City of Menomonie
City Clerk
800 Wilson Avenue
Menomonie, WI 54751
Phone – 715/232-2180
Fax – 715/235-0888
www.menomonie-wi.gov

May 13, 2020

Dear Property Owner/Tenant:

You are invited to appear at Plan Commission and City Council public hearings for a Planned Unit Development located at

Plan Commission - to be held via Zoom, **Tuesday, May 26, 2020**, at 7:00 p.m. or in the Council Chambers on the third floor of City Hall, 800 Wilson Ave, at which time all interested persons will be given opportunity to express their opinions on the following:

- **Planned Unit Development**– See the Map

City Council - to be held via Zoom, **Monday, June 1, 2020**, at 7:00 p.m. or in the Council Chambers on the third floor of City Hall, 800 Wilson Ave, at which time all interested persons will be given opportunity to express their opinions on the following:

- **Planned Unit Development**– See the Map

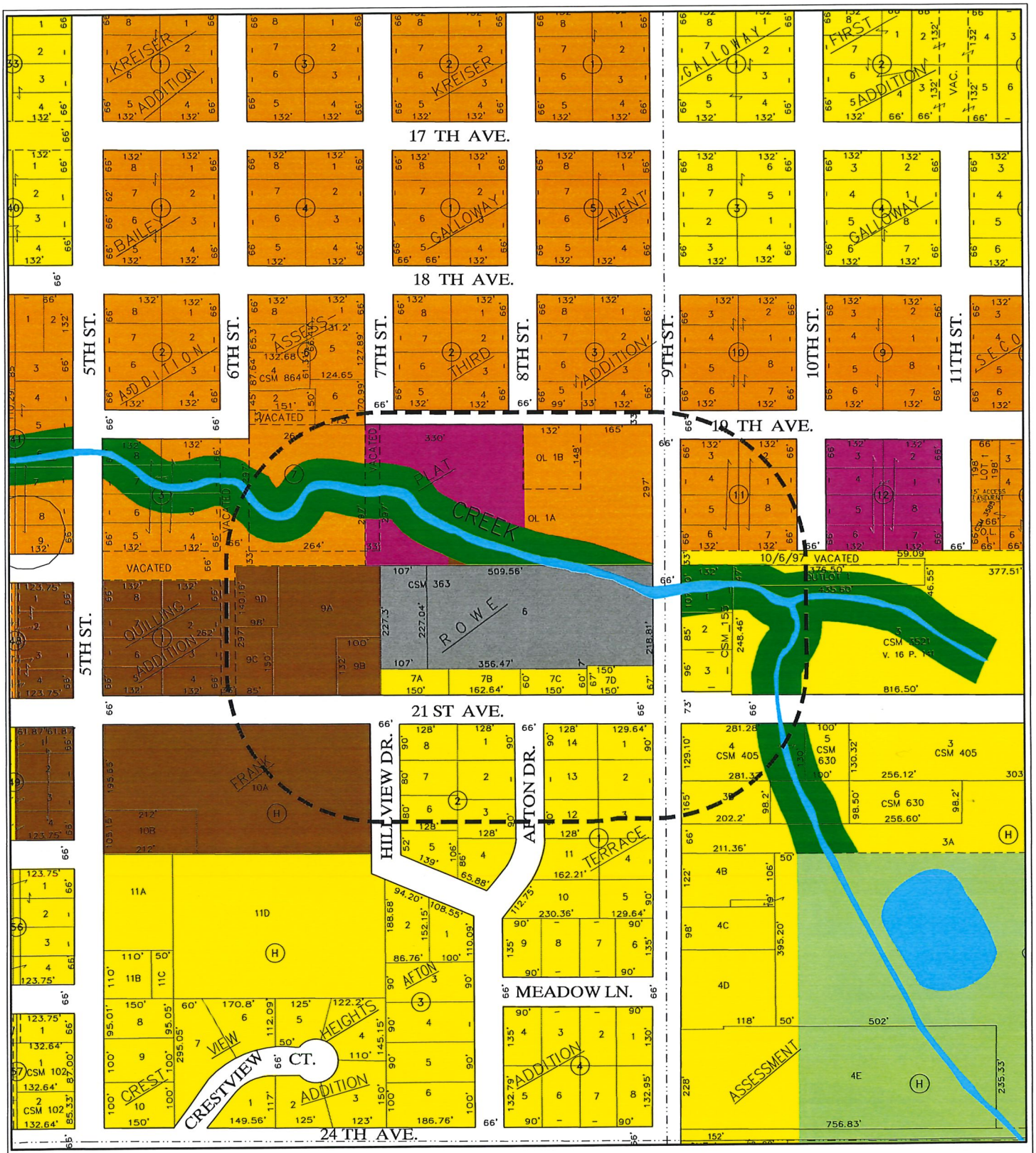
Copies of the PUD Application are available at the City Clerks office at City Hall (715-232-2180) or online at www.menomonie-wi.gov. Oral, as well as written opinions, will be considered. If you have any questions, please call the Public Works Director, Randy Eide, at 715-232-2207, or email Randy at reide@menomonie-wi.gov.

"ZOOM ACCESS"

NOTE: Due to the COVID-19 pandemic, this meeting is being held in person and via Zoom Teleconference / Video Conference or, over the internet by going to https://zoom.us/join (URL for Zoom meeting), or by calling 1 312 626 6799. The Access Code for the **Plan Commission** meeting is 812 0755 0747. The Access Code for the **Council Meeting is** 880 2990 5659.

Individuals appearing in person will be seated in the Council Chambers, subject to the social distancing rules. Space available will be on a first come, first served basis.

Sincerely,
Cally Lauersdorf
Cally Lauersdorf
City Clerk



CITY OF MENOMONIE
PROPOSED P.U.D.

PROPOSED PLANNED UNIT DEVELOPMENT

350'-NOTIFICATION LIMITS AS REQUIRED BY THE CITY ORDINANCE

SCALE: 0 150 300

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 LIMITED MULTIPLE RESIDENTIAL DISTRICT
- R-3 MULTIPLE RESIDENTIAL DISTRICT
- B-2 LOCAL COMMERCIAL DISTRICT
- A AGRICULTURE DISTRICT
- C OPEN DEVELOPMENT CONSERVANCY DISTRICT

Cedar corporation
Menomonie, Wisconsin

R:\BaseMaps\Menomonie\ZONING\R-ZONE-20\GallowayHomes.dwg 04/27/20 11:44:01 AM

APPLICATION FOR
PLANNED UNIT DEVELOPMENT

1. Applicant's Name(s) TREVOR (First) S. (Middle Initial) BOHLAND (Last)

   Address 3420 MAPLE DRIVE, SUITE #4, EAU CLAIRE, WI 54701 (Street) (City) (State, Zip)

   Phone Number _____ (Home) 715-552-1818 (Work)

   Email Address TREVOR@EAUCLAIREREALTY.COM

   Interest in Subject Property BUILDING CONTRACTOR

2. Property Owner's Name(s) TWO RIVERS INVESTMENTS, LLC

   Address N2445 LONG LAKE RD, BIRCHWOOD, WI 54817 (Street) (City) (State, Zip)

   Phone Number 715-205-0763 ~ TYLER TOMESH (~~Home~~) Cell (Work)

3. Address of Subject Property 2003 9TH STREET E, MENOMONIE, WI 54751

4. Legal Description of Subject Property:

   Lot(s) 6
   Block(s) _____
   Addition ROWE FAMILY ADDITION TO MENOMONIE

   Parcel No(s) 1725328133543000051

5. The site of the planned unit development has a frontage of ≈220 feet and a depth of ≈610 feet.

6. The area (in square feet or acres) of the site is 3.18 ACRES

7. The existing use(s) of the subject property is (are) MULTI-FAMILY

8. The existing use(s) of the adjacent property is (are):

North B-2 / R-2
East R-2
South R-1
West R-3

9. The proposed use(s) of the subject property is (are) MULTI-FAMILY (PUD)

10. It is requested that this planned unit development application include the following permit requests:

Rezoning: From _____ to _____
Conditional Use: For _____
Preliminary Plat: Name Gateway Apartments
Single Phase Project: Submit Final Plan
Multiple Phase Project: Submit General Development Plan
Other Discretionary Permits: _____

11. I (we), the undersigned, do hereby make application and petition to the Common Council to amend the Zoning Ordinance and to change the zoning map of the City of Menomonie as requested above, and in support of this application, present the above facts concerning the area proposed for the planned development and the immediate vicinity of the subject site.

Submitted this 24th day of March, 2020

Signatures Tyler A. Tull

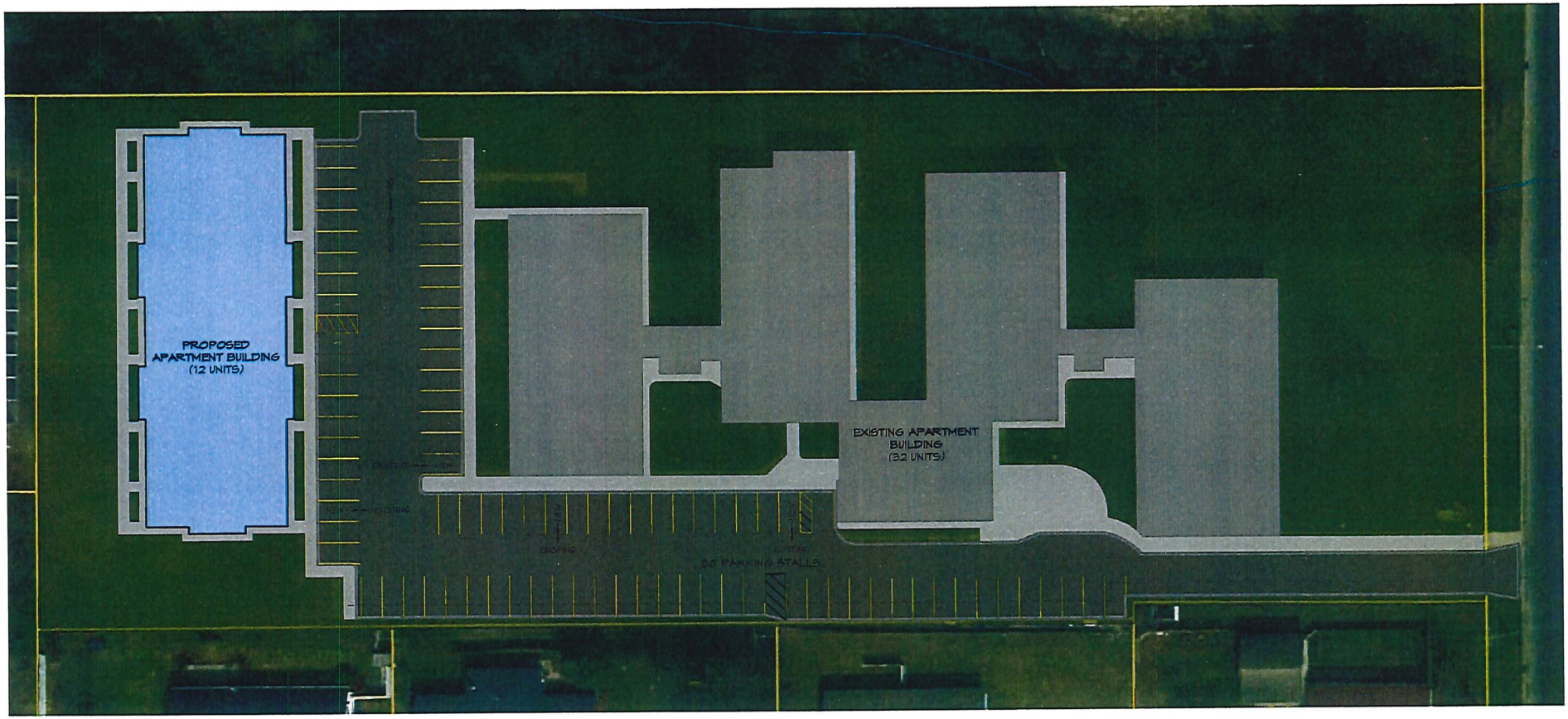
NOTE: Applicant filing fee is $500 payable by check made out to the City of Menomonie. A $250 fee will be charged for each Final Plan submitted for the Planned Unit Development

Receipt # _____
$500 paid _____
Date _____

Receipt # _____
$250 paid _____
Date _____

APARTMENT UNITS
EXISTING = 32
NEW = 12

PARKING REQUIRMENTS
REQUIRED = 88
ACTUAL = 88



1 / A0 SITE PLAN - 12 UNITS
1" = 20'-0"

NORTH
W E
S

RIVER VALLEY ARCHITECTS
3300 Birch Street, Suite 1A | Eau Claire, WI 54703

THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR STATE APPROVAL PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 715.832.0875

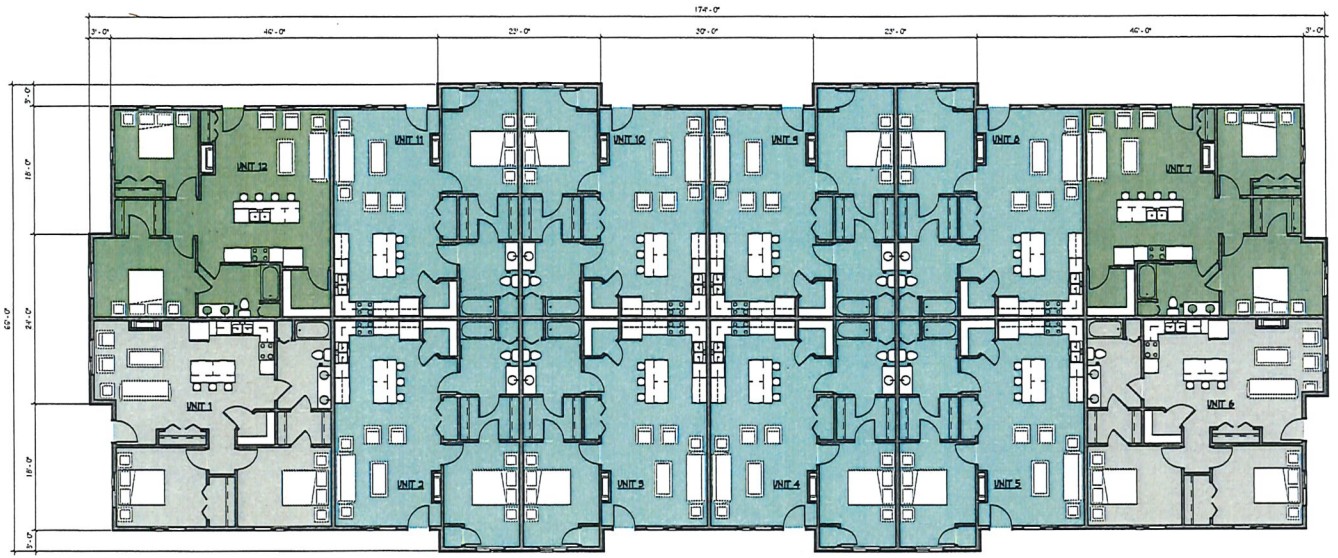
EAU CLAIRE REALTY
GALLOWAY HOMES - 12 UNITS APARTMENT BUILDING
MENOMONIE, WISCONSIN

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

DATE: 01.02.2020
JOB NO. 19-064

SHEET NO. A0

1/2/2020 2:51:07 PM C:\Users\Aaron\Documents\19-064 Galloway Homes_Option 2_A_aronjohnson.rvt



UNIT LEGEND

1 BEDROOM UNIT	829.50 SF
2 BEDROOM UNIT OPTION A	995 SF
2 BEDROOM UNIT OPTION B	995 SF

TOTAL APARTMENT AREA = 10,500 SF

W
S NORTH
E

1 / A1 FIRST FLOOR PLAN
1/8" = 1'-0"

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DATE: 01.02.2020
JOB NO. 19-064

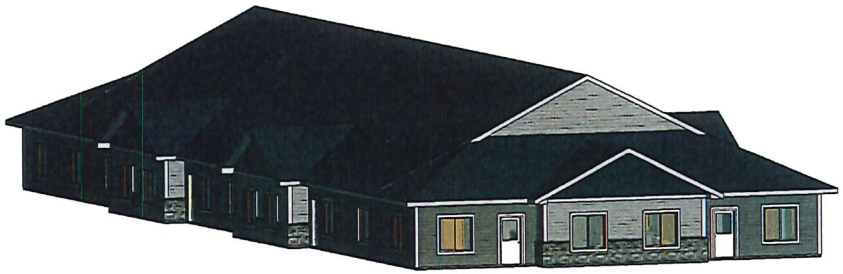
SHEET NO. A1

10/2020 2:41:59 PM C:\Users\Aaron\Documents\19-064 Galloway Homes_12 Units_A_aron@revit.rvt

GENERAL NOTES

A. 3D VIEWS ARE FOR INFORMATION ONLY AND ARE NOT A PART OF THE CONTRACT DOCUMENTS. THEY DO NOT INDICATE ALL DETAILS. CHANGES IN MATERIAL AND JOINTS.

1 AE201 3D VIEW - NORTHWEST



2 AE201 3D VIEW - SOUTHEAST

NOT FOR CONSTRUCTION - SD

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3300 Birch Street, Suite 1A | Eau Claire, WI 54703

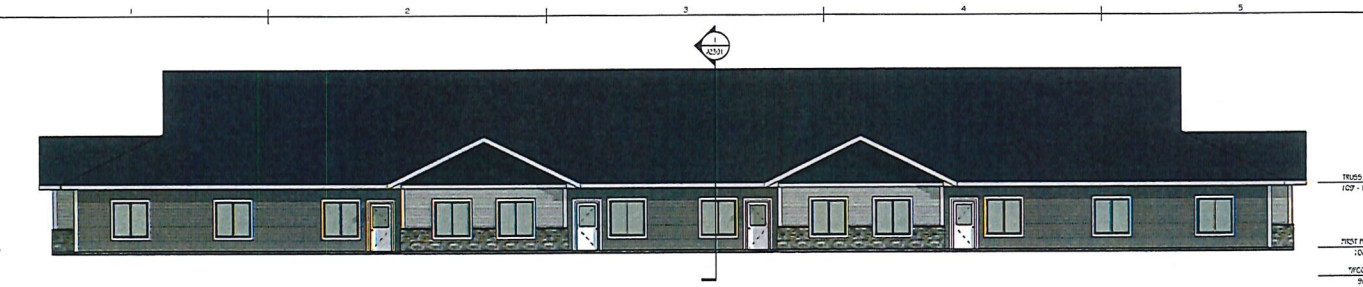
EAU CLAIRE REALTY
GALLOWAY HOMES - 12 UNITS
MENOMONIE, WISCONSIN

MARK	DATE	DESCRIPTION

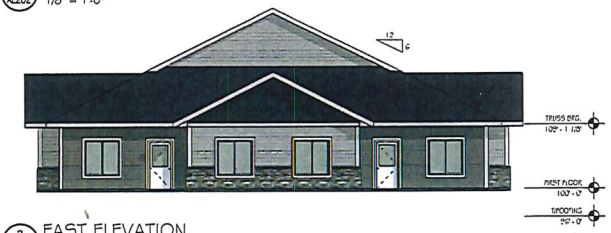
DRAWN BY: CMB
PM: LF
JOB NO: 19-064
DATE: 04.03.20

EXTERIOR 3D VIEWS

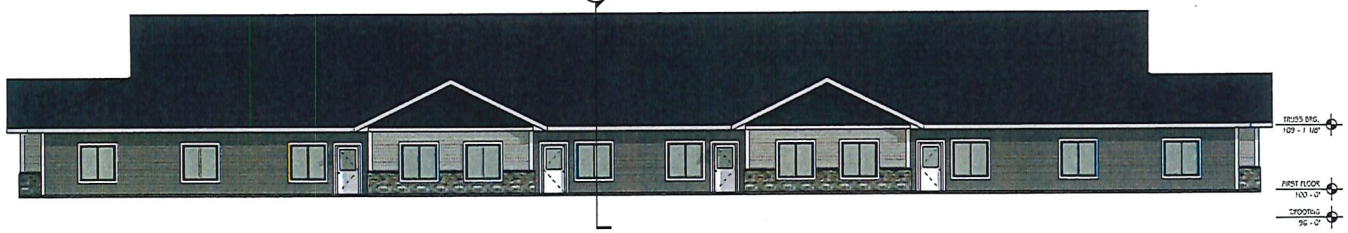
AE201



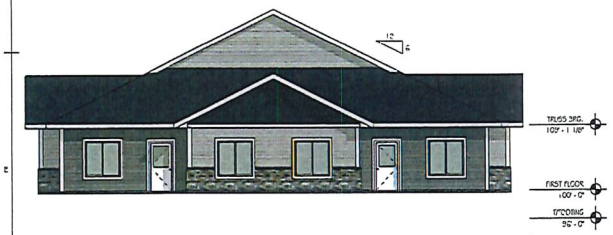
1 NORTH ELEVATION
AE202 1/8" = 1'-0"



2 EAST ELEVATION
AE202 1/8" = 1'-0"



3 SOUTH ELEVATION
AE202 1/8" = 1'-0"



4 WEST ELEVATION
AE202 1/8" = 1'-0"

FINISH LEGEND

- 6" LAP SIDING - HORIZ. DRYWOOD
- CULTURED STONE
- 6" LAP SIDING - HORIZ. METROPOLITAN GREY
- SHAKE SIDING

NOTES

NOT FOR CONSTRUCTION - SD

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EAU CLAIRE REALTY
GALLOWAY HOMES - 12 UNITS
MENOMONIE, WISCONSIN

MARK	DATE	DESCRIPTION

DRAWN BY: Author
PM: UP
JOB NO: 19-064
DATE: 04.03.20

EXTERIOR ELEVATIONS

AE202

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GALLOWAY HOMES
EAU CLAIRE REALTY
12 UNITS APT. BLDG
MENOMONIE, WISCONSIN

VICINITY MAP

811 Know what's below. Call before you dig.

PROJECT LOCATION

CONTACTS	
DIRECTOR OF PUBLIC WORKS	CITY OF MENOMONIE RANDY EIDE (715) 232-2207
MENOMONIE STREET DEPT.	CITY OF MENOMONIE BRUCE HEATH (715) 232-2302
WATER	CITY OF MENOMONIE-WATER SUPERINTENDENT JEREMY HOYT (715) 232-2395
SANITARY	CITY OF MENOMONIE-WASTEWATER SUPERINTENDENT PAUL STERK (715) 232-2249
TELEPHONE	AT&T MARSHA FLATER (715) 839-5813
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
GAS	XCEL ENERGY ATTN: MIKE JOHNSON (715) 232-7415
FIRE DEPT.	CITY OF MENOMONIE (715) 232-2414

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

LEGEND

EXISTING	PROPOSED
	BENCHMARK
	CONTROL POINT
	SIGN
	CURB STOP
	WELL
	HYDRANT
	GATE VALVE
	CURB INLET
	AREA DRAIN
	SAN MH
	STORM MH
	SAN CLEANOUT
	GAS MANHOLE
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUY POLE
	PULL BOX
	ELEC PED
	CABLE PED
	MAILBOX
	TELE PED
	IRON PIPE
	ROW POST
	REBAR
W	WATER MAIN
SAN	SANITARY SEWER
STM	STORM SEWER
OH	OVERHEAD UTILITY
T	TELEPHONE LINE
G	GAS LINE
E	ELECTRIC LINE
TV	CABLE TV LINE
	TREELINE
	EXISTING TREES
	MARSH
X	FENCE LINE
O	WOVEN WIRE FENCE
	SILT FENCE
	RETAINING WALL
870	CONTOURS MAJOR
	910 CONTOURS MINOR

LOCATION MAP

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF MENOMONIE		
DSPS- EXTERIOR PLUMBING		

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
C-100	TITLE SHEET
C-200	EXISTING CONDITIONS & DEMOLITION PLAN
C-300	SITE PLAN
C-400	UTILITY PLAN
C-500	GRADING PLAN
C-600	EROSION CONTROL PLAN
C-700	DETAILS

AEC PROJECT #:20016 PLANS DATED: APRIL 2020

PROJECT ARCHITECT:
RIVER VALLEY ARCHITECTS
ATTN: LINDA POWERS
3300 BIRCH STREET, STE 1A
EAU CLAIRE, WI 54703
PHONE: 715.832.0875
EMAIL: linda@rivervalleyarchitects.com

CLIENT:
TWO RIVERS INVESTMENTS, LLC
ATTN: TREVOR BOHLAND
3420 MALL DRIVE STE #4
EAU CLAIRE, WI 54701
PHONE: 715.552.1818
EMAIL: trevor@eauclairerealty.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@ris-aec.com

AEC
ADVANCED ENGINEERING CONCEPTS
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INFO@AEC.ENGINEERING

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MENOMONIE, WISCONSIN

CD SET - 05-08-2020

DRAWN BY:
PM:
JOB NO: 19-064
DATE: 05.08.2020
AEC JOB #: 20016
TITLE SHEET
C100

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. CONTRACTOR TO REMOVE EXISTING TREES AND SHRUBS AS NEEDED FOR PROPOSED SANITARY AND WATER SERVICE INSTALLATION.
9. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OR THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

LEGEND

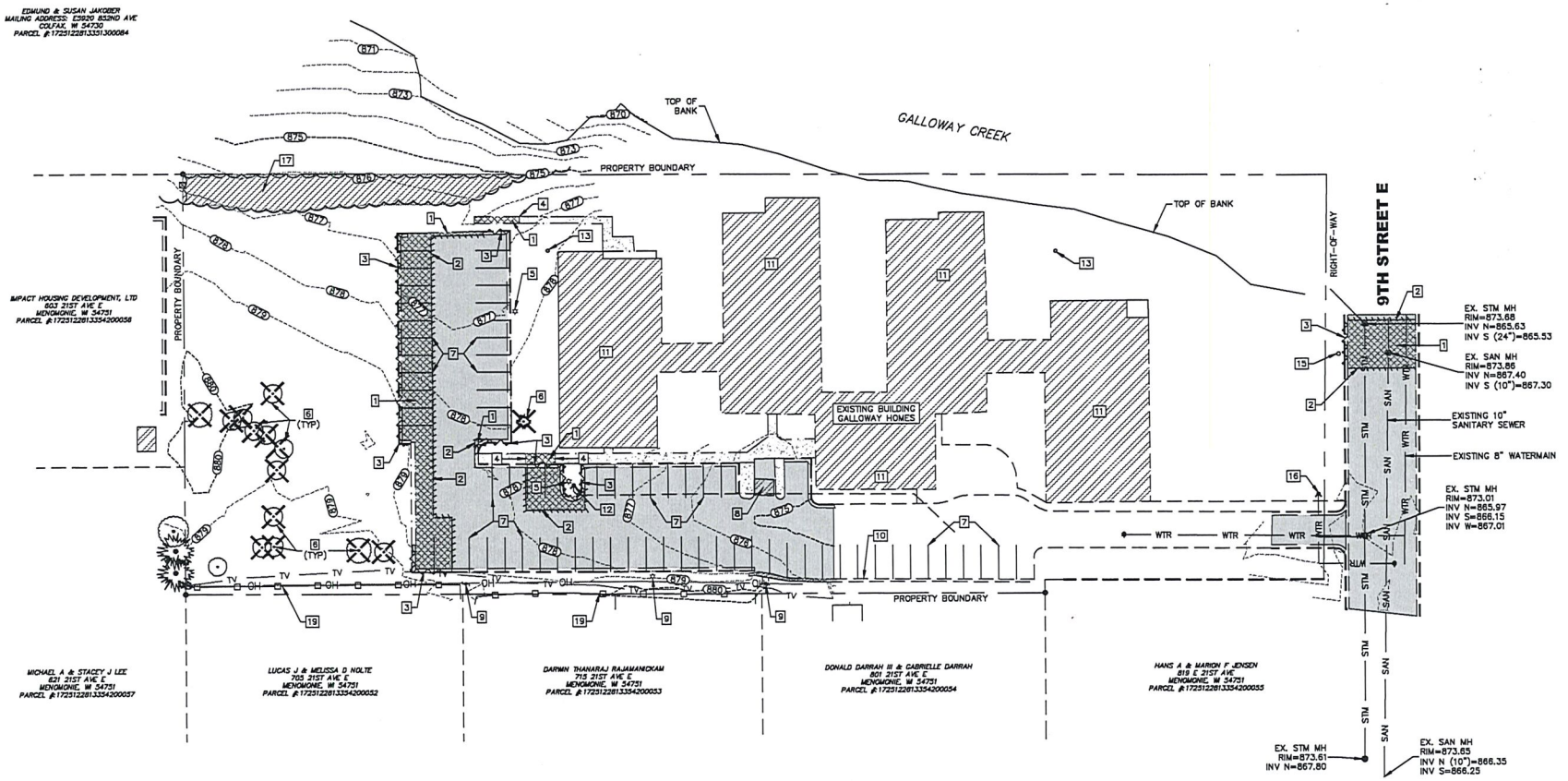
- EXISTING CONTOURS-MNR (1105)
- EXISTING CONTOURS-MJR (1105)
- CLEAR & GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL-DEPTH SAWCUT
- REMOVE CURB & GUTTER
- REMOVE EXISTING TREES

EXISTING CONDITIONS KEY NOTES: [1]

1= REMOVE EXISTING PAVEMENT
2= FULL-DEPTH SAWCUT
3= REMOVE EX. CURB & GUTTER
4= SAWCUT SIDEWALK OR REMOVE TO NEAREST JOINT
5= REMOVE EX. LIGHT POLE
6= REMOVE TREES
7= REMOVE EXISTING PAINT STRIPING
8= EXISTING GARBAGE BLDG TO REMAIN
9= EXISTING LIGHT POLE TO REMAIN
10= EXISTING RETAINING WALL TO REMAIN
11= EXISTING BUILDING TO REMAIN
12= EXISTING HYDRANT TO BE RELOCATED
13= EXISTING SATELLITE DISH TO REMAIN
14= EXISTING TREES TO REMAIN
15= EXISTING POWER POLE TO REMAIN
16= EXISTING HYDRANT TO REMAIN
17= CLEAR & GRUB TREES
18= REMOVE TREES AS NEEDED FOR SAN & WTR INSTALL
19= EXISTING FENCE TO REMAIN

811 Know what's below. Call before you dig.

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR



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3300 Birch Street, Suite 1A | Eau Claire, WI 54703

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info@aec-engineering
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GALLOWAY HOMES - 12 UNITS APT. BDLG.
MENOMONIE, WISCONSIN

CD SET - 05-08-2020

DRAWN BY:
PM:
JOB NO: 19-064
DATE: 05.08.2020
AEC JOB #: 20016

EXISTING CONDITIONS & DEMOLITION PLAN

C200

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
3. CONTRACTOR TO INSTALL HANDICAP SIGNS PER DETAIL C-800 ON ALL HANDICAP PARKING STALLS. EXACT LOCATION TO BE DETERMINED BY PROJECT MANAGER.
4. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
5. ALL BACK OF CURB RADII ARE 4.5' UNLESS OTHERWISE NOTED.
6. DOWNCAST LIGHTING WILL BE LOCATED ON THE FRONT AND SIDES OF THE NEW BUILDINGS. IN ADDITIONAL TO WALL PACKS AT SERVICE ENTRANCES. ANY NEW EXTERIOR LIGHTING MUST MEET THE CITY'S EXTERIOR LIGHTING MANUAL STANDARDS.
7. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
8. PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248, Type COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.

SITE PLAN KEY NOTES: [1]

1= 5' CONCRETE SIDEWALK
2= PAVEMENT FLUSH W/ SIDEWALK
3= 24" RECEIVE C&G DETAIL C-310
4= 24" REJECT C&G DETAIL C-312
5= TRANSITION FROM C-310 TO C-312
6= TRANSITION FROM C-312 TO FLUSH
7= GRASS SWALE
8= MATCH EX. C&G
9= MATCH EX. PAVEMENT
10= PROPOSED PAINT STRIPING
11= INSTALL CONC. AS NEEDED FOR PATCHING
12= DEPRESSED CURB FLUME DETAIL C-386
13= PROPOSED TREE LINE
14= SMALL MIXED SHRUBS PER LANDSCAPING
15= RETAINING WALL (VARIES IN HEIGHT)
16= PROPOSED BIKE RACK LOCATION
17= LANDSCAPE BUFFER TO RESIDENTIAL
18= TRASH ENCLOSURE (18' X 10')

BITUMINOUS PAVEMENT

1.5"
1.5"
8" BASE COURSE

TYPICAL PAVEMENT SECTION

NOTE: PAVEMENT SECTIONS SHOWN ARE FOR HOLD DOWN CALCULATIONS ONLY. PAVEMENT SECTIONS TO BE DESIGNED BY A GEOTECHNICAL ENGINEER.

GALLOWAY HOMES

LOT SIZE:	138,293 SF (3.17 AC.)
EXISTING IMPERVIOUS AREA:	59,795 SF (1.37 AC.)(43.2%)
PROPOSED USE:	12- UNIT APT.
ZONING:	R-3
PROPOSED BUILDINGS:	10,695 SF
PROPOSED ASPHALT:	3,455 SF
PROPOSED CONCRETE:	4,305 SF
PROPOSED IMPERVIOUS AREA:	18,455 SF
TOTAL SITE IMPERVIOUSNESS:	75,803 SF (54.8%)
TOTAL SITE PERVIOUS AREA:	62,490 SF (45.2%)
STORM WATER TREATMENT:	GRASS SWALE & RIPRAP SETTLEMENT BASIN

PARKING STALL CALCULATIONS:
EXISTING BUILDING: 32 (1 BED UNITS)
PROPOSED BUILDING: 8 (1 BED UNITS) & 4 (2 BED UNITS)
44 UNITS TOTAL (48 BEDS) @ (2 TO 1) = 88 STALLS REQUIRED
BIKE RACK REDUCTION (>10%) = 8 STALLS
80 STALLS REQUIRED
82 STALLS SHOWN
3 ADA STALLS SHOWN

OPEN SPACE AREA CALCULATION:
TOTAL LOT SF (INCLUDING OPEN SPACE)= 138,293 SF
TOTAL REQUIRED OPEN SPACE= 20,744 SF
OS#1= FRONT YARD & BETWEEN EX. BLDG= 18,731 SF
OS#2= BETWEEN EX. BLDG= 3,730 SF
OS#3= BETWEEN EX. BLDG= 1,370 SF
TOTAL OPEN SPACE= 23,831 SF (17.2%)

SETBACKS:
FRONT= 25'
SIDE= 10'
REAR YARD= 25'

Know what's below. Call before you dig. 811

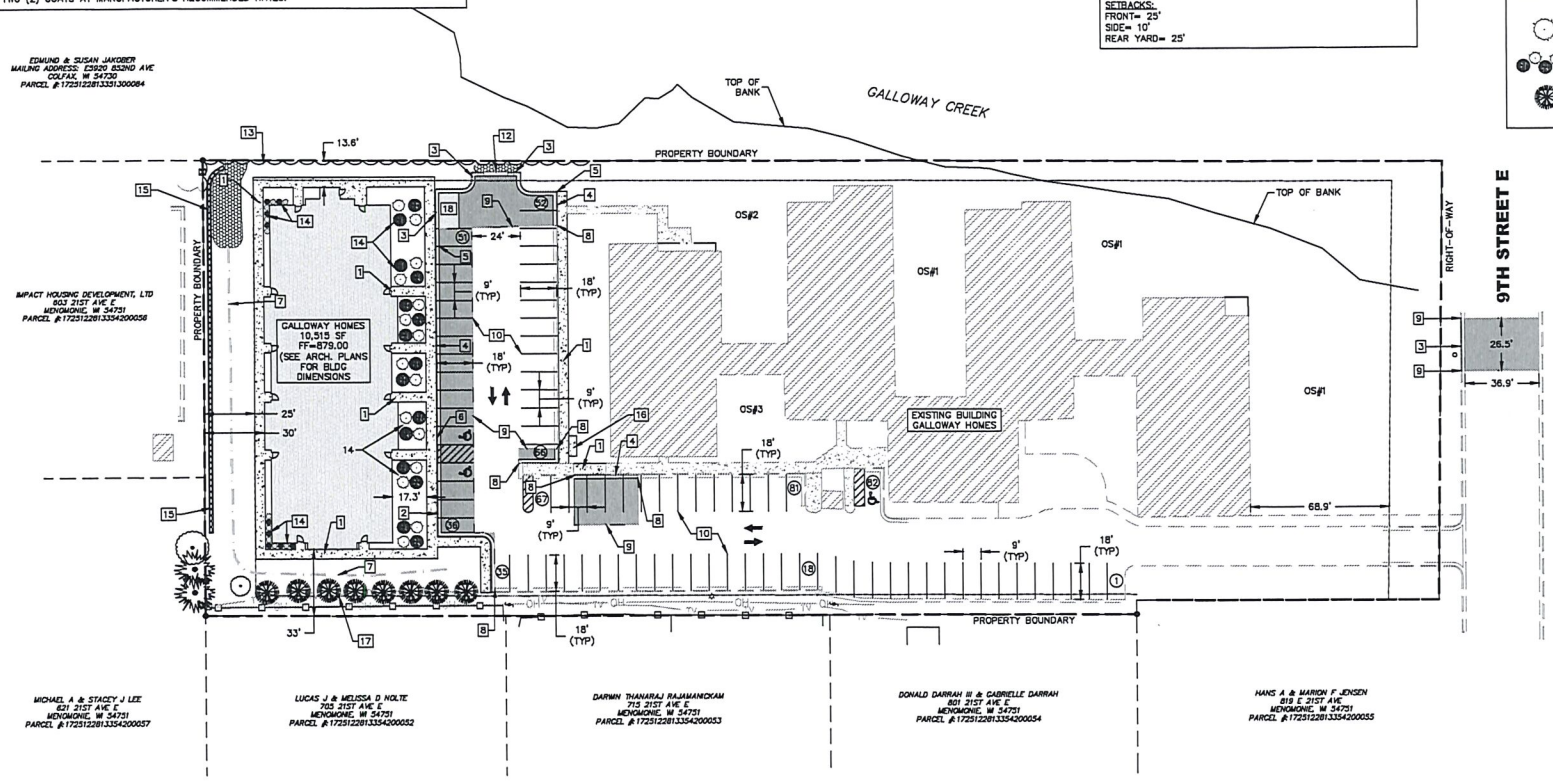
NORTH
0 15 30 60

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR

HATCHING LEGEND
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

LANDSCAPE LEGEND:
- DECIDUOUS TREE
- SMALL MIXED SHRUBS
- EVERGREEN TREE

LANDSCAPING NOTES:
1. LANDSCAPING WILL CONSIST OF SHRUBS AND GROUND COVER PLANTED ADJACENT TO THE EXTERIOR OF THE PROPOSED BUILDING. THE LANDSCAPING WILL BE PROFESSIONALLY INSTALLED PRIOR TO OCCUPANCY.



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EAU CLAIRE REALTY
GALLOWAY HOMES - 12 UNITS APT. BDLG.
MENOMONIE, WISCONSIN

CD SET - 05-08-2020

DRAWN BY:
PM:
JOB NO: 19-064
DATE: 05.06.2020
AEC JOB #: 20016

SITE PLAN
C300

UTILITY NOTES:

1) STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2) SANITARY PIPE SHALL BE SDR 35 PVC AT DEPTHS UP TO 20' AND UNDER FUTURE BUILDING; DEPTHS GREATER THAN 20' MUST BE SDR 26.
3) WATERMAIN SHALL BE CL52 D.I.P.
4) MANHOLES ARE 48"ø UNLESS OTHERWISE NOTED.
5) SILT FENCE AROUND INLETS AND MANHOLES REQUIRED DURING CONSTRUCTION PER DETAIL C-211.
6) MAINTAIN 8' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO STANDARD DETAILS AND SPECIFICATIONS FOR ALL UTILITY INSTALLATION.
7) 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
8) CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
9) STORM PIPING PLACED UNDER BUILDING SHALL ADHERE TO SPS 384 FOR PIPE TYPES AND CLASSES.
10) CONTRACTOR SHALL INSTALL INSULATED SANITARY SEWER PIPE. IN ADDITION INSULATION SHALL BE PLACED AROUND THE PIPE WHEN COVER IS LESS THEN 5.5'.

SANITARY SEWER TABLE		
FITTING	DETAIL	DESCRIPTION
SAN1		CONNECT TO EX. SAN MH
		6" CORE DRILL
		INV=868.30±
SAN2	S-206	6" SANITARY CLEANOUT
		INV=869.30
SAN3	S-206	6" SANITARY CLEANOUT
		INV=870.30
SAN4	S-206	6" SANITARY CLEANOUT
		INV=871.11
SAN5	S-206	6" SANITARY CLEANOUT
		INV=872.11
SAN6	S-206	6" SANITARY CLEANOUT
		INV=873.11
SAN7	S-206	6" SANITARY CLEANOUT
		INV=873.96
SAN8		STUB WITHIN 5' OF BLDG
		INV=874.00± (SEE PLUMBING PLAN)

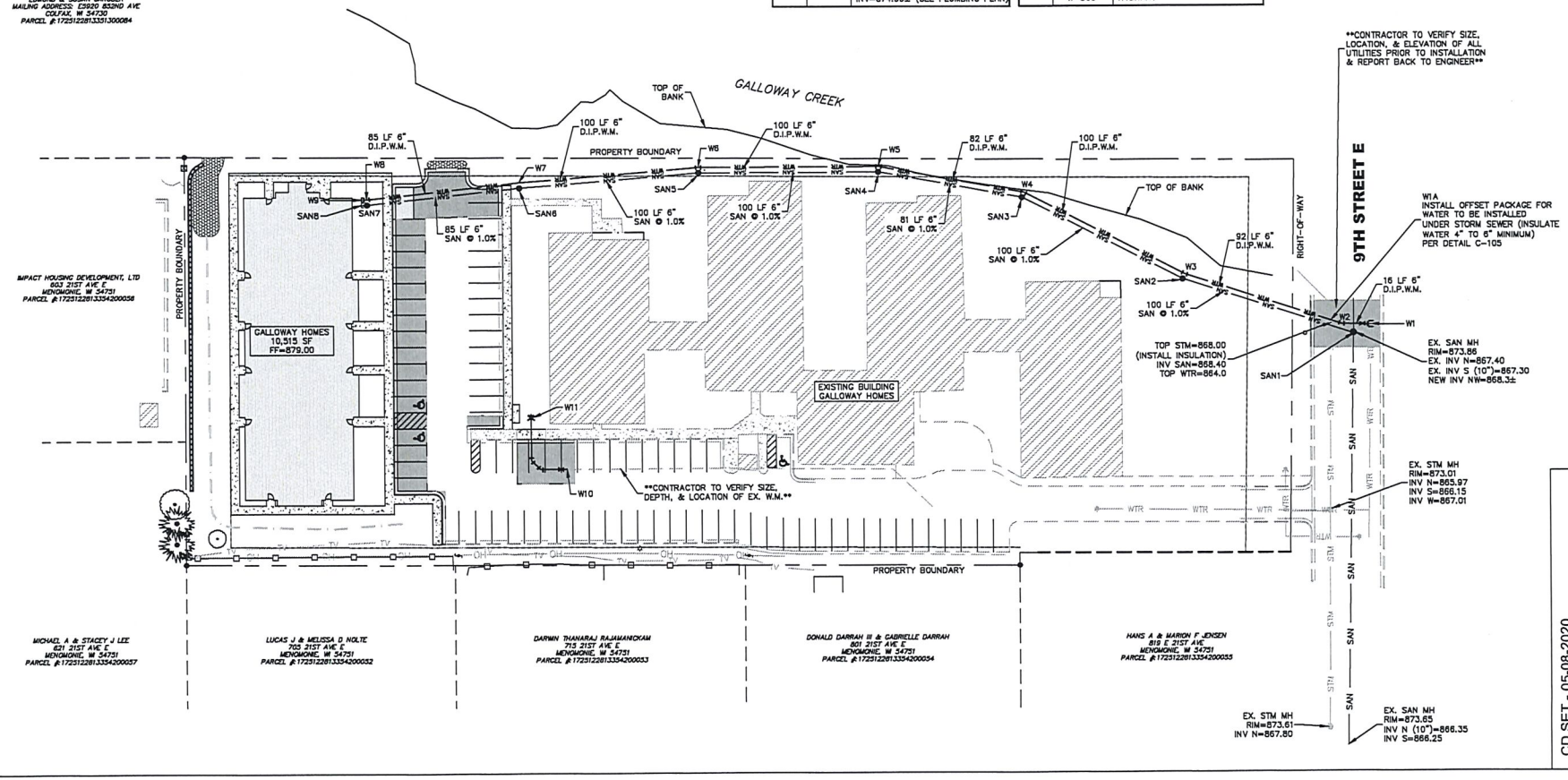
WATERMAIN TABLE		
FITTING	DETAIL	DESCRIPTION
W1		CONNECT TO EX. 8" W.M.
		8" X 6" WETTAP
W1A		6" OFFSET PACKAGE (SEE NOTE)
W2		6"-22.5° BEND
W3		6"-11.25° BEND
W4		6"-22.5° BEND
W5		6"-11.25° BEND
W6		6"-11.25° BEND
W7		DEFLECT 6" D.I.P.W.M. 3°
W8		6"-11.25° BEND
W9		STUB W.M. WITHIN 5' OF BLDG
		TOP W.M.=871.0
W10		CONNECT TO EX. 6" W.M.
	W-200	6" VALVE & BOX
W11		45 LF 6" HYDRANT LEAD
		2X 6"-45° BEND
	W-300	HYDRANT

Know what's below. Call before you dig. 811

NORTH

0 15 30 60

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR



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UTILITY PLAN

C400

PROPOSED POND 1
TOP=877.50
BOTTOM=875.50

CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.

GRADING NOTES:

1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT TOP OF PAVEMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES.
3. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

GRADING LEGEND:

1106	EXISTING CONTOURS–MNR
1105	EXISTING CONTOUR–MJR
851	FINAL CONTOUR–MJR
849	FINAL CONTOUR–MNR
	DRAINAGE PATTERN LINES
	GRADE BREAK LINES
	DRAINAGE ARROW
XXX.XX	PROPOSED SPOT ELEVATION
XXX.X±	EXISTING SPOT ELEVATION
FF	FINISHED FLOOR ELEVATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL ELEVATION
BW	GRND AT BOTTOM OF WALL

GRADING KEY NOTES: 1

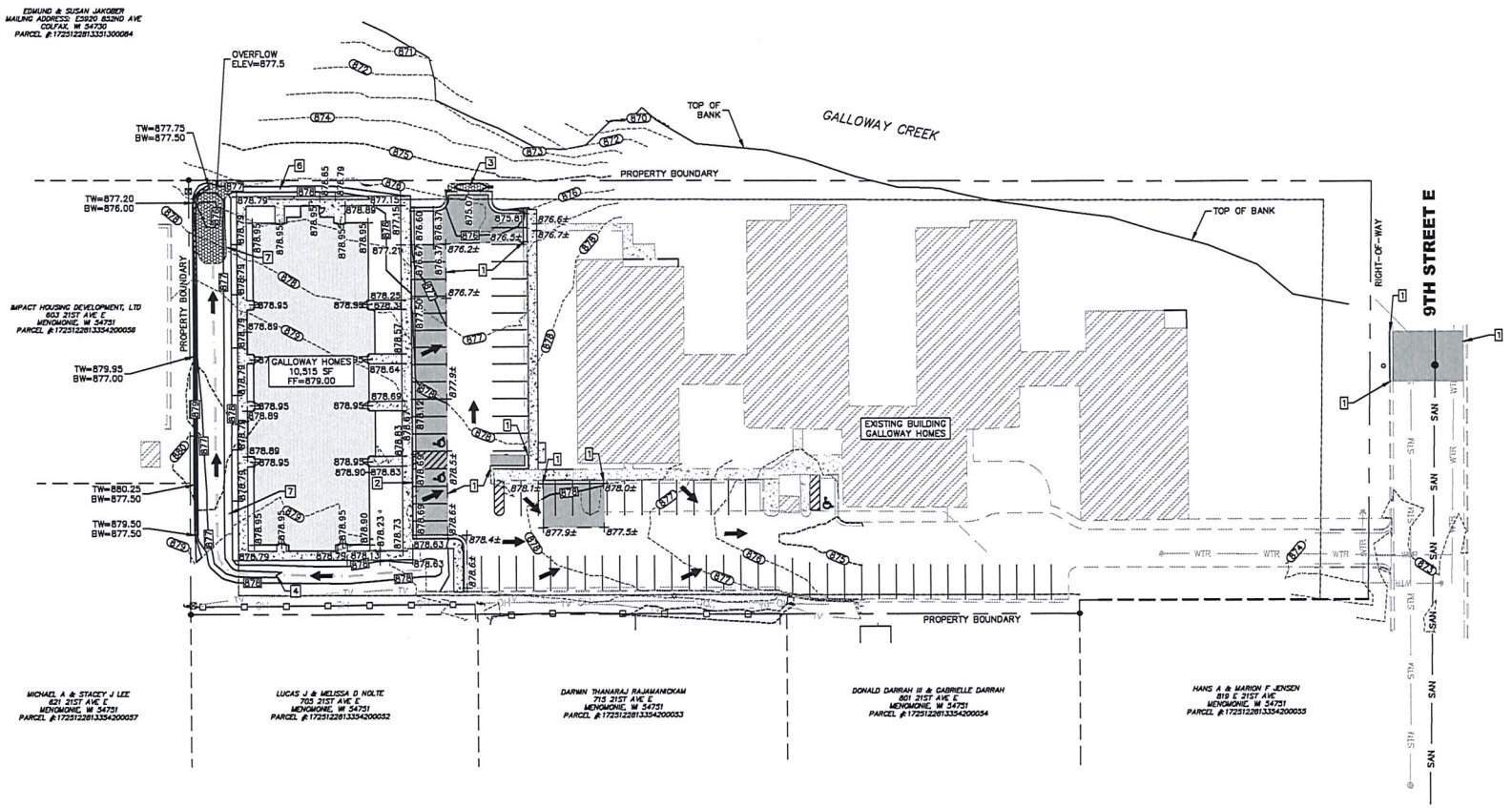
1= MATCH EX. GRADES
2= PAVEMENT FLUSH W/ SIDEWALK
3= RIPRAP SETTLEMENT BASIN
4= INFILTRATION SWALE
5= INFILTRATION BASIN (POND 1)
6= 3:1 SLOPES
7= 4:1 SLOPES

811 Know what's below. Call before you dig.

NORTH

0 15 30 60

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR



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GRADING PLAN
C500

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION THAT IS COMPLEMENTARY TO THIS PLAN.

EROSION CONTROL NOTES:

1. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
2. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
3. CONTRACTOR TO PERFORM WEEKLY INSPECTIONS OF ALL EROSION CONTROL MEASURES, OR AFTER A RAIN EVENT OF 1/2" OR MORE. MAINTENANCE TO BE PERFORMED AS NEEDED TO MAINTAIN EROSION CONTROL.
4. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION, MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
5. THE PRIMARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED PER DETAIL C-400 OR WDNR TECH. STANDARD #1057. ACCESS INTO THE SITE DURING CONSTRUCTION SHALL ONLY BE AT LOCATIONS WITH TRACKING PADS. IF THERE ARE ADDITIONAL ENTRANCES OR ACCESS POINTS CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE PROPER CONSTRUCTION ENTRANCE IS INSTALLED AT EACH ENTRANCE LOCATION.
6. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECH. STANDARD #1060.
7. TOPSOIL SHALL BE STOCKPILED IN DESIGNATED AREAS AS DETERMINED AT PRE-CONSTRUCTION MEETING. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
8. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECH. STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
10. REPAIR BREAKS OR GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
11. INSTALL AND MAINTAIN FILTER SOCKS OR BIO-LOGS OR EROSION LOGS IN ACCORDANCE WITH WDNR TECH. STANDARD #1071. EROSION LOGS SHALL BE CONSTRUCTED AT ALL PIPE OUTLETS UNTIL GRADING IS COMPLETE AND RIP RAP HAS BEEN INSTALLED.
12. GRADED SURFACES SHALL BE LEFT IN A SMOOTH, UNIFORM CONDITION FREE OF RUTS, DEPRESSIONS, IRREGULARITIES, LOOSE UNCOMPACTED SOIL, ETC.
13. AS GRADING IS COMPLETED, EROSION LOGS, EROSION MAT, AND RIP RAP SHALL BE INSTALLED.
14. RESTORATION SHALL BE EXECUTED IMMEDIATELY AFTER GRADING HAS BEEN COMPLETED.
15. MAINTAIN EROSION CONTROL UNTIL 100% VEGETATION IS ESTABLISHED. ADDITIONAL EROSION CONTROL MAY BE NEEDED (EROSION MAT AND SILT FENCE). FINE GRADING AND RESEEDING MAY ALSO BE REQUIRED UNTIL VEGETATION IS FULLY ESTABLISHED IN ORDER TO PROVIDE SUFFICIENT NATURAL EROSION CONTROL IN PLACE OF STRUCTURAL MEASURES.
16. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
17. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECH. STANDARD #1068.
18. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

EROSION CONTROL LEGEND

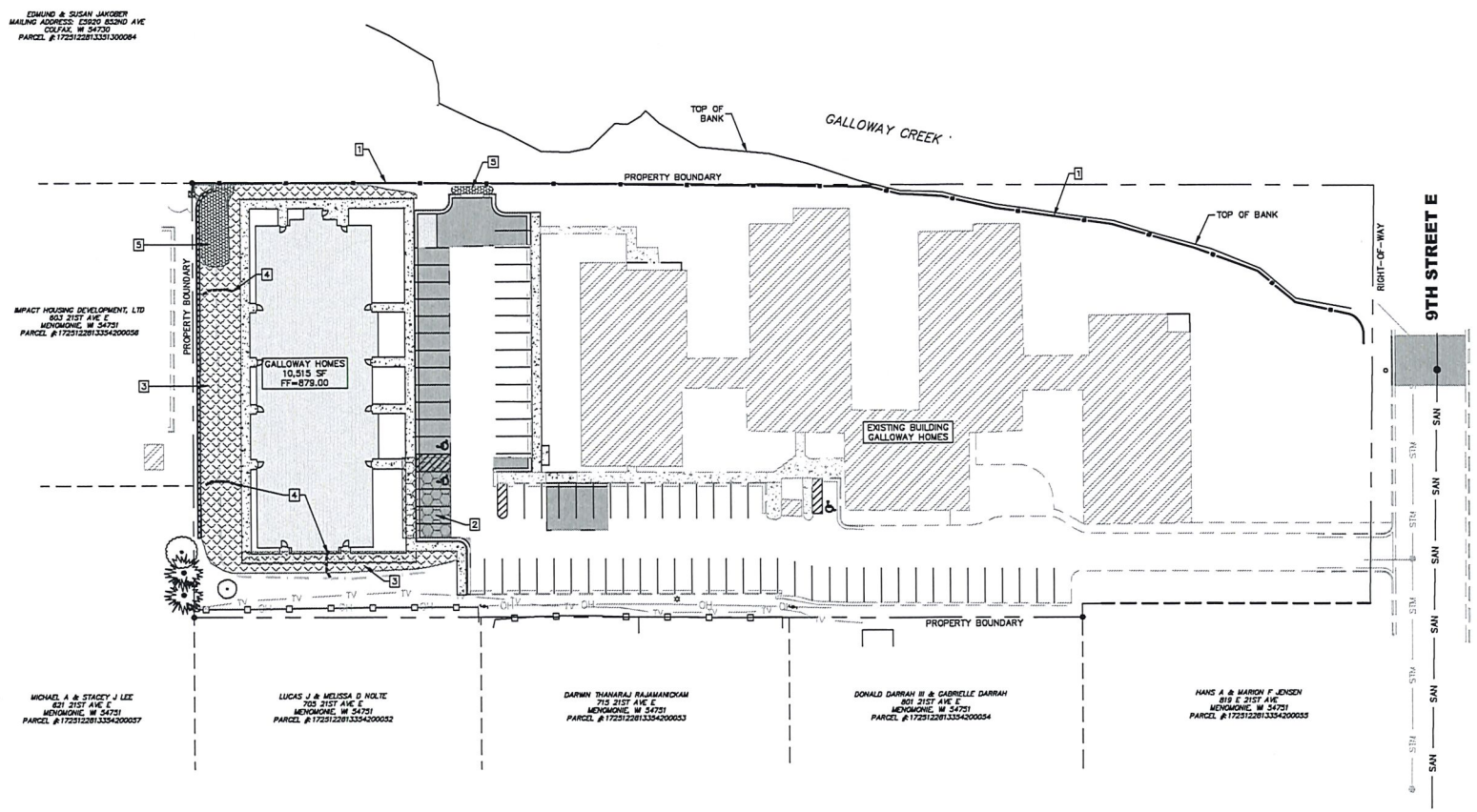
- SILT FENCE DETAIL C-210
- CONSTRUCTION ENTRANCE DETAIL C-400
- E-MAT DETAIL C-220
- EROSION LOGS DETAIL IL C-205
- RIPRAP DISSIPATION SECTION DETAIL C-122

811 Know what's below. Call before you dig.

NORTH

0 15 30 60

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR



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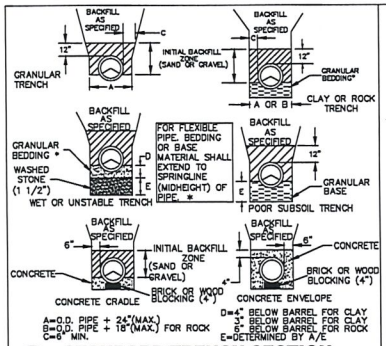
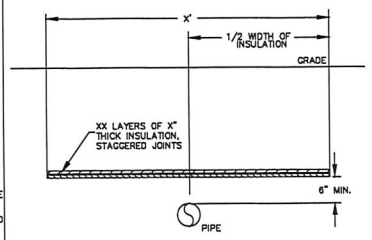
EROSION CONTROL PLAN

C600



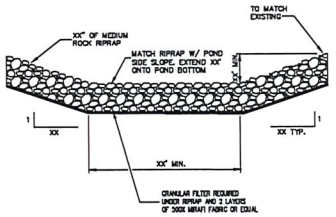
STANDARD TRENCH SECTION

C 100 NOT TO SCALE



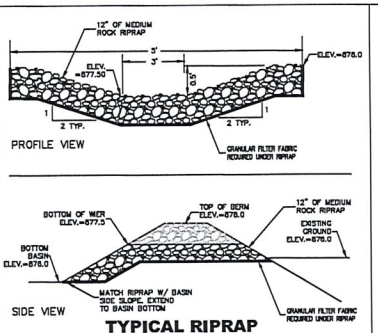
PIPE INSULATION DETAIL

C 105 NOT TO SCALE



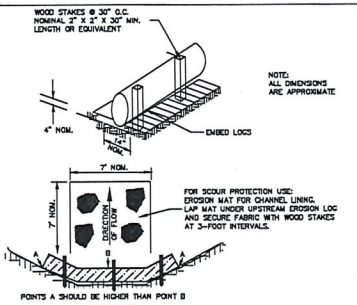
TYPICAL RIPRAP FLOW DISSIPATION SECTION

C 122 NOT TO SCALE



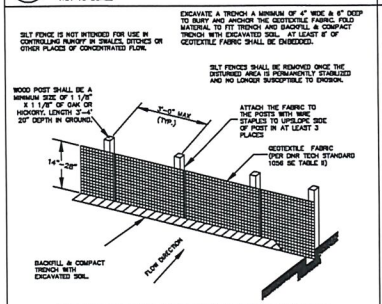
TYPICAL RIPRAP TRAPEZOIDAL WEIR OUTLET

C 125 NOT TO SCALE



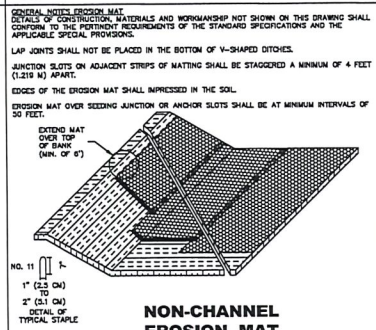
PROPER PLACEMENT OF EROSION LOG BARRIER IN DRAINAGE WAY

C 205 NOT TO SCALE



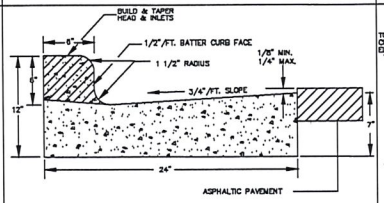
SILT FENCE DETAIL

C 210 NOT TO SCALE



NON-CHANNEL EROSION MAT

C 220 NOT TO SCALE



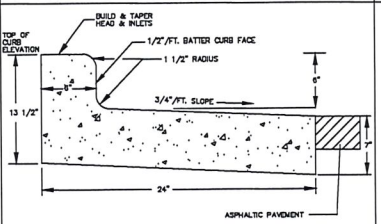
NOTES:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

HEAD OF CURB TO BE REMOVED IN CURB CUT AREAS

24" CURB AND GUTTER DETAIL (TYPE "D")

C 310 NOT TO SCALE

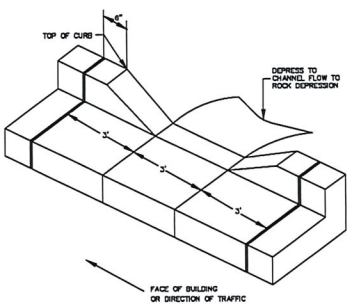


NOTE:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

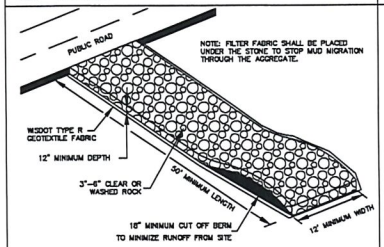
24" CURB AND GUTTER DETAIL TIPPED OUT (TYPE "D")

C 312 NOT TO SCALE



CURB CUT/OPENING

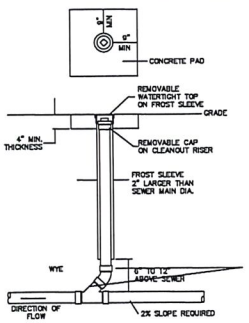
C 306 NOT TO SCALE



NOTE:
1. A 200-FT PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
2. SLOPE THE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT TRAFFIC TO A DEDICATED EXPRESS LANE AT LEAST 15-FEET WIDE ACROSS THE TOP OF THE PAD.

STONE TRACKING PAD AND TIRE WASHING DETAIL

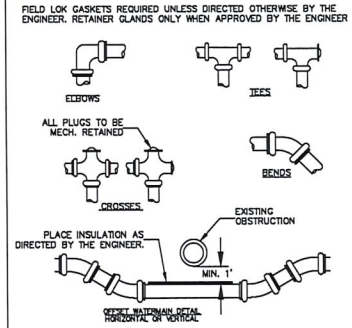
C 400 NOT TO SCALE



SANITARY SEWER CLEANOUT

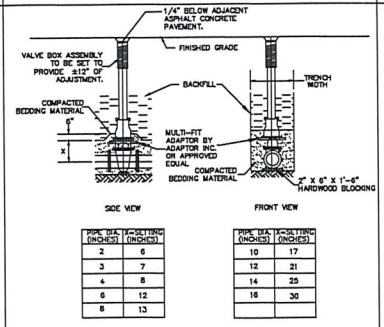
S 208 NOT TO SCALE

FIELD LOK GASKETS REQUIRED UNLESS DIRECTED OTHERWISE BY THE ENGINEER. RETAINER GLANDS ONLY WHEN APPROVED BY THE ENGINEER



WATERMAIN JOINT DETAIL

W 100 NOT TO SCALE

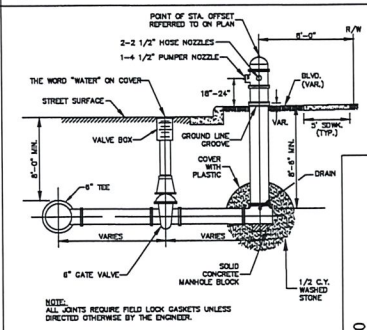


PIPE DIA. (INCHES)	X-SETTING (INCHES)
2	6
3	7
4	8
6	12
8	13

PIPE DIA. (INCHES)	X-SETTING (INCHES)
10	17
12	21
14	25
16	30

STANDARD VALVE BOX SETTING

W 200 NOT TO SCALE



NOTE:
ALL JOINTS REQUIRE FIELD LOCK GASKETS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.

STANDARD HYDRANT ASSEMBLY

W 300 NOT TO SCALE

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DETAILS
C700