

It is expected that a Quorum of the Joint Review Board, 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**

**October 6, 2015
3:30 PM**

AGENDA

A. ROLL CALL/EXCUSED ABSENCES

B. MINUTES TO APPROVE

1. [Minutes of the September 15, 2015 Plan Commission Meeting](#)

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

Five (5) minute time limit for each person

D. DISCUSSION

1. None.

E. ACTION ITEMS

1. [Certified Survey Map – Oneida Street and Midway Crossing](#)
2. [Site Plan Review – Commercial Horizons – Festival Foods – Oneida Street and Midway Crossing \(Parcel #'s 7-00052-13, 7-00052-14 and 7-00052-15\)](#)

F. ADJOURNMENT

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
September 15, 2015
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:34 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Comm. DeCoster.

OTHERS PRESENT: CDD Keil, AP Englebert, Amy Barnett (Stansbury & Brady, LLC), Mitchell Bauer (Davel Engineering), Dan Krause (Martenson & Eisele) and Steve Grenell (Menasha Utilities).

3:30 PM – Public Hearing Regarding the Proposed amendments to Title 13 of the Menasha Code of Ordinances pertaining to existing Mini warehouse facilities in the C-1 General Commercial District and C-4 Business Park District.

Mayor Merkes opened the public hearing at 3:35 PM.

Written comments were presented by Sandra Dabill Taylor (545 Broad Street) opposing the proposed changes to Title 13.

CDD Keil presented an overview of the ordinance revision and the potential benefits and ramifications of the changes.

The hearing was closed at 3:37 PM.

C. MINUTES TO APPROVE

1. **Minutes of the August 18, 2015 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Comm. Cruickshank to approve the August 18, 2015 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. None.

F. ACTION ITEMS

1. **Ordinance Related to Existing Mini Warehouse/Storage Facilities in the C-1 and C-4 Zoning Districts.**

Commissioners discussed possible precedents that would result from changing the ordinance. CDD Keil explained that there are only three properties that meet the criteria for expansion and didn't believe it would be setting a precedent for more Mini Warehousing to arise in the commercial districts.

Motion by DPW Radtke, seconded by Comm. Sturm to recommend approval of the ordinance relating to existing Mini Warehouse/Storage Facilities in the C-1 and C-4 zoning districts with the following change: replace "constructed" with "in existence". Motion carried on roll call 4-1 with Mayor Merkes voting against.

2. **Site Plan Review – Stansbury & Brady, LLC – Orthopedic Spine Therapy – Midway Place/Midway Road (Parcel #4-007776-05)**

AP Englebert presented the staff findings for the proposed site plan for the new clinic. The lighting plan needs revisions to comply with municipal standards. Comm. Strum inquired about the differences between LED lighting and other lighting sources.

Amy Barnett provided the Commissioners with a sample of the building materials. Comm. Cruickshank talked about the alignment of the east entrance to the building.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approve the site plan for Orthopedic Spine Therapy pending resolution of the lighting plan. The motion carried.

3. **Proposed Certified Survey Map – 320 Chute Street**

CDD Keil explained the need for the City to acquire parking spaces due to an existing agreement with McClone Downtown Development, LLC. The new lot would have 72 stalls.

Commissioners discussed the viability of the remnant of the Germania Hall lot to attract business ventures.

Motion by DPW Radtke, seconded by Comm. Schmidt to approve the proposed Certified Survey Map for 320 Chute Street. The motion carried.

4. **Building Material Approval – Habitat for Humanity – 951 Midway Road**

Dan Krause explained the desire to use complementary architectural materials for the Habitat for Humanity expansion based on what currently exists on the building.

Comm. Cruickshank inquired about the angles of the siding on the building.

Motion by Comm. Cruickshank, seconded by Comm. Sturm to approved the building materials for Habitat for Humanity with the option of changing the direction of angled siding. The motion carried.

H. ADJOURNMENT

Motion by Comm. Schmidt, seconded by DPW Radtke to adjourn at 4:20 PM. The motion carried.

Minutes respectfully submitted by AP Englebert.

Proposed CSM Oneida Street & Midway Crossing



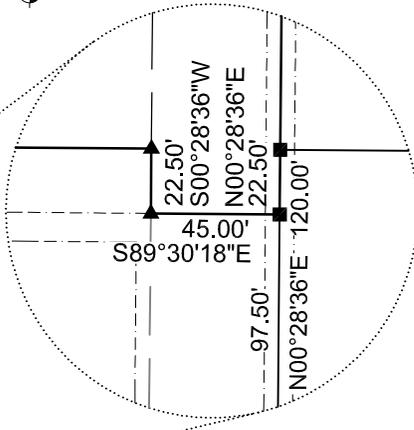
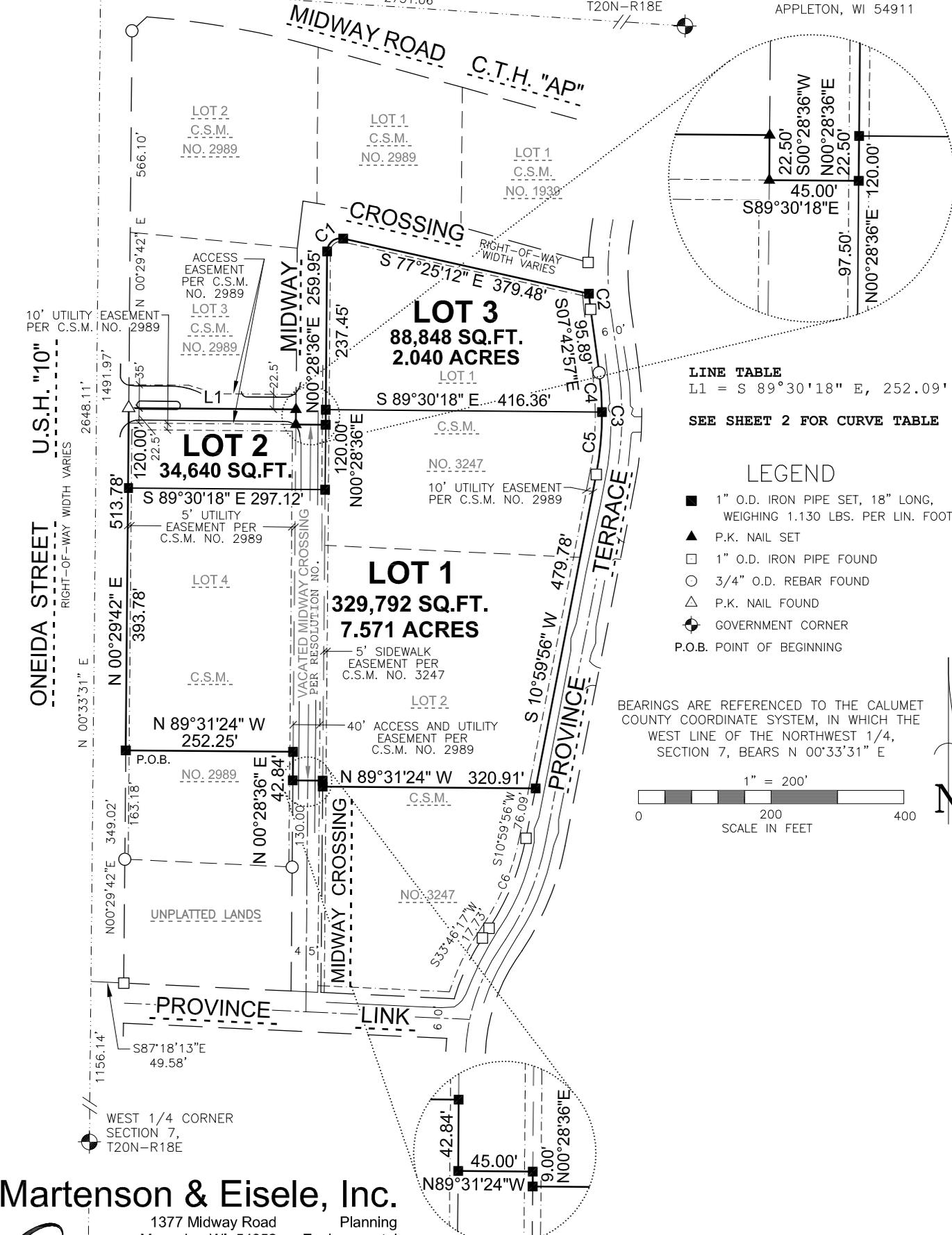
CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3247, PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2989 AND ALL OF VACATED MIDWAY CROSSING PER RESOLUTION NO. _____; ALL LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN.

NORTHWEST CORNER SECTION 7, T20N-R18E

NORTH 1/4 CORNER SECTION 7, T20N-R18E

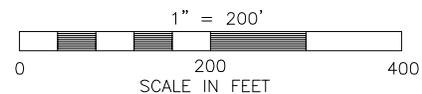
SURVEY FOR COMMERCIAL HORIZONS
C/O PAUL KLISTER
100 W. LAWRENCE ST.
APPLETON, WI 54911



LINE TABLE
L1 = S 89°30'18" E, 252.09'
SEE SHEET 2 FOR CURVE TABLE

- LEGEND**
- 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
 - ▲ P.K. NAIL SET
 - 1" O.D. IRON PIPE FOUND
 - 3/4" O.D. REBAR FOUND
 - △ P.K. NAIL FOUND
 - ⊕ GOVERNMENT CORNER
 - P.O.B. POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE CALUMET COUNTY COORDINATE SYSTEM, IN WHICH THE WEST LINE OF THE NORTHWEST 1/4, SECTION 7, BEARS N 00°33'31" E



Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0703-001
FILE 1-0703-001csm SHEET 1 OF 4
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
1	20.00'	102°06'12"	35.64'	N 51°31'42" E	31.11'
2	430.00'	03°09'19"	23.68'	S 06°08'16" E	23.68'
3	470.00'	18°42'53"	153.52'	S 01°38'30" W	152.83'
4	470.00'	07°14'06"	59.35'	S 04°05'52" E	59.31'
5	470.00'	11°28'47"	94.17'	S 05°15'32" W	94.01'
6	370.00'	22°46'21"	147.06'	S 22°23'07" W	146.09'

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBER:
BFT INVESTMENTS LLP	DOCUMENT NO. 416597	PART OF 7-00052-13
BFT INVESTMENTS LLP	DOCUMENT NO. 460313	7-00052-14
BFT INVESTMENTS LLP	DOCUMENT NO. 460313	PART OF 7-00052-15

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, DIVIDED AND DEDICATED AT THE DIRECTION OF BFT INVESTMENTS LLP, ALL OF LOT 1 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 3247, PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2989 AND ALL OF VACATED MIDWAY CROSSING PER RESOLUTION NO. _____; ALL LOCATED IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 1156.14 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 13 SECONDS EAST, 49.58 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 42 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET (U.S.H. "10"), A DISTANCE OF 349.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 29 MINUTES 42 SECONDS EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF ONEIDA STREET (U.S.H. "10"), A DISTANCE OF 513.78 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF LOT 4 OF CERTIFIED SURVEY MAP NO. 2989, A DISTANCE OF 252.09 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 36 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF MIDWAY CROSSING, A DISTANCE OF 22.50 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 18 SECONDS EAST, 45.00 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF MIDWAY CROSSING, A DISTANCE OF 259.95 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MIDWAY CROSSING, 35.64 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 51 DEGREES 31 MINUTES 42 SECONDS EAST, 31.11 FEET; THENCE SOUTH 77 DEGREES 25 MINUTES 12 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF MIDWAY CROSSING, A DISTANCE OF 379.48 FEET; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF PROVINCE TERRACE, 23.68 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 430.00 FEET AND A CHORD THAT BEARS SOUTH 06 DEGREES 08 MINUTES 16 SECONDS EAST, 23.68 FEET; THENCE SOUTH 07 DEGREES 42 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF PROVINCE TERRACE, A DISTANCE OF 95.89; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF PROVINCE TERRACE, 153.52 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET AND A CHORD THAT BEARS SOUTH 01 DEGREES 38 MINUTES 30 SECONDS WEST, 152.83 FEET; THENCE SOUTH 10 DEGREES 59 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF PROVINCE TERRACE, A DISTANCE OF 479.78 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 320.91 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF MIDWAY CROSSING, A DISTANCE OF 9.00 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 45.00 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 36 SECONDS EAST, A DISTANCE OF 42.84 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 252.25 FEET TO THE POINT OF BEGINNING. CONTAINING 453,280 SQUARE FEET [10.406 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF MENASHA SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 28TH DAY OF SEPTEMBER, 2015.

GARY A. ZHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

CERTIFIED SURVEY MAP NO. _____

COMMON COUNCIL RESOLUTION:

RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MENASHA, THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, 2015.

MAYOR

CITY CLERK

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

CITY TREASURER

DATE

COUNTY TREASURER

DATE

CERTIFIED SURVEY MAP NO. _____

OWNER'S CERTIFICATE:

BFT INVESTMENTS LLP, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED AND MAPPED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS _____ DAY OF _____, 2015.

SIGNATURE

SIGNATURE

PRINT NAME & TITLE

PRINT NAME & TITLE

STATE OF WISCONSIN)

) SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY
OF _____, 2015, THE ABOVE NAMED TO
ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGE THE SAME.

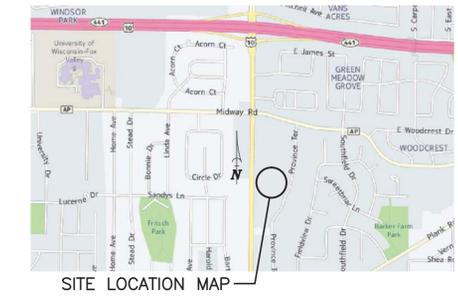
NOTARY PUBLIC,

STATE OF _____

MY COMMISSION (IS PERMANENT)

(EXPIRES: _____)

FESTIVAL FOODS: OVERALL SITE PLAN



INDEX OF SHEETS	
DRAWING NO.	DESCRIPTION:
C101	SITE PLAN
C102	SITE PLAN KEY NOTES
C103	DEMOLITION PLAN
C201	UTILITY LAYOUT PLAN
C301	DRAINAGE PLAN
C401	EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C501	POND PLAN
C601	STANDARD DETAILS
C602	STANDARD DETAILS
C603	STANDARD DETAILS
C701	LANDSCAPE PLAN
C801	SITE LIGHTING PLAN

PERTINENT CONTACTS	CONTACT PERSON	PHONE
MARTENSON & EISELE	MICHAEL S. SIEWERT	WORK (920) 731-0381 CELL (920) 427-2359
MARTENSON & EISELE	GARY ZAHNINGER	920-731-0381
MARTENSON & EISELE	CHRIS CLEARY	920-731-0381

JOB SITE LOCATION
FESTIVAL FOODS - ONEIDA STREET
MENASHA, WISCONSIN
TAX KEYS: #7-00052-13
#7-00052-14
#7-00052-15

LEGAL DESCRIPTION
ALL OF LOTS 1 & 2 OF CERTIFIED SURVEY MAP NO. ###, LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 7, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN

ZONING DISTRICT
C-1 GENERAL COMMERCIAL

FIRE PROTECTION
FIRE SPRINKLING SYSTEM

PARKING REQUIREMENTS
SUPERMARKETS: 1 SPACE PER 400 S.F. OF PUBLIC FLOOR AREA
50,900 S.F. / 400 = 127 SPACES
409 TOTAL SPACES
9 HANDICAP SPACE REQUIRED
14 HANDICAP SPACES ADDED
TOTAL PARKING AREA: 3.55 AC
LANDSCAPE ISLAND AREA: 0.06 AC (10.34%)

SITE DATA
SITE AREA: 355,954 SF (8.17 AC)
(LOTS 1 & 2, CSM NO. ###)
EXISTING CONDITIONS
EXISTING ROOF TOP AREA: 0,000 SF (0.000 AC)
EXISTING PAVEMENT AREA: 18,002 SF (0.413 AC)
EXISTING OPEN SPACE: 337,952 SF (7.758 AC)
EXISTING IMPERVIOUS PERCENTAGE: 5.06%
PROPOSED CONDITIONS
PROPOSED ROOF TOP AREA: 79,018 SF (1.814 AC)
PROPOSED PAVEMENT AREA: 213,867 SF (4.912 AC)
PROPOSED OPEN SPACE: 82,989 SF (1.846 AC)
PROPOSED IMPERVIOUS PERCENTAGE: 82.31%

OWNER
FESTIVAL FOODS
ATTN: AARON ASPENSON
237 SECOND AVENUE SOUTH
ONALASKA, WI 54850
(608) 779-2708 (DIRECT)
(608) 783-6065 (FAX)

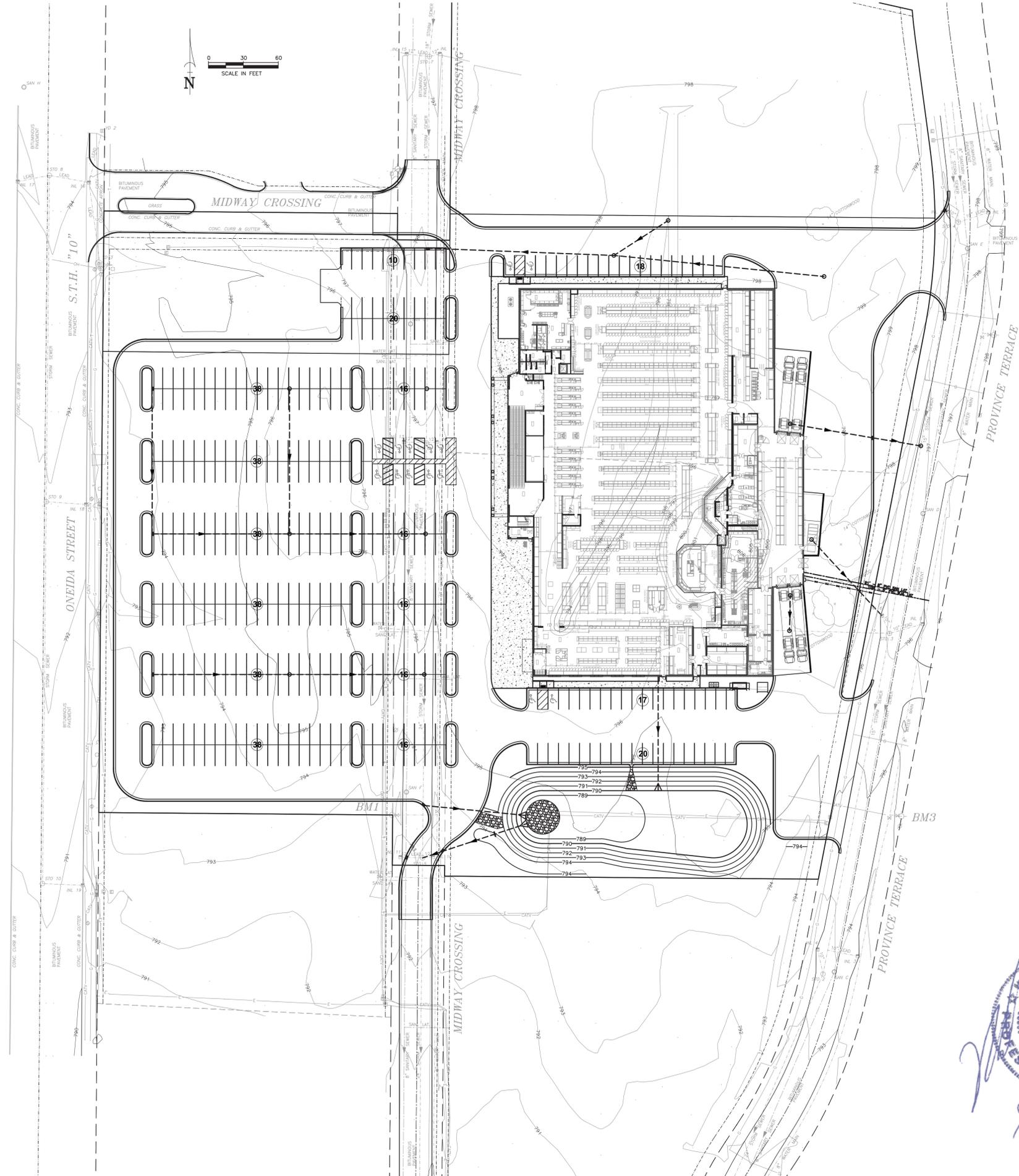
ARCHITECT
SOMERVILLE, INC.
ATTN: JOHN R. GATES
2100 RIVERSIDE DRIVE
GREEN BAY, WI 54301-2390
(920) 593-3829 (DIRECT)
(920) 680-8621 (CELL)
(920) 437-1131 (FAX)

ENGINEER
MARTENSON & EISELE, INC.
ATTN: MICHAEL S. SIEWERT, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
mikea@martenson-eisele.com
PHONE: 920-731-0381

SITE PLAN NOTES

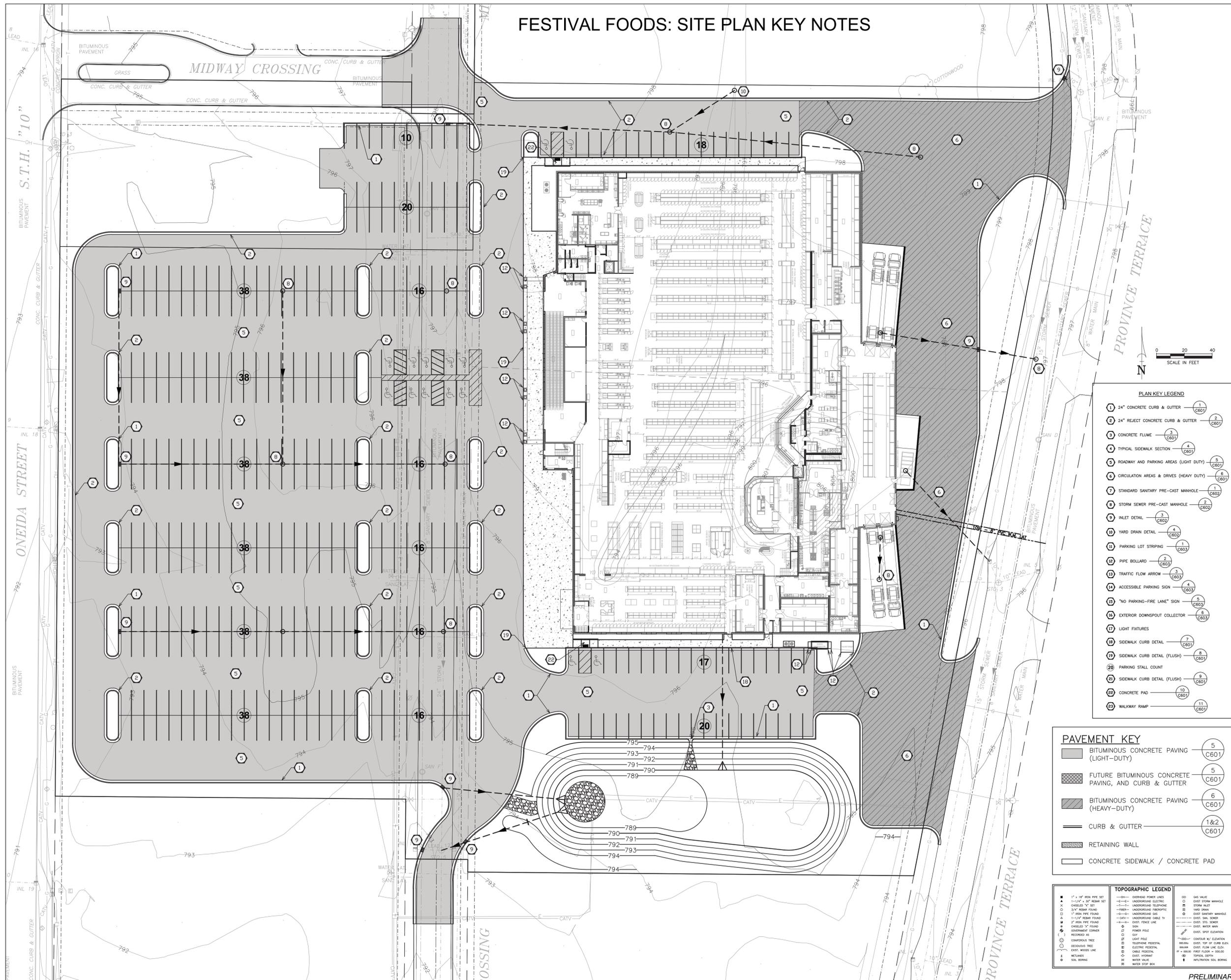
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MENASHA AND O.S.H.A. STANDARDS AND CODES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MENASHA'S SPECIFICATIONS AND SHALL BE APPROVED BY SLURK. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER, TO OBTAIN APPROVAL AND ARRANGE FOR INSPECTIONS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
- STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION.

TOPOGRAPHIC LEGEND	
1" x 1" 18" IRON PIPE SET	OVERHEAD POWER LINES
1" x 1" 12" IRON PIPE SET	UNDERGROUND TELEPHONE
CHISELED "X" SET	UNDERGROUND TELEPHONE
5/8" IRON PIPE FOUND	UNDERGROUND GAS
1" IRON PIPE FOUND	UNDERGROUND GAS
1 1/4" IRON PIPE FOUND	UNDERGROUND CABLE TV
2" IRON PIPE FOUND	EXIST. FENCE LINE
CHISELED "V" FOUND	EXIST. FENCE LINE
GOVERNMENT CORNER	POWER POLE
RECORDED AS	GOVT
CONCRETE TREE	LIGHT POLE
SECURUS TREE	TELEPHONE FEDESTAL
EXIST. WOODS LINE	ELECTRIC FEDESTAL
MECHANICAL	CABLE FEDESTAL
SOL BORING	EXIST. HORIZONTAL
	WATER VALVE
	WATER STOP BOX
	GAS VALVE
	EXIST. STORM MANHOLE
	NEW STORM ALLET
	EXIST. SANITARY MANHOLE
	EXIST. SANITARY MANHOLE
	EXIST. SAN. SINK
	EXIST. STS. SINK
	EXIST. WASH SINK
	EXIST. SPOY ELEVATION
	CONTIGU. R./ ELEVATION
	EXIST. TOP OF CURB ELEV.
	EXIST. FLOOR LINE ELEV.
	EXIST. FIRST FLOOR = COOLED
	SPECIAL DEPTH
	INFILTRATION SOL BORING



PRELIMINARY

FESTIVAL FOODS: SITE PLAN KEY NOTES



PLAN KEY LEGEND

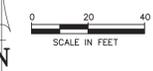
1	24" CONCRETE CURB & GUTTER	1	C601
2	24" REJECT CONCRETE CURB & GUTTER	2	C601
3	CONCRETE FLUME	3	C601
4	TYPICAL SIDEWALK SECTION	4	C601
5	ROADWAY AND PARKING AREAS (LIGHT DUTY)	5	C601
6	CIRCULATION AREAS & DRIVES (HEAVY DUTY)	6	C601
7	STANDARD SANITARY PRE-CAST MANHOLE	7	C602
8	STORM SEWER PRE-CAST MANHOLE	8	C602
9	INLET DETAIL	9	C602
10	YARD DRAIN DETAIL	10	C602
11	PARKING LOT STRIPING	11	C603
12	PIPE BOLLARD	12	C603
13	TRAFFIC FLOW ARROW	13	C603
14	ACCESSIBLE PARKING SIGN	14	C603
15	"NO PARKING-FIRE LANE" SIGN	15	C603
16	EXTERIOR DOWNSPOUT COLLECTOR	16	C603
17	LIGHT FIXTURES	17	C603
18	SIDEWALK CURB DETAIL	18	C601
19	SIDEWALK CURB DETAIL (FLUSH)	19	C601
20	PARKING STALL COUNT	20	C601
21	SIDEWALK CURB DETAIL (FLUSH)	21	C601
22	CONCRETE PAD	22	C601
23	WALKWAY RAMP	23	C601

PAVEMENT KEY

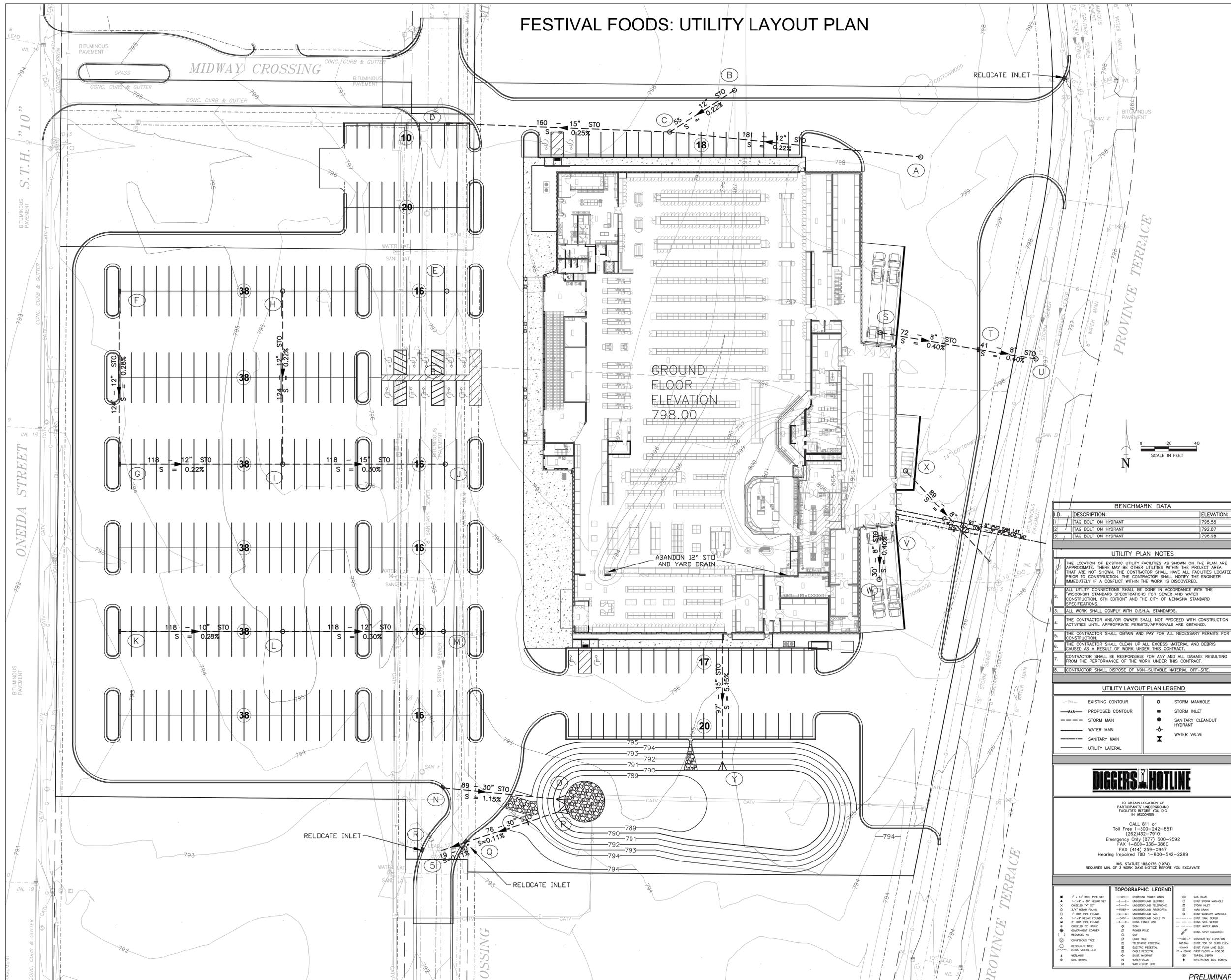
[Symbol]	BITUMINOUS CONCRETE PAVING (LIGHT-DUTY)	5	C601
[Symbol]	FUTURE BITUMINOUS CONCRETE PAVING, AND CURB & GUTTER	5	C601
[Symbol]	BITUMINOUS CONCRETE PAVING (HEAVY-DUTY)	6	C601
[Symbol]	CURB & GUTTER	1&2	C601
[Symbol]	RETAINING WALL		
[Symbol]	CONCRETE SIDEWALK / CONCRETE PAD		

TOPOGRAPHIC LEGEND

[Symbol]	1" x 12" IRON PIPE SET	[Symbol]	OVERHEAD POWER LINES	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	1 1/2" x 20" IRON SET	[Symbol]	UNDERGROUND ELECTRIC	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	CHASED "X" SET	[Symbol]	UNDERGROUND TELEPHONE	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	3/4" IRON PIPE FOUND	[Symbol]	UNDERGROUND FERTILIZER	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	1" IRON PIPE FOUND	[Symbol]	UNDERGROUND GAS	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	1 1/2" IRON PIPE FOUND	[Symbol]	UNDERGROUND CABLE TV	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	2" IRON PIPE FOUND	[Symbol]	EXIST. FENCE LINE	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	CHASED "X" FOUND	[Symbol]	SOIL	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	CONCRETE CORNER	[Symbol]	POWER POLE	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	RECORDED AT	[Symbol]	CONTOUR	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	CONTOUR TREE	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	DEODOROUS TREE	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	EXIST. WOOD LINE	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	WETLAND	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	WATER VALVE	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]	SOL BORING	[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION
[Symbol]		[Symbol]	CONTOUR W/ ELEVATION	[Symbol]	CONCRETE W/ ELEVATION



FESTIVAL FOODS: UTILITY LAYOUT PLAN



BENCHMARK DATA		
ID.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	795.55
2	TAG BOLT ON HYDRANT	792.87
3	TAG BOLT ON HYDRANT	796.98

- UTILITY PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION AND THE CITY OF MENASHA STANDARD SPECIFICATIONS.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
 - THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

UTILITY LAYOUT PLAN LEGEND

	EXISTING CONTOUR		STORM MANHOLE
	PROPOSED CONTOUR		STORM INLET
	STORM MAIN		SANITARY CLEANOUT
	WATER MAIN		HYDRANT
	SANITARY MAIN		WATER VALVE
	UTILITY LATERAL		

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:

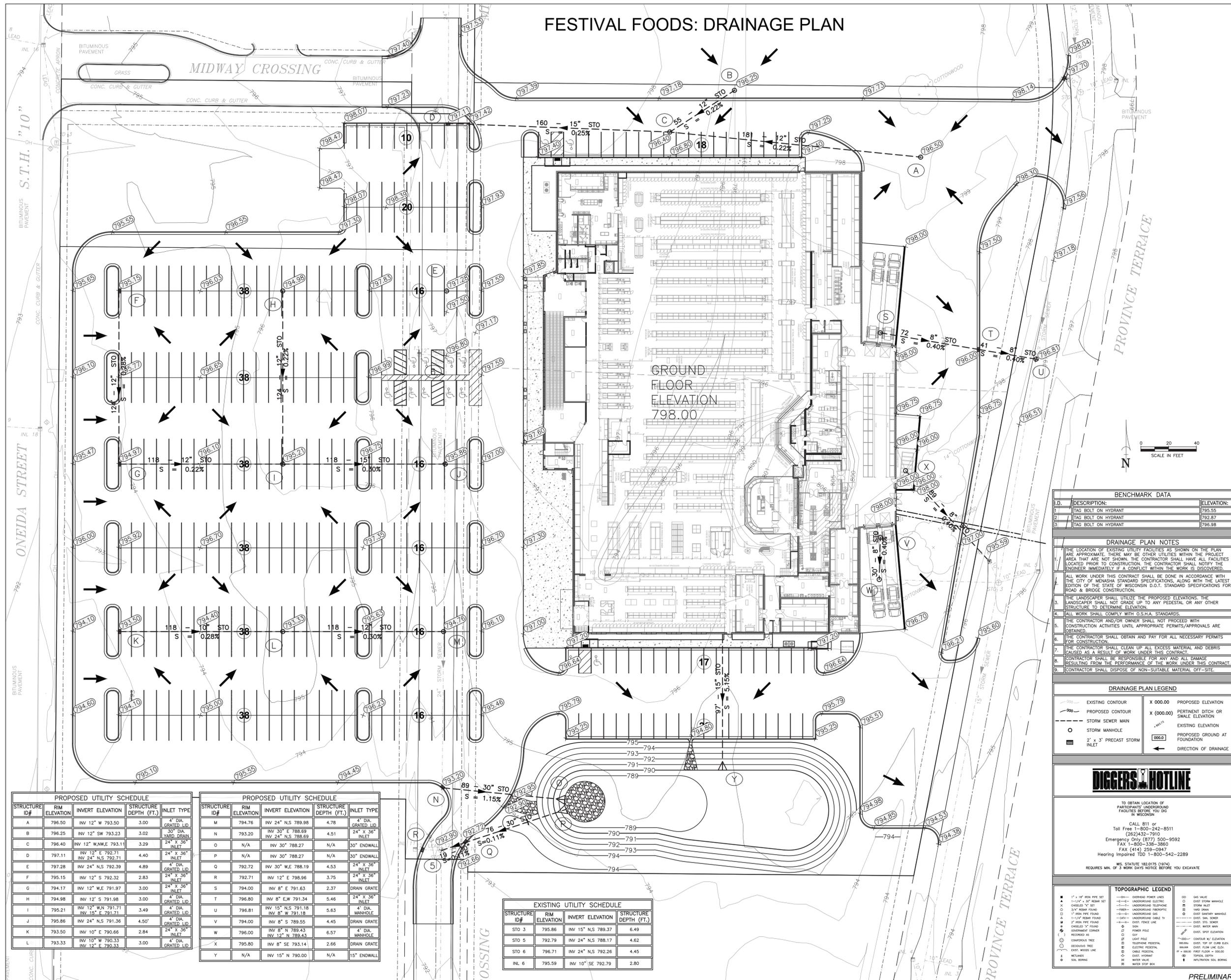
CALL 811
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

MS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

TOPOGRAPHIC LEGEND

	1" x 1/2" IRON PIPE SET		GG GAS VALVE
	1-1/2" x 1/2" IRON PIPE SET		GG SM GAS STORM MANHOLE
	3/4" IRON PIPE FOUND		GG SI GAS STORM INLET
	1" IRON PIPE FOUND		GG SM GAS STORM MANHOLE
	2" IRON PIPE FOUND		GG SM GAS SANITARY MANHOLE
	3" IRON PIPE FOUND		GG SC GAS SANITARY CLEANOUT
	4" IRON PIPE FOUND		GG WM GAS WATER MAIN
	6" IRON PIPE FOUND		GG WM GAS WATER MAIN
	8" IRON PIPE FOUND		GG WM GAS WATER MAIN
	12" IRON PIPE FOUND		GG WM GAS WATER MAIN
	18" IRON PIPE FOUND		GG WM GAS WATER MAIN
	24" IRON PIPE FOUND		GG WM GAS WATER MAIN
	30" IRON PIPE FOUND		GG WM GAS WATER MAIN
	36" IRON PIPE FOUND		GG WM GAS WATER MAIN
	42" IRON PIPE FOUND		GG WM GAS WATER MAIN
	48" IRON PIPE FOUND		GG WM GAS WATER MAIN
	54" IRON PIPE FOUND		GG WM GAS WATER MAIN
	60" IRON PIPE FOUND		GG WM GAS WATER MAIN
	66" IRON PIPE FOUND		GG WM GAS WATER MAIN
	72" IRON PIPE FOUND		GG WM GAS WATER MAIN
	78" IRON PIPE FOUND		GG WM GAS WATER MAIN
	84" IRON PIPE FOUND		GG WM GAS WATER MAIN
	90" IRON PIPE FOUND		GG WM GAS WATER MAIN
	96" IRON PIPE FOUND		GG WM GAS WATER MAIN
	102" IRON PIPE FOUND		GG WM GAS WATER MAIN
	108" IRON PIPE FOUND		GG WM GAS WATER MAIN
	114" IRON PIPE FOUND		GG WM GAS WATER MAIN
	120" IRON PIPE FOUND		GG WM GAS WATER MAIN
	126" IRON PIPE FOUND		GG WM GAS WATER MAIN
	132" IRON PIPE FOUND		GG WM GAS WATER MAIN
	138" IRON PIPE FOUND		GG WM GAS WATER MAIN
	144" IRON PIPE FOUND		GG WM GAS WATER MAIN
	150" IRON PIPE FOUND		GG WM GAS WATER MAIN
	156" IRON PIPE FOUND		GG WM GAS WATER MAIN
	162" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	438" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	780" IRON PIPE FOUND		GG WM GAS WATER MAIN
	786" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	798" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	810" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	864" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	876" IRON PIPE FOUND		GG WM GAS WATER MAIN
	882" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	900" IRON PIPE FOUND		GG WM GAS WATER MAIN
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	960" IRON PIPE FOUND		GG WM GAS WATER MAIN
	966" IRON PIPE FOUND		GG WM GAS WATER MAIN
	972" IRON PIPE FOUND	</	

FESTIVAL FOODS: DRAINAGE PLAN



PROPOSED UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
A	796.50	INV 12" W 793.50	3.00
B	796.25	INV 12" SW 793.23	3.02
C	796.40	INV 12" W.N.E 793.11	3.29
D	797.11	INV 12" E 792.71	4.40
E	797.28	INV 24" N.S 792.39	4.89
F	795.15	INV 12" S 792.32	2.83
G	794.17	INV 12" W.E 791.97	3.00
H	794.98	INV 12" S 791.98	3.00
I	795.21	INV 12" W.N 791.71	3.49
J	795.86	INV 24" N.S 791.36	4.50
K	793.50	INV 10" E 790.66	2.84
L	793.33	INV 12" W 790.33	3.00

PROPOSED UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
M	794.76	INV 24" N.S 789.98	4.78
N	793.20	INV 30" E 788.69	4.51
O	N/A	INV 30" W 788.27	N/A
P	N/A	INV 30" W 788.27	N/A
Q	792.72	INV 30" W.E 788.19	4.53
R	792.71	INV 12" E 798.96	3.75
S	794.00	INV 8" E 791.63	2.37
T	796.80	INV 8" E.W 791.34	5.46
U	796.81	INV 15" N.S 791.18	5.63
V	794.00	INV 8" S 789.55	4.45
W	796.00	INV 8" N 789.43	6.57
X	795.80	INV 8" S.E 793.14	2.66
Y	N/A	INV 15" N 790.00	N/A

EXISTING UTILITY SCHEDULE			
STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
STO 3	795.86	INV 15" N.S 789.37	6.49
STO 5	792.79	INV 24" N.S 788.17	4.62
STO 6	796.71	INV 24" N.S 792.26	4.45
INL 6	795.59	INV 10" S.E 792.79	2.80

BENCHMARK DATA		
ID#	DESCRIPTION	ELEVATION
1	TAG BOLT ON HYDRANT	795.55
2	TAG BOLT ON HYDRANT	792.87
3	TAG BOLT ON HYDRANT	796.98

- DRAINAGE PLAN NOTES**
- THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
 - ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MENASHA STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
 - ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
 - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
 - CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

- DRAINAGE PLAN LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - STORM SEWER MAN
 - STORM MANHOLE
 - 2' x 3' PRECAST STORM INLET
 - X 000.00 PROPOSED ELEVATION
 - X (000.00) PERTINENT DITCH OR SWALE ELEVATION
 - EXISTING ELEVATION
 - PROPOSED GROUND AT FOUNDATION
 - DIRECTION OF DRAINAGE

DIGGERS HOTLINE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:

CALL 811
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (677) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

MS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- TOPOGRAPHIC LEGEND**
- OVERHEAD POWER LINES
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC
 - UNDERGROUND GAS
 - UNDERGROUND CABLE TV
 - EXIST. FIRE LINE
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE FEEDER
 - ELECTRIC FEEDER
 - CABLE FEEDER
 - EXIST. HIGHWAY
 - WATER VALVE
 - WATER STOP VALVE
 - EXIST. STORM MANHOLE
 - STORM INLET
 - MANHOLE
 - EXIST. SANITARY MANHOLE
 - EXIST. SAN. SEWER
 - EXIST. STS. SEWER
 - EXIST. WATER MAIN
 - EXIST. STS. ELEVATION
 - CONTOUR W/ ELEVATION
 - EXIST. FLOOR LINE ELEV.
 - EXIST. 100% FLOOR = 000.00
 - EXIST. 50% FLOOR = 000.00
 - EXIST. TOPIC BATH
 - INFILTRATION SOIL BODIES

design matters

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Date: _____
Description: _____
Revisions: _____

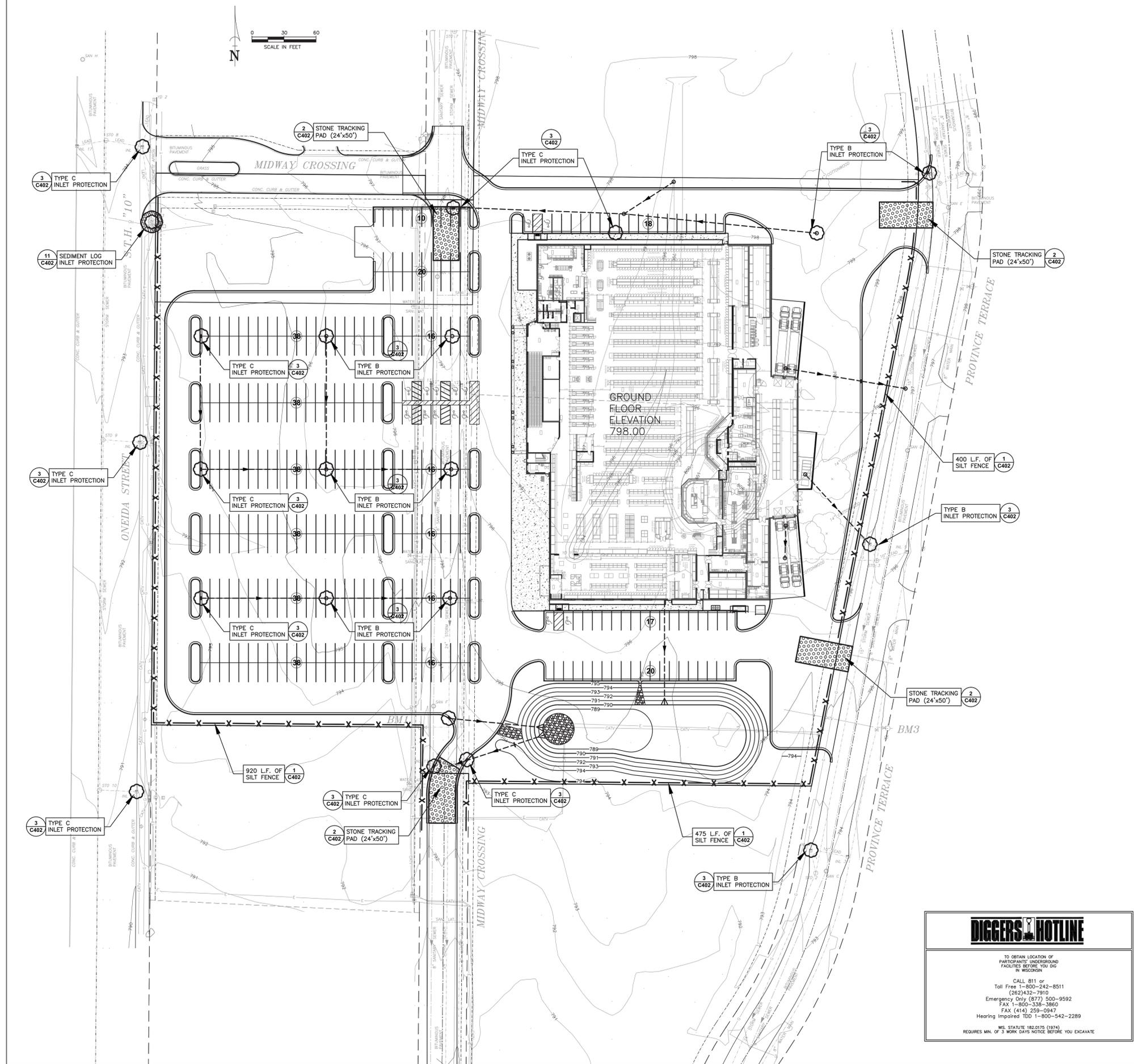
DRAINAGE PLAN

NEW STORE FOR:
SKOGEN'S FESTIVAL FOODS
MENASHA, WISCONSIN

Date: 09/30/15
Project No: 6630
Sheet: C301

PRELIMINARY

FESTIVAL FOODS: EROSION CONTROL PLAN



CONSTRUCTION SEQUENCE	
1.	Pre-Construction Meeting
2.	Installation of Silt Fence
3.	Installation of Rock Tracking Pad
4.	Topsoil Stripping of Storm Water Facility
5.	Stockpile Topsoil, Stabilize and Silt Fence Protection
6.	Excavation of Storm Water Facility
7.	Restoration of Storm Water Facility
8.	Topsoil Stripping of Building Area and Pavement Areas
9.	Stockpile Topsoil, Stabilize and Silt Fence Protection
10.	Rough Grading of Building Area and Pavement Areas
11.	Installation of sewer and water facilities
12.	Protection of new inlets as shown on Erosion Control Plan
13.	Building Foundation and Footings
14.	Placement and Grading of Building Excess Clay
15.	Topsoil Placement of all grassed and landscaped areas
16.	Installation and compaction of stone for parking lots, access drives, sidewalks, curb and gutter
17.	Finalize pavement and building construction
18.	Complete fine grading and landscaping
19.	Restoration of all grassed, landscaped, and other disturbed areas
20.	Remove inlet/yard drain protection and silt fence after vegetation is established
21.	Maintenance plan

EROSION CONTROL NOTES	
1.	THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF THE PROJECT AS SHOWN ON THIS PLAN PRIOR TO ANY CONSTRUCTION INCLUDING STRIPPING TOPSOIL.
2.	ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL THE COMPLETION OF HIS CONTRACT.
3.	THE CONTRACTOR SHALL MAINTAIN SAID EROSION CONTROL DEVICES UNTIL THE COMPLETION OF HIS CONTRACT AND SHALL NOT REMOVE THE EROSION CONTROL DEVICES UNTIL VEGETATION IS ESTABLISHED.
4.	THE GRADING CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IMMEDIATELY WHEN FINAL EROSION CONTROL DEVICES ARE IN PLACE. SEEDING SHALL BE ACCORDING TO THE SPECIFICATIONS.
5.	THE CONTRACTORS SHALL PREVENT TRACKING ON EXISTING STREETS. ANY SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE CLEANED UP ONLY.
6.	INSTALLATION AND MAINTENANCE OF EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
7.	SILT FENCES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS SOON AS WORK IS COMPLETE IN THAT AREA.

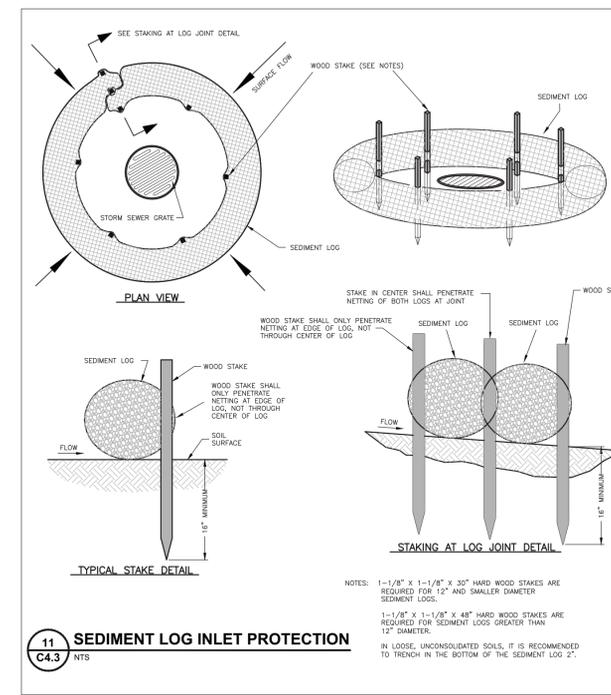
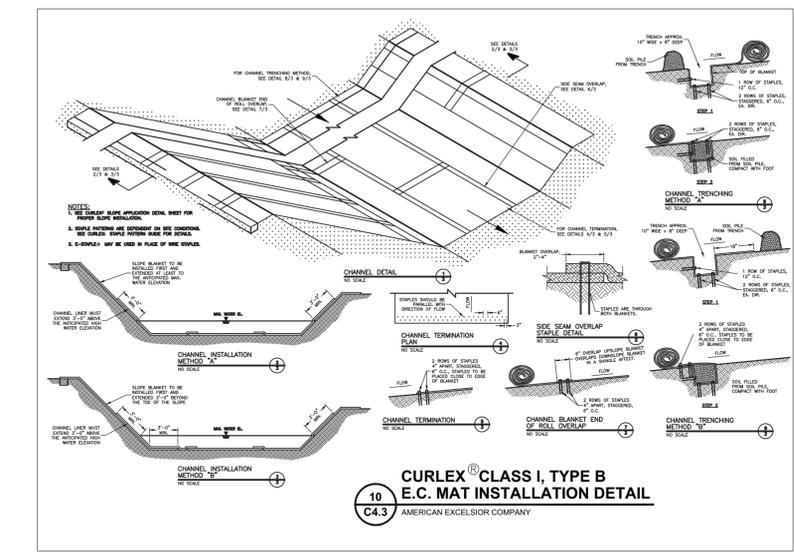
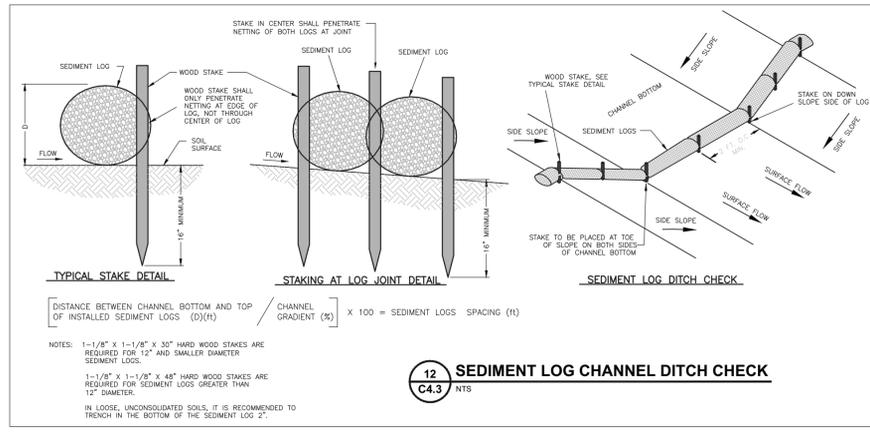
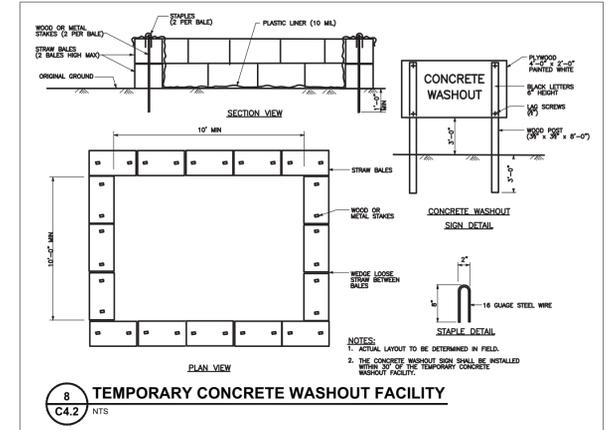
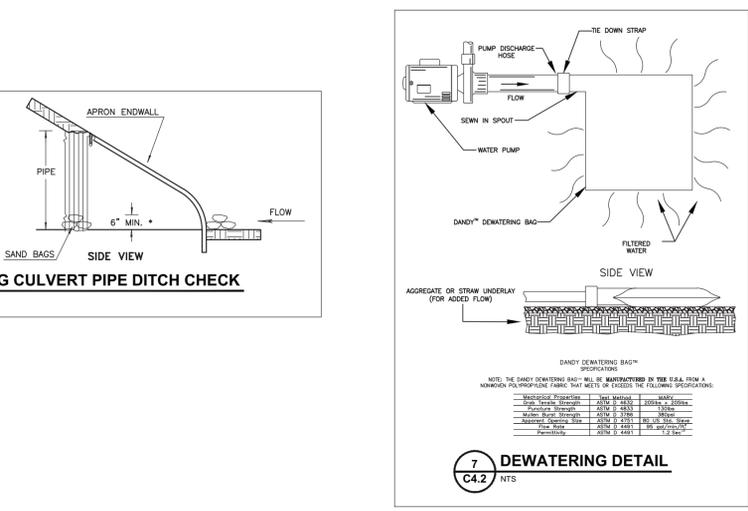
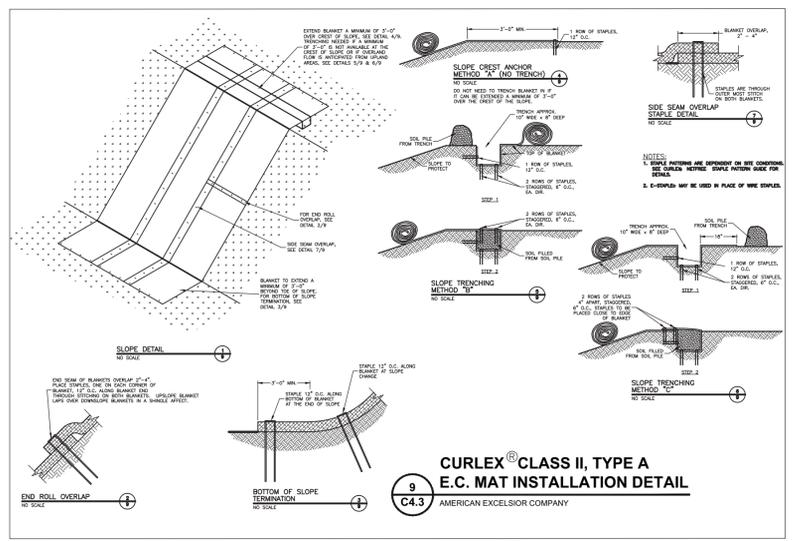
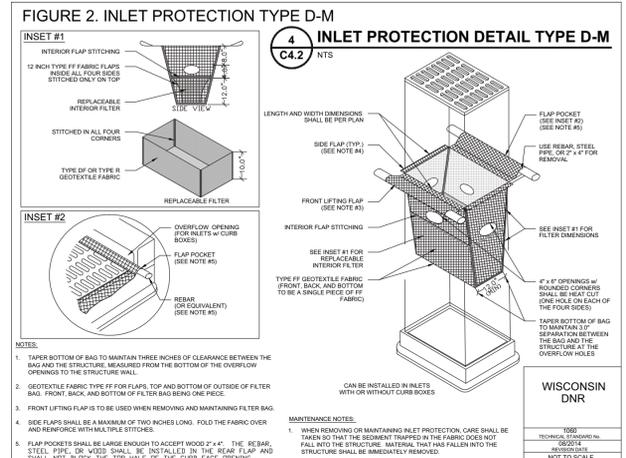
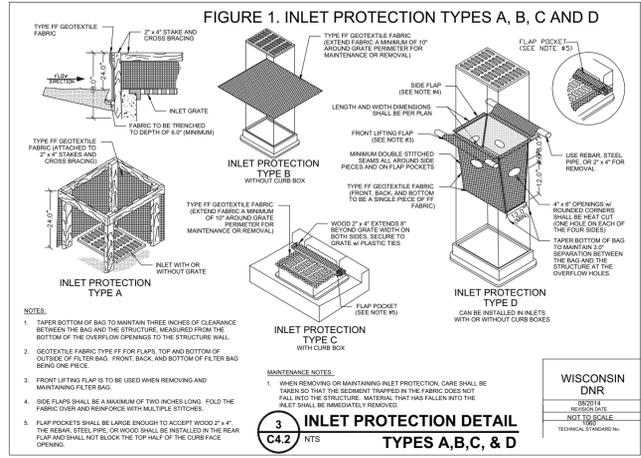
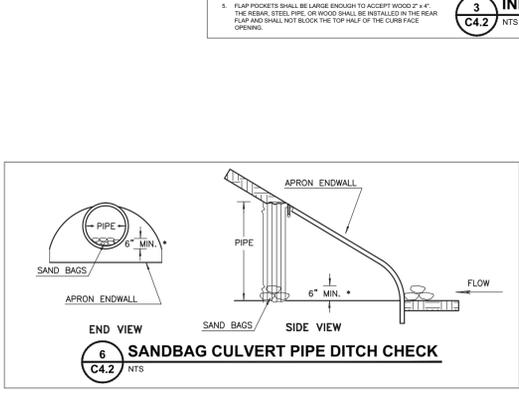
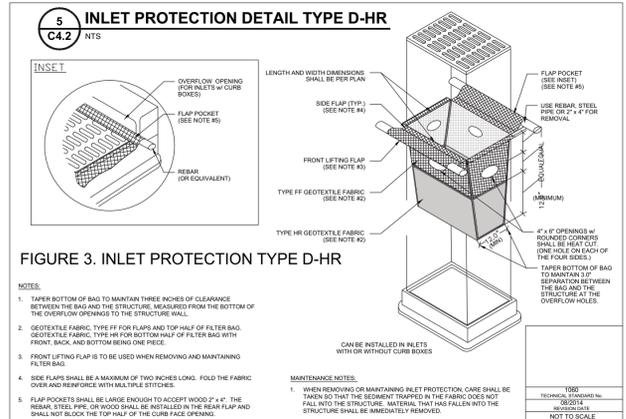
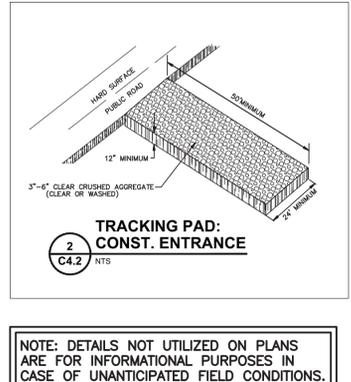
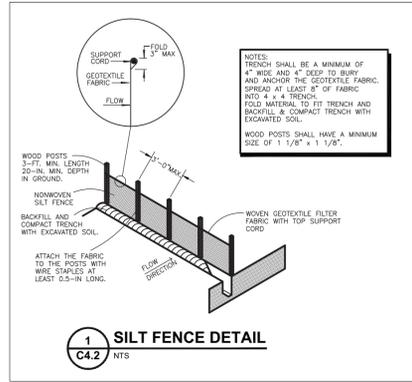
GENERAL NOTES	
1.	SITE Dewatering: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROLS DESIGNED FOR THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. (NOT ANTICIPATED)
2.	WASTE AND MATERIAL DISPOSAL: ALL WASTE AND UNUSED BUILDING MATERIALS INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS OR HAZARDOUS MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED BY RUNOFF INTO A RECEIVING CHANNEL OR STORM SEWER SYSTEM.
3.	TRACKING: THIS SITE SHALL STABILIZE THE EXISTING DRIVE WITH 3" TO 6" (12" THICK) CLEAR AGGREGATE SUFFICIENT TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROAD WAYS AS APPROVED BY THE INSPECTOR. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BEFORE THE END OF EACH WORK DAY. CLEANING SHALL BE USED UNLESS THE SEDIMENT WILL BE CONTROLLED BY A FILTER FABRIC BARRIER, SEDIMENT TRAP, SEDIMENT BASIN OR EQUIVALENT. TRACKING PAD DIMENSIONS ARE SHOWN ON THE EROSION CONTROL PLAN (24'X50' MIN).
4.	SEDIMENT CLEANUP: ALL 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 OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF LAND DISTURBING ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
5.	DISTURBANCE TIMING: ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. EXISTING VEGETATION SHALL BE MAINTAINED AS LONG AS POSSIBLE.

CONTRACTOR RESPONSIBILITIES	
1.	NOTIFY THE INSPECTOR WITHIN 48 HOURS OF COMMENCING ANY LAND DISTURBING OR LAND DEVELOPMENT ACTIVITY.
2.	NOTIFY THE ENGINEER OF COMPLETION OF ANY EROSION CONTROL MEASURES WITHIN 5 DAYS AFTER COMPLETION.
3.	OBTAIN PERMISSION IN WRITING FROM THE ENGINEER PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
4.	INSTALL ALL EROSION CONTROL MEASURES AS IDENTIFIED IN THE APPROVED EROSION CONTROL PLAN.
5.	REPAIR ANY SLOTTION OR EROSION DAMAGE TO ADJACENT SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPING OR DISTURBING ACTIVITIES.
6.	MAINTAIN ALL ON- AND OFF-SITE STORM WATER DRAINAGE SYSTEMS AS IDENTIFIED ON THE EROSION CONTROL PLAN.
7.	REPAIR ANY EROSION CONTROL SYSTEM INSTALLED IN ACCORDANCE TO THE EROSION CONTROL PLAN.
8.	INSPECT THE CONSTRUCTED EROSION CONTROL MEASURES AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE EACH WEEK AND MAKE NEEDED REPAIRS.
9.	ALLOW THE ENGINEER TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
10.	KEEP A COPY OF THE APPROVED EROSION CONTROL PLAN ON THE SITE.
11.	ALL AREAS BEING SEEDED SHOULD HAVE A MINIMUM OF 4 INCHES OF SUITABLE SOIL.
12.	GRADING CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL TERMINATION NOTICE IS ISSUED.
13.	ALL DISTURBED AREAS SHALL BE RESTORED WITHIN 7 DAYS OF COMPLETION OF WORK WITHIN THESE AREAS. THIS INCLUDES SOIL STOCKPILES, WHICH SHALL BE STABILIZED BY MULCHING, TEMPORARY SEEDING, SOODING OR COVERING W/ TARPS.
14.	GRADE & DRAINEL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEVICES AFTER SITE STABILIZATION.

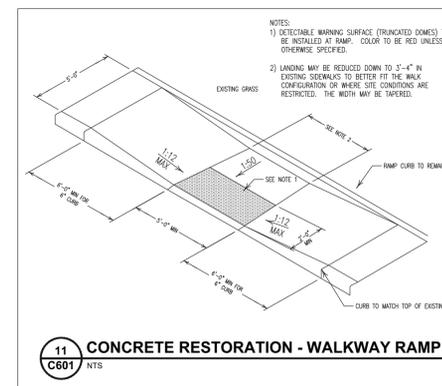
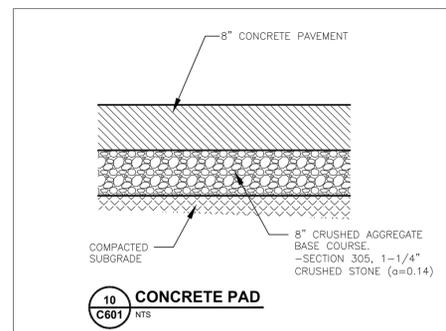
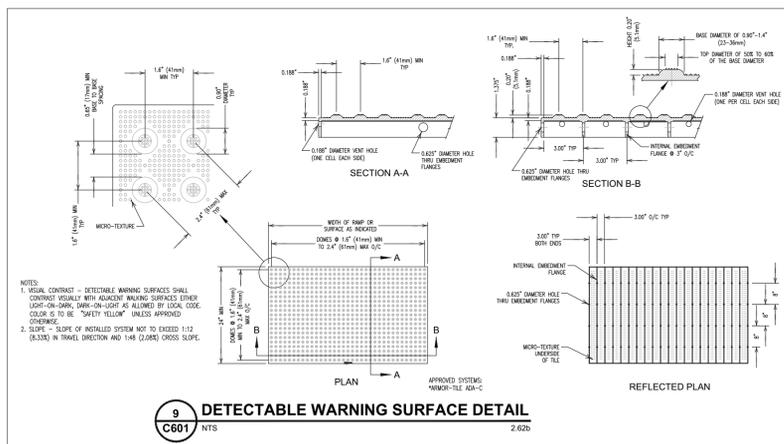
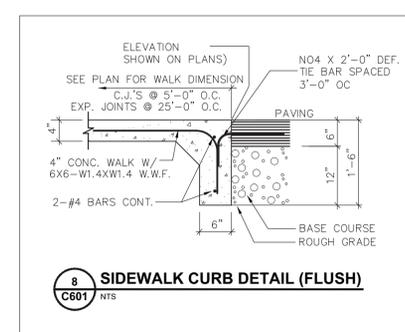
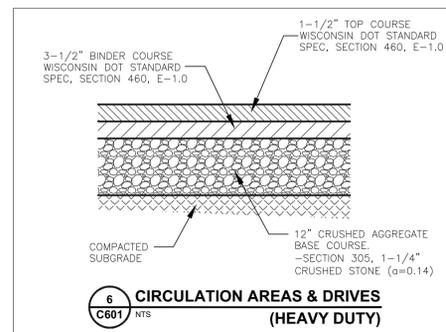
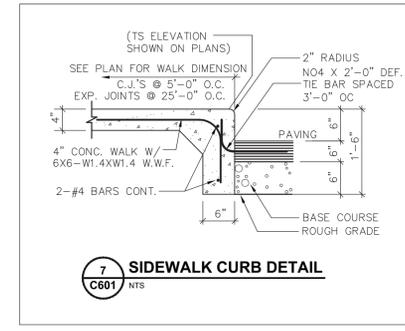
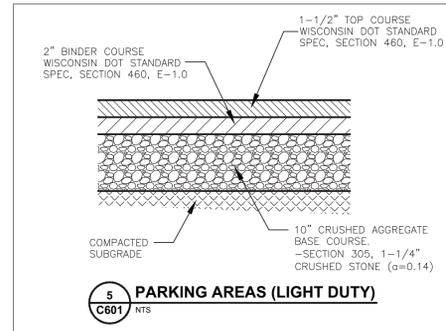
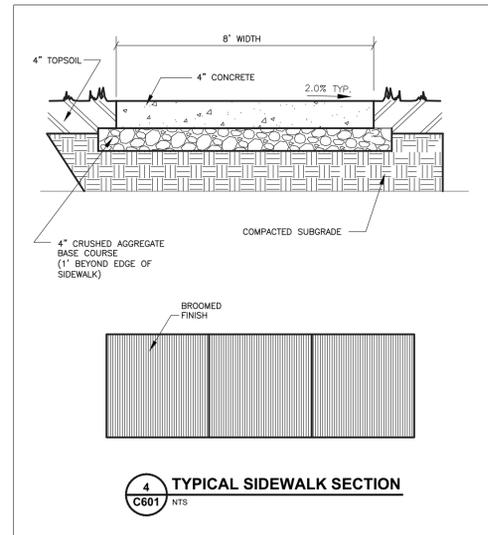
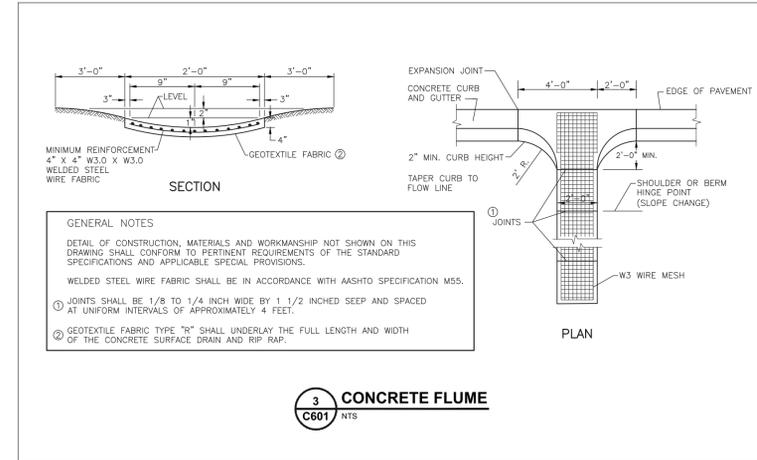
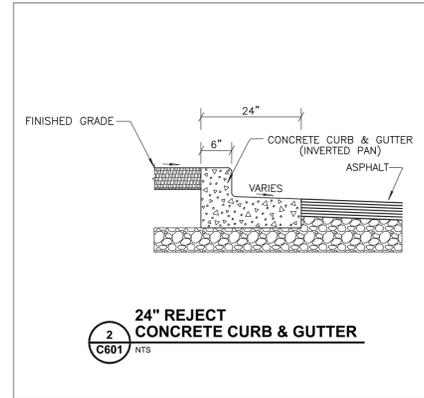
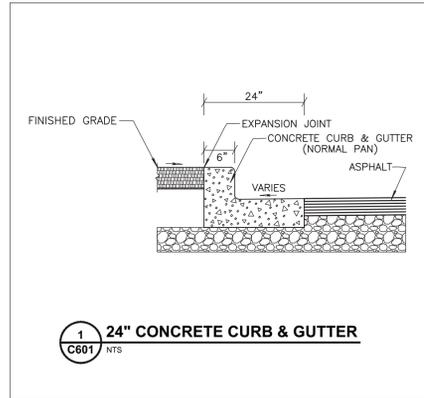
EROSION CONTROL PLAN KEY LEGEND	
1	SILT FENCE (1) C402
2	TRACKING PROTECTION (2) C402
3	INLET PROTECTION TYPES A,B,C, & D (3) C402
4	INLET PROTECTION TYPE D-M (4) C402
5	INLET PROTECTION TYPE D-HR (5) C402
6	SANDBAG CULVERT PIPE DITCH CHECK (6) C402
7	DEWATERING DETAIL (7) C402
8	EROSION CONTROL MAT DETAIL (CLASS 1, TYPE A) (8) C402
9	EROSION CONTROL MAT DETAIL (CLASS 1, TYPE B) (9) C402
10	SEDIMENT LOG INLET PROTECTION (10) C402
11	SEDIMENT LOG CHANNEL DITCH CHECK (11) C402
12	SEDIMENT LOG CHANNEL DITCH CHECK (12) C402

TOPOGRAPHIC LEGEND	
1"	1" x 1" IRON PIPE SET
1-1/4"	1-1/4" x 1-1/4" IRON PIPE SET
2"	2" x 2" IRON PIPE SET
3"	3" x 3" IRON PIPE SET
4"	4" x 4" IRON PIPE SET
6"	6" x 6" IRON PIPE SET
8"	8" x 8" IRON PIPE SET
10"	10" x 10" IRON PIPE SET
12"	12" x 12" IRON PIPE SET
14"	14" x 14" IRON PIPE SET
16"	16" x 16" IRON PIPE SET
18"	18" x 18" IRON PIPE SET
20"	20" x 20" IRON PIPE SET
24"	24" x 24" IRON PIPE SET
30"	30" x 30" IRON PIPE SET
36"	36" x 36" IRON PIPE SET
42"	42" x 42" IRON PIPE SET
48"	48" x 48" IRON PIPE SET
54"	54" x 54" IRON PIPE SET
60"	60" x 60" IRON PIPE SET
66"	66" x 66" IRON PIPE SET
72"	72" x 72" IRON PIPE SET
78"	78" x 78" IRON PIPE SET
84"	84" x 84" IRON PIPE SET
90"	90" x 90" IRON PIPE SET
96"	96" x 96" IRON PIPE SET
102"	102" x 102" IRON PIPE SET
108"	108" x 108" IRON PIPE SET
114"	114" x 114" IRON PIPE SET
120"	120" x 120" IRON PIPE SET
126"	126" x 126" IRON PIPE SET
132"	132" x 132" IRON PIPE SET
138"	138" x 138" IRON PIPE SET
144"	144" x 144" IRON PIPE SET
150"	150" x 150" IRON PIPE SET
156"	156" x 156" IRON PIPE SET
162"	162" x 162" IRON PIPE SET
168"	168" x 168" IRON PIPE SET
174"	174" x 174" IRON PIPE SET
180"	180" x 180" IRON PIPE SET
186"	186" x 186" IRON PIPE SET
192"	192" x 192" IRON PIPE SET
198"	198" x 198" IRON PIPE SET
204"	204" x 204" IRON PIPE SET
210"	210" x 210" IRON PIPE SET
216"	216" x 216" IRON PIPE SET
222"	222" x 222" IRON PIPE SET
228"	228" x 228" IRON PIPE SET
234"	234" x 234" IRON PIPE SET
240"	240" x 240" IRON PIPE SET
246"	246" x 246" IRON PIPE SET
252"	252" x 252" IRON PIPE SET
258"	258" x 258" IRON PIPE SET
264"	264" x 264" IRON PIPE SET
270"	270" x 270" IRON PIPE SET
276"	276" x 276" IRON PIPE SET
282"	282" x 282" IRON PIPE SET
288"	288" x 288" IRON PIPE SET
294"	294" x 294" IRON PIPE SET
300"	300" x 300" IRON PIPE SET
306"	306" x 306" IRON PIPE SET
312"	312" x 312" IRON PIPE SET
318"	318" x 318" IRON PIPE SET
324"	324" x 324" IRON PIPE SET
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336"	336" x 336" IRON PIPE SET
342"	342" x 342" IRON PIPE SET
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354"	354" x 354" IRON PIPE SET
360"	360" x 360" IRON PIPE SET
366"	366" x 366" IRON PIPE SET
372"	372" x 372" IRON PIPE SET
378"	378" x 378" IRON PIPE SET
384"	384" x 384" IRON PIPE SET
390"	390" x 390" IRON PIPE SET
396"	396" x 396" IRON PIPE SET
402"	402" x 402" IRON PIPE SET
408"	408" x 408" IRON PIPE SET
414"	414" x 414" IRON PIPE SET
420"	420" x 420" IRON PIPE SET
426"	426" x 426" IRON PIPE SET
432"	432" x 432" IRON PIPE SET
438"	438" x 438" IRON PIPE SET
444"	444" x 444" IRON PIPE SET
450"	450" x 450" IRON PIPE SET
456"	456" x 456" IRON PIPE SET
462"	462" x 462" IRON PIPE SET
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474"	474" x 474" IRON PIPE SET
480"	480" x 480" IRON PIPE SET
486"	486" x 486" IRON PIPE SET
492"	492" x 492" IRON PIPE SET
498"	498" x 498" IRON PIPE SET
504"	504" x 504" IRON PIPE SET
510"	510" x 510" IRON PIPE SET
516"	516" x 516" IRON PIPE SET
522"	522" x 522" IRON PIPE SET
528"	528" x 528" IRON PIPE SET
534"	534" x 534" IRON PIPE SET
540"	540" x 540" IRON PIPE SET
546"	546" x 546" IRON PIPE SET
552"	552" x 552" IRON PIPE SET
558"	558" x 558" IRON PIPE SET
564"	564" x 564" IRON PIPE SET
570"	570" x 570" IRON PIPE SET
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606"	606" x 606" IRON PIPE SET
612"	612" x 612" IRON PIPE SET
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624"	624" x 624" IRON PIPE SET
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636"	636" x 636" IRON PIPE SET
642"	642" x 642" IRON PIPE SET
648"	648" x 648" IRON PIPE SET
654"	654" x 654" IRON PIPE SET
660"	660" x 660" IRON PIPE SET
666"	666" x 666" IRON PIPE SET
672"	672" x 672" IRON PIPE SET
678"	678" x 678" IRON PIPE SET
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876"	876" x 876" IRON PIPE SET
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894"	894" x 894" IRON PIPE SET
900"	900" x 900" IRON PIPE SET
906"	906" x 906" IRON PIPE SET
912"	912" x 912" IRON PIPE SET
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924"	924" x 924" IRON PIPE SET
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1356"	1356" x 1356" IRON PIPE SET
1362"	1362" x 1362" IRON PIPE SET
1368"	1368" x 1368" IRON PIPE SET
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1380"	1380" x 1380" IRON PIPE SET
1386"	1386" x 1386" IRON PIPE SET
1392"	1392" x 1392" IRON PIPE SET
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1488"	1488" x 1488" IRON PIPE SET
1494"	1494" x 1494" IRON PIPE SET
1500"	1500" x 1500" IRON PIPE SET
1506"	1506" x 1506" IRON PIPE SET
1512"	1512" x 1512" IRON PIPE SET
1518"	15

FESTIVAL FOODS: EROSION CONTROL DETAILS



FESTIVAL FOODS: STANDARD DETAILS



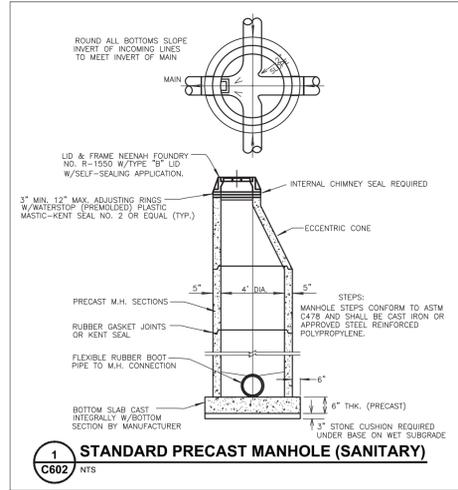
Revisions	Description	Date

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 Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: *[Date]*

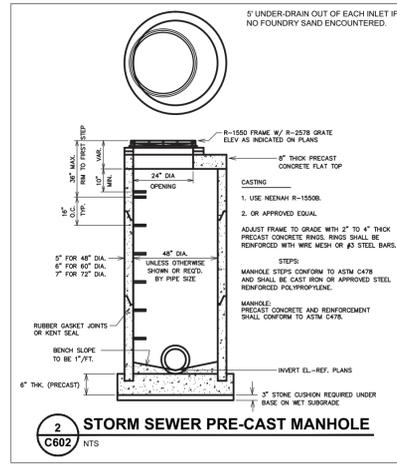
STANDARD DETAILS

NEW STORE FOR:
SKOGEN'S FESTIVAL FOODS
MENASHA, WISCONSIN

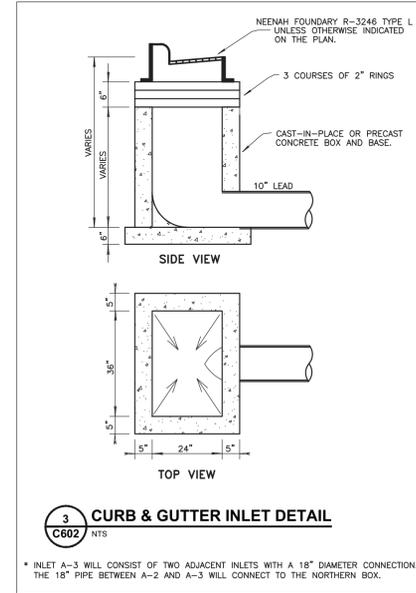
FESTIVAL FOODS: STANDARD DETAILS



1 STANDARD PRECAST MANHOLE (SANITARY)
C602 NTS

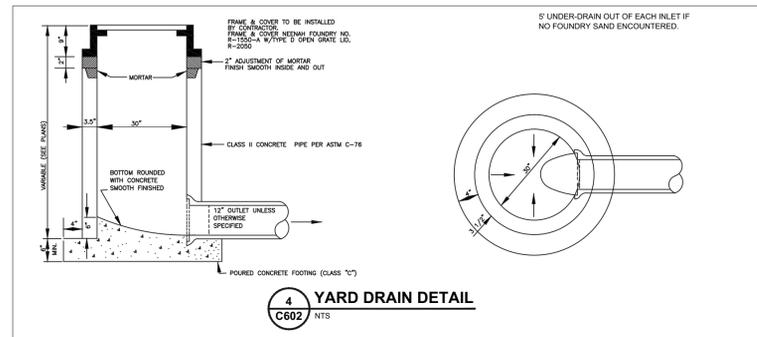


2 STORM SEWER PRE-CAST MANHOLE
C602 NTS

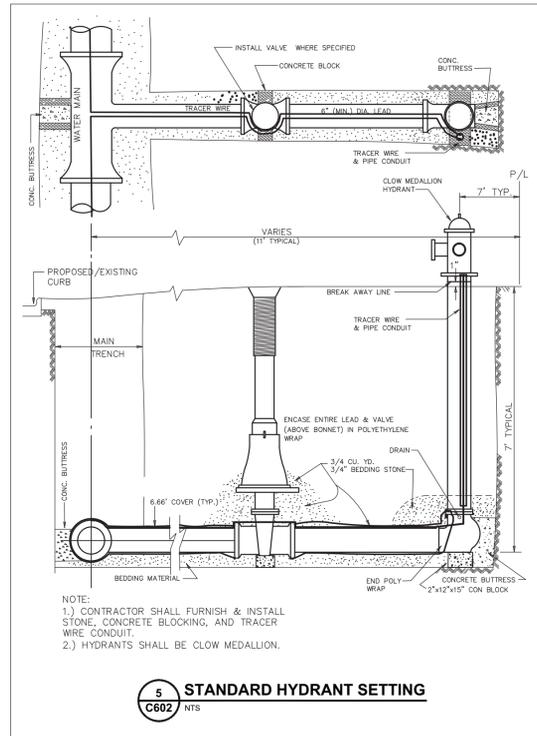


3 CURB & GUTTER INLET DETAIL
C602 NTS

* INLET A-3 WILL CONSIST OF TWO ADJACENT INLETS WITH A 18\"/>

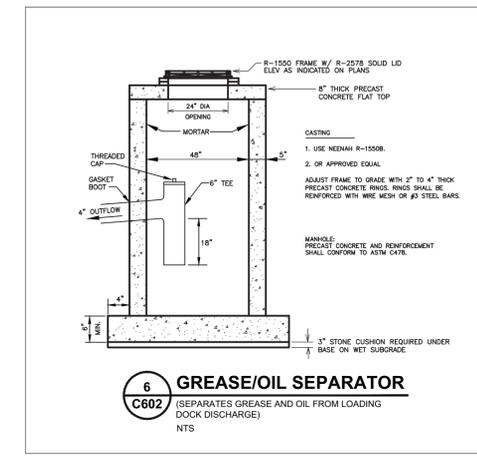


4 YARD DRAIN DETAIL
C602 NTS



5 STANDARD HYDRANT SETTING
C602 NTS

NOTE:
1.) CONTRACTOR SHALL FURNISH & INSTALL STONE, CONCRETE BLOCKING, AND TRACER WIRE CONDUIT.
2.) HYDRANTS SHALL BE CLOW MEDALLION.



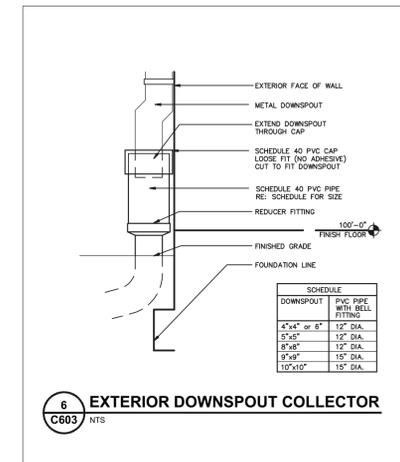
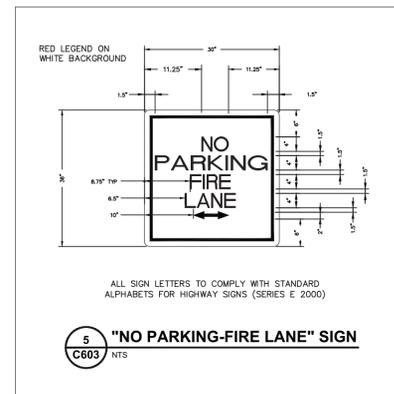
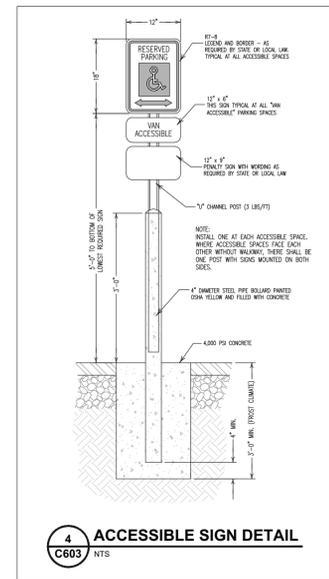
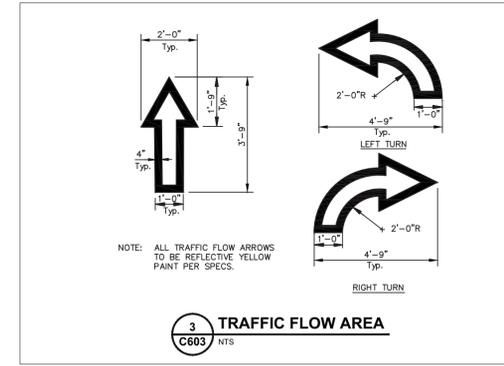
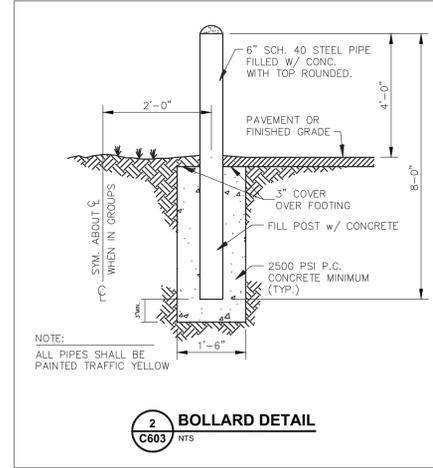
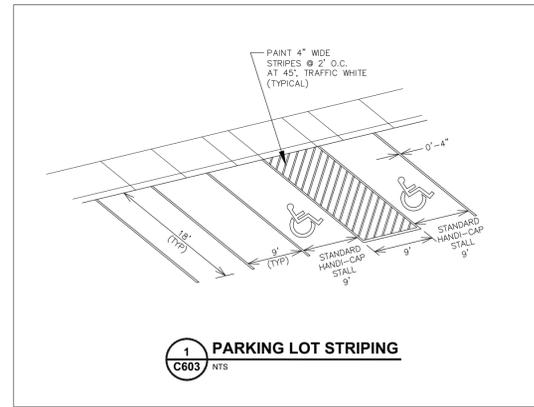
6 GREASE/OIL SEPARATOR
C602 (SEPARATES GREASE AND OIL FROM LOADING DOCK DISCHARGE)
NTS

Revisions	Description	Date

STANDARD DETAILS

NEW STORE FOR:
SKOGEN'S FESTIVAL FOODS
MENASHA, WISCONSIN

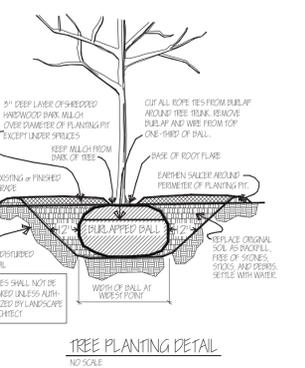
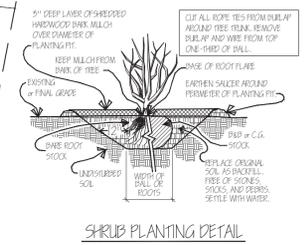
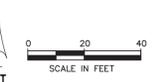
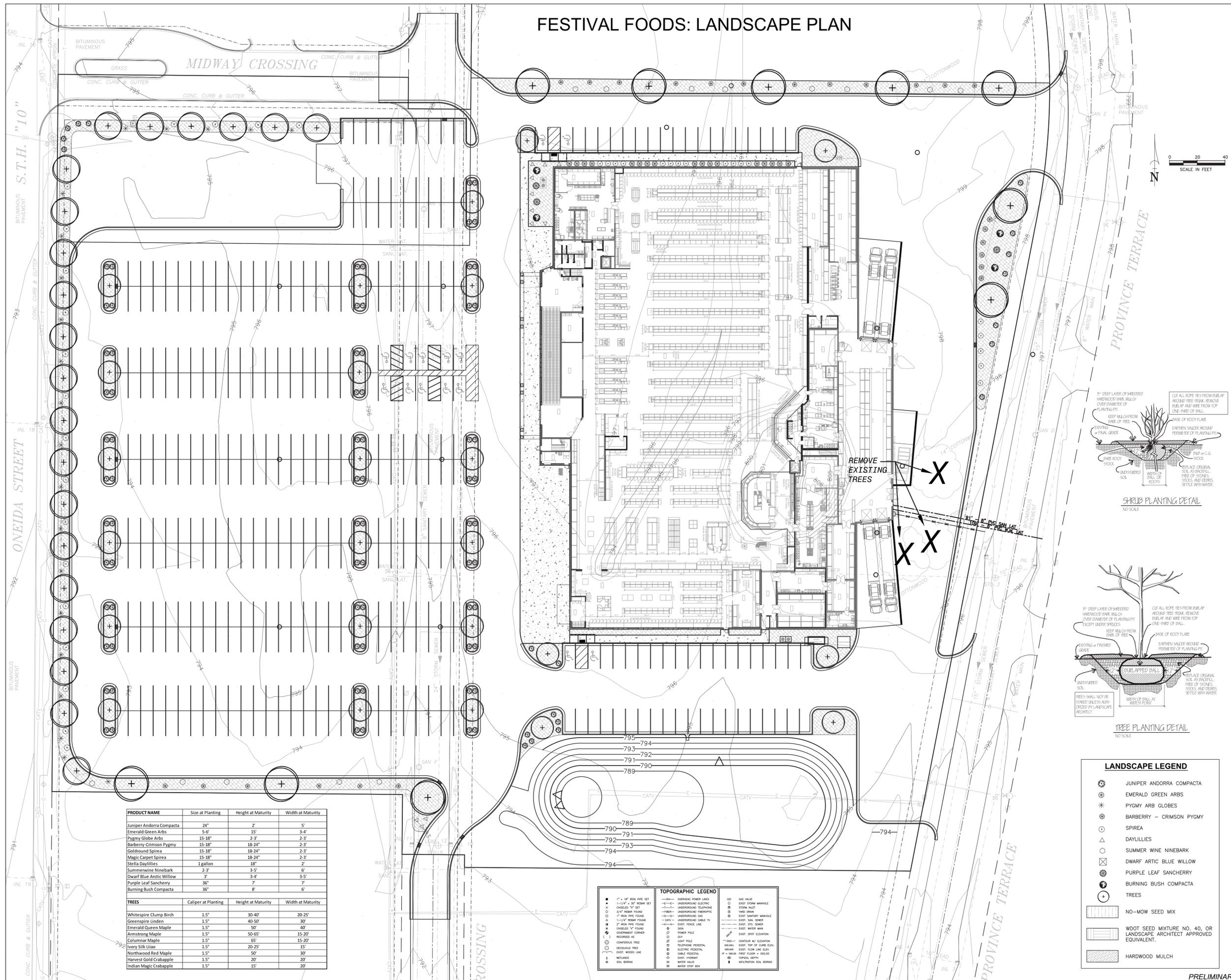
FESTIVAL FOODS: STANDARD DETAILS



Revisions	Description	Date

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FESTIVAL FOODS: LANDSCAPE PLAN



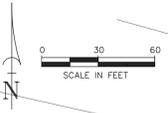
PRODUCT NAME	Size at Planting	Height at Maturity	Width at Maturity
Juniper Andorra Compacta	24"	2'	5'
Emerald Green Arbs	5-6'	15'	3-4'
Pygmy Globe Arbs	15-18"	2-3'	2-3'
Barberry-Crimson Pygmy	15-18"	18-24"	2-3'
Goldround Spiraea	15-18"	18-24"	2-3'
Magic Carpet Spiraea	15-18"	18-24"	2-3'
Stella Daylilies	1 gallon	18"	2'
Summer Wine Ninebark	2-3"	3-5'	6"
Dwarf Blue Arctic Willow	3"	3-4'	3-5'
Purple Leaf Sancherry	36"	7'	7'
Burning Bush Compacta	36"	8'	6'

TREES	Caliper at Planting	Height at Maturity	Width at Maturity
Whitespire Clump Birch	1.5"	30-40'	20-25'
Greenspire Linden	1.5"	40-50'	30'
Emerald Queen Maple	1.5"	50'	40'
Armstrong Maple	1.5"	50-65'	15-20'
Columnar Maple	1.5"	55'	15-20'
Ivory Silk Lilian	1.5"	20-25'	15'
Northwood Red Maple	1.5"	50'	30'
Harvest Gold Crabapple	1.5"	20'	20'
Indian Magic Crabapple	1.5"	15'	20'

TOPOGRAPHIC LEGEND	
1" x 1/2" IRON PIPE SET	OVERHEAD POWER LINES
1-1/2" x 30" IRON SET	UNDERGROUND ELECTRIC
CHISELED "X" SET	UNDERGROUND TELEPHONE
3/4" IRON FOUND	UNDERGROUND FIBROPTIC
1" IRON PIPE FOUND	EXIST. STORM DRAIN
1-1/2" IRON PIPE FOUND	EXIST. SEWER MANHOLE
2" IRON PIPE FOUND	EXIST. SAN SEWER
CHISELED "X" FOUND	EXIST. FIRE LINE
OVERLAP CORNER	EXIST. WATER MAIN
RECORDED AS	EXIST. SPOT ELEVATION
CONTOUR TREE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	60.00, EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	EXIST. FLOW LINE ELEV.
WETLANDS	W/ 10' FEET FLOOR W/ 100.00
SOIL BORING	EXIST. HORWAT
	WATER VALVE
	WATER STOP BOX

LANDSCAPE LEGEND	
(Symbol)	JUNIPER ANDORRA COMPACTA
(Symbol)	EMERALD GREEN ARBS
(Symbol)	PYGYM ARB GLOBES
(Symbol)	BARBERRY - CRIMSON PYGMY
(Symbol)	SPIREA
(Symbol)	DAYLILIES
(Symbol)	SUMMER WINE NINEBARK
(Symbol)	DWARF ARTIC BLUE WILLOW
(Symbol)	PURPLE LEAF SANCHERRY
(Symbol)	BURNING BUSH COMPACTA
(Symbol)	TREES
(Symbol)	NO-MOW SEED MIX
(Symbol)	WOOT SEED MIXTURE NO. 40, OR LANDSCAPE ARCHITECT APPROVED EQUIVALENT.
(Symbol)	HARDWOOD MULCH

FESTIVAL FOODS: SITE LIGHTING PLAN



GENERAL ELECTRICAL SPECIFICATIONS:

- THROUGHOUT SPECIFICATIONS, NOTES, OR DRAWINGS, E.C. CONTRACTOR OR ELEC. CONTR. SHALL INDICATE ELECTRICAL CONTRACTOR.
- ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH ALL PERTINENT CODES. ALL MATERIALS & EQUIPMENT SHALL BE NEW. E.C. SHALL BE RESPONSIBLE FOR INSTALLING A COMPLETE & ACCURATE ELECTRICAL SYSTEM.
- ALL CIRCUITRY SHALL BE ROUTED IN CONDUIT MINIMUM 1" RIGID STEEL AND SCH 40 PVC PIPE SHALL BE USED IN ALL INSTALLATIONS. RIGID STEEL ELBOWS AND PVC PIPING SHALL BE STANDARD. FITTINGS SHALL BE THREADED RIGID STEEL AND GLEED PVC. ALL WIRING SHALL BE GORPAC AND SHALL BE #0 THIN MINIMUM. COLOR CODING SHALL BE USED FOR ALL WIRE.
- LIGHT FIXTURES INDICATED IN FIXTURE SCHEDULE ARE FIXTURES TO BE INCLUDED IN E.C. BASE BID. NO SUBSTITUTIONS SHALL BE ACCEPTED PRIOR TO AWARDED OF ELECTRICAL CONTRACT.
- SHOULD THE ELEC. CONTR. IN DISAGREEMENT OVER THE ELECTRICAL PLANS AND SPECIFICATIONS RECOGNIZE ANY POINTS WHICH TO THEM SEEM TO BE INADEQUATELY OR IMPROPERLY CARED FOR OR ANY NECESSARY ITEMS OR EQUIPMENT Omitted TO THE EXTENT OF IMPAIRING THE SYSTEMS INTEGRITY OR THE GUARANTEE WHICH THE E.C. SHALL BE PROVIDING, IT IS THE RESPONSIBILITY OF THE E.C. TO STATE SUCH CONDITIONS TO THE ELECTRICAL DESIGNER IN WRITING IMMEDIATELY SO AS TO CORRECT SUCH ITEMS DURING THE BID PROCESS. IF THIS CONDITION IS NOT COMPLIED WITH, IT SHALL BE ASSUMED THAT THE SYSTEMS COVERED ON THESE DOCUMENTS ARE SATISFACTORY TO THE E.C. & THEY SHALL BE HELD BOUND TO THEIR GUARANTEE.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8%	21.4%	0.0%	N/A	N/A

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	File	Lumens	LLF	Watts
⊕	A	6	EXT598RLK	65W T5HO CLAMP 47.5x18.125x1.125POLE MNT AREA LUMINAIRE SYMMETRIC MCH REFLECTOR W/ CLEAR MAGNOL LENS GE BALLAST PSE64MYPR80G & GES24MYPR90F WATTS=48	EXT5912-20- 1015800Jm	4800	0.75	1302
⊕	B	12	EXT598RLK	65W T5HO CLAMP 47.5x18.125x1.125POLE MNT AREA LUMINAIRE SYMMETRIC MCH REFLECTOR W/ CLEAR MAGNOL LENS GE BALLAST PSE64MYPR80G & GES24MYPR90F WATTS=48	EXT5912-20- 1015800Jm	4800	0.75	348
⊕	C	2	EXT598RLK	65W T5HO CLAMP 47.5x18.125x1.125POLE MNT AREA LUMINAIRE SYMMETRIC MCH REFLECTOR W/ CLEAR MAGNOL LENS GE BALLAST PSE64MYPR80G & GES24MYPR90F WATTS=48	EXT5912-20- 1015800Jm	4800	0.75	696
⊕	D	4	EXT598RLK	65W T5HO CLAMP 47.5x18.125x1.125POLE MNT AREA LUMINAIRE SYMMETRIC MCH REFLECTOR W/ CLEAR MAGNOL LENS GE BALLAST PSE64MYPR80G & GES24MYPR90F WATTS=48	EXT5912-20- 1015800Jm	4800	0.75	1044

