It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha

September 15, 2009

3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the August 4, 2009 Plan Commission Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
   Five (5) minute time limit for each person

E. DISCUSSION
   1. None

F. ACTION ITEMS
   1. Special Use Permit – Mission Village (full size plans available at meeting)

G. ADJOURNMENT

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
August 4, 2009
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:38 PM by Mayor Donald Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: DPW Radtke, Ald. Benner, Mayor Merkes, Commissioners Sturm, Cruickshank and Schmidt

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Sanders

OTHERS PRESENT: CDD Keil, Mike Reider, Lonnie Pichler, John Weyenberg

C. MINTUES TO APPROVE

1. **Minutes of the July 21, 2009 Plan Commission Meeting**
   Moved by Comm. Schmidt, seconded by DPW Radtke to approve the July 21, 2009 Plan Commission meeting minutes.

   The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. No one spoke.

E. DISCUSSION

1. **Site Plan Amendment – Sliders- 890 Lake Park Road**

   Mike Reider, representing Sliders, explained the proposal to expand the outdoor seating area. It is to be enclosed with a six foot tall wrought iron fence. The new fence will also encompass the existing outdoor seating area. Landscaping is to be added around the perimeter of the seating area.

   Commissioners discussed the location of the gate, building code requirements relating to in-floor heating of the patio, and potential neighborhood impacts.

   Motion by Ald. Benner, seconded by Comm. Cruickshank to approve the site plan amendment for the outdoor seating area per the plan that was submitted. The motion carried.

2. **Residential Development Concept – Lake Park and Manitowoc Road**
   John Weyenberg described the proposal to create four lots on a 1.2 acre parcel. Three of the lots would be approximately 70'x170', with the corner lot being approximately 100'x170'. There would be shared access by two lots onto Lake Park Road and the other two onto Manitowoc Road.

   Commissioners discussed the proposed shared access arrangements, lot size and configuration, and the relationship of the proposed lots to those in the adjoining Silver Birch Subdivision. Consensus emerged to reduce the number of lots to three to reduce difficulties with access and improve the utility of the corner lot.

3. **Sale of Lake Park Villas Garage and Adjoining Lots**
CDD Keil summarized the proposal to create a four lot CSM with Lot 3 to include the existing garage and silos. An offer to purchase Lot 3 is to be prepared by the Lake Park Villas Homeowners Association Board.

Commissioners discussed roadway width, lot and easement configurations and potential terms and conditions that may be related to the sale of the garage. The location of the bike/pedestrian trail easement relative to the existing culvert and the trail's connectivity with other trail segments was also discussed.

CDD Keil is to review the proposal with the homeowner's association board with the expectation that an offer to purchase would be presented for plan commission consideration in the near future.

G. ACTION ITEMS

1. **None**

H. ADJOURNMENT

Moved by Ald. Benner, seconded by DPW Radtke to adjourn at 4:48 PM.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

Community Development Department
Plan Commission Staff Report
September 15, 2009

Agenda Item II: Special Use Permit - Mission Village

Applicant:	Commonwealth Development Corps
Requested action:	Special Use Permit Follow-up Approval
Proposed:	66 unit senior apartment complex
Location:	Midway Road/Kenwood Drive
Existing Zoning:	C-1 General Commercial – multi-family special use
Surrounding Zoning:	C-1, C-3, & Town of Menasha (residential)
Existing Land Use:	Vacant

---

1. General

The Plan Commission and Common Council approved this Special Use Permit for a 66 unit senior housing complex with clubhouse in January 2009 with the condition that the site plan be brought back with additional detail. This full site plan submission contains all required elements, including site layout, access and parking, grading, drainage, stormwater management, erosion control, utilities, landscaping, lighting, and building elevations for final approval.

2. Site Layout

This site is zoned C-1 General Commercial with a primary use that must comply with R-3 Multi-Family Residential requirements. The proposed site meets all setback and dimensional requirements.

3. Site Access & Parking

Access to the site has presented several challenges. Dedicated Town of Menasha ROW (Terrace Avenue) exists adjacent to the west property line; however, the town has been resistant to allowing access. Multiple options were explored, with the proposed layout onto Kenwood Drive presenting the most viable access point.

Parking consists of one garage and one driveway space per unit, plus 26 additional visitor parking stalls with 2 handicap stalls adjacent to the clubhouse. The number of stalls meets minimum requirements for the property use.

Staff also recommends the addition of a private walkway leading from the driveway to the property line adjacent to the dedicated Terrace Avenue ROW in the Town of Menasha to allow pedestrian access on the west side.

4. Site Grading, Drainage, Stormwater Management, Erosion Control, & Utilities

These items are subject to Public Works review as well as outside review of the stormwater management plan.

5. Landscaping and Lighting

There are existing residential uses to the west of the site that normally would require a transitional area; however these properties are located in the Town of Menasha. The developer has provided a landscaped transitional area along the west boundary. The proposed transitional area does not meet our planting requirements for transitional areas; however it is the department's opinion that additional landscaping would be more effective located throughout the property. Dumpsters are enclosed and located on two different sites on the property. The lighting plan includes decorative street fixtures and meets ordinance requirements.

6. Architecture and Construction

The developer is proposing nine buildings with brick masonry construction and secondary vinyl façade materials. Building elevations are enclosed for review and meet ordinance requirements.

7. Recommendation

The Community Development Department recommends final approval of the Special Use Permit with the condition that the following items be administratively reviewed and approved by staff prior to the issuance of a building permit:

- an enhanced landscaping plan including the addition of a private walkway on west side of property;
- the full engineering plan, including grading, drainage, erosion control, and stormwater management.

Prepared by: Amy Kester, Associate Planner

LEGEND:

000.00	EXISTING SPOT ELEVATIONS		ELECTRIC PEDESTAL		FLOOD LIGHT	ST — MH	PROPOSED STORM SEWER AND MANHOLE
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		ELECTRIC BOX		SECTION CORNER	SA — SS	EXISTING SANITARY SEWER AND MANHOLE
000.00 TC / 000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		CABLE TV PEDESTAL		APRON ENDWALL	SA — SS	PROPOSED SANITARY SEWER AND MANHOLE
			DRAINAGE FLOW		MARSH AREA	WL	EXISTING WATER LATERAL LINE
000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		PROPOSED DRAINAGE FLOW		DECIDUOUS TREE WITH TRUNK DIAMETER	W	EXISTING WATER LINE AND HYDRANT
	WATER VALVE IN BOX		WELL		CONIFEROUS TREE	W	PROPOSED WATER LINE AND HYDRANT
	WATER VALVE IN MANHOLE		EXISTING LIGHT POLE		SHRUB	O.U.	EXISTING OVERHEAD UTILITY LINE
	WATER SERVICE VALVE		EXISTING SIGN		STUMP	F.O.	EXISTING UNDERGROUND FIBER OPTIC LINE
	TELEPHONE MANHOLE		CENTER LINE		SOIL BORING	E	EXISTING UNDERGROUND ELECTRIC CABLE
	EXISTING ROUND CATCH BASIN		HANDICAP PARKING STALL		WOODED AREA	T	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING SQUARE CATCH BASIN	GV	GAS VALVE		HEDGE	G	EXISTING UNDERGROUND GAS LINE
	EXISTING CURB INLET		1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING CHAINLINK FENCE		PROPOSED CURB AND GUTTER
	PROPOSED CURB INLET		3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOOD FENCE		EXISTING CURB AND GUTTER
	UTILITY POLE		1-1/4" REBAR FOUND		EXISTING BARBED WIRE FENCE		GRADING/SEEDING LIMITS
	UTILITY POLE WITH GUY WIRE		3/4" REBAR FOUND		PROPERTY LINE		RIGHT-OF-WAY LINE
	STREET LIGHT		2" IRON PIPE FOUND		EXISTING GUARD RAIL		PROPERTY LINE
	TELEPHONE PEDESTAL		1" IRON PIPE FOUND		EXISTING STORM SEWER AND MANHOLE		RAILROAD TRACKS
						800	EXISTING GROUND CONTOUR
						800	PROPOSED GROUND CONTOUR

NOTES:
DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE. CONTRACTOR SHALL REMOVE, REPLACE OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE IS CLEAR (TO CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

BENCHMARK (CITY OF MENASHA)

2 – TAG BOLT ON A HYDRANT AT THE NORTHWEST CORNER OF TERRACE AVENUE AND FATIMA STREET.

ELEV=764.12

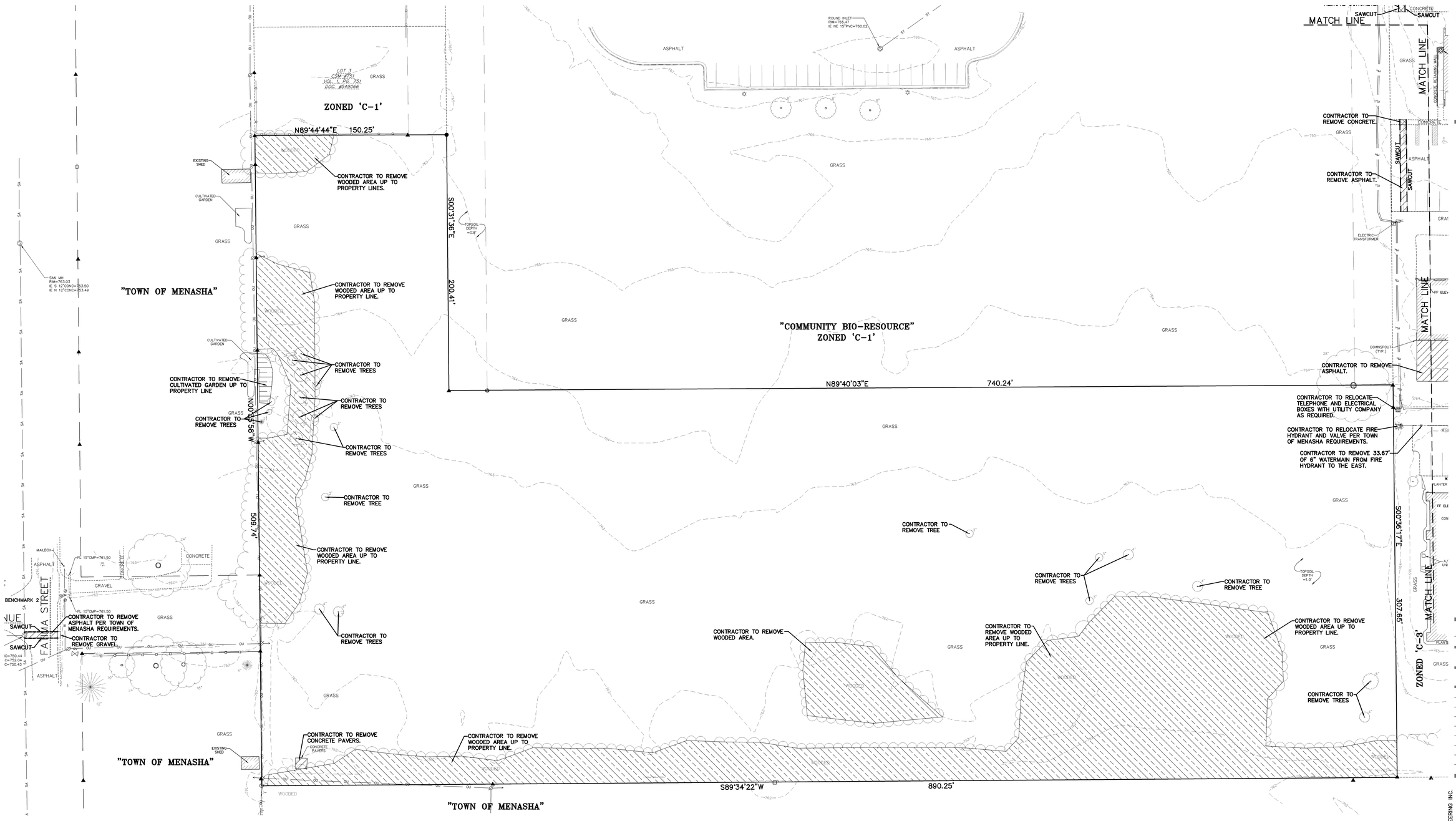
NOTE:
EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

PROJECT LOCATION MAP

EXCEL ENGINEERING INC.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

COMMONWEALTH DEVELOPMENT CORPORATION
219 7TH STREET
FOND DU LAC, WI 54935
(920) 924-2000 (920) 924-2099 FAX (920) 539-6211
E-MAIL CORPORAMCL@HOLMESTER.NET



NORTH

EXISTING SITE AND DEMOLITION PLAN A

SCALE: 1"=30'-0"

1"= 30' SCALE 30' 0 30' 60' FEET

OWNER:
COMMONWEALTH DEVELOPMENT CORPS
278 7TH STREET
FOND DU LAC, WI 54935

PROJECT:
NEW DEVELOPMENT FOR:
MISSION VILLAGE OF MENASHA
FATIMA STREET
MENASHA, WI

SHEET ISSUE:
SEPTEMBER 9, 2009

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REVISIONS:

DATE:
SEPT. 9, 2009
JOB NUMBER:
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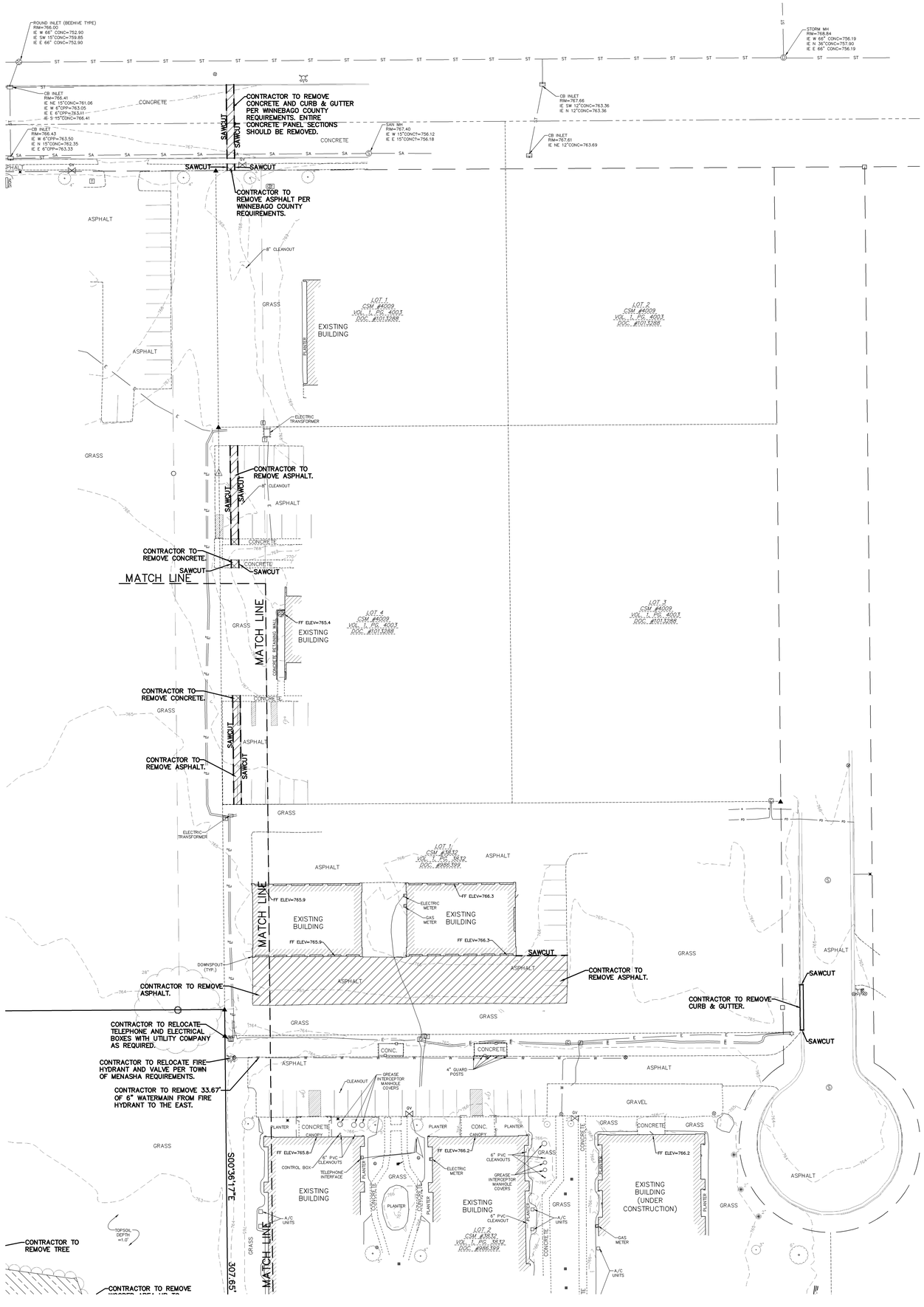

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E-MAIL: COMMONWEALTHDC@WATER.NET

OWNER:
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FOND DU LAC, WI 54935

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NORTH

EXISTING SITE AND DEMOLITION PLAN B

SCALE: 1"=30'-0"

1"= 30' SCALE 30' 0 30' 60' FEET

DATE:
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SITE INFORMATION:

LEGAL DESCRIPTION: Lot xxx of Certified Survey Map Number xxxxx filed in Volume xx of Certified Survey Maps on Page xxxx as Document Number xxxx;

PROPERTY AREA: AREA = 305,018 S.F. (7.0 ACRES).

DISTURBED AREA: AREA = 305,018 S.F. (7.0 ACRES).

SOIL DATA: WINNECONNE SILTY CLAY LOAM–C
NEENAH SILTY CLAY LOAM–C

EXISTING ZONING: C–1: GENERAL COMMERCIAL DISTRICT

PROPOSED ZONING: C–1: GENERAL COMMERCIAL DISTRICT

PROPOSED ZONING: NORTH: C–1
SOUTH: TOWN OF MENASHA (R–1, R–2)
EAST: C–3
WEST: TOWN OF MENASHA (R–2)

PROPOSED USE: SENIOR LIVING FACILITY

SETBACKS: BUILDING: FRONT(E) = 20'
SIDE(N) = 8'
SIDE(S) = 10'
REAR(W) = 25'

PARKING: FRONT(E) = 20'
SIDE(N) = 8'
REAR(S) = 10'
REAR(W) = 10'

PROPOSED BUILDING HEIGHT: 17'–0" (MAX. HEIGHT ALLOWED: 45' OR 3 STORIES)

PARKING REQUIRED: 1.5 SPACES PER UNIT (99 SPACES REQ.)

PARKING PROVIDED: 162 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2
(HANDICAP STALLS REQUIRED BASED ON STRIPED PARKING STALLS OFF OF MAIN DRIVES)

HOURS OF OPERATION: 24 HOURS

BUILDING OCCUPANCY CLASSIFICATION = R–2

CLASS OF BUILDING CONSTRUCTION = VB

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 15%

EXISTING SITE DATA

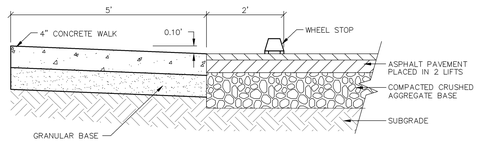
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	7.00	305,018	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	77	0.0%
TOTAL IMPERVIOUS	0.00	77	0.0%
LANDSCAPE/OPEN SPACE	7.00	304,941	100.0%

PROPOSED SITE DATA

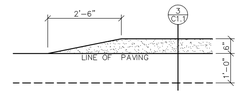
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	7.00	305,018	
BUILDING FLOOR AREA	2.37	103,289	33.9%
PAVEMENT (ASP. & CONC.)	1.74	75,607	24.8%
TOTAL IMPERVIOUS	4.11	178,896	58.7%
LANDSCAPE/OPEN SPACE	2.89	126,122	41.3%

NOTES:

1. 4" WIDE YELLOW STRIPING FOR PARKING STALLS, TRAFFIC LANE, AND NO PARKING AREAS. YELLOW PAINT MARKINGS FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGE.
2. CONTROL POINTS AND CAD DRAWINGS WILL NOT BE PROVIDED FREE OF CHARGE FOR CONTRACTOR USE.
3. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES.



1 C1.1 PARKING/WALK DETAIL
NO SCALE



2 C1.1 TAPERED CURB DETAIL
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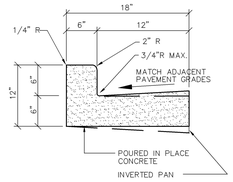
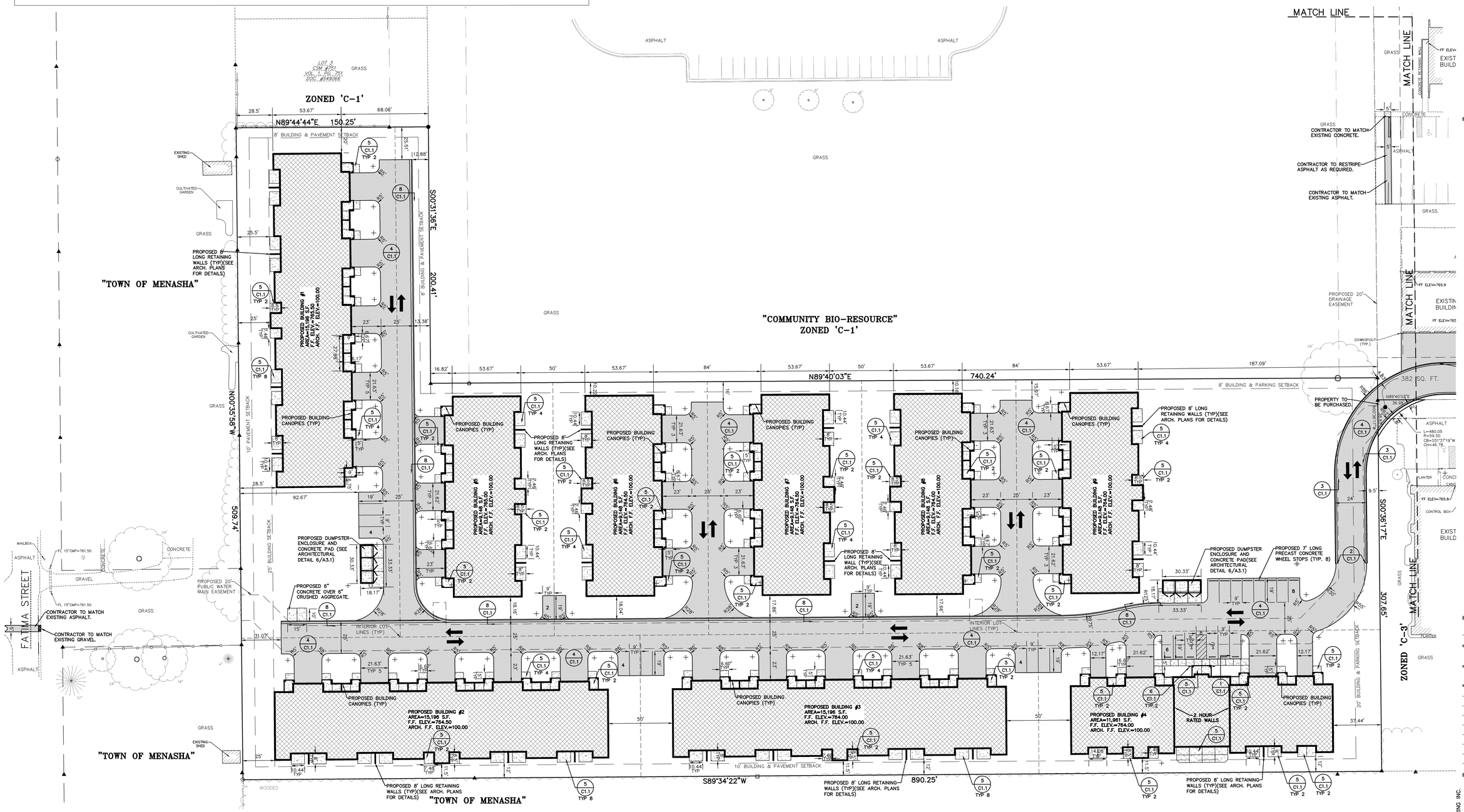


3 C1.1 18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



NORTH

SITE PLAN A
SCALE: 1"=30'–0"
1"= 30' SCALE 30' 0 30' 60' FEET

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E-MAIL: CORPORAL@THEBOARTER.NET

OWNER:
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FATIMA STREET
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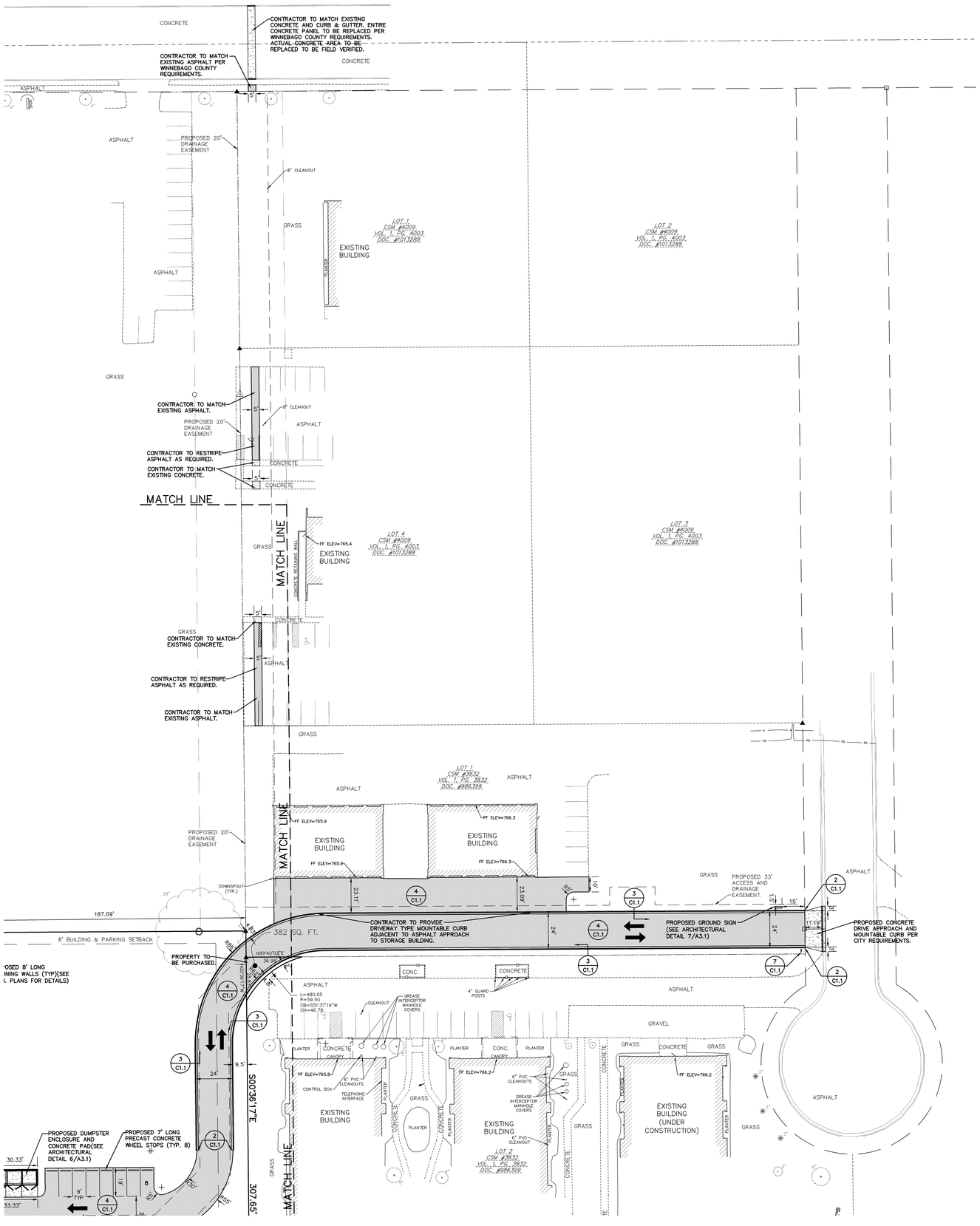
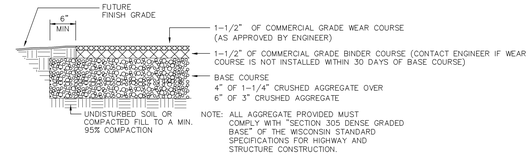
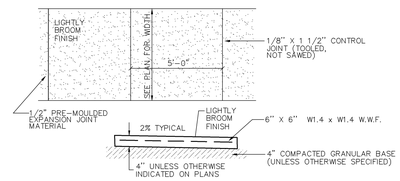
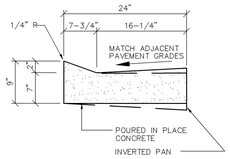




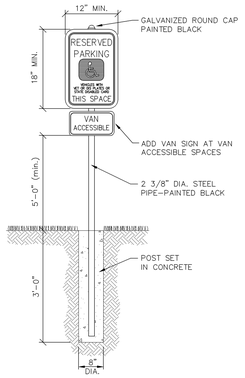
4 C1.1 STANDARD ASPHALT PAVING DETAIL
NO SCALE



5 C1.1 CONCRETE SIDEWALK
NO SCALE



8 C1.1 24" MOUNTABLE CONCRETE CURB & GUTTER DETAIL
NO SCALE



6 C1.1 HANDICAP SIGNAGE DETAIL
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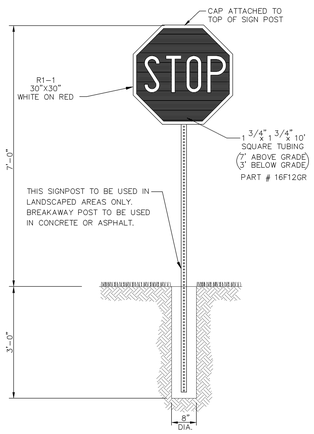

7 C1.1 STOP SIGN DETAIL
NO SCALE

NORTH

SITE PLAN B
SCALE: 1"=30'-0"

1"= 30' SCALE — 30' 0 30' 60' FEET

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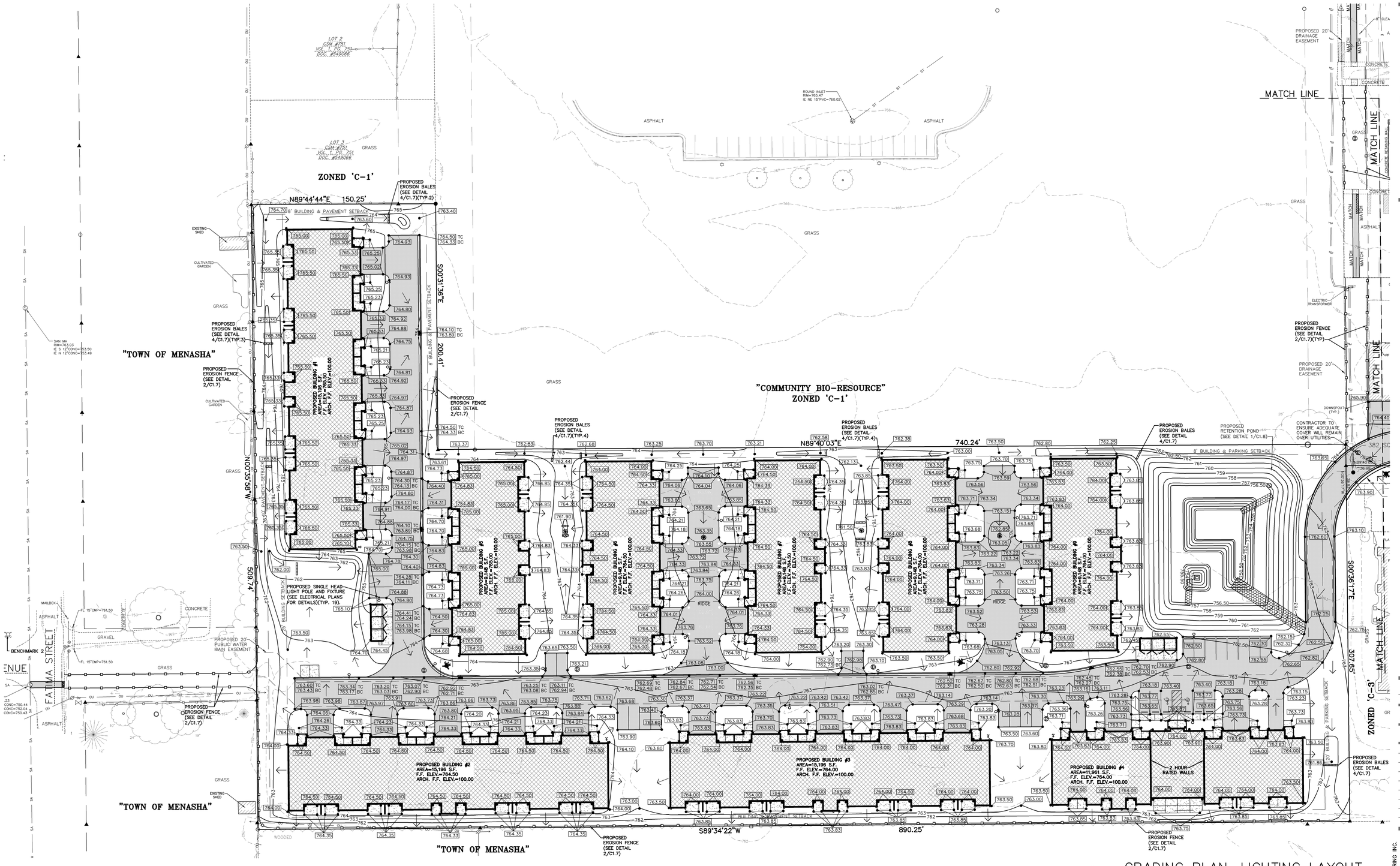

GRADING PLAN, LIGHTING LAYOUT, & EROSION CONTROL PLAN A

SCALE: 1"=30'-0"

1"= 30' — 30' 0 30' 60' — SCALE FEET

EXCEL ENGINEERING INC.

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CERTIFIED SURVEY CORPS
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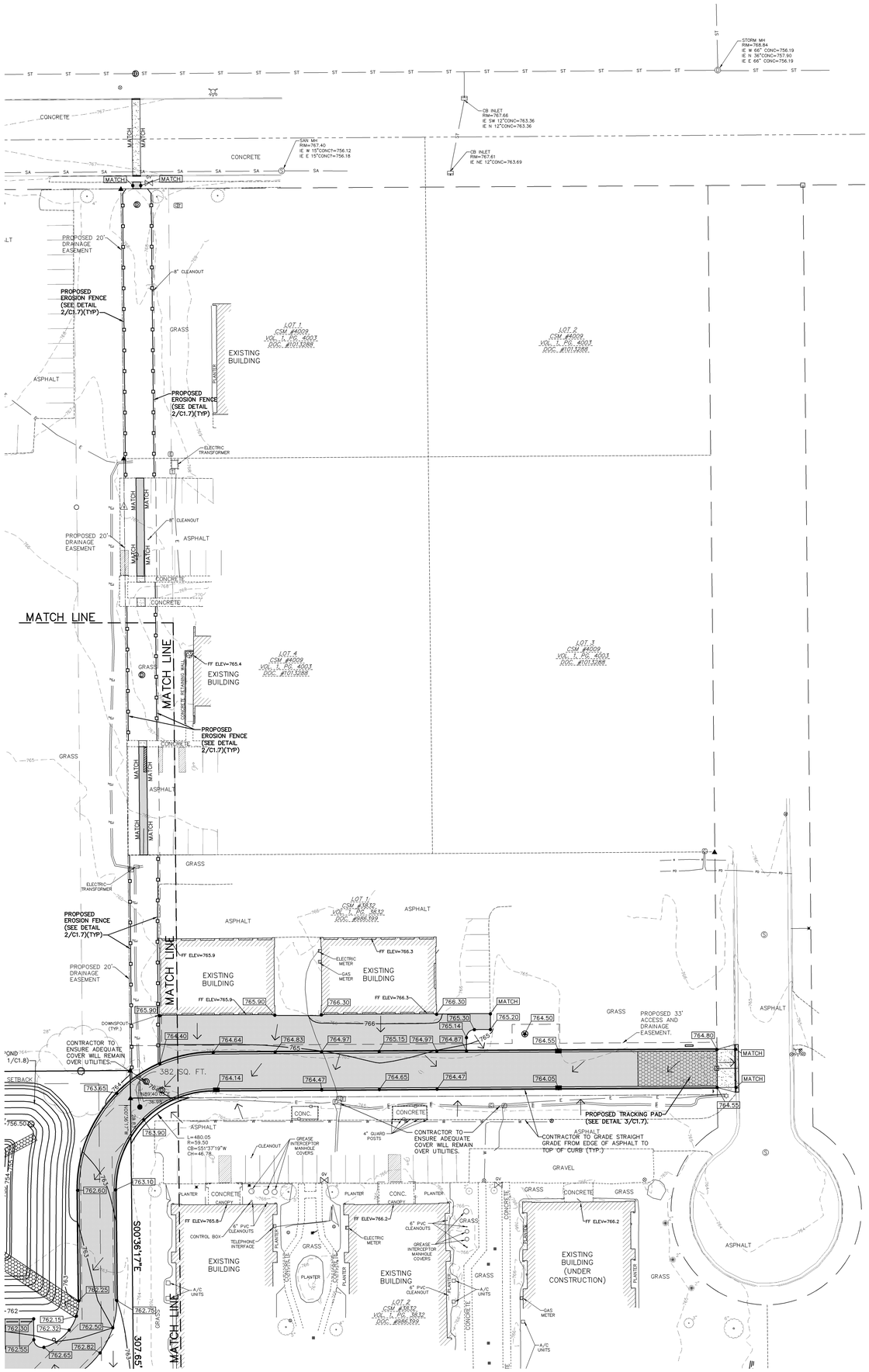

EROSION CONTROL SPECIFICATIONS

EROSION CONTROL SHALL STRICTLY COMPLY WITH THE EROSION CONTROL GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.

DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.

STONE TRACKING PADS SHALL BE PLACED ON SITE AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG.

STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS, AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

ALL SILT FENCE SHALL BE PLACED ON SITE AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN A PERIOD OF ONE YEAR AND/OR LAND-DISTURBING ACTIVITIES THAT WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS.
PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS FOR TEMPORARY AND PERMANENT SEEDING.

ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

NORTH

GRADING PLAN, LIGHTING LAYOUT, & EROSION CONTROL PLAN B

SCALE: 1"=30'-0"

1"= 30' — 30' 0 30' 60' — SCALE — FEET

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PROJECT:
NEW DEVELOPMENT FOR:
MISSION VILLAGE OF MENASHA
FATIMA STREET
MENASHA, WI

SHEET ISSUE:
SEPTEMBER 9, 2009

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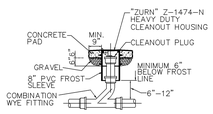


1 / C1.3 CLEANOUT TO GRADE DETAIL
NO SCALE

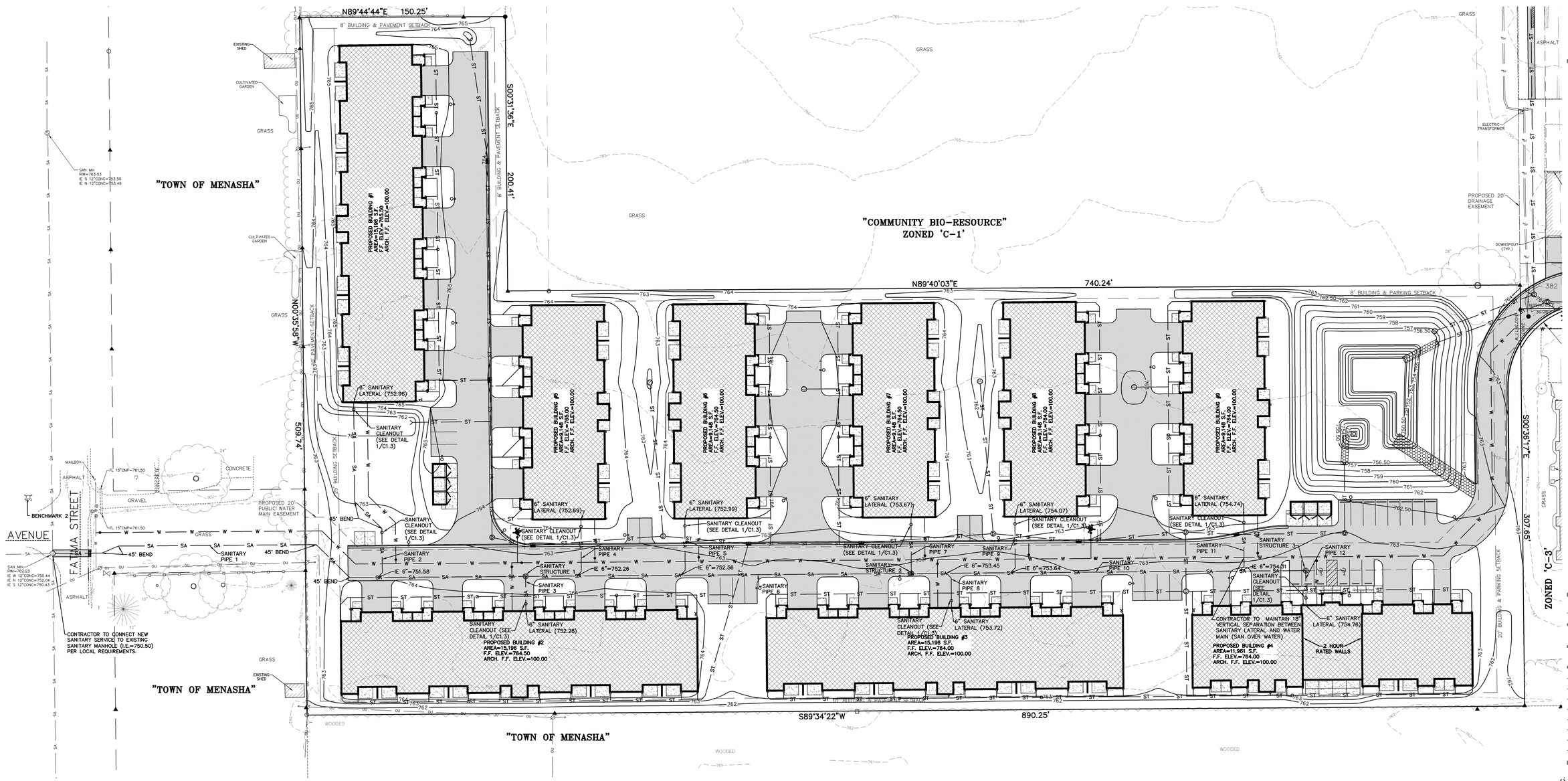
SANITARY SEWER PIPE SCHEDULE

PIPE NO.	LENGTH (FT.)	PIPE SIZE	PIPE MATERIAL	% GRADE
PIPE 1	357'	8"	SDR 35 PVC	0.4
PIPE 2	138'	6"	SCHED. 40 PVC	1.0
PIPE 3	25'	6"	SCHED. 40 PVC	1.0
PIPE 4	43'	6"	SCHED. 40 PVC	1.0
PIPE 5	43'	6"	SCHED. 40 PVC	1.0
PIPE 6	282'	8"	SCHED. 40 PVC	0.4
PIPE 7	41'	6"	SCHED. 40 PVC	1.0
PIPE 8	27'	6"	SCHED. 40 PVC	1.0
PIPE 9	43'	6"	SCHED. 40 PVC	1.0
PIPE 10	288'	8"	SCHED. 40 PVC	0.4
PIPE 11	43'	6"	SCHED. 40 PVC	1.0
PIPE 12	25'	6"	SCHED. 40 PVC	1.0

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	RIM ELEV.	INFLOW INVERT(S)	OUTFLOW INVERT	SEE DETAIL	MH DIA.
SANITARY STRUCTURE 1	763.65	IE. (E) 8"(PVC)=752.03 IE. (S) 6"(PVC)=752.03	IE. (W) 8"(PVC)=751.93	6/C1.8	4'
SANITARY STRUCTURE 2	763.31	IE. (E) 8"(PVC)=753.26 IE. (N) 6"(PVC)=753.26	IE. (W) 8"(PVC)=753.16	6/C1.8	4'
SANITARY STRUCTURE 3	763.51	IE. (S) 6"(PVC)=754.51	IE. (W) 8"(PVC)=754.41	6/C1.8	4'

SEE SHEET C1.8 FOR SANITARY SEWER AND SERVICE SPECIFICATIONS. ALSO SEE SHEET C1.5 FOR TRENCHING SPECIFICATIONS AND GENERAL PROVISIONS.



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NORTH

SANITARY SEWER UTILITY PLAN

SCALE: 1"=30'-0"

1"= 30' SCALE 30' 0 30' 60' FEET

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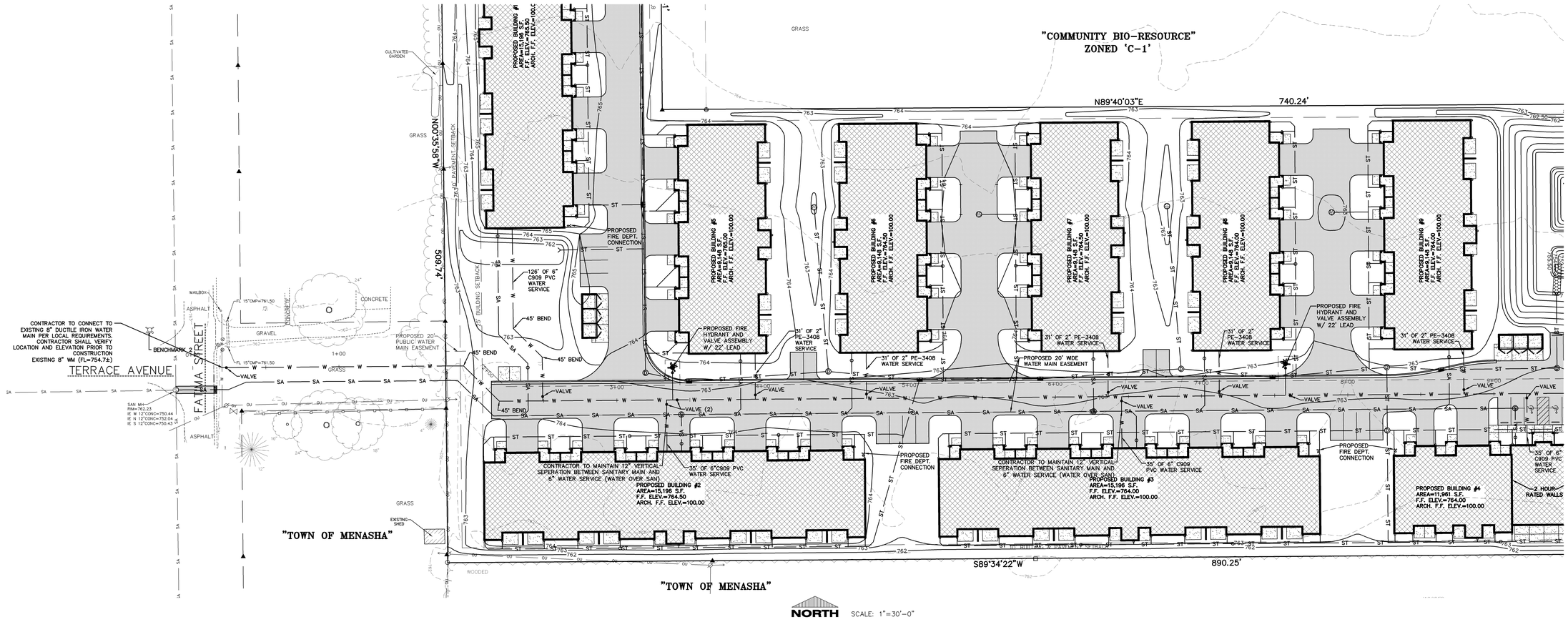

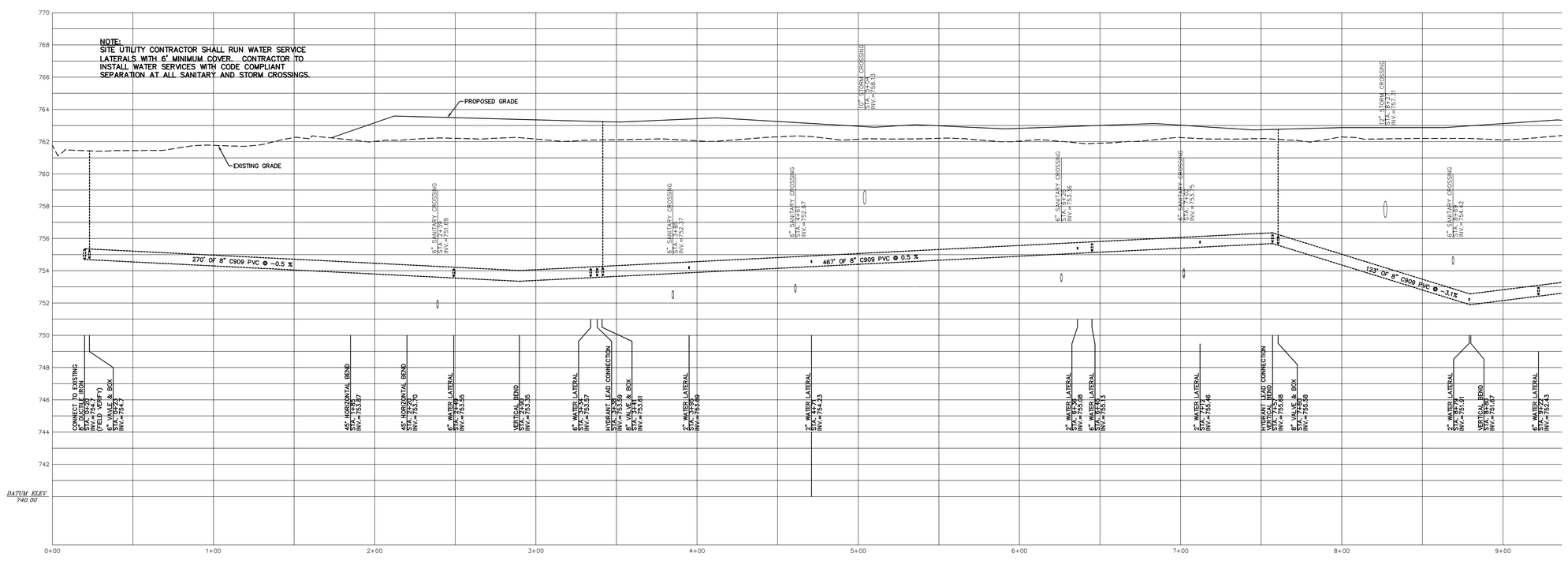

SEE SHEET C1.5 FOR WATER MAIN AND WATER SERVICE SPECIFICATIONS.

PUBLIC WATER MAIN PLAN & PROFILE
AND PRIVATE WATER SERVICE PLAN SHEET A

1"= 30' SCALE 30' 0 30' 60' FEET

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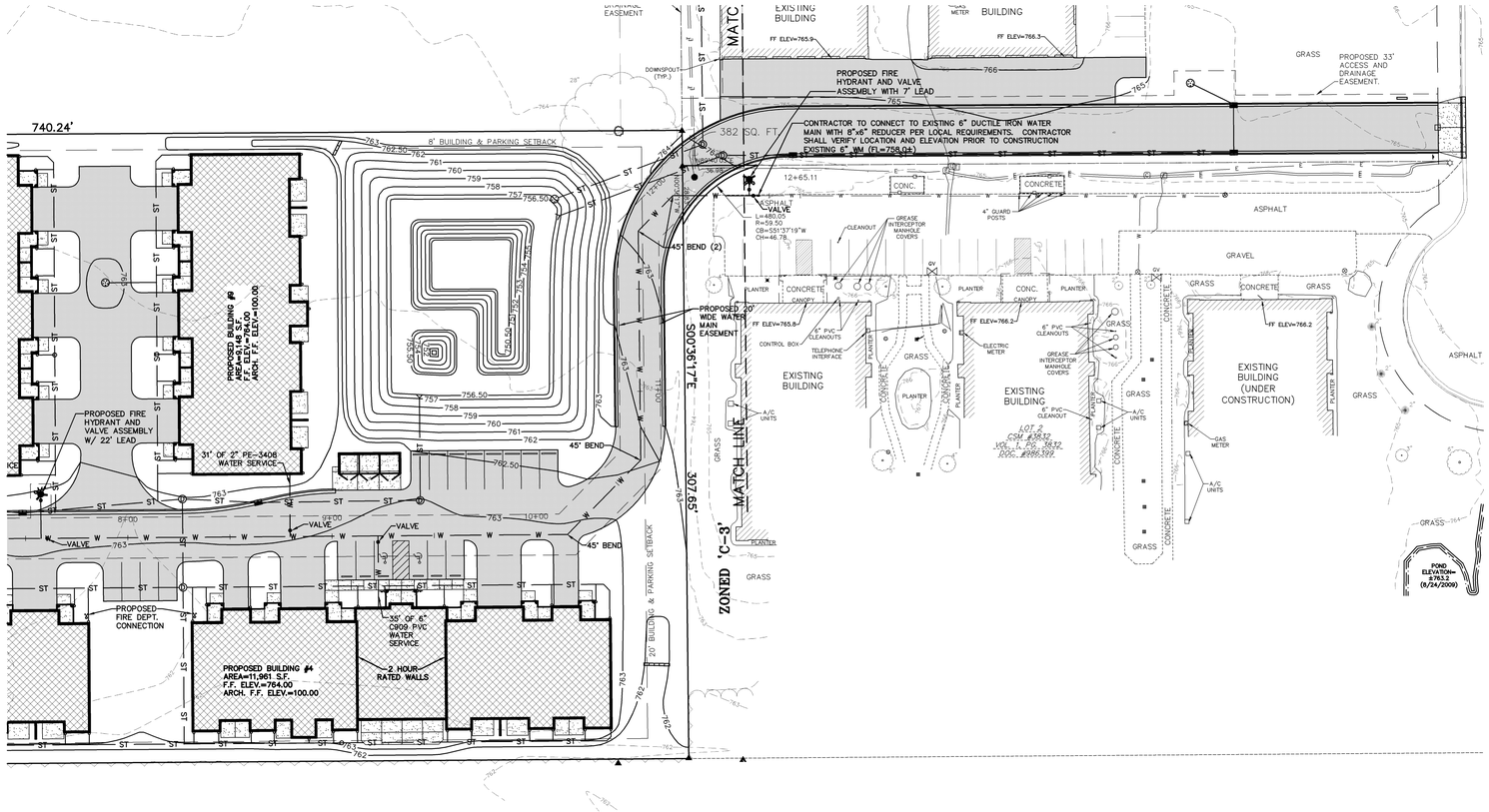

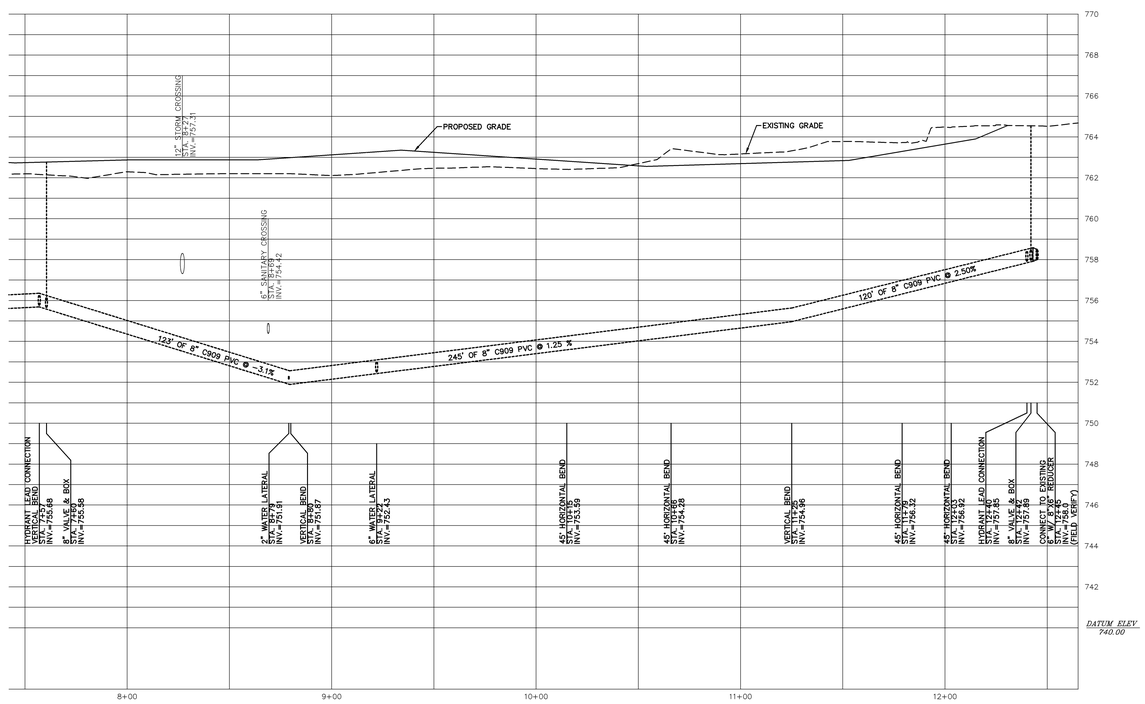

SEE SHEET C1.5 FOR WATER MAIN AND WATER SERVICE SPECIFICATIONS.

PUBLIC WATER MAIN PLAN & PROFILE
AND PRIVATE WATER SERVICE PLAN SHEET B

NORTH SCALE: 1"=30'-0"

1"= 30' 30' 0 30' 60' SCALE FEET

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STANDARD SPECIFICATIONS
SPECIAL PROVISIONS

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) APPROVAL
Sanitary Sewer Approval #S-2006-0359
Water Main Approval #W-2006-0417

TOWN OF MENASHA UTILITY DISTRICT
Winnebago County, Wisconsin

A. GENERAL

1. A minimum of 10-days notice shall be given to the Utility District's ENGINEER by the CONTRACTOR before beginning construction. This is necessary so an On-Site Representative may be assigned to the job. A Pre-Construction Meeting will be scheduled at which time the CONTRACTOR's supervisor/foreman, who will be on-site during the work, must be present. No work will be done in the absence of an On-Site Representative. Any violation of this rule will be considered a breach of professional ethics and will not be tolerated by the Utility District Commission.

2. Prior to the start of any work, the CONTRACTOR shall submit, in writing to the Utility District, a schedule of procedure and, after once approved, shall not deviate from it without written approval from the Utility District. The schedule of procedure shall essentially indicate the number of crews to be employed, locations of work for each crew, time schedule, and sequence of moves and other pertinent information as required by the Utility District's ENGINEER or superintendent.

3. The CONTRACTOR shall notify the Utility District's Water Department if any disruption in service to its customers is anticipated. The Water Department will make necessary preparations to alert those affected by the interruption of service. The CONTRACTOR must plan their operation to cause the least amount of disruption of water service in the affected area.

4. The CONTRACTOR shall be further informed that at no time shall any repair work or digging take place unless an authorized representative of the Utility District is present on the construction site. Failure to follow this directive will cause the construction job to be halted and all pipe or services to be uncovered for inspection, per Ordinance 77-2, Series of 1977.

5. Materials used shall be all new and shall conform to the requirements for class, kind and size for materials as specified herein. Prior to the start of construction, the CONTRACTOR shall submit to the ENGINEER and OWNER a written list of materials to be furnished showing the manufacturer and designation of all items for approval. Water main construction material includes pipe, fittings, valves, hydrants, curb stop and box, corporation and saddles. Pre-construction submittal shall include storage location.

6. It shall be the duty of the CONTRACTOR to cooperate with the Utility District to keep accurate records of service connection as to location, elevation at top of connection, size of connection provided and other pertinent data. Tap location shall be made in respect of the nearest manhole or hydrant from the service. Curb stops shall be measured as distance from water main and distance from nearest hydrant or manhole.

7. At the completion of a project, and prior to requesting final acceptance, the CONTRACTOR shall make an on-site final inspection with a Utility District representative and the On-Site Representative. The CONTRACTOR shall operate all valves, hydrants and water services to ascertain that the entire facility is in good working order; that all valve boxes are centered

and valves are opened; that all hydrants operate and drain properly; that all curb boxes are plumb and centered; and that water is available at all curb stops.

8. The CONTRACTOR shall open all sanitary manholes to ascertain that all frames and adjusting rings are centered on the manhole cone and that the entire sewage system is in good working order.

9. All required tests shall be satisfactorily completed prior to this final inspection.

B. LINE & GRADE FOR SEWER & WATER CONSTRUCTION

1. When laser beam equipment is used by the CONTRACTOR to provide line and grade for construction of sanitary sewer main and water main that is required to be constructed to a specified grade, the CONTRACTOR is required to check line and grade of the pipe under construction at every grade stake provided by the Developer's Engineer. Such grade stakes shall be provided at intervals of no more than 50-feet. The CONTRACTOR shall notify the Utility District's ENGINEER immediately if the pipe under construction appears off-line or grade, or the laser equipment is off-line or grade.

C. FINAL INSPECTION

1. The Developer's Engineer shall conduct a final survey of all sanitary sewer manhole inverts to determine that the sewer has been laid to the specified elevations and grade. Final acceptance shall not be given until this survey has been performed and reviewed by the Utility District's ENGINEER.

D. WATER SYSTEMS

1. <u>Acceptable Pipe Materials For Water Main:</u>

The following pipe materials shall be considered acceptable for normal water main construction:

a. "Ultra-Blue" Pipe, AWWA C909-98, ASTM F-1483-95, UL 1285, NSF Standard 61; Manufactured By Uponor ETI Company for sizes 4 through 16-inch.

b. Polyvinyl Chloride (PVC) Pipe, AWWA C-900, SDR 18, Water Main for sizes 4-inch through 8-inch may only be used if approved by the Water Utility.

2. <u>Additional Specifications:</u>

a. A plastic coated #10 AWG copper solid wire shall be installed with all PVC pipe. The wire shall be securely attached to the bottom of the pipe a minimum of three (3) times for each pipe length. The wire shall be grounded to all valves and hydrants. The wire shall be grounded to all service saddles by wrapping the wire around a saddle bolt and secured by a stainless steel double nut. The wire shall be ground to all hydrants with a continuous run of wire up and down the hydrant barrel. All wire splices shall be a twisted western union type splice and then soldered and taped. Prior to final acceptance, the OWNER will field verify water main locations by tracing actual installation.

b. All water service taps shall be performed by personnel trained in making taps, in accordance with the manufacturer's recommendations.

c. All water mains shall have Class B bedding, 12-inches of granular material above top of pipe and 3-inches below pipe. Additional bedding may be required for blasted trenches.

3. <u>Polyethylene Wrap:</u>

a. All water mains (other than PVC) and fittings shall be covered by a polyethylene wrap not less than 8-mils thick. All patches shall be made with 8-mil polyethylene wrapped using tape approved by the manufacturer.

b. Where service taps or field cuts are made, polywrap shall be repaired.

c. The polyethylene wrap tubing shall be cut to provide for a minimum of 1-foot of lap over both the adjoining pipes. The ends of the tubing shall be wrapped using three (3) complete turns around the outside diameter of the pipe with tape approved by manufacturer.

d. Bends, reducers and offsets shall be wrapped in the same manner as pipe.

e. Valves shall be wrapped by bringing the tube wrap on the adjacent pipe over the bells of the valve and sealing with tape. The valve bodies are then wrapped with flat sheets passed under the valve bottom, brought up around the body to the stem, and fastened with the tape.

f. All curb stop boxes shall be wrapped with polyethylene sheets. The polyethylene shall be taped on both the bottom and the top of the curb box.

g. All hydrant barrels shall be wrapped from the breakaway flange to the shoe.

4. <u>Gate Valves & Boxes:</u>

a. Valves shall be American Flow Control 2500, C515 Series, epoxy-coated resilient wedge type valves, which open to the left or counter-clockwise direction. All bolts must be stainless steel. Valve boxes shall be cast iron of the three (3) piece type suitable for a depth of not less than 6-feet of cover over the top of the pipe or to a depth, as shown on approved plans. Shafts shall be 5¼-inch diameter, bases shall be rounded and length adjustment shall be screw type. The bases for valves 10-inches and larger shall be the oval type. Push on type valves can be used whenever possible, except for hydrant valves.

b. Valve boxes, manufactured by Tyler, or Owner approved equal, shall be of sufficient length to provide for adjustment above and below finished grade of not less than 6-inches when the pipe is laid to the specified depth in accordance with approved plans.

c. Drop covers on valve boxes shall bear the word "water" on the top. All valves shall be marked with a 3'-0" long 2x4 with stake 2-feet above finished grade.

5. <u>Hydrants:</u>

a. The fire hydrants shall be Waterous Pacer (Model WB-67) with swivel head with two (2) 2½-inch nozzles and one (1) 4½-inch pumper nozzle. Hydrants shall measure a minimum of 24-inches from the centerline of the 4½-inch nozzle to the ground (16-inch B.O.). Hydrant shall have bronze to bronze seating and bronze cross arm. Hydrant shall have a 7'-0" depth of bury. Hydrants shall be painted factory-yellow color, which is the same as Old Cat Yellow. Hydrant shall have stainless steel bolts and epoxy coated shoe.

b. Hydrant leads on urban road sections (curb and gutter) shall have 6-feet, 6-inches cover. Hydrants on rural road sections (open ditch) shall have a minimum of 5-feet of cover on hydrant lead under ditch. Insulation on hydrant leads must have

approval of the Utility District. Hydrant adjustments to final grade shall be accomplished using hydrant extensions.

c. Auxiliary valves for hydrants shall be located 3-feet from the hydrant (centerline to centerline).

d. Hydrant installation shall conform to the detail. Mega lugs shall be used on auxiliary valve and hydrant and connection to tees. Hydrant barrel shall be thrust blocked to trench wall as shown on the detail. Rodding may be used with mega lugs, but not as a sole restraining device unless authorized by the Utility District. All hydrants shall be flagged with a spring-loaded Hydrafinder fiberglass flag.

6. <u>Corporation Stops:</u>

a. All corporations are to be ball type, Ford quick joint or AYM Q-joint.

7. <u>Curb Stops:</u>

a. Curb stops shall be Ford quick joint or AYM Q-joint, with ¼-turn to stop and no drain back.

8. <u>Curb Boxes:</u>

a. Curb boxes shall be Arch pattern with 1-inch upper section and pentagon plug, with adjustment up and down for grade for 6'-6" to 7'-0" of cover. A stainless steel extension rod with stainless steel cotter pin shall be installed on curb stop. Rods are to be 48-inches (4-feet). Valves to be marked with 3'-0" long 2x4 stake 2-feet above finished grade prior to final acceptance. 8 ml, 8-inch diameter, poly wrap around curb boxes.

9. <u>Fittings:</u>

a. Fittings shall be MJ or SJ Ductile Iron SSB or cast iron with Cor-Blue nuts and bolts (or Owner-approved equal), conforming to AWWA C-110 and C-111. All fittings shall have a pressure rating of 350 psi. No SJ joints allowed on hydrant leads. **All fittings shall be epoxy coated.** All fittings and bolts shall be submitted for approval prior to bidding.

10. <u>Service Pipe:</u>

a. All service pipe shall be Polyethylene, PE-3408 SDR 9, 200 psi, and shall have a No. 10 plastic-coated, solid copper wire attached to pipe by taping at 8-foot intervals. Tracer wire shall be connected to the saddle by a double stainless steel nut at the same point as the tracer wire for the water main. Tracer wire shall be clamped to the curb stop with a stainless steel hose clamp with all stainless fittings.

b. Certain types of repairs or jointing of pipe together to complete a line may be made by the use of compression fittings. There shall be no joints between the corporation stop at the water main and the curb stop at the property line.

c. Service connections for all new water main installations, the CONTRACTOR shall make all taps into the water main at an angle of 45° from horizontal in the upper quadrant and install corporation stops. Service pipe shall be installed continuously without joints between the corporation stop on the water main and the curb stop, allowing 1-foot of stock for possible movement. A 6-inch long pigtail shall be extended beyond the curb stop. The end of the pigtail shall be pinched shut.

d. All service taps to PVC water mains shall conform to the following:

Tap Size 1" - 2": Use a 304 stainless steel service saddle with stainless steel bolts, nuts and washers. Saddle shall be a double bolt Romac, Ford, Smith-Blair #372 or equal. (O-ring seals are not allowed.)

Tap Size 4" or Larger: Use a 304 stainless steel Ford fast clamp or equal.

e. All water services shall be installed to the right of the sanitary service facing the lot.

f. Stainless steel stiffeners shall be used on all service connections.

11. <u>Existing Taps:</u>

a. In existing sections of the Utility District, the Water Department shall make all taps up to 2-inches and shall supervise the installation of all taps over 2-inches, unless express consent is given by the Water Superintendent or representative.

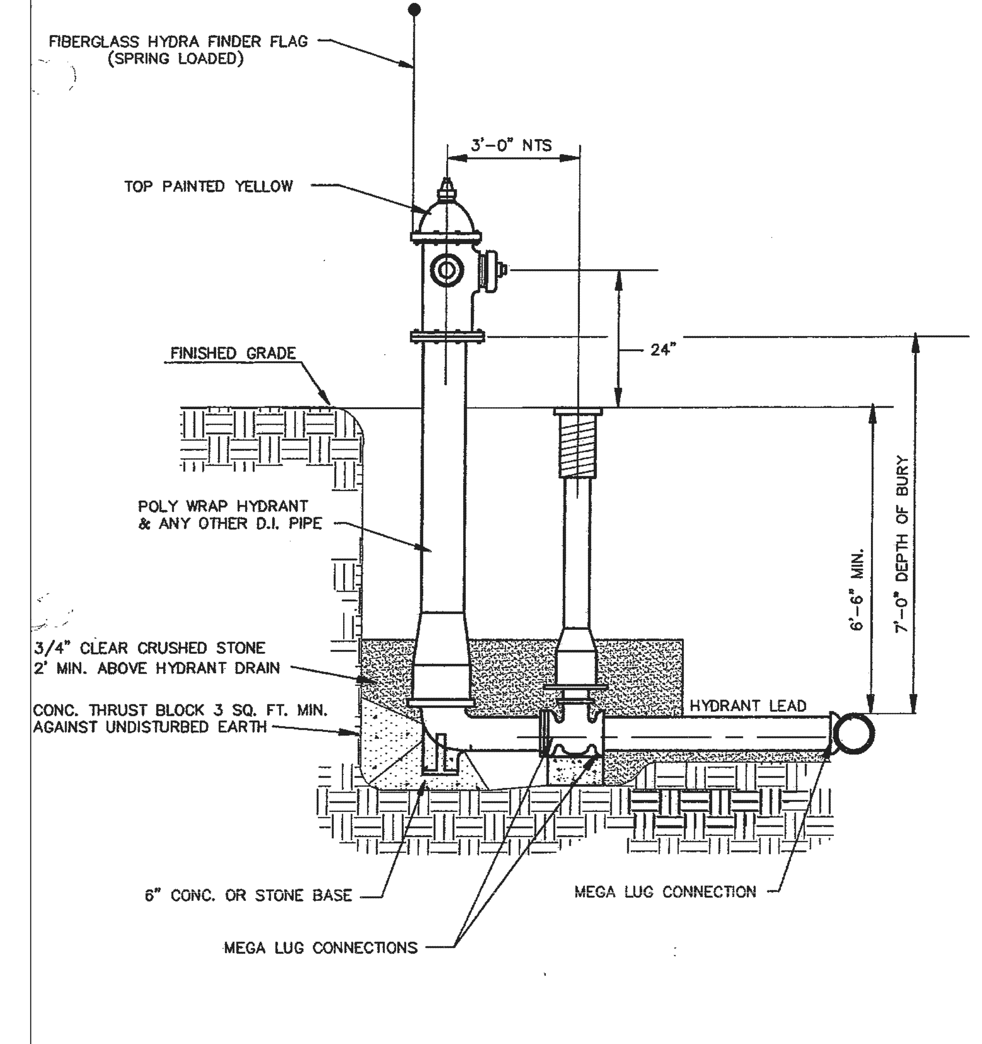
12. <u>Water Main Test Requirements:</u>

a. The CONTRACTOR shall be required to test all water mains continuously through the project. Testing shall be completed within 1,000-feet of the construction at all times, unless the Utility District gives prior written approval. Testing shall be as specified in Division 2 - Section 02665 (150 psi for 2-hours).

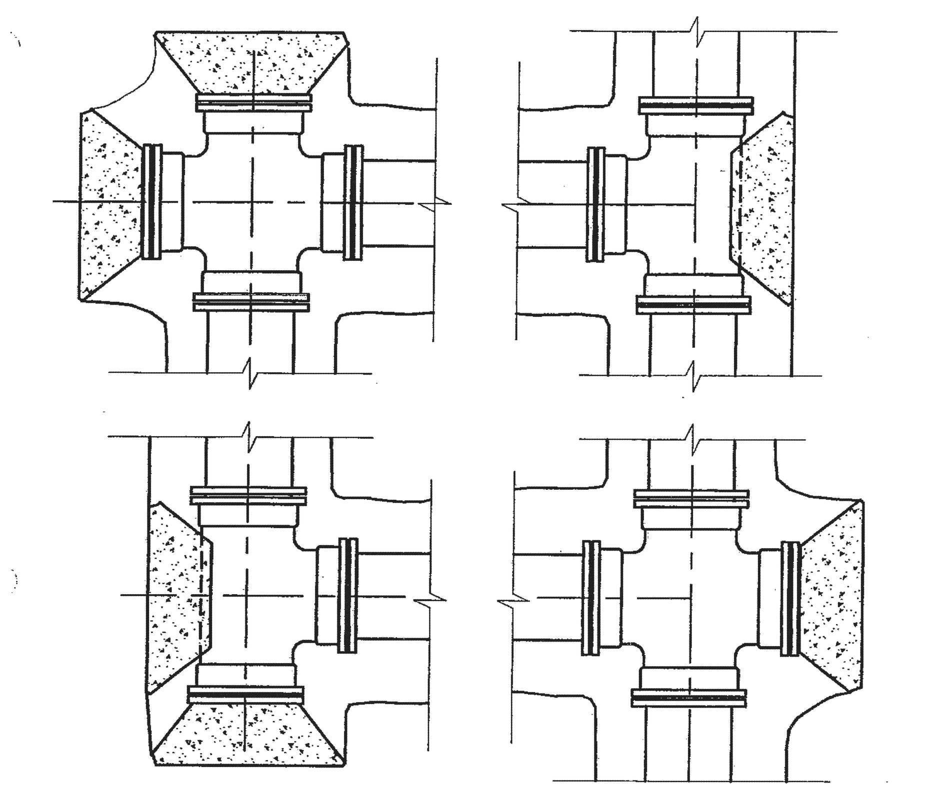
b. Disinfection shall be accomplished by following regulations set by the State Department of Natural Resources as pertains to Public Water Supplies.

13. <u>Repair Of Defective Water Main</u>

a. The CONTRACTOR shall repair leaks and breaks as specified in Division 2 - Section 02665. All repairs shall be made with a mechanical joint solid sleeve approved by the Utility District.

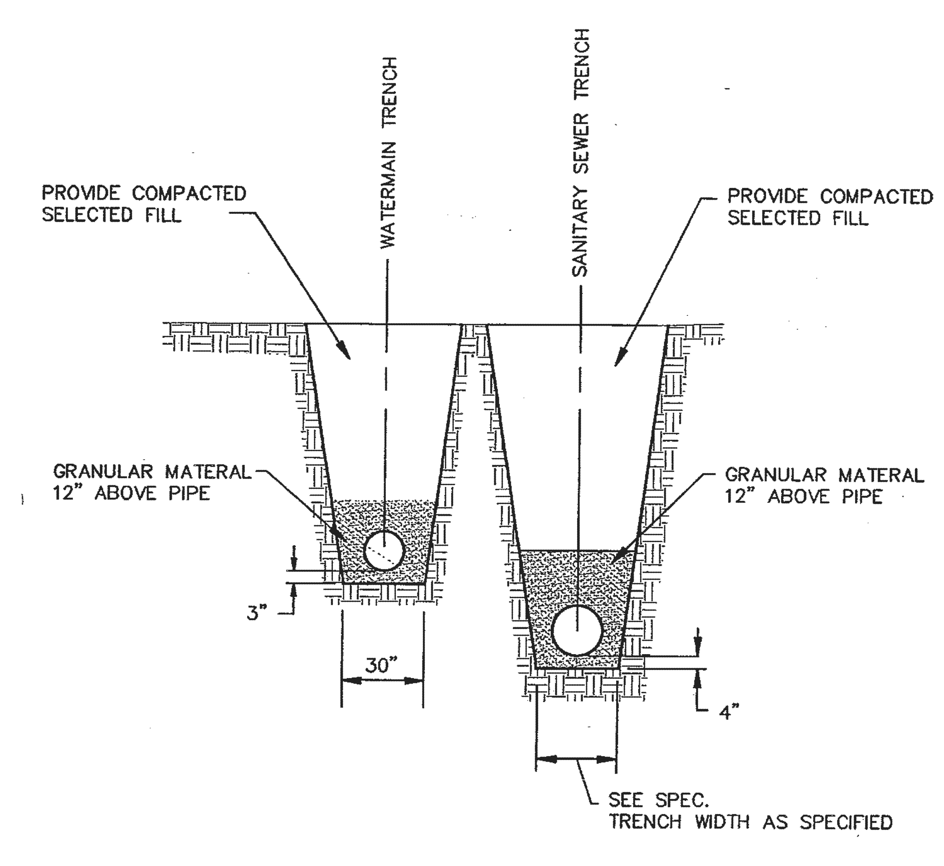


HYDRANT & VALVE INSTALLATION DETAIL



MIN. THRUST BLOCK AREA REQ'D.		
PIPE SIZE	90° BEND	45° BEND
6"	3 SQ. FT.	3 SQ. FT.
8"	5 SQ. FT.	3 SQ. FT.
10"	7 SQ. FT.	4 SQ. FT.
12"	10 SQ. FT.	6 SQ. FT.
16"	15 SQ. FT.	10 SQ. FT.

TYPICAL THRUST BLOCK DETAILS



TYPICAL TRENCH DETAIL

WATER MAIN DETAILS AND SPECIFICATIONS

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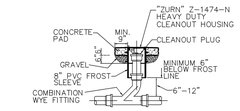
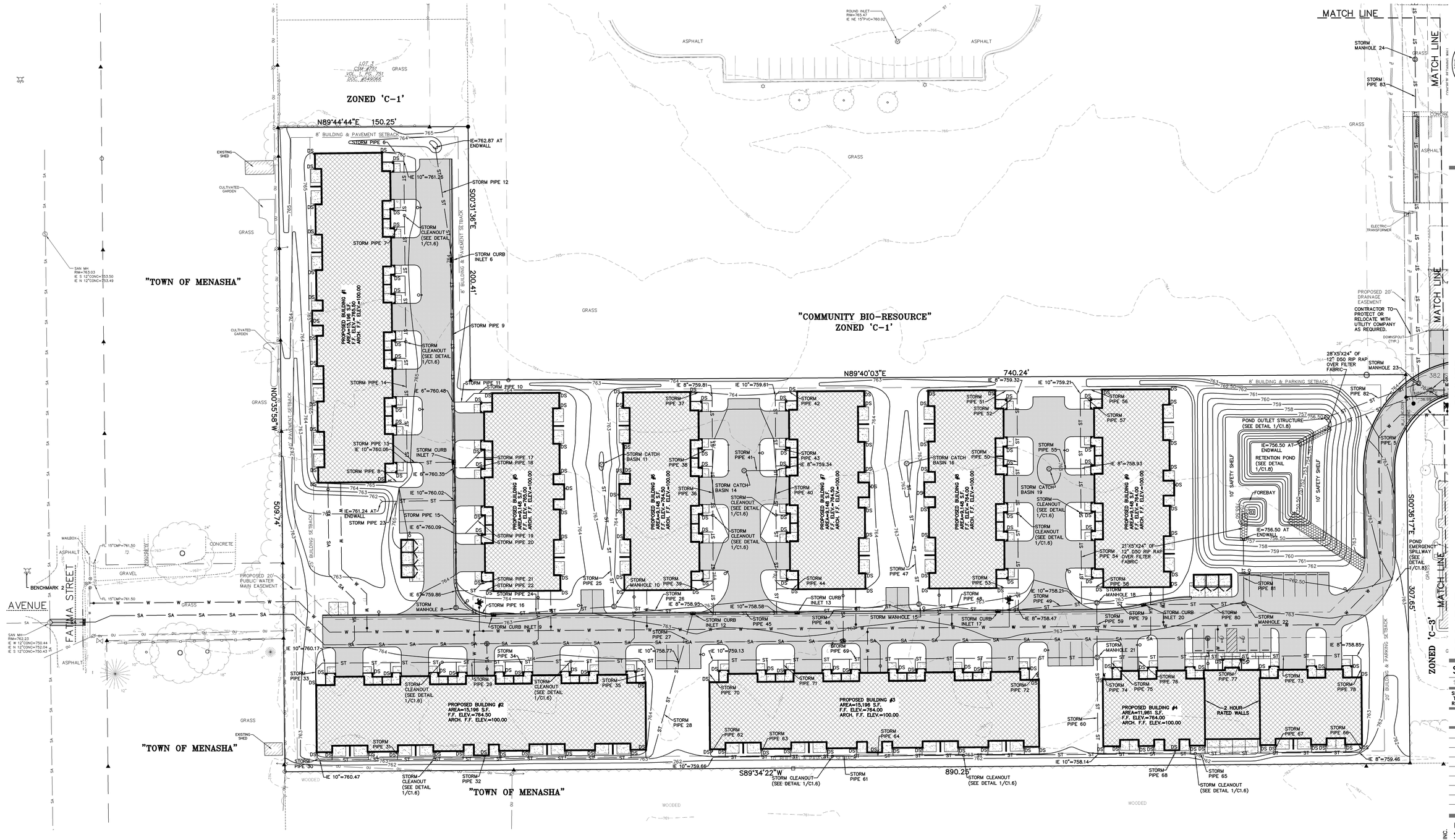


1 / C1.6 CLEANOUT TO GRADE DETAIL
NO SCALE



SEE STORM STRUCTURES AND PIPE SCHEDULE ON C1.6B

STORM SEWER UTILITY PLAN A

NORTH

SCALE: 1"=30'-0"

1"= 30' 30' 0 30' 60' SCALE FEET

OWNER:
COMMONWEALTH DEVELOPMENT CORPS
278 7TH STREET
FOND DU LAC, WI 54935

PROJECT:
NEW DEVELOPMENT FOR:
MISSION VILLAGE OF MENASHA
FATIMA STREET
MENASHA, WI

SHEET ISSUE:
SEPTEMBER 9, 2009
SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN RELEASED FOR CONSTRUCTION

REVISIONS:

DATE: SEPT. 9, 2009
JOB NUMBER: 816470

SHEET
C1.6A

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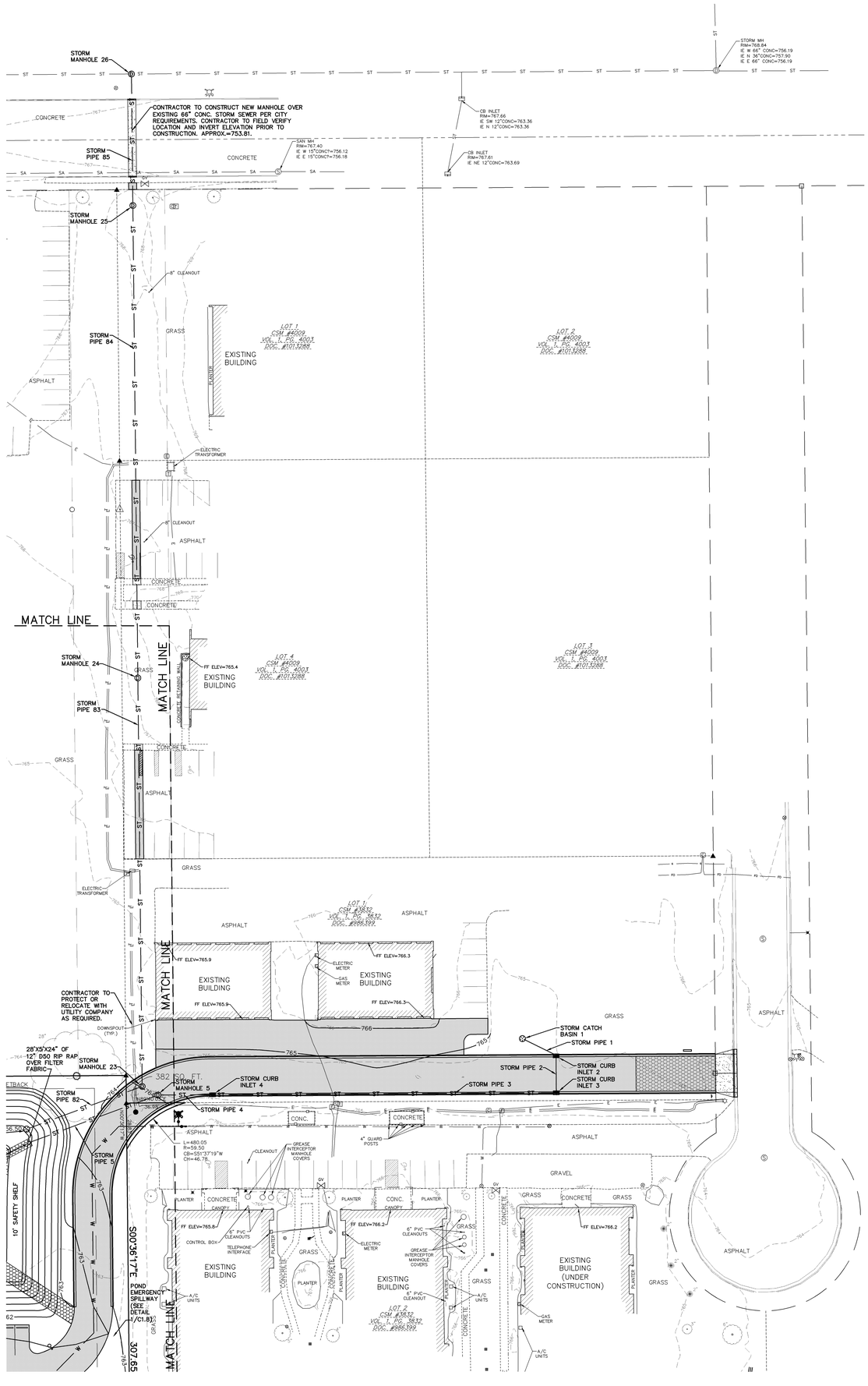

STORM SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	RIM ELEV.	INFLOW INVERT(S)	OUTFLOW INVERT	SEE DETAIL	MH DIA.
CATCH BASIN 1	764.50		IE. (SE) 8"(HDPE)=760.35	2/C1.8	3'
CURB INLET 2	764.55	IE. (NW) 8"(HDPE)=760.11	IE. (S) 10"(HDPE)=760.11	3/C1.8	NA
CURB INLET 3	764.05	IE. (N) 10"(HDPE)=759.87	IE. (W) 15"(HDPE)=759.87	3/C1.8	NA
CURB INLET 4	764.14	IE. (E) 15"(HDPE)=757.71	IE. (W) 15"(HDPE)=757.71	3/C1.8	NA
MANHOLE 5	764.11	IE. (E) 15"(HDPE)=757.37	IE. (SW) 15"(HDPE)=757.37	4/C1.8	4'
CURB INLET 6	763.89	IE. (N) 8"(HDPE)=761.07	IE. (S) 12"(HDPE)=761.07	5/C1.8	4'
CURB INLET 7	763.89	IE. (N) 12"(HDPE)=759.87 IE. (W) 10"(HDPE)=759.87	IE. (S) 18"(HDPE)=759.87	5/C1.8	4'
MANHOLE 8	763.27	IE. (N) 18"(HDPE)=759.18	IE. (SE) 18"(HDPE)=759.18	4/C1.8	4'
CURB INLET 9	762.71	IE. (NW) 18"(HDPE)=759.00	IE. (E) 24"(HDPE)=759.00	5/C1.8	4'
MANHOLE 10	763.42	IE. (W) 24"(HDPE)=758.62 IE. (N) 12"(HDPE)=758.62	IE. (E) 24"(HDPE)=758.62	4/C1.8	4'
CATCH BASIN 11	761.90		IE. (S) 12"(HDPE)=759.18	2/C1.8	4'
CURB INLET 12	762.48	IE. (W) 24"(HDPE)=758.37 IE. (SW) 10"(HDPE)=758.37	IE. (E) 24"(HDPE)=758.37	5/C1.8	5'
CURB INLET 13	762.35	IE. (W) 24"(HDPE)=757.92	IE. (E) 30"(HDPE)=757.92	5/C1.8	5'
CATCH BASIN 14	763.35		IE. (E) 8"(HDPE)=759.52	2/C1.8	3'
MANHOLE 15	763.18	IE. (W) 30"(HDPE)=757.58 IE. (N) 12"(HDPE)=757.58	IE. (E) 30"(HDPE)=757.58	4/C1.8	5'
CATCH BASIN 16	761.50		IE. (S) 12"(HDPE)=758.36	2/C1.8	4'
CURB INLET 17	762.31	IE. (W) 30"(HDPE)=757.36	IE. (E) 36"(HDPE)=757.36	5/C1.8	5'
MANHOLE 18	762.92	IE. (W) 36"(HDPE)=757.09 IE. (S) 12"(HDPE)=757.09	IE. (E) 36"(HDPE)=757.09	4/C1.8	5'
CATCH BASIN 19	762.85		IE. (E) 8"(HDPE)=759.11	2/C1.8	3'
CURB INLET 20	762.27	IE. (W) 36"(HDPE)=756.96	IE. (E) 36"(HDPE)=756.96	5/C1.8	5'
MANHOLE 21	763.50	IE. (S) 10"(HDPE)=757.61 IE. (W) 10"(HDPE)=757.61 IE. (E) 8"(HDPE)=757.61	IE. (N) 12"(HDPE)=757.61	4/C1.8	4'
MANHOLE 22	763.00	IE. (W) 36"(HDPE)=756.68	IE. (N) 36"(HDPE)=756.68	4/C1.8	7'
MANHOLE 23	764.00	IE. (SW) 30"(HDPE)=756.23	IE. (N) 30"(HDPE)=756.23	4/C1.8	5'
MANHOLE 24	767.50	IE. (S) 30"(HDPE)=755.33	IE. (N) 30"(HDPE)=755.33	4/C1.8	5'
MANHOLE 25	768.40	IE. (S) 30"(HDPE)=754.29	IE. (N) 30"(CONC)=754.29	4/C1.8	5'
MANHOLE 26	767.50	IE. (E) 66"(CONC)=753.81 (EXISTING) IE. (S) 30"(CONC)=754.00	IE. (W) 66"(CONC)=753.81 (EXISTING)	4/C1.8	8'

STORM SEWER PIPE SCHEDULE

PIPE NO.	LENGTH (FT.)	PIPE SIZE	PIPE MATERIAL	% GRADE
PIPE 1	24	8"	HDPE	1.00
PIPE 2	24	10"	HDPE	1.00
PIPE 3	216	15"	HDPE	1.00
PIPE 4	34	15"	HDPE	1.00
PIPE 5	87	15"	HDPE	1.00
PIPE 6	21	6"	HDPE	1.00
PIPE 7 (10 TYP.)	8	6"	HDPE	1.00
PIPE 8	29	6"	HDPE	1.00
PIPE 9	160	12"	HDPE	0.75
PIPE 10	22	6"	HDPE	1.00
PIPE 11	22	6"	HDPE	1.00
PIPE 12	90	8"	HDPE	2.00
PIPE 13	37	10"	HDPE	0.50
PIPE 14	240	10"	HDPE	0.50
PIPE 15	115	18"	HDPE	0.60
PIPE 16	30	18"	HDPE	0.60
PIPE 17	19	6"	HDPE	1.00
PIPE 18	21	6"	HDPE	1.00
PIPE 19	19	6"	HDPE	1.00
PIPE 20	21	6"	HDPE	1.00
PIPE 21	9	6"	HDPE	1.00
PIPE 22	29	6"	HDPE	1.00
PIPE 23	59	10"	HDPE	2.07
PIPE 24	95	24"	HDPE	0.40
PIPE 25	113	12"	HDPE	0.50
PIPE 26	63	24"	HDPE	0.40
PIPE 27	40	10"	HDPE	1.00
PIPE 28	340	10"	HDPE	0.50
PIPE 29	280	10"	HDPE	0.50
PIPE 30	6	6"	HDPE	1.00
PIPE 31 (11 TYP.)	5	6"	HDPE	1.00
PIPE 32	2	6"	HDPE	1.00
PIPE 33	20	6"	HDPE	1.00
PIPE 34 (10 TYP.)	8	6"	HDPE	1.00
PIPE 35	16	6"	HDPE	1.00
PIPE 36	172	8"	HDPE	0.50
PIPE 37	17	6"	HDPE	1.00
PIPE 38 (6 TYP.)	8	6"	HDPE	1.00
PIPE 39	16	6"	HDPE	1.00
PIPE 40	172	10"	HDPE	0.60
PIPE 41	25	8"	HDPE	0.70
PIPE 42	17	6"	HDPE	1.00
PIPE 43 (6 TYP.)	8	6"	HDPE	1.00
PIPE 44	16	6"	HDPE	1.00
PIPE 45	83	24"	HDPE	0.55
PIPE 46	97	30"	HDPE	0.35
PIPE 47	112	12"	HDPE	0.70
PIPE 48	63	30"	HDPE	0.35
PIPE 49	78	36"	HDPE	0.35
PIPE 50	170	8"	HDPE	0.50
PIPE 51	17	6"	HDPE	1.00
PIPE 52 (6 TYP.)	8	6"	HDPE	1.00
PIPE 53	16	6"	HDPE	1.00
PIPE 54	166	10"	HDPE	0.60
PIPE 55	25	8"	HDPE	0.70
PIPE 56	17	6"	HDPE	1.00
PIPE 57 (6 TYP.)	8	6"	HDPE	1.00
PIPE 58	16	6"	HDPE	1.00
PIPE 59	43	12"	HDPE	1.20
PIPE 60	76	10"	HDPE	0.70
PIPE 61	304	10"	HDPE	0.50
PIPE 62	6	6"	HDPE	1.00
PIPE 63 (11 TYP.)	5	6"	HDPE	1.00
PIPE 64	2	6"	HDPE	1.00
PIPE 65	207	8"	HDPE	0.60
PIPE 66	6	6"	HDPE	1.00
PIPE 67 (11 TYP.)	5	6"	HDPE	1.00
PIPE 68	2	6"	HDPE	1.00
PIPE 69	304	10"	HDPE	0.50
PIPE 70	17	6"	HDPE	1.00
PIPE 71 (10 TYP.)	8	6"	HDPE	1.00
PIPE 72	16	6"	HDPE	1.00
PIPE 73	206	8"	HDPE	0.60
PIPE 74	16	6"	HDPE	1.00
PIPE 75 (2 TYP.)	8	6"	HDPE	1.00
PIPE 76 (4 TYP.)	10	6"	HDPE	1.00
PIPE 77 (2 TYP.)	3	6"	HDPE	1.00
PIPE 78	17	6"	HDPE	1.00
PIPE 79	37	36"	HDPE	0.35
PIPE 80	79	36"	HDPE	0.35
PIPE 81	52	36"	HDPE	0.35
PIPE 82	77	30"	HDPE	0.35
PIPE 83	256	30"	HDPE	0.35
PIPE 84	296	30"	HDPE	0.35
PIPE 85	82	30"	RCP	0.35

LENGTH OF PIPES 5, 12, 23, AND 81 INCLUDE THE ENDWALL

NORTH

STORM SEWER UTILITY PLAN B

SCALE: 1"=30'-0"

1"= 30' 30' 0 30' 60' SCALE FEET

EXCEL ENGINEERING INC.
100 CAMELOT DRIVE
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Always a Better Plan

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PROJECT:
NEW DEVELOPMENT FOR:
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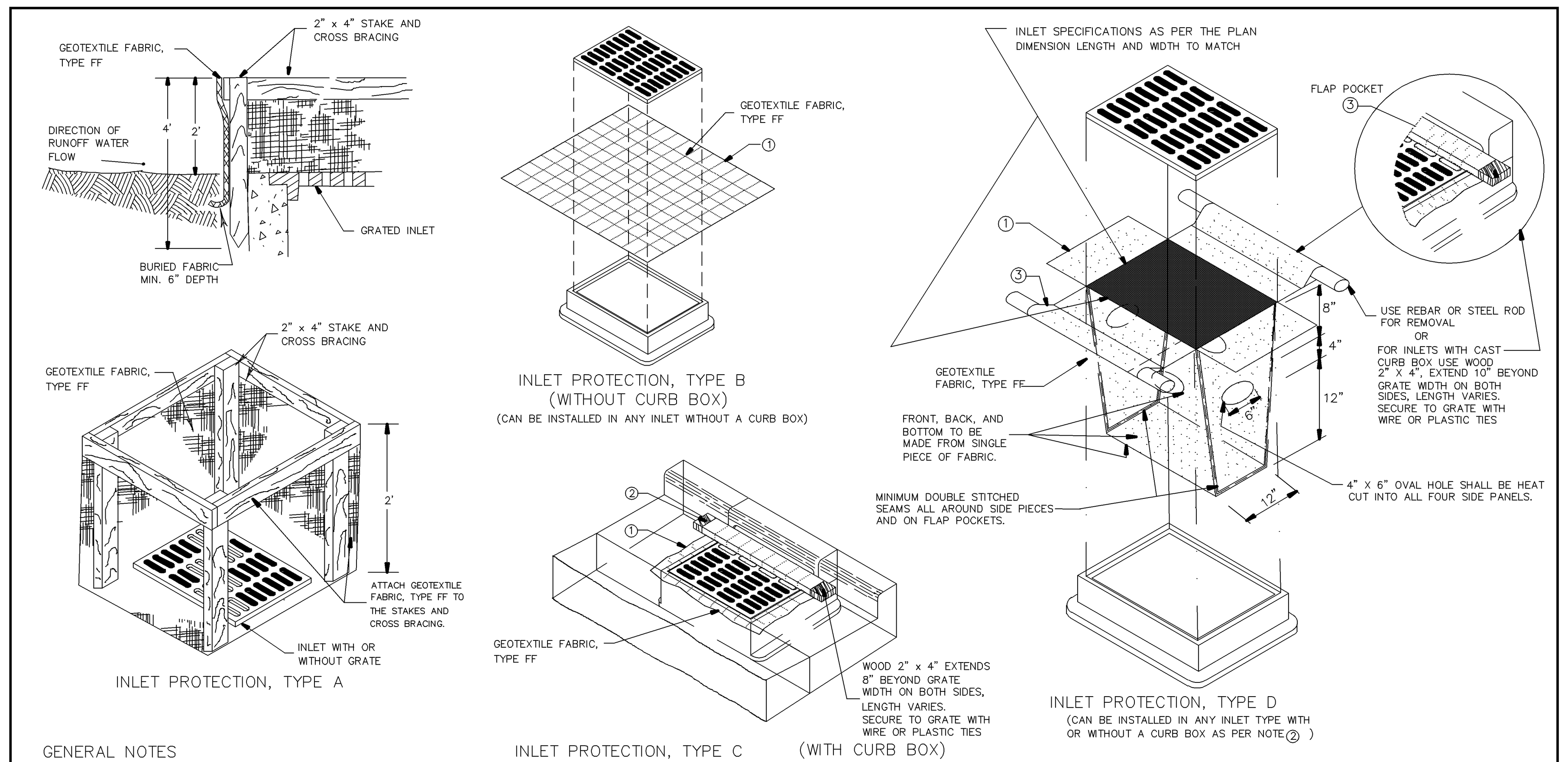


INSTALL IN ACCORDANCE WITH
WDNR TECHNICAL STANDARD 1060

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S 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 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

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.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

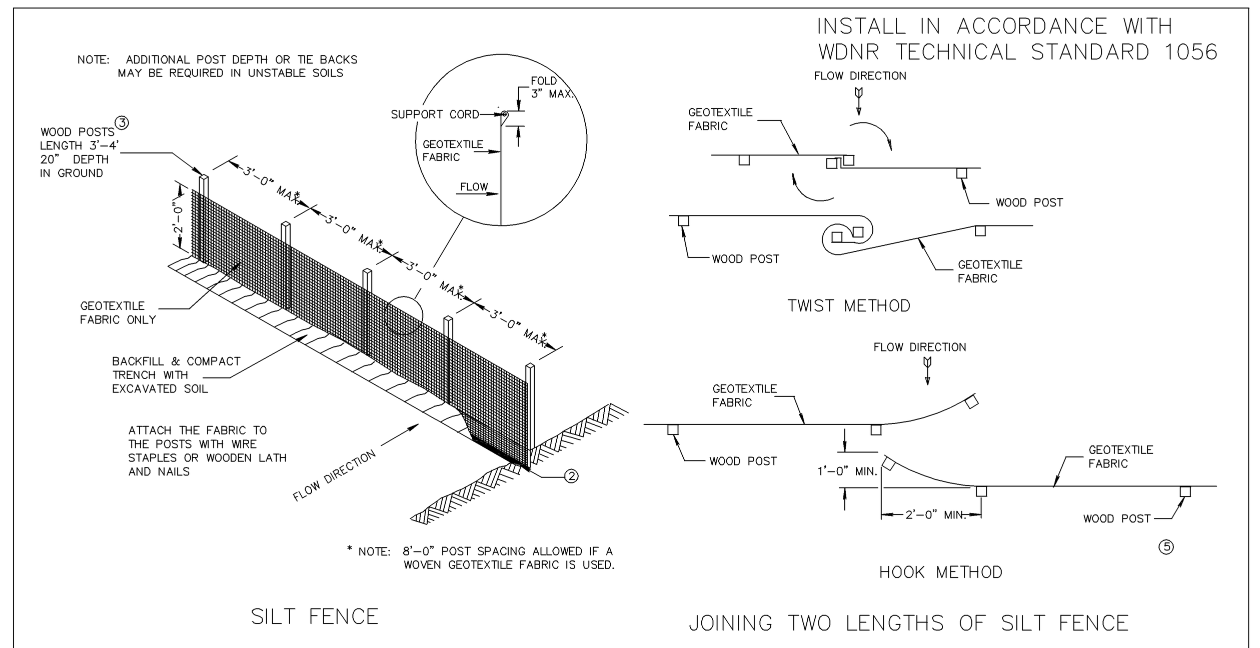
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

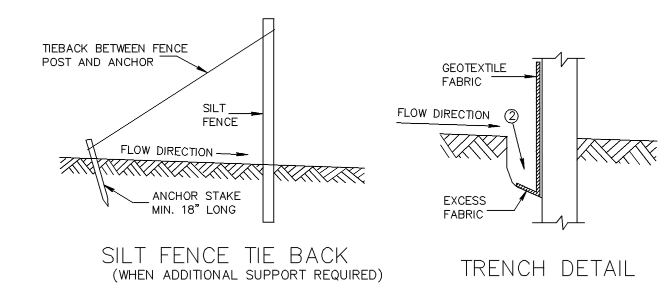
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPE A, B, C, AND D

1 / C1.7 INLET PROTECTION DETAILS
NO SCALE



INSTALL IN ACCORDANCE WITH
WDNR TECHNICAL STANDARD 1056



JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1?" X 1?" OF OAK OR HICKORY.

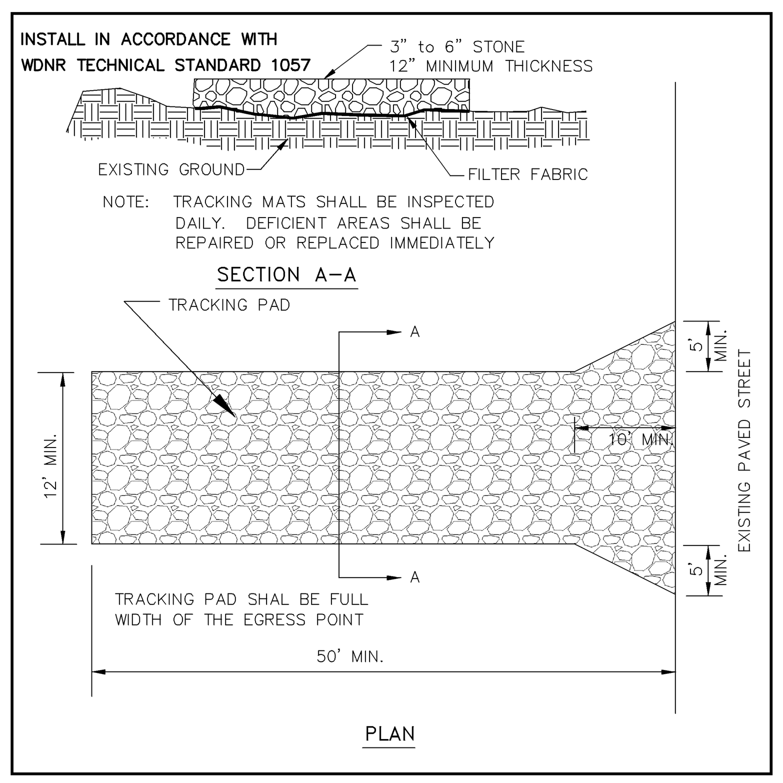
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

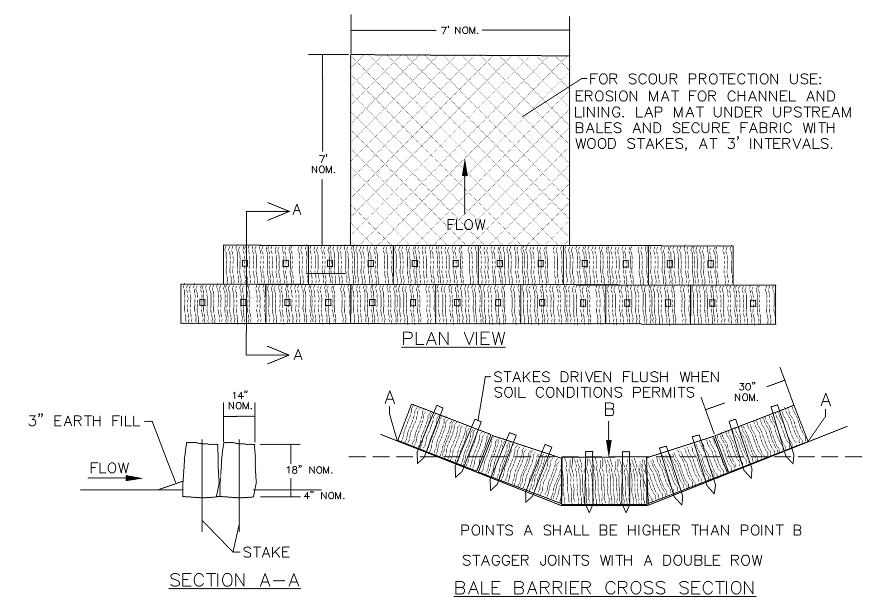
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

SILT FENCE

2 / C1.7 SILT FENCE – INSTALLATION DETAIL
NO SCALE



3 / C1.7 TRACKPAD DETAILS
NO SCALE



4 / C1.7 HAY OR STRAW BALE DITCH CHECK
NO SCALE

DEWATERING NOTES

IF SITE DEWATERING IS REQUIRED ON SITE THE FOLLOWING PROCEDURES SHALL BE USED.

1. FOLLOW WDNR CODE No. 1061 FOR DEWATERING.
2. ASSUMED SOIL AND TEXTURE CLASSIFICATION IN THIS AREA IS A SANDY LOAM (CONTRACTOR TO VERIFY IF DIFFERENT).
3. TYPE I GEOTEXTILE BAGS TO BE USED FOR THE DEWATERING WITH SANDY LOAM SOIL.
4. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED, EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND A 50% CLOGGING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQUARE FEET.
5. WDNR APPROVED POLYMERS CAN BE USED TO ENHANCE THE EFFICIENCY OF THE BAGS.
6. SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE TO WATERS OF THE STATE.
7. THE FOLLOWING MONITORING SHALL BE CONDUCTED. TEST RESULTS SHALL BE RECORDED ON A DAILY LOG KEPT ON SITE:
– DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
– OBSERVED WATER TABLE AT TIME OF DEWATERING.
– IF USED, TYPE AND AMOUNT OF CHEMICAL USED FOR pH ADJUSTMENT.
– IF USED, TYPE AND AMOUNT OF POLYMER USED FOR TREATMENT.
– MAINTENANCE ACTIVITIES.

SITE STABILIZATION & SEEDING NOTES

1. PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS.
2. PROVIDE EROSION CONTROL MATTING(NORTH AMERICAN GREEN S150) ON ALL SLOPES THAT ARE 4:1 AND GREATER.
3. ALL STORM WATER CONVEYANCE SWALES SHALL BE SEEDED WITH WISCONSIN DOT MIX # 10 @ 4.0 LBS PER 1,000 S.F. NORTH AMERICAN GREEN C125 OR EQUIVALENT EROSION MATTING SHALL BE PROVIDED.
4. LAWN AREAS SHALL BE SEEDED WITH WISCONSIN DOT MIX # 40 OR EQUIVALENT AT A RATE OF 4 POUNDS PER 1,000 S.F. THESE AREAS SHALL BE MULCHED WITH 90 BALES OF STRAW OR HAY PER ACRE. ALL SEEDED AREAS SHOULD BE FERTILIZED WITH 24-1-12 FERTILIZER AT A RATE OF 4 POUNDS PER 1,000 S.F.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT RETENTION POND AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. CLEAR AND GRUB TREES AND BRUSH AS REQUIRED. SITE DEMOLITION.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

DETAILS & SPECIFICATIONS SHEET #1

EXCEL ENGINEERING inc.
100 CAMELOT DRIVE
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PHONE: (920) 926-9800
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Always a Better Plan

COMMONWEALTH DEVELOPMENT CORPS, A WISCONSIN LIMITED LIABILITY CO.
278 7TH STREET • FOND DU LAC, WI 54935
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E-MAIL: COMMONWEALTH@CHARTER.NET

OWNER:
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FOND DU LAC, WI 54935

PROJECT:
NEW DEVELOPMENT FOR:
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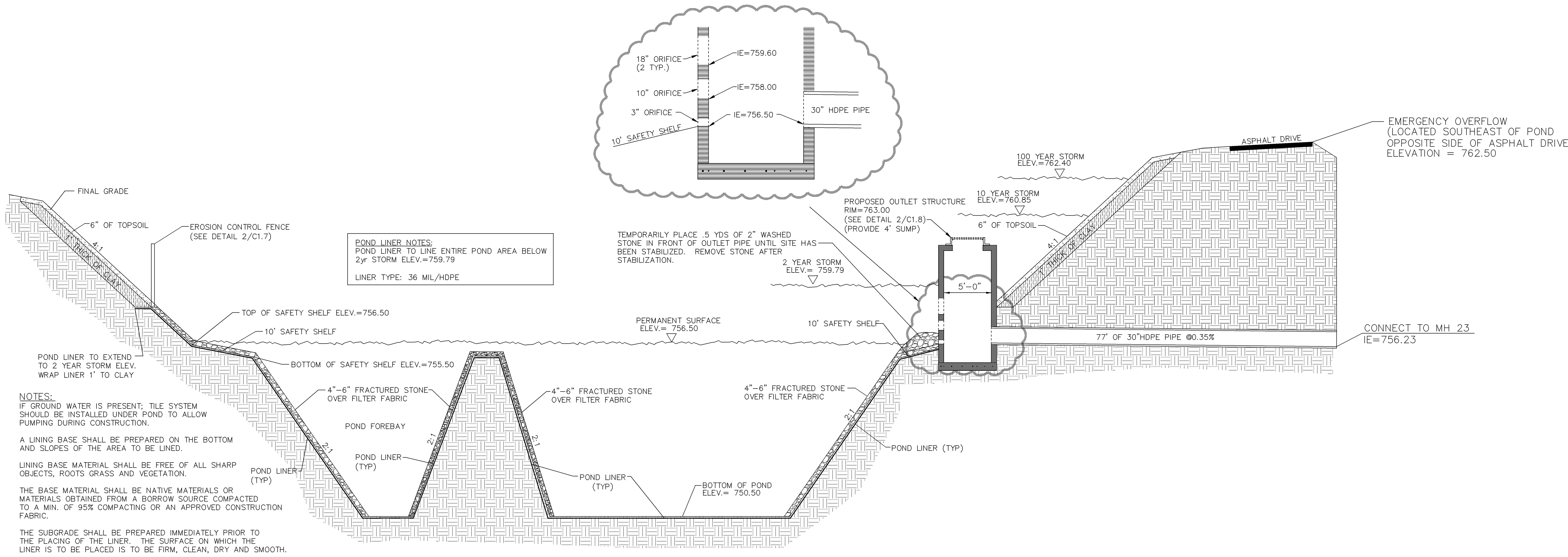
SHEET
C1.7



1 / C1.8 RETENTION POND DETAIL
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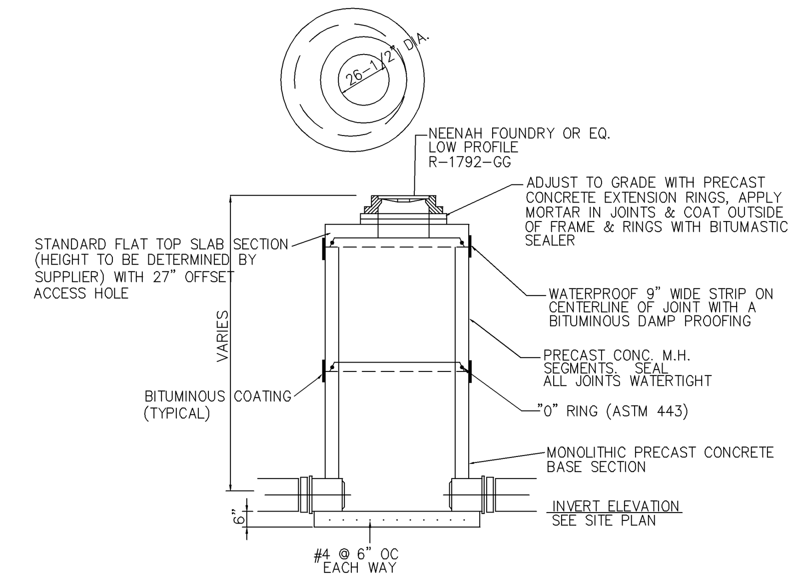

2 / C1.8 CATCH BASIN DETAIL
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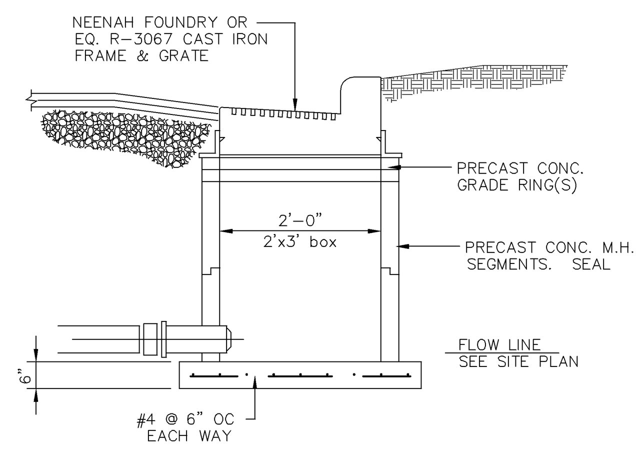

3 / C1.8 CURB INLET
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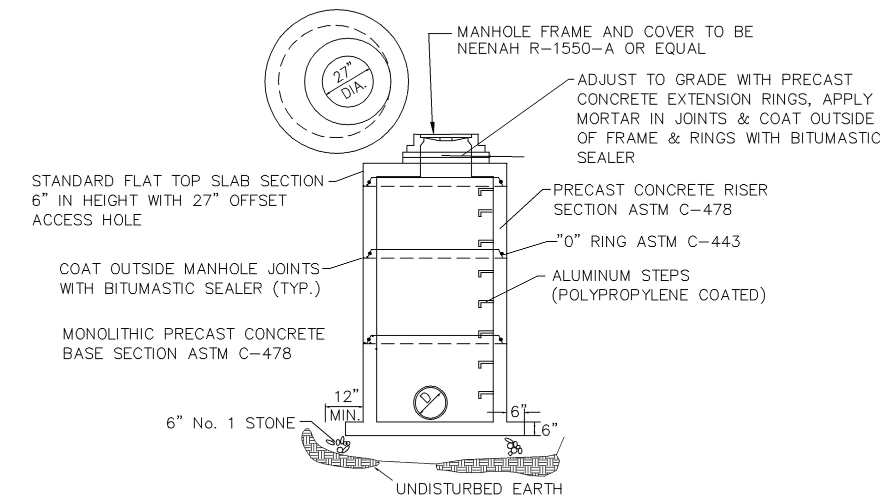
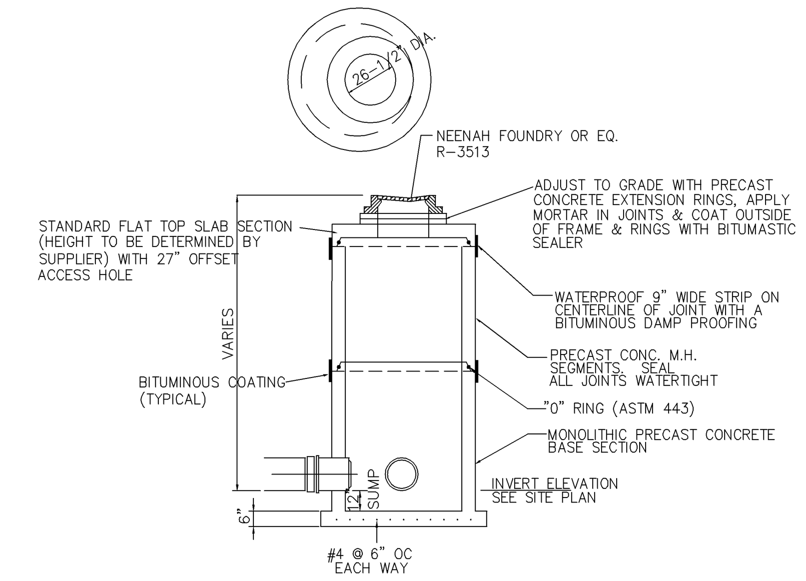
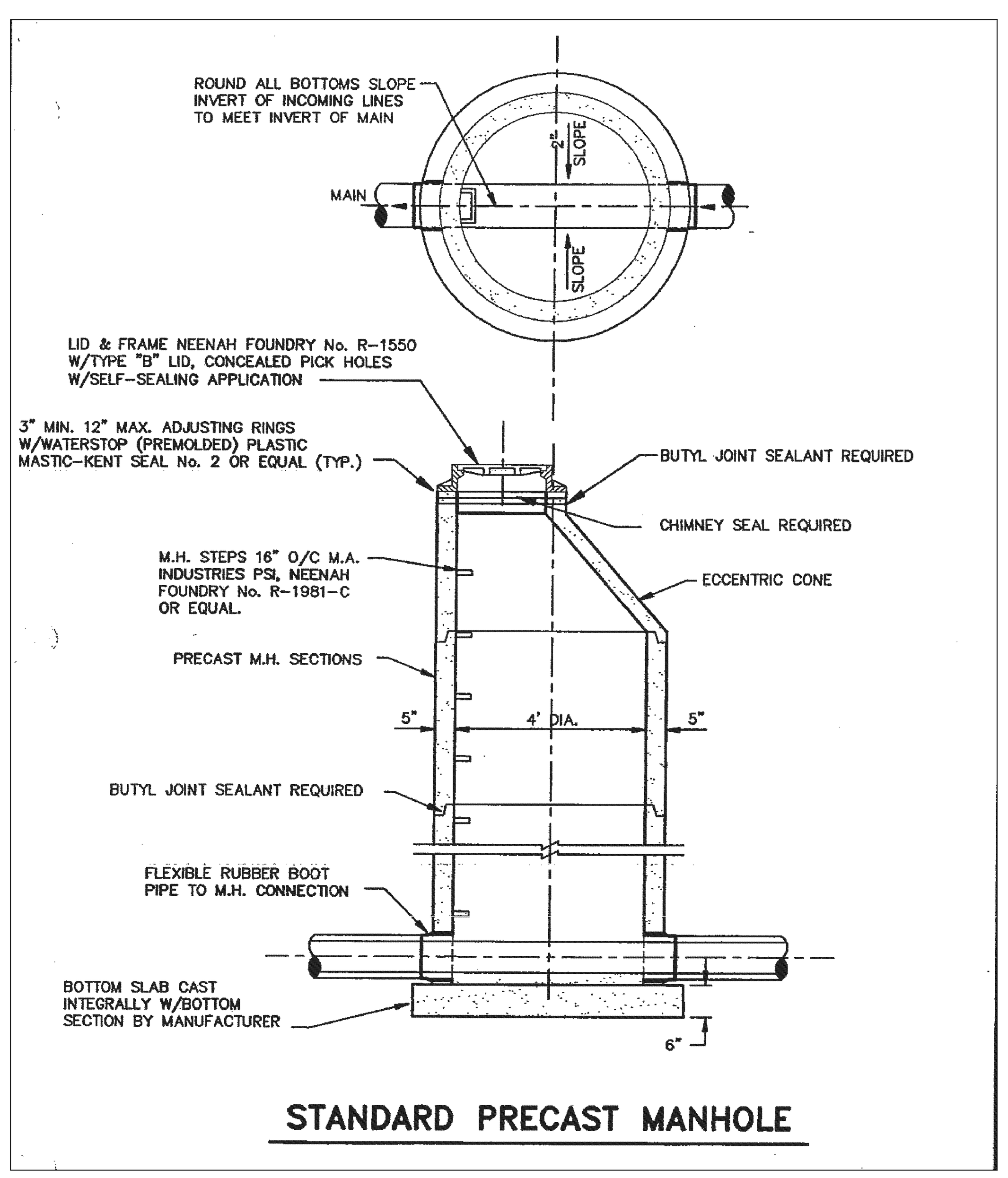


4 / C1.8 STORM MANHOLE DETAIL
NO SCALE



5 / C1.8 MOUNTABLE CURB INLET DETAIL
NO SCALE



6 / C1.8 SANITARY MANHOLE DETAIL
NO SCALE

E. **SANITARY SEWER SERVICE**

1. **Acceptable Pipe Materials For Sanitary Sewers:**
   a. The following pipe materials shall be considered acceptable for normal sanitary sewer construction.
      1) Polyvinyl Chloride Pipe (PVC), SDR 35 - Division 2, Section 02730.
      2) Polyvinyl Chloride Pipe (PVC), F679, 18-inch and above.
   b. Use of any other pipe materials is not allowed without prior approval of the Utility District.
2. **Manhole Castings:**
   a. Manhole castings shall be Neenah Foundry R-1550 with a Type B lid and a continuous self-sealing gasket.
3. **Concrete Adjusting Rings:**
   a. A maximum of 11-inches of adjusting rings may be used on each manhole.

4. **Chimney & Manhole Seals:**
   a. All new manholes shall have chimney seals installed. The Utility District shall review the proposed installation and select the appropriate chimney seal for each manhole.
   b. Internal chimney seals shall be a Cretex internal manhole chimney seal, or equal, as approved by the Utility District.
5. **Service Connections:**
   a. Where wye branches are deeper than 1-foot, the sewer riser pipe from the main will be backfilled with crushed, compacted stone.
   b. Sewer laterals shall be 4-inch diameter pipe to all single family and duplex lots. All sewer laterals to lots for dwelling units larger than duplex shall be 6-inch diameter pipe from the main to the property line.
   c. All sanitary sewer laterals smaller than 8-inch diameter shall be schedule 40 PVC.
   d. All services shall be installed with the sanitary service to the left of the water service facing the lot.
6. **Pipe To Manhole Connections:**
   a. All plastic sanitary sewer pipe shall be connected to precast manholes by means of an approved, flexible, watertight pipe to manhole seal. This seal shall meet the requirements of both ASTM C-425 and C-443.
7. **Sanitary Sewer Test Requirements:**
   a. The sanitary sewer shall be air tested in accordance with Division 2, Section 02730. Where air testing or infiltration testing is not possible or feasible, final inspection of those sewers shall be done by internal inspection by televising. Any required corrective work shall be inspected by televising.
   b. All openings along the line of the sewer shall be securely closed and suitable stoppers placed to prevent earth or water from entering the sewer. All sewers are to be clean and free of any substance or material.
   c. The CONTRACTOR shall be required to test all sanitary sewer continuously through the project. Testing of mains shall be completed either within 1,000-feet of the on-going, current construction activity or no construction may proceed beyond two (2) sections of sewer main between manholes unless prior written approval is given by the Utility District.
8. **Repair Of Defective Sanitary Sewer**
   a. The CONTRACTOR shall completely remove any defective work. A straight piece of pipe of the same material shall be installed. The ends to be joined shall be neatly sawed perpendicular to the pipe flow and joined with a rubber Fernco adaptor designed for the pipe materials to be joined. All bands shall be stainless steel.
   b. No grouting of any type may be used for any repair to sanitary sewer.

F. **BACKFILL, RESTORATION & PERMIT REQUIREMENTS**

1. All excavations in trenches shall be backfilled to the original ground surface or to grades as specified in plans approved by the Utility District. Backfilling shall be done as completely as possible so as to prevent after settlement. The material must be free from large boulders (any rock over 6-inches in size).
2. No blasted rock shall be used for backfill material unless it is crushed to meet Gradation #1, as specified in Section 02510, Table 02510-1, of the "Town of Menasha Utility District Standard Specifications For Sanitary Sewer & Water Main Construction".
3. Cover over newly installed pipe shall be at least 12-inches of clean fill above the bedding stone, clean of all rock and foreign material.
4. When the trench excavation of the water mains and appurtenances is within the right of ways of state, county, city or township, the backfilling of the trench, compaction of materials and sub-grade preparation shall be done in strict accordance with the existing requirements and specifications of the appropriate governmental agency.

END OF SECTION

SANITARY SEWER SPECIFICATIONS

DETAILS & SPECIFICATIONS SHEET #2

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E-MAIL: COMMONWEALTH@CHARTER.NET

OWNER:
COMMONWEALTH DEVELOPMENT CORPS
278 7TH STREET
FOND DU LAC, WI 54935

PROJECT:
NEW DEVELOPMENT FOR:
MISSION VILLAGE OF MENASHA
FATIMA STREET
MENASHA, WI

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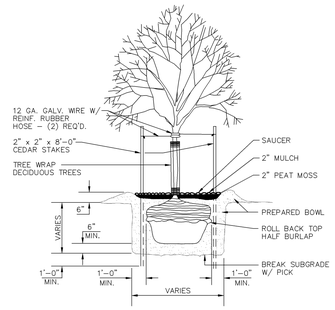
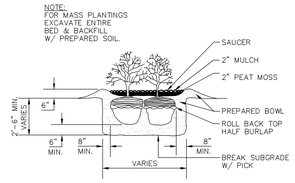
LANDSCAPING NOTES

MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	# OF PLANTS
		TREES			
HP	Hybrid Poplar	Populus deltoides x Populus nigra	2"	40'–50'	14
SM	Sugar Maple	Acer saccharum	2"	50'	2
HW	Hybrid Willow	Salix hybrid	2"	60'–70'	18
		EVERGREENS			
RR	Rhododendron–Ramapo	Rhododendron 'Ramapo'	12"–24"	3'	22
AJ	Andorra Juniper	Juniperus Horizontalis 'Plumosa'	12"	12"	46
GB	Globe Blue Spruce	Picea pungens 'Glauca Globosa'	12"–24"	3–5'	64
CA	Chinese Arborvitae	Thuja orientalist	4'	15'	58
		SHRUBS			
AS	Anthony Waterer Spirea	Spiraea x Burnalda 'Anthony Water'	15"–18"	3'–5'	78
GS	Goldmound Spirea	Spiraea x Burnalda 'Goldmound'	15"–18"	18"–24"	48
BB	Dwarf Burning Bush	Evonymus Alatus 'Compactus'	30"–36"	6'–8'	20
KL	Dwarf Korean Lilac	Syringa Meyeri Palibin	15"–18"	4'–5'	22
BH	Nikko Blue Hydrangea	Hydrangea macrophylla 'Nikko Blue'	24"–36"	4'–6'	19
		PERENNIALS			
DC	Daylily–Country Melody	Hemerocallis 'Country Melody'	1 gal pot	2'	22
DR	Daylily–Ruby Throat	Hemerocallis 'Ruby Throat'	1 gal pot	2'	22
DB	Daylily–Black Eyed Susan	Hemerocallis 'Black Eyed Susan'	1 gal pot	2'	22
DS	Daylily–Strutter Ball	Hemerocallis 'Strutters Ball'	1 gal pot	2'	22
HA	Hosta–Americana	Hostas 'Americana'	1 gal pot	18"	12
SR	Shrub Roses	Explorer Series 'Henry Hudson'	1 gal pot	3'–4'	74

NOTE: LANDSCAPE EDGING TO BE USED AT ALL BUILDING PLANTING AREAS
NOTE: CRUSHED LANDSCAPE STONE MULCH AT ALL BUILDING PLANTING AREAS
NOTE: ALL ADDITIONAL GREEN SPACE ON SITE TO BE SEEDED ACCORDING TO THE SITE STABILAZATION AND SEEDING NOTES ON SHEET C1.7



1 / C1.9 TREE PLANTING DETAIL
NO SCALE



2 / C1.9 SHRUB PLANTING DETAIL
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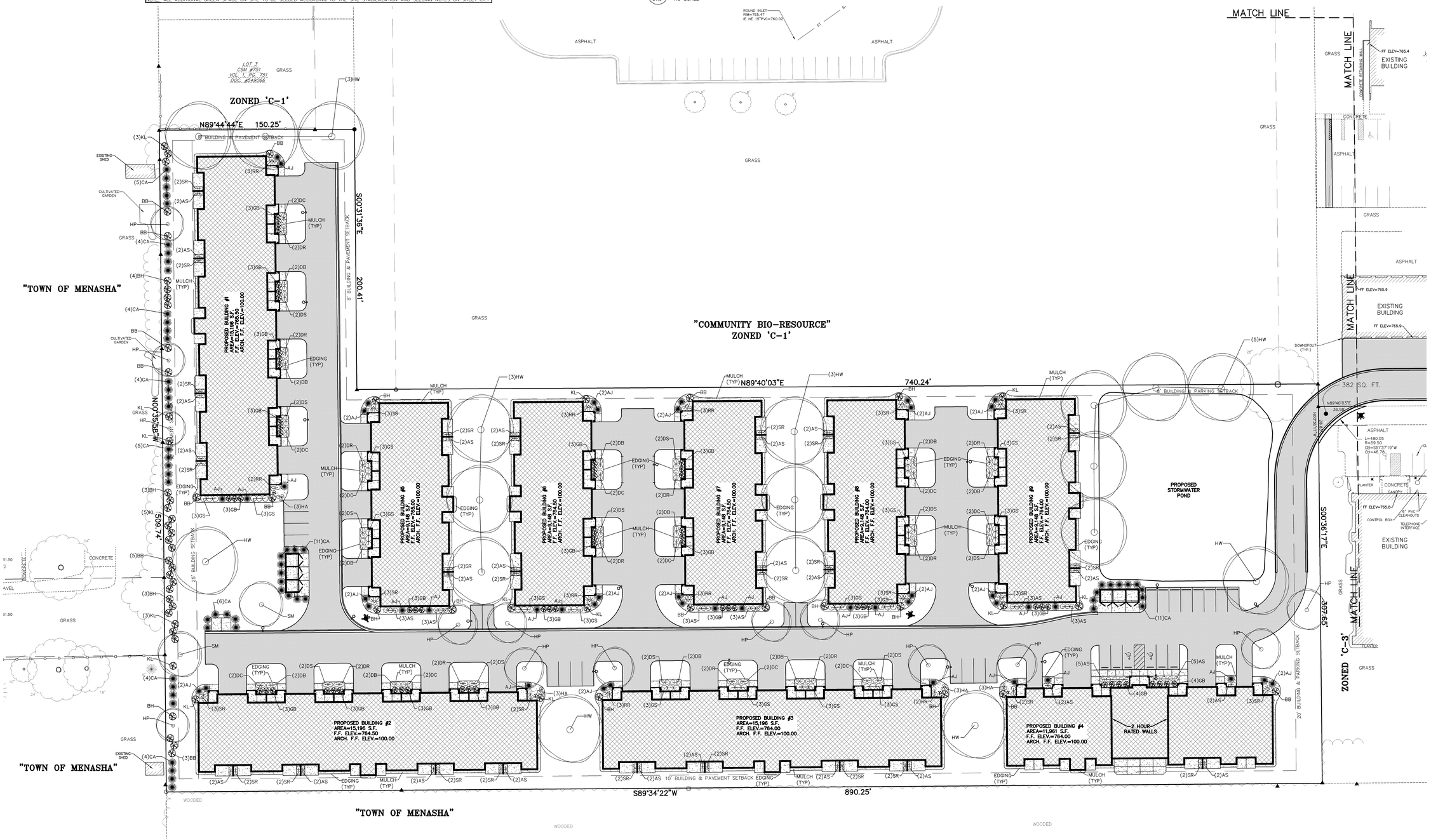

NORTH

LANDSCAPE PLAN

SCALE: 1"=30'–0"

1"= 30' SCALE — 30' 0 30' 60' FEET

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C1.9

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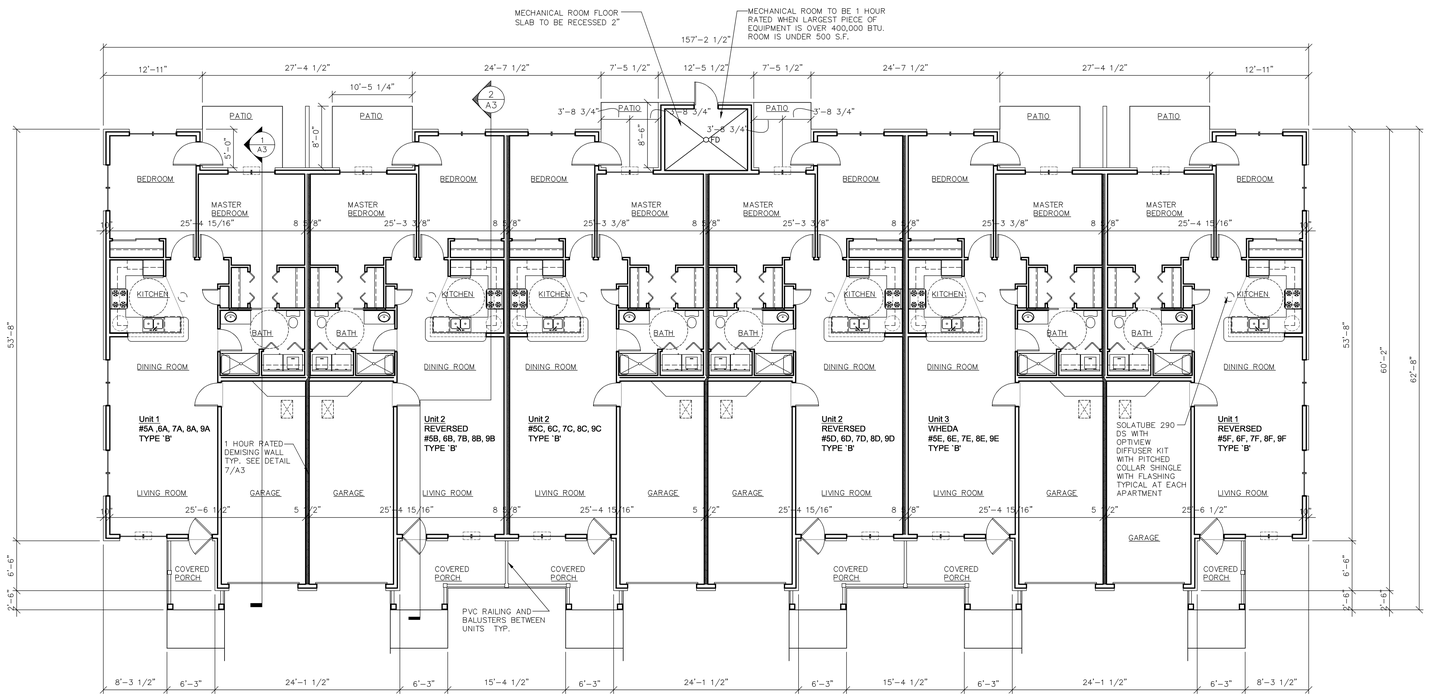
KEY:

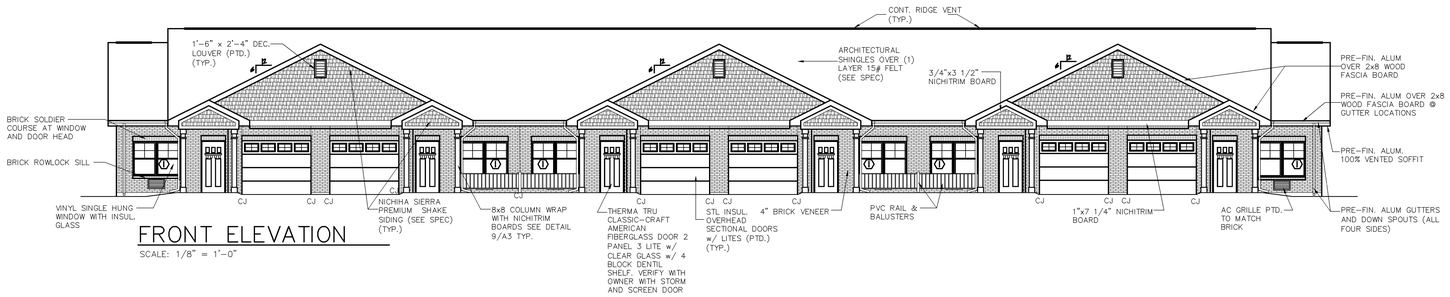
- EXIT LIGHT
- SMOKE DETECTOR, HARD-WIRED
- F.E. WALL MOUNTED 5# FIRE EXTINGUISHER WITH MOUNTING BRACKET
- EMERGENCY LIGHTING. EMERGENCY LIGHTING TO BE 90 MINUTE CONTINUED ILLUMINATION INCASE OF POWER LOSS.
- PB PUSH BUTTON FOR ACCESSIBLE DOOR (SEE SPEC)
- REPRESENTS (1) HR RATED WALLS UL DESIGN No. U309 SEE DTL. 3/A6
- REPRESENTS (2) HR RATED WALLS UL DESIGN No. U334 SEE DTL. 9/A6

ALL SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATICA AND IS PROVIDED FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.



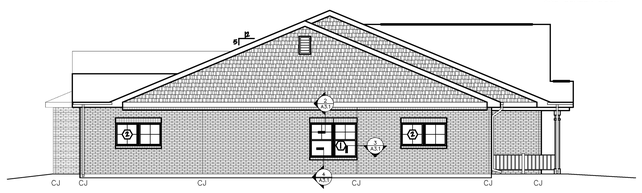
BUILDINGS 5,6,7,8,9
6 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

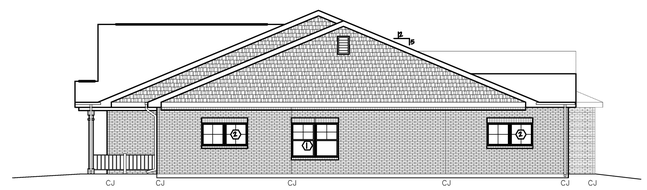
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

SYMBOL	MATERIAL	DESCRIPTION	NOMINAL UNIT SIZE WIDTH x HEIGHT
* ①	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL SINGLE HUNG WINDOWS w/ GRILLES	6'-2" x 4'-6"
②	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL FIXED WINDOWS w/ GRILLES	6'-0" x 3'-0"

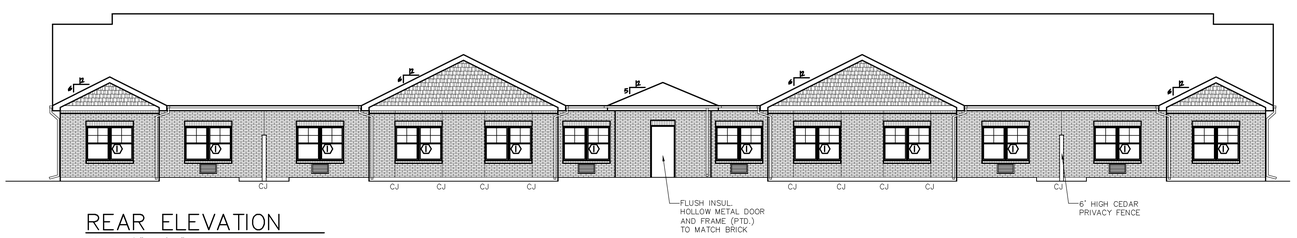
* WINDOW UNIT TO MEET EGRESS CLEAR OPENING REQUIREMENTS:
20" CLEAR WIDTH NET OPENING
24" CLEAR HEIGHT NET OPENING
5 MIN. S.F. CLEAR OPENING FOR EGRESS AT GRADE FLOOR RESCUE

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLS BETWEEN GLAZING



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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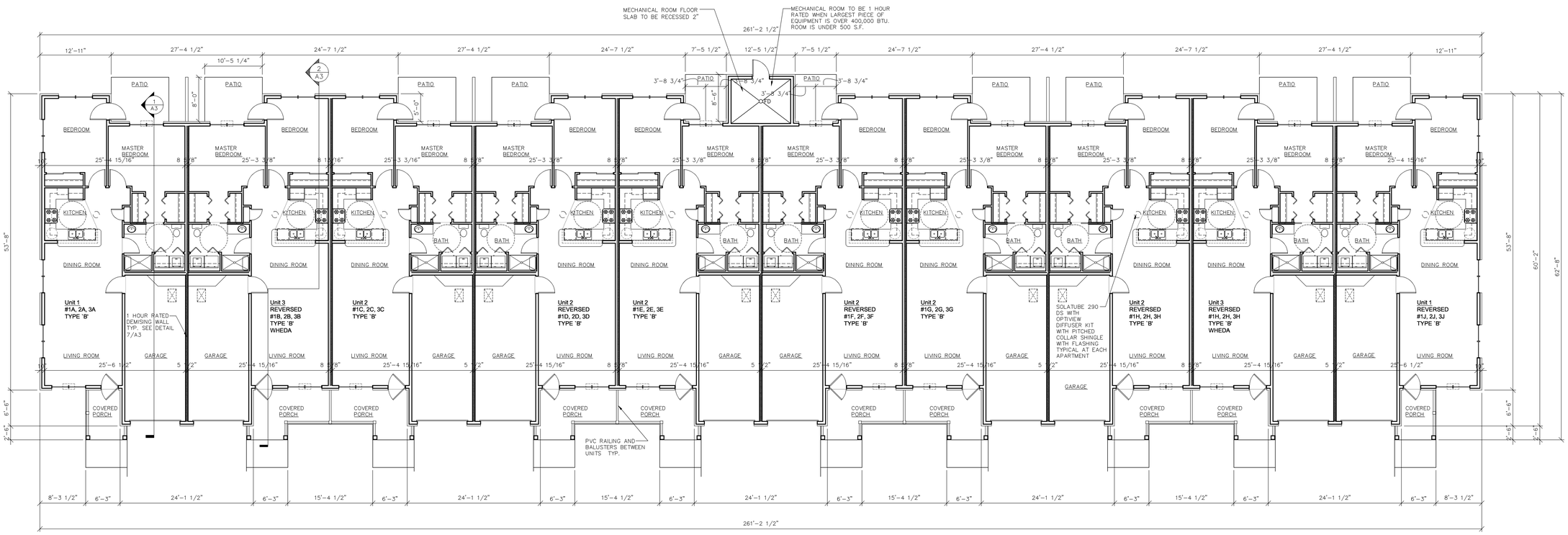
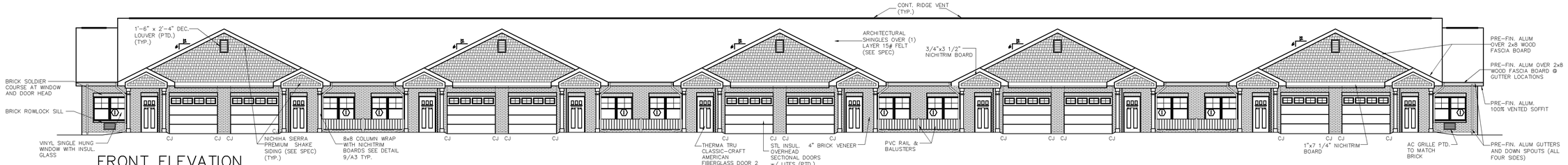


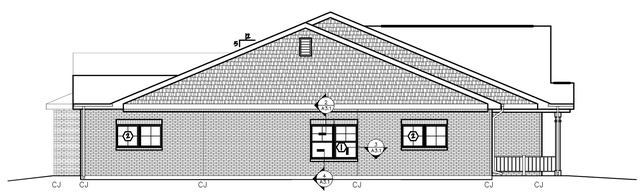
BUILDINGS 1,2,3
10 UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

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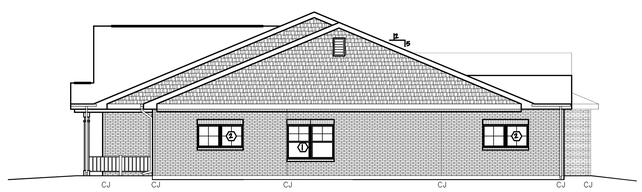
* ①	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL SINGLE HUNG WINDOWS w/ GRILLES	6'-2" x 4'-6"
②	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL FIXED WINDOWS w/ GRILLES	6'-0" x 3'-0"

* WINDOW UNIT TO MEET EGRESS CLEAR OPENING REQUIREMENTS:
20" CLEAR WIDTH NET OPENING
24" CLEAR HEIGHT NET OPENING
5 MIN. S.F. CLEAR OPENING FOR EGRESS AT GRADE FLOOR RESCUE

– ENERGY STAR WINDOWS
– WINDOWS TO HAVE GRILLS BETWEEN GLAZING



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

KEY:

- EXIT LIGHT
- SMOKE DETECTOR, HARD-WIRED
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- EMERGENCY LIGHTING. EMERGENCY LIGHTING TO BE 90 MINUTE CONTINUED ILLUMINATION INCASE OF POWER LOSS.
- PUSH BUTTON FOR ACCESSIBLE DOOR (SEE SPEC)
- REPRESENTS (1) HR RATED WALLS UL DESIGN No. U309 SEE DTL. 3/A6
- REPRESENTS (2) HR RATED WALLS UL DESIGN No. U334 SEE DTL. 9/A6

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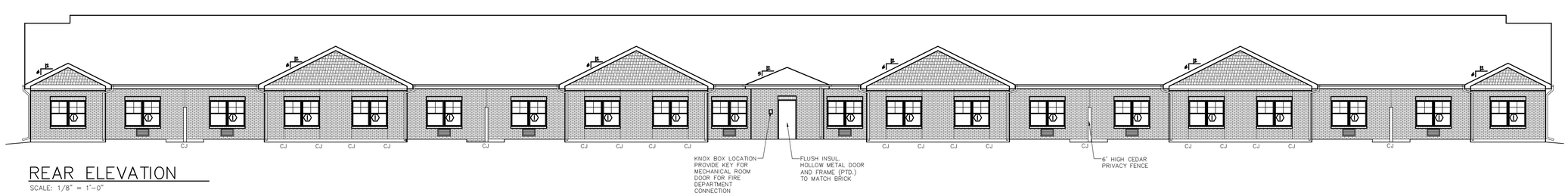

REAR ELEVATION

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- FIRE ALARM HORN AND STROBE
- PB PUSH BUTTON FOR ACCESSIBLE DOOR (SEE SPEC)
- REPRESENTS (1) HR RATED WALLS UL DESIGN No. U309 SEE DTL. 3/A6
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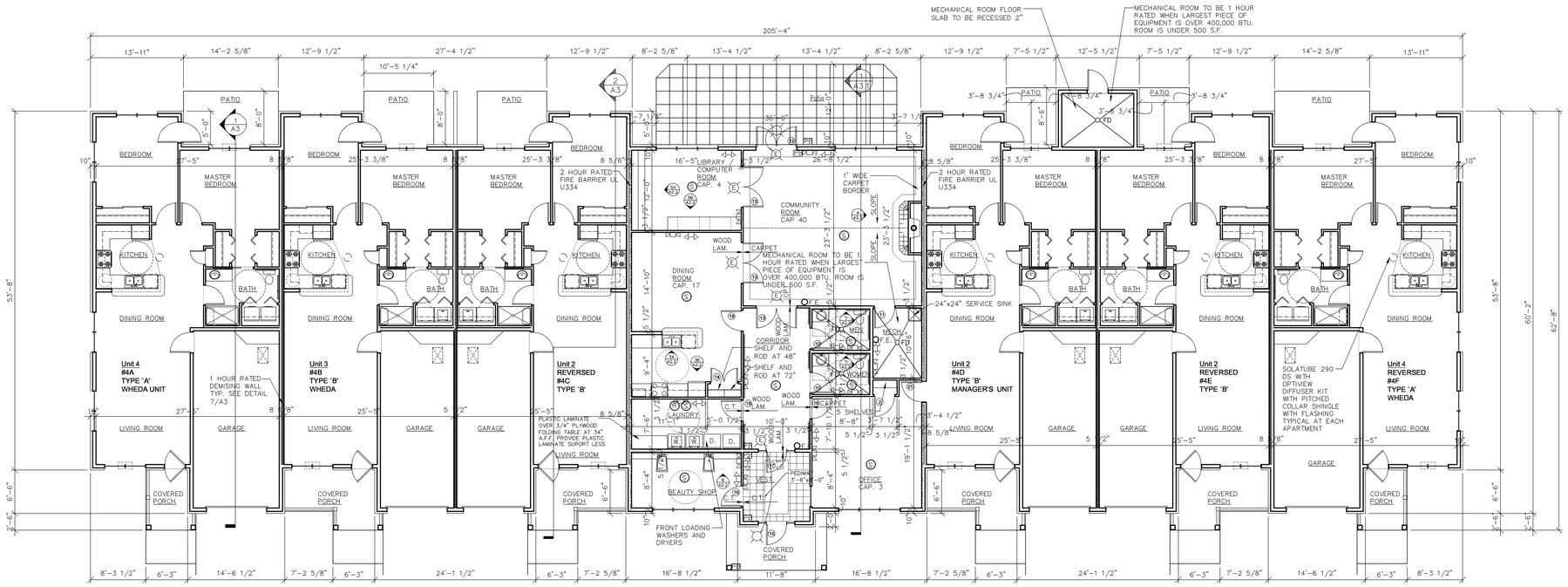
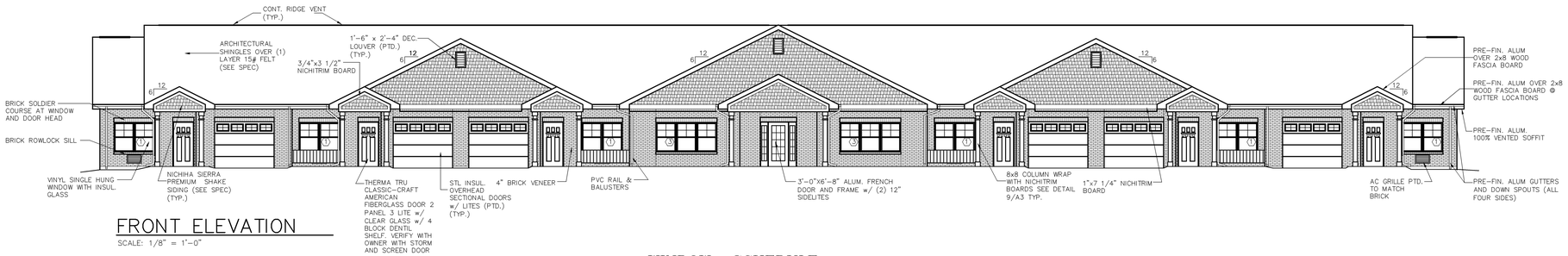


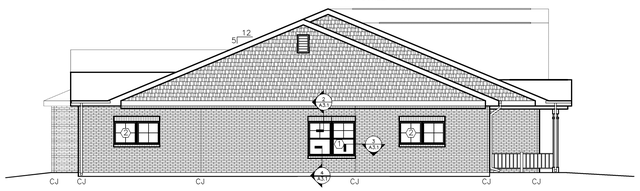
BUILDING 4
6 UNIT PLAN w/CLUBHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

SYMBOL	MATERIAL	DESCRIPTION	NOMINAL UNIT SIZE WIDTH x HEIGHT
* 1	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL SINGLE HUNG WINDOWS w/ GRILLES	6'-2" x 4'-6"
2	VINYL	"SILVER LINE WINDOWS" (PR.) VINYL FIXED WINDOWS w/ GRILLES	6'-0" x 3'-0"
3	VINYL	"SILVER LINE WINDOWS" (3) VINYL SINGLE HUNG WINDOWS w/ GRILLES	9'-3" x 4'-6"

* WINDOW UNIT TO MEET EGRESS CLEAR OPENING REQUIREMENTS:
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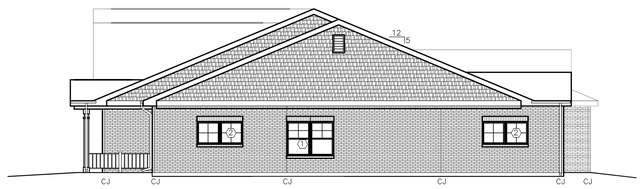
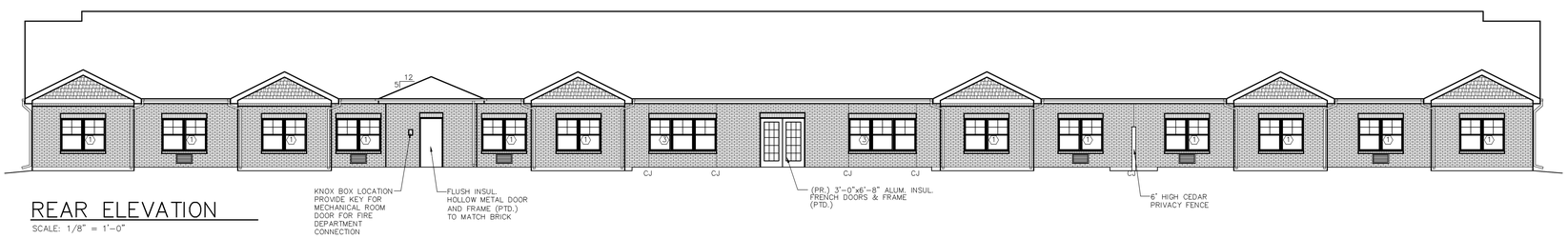
24" CLEAR HEIGHT NET OPENING
5 MIN. S.F. CLEAR OPENING FOR EGRESS AT GRADE FLOOR RESCUE

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLS BETWEEN GLAZING



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

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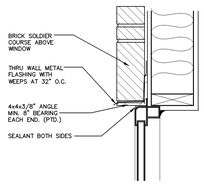
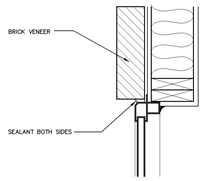
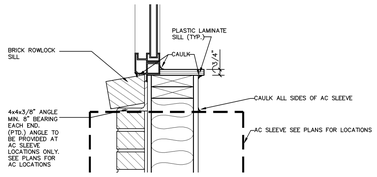


HEAD DETAIL (2 / A3.1)
SCALE: 1 1/2" = 1'-0"



JAMB DETAIL (3 / A3.1)
SCALE: 1 1/2" = 1'-0"



SILL DETAIL (4 / A3.1)
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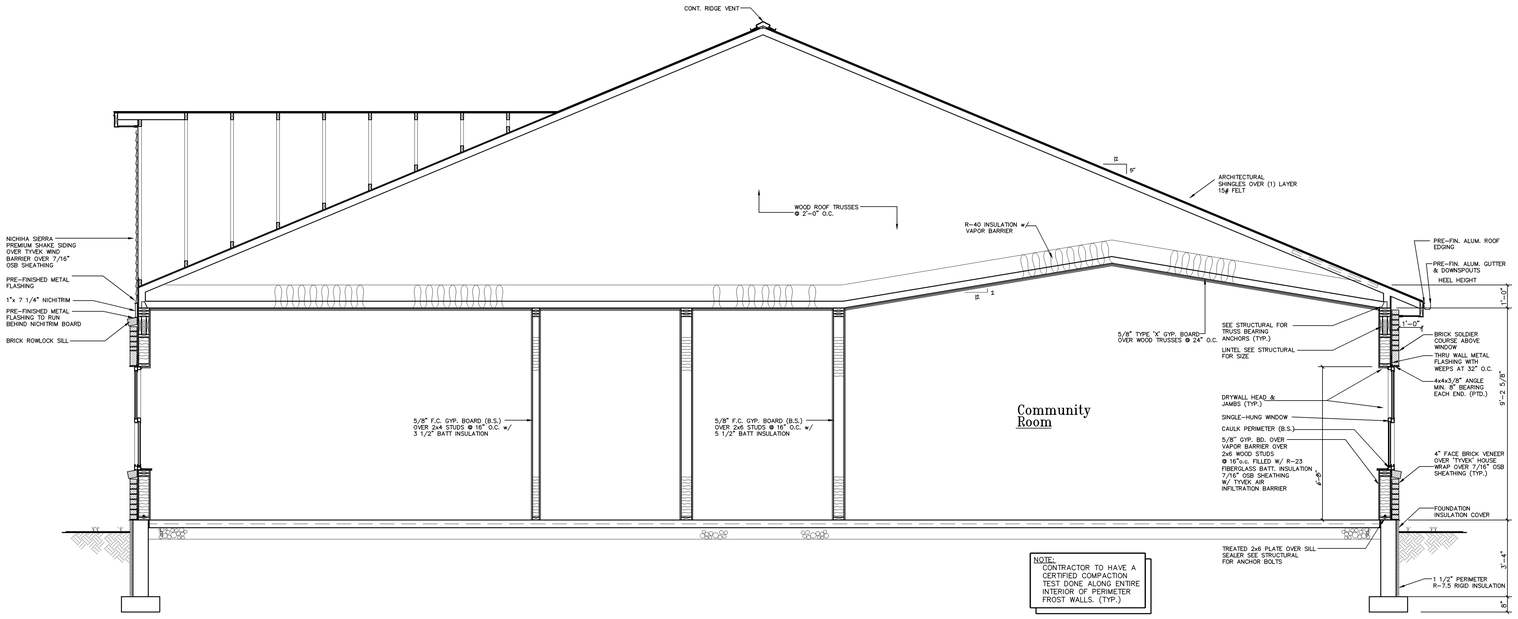
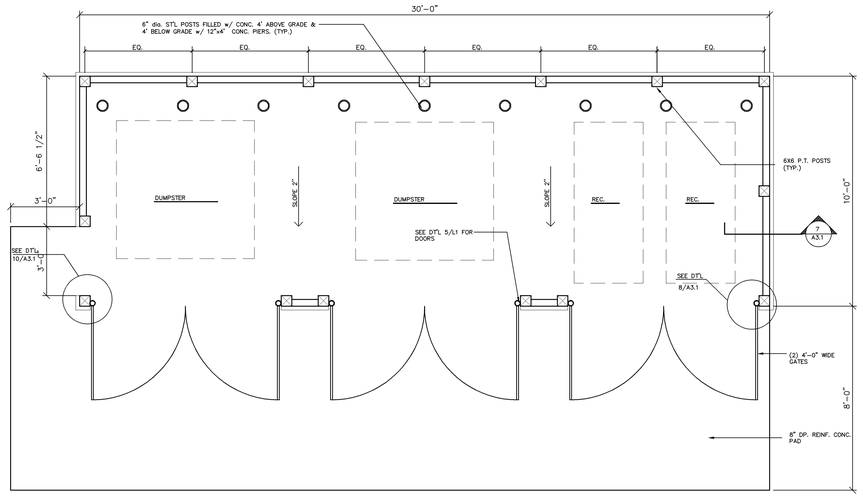


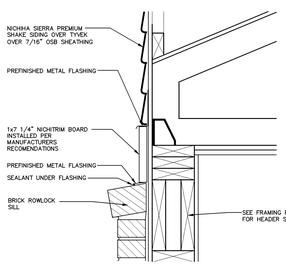
CROSS SECTION (1 / A3.1)
SCALE: 3/8" = 1'-0"

NOTE:
1.) INSTALL HEAD FLASHING @ ALL WINDOWS. FLASHING TO BE FURNISHED BY GENERAL CONTRACTOR
2.) CAULK BEHIND WINDOW FIN PRIOR TO NAILING & INSTALL 6" WINDOW FELT OVER FLANGE OF WINDOW

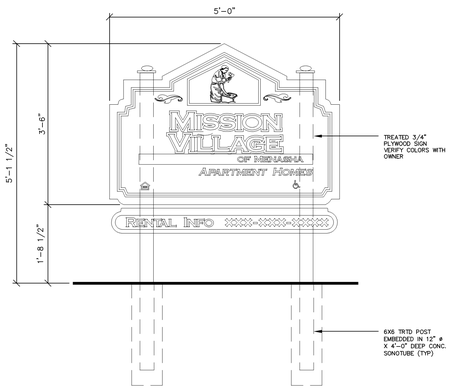
NOTE:
1.) BRICK ANGLE AT ALL WINDOW HEADS, OVERHEAD GARAGE DOORS, AND AIR CONDITIONING SLEEVES.



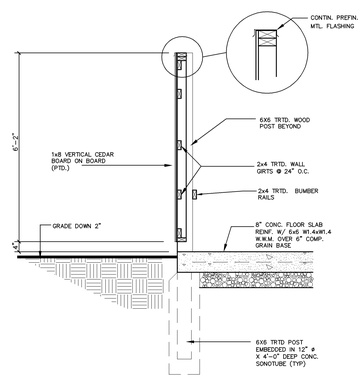
DUMPSTER PLAN (6 / A3.1)
SCALE: 3/8" = 1'-0"



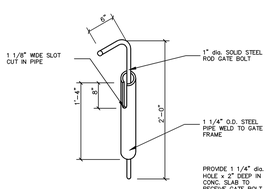
DETAIL (5 / A3.1)
SCALE: 1 1/2" = 1'-0"



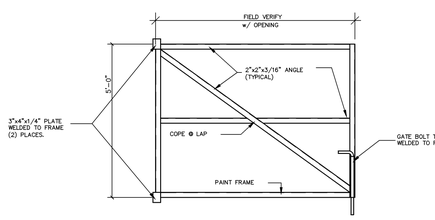
SIGN ELEVATION (BOTH SIDES) (7 / A3.1)
SCALE: 3/4" = 1'-0"



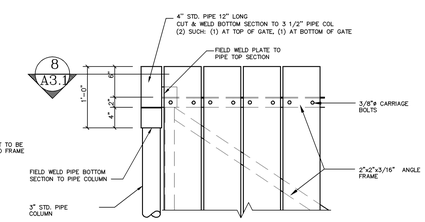
FENCE SECTION (9 / A3.1)
SCALE: 1/2" = 1'-0"



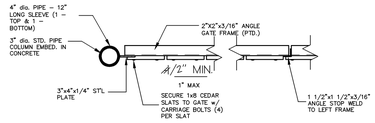
GATE BOLT (12 / A3.1)
NO SCALE



GATE FRAME (11 / A3.1)
SCALE 1/2" = 1'-0"



GATE HINGE ELEVATION (10 / A3.1)
SCALE 1" = 1'-0"



TRASH ENCLOSURE GATE (8 / A3.1)
SCALE 1" = 1'-0"

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E-MAIL: COMMONWEALTH@CHARTER.NET

OWNER:
COMMONWEALTH DEVELOPMENT CORPS
278 7TH STREET
FOND DU LAC, WI 54935

PROJECT:
NEW DEVELOPMENT FOR:
MISSION VILLAGE OF MENASHA
FATIMA STREET
MENASHA, WI

SHEET ISSUE:
September 9, 2009

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN RELEASED FOR CONSTRUCTION

REVISIONS:

DATE:
SEPT. 9, 2009
JOB NUMBER:
816470

SHEET
A3.1

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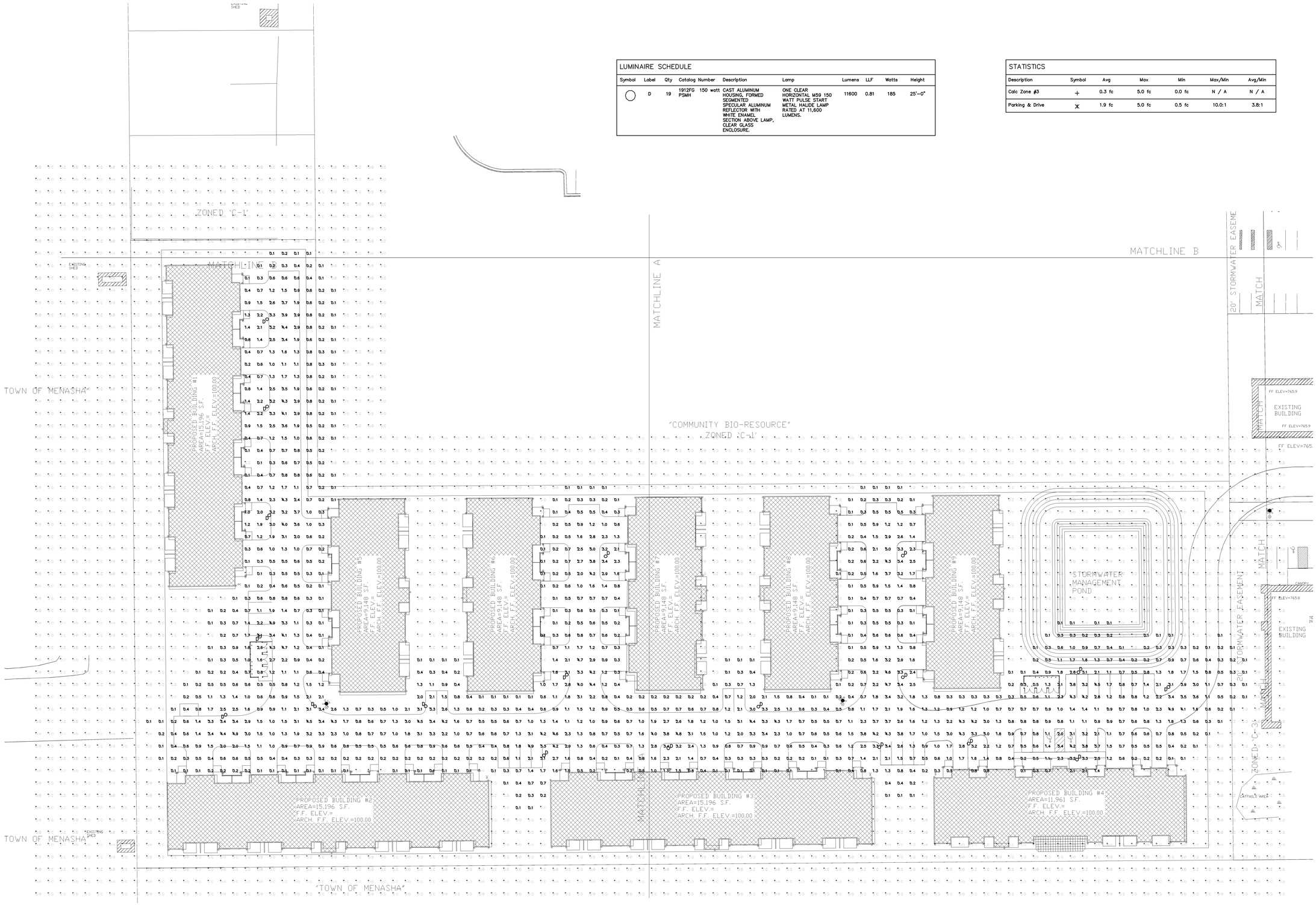
LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts	Height
○	D	19	1912FG PSMH 150 watt	CAST ALUMINUM HOUSING, FORMED SEGMENTED SPECULAR ALUMINUM REFLECTOR WITH WHITE ENAMEL SECTION ABOVE LAMP, CLEAR GLASS ENCLOSURE.	ONE CLEAR HORIZONTAL M59 150 WATT PULSE START METAL HALIDE LAMP RATED AT 11,600 LUMENS.	11600	0.81	185	25'-0"

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.3 fc	5.0 fc	0.0 fc	N / A	N / A
Parking & Drive	✳	1.9 fc	5.0 fc	0.5 fc	10.0:1	3.8:1



NORTH

SITE LIGHTING POINT BY POINT

SCALE: 1" = 30'-0"

COORDINATE LOCATION OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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E-MAIL: CDCMARK@CHARTERNET

OWNER:
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278 7TH STREET
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MENASHA, WI

PRELIMINARY PLAN DATE:
SEPTEMBER 9, 2009

DATE:
SEPT. 9, 2009

JOB NUMBER:
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SHEET
PXPa

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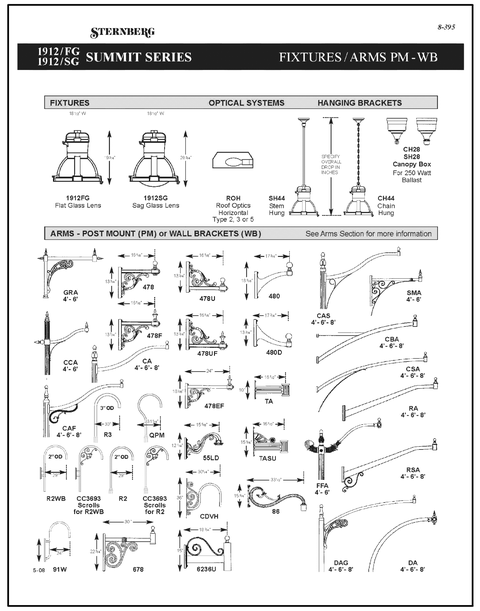
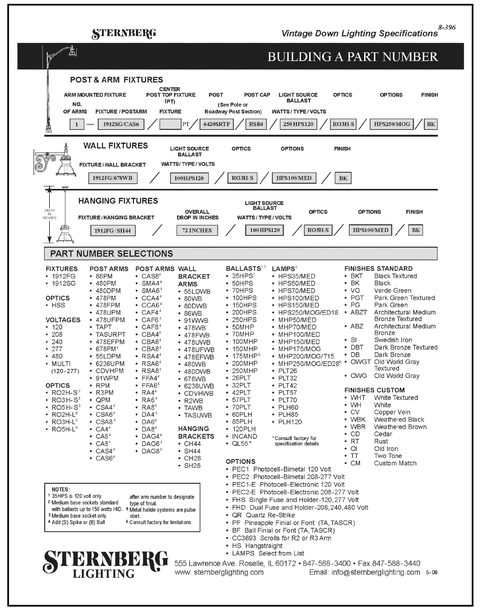
FIXTURE TYPE: "D"





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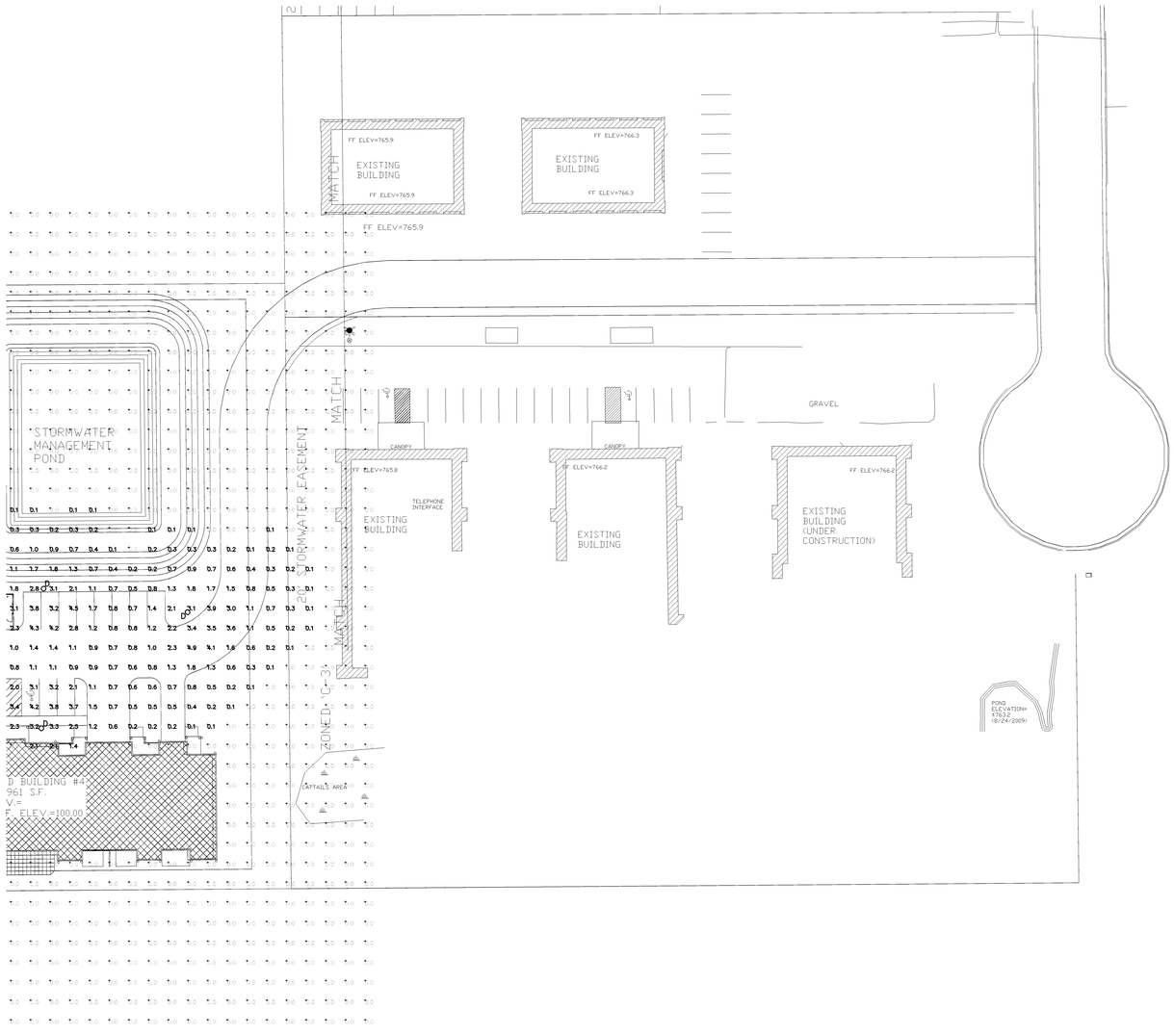

NORTH

SITE LIGHTING
POINT BY POINT
SCALE: 1" = 30'-0"

COORDINATE LOCATION OF ALL EXPOSED CONDUIT WITH OWNER PRIOR TO INSTALLATION.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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