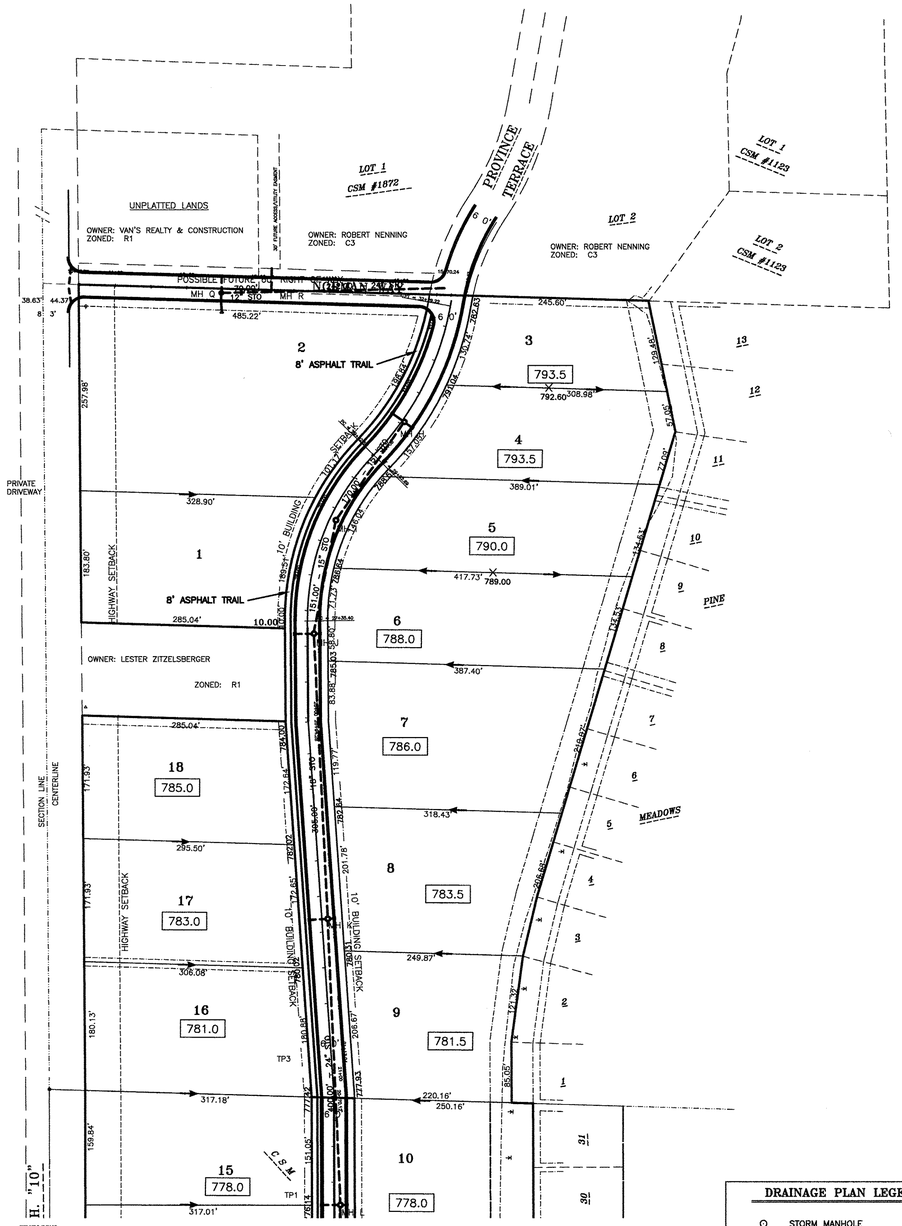
DRAINAGE PLAN



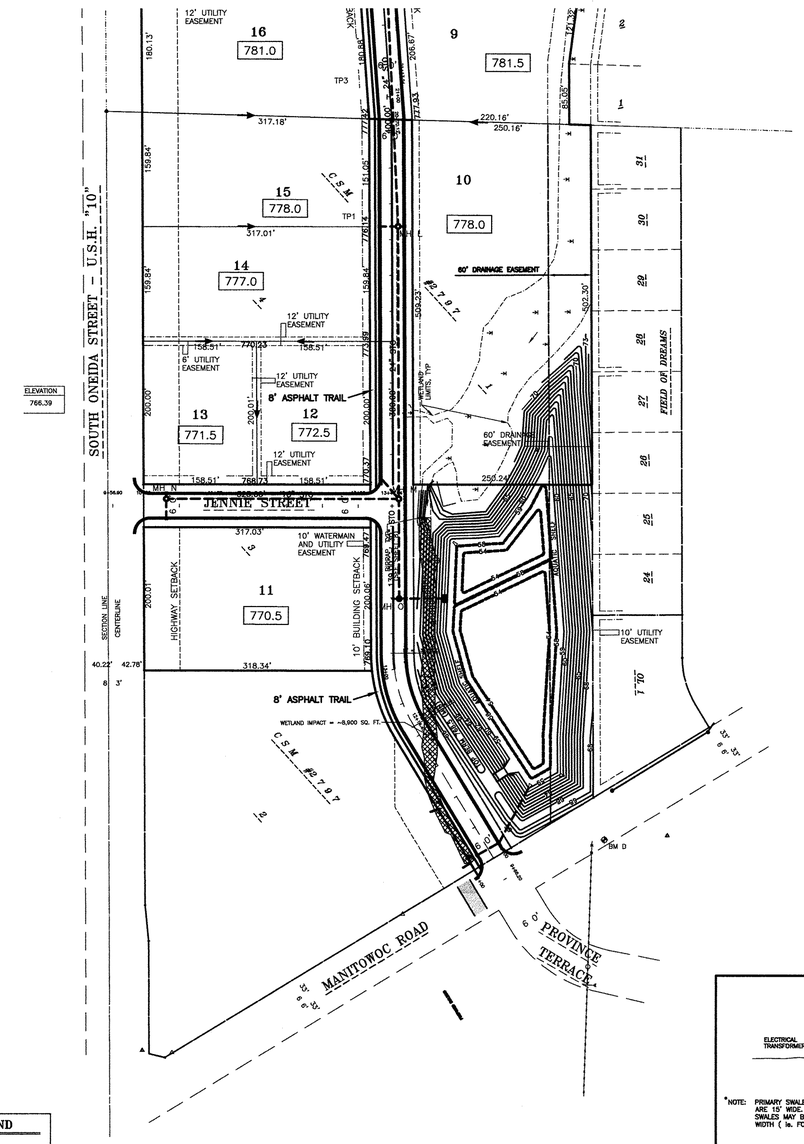
BENCHMARKS

BM-1
40d IN WEST FACE POWER POLE #85-21161
ON NORTHERLY SIDE OF MANITOWOC ROAD & 670± FEET
NORTHEASTERLY OF ONEIDA STREET (U.S.H. "10")
ELEVATION = 767.34'

BM-2
40d IN NORTH FACE POWER POLE #85-21160
ON NORTHERLY SIDE OF MANITOWOC ROAD & 450± FEET
NORTHEASTERLY OF ONEIDA STREET (U.S.H. "10")
ELEVATION = 765.44'

BM-3
TAG BOLT ON HYDRANT AT SOUTHEAST CORNER
JENNIE STREET & ONEIDA STREET (U.S.H. "10")
ELEVATION = 765.64'

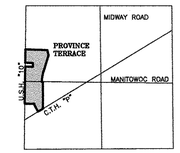
BM-4
TAG BOLT ON HYDRANT AT END OF TEMPORARY
CUL-DE-SAC ON PROVINCE TERRACE, 1500± FEET
SOUTH OF MIDWAY ROAD
ELEVATION = 791.97'



DRAINAGE PLAN LEGEND

- STORM MANHOLE
- INLET
- (796.00) ESTABLISHED ELEVATION (PREVIOUSLY)
- 796.00 PROPOSED ELEVATION
- 796.00 EXISTING ELEVATION
- 796.1 GROUND AT FOUNDATION ELEVATION
- DIRECTION OF DRAINAGE
- 797 EXISTING CONTOUR
- STORM SEWER
- LOT LINE GRADING

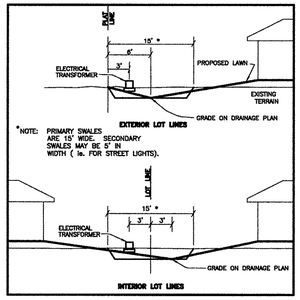
LOCATION MAP
SECTION 7
T 20 N, R 18 E
CITY OF MENASHA
CALUMET COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4, SECTION 7, RECORDED TO BEAR N 00°28'16"

DRAINAGE PLAN NOTES:

1. THIS FINAL DRAINAGE PLAN INDICATES DRAINAGE ALONG LOT LINES, MAJOR DRAINAGE SWALES AND CONCEPTUAL DRAINAGE FOR EACH LOT. THE SITE PLANNER FOR EACH INDIVIDUAL SITE SHOULD DESIGN DETAILED DRAINAGE FOR THE INTERIOR OF THE LOT BASED ON THIS INFORMATION. SUGGESTED GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
2. THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
3. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
4. THE LOCATION OF EXISTING UTILITIES FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
5. INDIVIDUAL LOTS SHALL CAPTURE STORMWATER WITHIN THEIR OWN BOUNDARIES. NO STORMWATER SHALL DISCHARGE INTO ADJOINING PROPERTIES WITHOUT A DRAINAGE EASEMENT.
6. FILLING WITHIN THE 100-YEAR FLOOD PLAIN IS STRICTLY PROHIBITED.



TYPICAL LOT LINE GRADING CROSS SECTION

N

SCALE 1" = 100'
0 100 200

TOPOGRAPHIC LEGEND

- 1" x 24" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- 800 CONTOUR W/ ELEVATION
- SOIL BORING
- TOPSOIL DEPTH
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- OH OVERHEAD POWER LINES
- E E UNDERGROUND ELECTRIC
- T T UNDERGROUND TELEPHONE
- G G UNDERGROUND GAS
- CATV UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- EXIST. HYDRANT
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- WATER VALVE
- GAS VALVE
- WATER STOP BOX
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- FF = 800.00 FIRST FLOOR = 800.00

Martenson & Eisele, Inc.
Planning - Surveying - Engineering - Architecture
1377 Midway Road, Menasha, WI 54952
Phone (920) 731-0381 Fax (920) 733-8578
www.martenson-eisele.com
info@martenson-eisele.com

DRAWN BY	CHECKED	APPROVED
FAE	BCO	SCM

NO.	DATE	REVISION

DRAINAGE PLAN
PROVINCE TERRACE
CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

HORZ	VERT
1'=100'	

DATE
7-31-06

COMPUTER FILE
210091de.dwg

DRAWING NO.
210-091 D.P.

QUANTITIES & MATERIALS

COMMERCIAL DEVELOPMENT

Street Construction

1. 2,600 C.Y. Unclassified Excavation
2. 4,500 Tons of Stone Base
3. 7,900 S.Y. of Restoration
4. 1,500 L.F. Lot Line Grading

Erosion Control

1. Utility contractor shall place and maintain filter fabric as indicated on the plan and around all strom sewer inlets during construction.
2. Street contractor shall maintain said fabric during street construction and thereafter until vegetation is established. Silt found to have left site shall be promptly collected and disposed of properly.

QUANTITIES & MATERIALS

BARKER FARM III

Street Construction

1. **1,310 C.Y. Unclassified Excavation**
2. **3,800 Tons of Stone Base**
3. **8,500 S.Y. of Restoration**
4. **1,400 L.F. Lot Line Grading**
5. **1,330 L.F. Ditch Construction**

NOTES:

1. RIM ELEVATIONS SHOWN ON THESES PLANS FOR MANHOLES AND INLETS ARE AT THE FINAL GRADES.
2. THE CENTER OF THE NOZZLES FOR THE PROPOSED FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE THE FINISHED GROUND GRADE AT THE HYDRANTS.

SINCE THERE ARE AREAS NEAR HYDRANTS WHERE THE DEPTH OF THE WATER MAIN MUST BE VARIED FROM THE TYPICAL BURY, DIFFERENT DEPTH BURY HYDRANTS MAY BE REQUIRED ON THIS PROJECT.

IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE PROPER HYDRANTS SO THE NOZZLES ARE THE CORRECT HEIGHT ABOVE FINISHED GROUND.

EROSION CONTROL
==========

UTILITY CONTRACTOR SHALL PLACE FILTER FABRIC AS INDICATED ON THE PLAN AND AROUND ALL STORM SEWER INLETS DURING CONSTRUCTION.

STREET CONTRACTOR SHALL MAINTAIN SAID FABRIC DURING STREET CONSTRUCTION AND THEREAFTER UNTIL VEGETATION IS ESTABLISHED. THE COLLECTION OF SILT SHALL BE COLLECTED AND DISPOSED OF PROPERLY.

STREET RESTORATION WILL INCLUDE SEEDING, FERTILIZING, AND MULCHING OF THE TERRACE AREA.

RESTORATION WILL ALSO INCLUDE SEEDING, FERTILIZING, AND MULCHING OF ANY DISTRUBED AREAS OF THE DRAINAGE DITCHES.

ALL DISTURBED AREAS WILL BE SEEDED.

BENCHMARKS
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BM-1 "X" ON TOP OF HYDRANT AT FAIRVIEW DRIVE AND NORTH TREELINE OF PINE PLANTATION.
ELEVATION 792.85

BM-3 "X" ON TOP OF HYDRANT AT NORTH R/W OF MIDWAY RD. AND 1100' EAST OF ONEIDA ST.
ELEVATION 798.42

BM-4 "X" ON TOP OF HYDRANT AT NORTH R/W OF MIDWAY RD. AND 1700' EAST OF ONEIDA ST.
ELEVATION 801.45

BM-2 PK NAIL IN 18" HICKORY, 465' E. OF ONEIDA ST. C.L. AND 590' S. OF MIDWAY RD. C.L.
ELEVATION 805.18

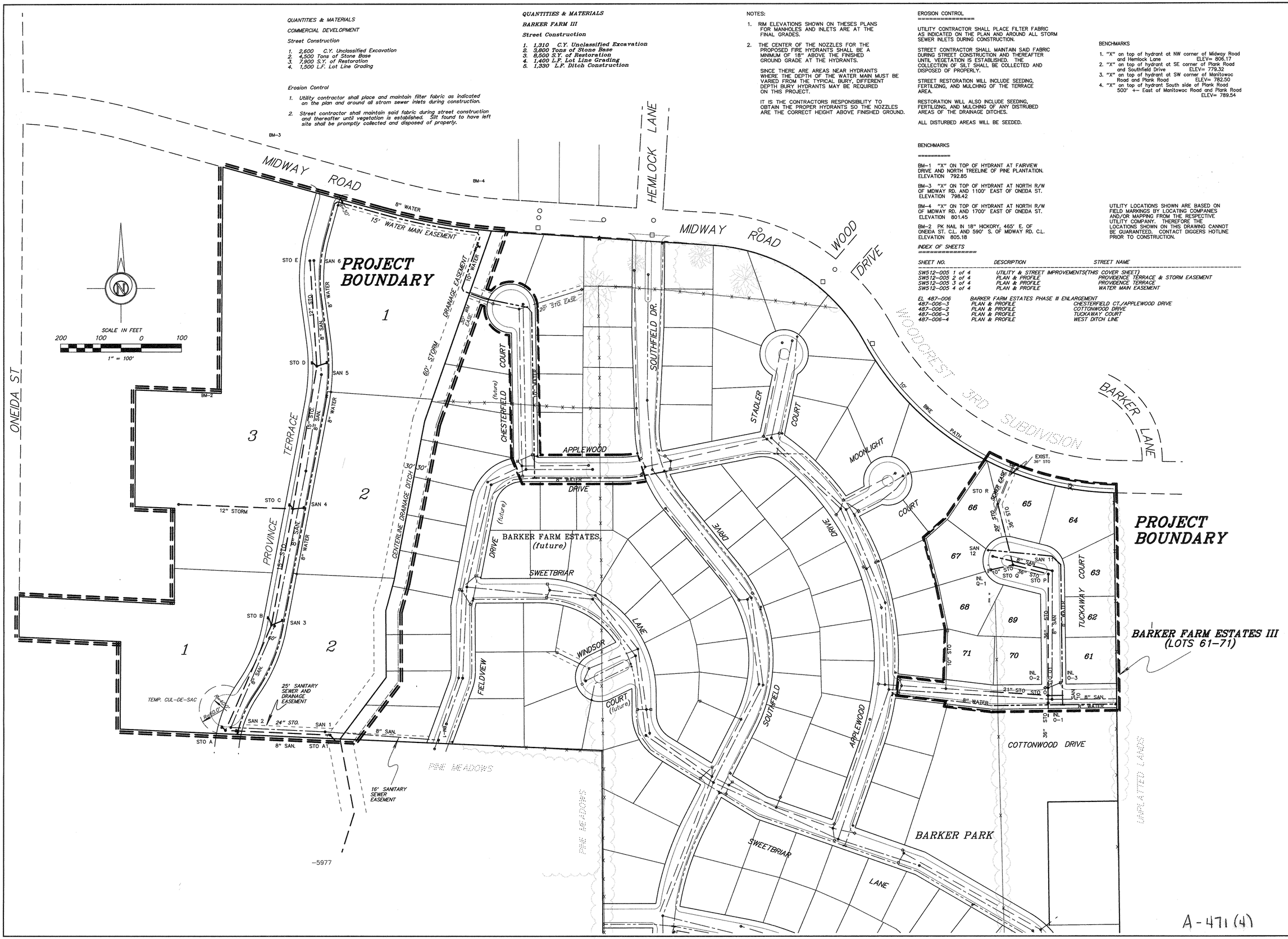
BENCHMARKS

1. "X" on top of hydrant at NW corner of Midway Road and Hemlock Lane ELEV= 806.17
2. "X" on top of hydrant at SE corner of Plank Road and Southfield Drive ELEV= 779.32
3. "X" on top of hydrant at SW corner of Manitowoc Road and Plank Road ELEV= 782.50
4. "X" on top of hydrant South side of Plank Road 500' +- East of Manitowoc Road and Plank Road ELEV= 789.54

UTILITY LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM THE RESPECTIVE UTILITY COMPANY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE PRIOR TO CONSTRUCTION.

INDEX OF SHEETS
==========

SHEET NO.	DESCRIPTION	STREET NAME
SW512-005 1 of 4	UTILITY & STREET IMPROVEMENTS(THIS COVER SHEET)	
SW512-005 2 of 4	PLAN & PROFILE	PROVIDENCE TERRACE & STORM EASEMENT
SW512-005 3 of 4	PLAN & PROFILE	PROVIDENCE TERRACE
SW512-005 4 of 4	PLAN & PROFILE	WATER MAIN EASEMENT
EL 487-006	BARKER FARM ESTATES PHASE III ENLARGEMENT	
487-006-3	PLAN & PROFILE	CHESTERFIELD CT./APPLEWOOD DRIVE
487-006-2	PLAN & PROFILE	COTTONWOOD DRIVE
487-006-3	PLAN & PROFILE	TUCKAWAY COURT
487-006-4	PLAN & PROFILE	WEST DITCH LINE



A-471(4)

1919 American Court
Neenah, WI 54956
Ph.(414)731-0381
Martenson & Eisele, Inc.
Consulting Engineering & Land Surveying

A-471(4)

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MSS		

	DATE	REVISION
1	V18r98	BENCHMARKS AND VARIOUS

PLAN VIEW - UTILITY AND STREET IMPROVEMENTS
COMMERCIAL DEVELOPMENT
AND BARKER FARM ESTATES III (LOTS 61-71)

B & H / NENNIN PARCELS
CITY OF MENASHA
FOR: B & H PROPERTIES

FIELD BK.	PAGE	SCALE 1"=100'	DATE 12/95
		COMP. FILE 6512944\RCOV.STD	

DRAWING NO. SW512-005 1 OF 4

SHEET NO. 2 OF 9