

**DESCRIPTION**  
 BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

**BENCH MARK**  
 ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1  
 NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.  
 ELEVATION 765.04

BENCHMARK #2  
 THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.  
 ELEVATION 760.33

**GENERAL NOTES:**

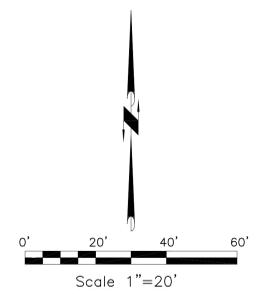
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
- INSTALL ALL REQUIRED EROSION CONTROL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

**DEMOLITION HATCH PATTERNS:**

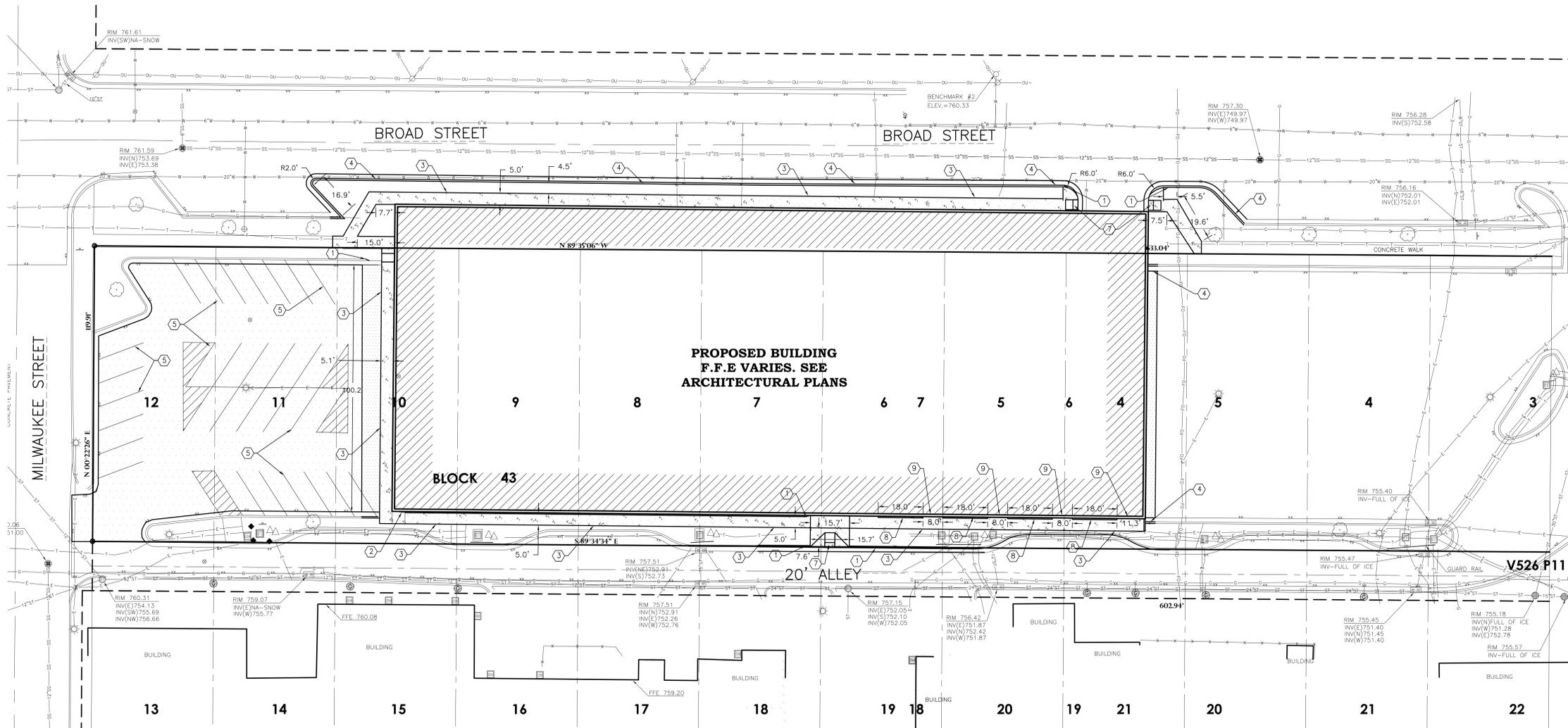


**KEYNOTES:**

- |  |   |   |
|--|---|---|
| 1 SAWCUT EXISTING CONCRETE CURBING         | 13 ABANDON EXISTING STORM PIPE  | 26 MAINTAIN AND PROTECT EXISTING TELEPHONE LINE   |
| 2 REMOVE EXISTING CONCRETE CURBING         | 14 REMOVE EXISTING STORM PIPE   | 27 MAINTAIN AND PROTECT EXISTING TELEPHONE BOX  |
| 3 SAWCUT EXISTING BITUMINOUS PAVEMENT      | 15 MAINTAIN EXISTING STORM PIPE   | 28 REMOVE/ABANDON EXISTING UNDERGROUND TELEPHONE LINE. COORDINATE RELOCATION WITH TELEPHONE COMPANY |
| 4 SAWCUT EXISTING CONCRETE                 | 16 REMOVE EXISTING WATER VALVES   | 29 MAINTAIN EXISTING FIBER OPTIC LINE   |
| 5 MAINTAIN GUARD RAIL                      | 17 MAINTAIN EXISTING WATER VALVES   | 30 MAINTAIN EXISTING GAS LINE   |
| 6 MAINTAIN EXISTING CONCRETE WALK          | 18 PLUG AND ABANDON WATER SERVICE   | 31 COORDINATE REMOVAL/RELOCATION OF GAS LINE WITH GAS COMPANY                                       |
| 7 MAINTAIN EXISTING CONCRETE CURBING       | 19 REMOVE EXISTING WATER SERVICE  | 32 MAINTAIN EXISTING POWER/LIGHT POLE   |
| 8 REMOVE EXISTING CONCRETE PAD             | 20 MAINTAIN EXISTING WATER MAIN   | 33 REMOVE EXISTING POWER/LIGHT POLE   |
| 9 REMOVE EXISTING TREE                     | 21 MAINTAIN EXISTING SANITARY SEWER PIPE  | 34 REMOVE EXISTING DUMPSTER ENCLOSURE   |
| 10 MAINTAIN EXISTING TREE                  | 22 COORDINATE REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER WITH ELECTRIC COMPANY        |   |
| 11 MAINTAIN EXISTING STORM SEWER STRUCTURE | 23 MAINTAIN AND PROTECT EXISTING ELECTRICAL TRANSFORMER                                 |   |
| 12 REMOVE EXISTING STORM SEWER STRUCTURE   | 24 MAINTAIN AND PROTECT EXISTING ELECTRICAL LINE  |   |
|  | 25 REMOVE/ABANDON EXISTING ELECTRICAL LINE. COORDINATE RELOCATION WITH ELECTRIC COMPANY |   |



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**POB**



**DESCRIPTION**

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.  
 BENCHMARK #1  
 NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.  
 ELEVATION: 765.04  
 BENCHMARK #2  
 THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.  
 ELEVATION: 760.33

**GENERAL NOTES:**

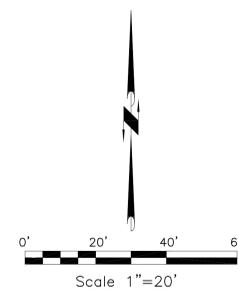
- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
- SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
- ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

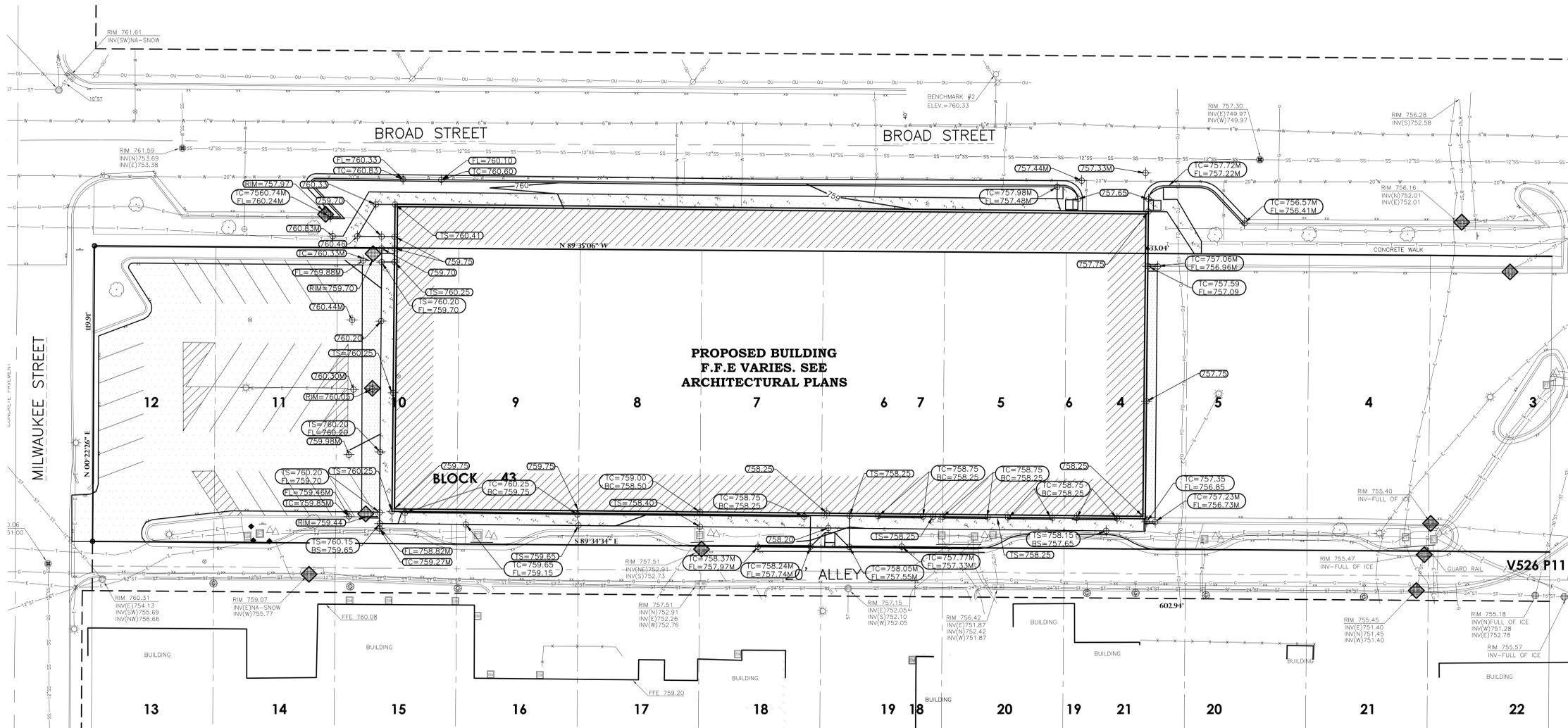
**KEYNOTES:**

- 1.5" CURB HEAD TAPER
- 6.0" CURB TAPER SECTION
- THICKENED EDGE WALK
- 30" CURB & GUTTER
- RE-STRIPE TO MATCH EXISTING PARKING CONFIGURATION
- PROPOSED DUMPSTER LOCATION
- ADA CURB RAMP
- 6" CURB HEAD
- FLUSH TRANSITION

**PAVEMENT HATCH PATTERNS:**

- PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/ 9" BASE COURSE
- PROPOSED 4" CONCRETE PAVEMENT
- REPAVE EXISTING ASPHALT TO MATCH EXISTING THICKNESS

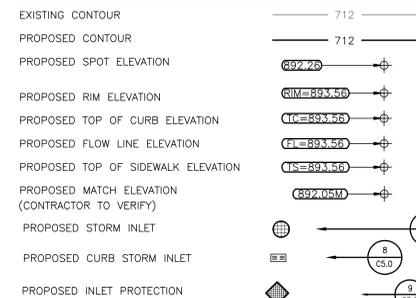




**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 758.25' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH LOCAL DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
- THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

**GRADING LEGEND:**



**EROSION CONTROL SEQUENCING**

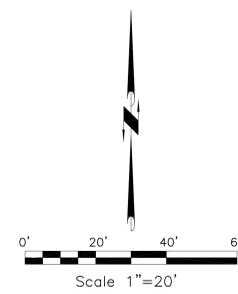
- INSTALL PERIMETER EROSION CONTROL.
- BEGIN DEMOLITION.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY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

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**BENCH MARK**

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.  
 BENCHMARK #1  
 NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.  
 ELEVATION 755.04  
 BENCHMARK #2  
 THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 80' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.  
 ELEVATION 760.33

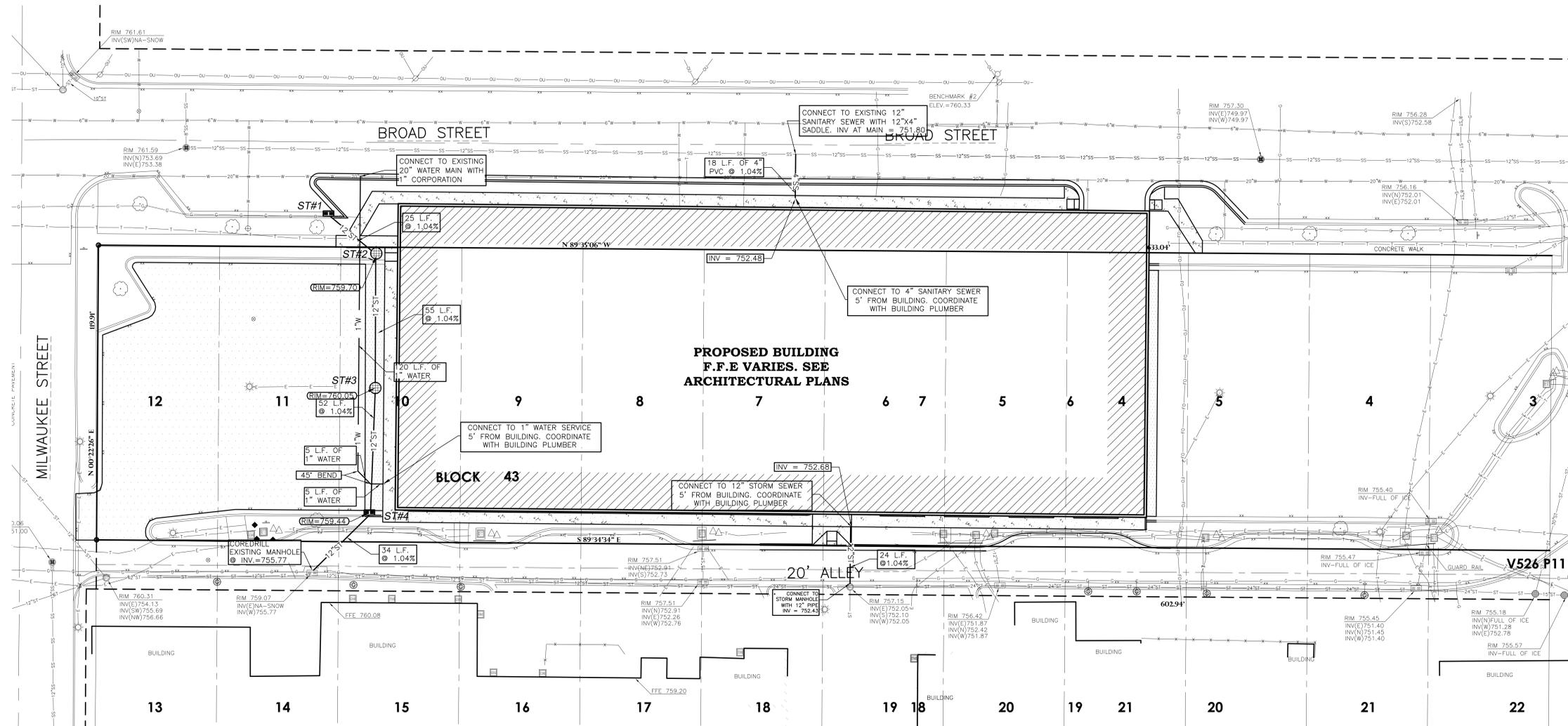


Land Surveying  
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 5709 W. Vero Drive, Suite D  
 715.344.6999 (PH) 715.344.6922 (FX)  
 Point of Beginning

PROJECT NO.  
**15016**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_  
 DRAWN: WFR CKD: JAL  
 DATE: 3/30/15  
 SCALE: 1" = 20'-0"  
 DRAWING NO.: C3.0  
 PROJECT NO.: 15016  
 REV: \_\_\_\_\_  
 TITLE: GRADING PLAN  
 Performa ARCHITECTS + ENGINEERS  
 www.performainc.com

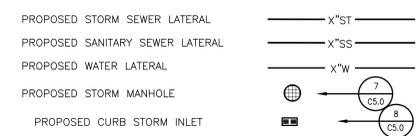
BROAD STREET PARKING STRUCTURE  
 MENASHA DOWNTOWN DEVELOPMENT, LLC  
 MENASHA, WI



**GENERAL NOTES:**

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 8'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 FOR PROPOSED GRADES.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.

**UTILITY LEGEND:**



**STORM MANHOLE SCHEDULE:**

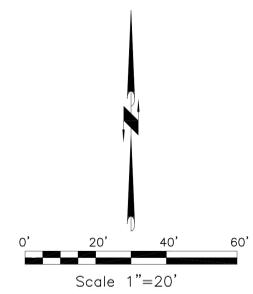
ST#1	ST#2
RIM 751.24 INV. SE 756.64 DEPTH 4.60 2'x3' PRECAST BOX INLET W/NEENAH R-3067 CASTING TYPE 'R' GRATE	RIM 759.70 INV. SW 756.49 INV. NE 756.49 DEPTH 3.21 48" I.D. PRECAST MANHOLE W/ NEENAH R-2573 CASTING W/ TYPE 'C' GRATE
ST#3	ST#4
RIM 760.05 INV. SW 756.22 INV. E 756.22 DEPTH 3.83 48" I.D. PRECAST MANHOLE W/ NEENAH R-3067 CASTING W/ TYPE 'C' GRATE	RIM 759.65 INV. SW 755.95 INV. E 755.95 DEPTH 3.70 2'x3' PRECAST BOX INLET W/NEENAH R-3067 CASTING TYPE 'R' GRATE

**DESCRIPTION**

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

**BENCH MARK**

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BENCHMARK #1  
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.  
ELEVATION 765.04  
BENCHMARK #2  
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.  
ELEVATION 760.33

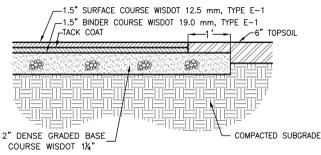


BROAD STREET PARKING STRUCTURE  
MENASHA DOWNTOWN DEVELOPMENT, LLC  
MENASHA, WI



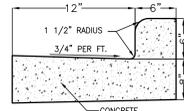
UTILITY PLAN  
TITLE  
DRAWN WFR  
CHECKED JAL  
DATE 3/30/15  
SCALE 1" = 20'-0"  
DRAWING NO. C4.0  
PROJECT NO. 15016

Land Surveying  
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5709 W. Waukegan Drive, Suite D  
Menasha, WI 54952  
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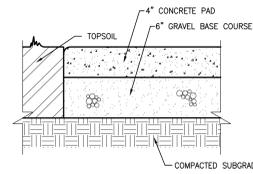
**3" ASPHALT PAVEMENT**

1  
C5.0



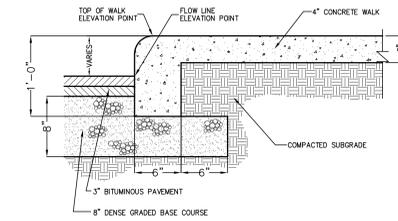
**30" CURB AND GUTTER**

2  
C5.0



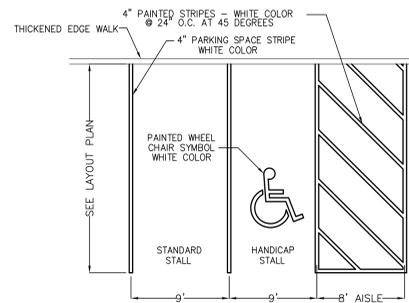
**4" CONCRETE PAVEMENT**

3  
C5.0



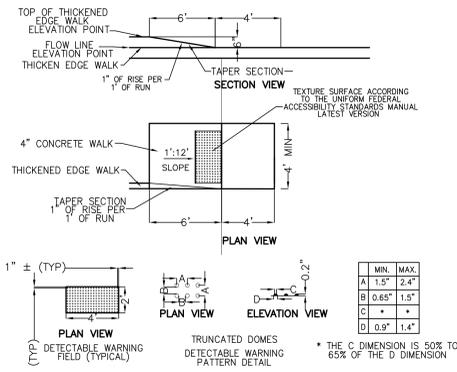
**THICKENED EDGE WALK**

4  
C5.0



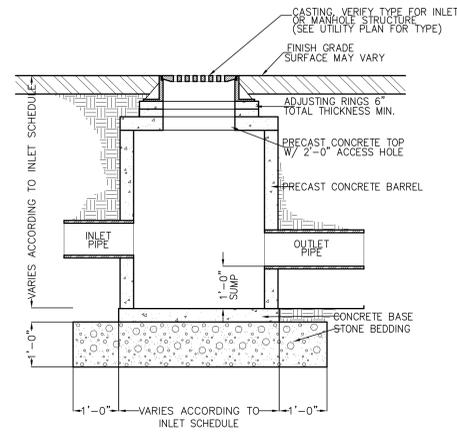
**PARKING LOT STRIPING**

5  
C5.0



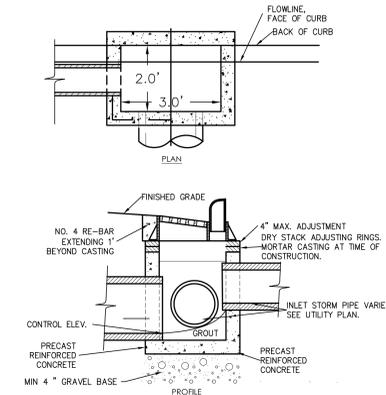
**A.D.A. CURB RAMP**

6  
C5.0



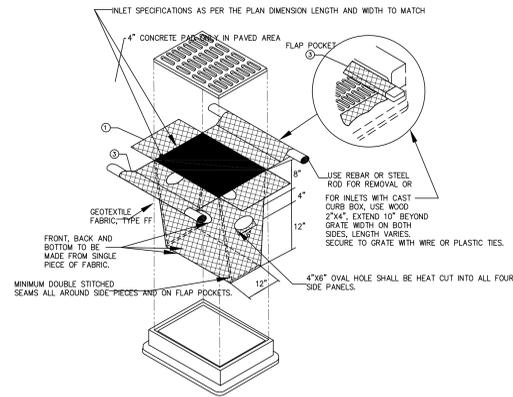
**STORM SEWER MANHOLE**

7  
C5.0



**CURB STORM INLET**

8  
C5.0



**INLET PROTECTION**

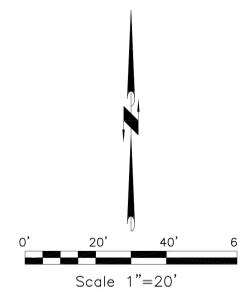
9  
C5.0

**DESCRIPTION**

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK #3 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

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THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.  
ELEVATION 760.33



BROAD STREET PARKING STRUCTURE  
MENASHA DOWNTOWN DEVELOPMENT, LLC  
MENASHA, WI



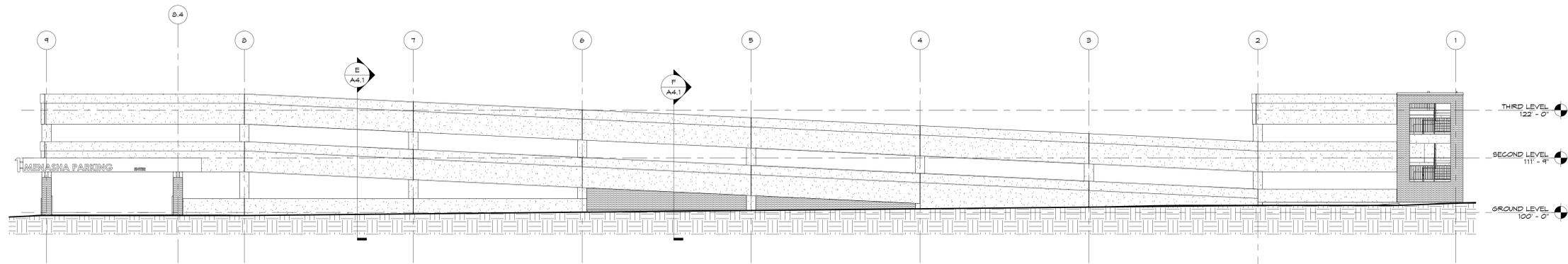
DETAIL SHEET

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Menasha, WI 54952  
715.344.6999 (PH) 715.344.9922 (FX)

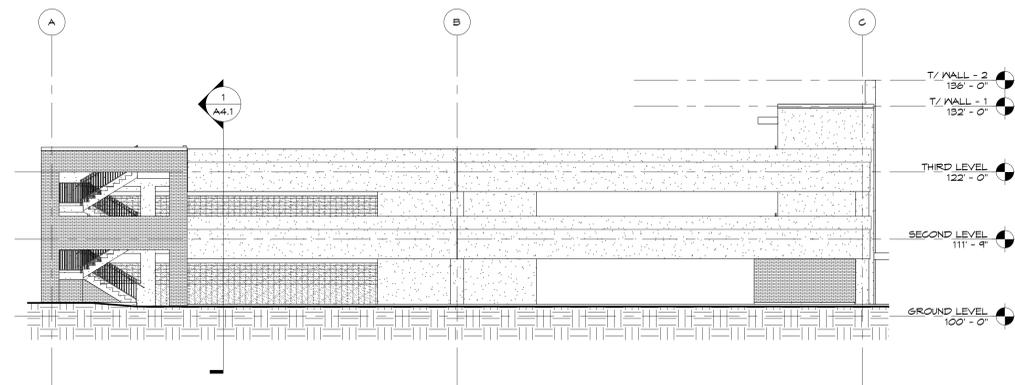
DATE: 3/30/15  
SCALE: 1" = 20'-0"  
DRAWING NO.: C5.0  
PROJECT NO.:  
REV.: 15016



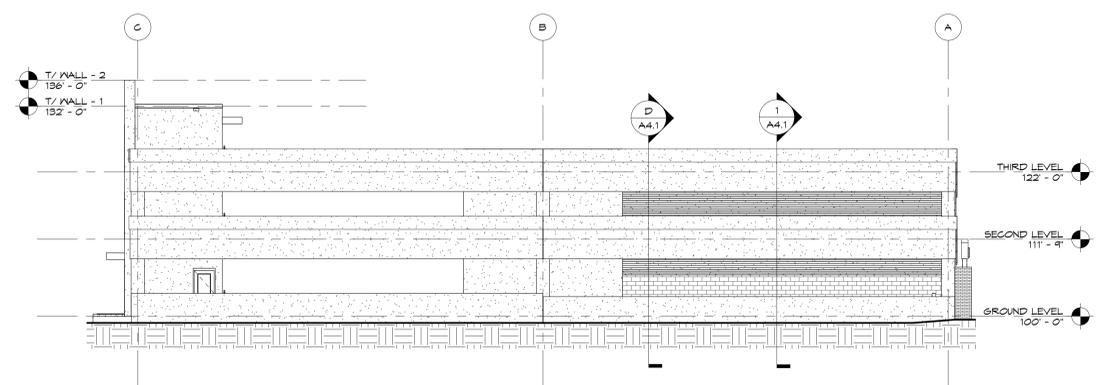
**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

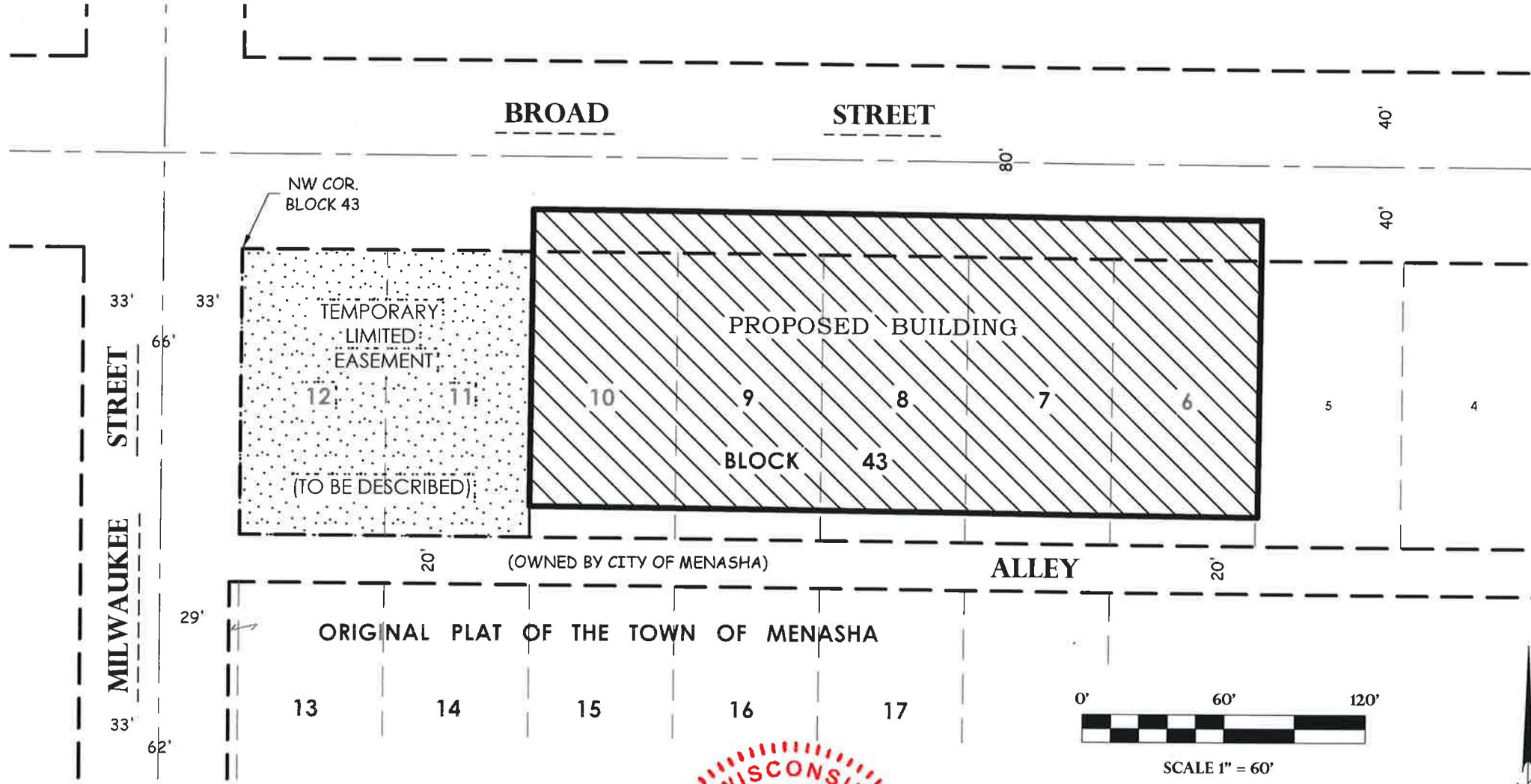


**EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

DATE	
BY	
DESCRIPTION	
NO.	
<b>BROAD STREET PARKING STRUCTURE</b>	
<b>MENASHA DOWNTOWN DEVELOPMENT, LLC</b>	
MENASHA, WI	
<b>Performa</b> ARCHITECTS + ENGINEERS	
1248 BRONKHORST PARK DRIVE SUITE 100 BRONKHORST PARK, NY 11436 TEL: 718.333.3999 FAX: 718.333.3998 WWW.PERFORMA.COM	
EXTERIOR ELEVATIONS	
TITLE	
DRAWN	JR
CHKD	RB
DATE	MM/DD/YY
SCALE	3/32" = 1'-0"
DRAWING NO.	<b>A3.1</b>
PROJECT NO.	15016

# PROPERTY EXHIBIT

BEING PART OF LOTS 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 43, ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



**JORDAN G. BROST**  
 S-3009  
 MOSINEE, WI  
 LAND SURVEYOR  
 4/10/15

- LEGEND**
- TEMPORARY LIMITED EASEMENT FOR CONSTRUCTION
  - AREA TO BE INCLUDED IN LEASE AGREEMENT FOR PROPOSED BUILDING

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST  
AND DRAWN BY JORDAN BROST

FIELD BOOK GB 2 PAGE 33-36  
JOB # 15.401

SHEET 1 OF 1 SHEETS

Civil Engineering  
Land Surveying  
Landscape Architecture  
**Jordan G. Brost, RLS #3009**  
5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(PH) 715.344.9922(FX)

**POB**  
Point of Beginning



