PROPOSED COFFEE SHOP FOR:

7-BREW MADISON

MADISON, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: 37,979 S.F. (0.87 ACRES).

EXISTING ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL/ URBAN DESIGN DISTRICT NO. 5

PROPOSED ZONING: COMMERCIAL CORRIDOR - TRANSITIONAL/ URBAN DESIGN DISTRICT NO. 5

PROPOSED USE: COFFEE SHOP WITH DRIVE THRU (C.U.P.)

SETBACKS:
BUILDING: FRONT(NW) = 5' (AT LEAST 30% BUILDING WIDTH WITHIN 20' OF PRIMARY STREET=14' SETBACK)
SIDE(SW/NE) = 0'
REAR(SE) = 20'

PAVEMENT: FRONT(NW) = NONE
SIDE(SW/NE) = NONE
REAR(SE) = NONE

PROPOSED BUILDING HEIGHT: 22.29' (MAX. HEIGHT ALLOWED: 78')

AIRPORT HEIGHT RESTRICTIONS: 938' (PROPOSED BUILDING HEIGHT: 895.29')

PARKING REQUIRED: NO MINIMUM PARKING REQUIRED (NOT WITHIN 300' OF ANOTHER RESTAURANT)
MAXIMUM 25% OF PERSONS (25% X 6 = 2 SPACES MAX)

PARKING PROVIDED: 10 SPACES (1 H.C. ACCESSIBLE) (C.U.P)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MAXIMUM LOT COVERAGE - BUILDING ONLY: 85%

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.72	31,399	87.3%
TOTAL IMPERVIOUS	0.72	31,399	87.3%
LANDSCAPE/ OPEN SPACE	0.11	4,580	12.7%
PROJECT SITE	0.83	35,979	100.0%

PROPOSED SITE DATA

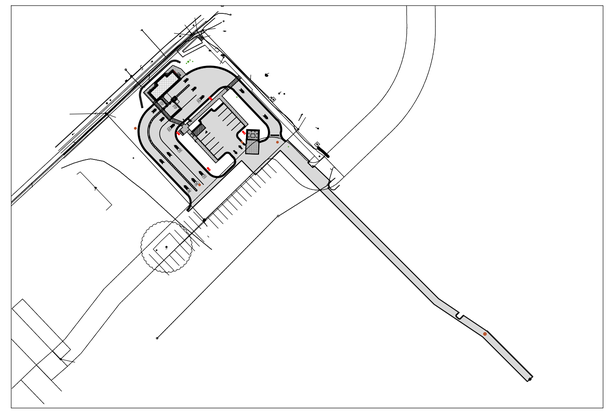
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	854	2.4%
PAVEMENT (ASP. & CONC.)	0.56	24,238	67.4%
TOTAL IMPERVIOUS	0.58	25,092	69.7%
LANDSCAPE/ OPEN SPACE	0.25	10,887	30.3%
PROJECT SITE	0.83	35,979	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW

NORTH

SCALE: 1"= 100'
100' 0 100' 200'

EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC / 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG / 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
PROPOSED SITE SYMBOLS			
	PROPOSED DRAINAGE FLOW	CO	PROPOSED CLEANOUT
	PROPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT TO RISER
	PROPOSED WELL		PROPOSED APRON END SECTION
	PROPOSED LIGHT POLE		SOIL BORING
	PROPOSED STORM CATCH BASIN - ST CB		CENTER LINE
	PROPOSED STORM FIELD INLET - ST FI		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
PROPOSED LINETYPES			
	PROPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
W	PROPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
	PROPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
	GRADING/SEEDING LIMITS	P	PROPOSED PROCESS SEWER AND MANHOLE
	RIGHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
T	PROPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
FO	PROPOSED UNDERGROUND FIBER OPTIC LINE		

SURVEY LEGEND

	FOUND MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	COMPUTED POINT
	TEMPORARY BENCHMARK (TBM)
	FIRE HYDRANT
	LIGHT
	SANITARY MANHOLE (SMH)
	SIGN
EM	ELECTRIC METER
	ELECTRIC BOX
	MONITORING WELL
WV	WATER VALVE
	CURB INLET (CI)
	STORM MANHOLE
T	TELEPHONE PEDESTAL
	FIBER OPTIC VAULT
	TELEVISION PEDESTAL
N.G.	NATURAL GROUND (NG)
P.S.	PARKING SPACE(S)
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
BOC	BACK OF CURB
FL	FLOW LINE
TB	TOP OF BANK
BB	BOTTOM OF BANK
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
	GUARDRAIL LINE
UGE	UNDERGROUND ELECTRIC LINE
FOP	UNDERGROUND FIBER OPTIC LINE
CTV	UNDERGROUND TELEVISION LINE
UNK	UNKNOWN UNDERGROUND UTILITY LINE
WL	UNDERGROUND WATER LINE
SD	UNDERGROUND STORM LINE
SS	UNDERGROUND SANITARY LINE

PROJECT CONTACTS

OWNER INFORMATION:
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CITY BUILDING INSPECTOR:
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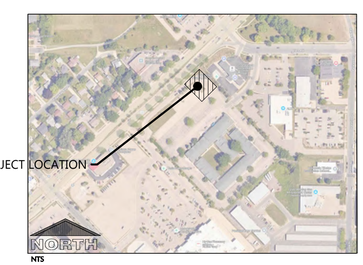
CITY DIRECTIOR OF PUBLIC WORKS:
Charles Romines
E-mail: publicworks@cityofmadison.com

LOCATION MAP



NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
2. PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY THAT OWNER HAS OBTAINED PERMISSION TO COMPLETE WORK OFFSITE.
3. FOLLOWING THE COMPLETION OF THE STORMWATER BMP'S, CONTRACTOR TO PROVIDE THE CITY OF MADISON WITH AN AS-BUILT STORMWATER MANAGEMENT/UTILITY PLAN.
4. THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

SURVEY NOTE

ALTA/NSPS LAND TITLE SURVEY WAS COMPLETED BY BUCKLEY D. BLEW (PROJECT NUMBER 24-6247) REVISION DATED OCTOBER 10, 2024. CONTACT BLEW AT SUVERY@BLEWINC.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE ALTA/NSPS LAND TITLE SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SIZES, ETC. NOTIFY ENGINEER OF DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. ● MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240275600

SHEET NUMBER
C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
  1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
  2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY GILES ENGINEERING ASSOCIATES, INC.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
  1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
  2. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
  3. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
  4. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
  5. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
  6. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  7. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
  8. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING SECTION	HEAVY ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (5 LT 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)	WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2" BINDER COURSE (4 LT 58-28S)	2-1/2" BINDER COURSE (4 LT 58-28S)
10" OF 1-1/4" CRUSHED AGGREGATE	12" OF 1-1/4" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
    a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
      1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
    b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
      1) CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
      2) TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
  1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
  2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
  3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
  4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
  5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
  6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
  7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
  TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
  1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
  2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
  3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
  1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER . LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
  2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
H. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
D. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
E. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER TREATMENT & CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

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

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

1. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
   - HOT MIX ASPHALT SPECIFICATIONS
   - AGGREGATE BASE
   - PAVEMENT MARKINGS
2. 32.20.00-CONCRETE AND AGGREGATE BASE
   - DESIGN MIX
   - AGGREGATE BASE
   - COMPRESSION TEST RESULTS
3. 33.10.00 - SITE UTILITIES
   - STORM MANHOLES
   - SANITARY PIPING MATERIALS
   - GREASE INTERCEPTOR SHOP DRAWINGS
   - WATER PIPING MATERIALS
   - WATER FITTINGS & APPURTENANCES
   - STORM PIPING MATERIALS
   - STORMWATER TREATMENT SHOP DRAWINGS
4. MISCELLANEOUS ITEMS
   - SITE LIGHTING

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901/906 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477
Storm Sewer	HDPE	ASTM F2648, ASTM F2306, AASHTO M252, TYPE S (4 IN - 10 IN), AASHTO M294, TYPE S (12 IN - 60 IN)	ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294	Joint: ASTM F2648, ASTM F2306, AASHTO M252, or AASHTO M294 Elastomeric Seal: ASTM F477

CIVIL SPECIFICATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

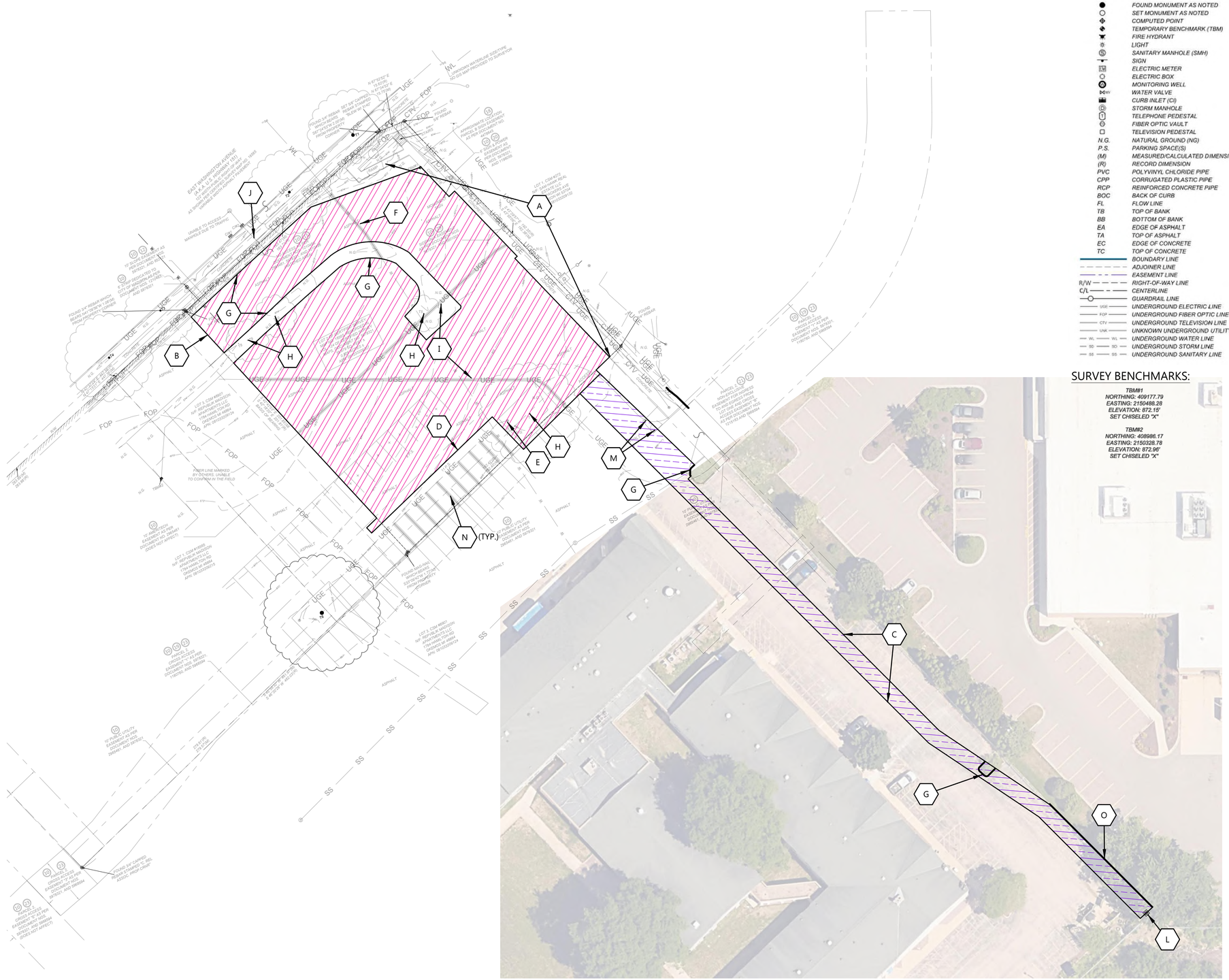
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240275600

SHEET NUMBER
C0.2



SURVEY NOTE:

ALTA/NSPS LAND TITLE SURVEY WAS COMPLETED BY BUCKLEY D. BLEW (PROJECT NUMBER 24-6247) REVISION DATED OCTOBER 10, 2024. CONTACT BLEW AT SUVERY@BLEWINC.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION . SEE ALTA/NSPS LAND TITLE SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SIZES, ETC. NOTIFY ENGINEER OF DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

SURVEY LEGEND:

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- TEMPORARY BENCHMARK (TBM)
- FIRE HYDRANT
- LIGHT
- SANITARY MANHOLE (SMH)
- SIGN
- ELECTRIC METER
- ELECTRIC BOX
- MONITORING WELL
- WATER VALVE
- CURB INLET (CI)
- STORM MANHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC VAULT
- TELEVISION PEDESTAL
- N.G. NATURAL GROUND (NG)
- P.S. PARKING SPACE(S)
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- PVC POLYVINYL CHLORIDE PIPE
- CPP CORRUGATED PLASTIC PIPE
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- TB TOP OF BANK
- BB BOTTOM OF BANK
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- EC EDGE OF CONCRETE
- TC TOP OF CONCRETE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- GUARDRAIL LINE
- UGE UNDERGROUND ELECTRIC LINE
- FOP UNDERGROUND FIBER OPTIC LINE
- CTV UNDERGROUND TELEVISION LINE
- UNK UNKNOWN UNDERGROUND UTILITY LINE
- WL UNDERGROUND WATER LINE
- SO UNDERGROUND STORM LINE
- SS UNDERGROUND SANITARY LINE

SURVEY BENCHMARKS:

TBM#1
NORTHING: 409177.79
EASTING: 2150488.28
ELEVATION: 872.15'
SET CHISELED "X"

TBM#2
NORTHING: 408986.17
EASTING: 2150328.78
ELEVATION: 872.96'
SET CHISELED "X"

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

LEGEND:

- REMOVE ONSITE FEATURES
- COORDINATE OFFSITE IMPROVEMENTS W/ OWNER AND NEIGHBOR

KEYNOTES

A	PROTECT EXISTING SIDEWALK & RAMP
B	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND BASE
C	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT FOR UTILITY INSTALLATION. VERIFY ALL UTILITIES ROUTES ARE CLEAR PRIOR TO CONSTRUCTION. SURVEY NOT COMPLETED IN THIS AREA
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE
E	REMOVE LIGHT POLE AND DISCONNECT UNDERGROUND ELECTRIC LINE. VERIFY SOUTHWEST LIGHT POLE MAINTAINS FUNCTION AFTER DISCONNECTION.
F	REMOVE 52' OF WATER SERVICE. SERVICE TO REMAIN ACTIVE DURING CONSTRUCTION COORDINATE W/ OWNER OF WATER SERVICE. FIELD VERIFY ROUTE AND LOCATION.
G	REMOVE CURB. SAWCUT (AS NECESSARY)
H	REMOVE TREE
I	CONTRACTOR TO PROTECT UNDERGROUND ELECTRICAL LINES. PROVIDE REMOVAL AND RELOCATION AS NECESSARY.
J	CONTRACTOR TO FIELD VERIFY STORMSEWER ROUTE PRIOR TO CONSTRUCTION. VERIFY ROUTE IS CLEAR OF IMPROVEMENTS. RELOCATE AS NECESSARY.
L	CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF LOCATION DOES NOT MATCH INTENDED DESIGN.
M	REMOVE AND RELOCATE SIGN
N	REMOVE PAVEMENT STRIPING
O	REMOVE CURB (IF NECESSARY)

SURVEY NOTES:

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
6. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
7. COMPLETED FIELD WORK WAS SEPTEMBER 9TH, 2024.
8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF EAST WASHINGTON AVENUE (A.K.A. U.S. HIGHWAY 151), WHICH IS APPROXIMATELY 185' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO LIEN ROAD VIA CROSS ACCESS EASEMENT PER DOCUMENT NO. 5978321, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED WISCONSIN ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DANE COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
16. A PRIVATE UTILITY LOCATE WAS CONDUCTED ON THE SUBJECT PROPERTY BY BLEW AND ASSOCIATES ON 09/12/2024.
17. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE 1' INTERVALS.
18. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

SCALE: 1"= 30'
30' 0 30' 60'
NORTH

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240275600

SHEET NUMBER
C1.0

EXISTING R.O.W. TREES			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

LEGEND:

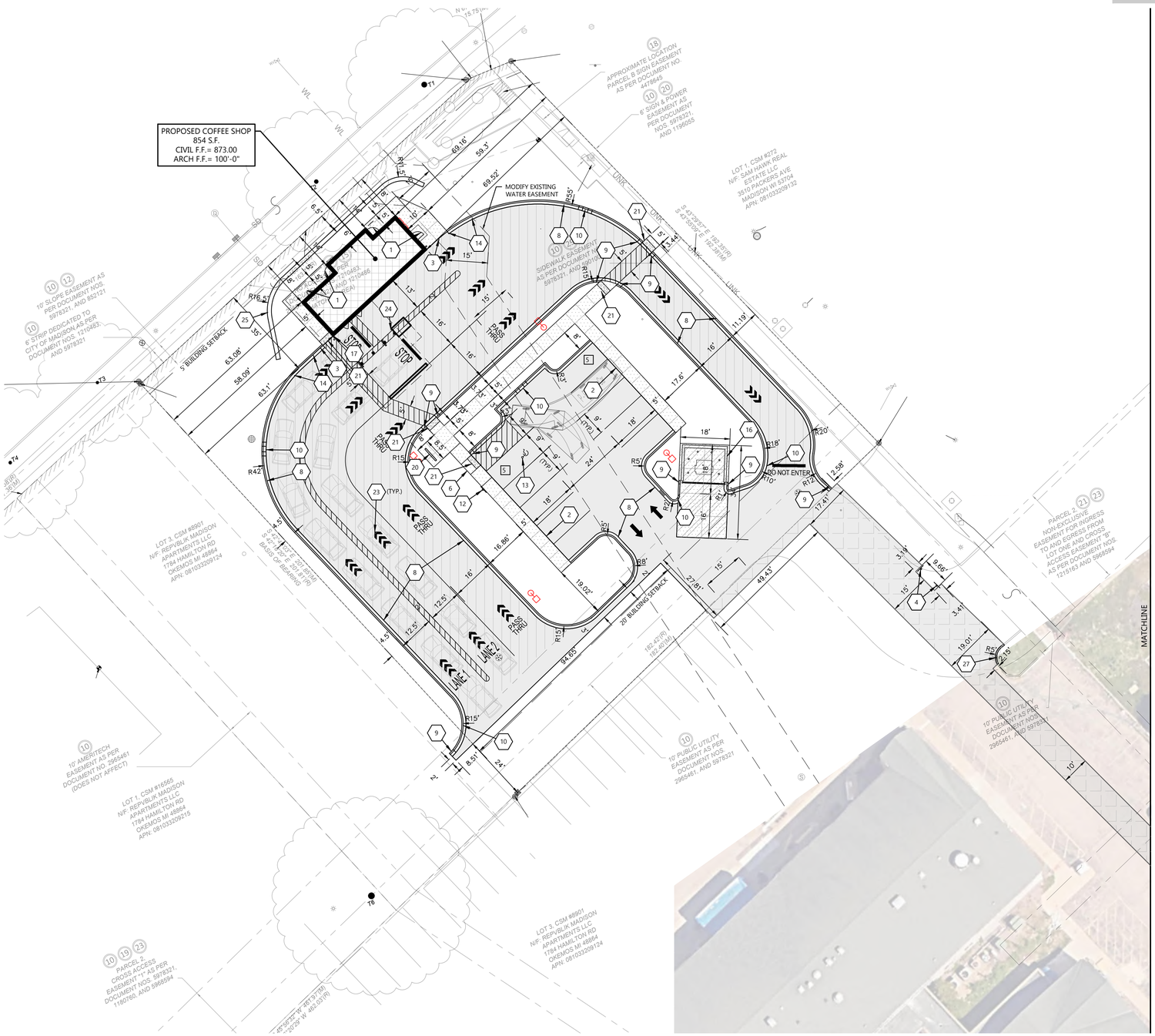
HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	REPLACE TO MATCH EXISTING
	SIDEWALK CONCRETE
	DUMPSTER PAD / APRON CONCRETE
	INVERTED CURB & GUTTER

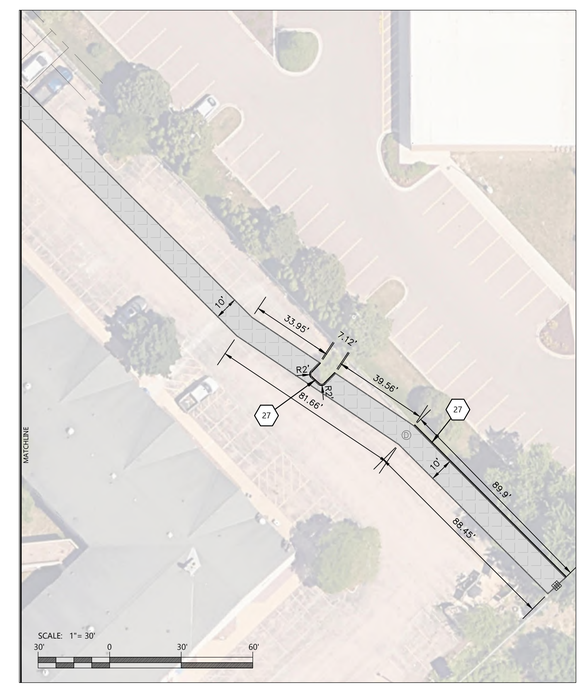
GENERAL NOTES:

- SEE SHEET C0.2 FOR PLANS SPECIFICATIONS AND REQUIREMENTS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/ PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	REMOVED AND RELOCATED SIGNS
6	ADA CURB RAMP (SEE DETAIL)
8	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	TAPER CURB 0" TO 6" IN 10'
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (SEE DETAIL)
20	BIKE RACK (SEE DETAIL) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE
23	PAINT STRIPING (TYP). SEE SHEET C1.1B FOR DETAILS.
24	WARMING HUT (SEE ARCH PLANS FOR DETAILS)
25	MODULAR BLOCK RETAINING WALL TO MATCH BUILDING COLOR/TEXTURE (SEE DETAIL) (98' IN LENGTH) - FINAL DESIGN BY SUPPLIER
27	6" CURB HEAD TO MATCH EXISTING





SCALE: 1" = 20'

NORTH

CIVIL SITE PLAN

EXCEL

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excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 14, 2024
DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240275600

SHEET NUMBER
C1.1A

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
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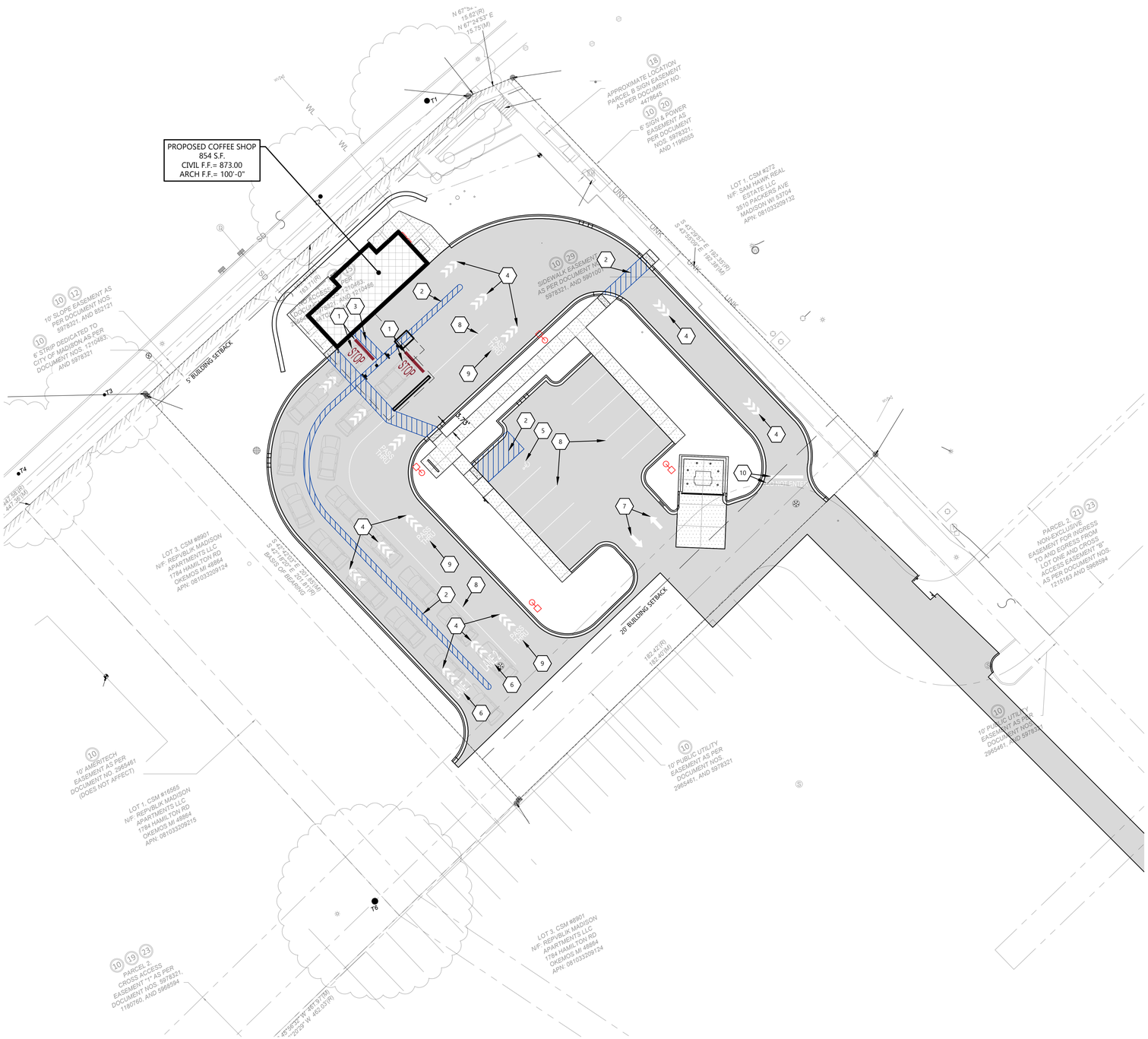
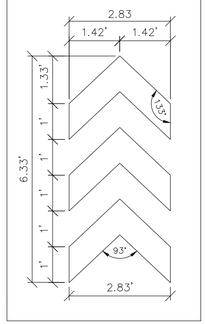


7 BREW ARROW TEMPLATE



STRIPING PAINT COLORS:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C — WHITE
C: 0%
M: 0%
Y: 0%
K: 0%
R: 255
G: 255
B: 255
HEX: FFFFFF

PMS 293 — BLUE
C: 100%
M: 63%
Y: 0%
K: 35%
R: 0
G: 61
B: 165
HEX: 003DA5

PMS 202 — RED
C: 29.54%
M: 95.11%
Y: 74.72%
K: 29.59%
R: 138
G: 36
B: 50
HEX: 8A2432

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

1	12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED
2	4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.
3	ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING
4	SOLID WHITE TRIPLE ARROW PAVEMENT MARKER (SEE DETAIL)
5	WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL
6	48-INCH TALL "LANE #" PAINTED IN WHITE
7	SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING
8	4" SOLID WHITE PAVEMENT MARKER, TYPICAL
9	24-INCH TALL "PASS THRU" PAINTED IN WHITE
10	12" TALL WHITE STOP BAR WITH 48-INCH TALL "DO NOT ENTER" TEXT PAINTED IN WHITE

SCALE: 1"= 20'
20' 0 20' 40'
NORTH

CIVIL STRIPING PLAN

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240275600

SHEET NUMBER

C1.1B

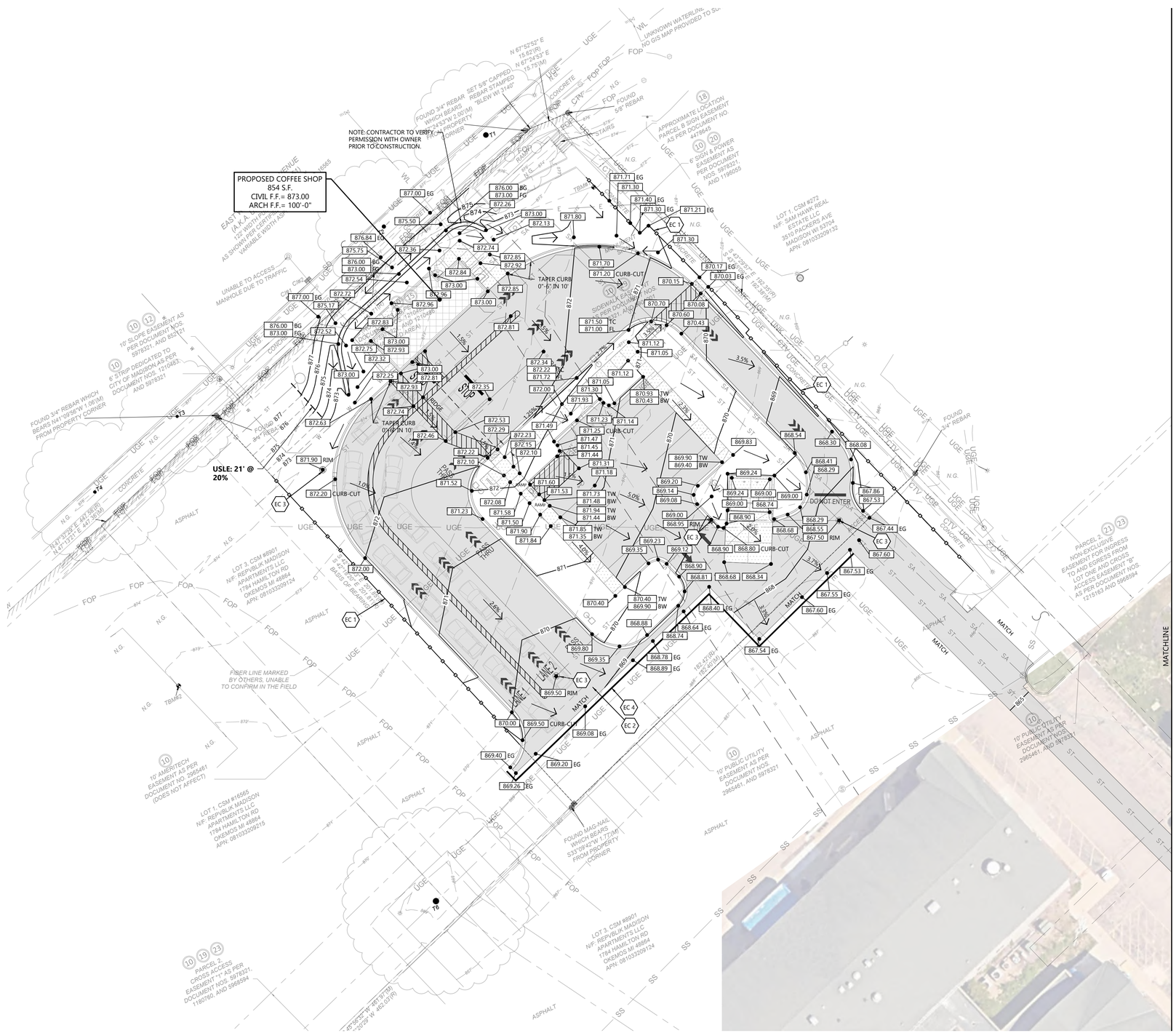
EXISTING R.O.W. TREES			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

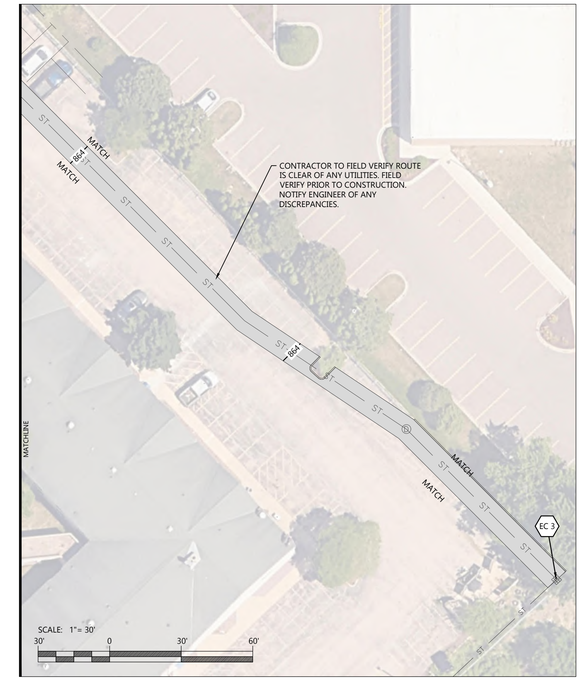
GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/ PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

KEYNOTES

EC 1	SILT FENCE
EC 2	STABILIZED CONSTRUCTION ENTRANCE
EC 3	INLET PROTECTION
EC 4	SEDIMENT LOG





SCALE: 1" = 20'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 6, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240275600

SHEET NUMBER

C1.2

EXISTING R.O.W. TREES			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER RECOMMENDATIONS/ PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.

SURVEY NOTE:

ALTA/NSPS LAND TITLE SURVEY WAS COMPLETED BY BUCKLEY D. BLEW (PROJECT NUMBER 24-6247) REVISION DATED OCTOBER 10, 2024. CONTACT BLEW AT SUVERY@BLEWINC.COM WITH ANY QUESTIONS REGARDING SURVEY OR EXISTING CONDITIONS INFORMATION. SEE ALTA/NSPS LAND TITLE SURVEY FOR ADDITIONAL INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY ALL SITE IMPROVEMENTS, UTILITY LOCATIONS, INVERTS, SIZES, ETC. NOTIFY ENGINEER OF DISCREPANCIES. FAILURE TO NOTIFY ENGINEER SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR ANY DAMAGES AS A RESULT OF FAILURE TO FIELD VERIFY.

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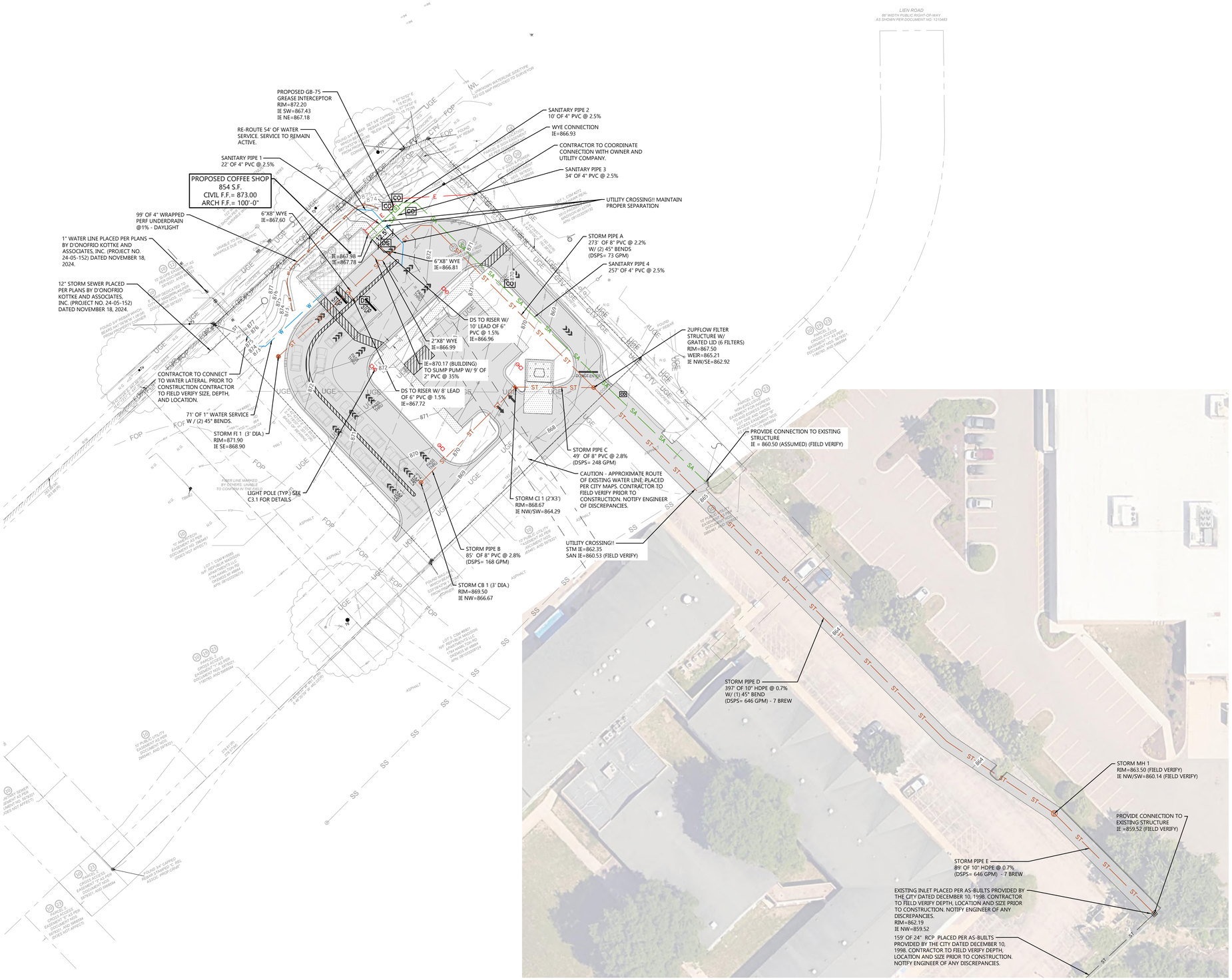
PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704



PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 6, 2024
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240275600

SHEET NUMBER

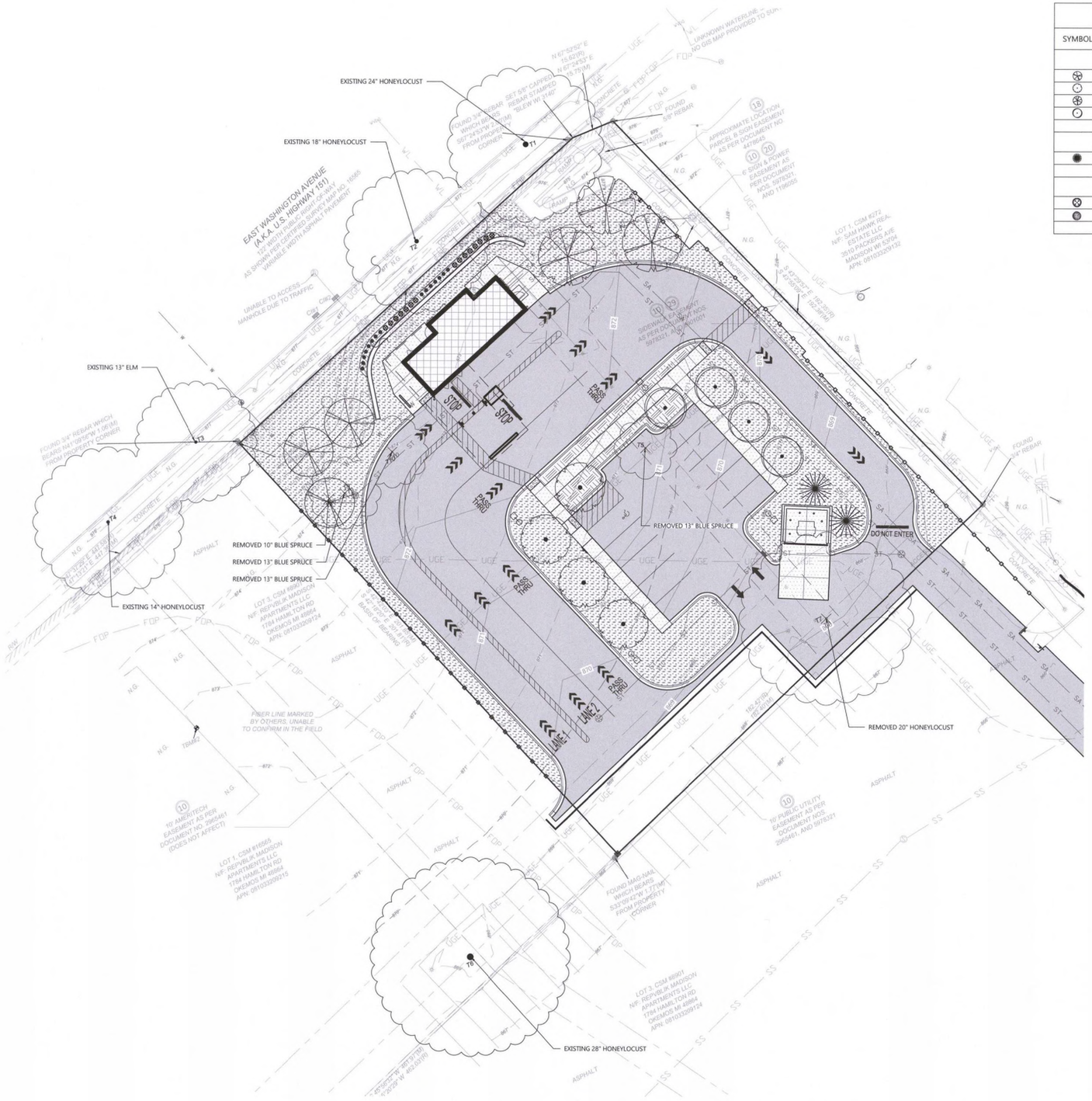
C1.3

SCALE: 1"= 30'

30' 0 30' 60'

NORTH

CIVIL UTILITY PLAN



LANDSCAPE PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	ROOT	HEIGHT	SPREAD	QUANTITY	POINTS
		OVERSTORY TREES						
	Green Column Black Maple	Acer saccharum ssp. nigrum 'Green Column'	2 1/2" CAL.	B&B	50-70'	20-30'	4	35
	Autumn Gold Ginkgo	Ginkgo biloba 'Autum Gold'	2 1/2" CAL.	B&B	40-50'	25-30'	4	35
	Espresso Kentucky Coffeetree	Gymnocladus dioicus 'Espresso-JFS'	2 1/2" CAL.	B&B	50'	35'	3	35
	Redmond Linden	Tilia americana 'Redmond'	2 1/2" CAL.	B&B	40-60'	25'	3	35
						POINTS IN THIS SECTION		490
		EVERGREEN TREES						
	White Spruce	Picea glauca	5' HT.	B&B	40-60'	10-20'	2	35
						POINTS IN THIS SECTION		70
		DECIDUOUS SHRUBS						
	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	12" HT.	CONT.	1-2'	2-3'	15	3
	Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	12" HT.	CONT.	1-2'	1-2'	15	3
						POINTS IN THIS SECTION		90

TREE REMOVAL LIST

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
OVERSTORY TREES			
HONEYLOCUST	GLEDITSIA TRIACANTHOS SPP.	20" DIA.	1
EVERGREEN TREES			
BLUE SPRUCE	PICEA PUNGENS	10-13" DIA.	4

LANDSCAPING CALCULATIONS

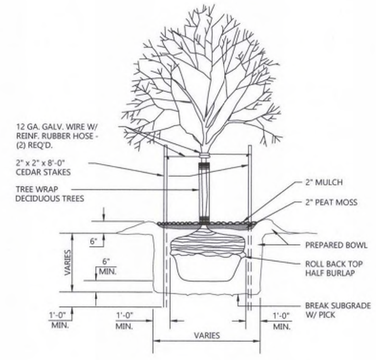
ZONE	REQUIRED PLANTS	PLANTS PROVIDED
FRONTAGE	178' OF FRONTAGE 1 OVERSTORY TREE AND 5 SHRUBS PER 30' REQUIRED: 6 OVERSTORY TREES / 30 SHRUBS	PROVIDED: 6 OVERSTORY TREES / 30 SHRUBS POINTS: 300
INTERIOR PARKING LOT LANDSCAPE	16,988 SF x 5% = 869 SF REQ. LANDSCAPE AREA 1 TREE PER 160 SF OF REQ. LANDSCAPE AREA REQUIRED: 849.4 SF/160 SF = 5.3 TREES	PROVIDED: 5 OVERSTORY TREES POINTS: 175
DISPLACED LANDSCAPE REQUIREMENTS	5 EXISTING TREES REMOVED FROM SITE REQUIRED: REPLACE WITH 5 NEW TREES	PROVIDED: 5 TREES POINTS: 175
LANDSCAPE POINT CALCULATIONS	24,238 SF OF DEVELOPED AREA 5 LANDSCAPE POINTS REQ. PER 300 SF 24,238 SF/300 SF X 5 POINTS REQUIRED: 403.97 POINTS	TOTAL PROVIDED: 650 POINTS

GENERAL NOTES:

- PLANTS ARE SHOWN AT 60% MATURITY

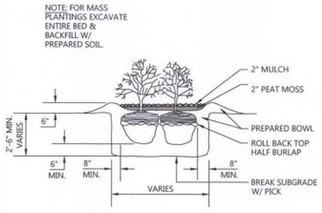
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7-BREW MADISON

3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

WISCONSIN ETHAN REED MORROW LA-1020-14 MILWAUKEE, WI LANDSCAPE ARCHITECT

PRELIMINARY DATES

DEC. 6, 2024

DEC. 13, 2024

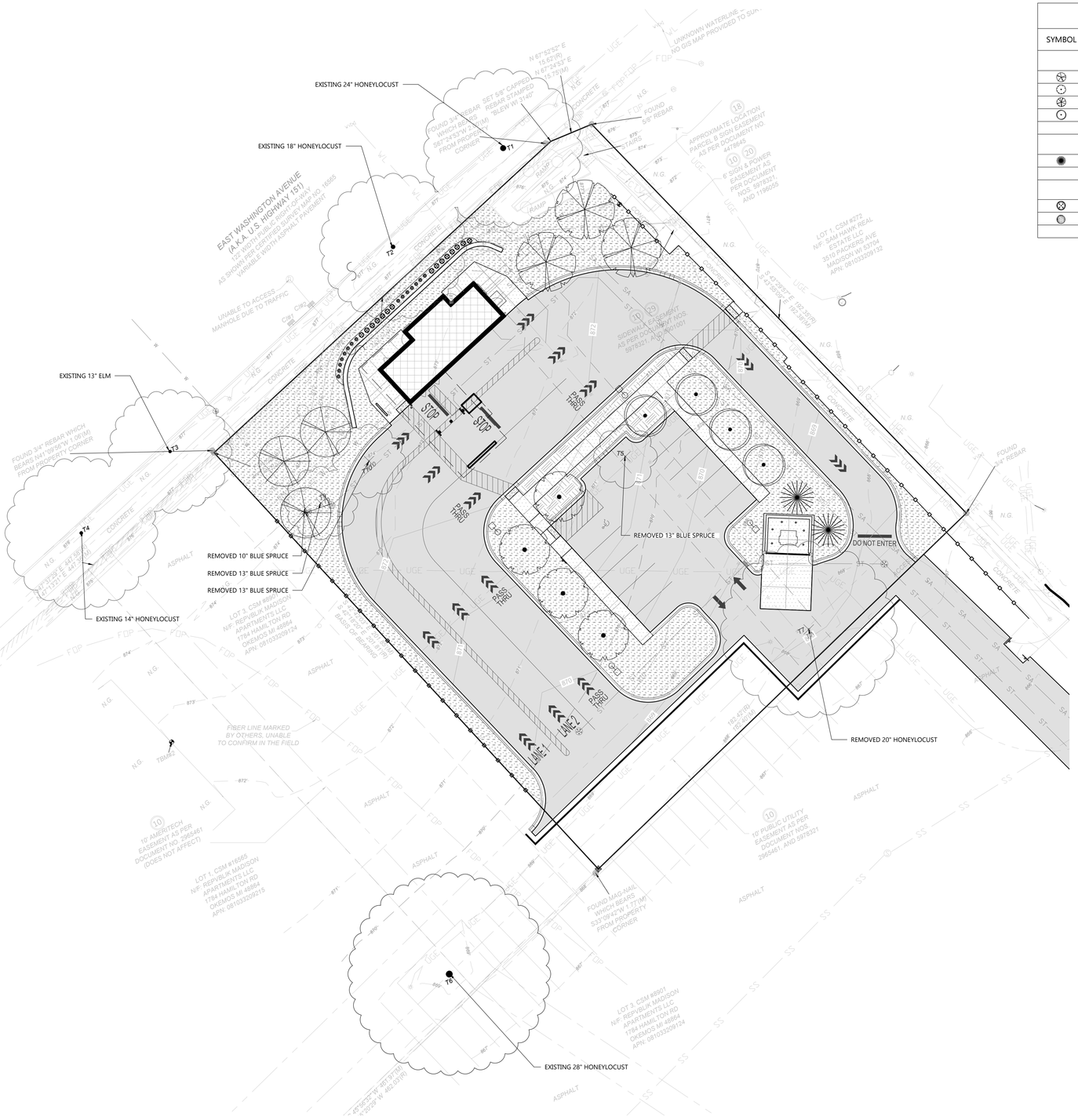
NOT FOR CONSTRUCTION

JOB NUMBER

240275600

SHEET NUMBER

C1.4



LANDSCAPE PLANT SCHEDULE

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						POINTS IN THIS SECTION		490
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	White Spruce	Picea glauca	5' HT.	B&B	40-60'	10-20'	2	35
						POINTS IN THIS SECTION		70
DECIDUOUS SHRUBS								
	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	12" HT.	CONT.	1-2'	2-3'	15	3
	Yuki Cherry Blossom Deutzia	Deutzia x 'NCDX2'	12" HT.	CONT.	1-2'	1-2'	15	3
						POINTS IN THIS SECTION		90

TREE REMOVAL LIST

COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
OVERSTORY TREES			
HONEYLOCUST	GLEDITSIA TRIACANTHOS SPP.	20" DIA.	1
EVERGREEN TREES			
BLUE SPRUCE	PICEA PUNGENS	10-13" DIA.	4

LANDSCAPING CALCULATIONS

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GENERAL NOTES:

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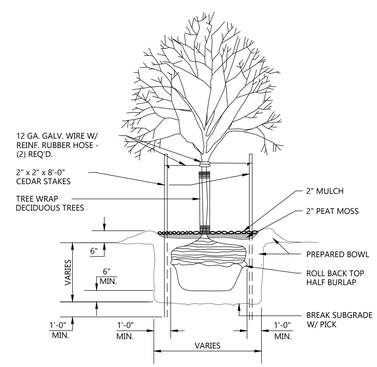
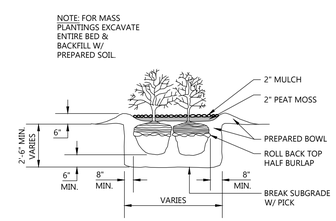
HATCH KEY:

HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:

7-BREW MADISON

3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 6, 2024
DEC. 13, 2024

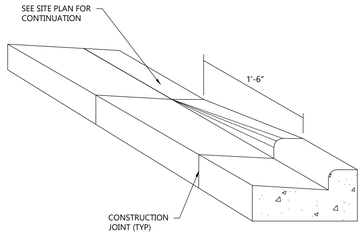
NOT FOR CONSTRUCTION

JOB NUMBER

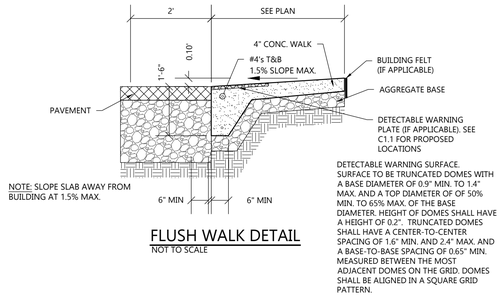
240275600

SHEET NUMBER

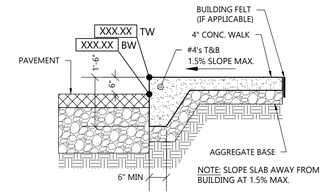
C1.4



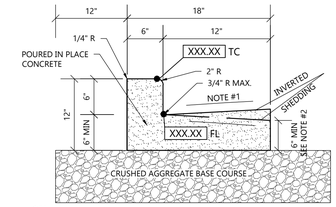
CURB TAPER DETAIL
NOT TO SCALE



FLUSH WALK DETAIL
NOT TO SCALE



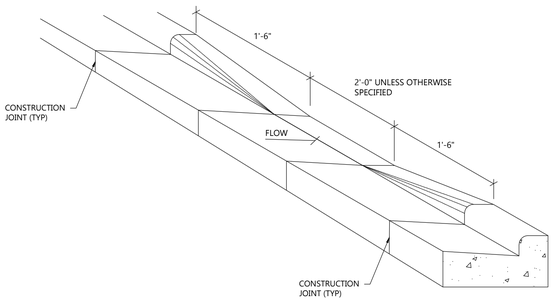
RAISED WALK DETAIL
NOT TO SCALE



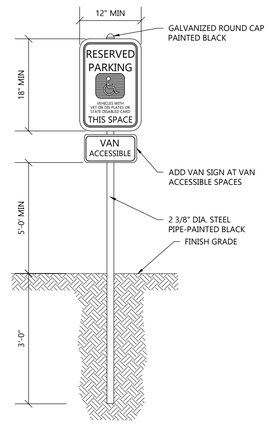
NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

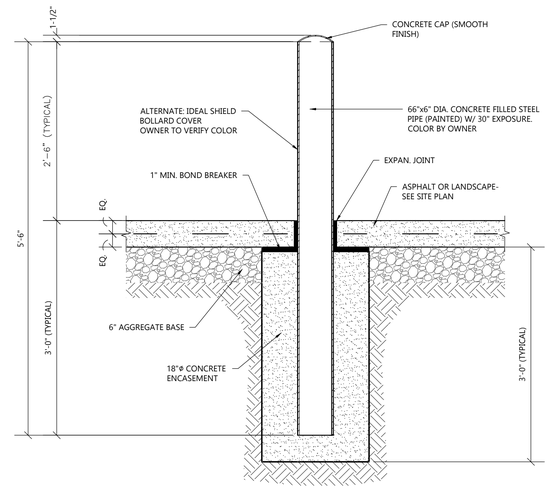
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



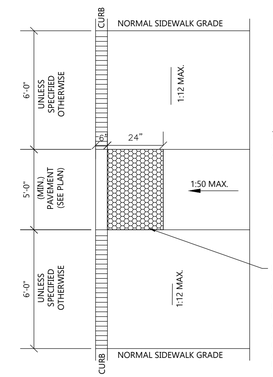
CURB CUT DETAIL
NOT TO SCALE



HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL
NOT TO SCALE



6" PIPE BOLLARD DETAIL

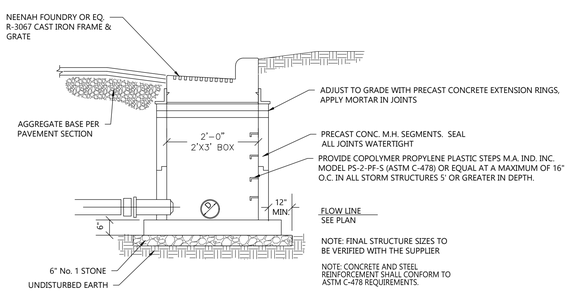


PLAN

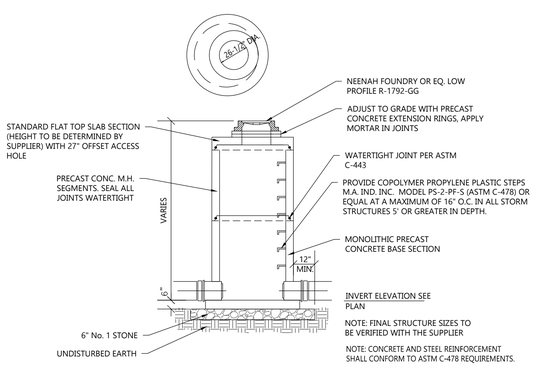
NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

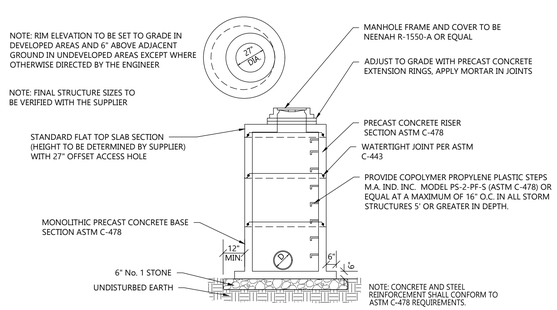
ADA SIDEWALK RAMP DETAIL
NOT TO SCALE



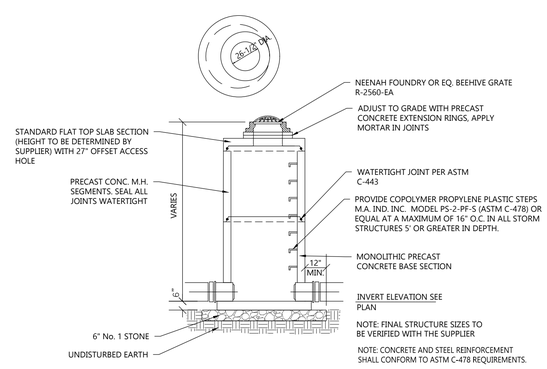
STORM CURB INLET DETAIL
NOT TO SCALE



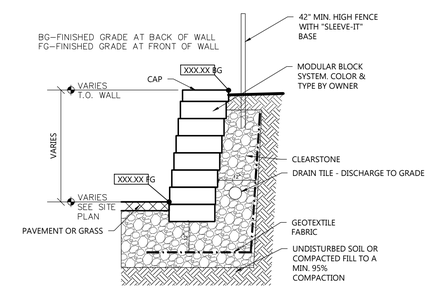
STORM CATCH BASIN DETAIL
NOT TO SCALE



STORM MANHOLE DETAIL
NOT TO SCALE



STORM FIELD INLET W/ DOME GRATE DETAIL
NOT TO SCALE



*THIS DETAIL IS NOT FOR CONSTRUCTION. THE WALL MANUFACTURER IS RESPONSIBLE FOR FINAL DESIGN AND CONSTRUCTION DETAILS.

RETAINING WALL DETAIL
NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
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3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 6, 2024
DEC. 13, 2024

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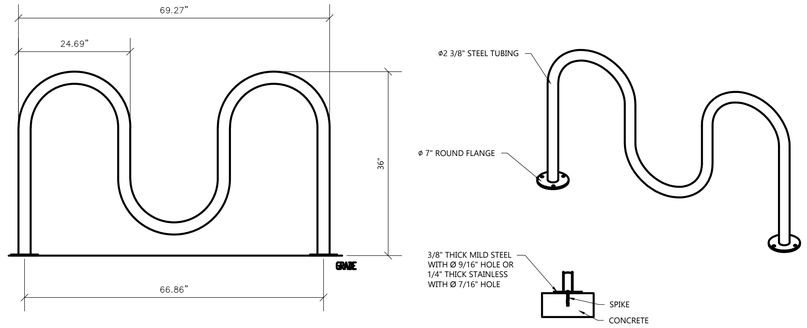
JOB NUMBER
240275600

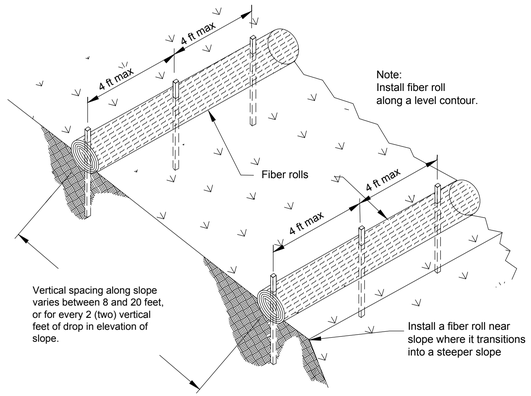
SHEET NUMBER
C2.0



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. OWNER SHALL SELECT COLOR & FINISH
3. SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.
4. MANUFACTURED BY MADRAX; PRODUCT: CS200-5-IG(SF); DESCRIPTION: CAPITAL SQUARE BIKE RAKE 5 BIKE

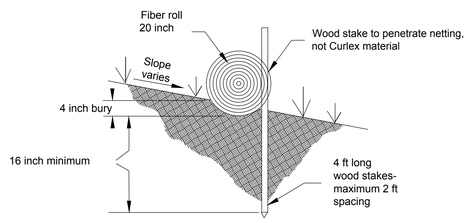
5 BIKE RACK DETAIL-WAVE TYPE

NOT TO SCALE



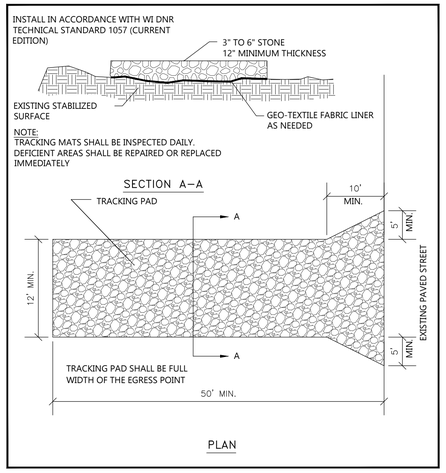
TYPICAL FIBER ROLL INSTALLATION

N.T.S.



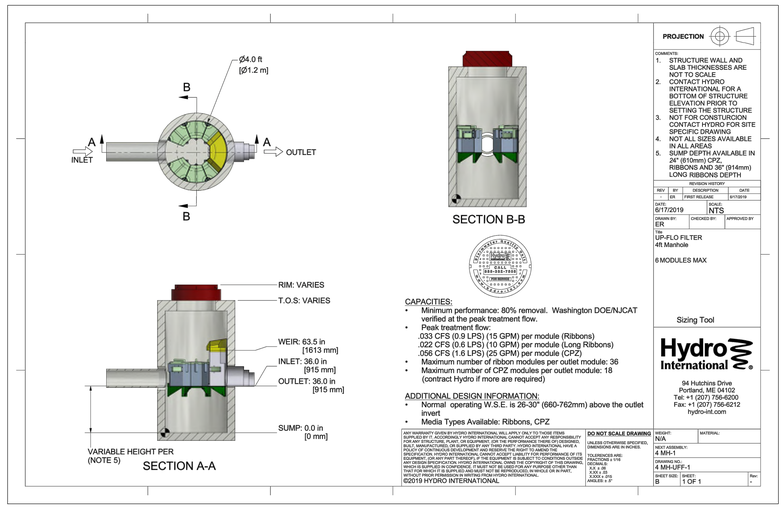
SEDIMENT LOG INSTALLATION

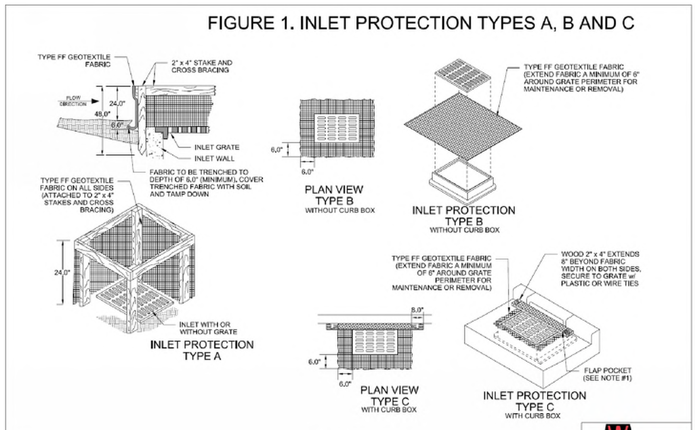
NOT TO SCALE



TRACKPAD DETAILS

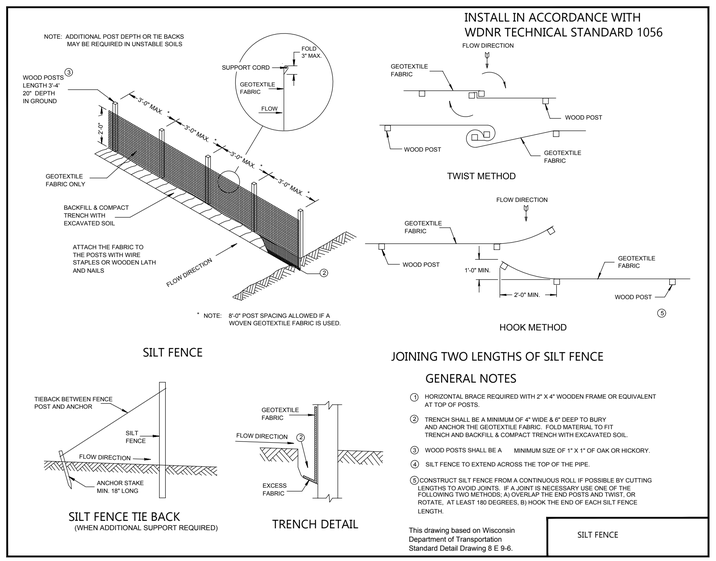
NOT TO SCALE





INLET PROTECTION DETAIL

NOT TO SCALE



SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:
7-BREW MADISON
3915 LIEN RD. • MADISON, WI 53704

PROFESSIONAL SEAL

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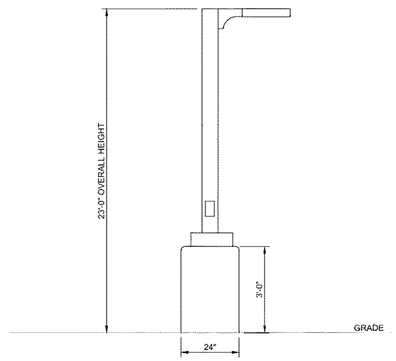
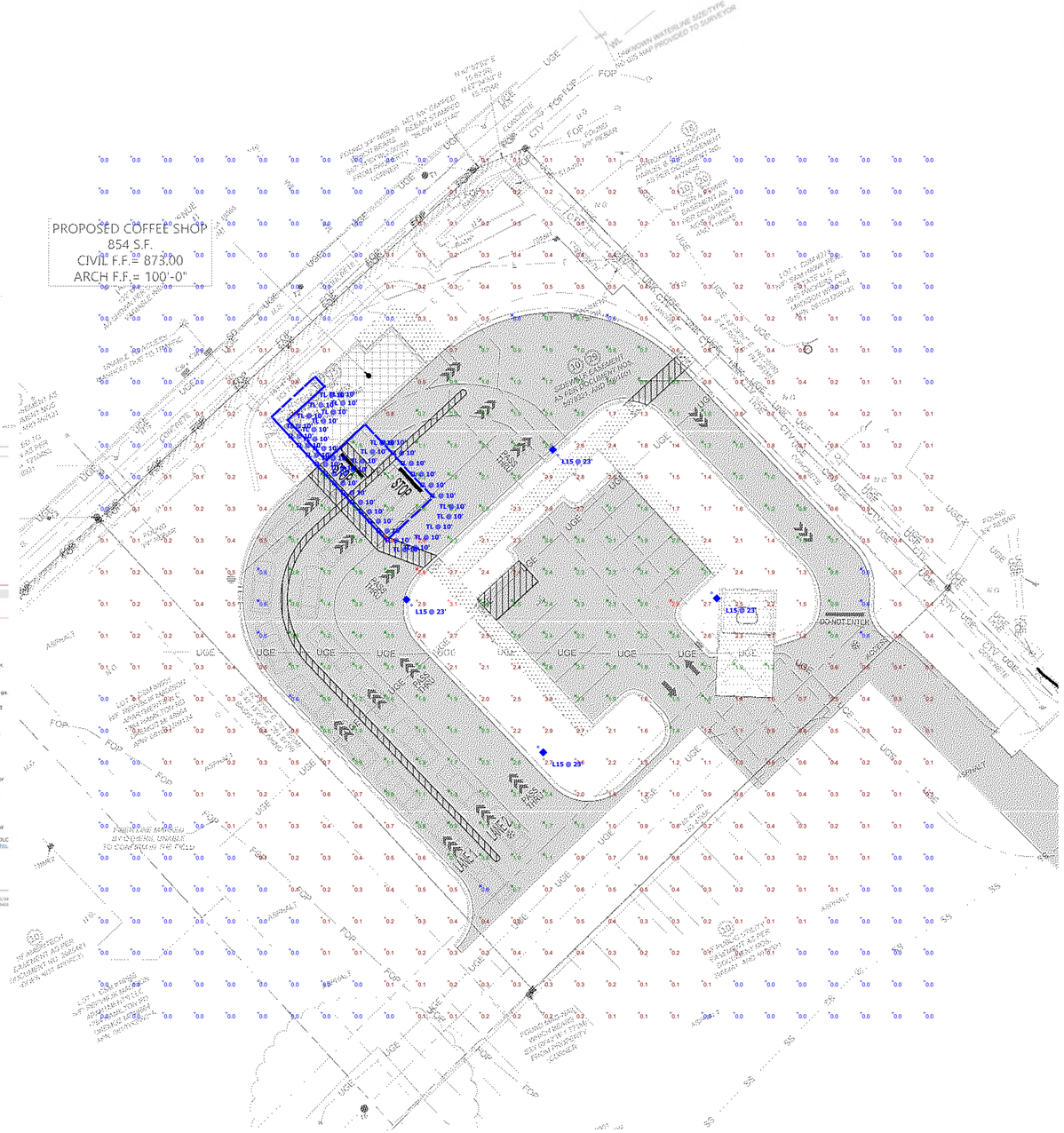


LIGHT POLE DETAIL

NO SCALE



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	TL	41			1	400	0.2	2.97786
	L14	0	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-FT-30-70CRI	1	19332	1	135
	L15	4	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-SW-30-70CRI	1	12672	1	85

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	1.6 fc	2.9 fc	0.6 fc	4.8:1	2.7:1
Calc Zone #2	+	0.7 fc	3.1 fc	0.0 fc	N/A	N/A

Catalog # _____ Project _____ Type _____
Prepared by _____ Date _____

Mirada Medium (MRM)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, SW, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IHl) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) (Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant, with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 62262 mechanical impact code

Page 1/13 Rev. 07/31/24
SPEC 1020.B-0422

SCALE: 1" = 20'

20' 0 20' 40'

NORTH

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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Fond du Lac, WI 54935
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PROJECT INFORMATION

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PROFESSIONAL SEAL

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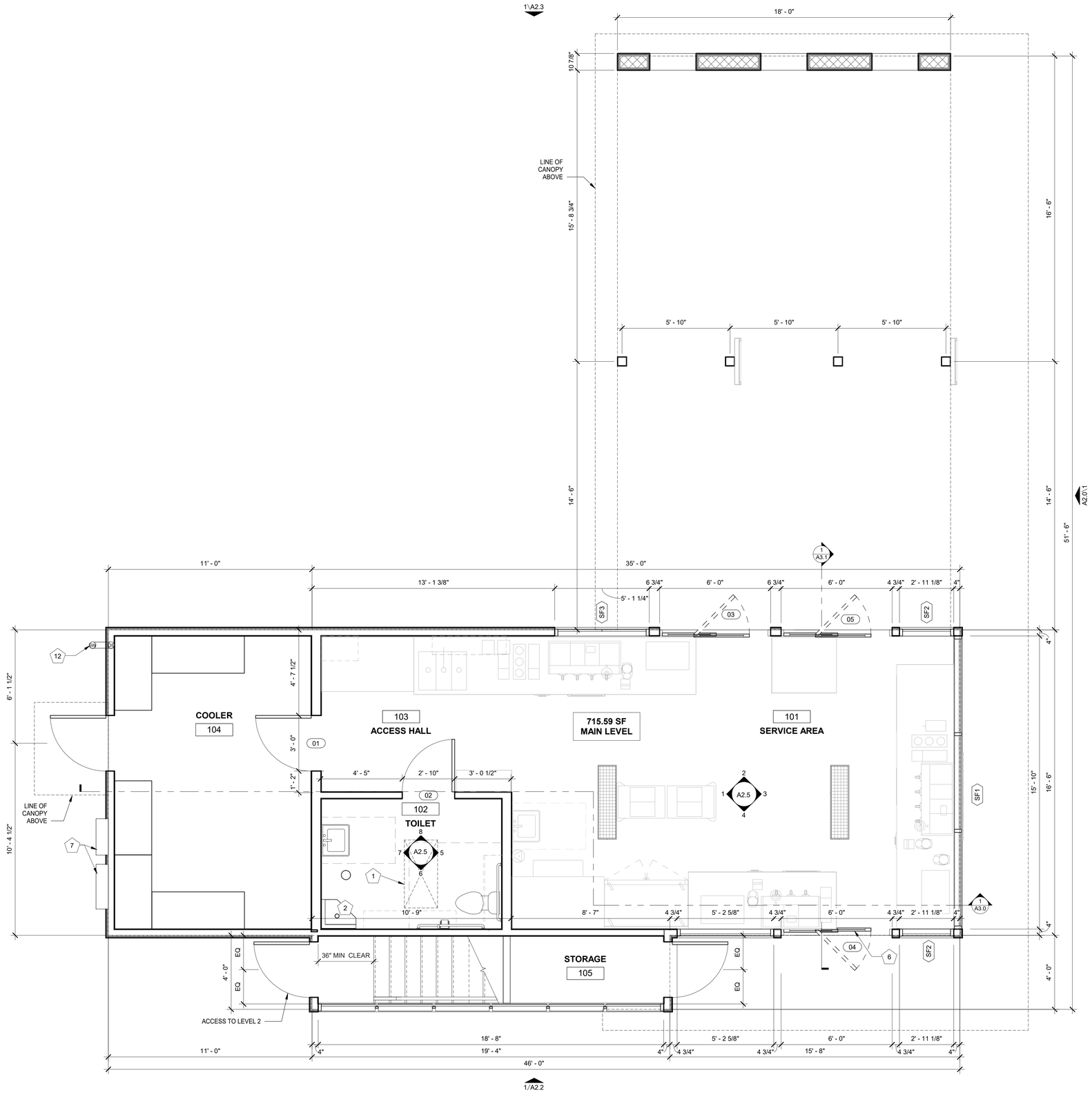
NOT FOR CONSTRUCTION

JOB NUMBER
240275600

SHEET NUMBER
C3.1

FLOOR PLAN KEYNOTES

Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	STEP, CENTER ON DOOR
4	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	SLIDING DOOR IS ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
10	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
11	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
12	DOWNSPOUT OUTLET - STORMWATER CONNECTION; REF CIVIL



CONDITIONED AREAS COMPARISON		
LEVEL 1	715.59 SF	(100.0%)
LEVEL 2	727.85 SF	(101.7% OF LEVEL 1)

1 MAIN LEVEL PLAN
3/8" = 1'-0"

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913.308.1460

consulting engineer:

7 BREW DRIVE THRU - MADISON WI - WASHINGTON

PLAZA STREET PARTNERS, LLC
3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS

No.	Description	Date

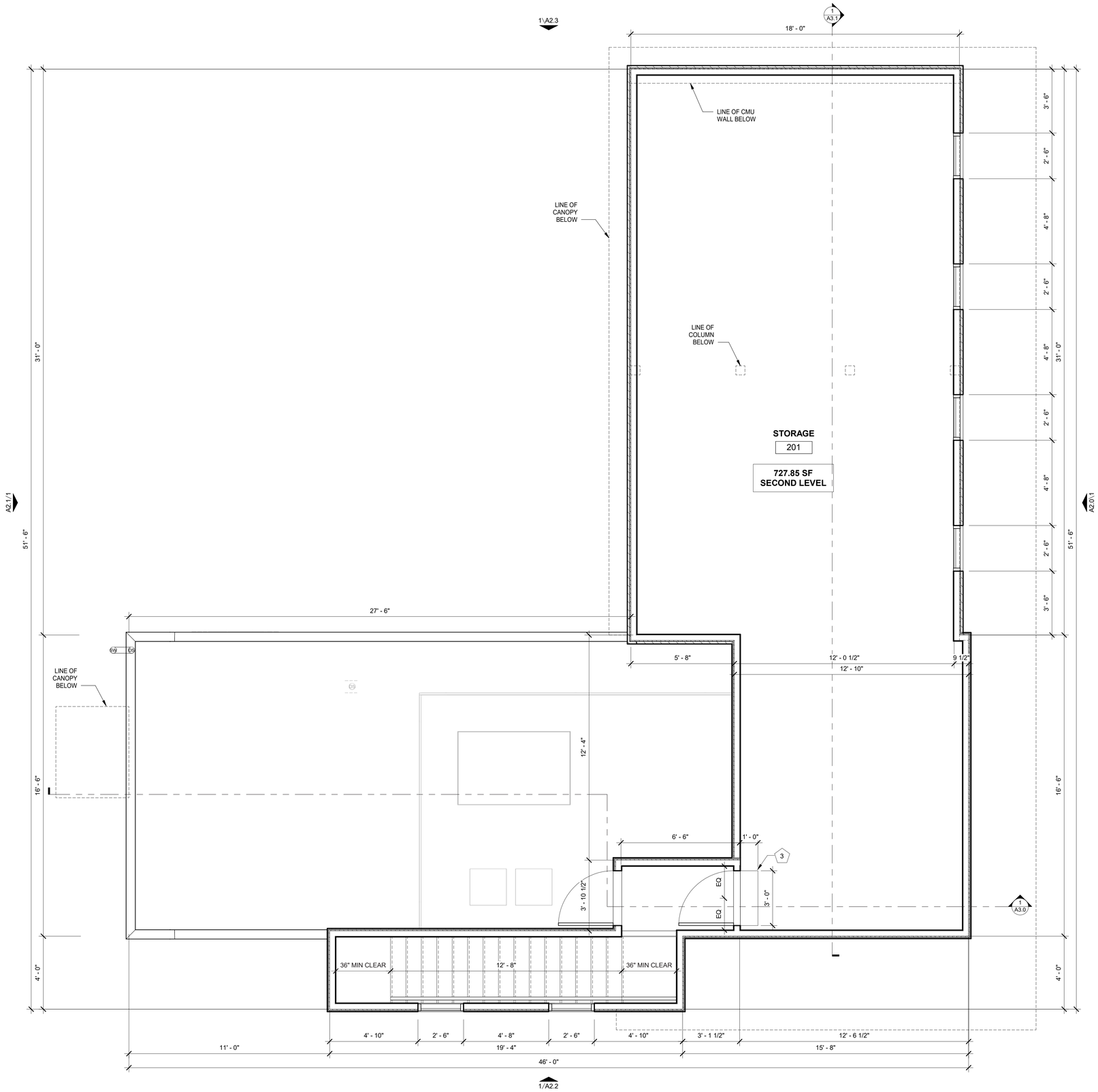
sheet issue date: 12/13/2024
project no.: 23.26.05
sheet contents: FLOOR PLAN - MAIN LEVEL
sheet no.: A1.1

FLOOR PLAN KEYNOTES

Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	STEP, CENTER ON DOOR
4	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
5	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
6	SLIDING DOOR IS ADA AUTO/MANUAL EGRESS CAPABLE
7	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
8	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
9	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
10	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
11	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP.
12	DOWNSPOUT OUTLET - STORMWATER CONNECTION; REF CIVIL

CONDITIONED AREAS COMPARISON

LEVEL 1	715.59 SF	(100.0%)
LEVEL 2	727.85 SF	(101.7% OF LEVEL 1)



1 SECOND LEVEL PLAN
3/8" = 1'-0"

PLAN NORTH

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consulting engineer:

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PLAZA STREET PARTNERS, LLC
3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

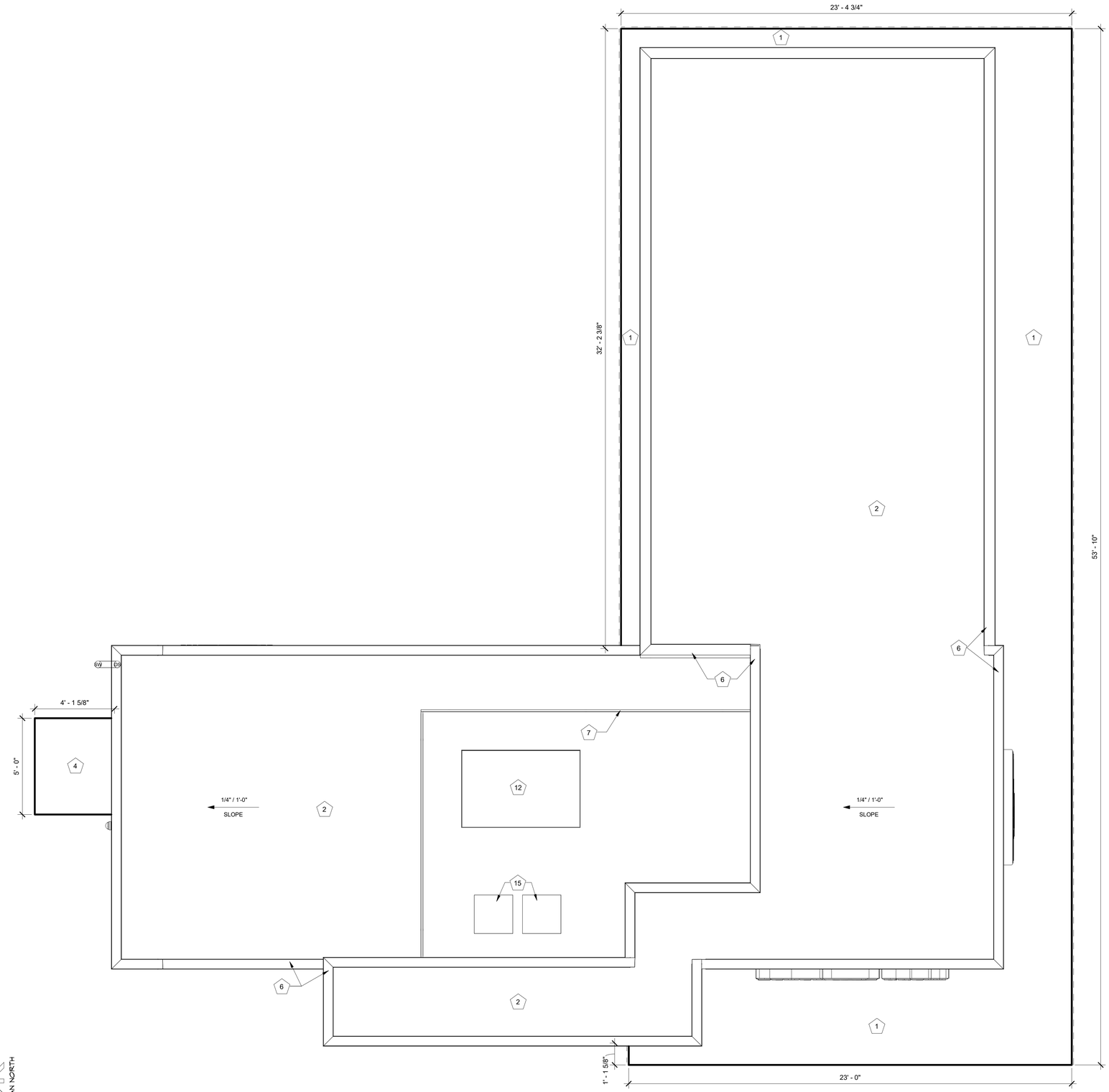
REVISIONS

No.	Description	Date

sheet issue date: 12/13/2024
project no.: 23.26.05
sheet contents: FLOOR PLAN - SECOND LEVEL
sheet no.: A1.2

ROOF PLAN KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON 5/8" CDX ROOF SHEATHING
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON 5/8" CDX ROOF SHEATHING ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
10	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
11	OVERFLOW ROOF DRAIN
12	HVAC EQUIPMENT
13	ROOFING PER COOLER MANUF
14	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
15	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
16	OVERFLOW SCUPPER TO GRADE
17	IN-WALL ROOF DRAIN W/ ABOVE-GRADE OUTLET (BEYOND) CONNECTED TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL



1 ROOF PLAN
3/8" = 1'-0"

PLAN NORTH

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7 BREW DRIVE THRU - MADISON WI - WASHINGTON

PLAZA STREET PARTNERS, LLC

3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS

No.	Description	Date

sheet issue date: 12/13/2024

project no.: 23.26.05

sheet contents: ROOF PLAN

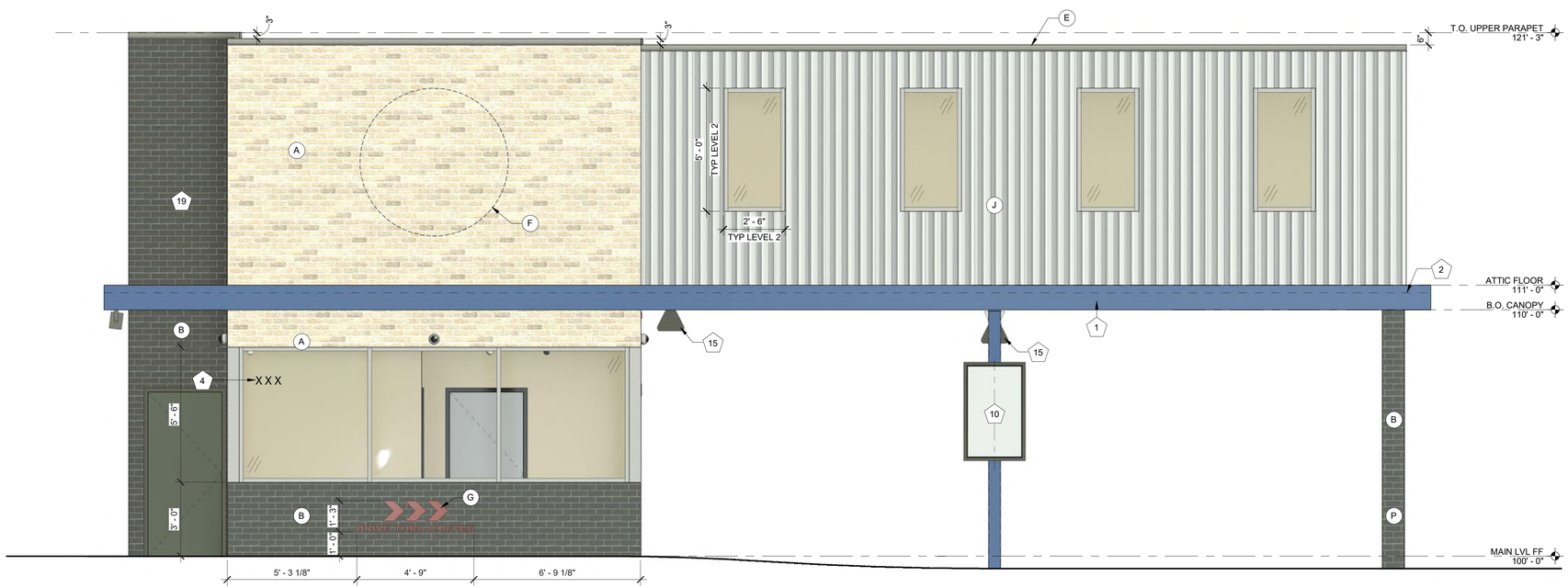
sheet no.: A1.6

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	EXTERIOR STAIRWELL W/ SCREEN WALLS; COORD W/ CIVIL
20	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	STANDING SEAM ROOF PANELS (MP-2)
E	METAL BRAKE CAP (MP-3)
F	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
G	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
H	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
J	VERTICAL METAL PANEL SIDING (MP-1)
K	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
L	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
M	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL
N	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; DRAIN TO MAIN LVL ROOF; REF CIVIL
P	SCREEN WALL CLAD TO MATCH BUILDING, STRUCTURAL COLUMNS WITHIN; REF CIVIL & STRUCT



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

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REVISIONS

No.	Description	Date

sheet issue date: 12/13/2024
project no.: 23.26.05
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0

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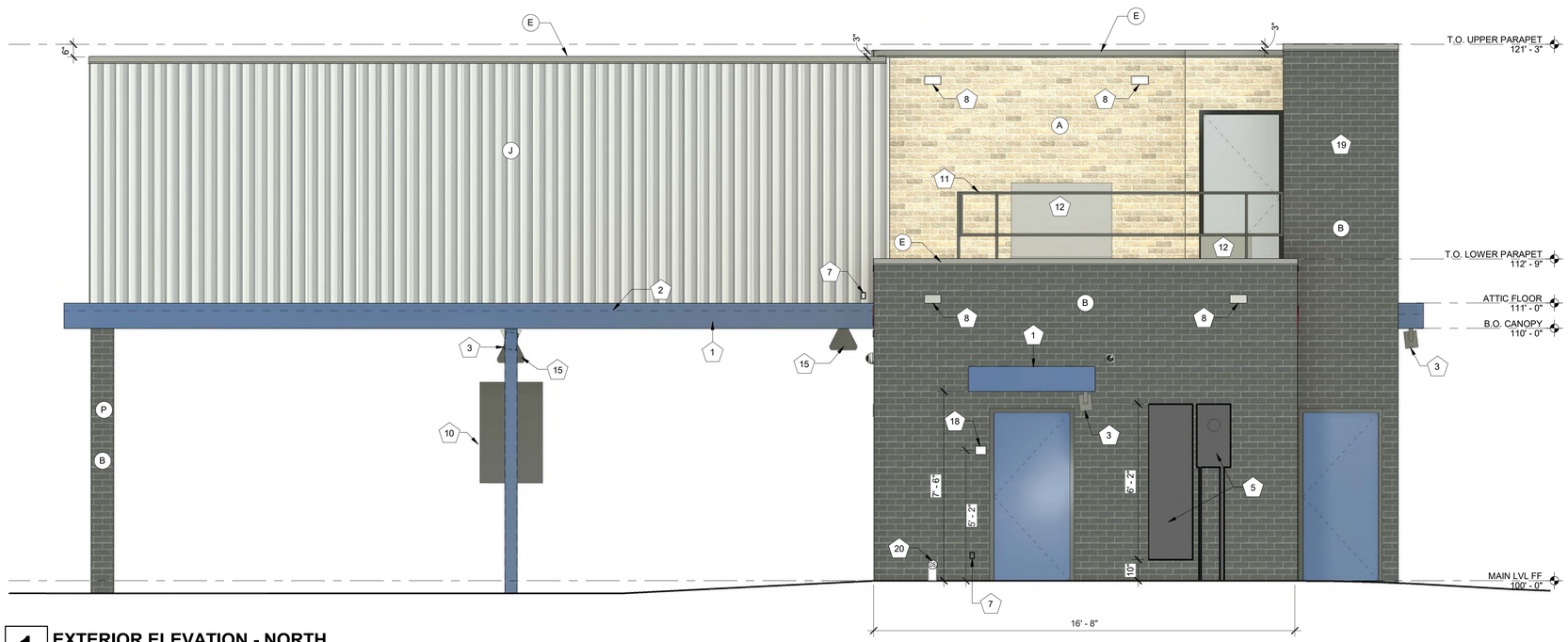

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sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.1

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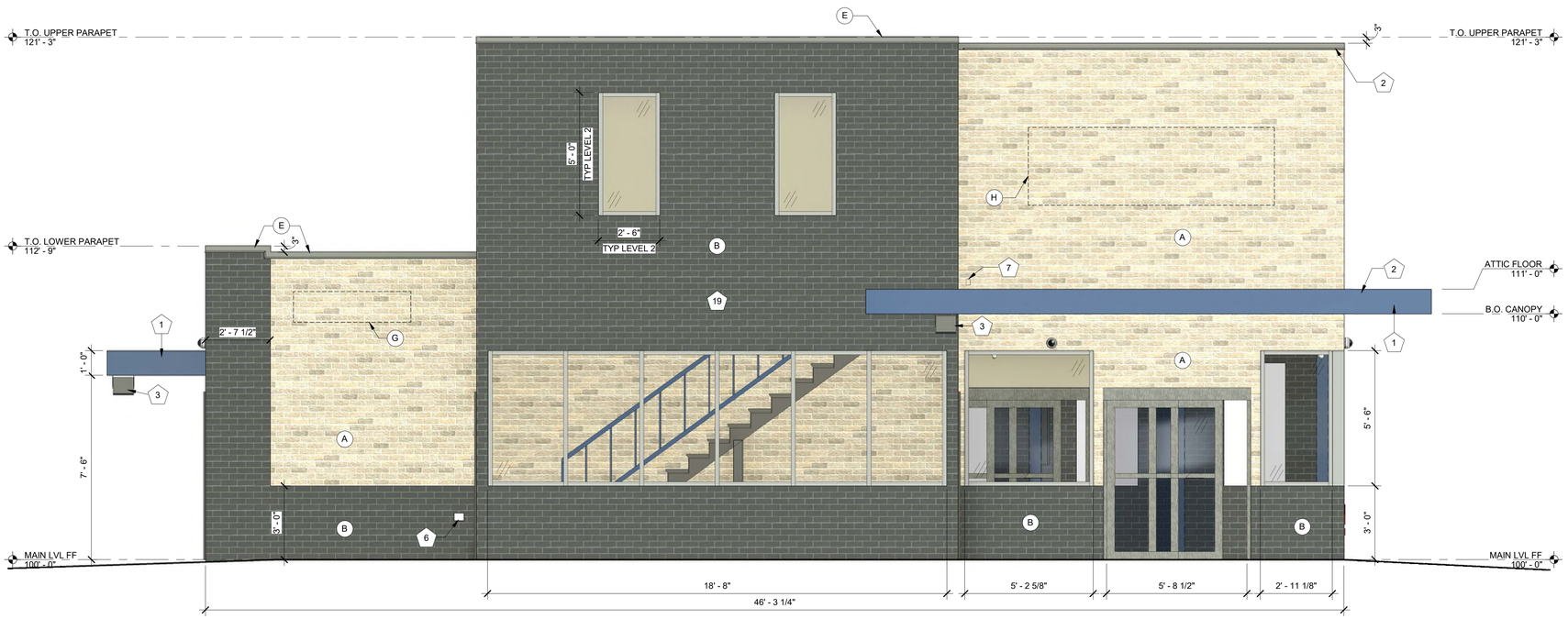

1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

PRIMARY FACADE GLAZING

LENGTH REQUIREMENT	
46.27' OVERALL FACADE LENGTH	(100.0%)
32.52' GLAZED LENGTH	(70.3%)
LEVEL 1 AREA REQUIREMENT	
462.71 SF OVERALL LEVEL 1 FACADE	(100.0%)
186.05 SF GLAZED AREA	(40.2%)

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REVISIONS
No. Description Date

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project no.: 23.26.05
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.2

EXTERIOR ELEVATION KEYNOTES

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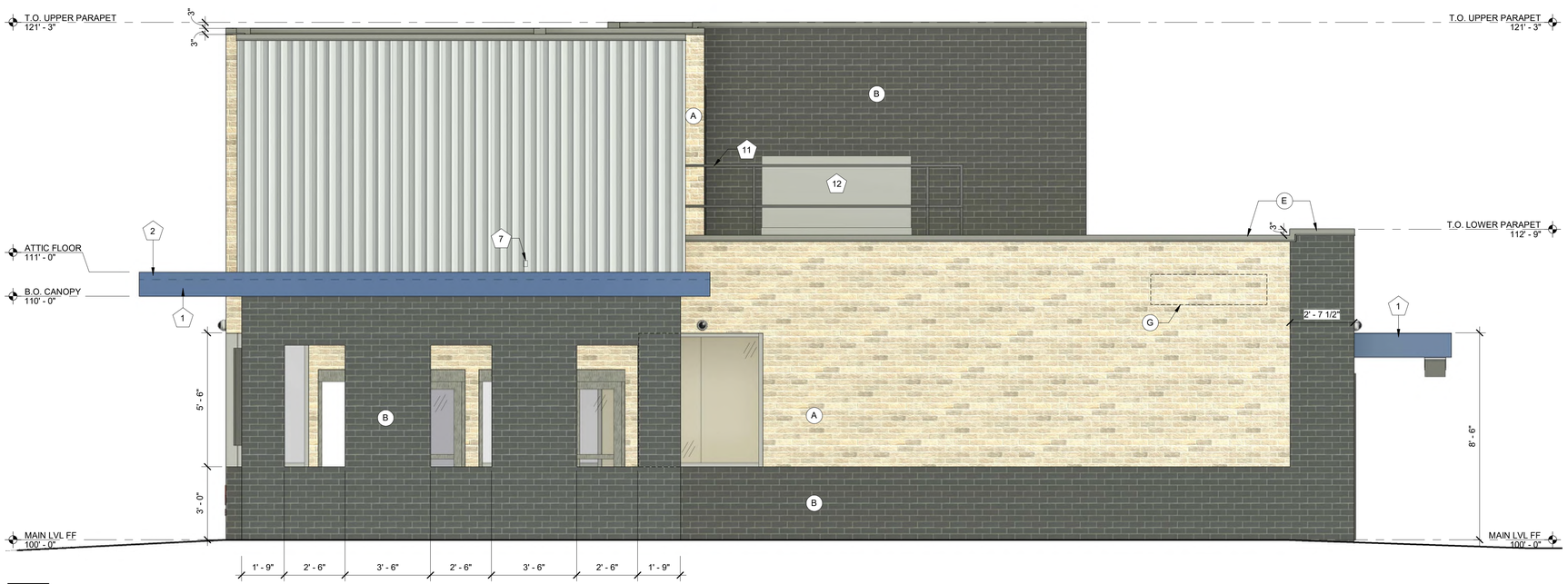

1 EXTERIOR ELEVATION - EAST
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REVISIONS

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sheet no.: A2.3

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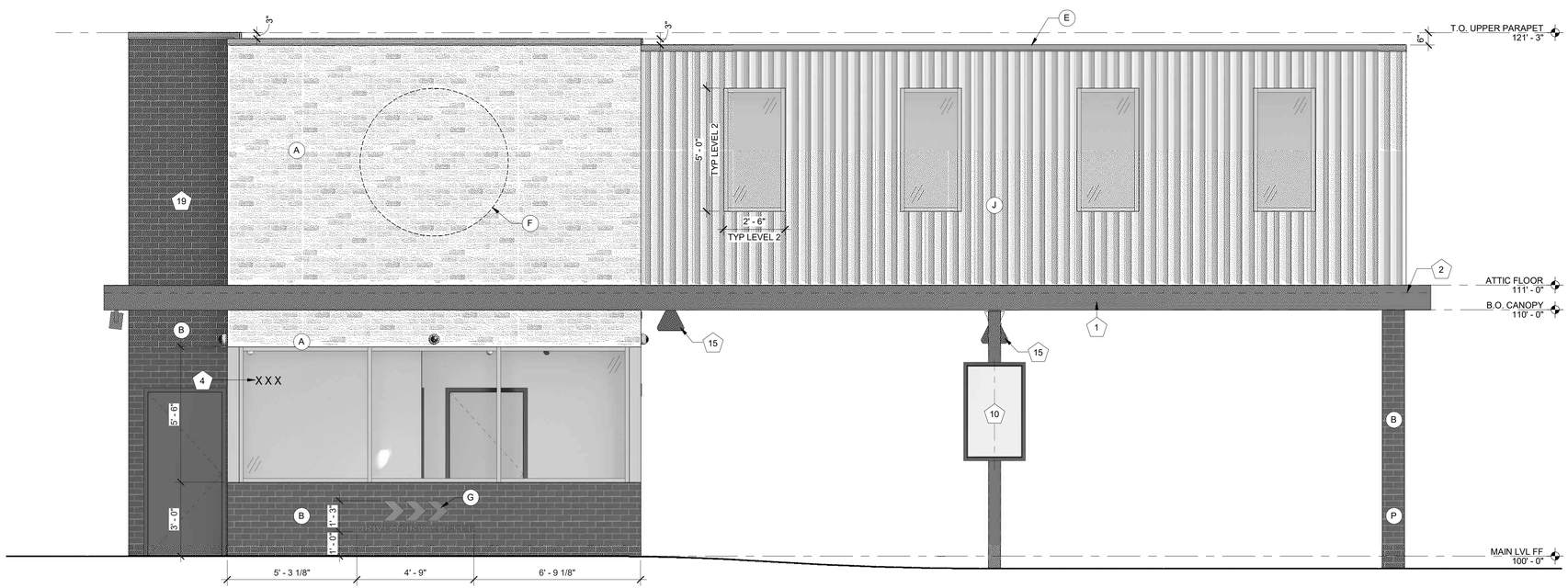

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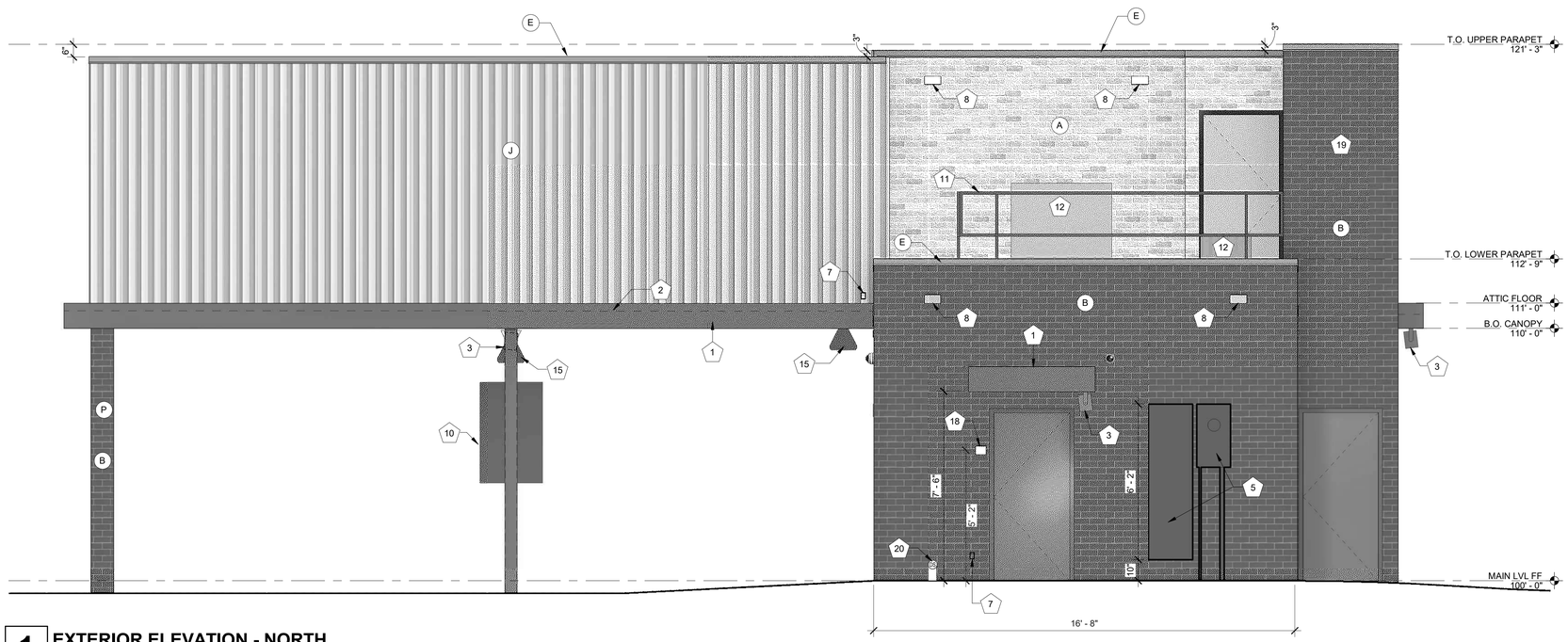

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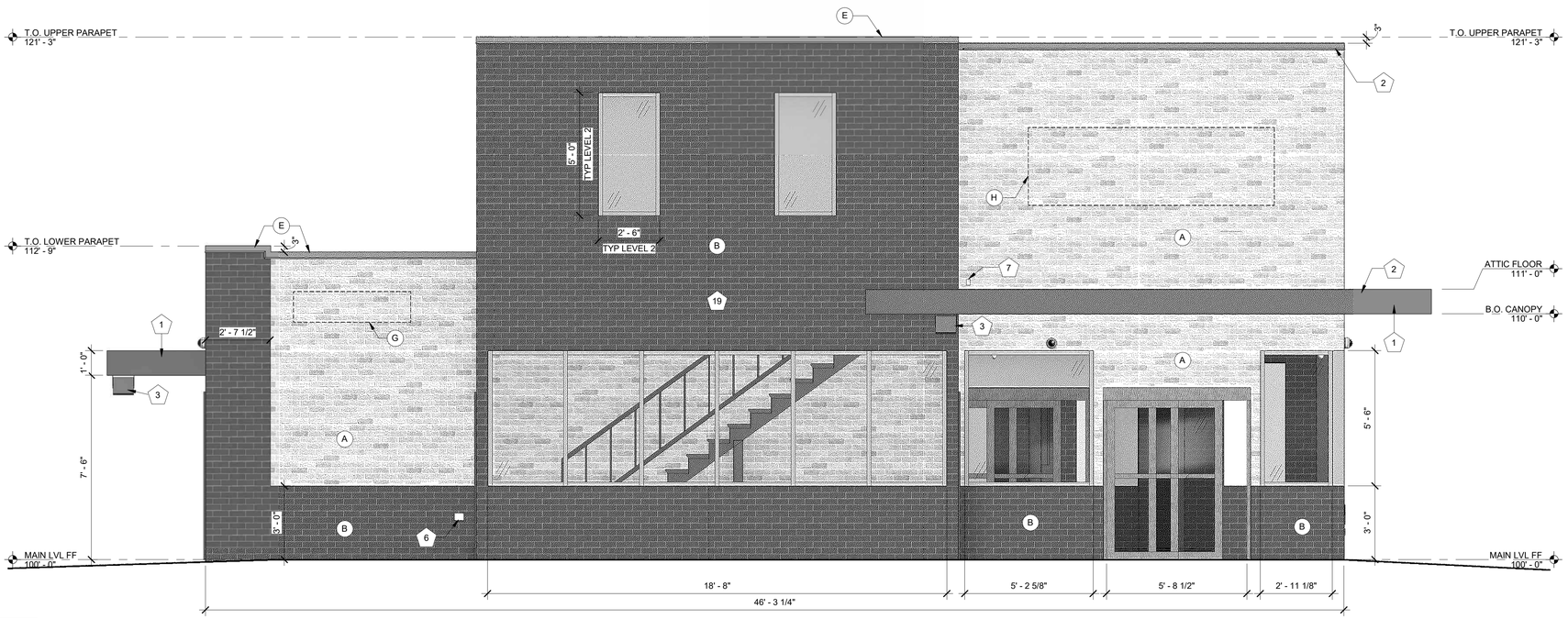
N	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; DRAIN TO MAIN LVL ROOF; REF CIVIL
P	SCREEN WALL CLAD TO MATCH BUILDING, STRUCTURAL COLUMNS WITHIN; REF CIVIL & STRUCT



1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

PRIMARY FACADE GLAZING

LENGTH REQUIREMENT	
46.27' OVERALL FACADE LENGTH	(100.0%)
32.52' GLAZED LENGTH	(70.3%)
LEVEL 1 AREA REQUIREMENT	
462.71 SF OVERALL LEVEL 1 FACADE	(100.0%)
186.05 SF GLAZED AREA	(40.2%)

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consulting engineer:

7 BREW DRIVE THRU - MADISON WI - WASHINGTON
PLAZA STREET PARTNERS, LLC
3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS
No. Description Date

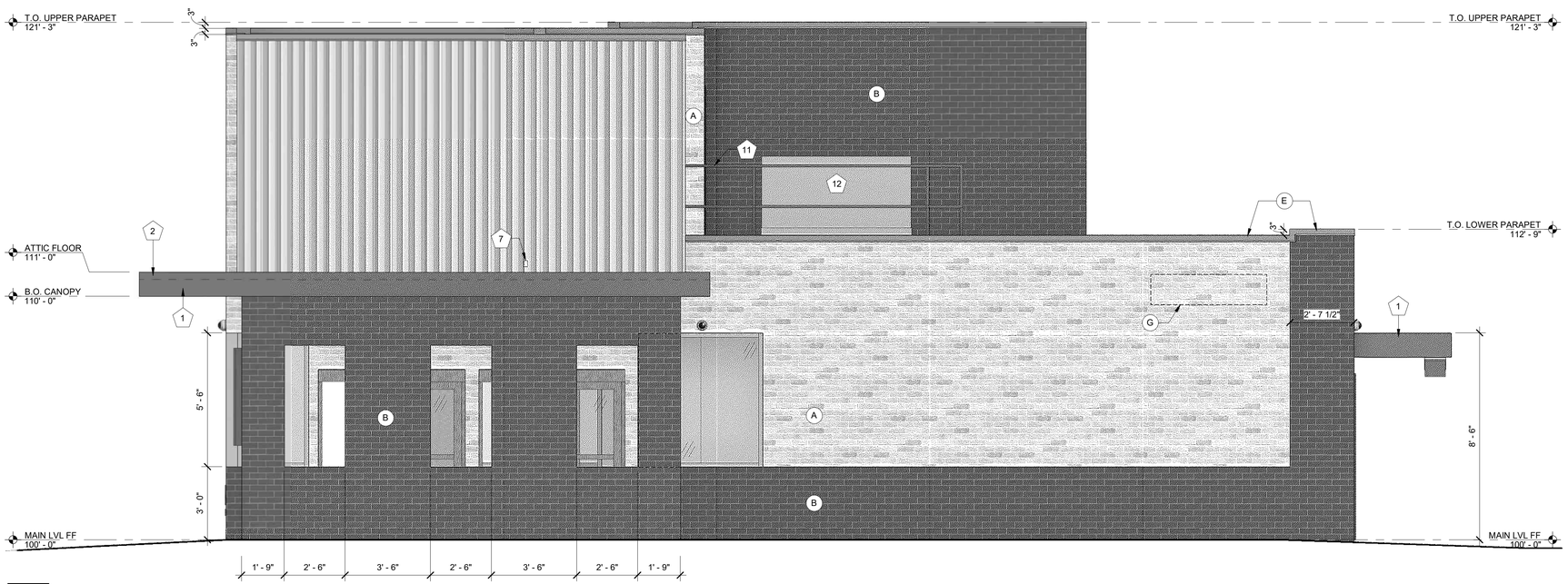
sheet issue date: 12/13/2024
project no.: 23.26.05
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.2

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCUPPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6: ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	EXTERIOR STAIRWELL W/ SCREEN WALLS; COORD W/ CIVIL
20	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	STANDING SEAM ROOF PANELS (MP-2)
E	METAL BRAKE CAP (MP-3)
F	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
G	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
H	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
J	VERTICAL METAL PANEL SIDING (MP-1)
K	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
L	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
M	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL
N	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; DRAIN TO MAIN LVL ROOF; REF CIVIL
P	SCREEN WALL CLAD TO MATCH BUILDING, STRUCTURAL COLUMNS WITHIN; REF CIVIL & STRUCT



1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

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7 BREW DRIVE THRU - MADISON WI - WASHINGTON

PLAZA STREET PARTNERS, LLC

3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS

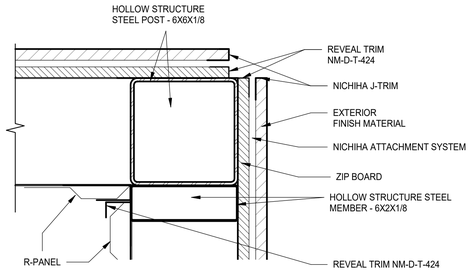
No.	Description	Date

sheet issue date: 12/13/2024

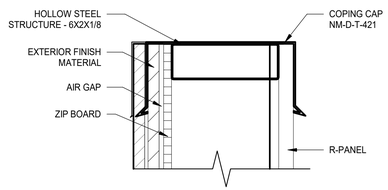
project no.: 23.26.05

sheet contents: EXTERIOR ELEVATIONS

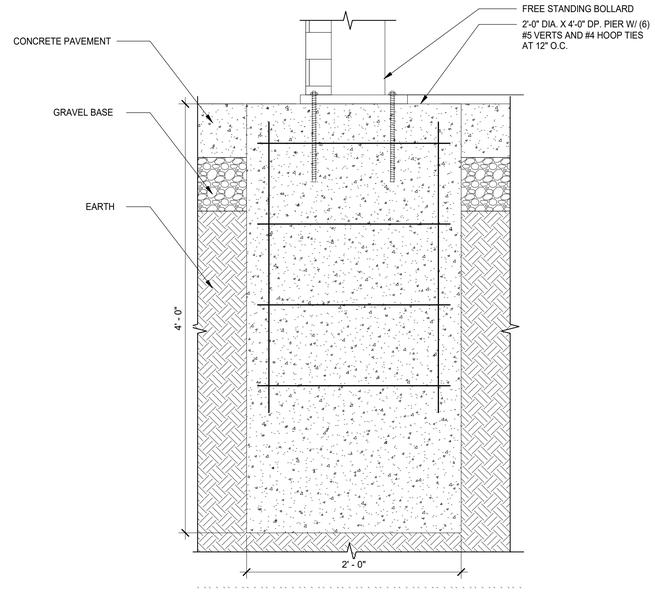
sheet no.: A2.3



8 CORNER DETAIL
3" = 1'-0"



7 TOP COPING DETAIL
3" = 1'-0"

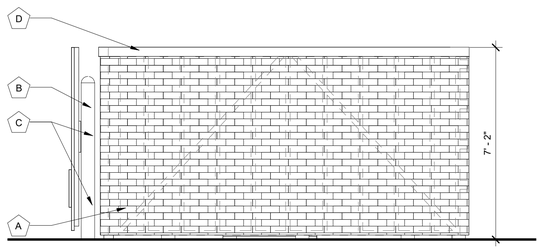


6 BOLLARD FOUNDATION DETAIL
1 1/2" = 1'-0"

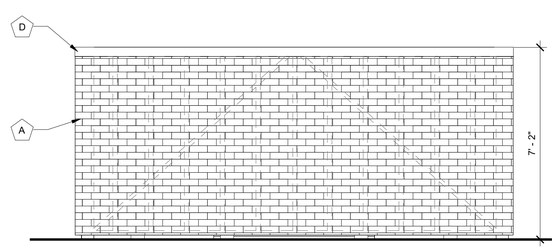
DUMPSTER ELEVATION KEYNOTES	
NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

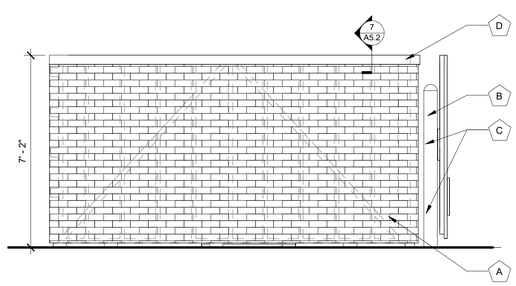
a. SITE WORK AND PREPARATION TO BE PREFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
b. COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
c. STRUCTURE DASHED BEYOND FOR REFERENCE.



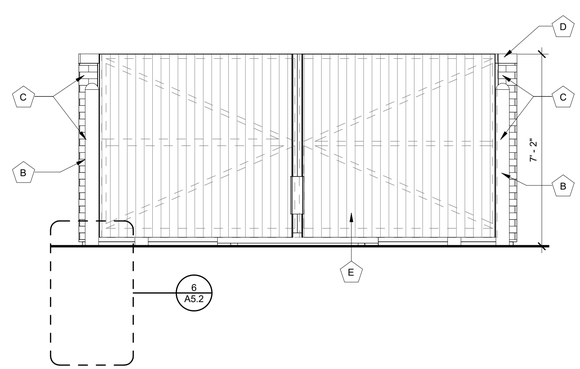
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



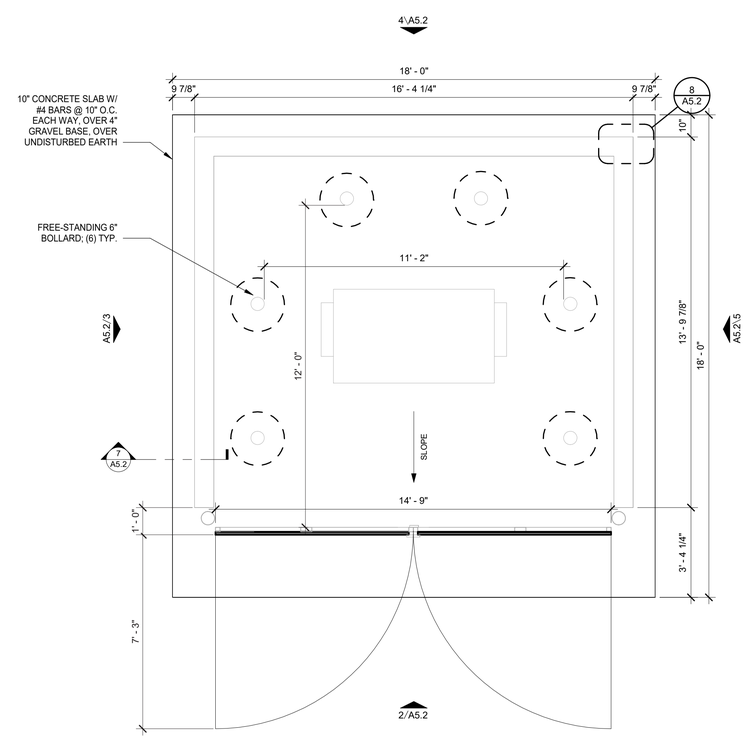
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

NATIONAL MODULAR MFG.

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7 BREW DRIVE THRU - MADISON WI - WASHINGTON

PLAZA STREET PARTNERS, LLC

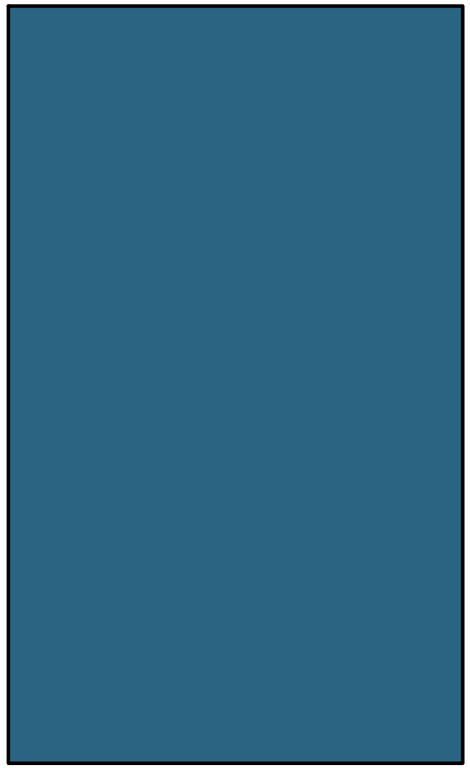
3909 EAST WASHINGTON AVENUE, MADISON, WISCONSIN 53704

REVISIONS

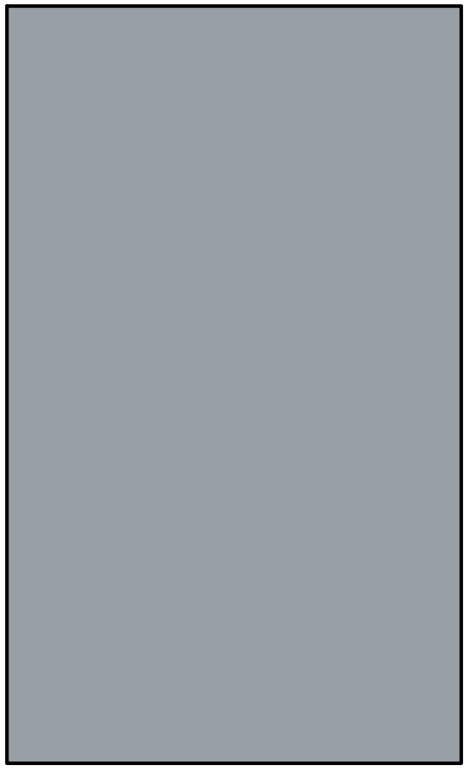
No.	Description	Date

sheet issue date: 12/13/2024
project no.: 23.26.05
sheet contents: TRASH ENCLOSURE
sheet no.: A5.2

VERTICAL METAL PANEL MP-1
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: BR-12



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39

FIBER CEMENT PANEL SIDING - BRK-2
BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK

FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIHA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

23.26.05
7 BREW DRIVE THRU - MADISON WI - WASHINGTON
12/13/2024

MATERIAL COLOR BOARD

23.26.05
7 BREW DRIVE THRU -
MADISON WI -
WASHINGTON
12/13/2024

RENDERINGS

City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703
Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: *fire@cityofmadison.com*

Project Address:	3915 Lien Rd, Madison, WI 53704
Contact Name & Phone #:	Mylena Oliveria - (816) 406-2667

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system?	☐ Yes	☒ No	☐ N/A
If non-sprinklered, fire lanes extend to within 150-feet of all portions of the exterior wall?	☒ Yes	☐ No	☐ N/A
If sprinklered, fire lanes are within 250-feet of all portions of the exterior wall?	☐ Yes	☐ No	☒ N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs?	☐ Yes	☐ No	☒ N/A
a) Is the fire lane a minimum unobstructed width of at least 20-feet?	☐ Yes	☐ No	☒ N/A
b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet?	☐ Yes	☐ No	☒ N/A
c) Is the minimum inside turning radius of the fire lane at least 28-feet?	☐ Yes	☐ No	☒ N/A
d) Is the grade of the fire lane not more than a slope of 8%?	☐ Yes	☐ No	☒ N/A
e) Is the fire lane posted as fire lane? (Provide detail of signage.)	☐ Yes	☐ No	☒ N/A
f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.)	☐ Yes	☐ No	☒ N/A
g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	☐ Yes	☐ No	☒ N/A
3. Is the fire lane obstructed by security gates or barricades? If yes:	☐ Yes	☒ No	☐ N/A
a) Is the gate a minimum of 20-feet clear opening?	☐ Yes	☐ No	☐ N/A
b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	☐ Yes	☐ No	☐ N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet?	☐ Yes	☐ No	☐ N/A
If yes, does the area for turning around fire apparatus comply with IFC D103?	☐ Yes	☐ No	☐ N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 If yes, see IFC 3206.6 for further requirements.	☐ Yes	☒ No	☐ N/A
6. Is any part of the building greater than 30-feet above the grade plane? If yes, answer the following questions:	☐ Yes	☒ No	☐ N/A
a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter?	☐ Yes	☐ No	☐ N/A
b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building?	☐ Yes	☐ No	☐ N/A
c) Are there any overhead power or utility lines located across the aerial apparatus fire lane?	☐ Yes	☐ No	☐ N/A
d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species)	☐ Yes	☐ No	☐ N/A
e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet?	☐ Yes	☐ No	☐ N/A
f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	☐ Yes	☐ No	☐ N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? *Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.*	☐ Yes	☐ No	☒ N/A
a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants?	☐ Yes	☐ No	☒ N/A
b) Is there at least 40' between a hydrant and the building?	☐ Yes	☐ No	☒ N/A
c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane?	☐ Yes	☐ No	☒ N/A
d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb?	☐ Yes	☐ No	☒ N/A
e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant?	☐ Yes	☐ No	☒ N/A

Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.

***NOTE:** No fire lanes are proposed. Existing fire lane on E. Washington Avenue.

Revised 06/2022

CITY OF MADISON
LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address 3915 Lien Rd, Madison, WI 53704

Name of Project Seven Brew Coffee (Lien Rd)

Owner / Contact Mylena Oliveira

Contact Phone (816) 406-2667 Contact Email moliveira@plazastreetpartners.com

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

(a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area 24,238

Total landscape points required 403.97

(b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

(c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			14	490
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35			2	70
Ornamental tree	1 1/2 inch caliper	15				
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			30	90
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						650

Total Number of Points Provided 650

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

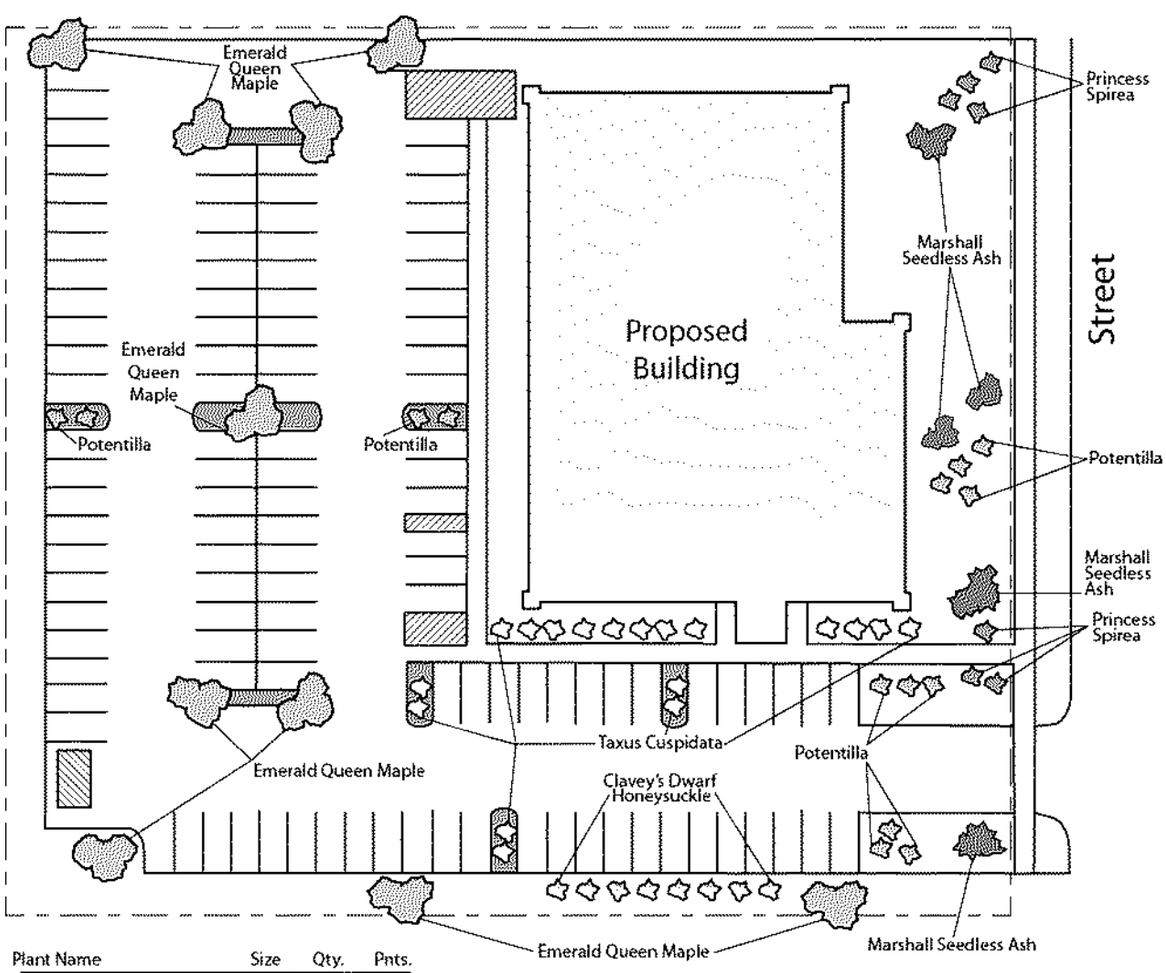
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
		TOTAL	585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

(a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.

(b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.

(c) No demolition of a principal building is involved.

(d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

(a) Elements of the landscape plan shall include the following:

1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
2. Site amenities, including bike racks, benches, trash receptacles, etc.
3. Storage areas including trash and loading.
4. Lighting (landscape, pedestrian or parking area).
5. Irrigation.
6. Hard surface materials.
7. Labeling of mulching, edging and curbing.
8. Areas of seeding or sodding.
9. Areas to remain undisturbed and limits of land disturbance.
10. Plants shall be depicted at their size at sixty percent (60%) of growth.
11. Existing trees eight (8) inches or more in diameter.
12. Site grading plan, including stormwater management, if applicable.

(b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.

(c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

(a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.

(b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.

(c) Canopy tree diversity requirements for new trees:

1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

(a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.

(b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.

(c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.

(d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

(a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.

(b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.

(c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

(a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.

(b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.

(c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.

(d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

December 6th, 2024

City of Madison
Planning Division
Madison Municipal Building, Suite 017
215 Martin Luther King, Jr. Blvd.
P.O. Box 2985
Madison, WI 53701-2985
(608) 266-4635

RE: 7-Brew – 3915 Lien Rd, Madison, WI 53704 (Parcel # 081033209257)

To whom it may concern:

I, Colin M. Hooper, as Authorized Representative of Repvblik Madison Outparcels LLC, authorize Brew 4 You, LLC and their development team, Plaza Street Partners, LLC, Plaza Street Fund 350, LLC, Excel Engineering and Veritas Architecture and Design to act as Applicant and submit for any necessary governmental approvals for the proposed 7 Brew development at 3915 Lien Rd, Madison, WI 53704 (Parcel # 081033209257).

Sincerely,

Colin M. Hooper 12/11/2024

Signature Date

Colin M. Hooper

Name, Title
Repvblik Madison Outparcels LLC
1784 Hamilton Road
Okemos, MI 48864