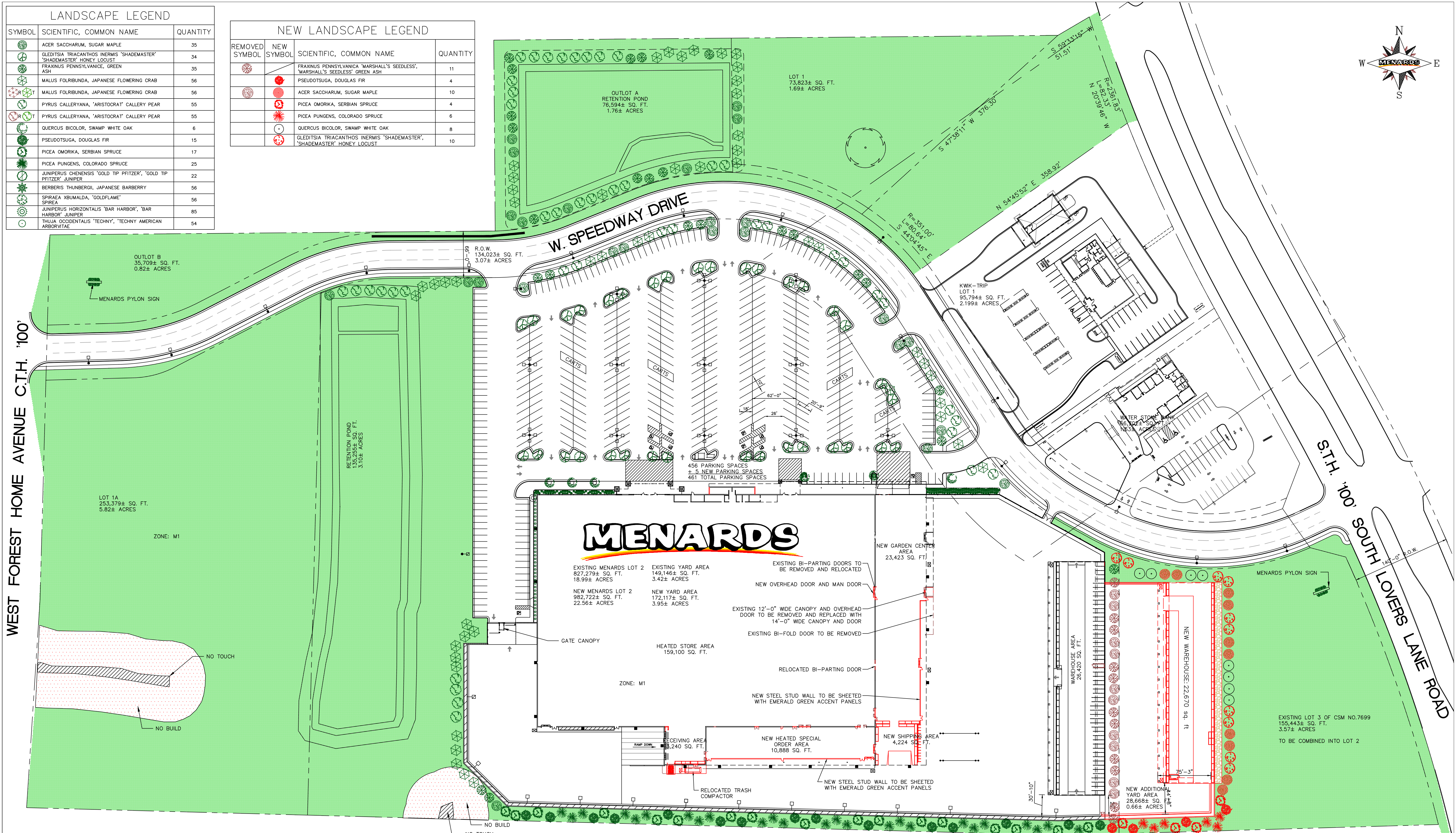


LANDSCAPE LEGEND		
SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
	ACER SACCHARUM, SUGAR MAPLE	35
	QLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' 'SHADEMASTER' HONEY LOCUST	34
	FRAXINUS PENNSYLVANICA, GREEN ASH	35
	MALUS FLORIBUNDA, JAPANESE FLOWERING CRAB	56
	MALUS FLORIBUNDA, JAPANESE FLOWERING CRAB	56
	PYRUS CALLERYANA, 'ARISTOCRAT' CALLERY PEAR	55
	PYRUS CALLERYANA, 'ARISTOCRAT' CALLERY PEAR	55
	QUERCUS BICOLOR, SWAMP WHITE OAK	6
	PSEUDOTSUGA, DOUGLAS FIR	15
	PICEA OMORIKA, SERBIAN SPRUCE	17
	PICEA PUNGENS, COLORADO SPRUCE	25
	JUNIPERUS CHENSINENSIS 'GOLD TIP PFITZER', 'GOLD TIP PFITZER' JUNIPER	22
	BERBERIS THUNBERGII, JAPANESE BARBERRY	56
	SPIRAEA XBUMALDA, 'GOLDFLAME' SPIRAEA	56
	JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER	85
	THUJA OCCIDENTALIS 'TECHNY', 'TECHNY AMERICAN ARBORVITAE'	54

NEW LANDSCAPE LEGEND			
REMOVED SYMBOL	NEW SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
		FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS', 'MARSHALL'S SEEDLESS' GREEN ASH	11
		PSEUDOTSUGA, DOUGLAS FIR	4
		ACER SACCHARUM, SUGAR MAPLE	10
		PICEA OMORIKA, SERBIAN SPRUCE	4
		PICEA PUNGENS, COLORADO SPRUCE	6
		QUERCUS BICOLOR, SWAMP WHITE OAK	8
		QLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER', 'SHADEMASTER' HONEY LOCUST	10



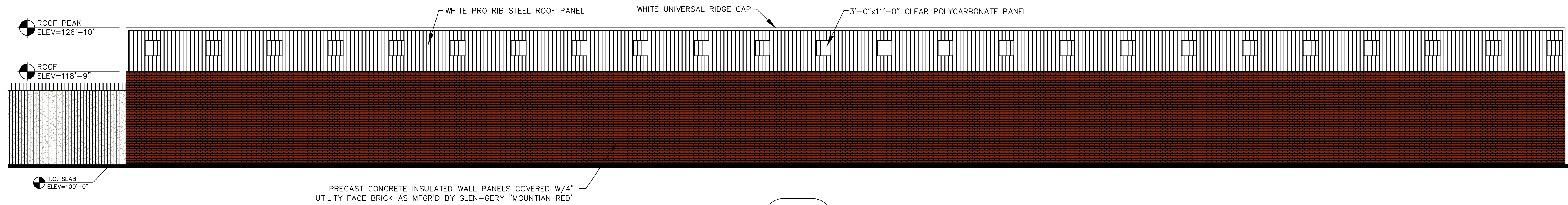
PARKING CALCULATIONS:
 3.5 SPACES/1,000 SQ. FT.
 3.5 SPACES/159,100 SQ. FT. = 556.8 SPACES
 * - PARKING WAS APPROVED BY THE CITY IN 2003
 AND NO CHANGE TO EXISTING PARKING IS PROPOSED

PERVIOUS TO IMPERVIOUS TABLE		
AREA/SPACE	SQUARE FEET	PERCENTAGE
PERVIOUS/GREEN SPACE AREA	174,560 SQ. FT.	
MENARDS LOT AREA	982,722 SQ. FT.	
PERVIOUS AREA/MENARDS LOT AREA	174,560/982,722	17.77%
IMPERVIOUS AREA/MENARDS LOT AREA	668,879/982,722	68.07%

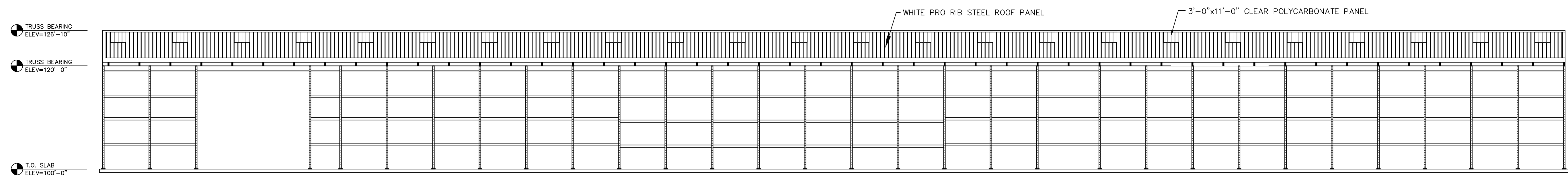
BUILDING AREAS	
140,037 SQ. FT. HEATED SALES AREA	
10,013 SQ. FT. HEATED RECEIVING AREA	
10,940 SQ. FT. HEATED RESTROOMS, CHECKOUTS & OFFICE AREA	
10,616 SQ. FT. HEATED SPECIAL ORDER AREA	
23,373 SQ. FT. UNHEATED COVERED GARDEN CENTER	
2,270 SQ. FT. UNHEATED COVERED REAR OVERHANG	
4,220 SQ. FT. UNHEATED COVERED DELIVERY STAGING AREA	
4,740 SQ. FT. UNHEATED FRONT BUILDING OVERHANGS	
171,606 SQ. FT. TOTAL HEATED AREA	
34,603 SQ. FT. TOTAL UNHEATED AREA	
206,209 SQ. FT. TOTAL COVERED BUILDING AREA	

Tyler Edwards
 Real Estate Representative
 Menard, Inc.
 5101 Menard Drive
 Eau Claire, Wisconsin 54703

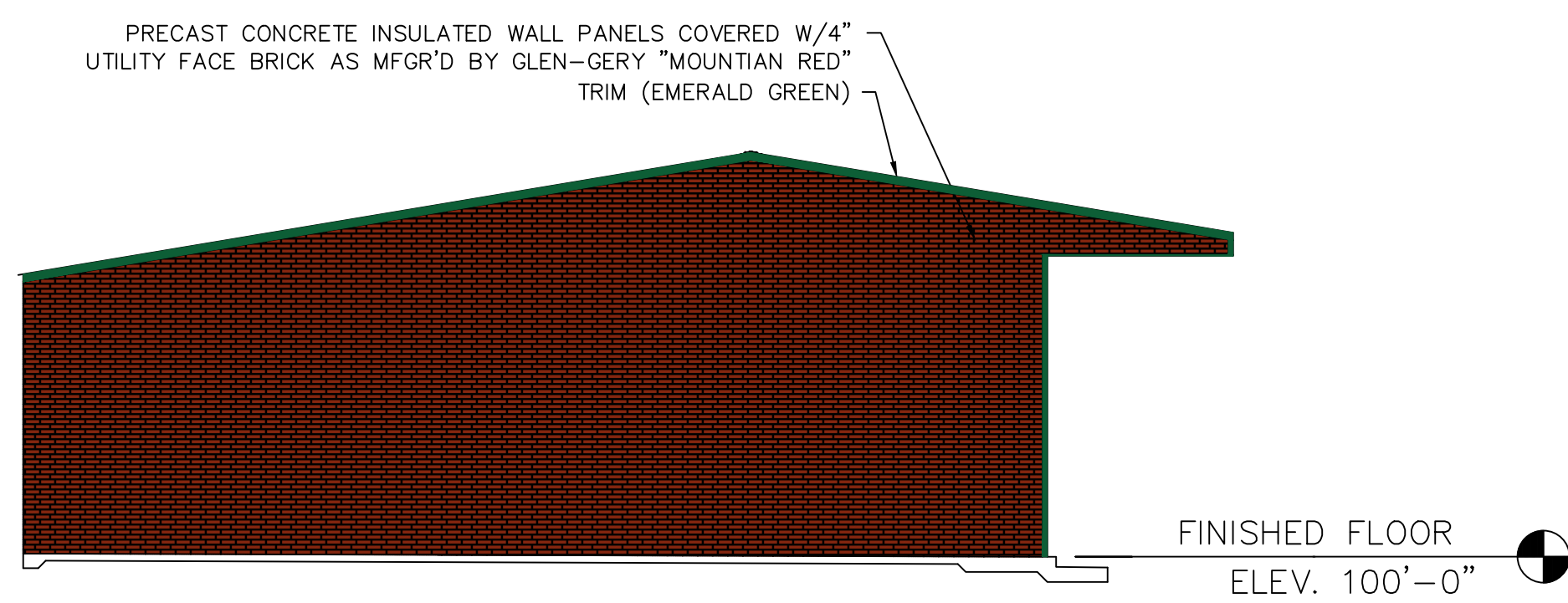
MENARDS
 Franklin, Wisconsin
 Menards Site Plan
 Revised: April 11, 2018
 Scale: 1"=60'-0" CT1



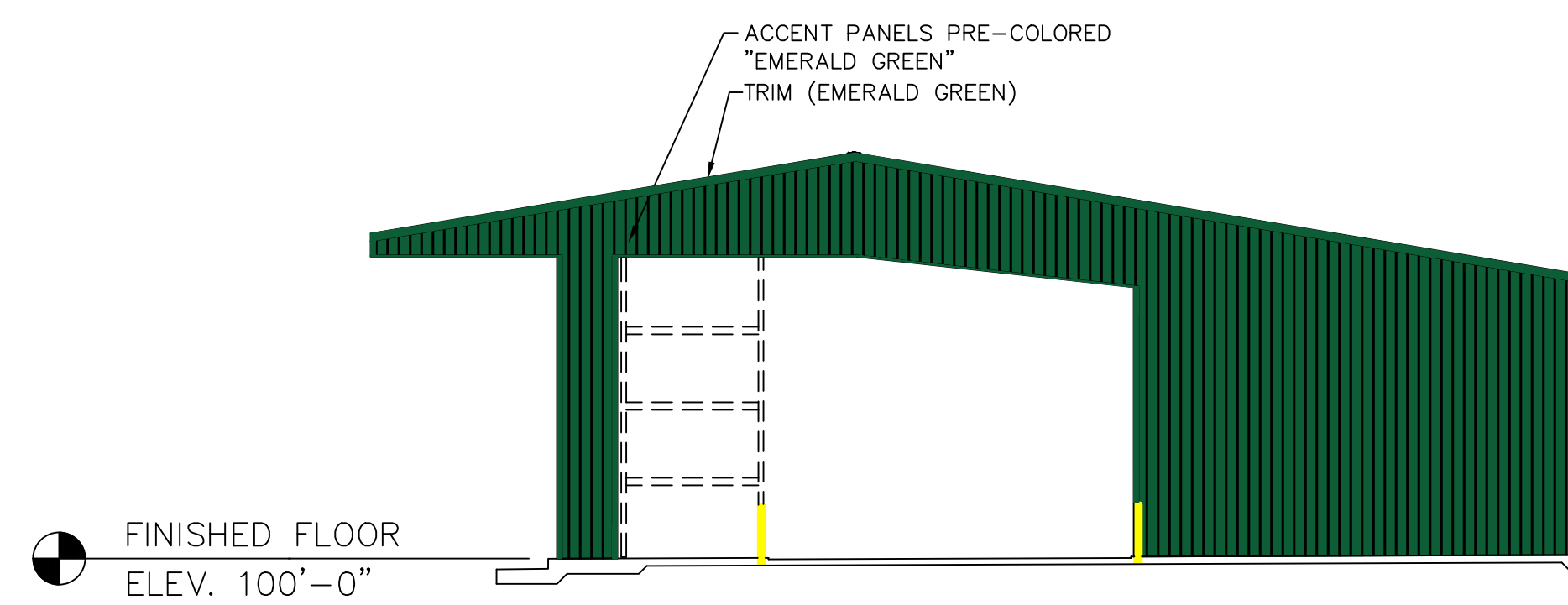
1 REAR ELEVATION
 CT3 SCALE: 3/32" = 1'-0"



2 FRONT ELEVATION
 CT3 SCALE: 3/32" = 1'-0"



3 LEFT ELEVATION
 CT3 SCALE: 3/32" = 1'-0"

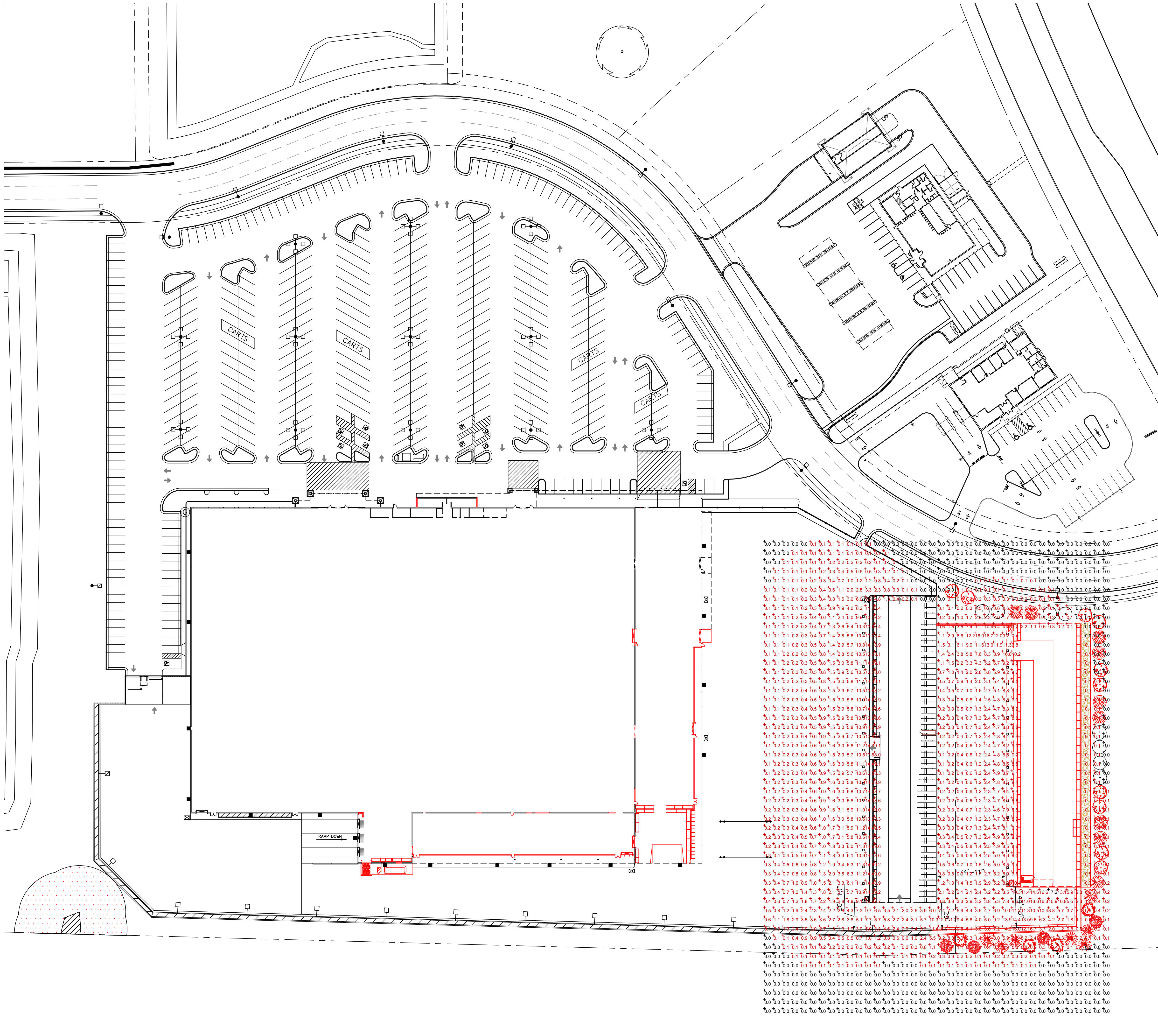


4 RIGHT ELEVATION
 CT3 SCALE: 3/32" = 1'-0"



Tyler Edwards
 Real Estate Representative
 Menard, Inc.
 5101 Menard Drive
 Eau Claire, Wisconsin 54703

Franklin, Wisconsin
 Warehouse Elevations
 April 12, 2018
 Scale: 3/32" = 1'-0"

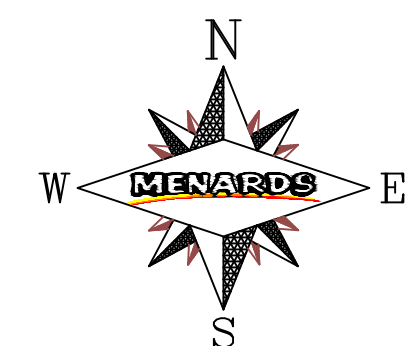


ELECTRICAL LEGEND		
	12	(4) 277V @ 90° GFM-2-250-PSMV-F 28'-0" TALL POLES
	16	277V SINGLE GFM-2-250-PSMV-F 28'-0" TALL POLES
	1	EXISTING 277V SINGLE GFM-2-250-PSMV-F 28'-0" TALL POLE TO BE RELOCATED
	1	RELOCATED 277V SINGLE GFM-2-250-PSMV-F 28'-0" TALL POLE TO MATCH EXISTING
	1	277V SINGLE GFM-2-250-PSMV-F ON 19'-0" TALL POLE
	18	EXISTING 277V SINGLE GFM-2-250-PSMV-F LIGHTING MOUNTED ON BUILDING TO REMAIN
	4	NEW 277V SINGLE GFM-2-250-PSMV-F LIGHTING MOUNTED ON WAREHOUSE TO MATCH EXISTING
	15	EXISTING 277V SINGLE GFM-2-250-PSMV-F YARD LIGHTING TO REMAIN
	15	EXISTING 277V SINGLE GFM-2-250-PSMV-F YARD LIGHTING TO BE REMOVED AND RELOCATED
	1	RELOCATED 277V SINGLE GFM-2-250-PSMV-F YARD LIGHTING TO MATCH EXISTING
	6	NEW 277V SINGLE GFM-2-250-PSMV-F YARD LIGHTING TO MATCH EXISTING
	11	277V K118-175-MH DECORATIVE LAMP

Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lamp	Wattage
	A	16		EL-LED-SC-60-UL		58.8
	B	2	GFM-FP-250-PSMV-F	GREENBRIAR	1-250W PSMV CLEAR BU	291
	C	19	CLI175M	PHILIPS CLI CANOPY LIGHT CEILING MTD.	MH175	210
	D	3	EL-LED-ESM-200-UL-50-III	EVERLAST LED EXCEL SERIES, 200W, 120-277V, 5000K, TYPE III		199.75
	H	1	EL-LED-ESM-200-UL-50-III	EVERLAST LED EXCEL SERIES, 200W, 120-277V, 5000K, TYPE III		199.75

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		2.2 fc	17.2 fc	0.0 fc	N/A	N/A

Tyler Edwards
 Real Estate Representative
 Menard, Inc.
 5101 Menard Drive
 Eau Claire, Wisconsin 54703



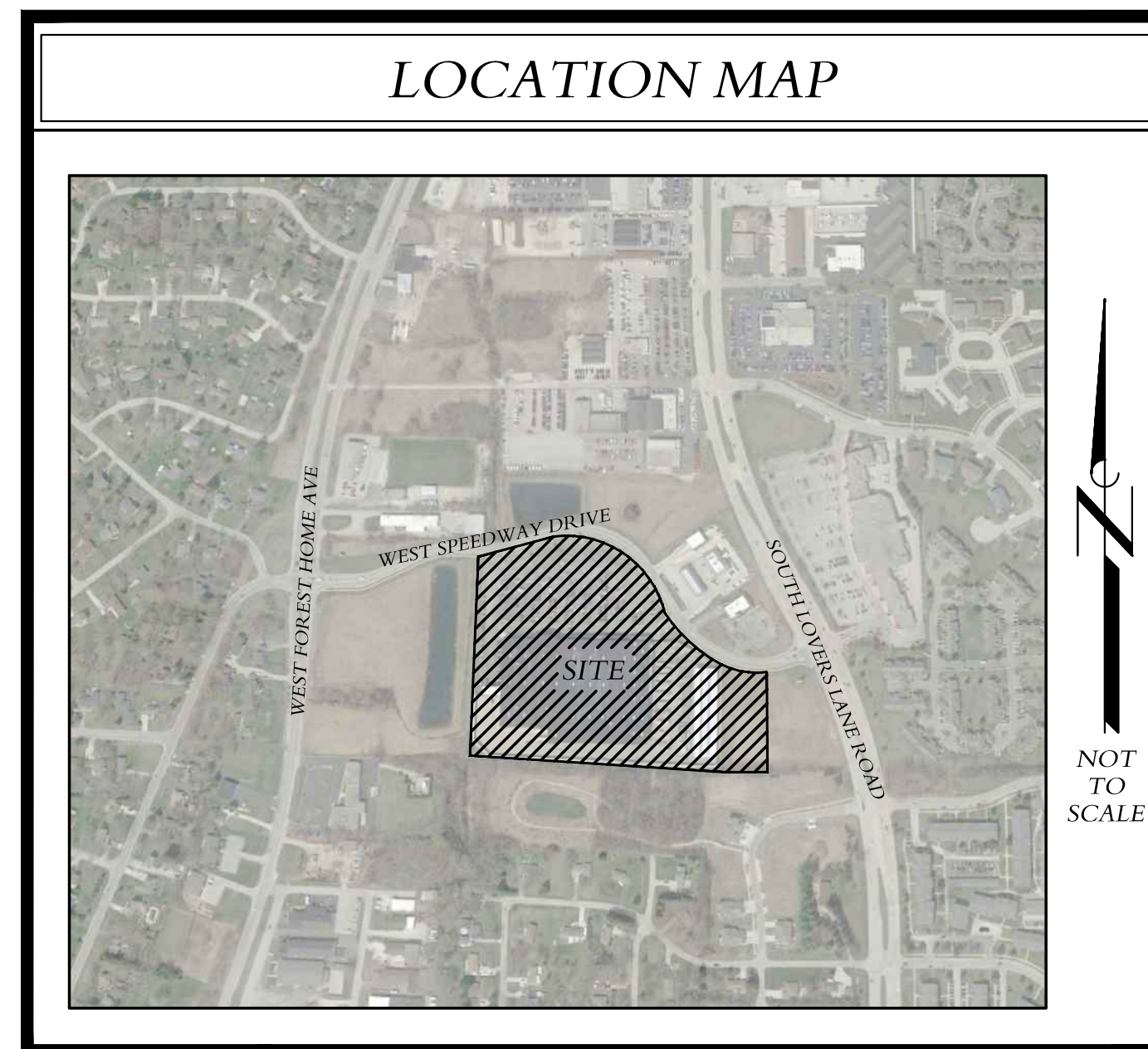
Franklin, Wisconsin
 Menards Site Photometric Plan
 April 18, 2018
 Scale: 1"=50'-0" CT4

MENARDS

10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

PREPARED FOR

MENARD, INC.
4777 MENARD DRIVE
EAU CLAIRE, WI 54703



DRAWINGS INDEX			
		REV	DATE
CO.1	TITLE & INDEX SHEET	0	10/3/17
CO.2	EXISTING CONDITIONS & DEMOLITION PLAN	1	4/27/18
C1.1	SITE PLAN	1	4/27/18
C2.1	GRADING & UTILITY PLAN	1	4/27/18
C2.2	STORMWATER POLLUTION PREVENTION PLAN	1	4/27/18
C2.2	SWPPP DETAILS	0	10/3/17
C7.1	GENERAL NOTES, SPECIFICATIONS & DETAILS	0	10/3/17
	LATEST REVISION	1	4/27/18

CONTACTS
<p>MENARDS, INC. TYLER EDWARDS 4777 MENARD DRIVE EAU CLAIRE, WI 54703 (715) 876-2391</p> <p>MENARDS, INC. STORE PLANNING/CONSTRUCTION DIV. JIM CARLSON (715) 876-2308</p>

DRAINAGE OVERLAY CERTIFICATE
STATE OF WISCONSIN } SS.
COUNTY OF MILWAUKEE }

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2018

[Signature]
ILLINOIS REGISTERED PROFESSIONAL ENGINEER OWNER OR ATTORNEY FOR OWNER
062-054950
STATE REGISTRATION NUMBER

BENCHMARKS
<p>1. RIM OF EXISTING SANMH TO THE NORTHEAST OF THE EXISTING MENARD'S SIGN AT THE CORNER OF SOUTH LOVERS LANE ROAD & WEST SPEEDWAY DRIVE. ELEV.: 804.71</p> <p>2. SOUTHEAST FLANGE BOLT ON THE EXISTING FIRE HYDRANT THAT IS ON THE NORTH SIDE OF WEST SPEEDWAY DRIVE IN THE MIDDLE OF THE GREEN SPACE IN FRONT OF THE KWIK-TRIP LOT. ELEV.: 791.33</p> <p>ALL ELEVATIONS ARE USGS DATUM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL BENCHMARKS SEE SHEET CO.2 FOR LOCATION OF BENCHMARKS</p>

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE 182.017(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THE CONTRACTOR'S OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

TITLE & INDEX SHEET

MENARDS
10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

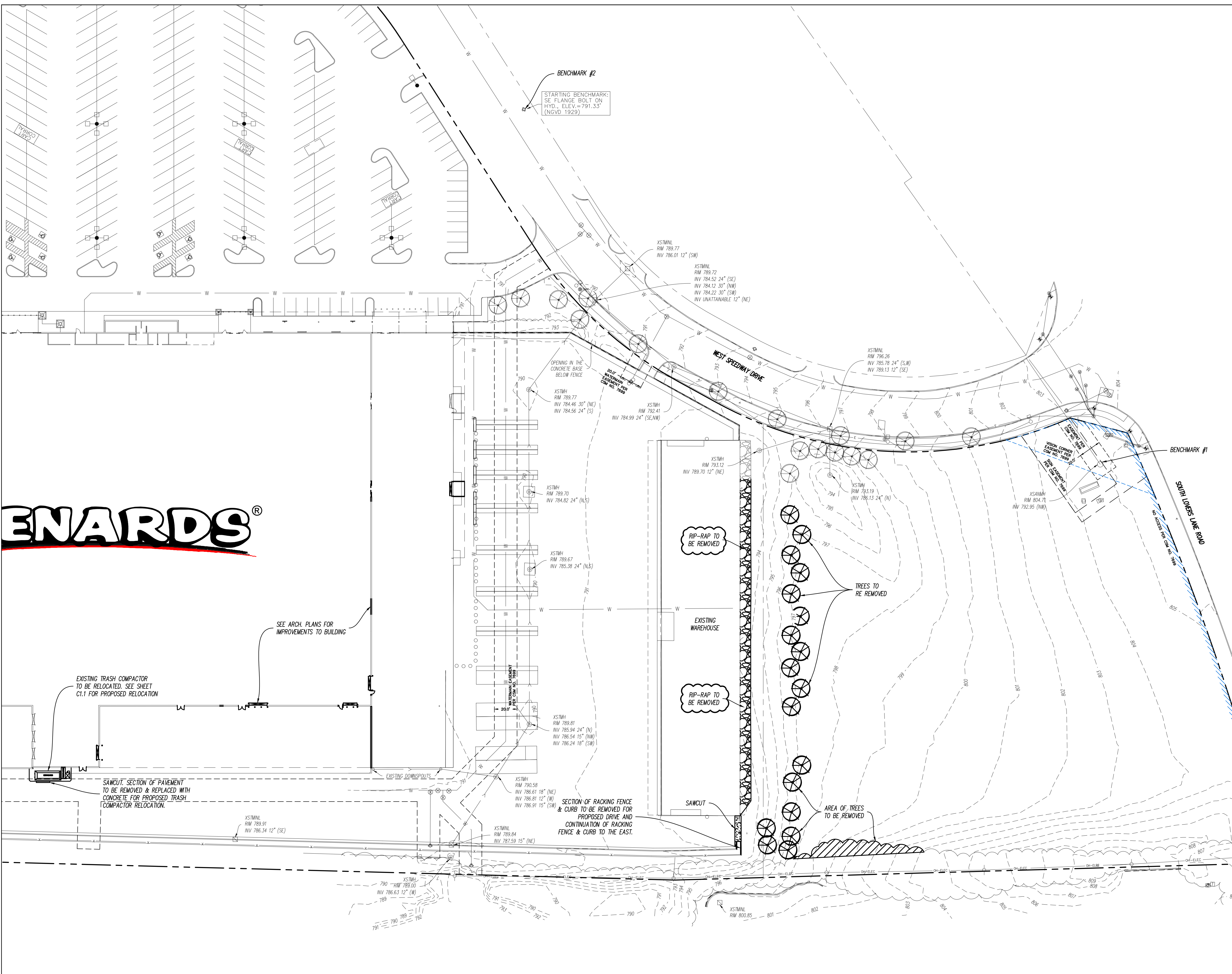
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF FRANKLIN.
LICENSE EXPIRES: NOVEMBER 30, 2017
[Signature]
STEVEN R. KUDWA, P.E. LICENSED ENGINEER # 062-054950
WISCONSIN TEMPORARY PERMIT #281

Craig R. Knoche & Associates • Civil Engineers
Civil Engineers, P.C. • Surveyors
• Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 10/3/17
FILE: 17-037 C01
JOB NO: 17-037

C0.1
SHEET NO.

FRANKLIN, WISCONSIN



SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
WATERMAIN	— W —	— W —
STORM SEWER:	— S —	— S —
SANITARY SEWER:	— S —	— S —
OVERHEAD ELECTRIC:	— OH-ELEC —	— OH-ELEC —
STORM MANHOLE:	⊙	⊙
SANITARY MANHOLE:	○	○
VALVE VAULT/B-BOX:	⊗	⊗
FIRE HYDRANT	⊕	⊕
UTILITY POLE	○	○
LIGHT POLE	⊕	⊕
CURB AND GUTTER	—	—
CONTOUR	--- 693 ---	--- 693 ---
CONCRETE	▒	▒
PAVEMENT	■	■
TREES/ BRUSH	▨	▨
RIP-RAP	▩	▩

SITE DEMOLITION NOTES

- Contractor shall field verify all existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.
- Demolition contractor is responsible for demolition permits and associated fees.
- Demolition contractor is responsible for following all O.S.H.A. regulations.
- All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.
- Traffic control for work in the right-of-way shall meet W.D.O.T. standards per Standard Specifications for Road and Bridge Construction, (current version)
- Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.
- All excavations to be filled in 9" lifts with approved engineered backfill and compacted to 95% modified proctor.
- Excavation contractor shall grade site in order to provide full pavement section per pavement detail.
- A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.
- All mud shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadways shall be immediately removed from said adjacent roadways.
- Demolition of all utilities (including but not limited to gas, electric, telephone and cable) shall be coordinated with the governing municipality and the utility companies.
- Excavate all existing landscape areas, including parkways, to full pavement design depth for new construction.
- Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

REVISIONS

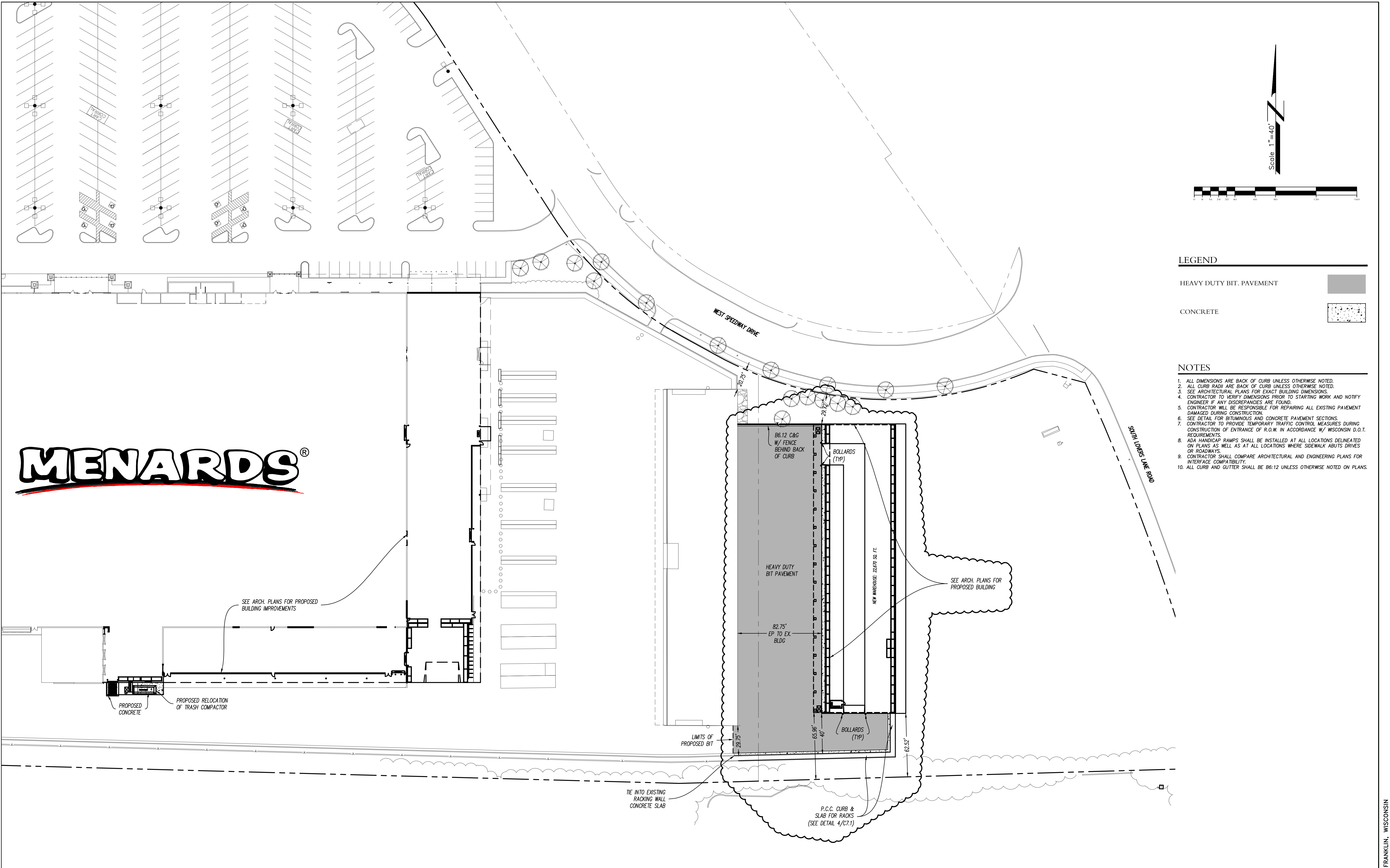
NO.	DATE	DESCRIPTION
1	4/27/18	PER CITY COMMENTS

EXISTING CONDITIONS & DEMOLITION PLAN

MENARDS
10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

Craig R. Knoche & Associates
Civil Engineers, P.C.

DATE: 10/3/17	C0.2
FILE: 17-037 C02	
JOB NO: 17-037	



LEGEND

- HEAVY DUTY BIT PAVEMENT
- CONCRETE

NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
5. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
6. SEE DETAIL FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
7. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ WISCONSIN D.O.T. REQUIREMENTS.
8. ADA HANDICAP RAMP SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
9. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.

MENARDS®

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/27/18	PER CITY COMMENTS

SITE PLAN

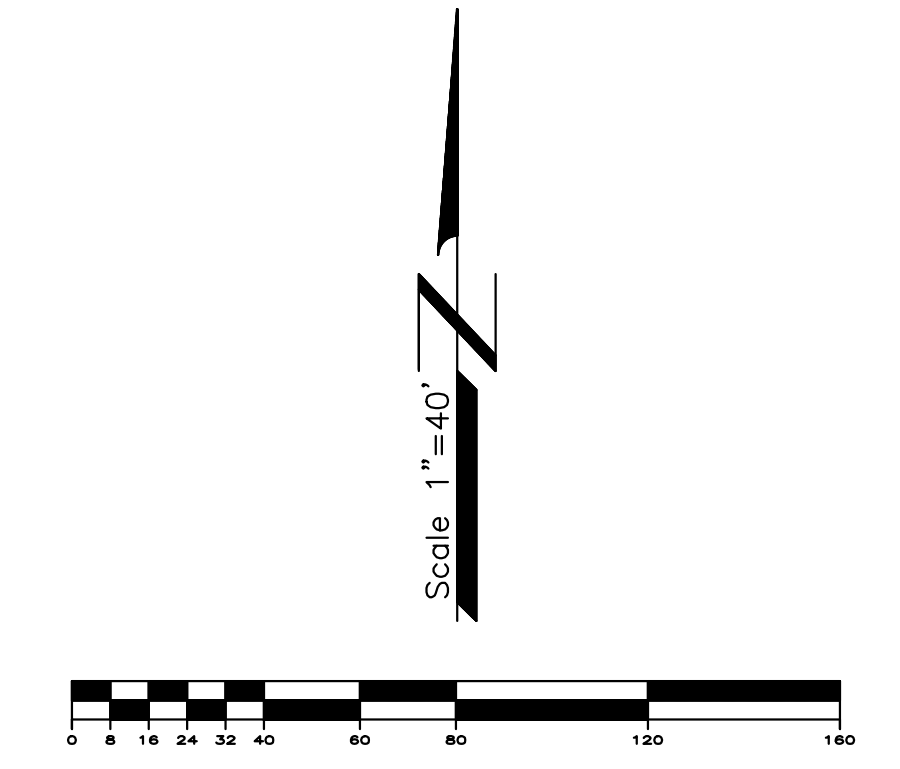
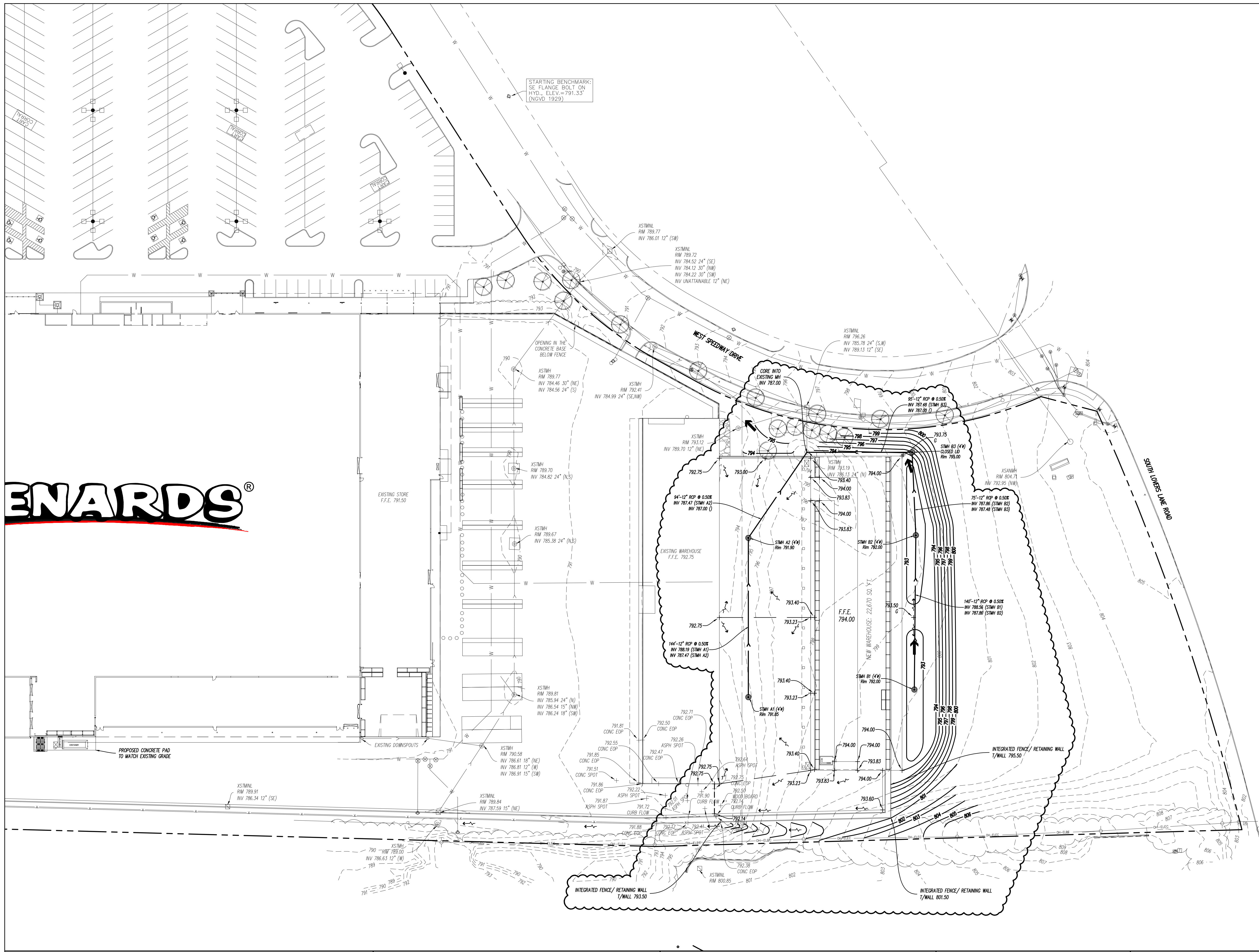
MENARDS
10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

Craig R. Knoche & Associates
Civil Engineers, P.C.

<p>DATE: 10/3/17 FILE: 17-037 C10 JOB NO: 17-037</p>	<p>C1.1 SHEET NO.</p>
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Illinois Design Firm License No. 184.003763

FRANKLIN, WISCONSIN



LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	+475.00	+475.00
WALK GRADE	+475.00	+475.00
BACK OF CURB GRADE	+475.00	+475.00
GROUND GRADE	+475.00	+475.00
RIM GRADE	+475.00	+475.00
STORM STRUCTURE	⊙	⊙
CONTOURS	— 475 —	— 475 —
EMERGENCY OVERTFLOW		➔
FLOW DIRECTION		↔
RIDGELINES		-----
REVERSE CURB		~~~~~

ALL PROPOSED GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE BELOW FOR TOP OF CURB ELEVATION CORRELATION.

T/CURB = (P.W.T. GRADE) + 0.42 (NORMAL PITCH CURB)
 T/CURB = (P.W.T. GRADE) + 0.54 (REVERSE PITCH CURB)

- GRADING NOTES**
- GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.
 - EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOLID GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE. PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.
 - THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.
 - IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER, IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.
 - SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: --- PREPARED BY ---, DATED ---.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	4/27/18	PER CITY COMMENTS			

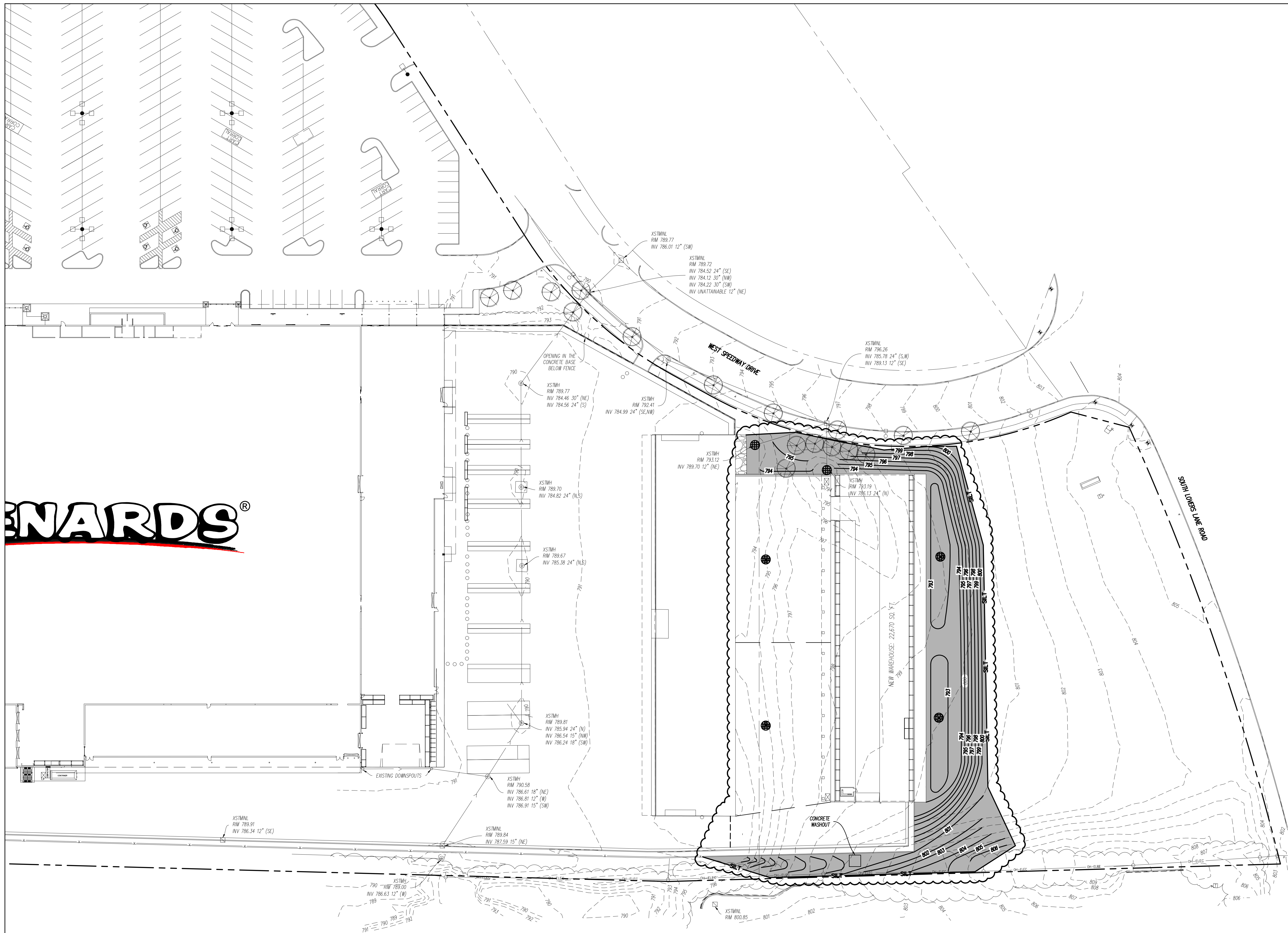
GRADING & UTILITY PLAN

MENARDS
 10925 WEST SPEEDWAY DRIVE
 FRANKLIN, WISCONSIN

Craig R. Knoche & Associates • Civil Engineers • Surveyors • Land Planners
 1101 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

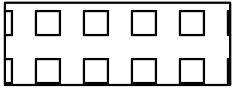

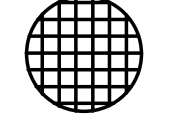

DATE: 10/3/17
 FILE: 17-037 C20
 JOB NO: 17-037

C2.1
 SHEET NO.



MENARDS[®]

LEGEND

-  24' WIDE CONSTRUCTION ENTRANCE AND ALL-WEATHER ROAD. ELEVATION OF CONSTRUCTION ENTRANCE TO MATCH PROPOSED PAVEMENT SUBGRADE ELEVATION. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE THROUGHOUT THE PROJECT.
-  TENSAR EROSNET C125 EROSION CONTROL BLANKET. I.D.O.T. #3 SEED MIX SHALL BE USED IN ALL AREAS WHERE THE DISTURBED SLOPE IS GREATER THAN OR EQUAL TO 4(H):1(V)
-  INLET BASKET
-  SILT FENCE

STORMWATER POLLUTION PREVENTION PLAN CONTRACTOR CERTIFICATION
STATE OF WISCONSIN
COUNTY OF MILWAUKEE

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (4010) THAT AUTHORIZES THE STORMWATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR VIOLATING THIS PERMIT, INCLUDING THE POSSIBILITY OF FINE AND IMPROVEMENT FOR AVOIDING VIOLATIONS.

CONTRACTOR'S SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

STORMWATER POLLUTION PREVENTION PLAN OWNER CERTIFICATION
STATE OF WISCONSIN
COUNTY OF MILWAUKEE

IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTORS WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH IN THE ATTACHED EPA.

OWNER'S SIGNATURE _____ COMPANY NAME _____
 TITLE _____ ADDRESS _____
 DATE _____ PHONE NUMBER _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/27/18	PER CITY COMMENTS

STORMWATER POLLUTION PREVENTION PLAN

MENARDS
10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

Craig R. Knoche & Associates • Civil Engineers
 • Surveyors
 • Land Planners
 1101 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 10/3/17
 FILE: 17-037 C20
 JOB NO: 17-037
 SHEET NO. C2.2

FRANKLIN, WISCONSIN
MENARDS

GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the 2012 Wisconsin Department of Transportation "Standard Specification for Road and Bridge Construction" or latest edition, except as may be modified by the project plans and specifications.

2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Wisconsin", 6th addition, except as may be modified by project plans and specifications.

3. All work shall be in accordance with the standard specifications of the City of Milwaukee and the Milwaukee Metropolitan Sanitary District. Each Contractor shall be provided with the applicable sections of this specification in the bid package.

4. All elevations shown are plus and are NAVD 88 Datum.

5. The City of Milwaukee building and engineering departments shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.

6. All work to meet the City of Milwaukee and MMSD Codes and ordinances unless state codes are more restrictive.

7. The contractor(s) shall indemnify the owner, the engineer, and the municipality, their agents, etc and Wisconsin Department of Transportation from all liability involved with the construction, installation and testing of the work on this project.

8. All work shall comply with Wisconsin DNR or NRCS requirements, whichever is more restrictive. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be responsible for removing sediment resulting from this project from storm sewers and drainage structures at no additional cost.

9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with construction project.

10. All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered unless otherwise noted.

11. Electric, gas, phone and other utility company conduits are not necessarily shown on the drawings and must be located in the field prior to construction.

12. The contractor shall field verify the existing conditions and notify Craig R. Knoche & Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.

13. Contractor will be responsible for repairing all existing pavement damaged during construction that is not specified.

14. All concrete used shall be WLD.O.T. class S1.

15. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material.

16. Apply prime coat uniformly over surface of compacted aggregate base at a rate of 0.40 gal/SY. Apply enough material to penetrate and seal, but not flood surface. Allow prime coat to cure for 72 hours minimum.

17. It shall be the responsibility of each contractor to notify Diggers Hotline prior to performing any excavations.

18. Cable routing and specification in accordance with village ordinance.

19. The contractor shall provide the municipality and Craig R. Knoche & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field tiles, etc.

20. All property dimensions and areas are approximate and subject to change per final survey.

21. All dimensions are back of curb unless otherwise noted.

22. All curb radii are back of curb unless otherwise noted.

23. See architectural plans for exact building dimensions.

24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.

25. Sidewalk around perimeter of the building shall be integral curb / walk.

26. All pavement markings shall be painted traffic yellow 4" wide and 2 coats

27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.W. in accordance with City of Milwaukee D.O.T. Requirements.

28. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

29. All City of Milwaukee and MMSD specifications and details shall take precedence. Craig R. Knoche and Associates will not take responsibility for the accuracy of said details.

30. Knoche Engineering PC shall not have control or be in charge of and shall not be responsible for the means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project

EARTHWORK NOTES & SPECIFICATIONS

1. All trenched in green / landscape area shall be backfilled with earth compacted to 90%. A minimum of 6" of topsoil shall be provided in green / landscape areas. Trenches in all paved areas, curbed, and sidewalk areas shall be back filled with approved Engineering Backfill compacted as 95% modified Proctor.

2. All disturbed areas shall be restored and positive drainage must be maintained.

3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include repair of trench settlements as needed to bring trench to original grade.

4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.

5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and parkways damaged or removed during construction shall be restored to their original condition.

6. See soil report for testing requirements.

7. The contractor is advised that soil borings have been performed for this project. Boring logs and the soil report are available from the engineer. This report is dated August 20, 2008 and was prepared by TSC. The soil borings were performed by TSC. The soils report and borings are a part of the of the bidding documents and is the soil reports and borings are not received with the bid set, it is the bidders responsibility to obtain and review the soil report and borings prior to submitting final bid.

8. After stripping and rough grading is completed, the exposed sub grade should be proof rolled. Proof rolling may be accomplished with a fully loaded, tandem-axle dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by scarification and recompaction or by undercutting and replacement with suitable compacted fill.

9. State erosion control measures must be implemented and maintained throughout construction.

10. Contractor shall provide dust control during site work demolition or removal. Contractor shall control dust created from on-site construction and associated traffic using water or other approved means.

11. Protect trees, plant growth, and features designated to remain as final landscaping. Construction equipment shall not travel under drip lines of trees to be protected.

12. Protect benchmarks from damage or displacement.

13. Remove trees and shrubs, stump, and root system to a minimum depth of 42 inches.

14. Moisture Control-Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.

15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.

16. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. All sewer trenches under, crossing under or within five (5) feet of existing or proposed curb & gutter, sidewalk, or pavement shall be back filled.

2. All stubs to buildings shall end 5 ft. from the building. All stubs shall be right angles to the foundation.

3. Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3' minimum above grade. Markers shall be painted as follows: Blue - Water, Green - Sanitary, Yellow - Storm.

4. Install conduit free from crimps and dents. Plug ends to prevent entry of dirt or moisture after installed

5. Clean out conduit before installation of conductors.

6. Conduit outside the building shall be buried minimum 36 inches below grade unless noted otherwise

7. Underground conduits shall have a minimum of 2 inch spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all air pockets.

8. All underground conduits shall be protected against future excavation damage by placing a plastic tape warning marking in each trench during backfill. Install tape full length of the trench.

9. Contractor shall verify with local municipality or controlling jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with I.D.O.T. standards shall provide all required traffic control and signs.

2. The contractor shall maintain temporary access to all roadways and driveways during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary open cuts required to install utilities across driveways.

STORM SEWER NOTES & SPECIFICATIONS

1. All storm sewer structures adjustments shall be made with precast concrete adjusting rings set in a full bed of butyl rope joint sealant. No more than 12" of adjusting rings will be permitted, subject to the approval of the agency having jurisdiction. Any adjustment of 2" or less shall use preformed rubber adjusting rings, which are 2" or less in thickness.

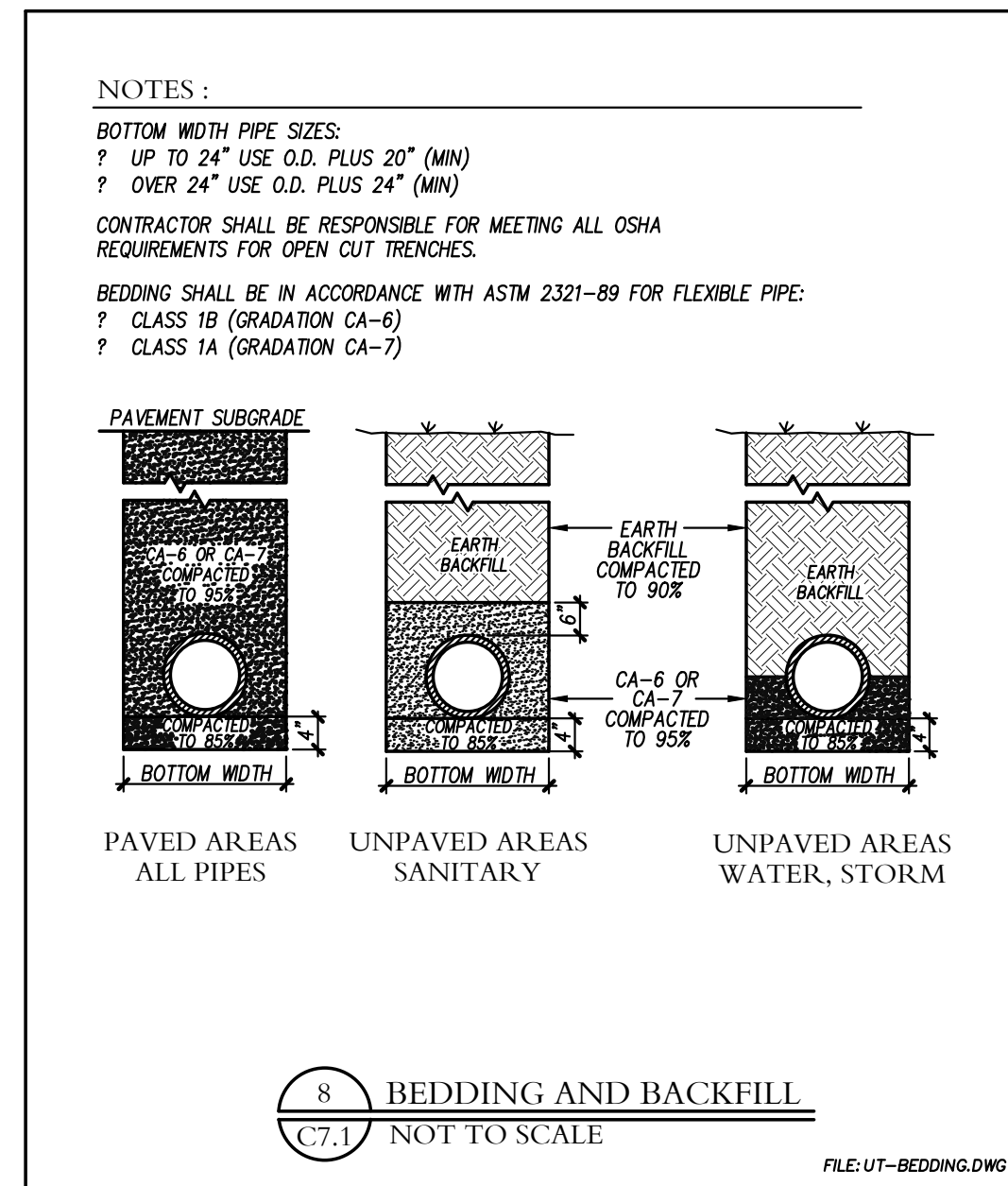
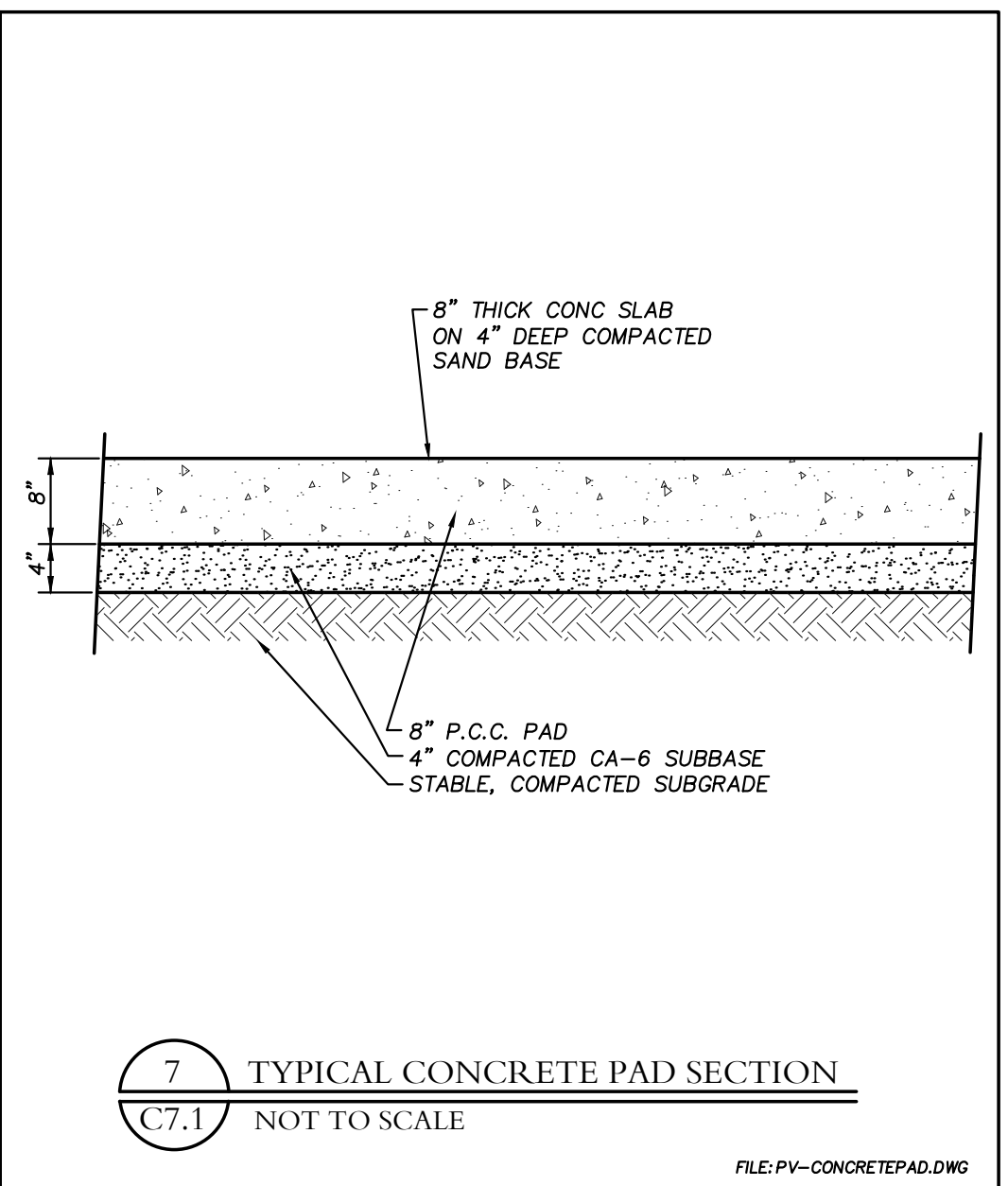
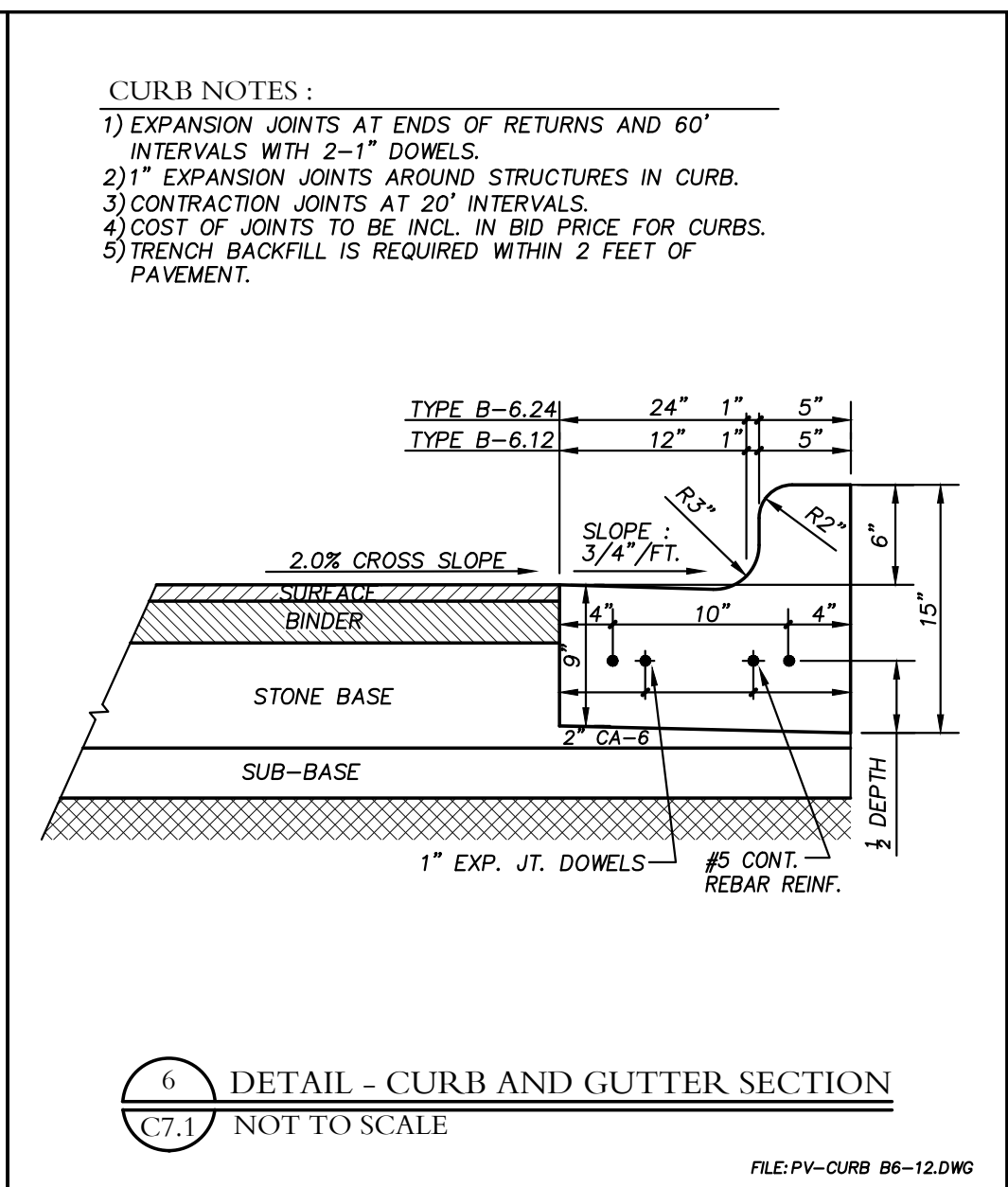
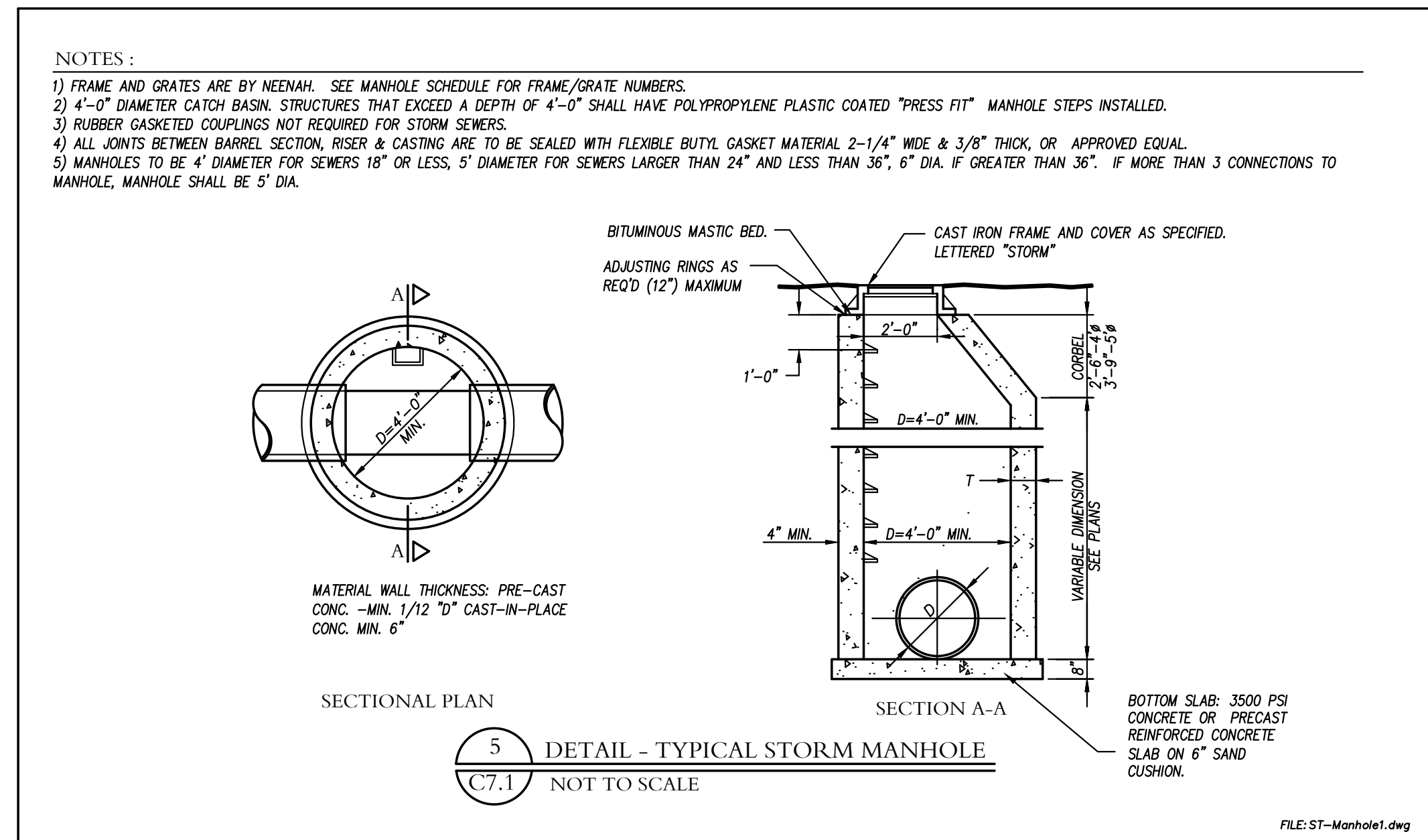
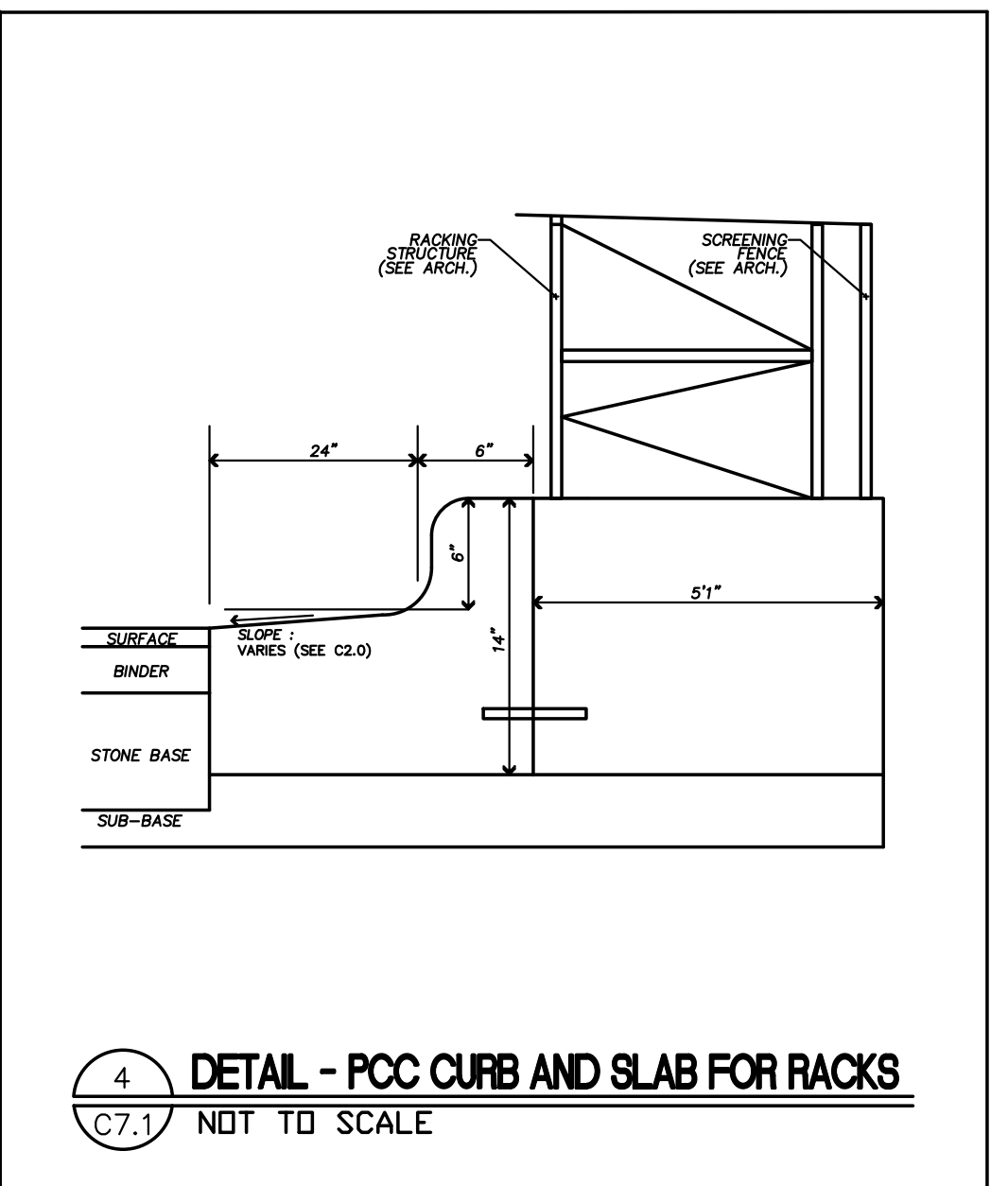
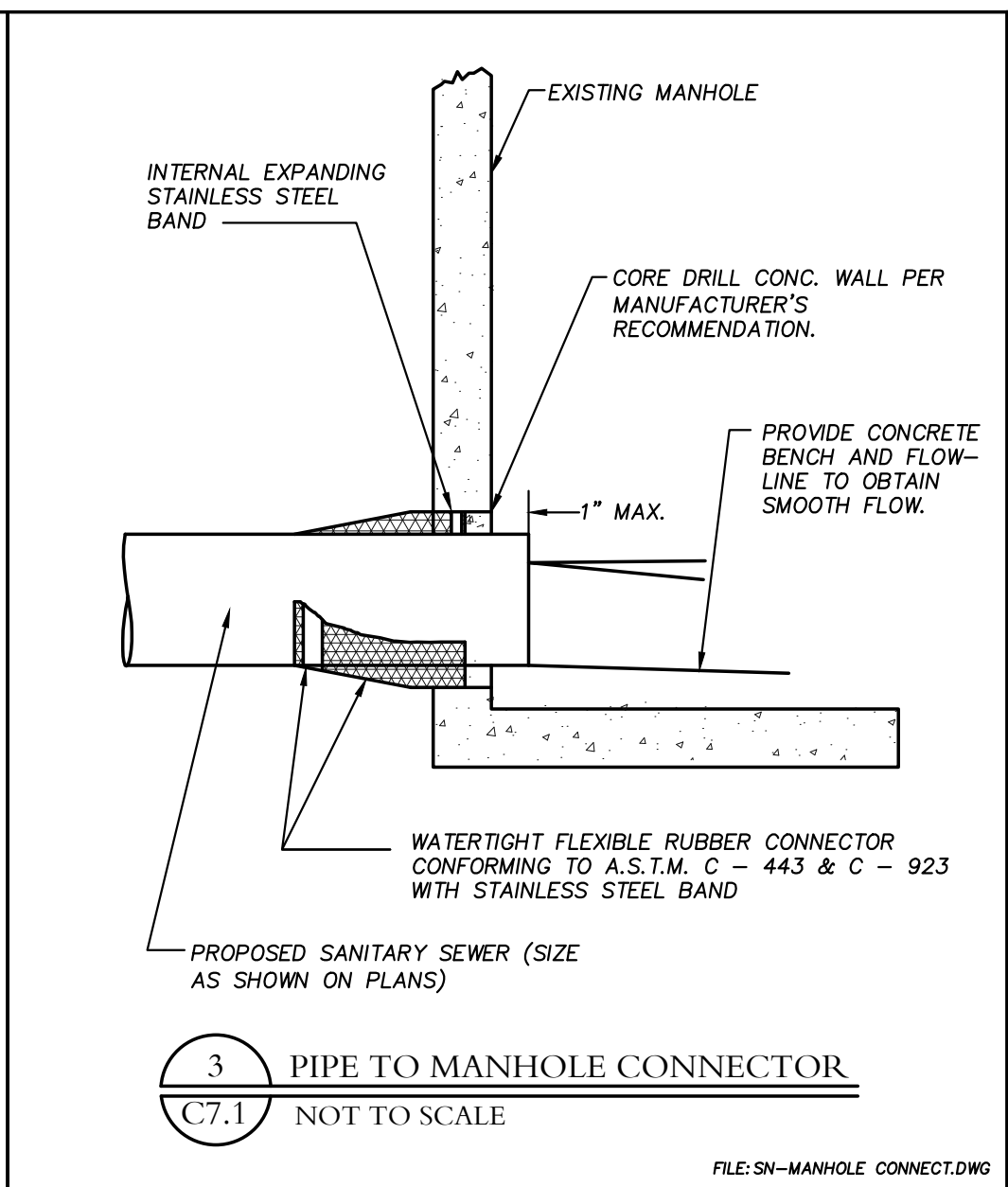
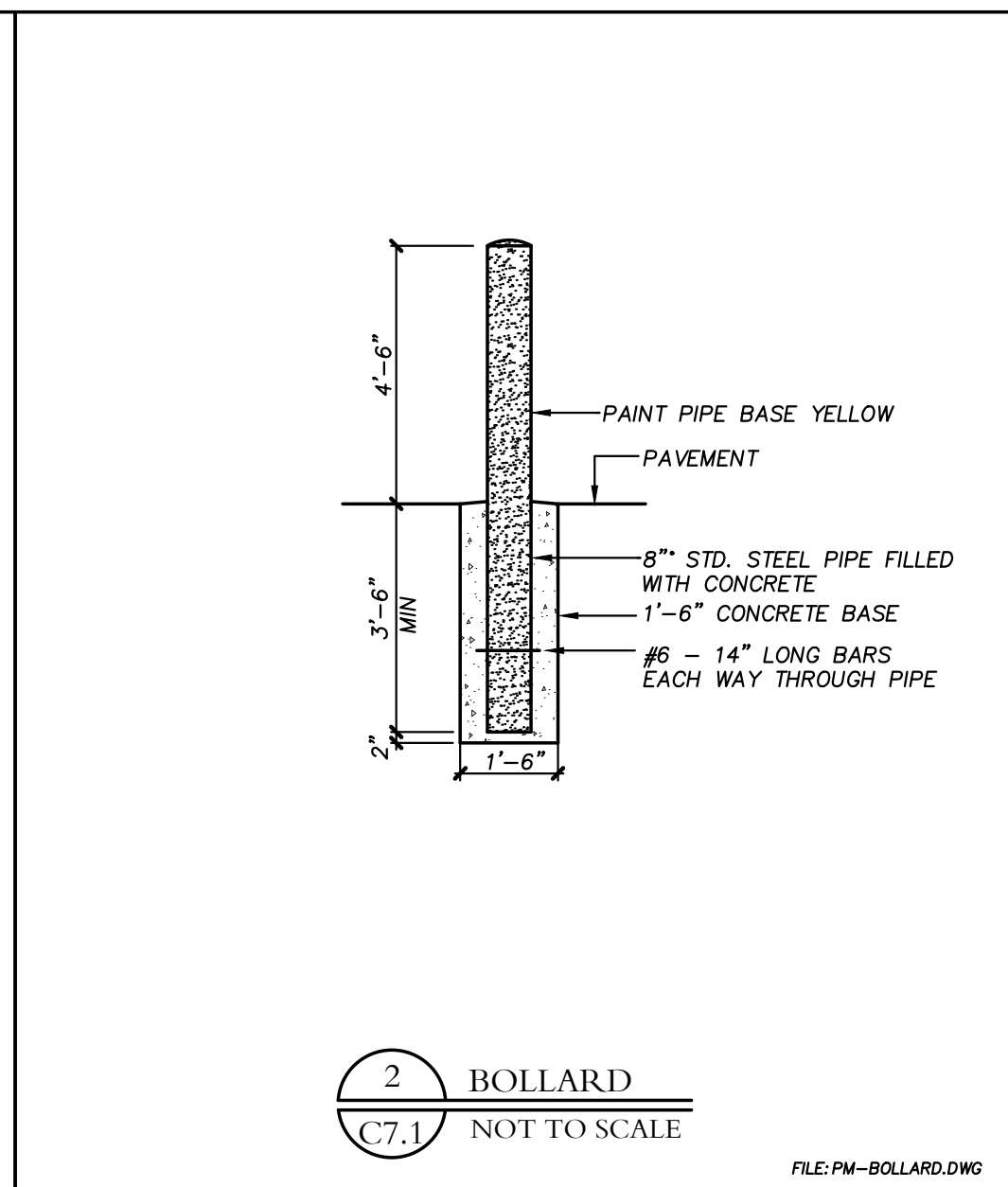
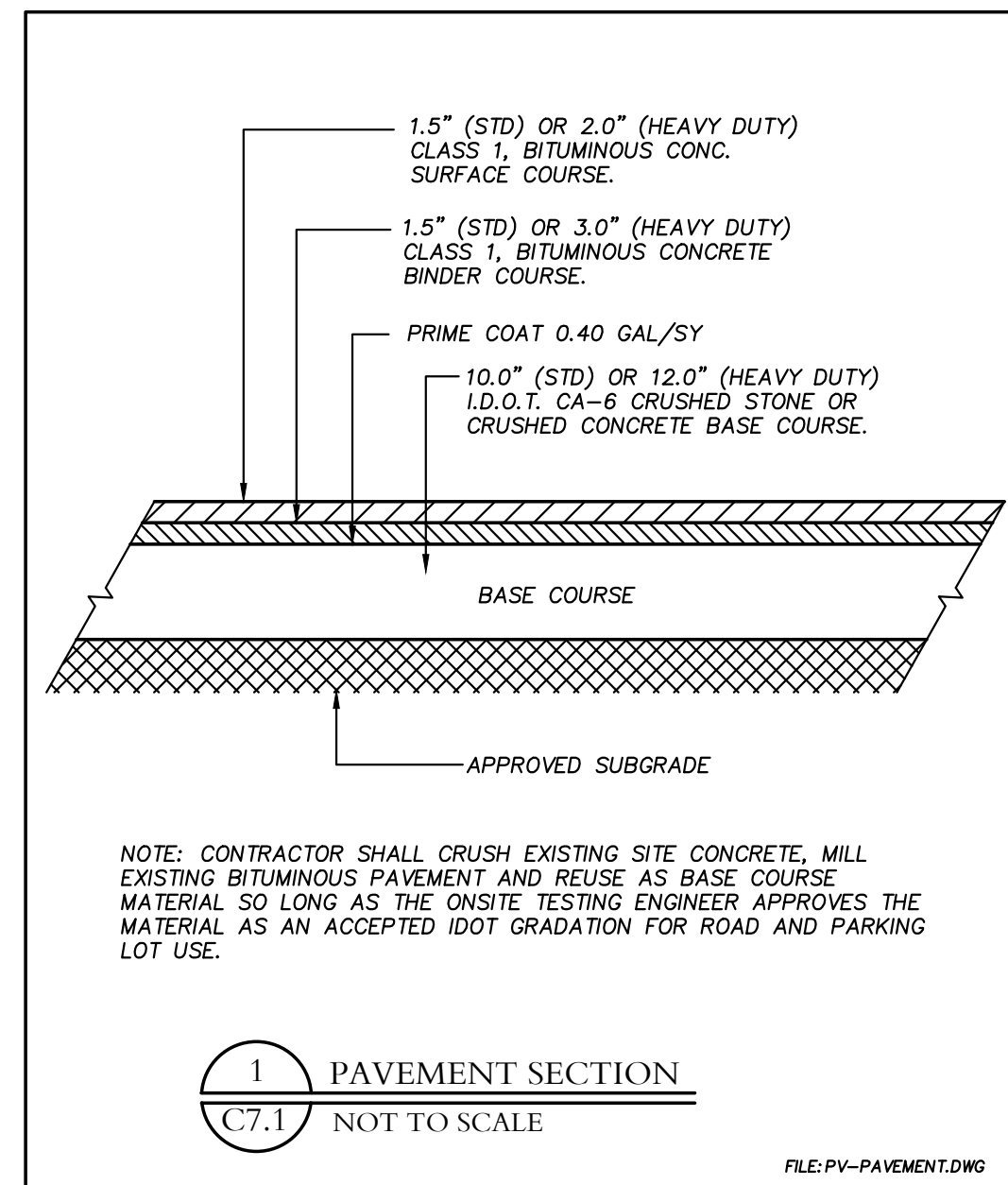
2. Connection to existing storm sewer structures shall be done by coring the concrete barrel section.

3. Storm sewer pipes shall conform to the requirements of AASHTO M 170M (M170) class I-V per Wisconsin D.O.T. standard specification for road and bridge construction.

4. All storm sewer pipes shall be class IV reinforced concrete pipe and meet ASTM C76. Contractor may substitute HDPE pipe in lieu of Concrete in private parking lots. All storm sewers within the City ROW MUST be RCP and follow the Village of Schaumburg supplemental specifications.

5. Precast concrete sections for manholes, catch basins, inlets shall meet ASTM C 478.

6. Prior HEPA approval is required in order to construct storm mains over water mains.



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

**GENERAL NOTES,
SPECIFICATIONS & DETAILS**

MENARDS
10925 WEST SPEEDWAY DRIVE
FRANKLIN, WISCONSIN

Craig R. Knoche & Associates
Civil Engineers, P.C.
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 10/3/17
FILE: 17-037 C70
JOB NO: 17-037
SHEET NO.

C7.1

FRANKLIN, WISCONSIN



May 8, 2018

RE: Menards Expansion Narrative

Dear Members of the Planning Commission,

Menard, Inc. has submitted applications to combine Lot 2 and Lot 3 of CSM 7699 to allow the expansion of the Menards storage yard and add a new warehouse building. Menards is expanding all store locations across the country to ensure older stores offer the same product selection, storage space, and amenities as the new stores being built. Since the Franklin store opened in 2004 the company has changed and so has the demands on each location. To make sure the store continues to thrive in Franklin long into the future we are requesting approval of the expansion project.

The expansion will include a new drive through warehouse building that is identical to the existing warehouse building. The new 22,670 sq ft warehouse building will have the same brick exterior facing Speedway Drive and State Highway 100. The landscaping on the east side of the existing warehouse building will be relocated so it is on the east end of the new warehouse building. To accommodate the new warehouse building an additional .66 acres of yard is being added to the site.

The new warehouse building will be used to hold bulk materials such as insulation, shingles, wood, PVC pipes and other large building materials. This is the same covered storage activities that take place in the existing warehouse. Menards needs to keep more of these building products in stock to compete with online competition that ships products in 2 days or less. If a product is not on our shelves we could lose a customer so it is more important than ever to have materials on site and ready to be sold.

In order to add the new yard and warehouse space a portion of Lot 3 was needed. Rather than take a small portion for the expansion and leave another portion that has very limited access we decided it would be best to simply combine Lot 2 and Lot 3 into one lot. The lot combination materials have been submitted for review and are needed as part of the expansion project.

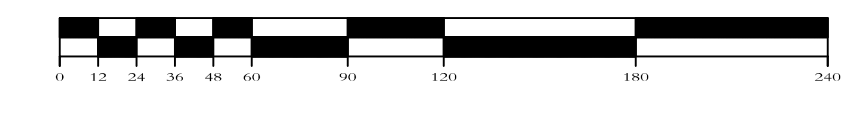
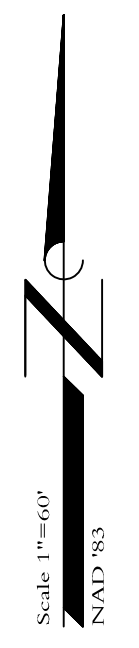
Sincerely,
Menard, Inc.

A handwritten signature in black ink, appearing to read 'Tyler Edwards', is written over a horizontal line.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Description (5-8-18)

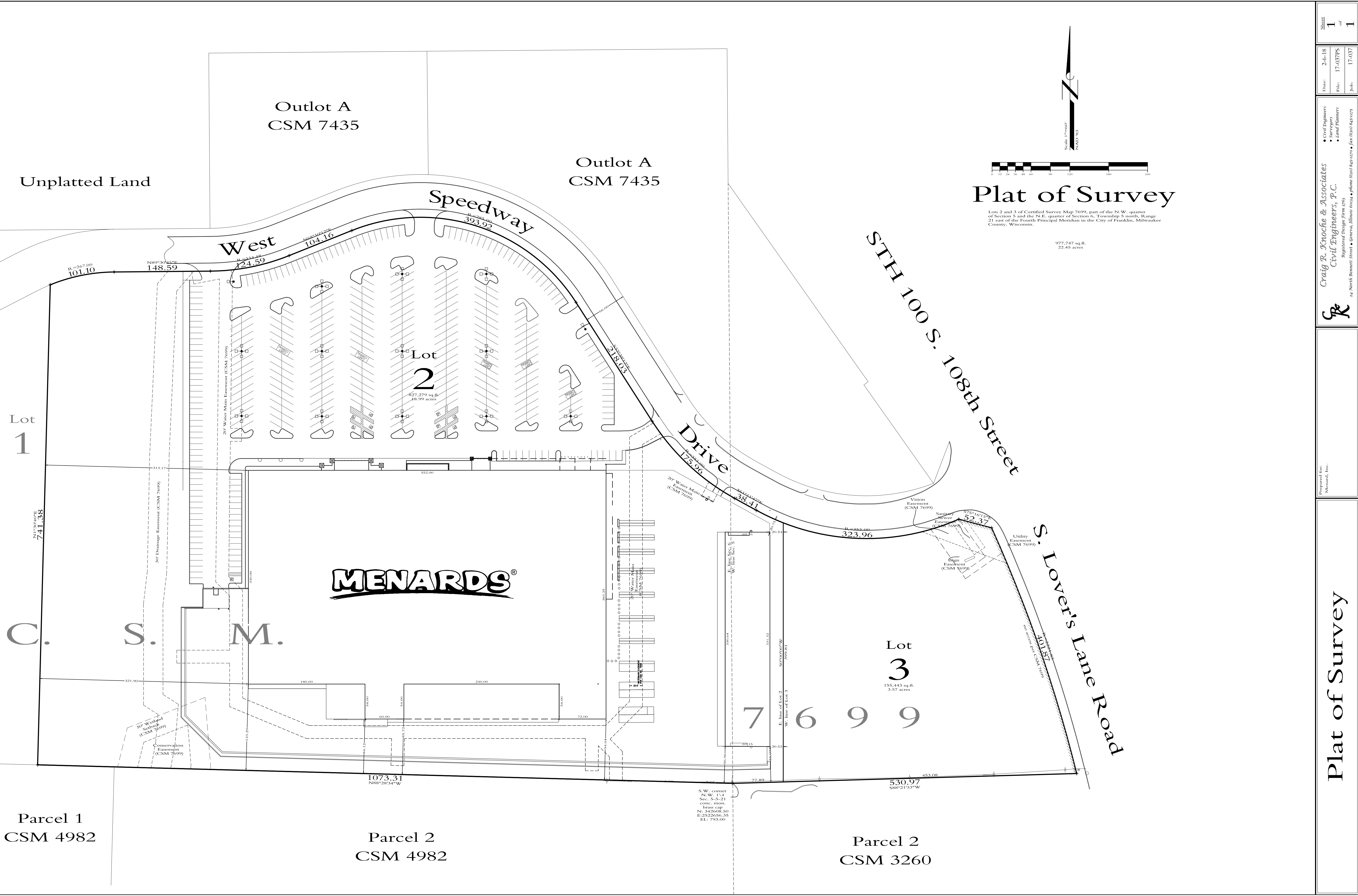
Lots 2 and 3 of Certified Survey Map 7699, part of the N.W. quarter of Section 5 and the N.E. quarter of Section 6, Township 5 north, Range 21 east of the Fourth Principal Meridian in the City of Franklin, Milwaukee County, Wisconsin.



Plat of Survey

Lots 2 and 3 of Certified Survey Map 7699, part of the N.W. quarter of Section 5 and the S.E. quarter of Section 6, Township 5 north, Range 21 east of the Fourth Principal Meridian in the City of Franklin, Milwaukee County, Wisconsin.

977,747 sq. ft.
22.45 acres



Unplatted Land

Outlot A
CSM 7435

Outlot A
CSM 7435

Lot
1

C. S. M.

Parcel 1
CSM 4982

Parcel 2
CSM 4982

Parcel 2
CSM 3260

MENARDS®

Lot
2
827,279 sq. ft.
18.99 acres

Lot
3
155,443 sq. ft.
3.57 acres

7 6 9 9

Speedway Drive
STH 100 S. 108th Street

S. Lover's Lane Road

Lot 1
741.38

148.59

124.59

104.16

393.92

288.03

175.96

35.41

323.96

52.37

1073.31

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453.08

321.90

180.00

240.00

60.00

31.00

72.00

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20.54

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