAPING CONTRACTOR SHALL PROVIDE VINYL EDGING STAKED AT MINIMUM 32" O.C., LANDSCAPING FABRIC AND STONE OR SHREDDED HARDWOOD MULCH MATERIAL AT LOCATIONS INDICATED AND WITHIN PLANTING BEDS.

LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE OR OTHER LOCATOR SERVICE(S) FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO START OF WORK.

LANDSCAPING CONTRACTOR SHALL NOTIFY ARCHITECT MINIMUM 7 DAYS, IN WRITING, PRIOR TO START OF INSTALLATION OF SPECIFIED SPECIES IS NOT AVAILABLE AND SUBSTITUTION IS REQUIRED. ALL LANDSCAPING MATERIAL SHALL BE DELIVERED SAME DAY AS INSTALLATION.

LANDSCAPING CONTRACTOR SHALL BRACE DECIDUOUS SHADE AND ORNAMENTAL TREES AND WRAP TRUNK W/FABRIC UP MINIMUM 36" ABOVE FINISH GRADE.

north

1 / L1.1 landscaping plan
1" = 30'-0"

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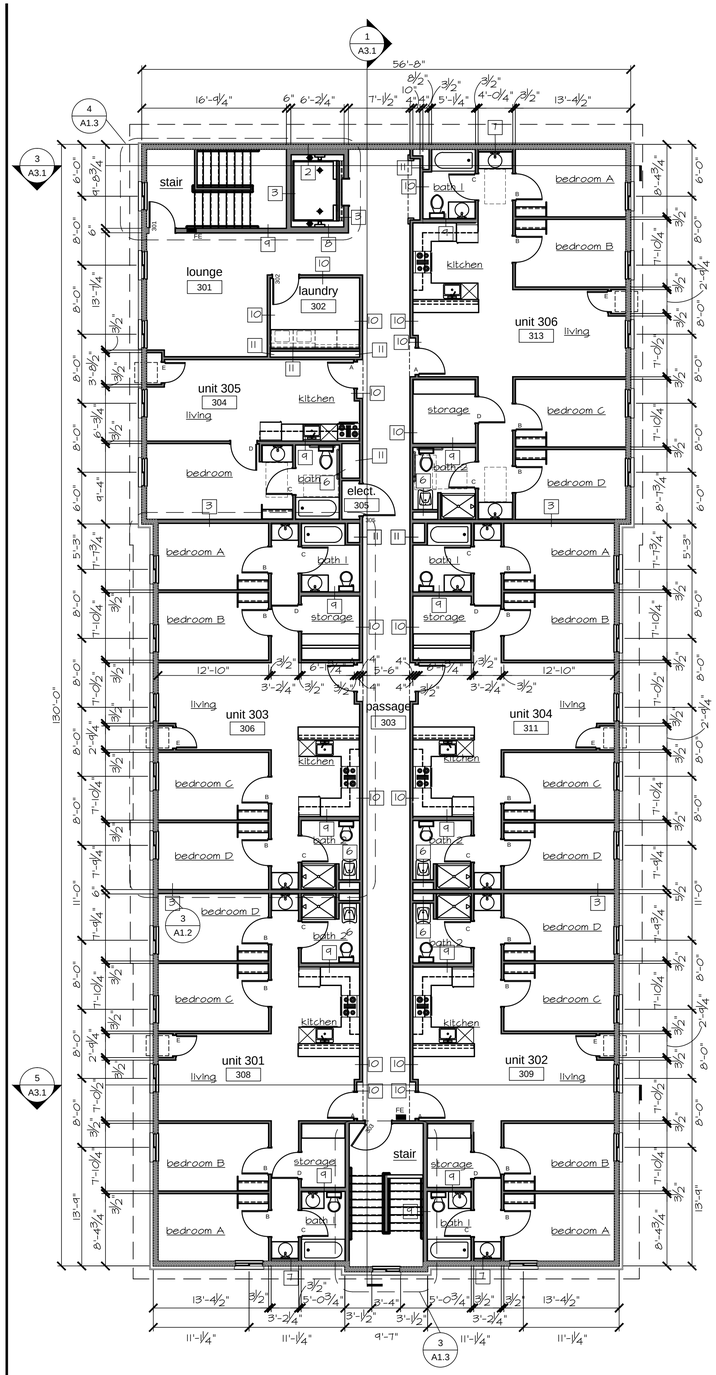
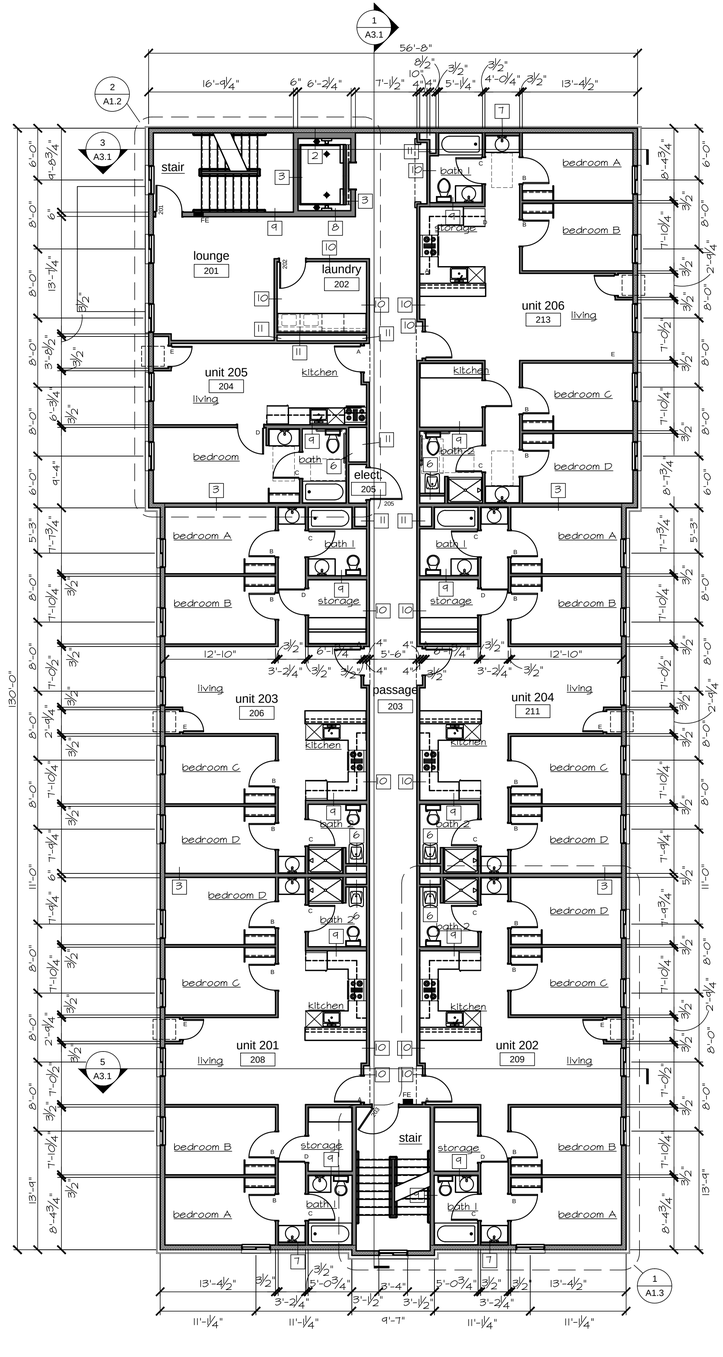
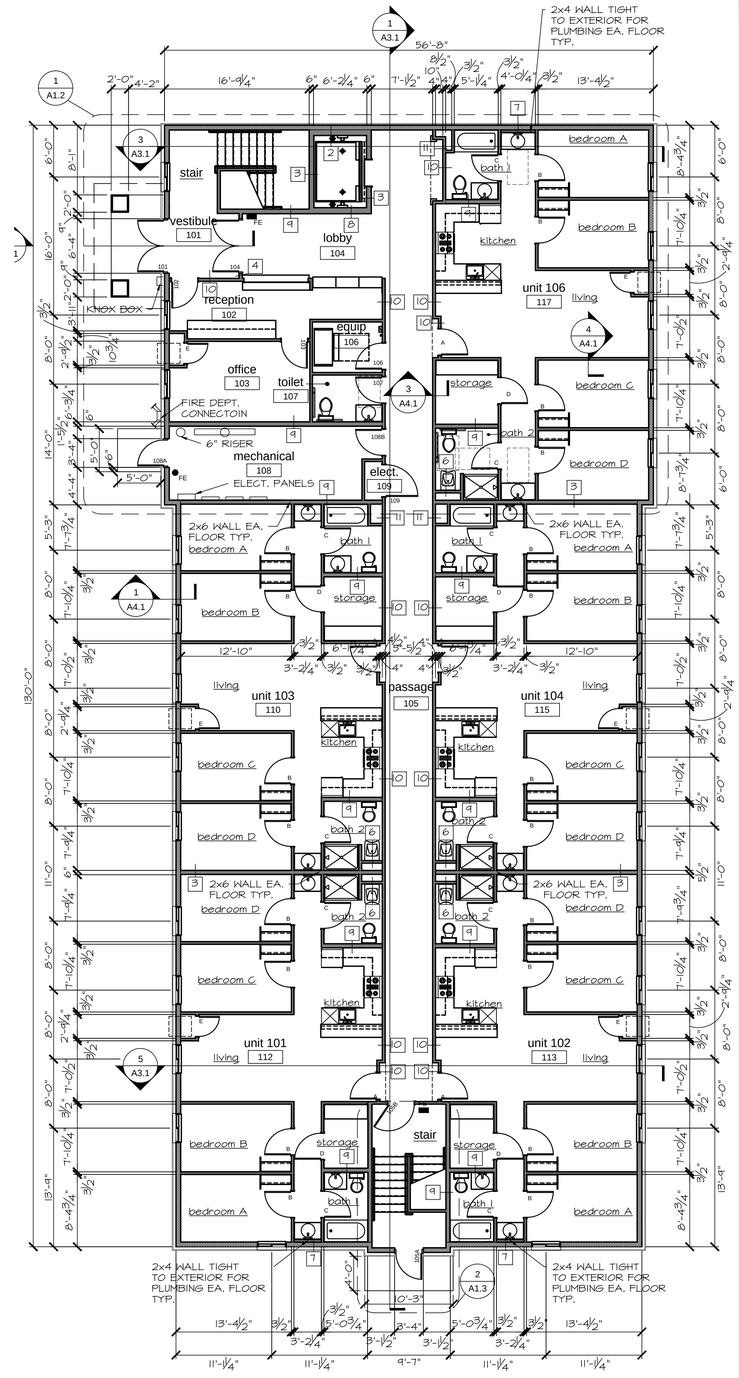


north | 3 A1.1 | third floor plan
1/8" = 1'-0"



north | 2 A1.1 | second floor plan
1/8" = 1'-0"



north | 1 A1.1 | main floor plan
1/8" = 1'-0"

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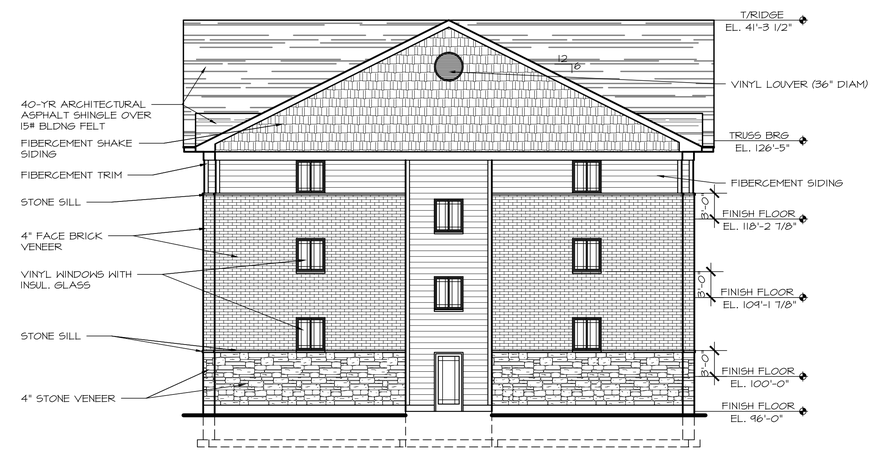
1 A2.1 east elevation
1/8" = 1'-0"

2 A2.1 south elevation
1/8" = 1'-0"

4 A2.1 west elevation
1/8" = 1'-0"



3 A2.1 north elevation
1/8" = 1'-0"

5 A2.1 enlarged window elevations
1/4" = 1'-0"

6 A2.1 window details
1" = 1'-0"

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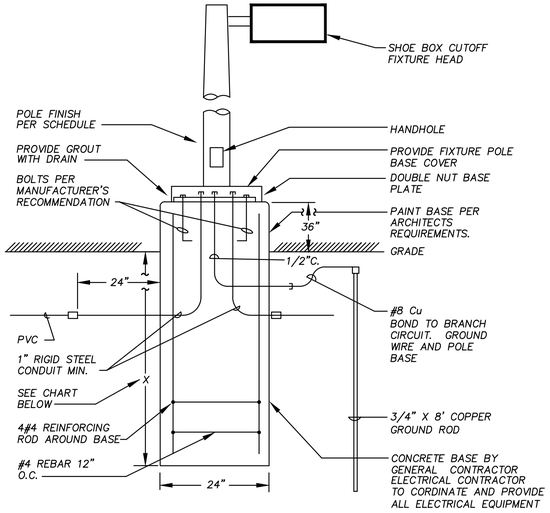
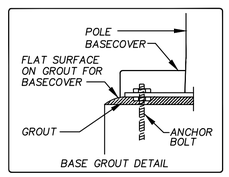


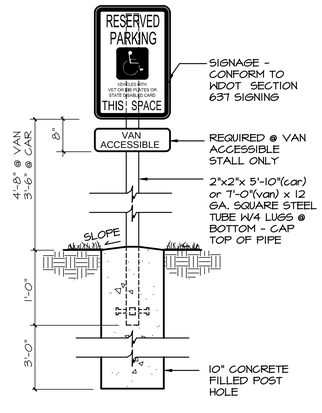
NOTES:

1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

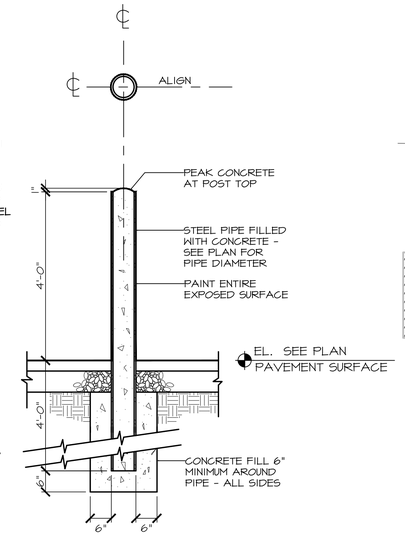
POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

5 / C1.1 light pole base detail
NOT TO SCALE

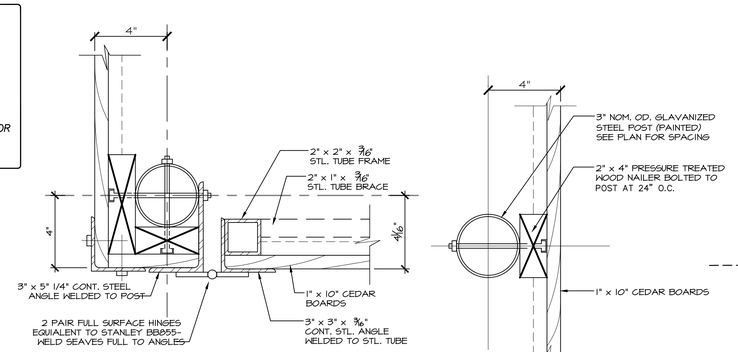




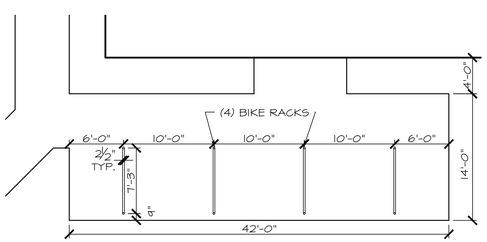
4 / C1.1 accessible signage
1/8"=1'-0"



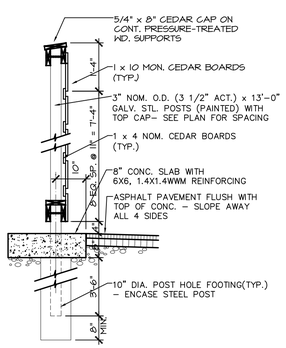
3 / C1.1 pipe bollard
1/8"=1'-0"



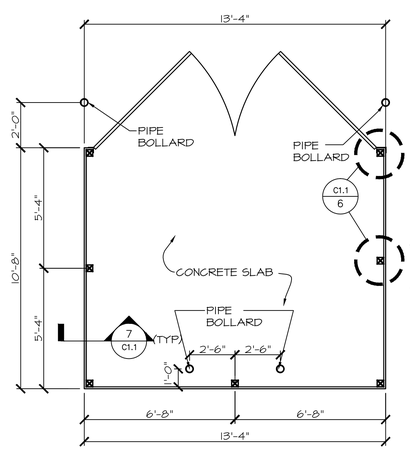
6 / C1.1 wood dumpster post details
3"=1'-0"



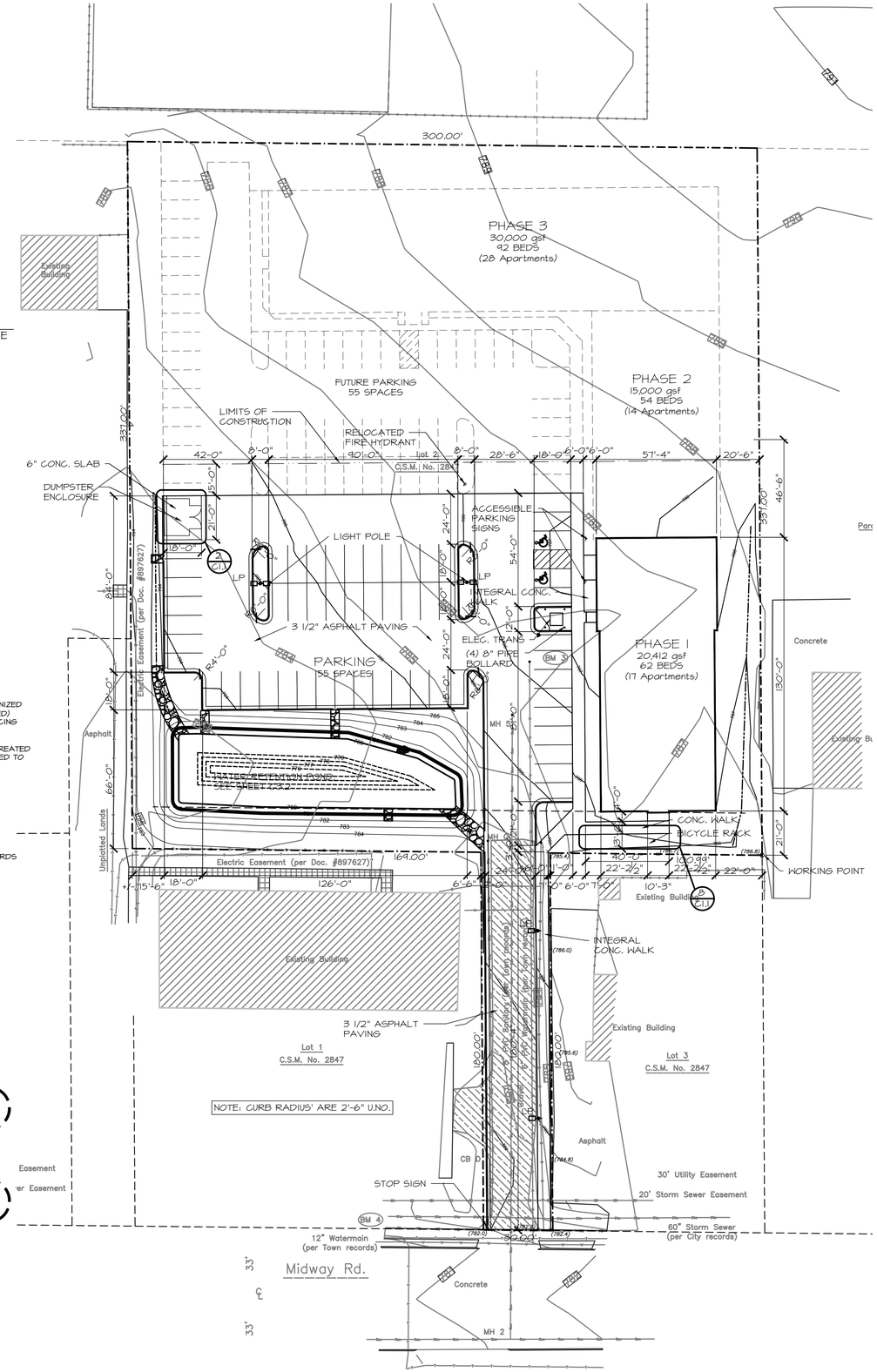
8 / C1.1 enlarged bike rack plan
1/8"=1'-0"



7 / C1.1 wood dumpster wall detail
1/2"=1'-0"



2 / C1.1 wood dumpster enclosure
1/4"=1'-0"



north / 1 / C1.1 site improvement plan
1" = 30'-0"

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