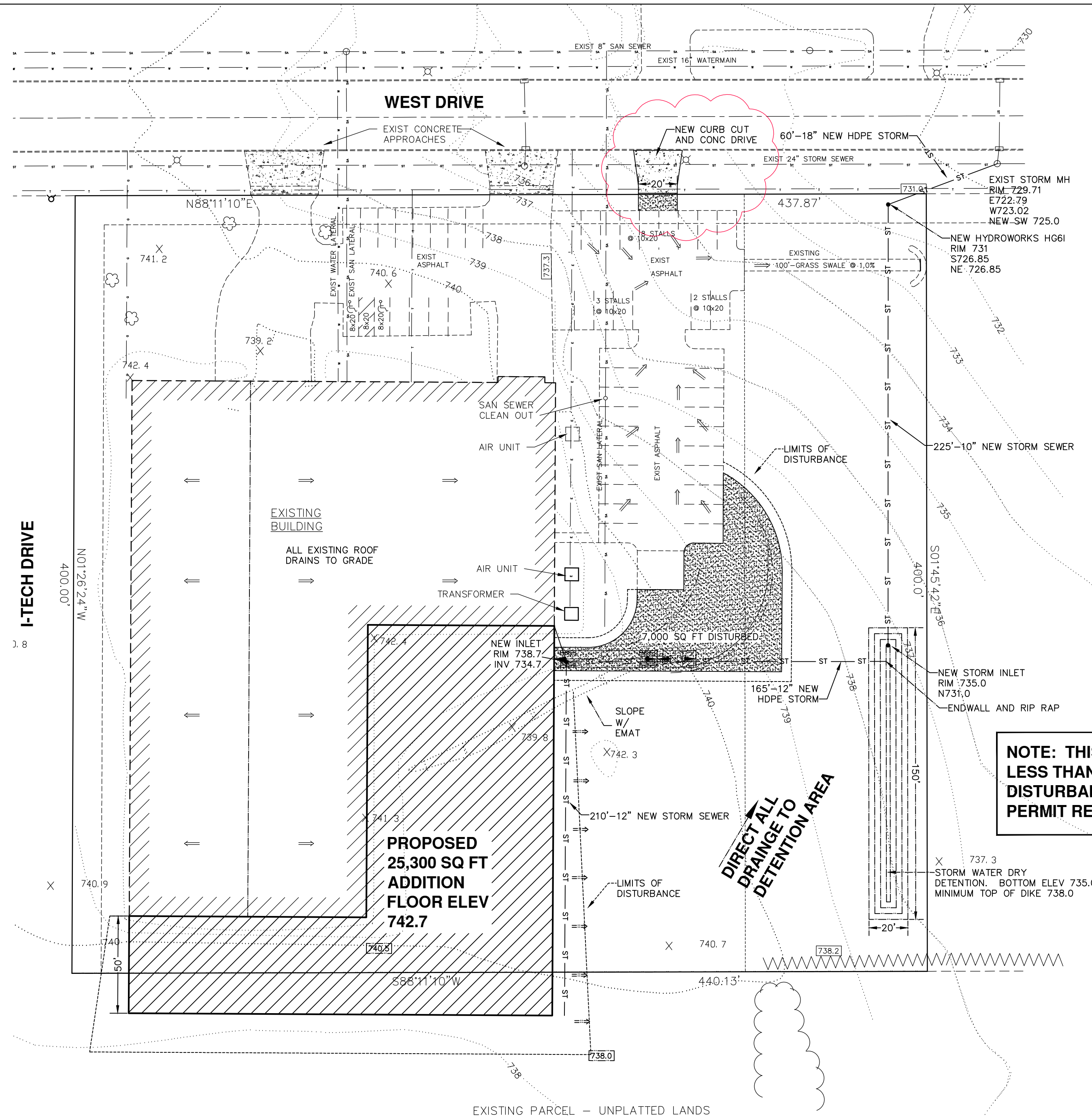




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

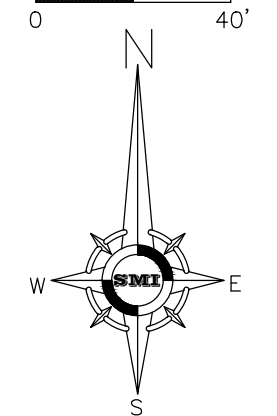




NOTE: THIS ALTERNATE DISTURBS LESS THAN 1.0 ACRES IF LIMITS OF DISTURBANCE ARE FOLLOWED. CITY PERMIT REQUIRED

- EXISTING IRON
- IRON ROD SET
- ▲ EXISTING PK NAIL
- ▲ PK NAIL SET

SCALE IN FEET
0 40'



ADDRESS 5631 WEST DRIVE
TAX ID NO. 447003061

BENCHMARK: HYDRANT AT WEST DRIVE AND I-TECH DRIVE ELEV 742.88

- LEGEND
- XSAN — XSAN — XSAN — XSAN — XSAN — XSAN — XSAN — XSAN —
 - SA — SA — SA — SA — SA — SA — SA — SA —
 - XST — XST — XST — XST — XST — XST — XST — XST —
 - ST — ST — ST — ST — ST — ST — ST — ST —
 - ⊗ EXISTING STORM INLETS
 - ⊗ PROPOSED STORM INLETS
 - XW — XW — XW — XW — XW — XW — XW — XW —
 - W — W — W — W — W — W — W — W —
 - ⊗ PROPOSED HYDRANT
 - ⊗ EXISTING HYDRANT
 - 000.0 EXISTING ELEVATION
 - EXISTING CONTOUR
 - 000.0 — PROPOSED CONTOUR
 - 000.0 PROPOSED ELEVATION

- UTILITY & DRAINAGE EASEMENT
- G — G — G — G — G — G — G — G —
 - T — T — T — T — T — T — T — T —
 - FO — FO — FO — FO — FO — FO — FO — FO —
 - TV — TV — TV — TV — TV — TV — TV — TV —
 - OH — OH — OH — OH — OH — OH — OH — OH —

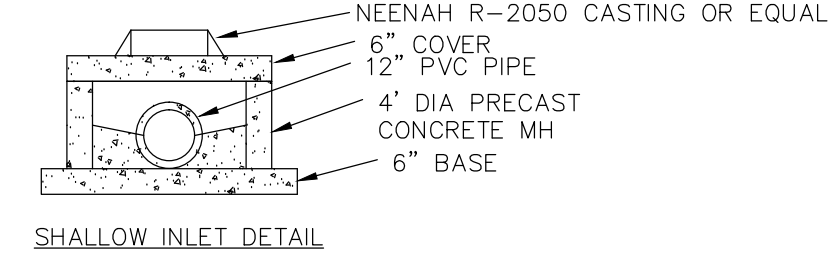
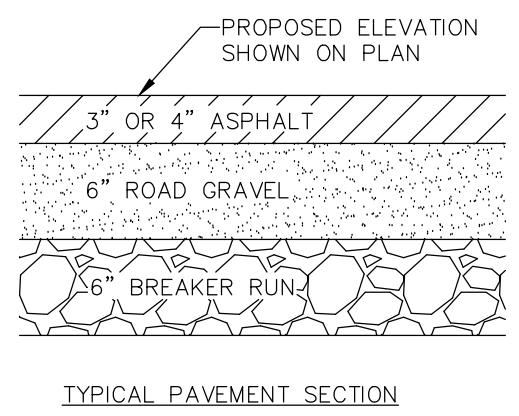
PERMITS
ALL REQUIRED CITY OF MANITOWOC PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO A BUILDING PERMIT BEING ISSUED

THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE FROM EXISTING RECORDS AND/OR FIELD LOCATIONS AND MAY NOT BE COMPLETE OR ACCURATE. THE CONTRACTOR(S) SHALL CONTACT DIGGER'S HOTLINE AT (800) 242-8511, AS WELL AS OTHER UTILITIES NOT SERVED BY DIGGER'S HOTLINE, BUT HAVING FACILITIES IN THE WORK AREA, AT LEAST THREE (3) FULL BUSINESS DAYS PRIOR TO CONSTRUCTION TO NOTIFY THE UTILITIES TO LOCATE THEIR UNDERGROUND FACILITIES.

EROSION CONTROL NOTES:
DISTURBED AREA = 43,000 SQ. FT. EROSION CONTROL PLAN REQUIRED
INCREASE IN IMPERVIOUS AREA = 33,300 SQ. FT.
STORMWATER MANAGEMENT PLAN REQUIRED
EROSION CONTROL TO BE IN ACCORDANCE WITH THE LATEST WQNR TECHNICAL STANDARDS

FIRE PROTECTION FEATURES
BUILDING TYPE - METAL FRAME
OCCUPANCY - INDUSTRIAL
SPRINKLERS REQUIRED

NOTE:
ALL UTILITY AND DRAINAGE EASEMENT AREAS ON THE PLAN SHALL COMPLY WITH THE "STANDARD UTILITY EASEMENT CONDITIONS" ADOPTED BY THE COMMON COUNCIL ON NOVEMBER 3, 1997, AND RECORDED AT THE MANITOWOC COUNTY REGISTER OF DEEDS ON NOVEMBER 7, 1997 AT VOLUME 1252, PAGE 498 OF RECORDS, AS DOCUMENT #798738.



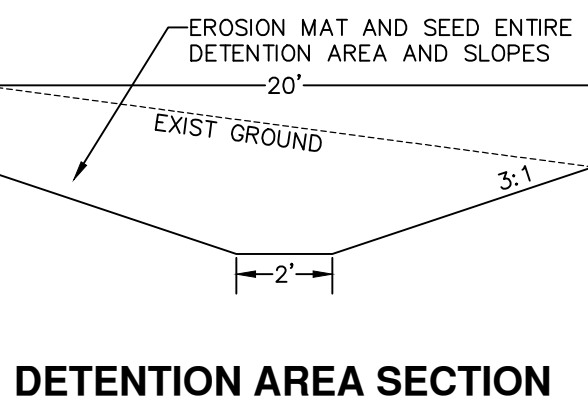
PARKING FEATURE
ADD 12 STALLS
59 STALLS PROVIDED
3 HANDICAPPED STALL REQUIRED

LANDSCAPE REQUIREMENTS WITHIN 10' OF PARKING
ZONING - L-1
LANDSCAPE POINTS PER STALL REQUIRED - 10
NO. OF STALLS PROVIDED - 12
LANDSCAPE POINTS REQUIRED - 120
NO. OF CANOPY TREES REQUIRED - 1
LANDSCAPE RECOMMENDATIONS WITHIN 10' OF PARKING
OWNER TO PROVIDE LANDSCAPE PLAN TO CITY PLANNER FOR APPROVAL. POINTS ARE ACCUMULATED BASED ON THE FOLLOWING POINT VALUES:
CANOPY TREES ≥ 2.5" DIAMETER - 50 POINTS
CANOPY TREES 2" TO 2.5" DIAMETER - 30 POINTS
EVERGREEN TREES ≥ 6 FEET TALL - 30 POINTS
TALL SHRUBS ≥ 4 FEET TALL - 9 POINTS
MEDIUM SHRUBS 3 FEET TO 4 FEET TALL - 6 POINTS
LOW SHRUBS < 3 FEET TALL - 3 POINTS

ALL PIPE AND INLETS TO BE IN ACCORDANCE WITH SPS 384.30. PIPE TO BE HDPE, PVC OR CONCRETE. MANHOLES TO BE PRECAST, MINIMUM 48" DIAMETER, ROUND CASTINGS TO BE NEENAH R-2050, TYPE C GRATE OPEN AREA 1.1 SQ. FT.

CERTIFICATION
I HEREBY CERTIFY THAT THE ADJACENT MAP AND THE FOLLOWING DESCRIPTION ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF
A tract of land in the SE 1/4 of the NE 1/4 of Section 34, T.19N., R.23E., City of Manitowoc, Manitowoc County, Wisconsin and described as follows:
Tract 1 of a Certified Survey Recorded in Volume 15, Page 45.
Said Tract contains 4.03 acres (175,603 sq. ft.)

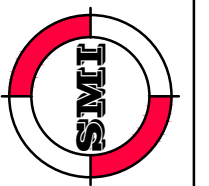
PAUL M. STEINBRECHER, R.L.S. - 1608
P.E. - 21484 DATE _____



DETENTION AREA SECTION

REVISIONS		
NO.	DATE	BY
1	6/30/17	PS

SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
920-684-5583
www.smiinc.com



An original copy of this plan will be returned to the client upon completion of the project. All other copies are non-original copies of this plan.

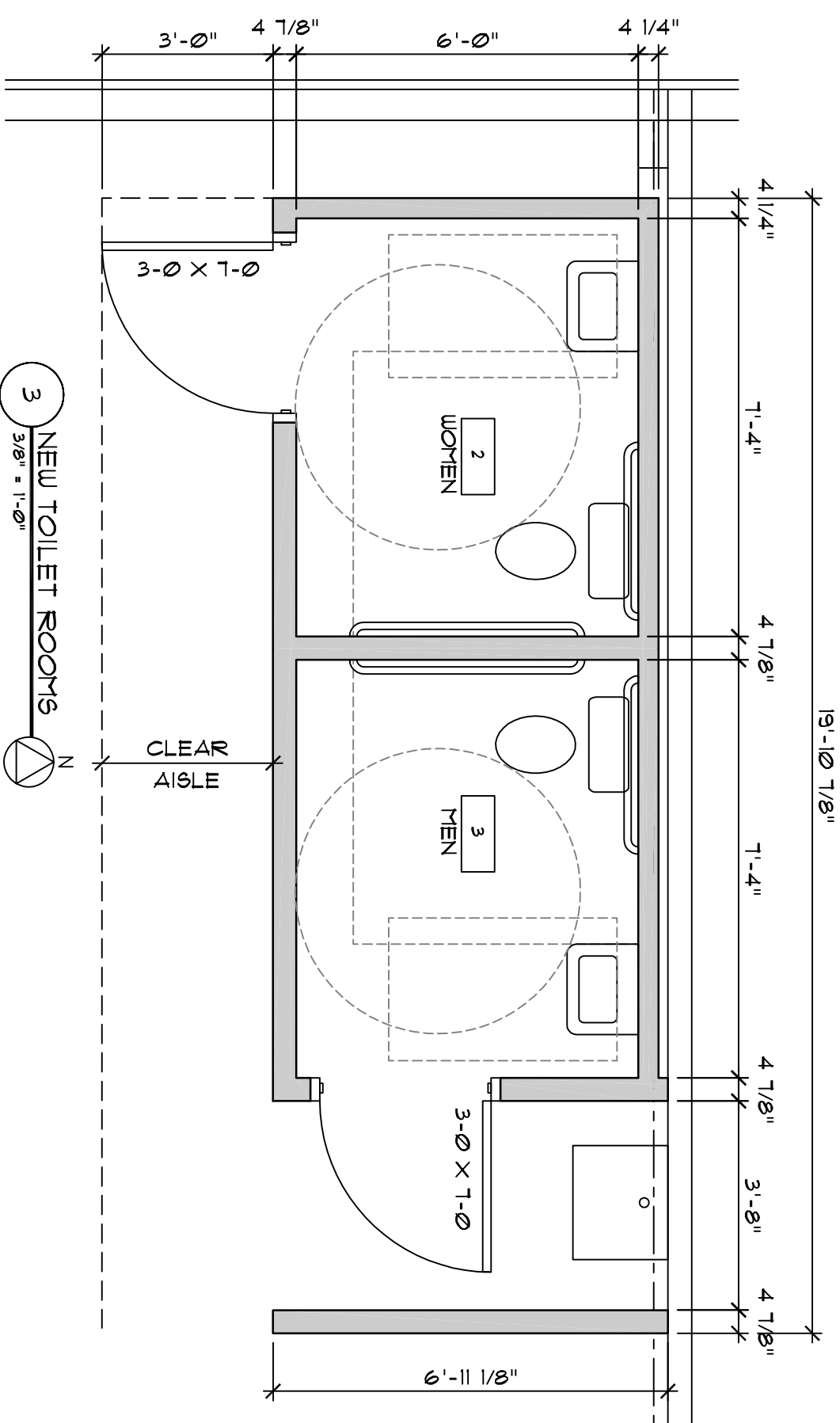
4613 GUSTER ST.
P.O. BOX 245
MANITOWOC, WI 54220-0245
PHONE (920) 683-4282
FAX (920) 683-4459

HAMANN
CONSTRUCTION COMPANY

PRELIMINARY SITEPLAN FOR A 150'X200' ADDITION TO COLOR CRAFT

DRAWING:

DATE:	6/15/17
DRAWN BY:	PS
APPROVED BY:	
JOB NO.:	17244SP
CAD FILE:	SMI\MANUTW44SP.dwg
SCALE:	1" = 40'
SHEET:	1 OF 1

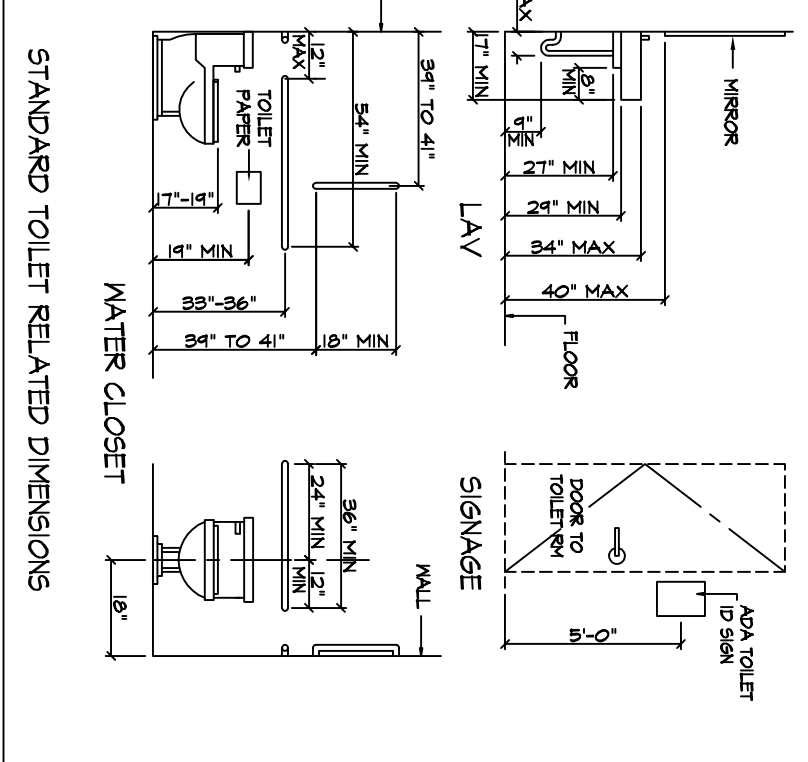


3 NEW TOILET ROOMS

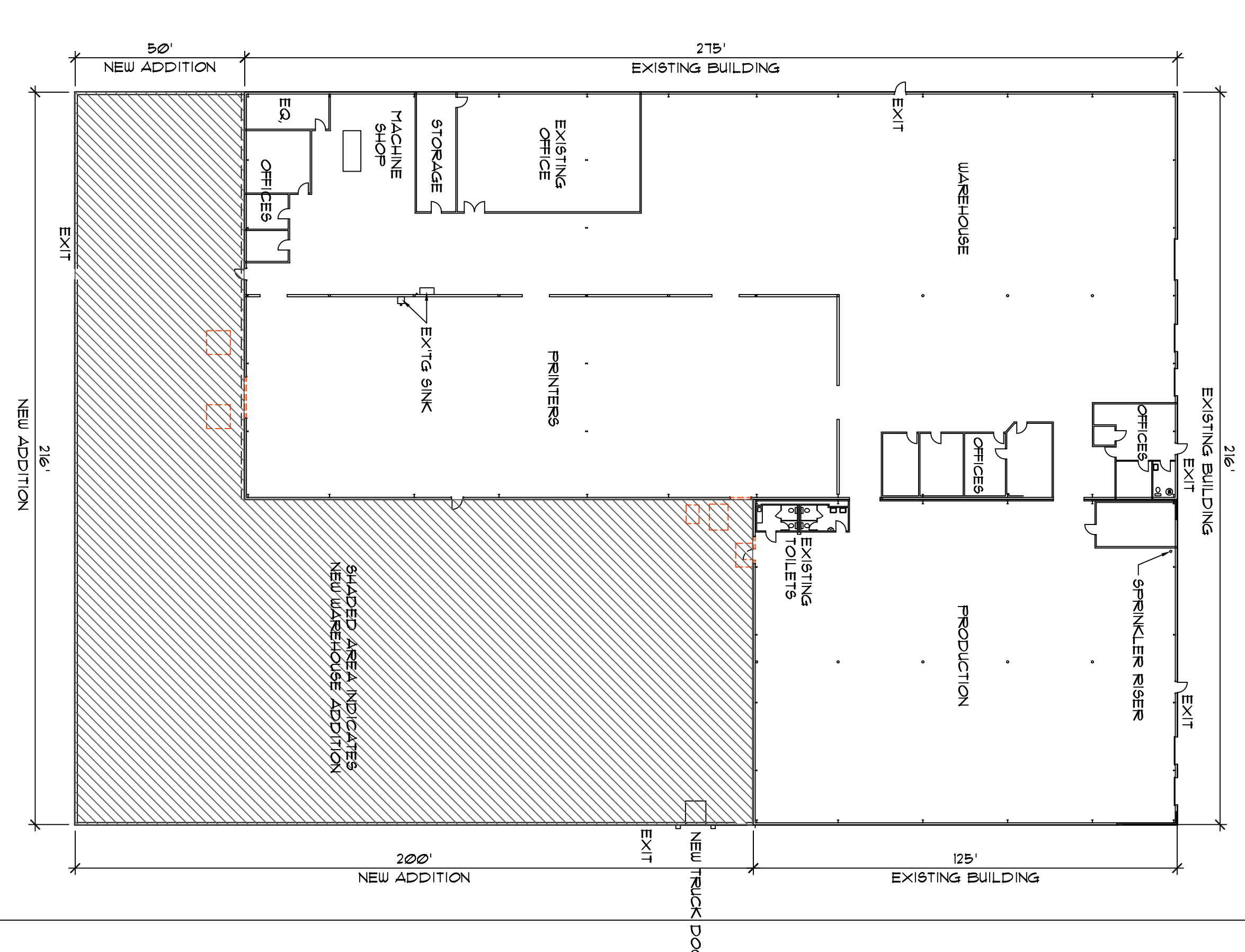
- TOILET ROOM NOTES:**
1. CONSTRUCT NEW PARTITION WALLS OF STEEL STUDS AND 5/8" GYP-SUM DRYWALL. EXTEND WALLS TO 8'-0" AFF.
 2. FRAME 6" STL JOISTS @ 16" OC ACROSS PARTITIONS TO SUPPORT 5/8" DRYWALL CEILING OVER ENTIRE AREA COVER TOP SIDE OF JOISTS WITH 28 GA CORRUGATED METAL PANEL TO ROOF DUST SHIELD.
 3. DOORS TO BE 18 GA HOLLOW METAL IN 18 GA HOLLOW METAL FRAME. EQUIP WITH LEVEL PRIVACY SET.
 4. ROOF FINISHES ARE CONC FLOOR, 6" VNTL BASE PAINTED DRYWALL WALLS & CEILING, PAINT HOLLOW METALS.

KEY TO PLAN NOTES

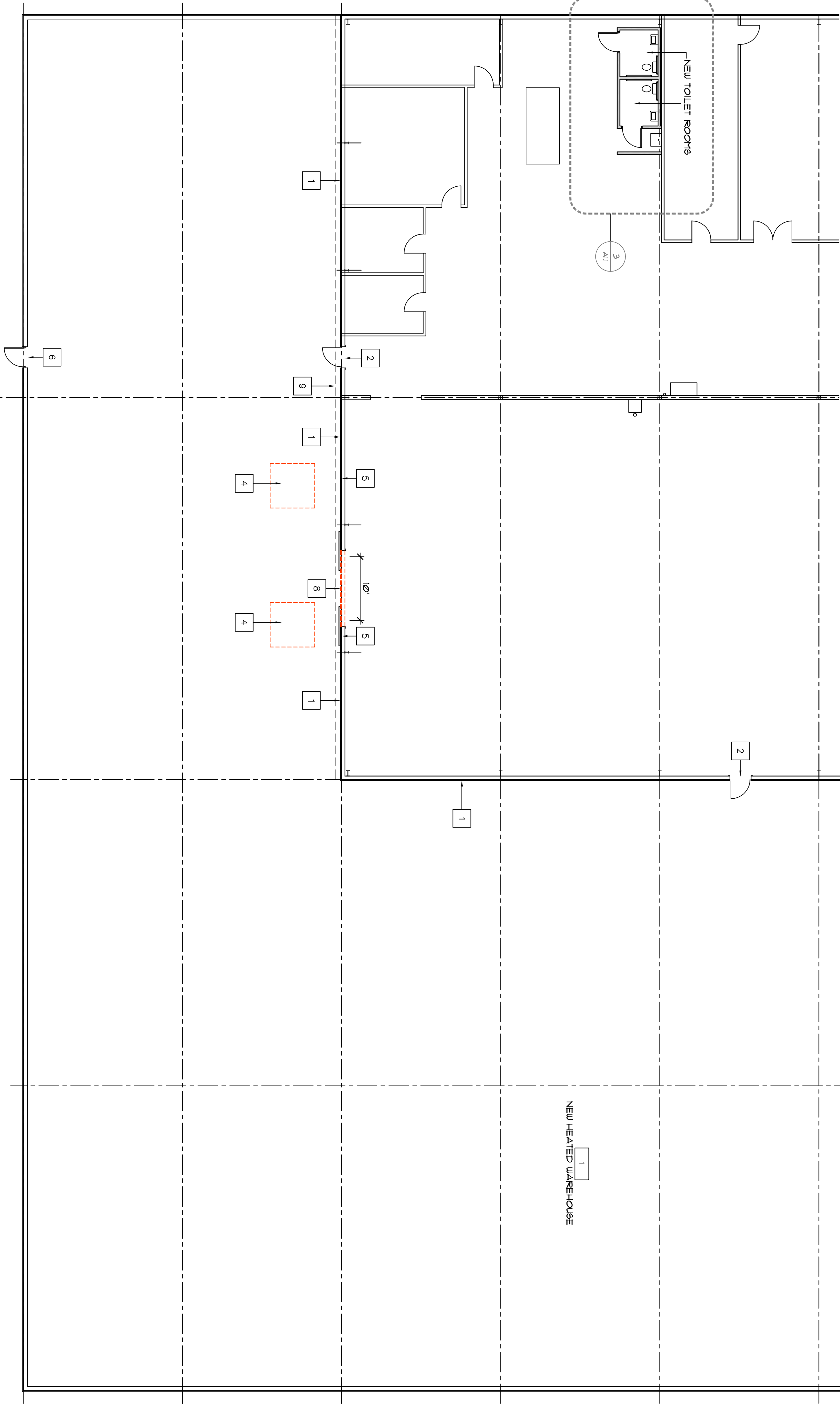
- 1 EXISTING EXTERIOR STEEL WALL PANELS AND BUILDING INSULATION REMAIN
- 2 EXISTING HOLLOW METAL DOOR AND FRAME REMAIN
- 3 NEW 10'-0" HIGH OPENING WITH CLEAR VNTL SLAT CURTAIN IN EXISTING METAL BUILDING WALL
- 4 RELOCATE EXISTING GROUND-MOUNTED RTU A/C UNIT TO ROOF OF NEW ADDITION AND RECONNECT TO EXISTING TO EXISTING DUCTWORK. REMOVE EXISTING CONCRETE SLAB.
- 5 CLOSE AND INSULATE EXISTING DUCT OPENING IN EXISTING WALL
- 6 NEW INSULATED HOLLOW METAL 3'-0" X 1'-0" EXIT DOOR W/ LEVEL EXIT LOCK CLOSER WITH STRIP, LATCH GUARD
- 7 PROVIDE DOCK LEVELER, BUFFER, DOCK SEAL, AND TRUCK LOCK AT NEW DOCK
- 8 12' X 12' HIGH SPEED DOOR
- 9 HALF-FLOOR FILL FRAME ENDWALL BEAM AT NEW ADDITION



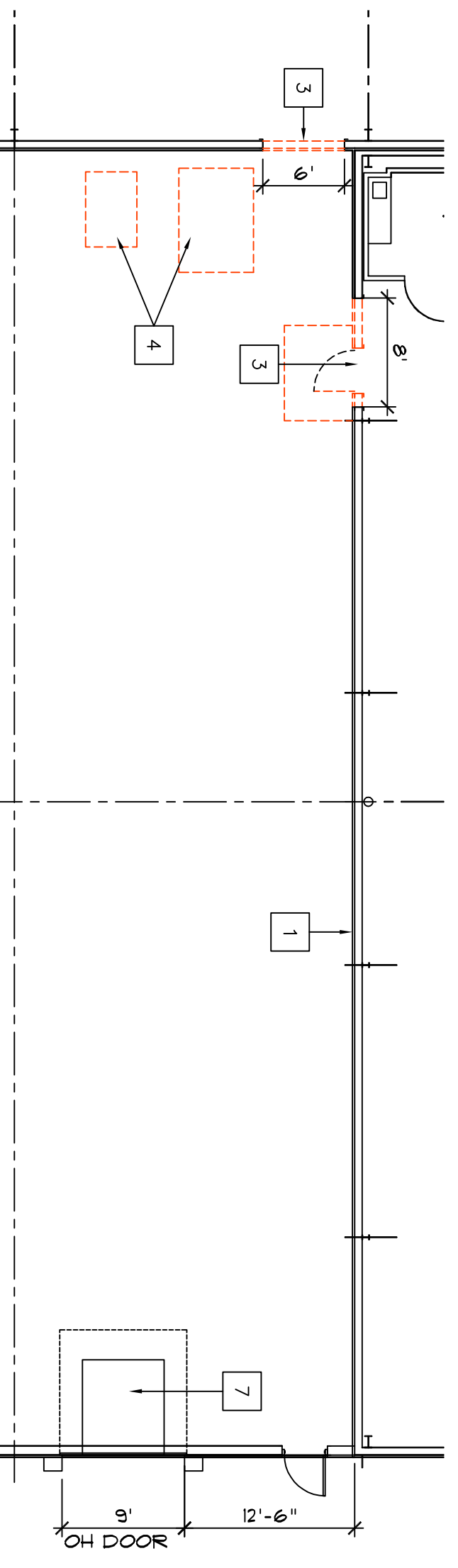
STANDARD TOILET RELATED DIMENSIONS



2 OVERALL BUILDING FLOOR PLAN



1 FLOOR PLAN - NEW ADDITION



DATE	REVISIONS

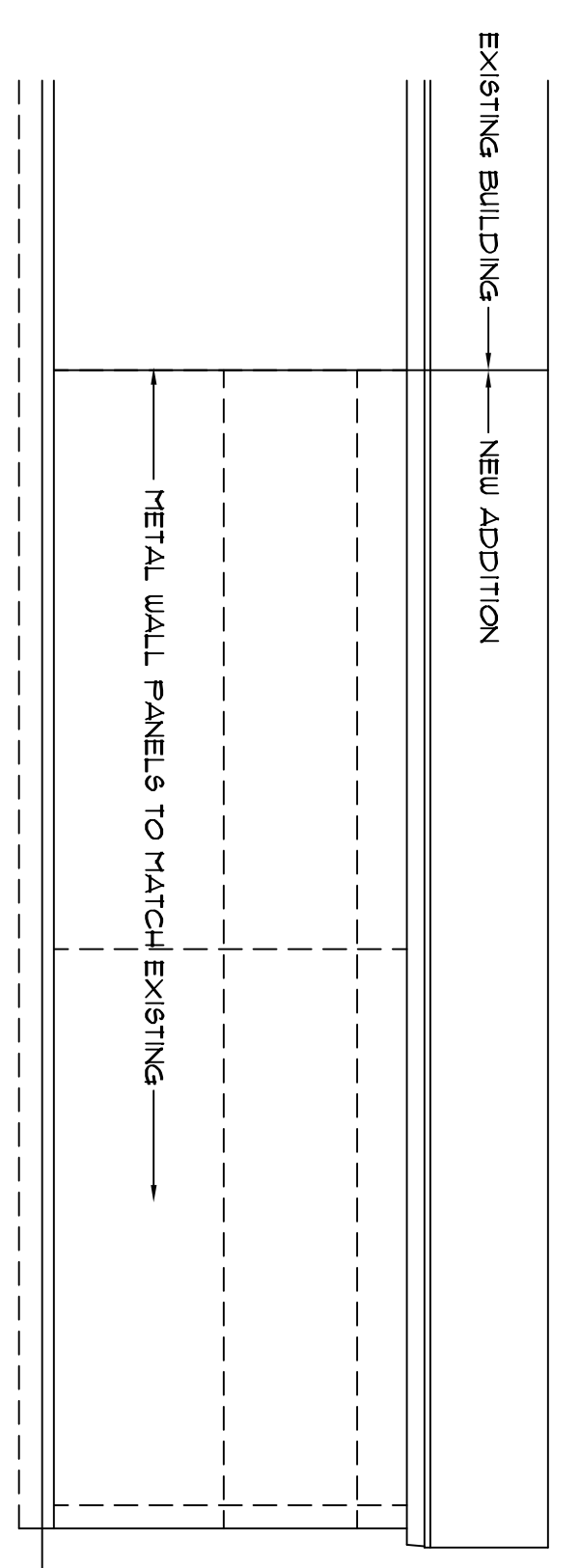
**WAREHOUSE ALTERATION FOR
COLOR CRAFT GRAPHIC ARTS INC.
5631 WEST DRIVE - MANITOWOC, WI**

PROJECT: **COLOR CRAFT GRAPHIC ARTS INC.**
 DATE: JUNE 29, 2017
 DRAWN BY: GM/JC
 JOB NO.:
 SHEET:

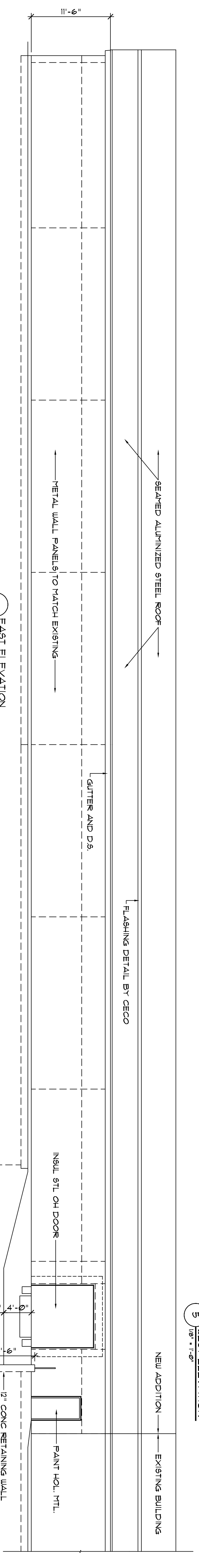
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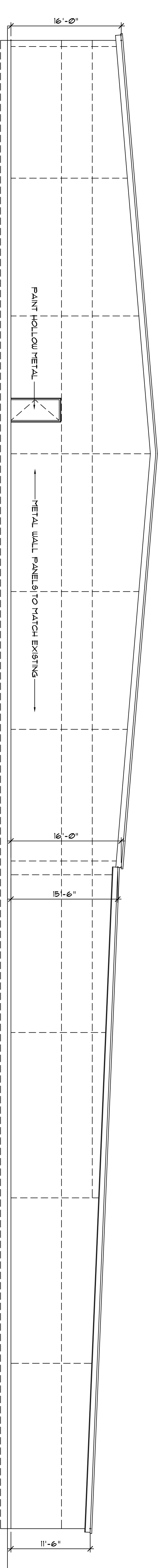
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 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE (920) 684-5583 www.smitmanitowoc.com



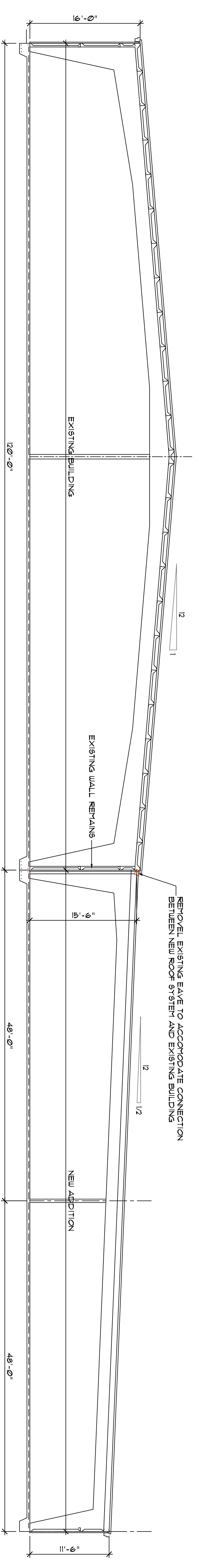
5 WEST ELEVATION
1/8" = 1'-0"



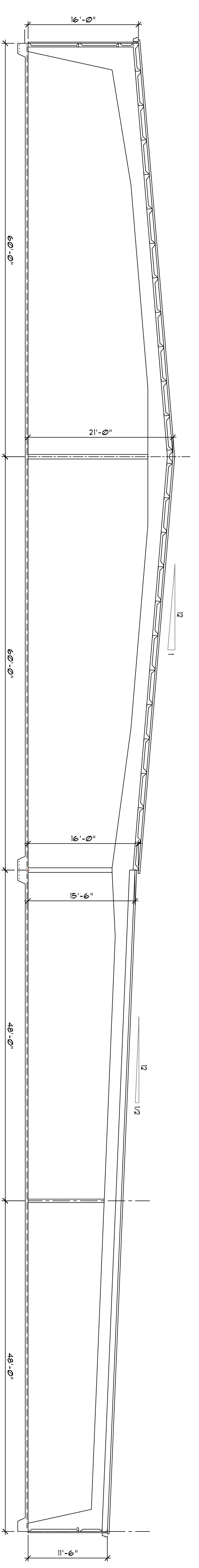
4 EAST ELEVATION
1/8" = 1'-0"



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



2 SECTION THRU EXISTING BUILDING AND NEW ADDITION
1/8" = 1'-0"



1 SECTION THRU NEW ADDITION
1/8" = 1'-0"

DATE	REVISIONS

**WAREHOUSE ALTERATION FOR
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 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE (920) 684-5583 www.smit Manitowoc.com

Proposed Land Sale to Color Craft**Parcel 052.449.003.070.00**

3.16 acres at \$20,000 per acre	\$ 63,200	Current land sale price for I-43 Tech Park
Credit for 2013 land donation	\$ (27,840)	This was 2.784 acres sold at \$10,000 per acre on 04/11/2000
Proposed land sale price	<u>\$ 35,360</u>	Use this value for potential land rebate
Estimated closing costs (buyer)	\$ 1,000	Title insurance, closing documents, etc.
Estimated total cost to Color Craft	<u>\$ 36,360</u>	
Estimated closing costs (seller)	\$ 1,500	Title insurance, closing documents, etc.
Estimated proceeds to City	\$ 33,860	
Estimated future land rebate (50%)	\$ (17,680)	Based on assessed value at least 15 x gross purchase price (\$530,400)
Final land sale revenue after rebate	\$ 16,180	Proceeds to the City less the land rebate at 50%
Final cost to buyer after rebate	\$ 18,680	Total cost to Color Craft less the land rebate at 50%