

URBAN DESIGN COMMISSION APPLICATION

UDC

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



FOR OFFICE USE ONLY:

Date Received 5/30/23 11:24 a.m. Initial Submittal
Paid _____ Revised Submittal

Complete all sections of this application, including the desired meeting date and the action requested. If your project requires both UDC and Land Use application submittals, a completed [Land Use Application](#) and accompanying submittal materials are also required to be submitted.

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call the Planning Division at (608) 266-4635.

Si necesita interprete, traductor, materiales en diferentes formatos, u otro tipo de ayuda para acceder a estos formularios, por favor llame al (608) 266-4635.

Yog tias koj xav tau ib tug neeg txhais lus, tus neeg txhais ntawv, los sis xav tau cov ntaub ntawv ua lwm hom ntawv los sis lwm cov kev pab kom paub txog cov lus qhia no, thov hu rau Koog Npaj (Planning Division) (608) 266-4635.

1. Project Information

Address (list all addresses on the project site): 3909 and 3913 Lien Road

Title: Club Car Wash Development

2. Application Type (check all that apply) and Requested Date

UDC meeting date requested July 12, 2023 Legistar #78222

- New development Alteration to an existing or previously-approved development
 Informational Initial Approval Final Approval

3. Project Type

- Project in an Urban Design District UDD 5
 Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
 Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
 Planned Development (PD)
 General Development Plan (GDP)
 Specific Implementation Plan (SIP)
 Planned Multi-Use Site or Residential Building Complex

Signage

- Comprehensive Design Review (CDR)
 Modifications of Height, Area, and Setback
 Sign Exceptions as noted in [Sec. 31.043\(3\)](#), MGO

Other

- Please specify _____

4. Applicant, Agent, and Property Owner Information

Applicant name Club Car Wash, Justin Barnes
Street address 1591 E Prathersville Road
Telephone 573-999-5178

Company Club Car Wash
City/State/Zip Columbia, MO 65202
Email jbarnes@clubcarwash.com

Project contact person Brandon Robaidek
Street address 1250 Centennial Centre Blvd
Telephone 920-662-9641

Company Rober E Lee and Associates, Inc.
City/State/Zip Hobart, WI 54155
Email brobaidek@releeinc.com

Property owner (if not applicant) Repvblik Madison Outparcels LLC

Street address 1784 Hamilton Rd.
Telephone 599-284-8999

City/State/Zip Okemos, MI 48864
Email colin@therepvblik.com

Introduction

The City of Madison's Urban Design Commission (UDC) has been created to:

- Encourage and promote high quality in the design of new buildings, developments, remodeling, and additions so as to maintain and improve the established standards of property values within the City.
- Foster civic pride in the beauty and nobler assets of the City, and in all other ways possible assure a functionally efficient and visually attractive City in the future.

Types of Approvals

There are three types of requests considered by the UDC:

- Informational Presentation. A request for an Informational Presentation to the UDC may be requested prior to seeking any approvals to obtain early feedback and direction before undertaking detailed design efforts. Applicants should provide details on the context of the site, design concept, site and building plans, and other relevant information to help the UDC understand the proposal and provide feedback. (Does not apply to CDR's or Signage Modification requests)
- Initial Approval. Applicants may, at their discretion, request Initial Approval of a proposal by presenting preliminary design information. As part of their review, the Commission will provide feedback on the design information that should be addressed at Final Approval stage.
- Final Approval. Applicants may request Final Approval of a proposal by presenting all final project details. Recommendations or concerns expressed by the UDC in the Initial Approval must be addressed at this time.

Presentations to the Commission

The Urban Design Commission meets virtually via Zoom, typically on the second and fourth Wednesdays of each month at 4:30 p.m. Applicant presentations are strongly encouraged, although not required. Prior to the meeting, each individual speaker is required to complete an online registration form to speak at the meeting. A link to complete the online registration will be provided by staff prior to the meeting. Please note that individual presentations will be limited to a **maximum of three (3) minutes**. The pooling of time may be utilized to provide one speaker more time to present, however the additional time will be based on the number of registrants from the applicant team, i.e. two (2) applicant registrants = six (6) minutes for one (1) speaker.

Primarily, the UDC is interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme, and graphics. Please note that presentation slides, in a PDF file format, are required to be submitted **the Friday before** the UDC meeting.

URBAN DESIGN DEVELOPMENT PLANS CHECKLIST

The items listed below are minimum application requirements for the type of approval indicated. Please note that the UDC and/or staff may require additional information in order to have a complete understanding of the project.

1. Informational Presentation

- Locator Map
- Letter of Intent (If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan
- Two-dimensional (2D) images of proposed buildings or structures.

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

Requirements for All Plan Sheets

1. Title block
2. Sheet number
3. North arrow
4. Scale, both written and graphic
5. Date
6. Fully dimensioned plans, scaled at 1"= 40' or larger

*** All plans must be legible, including the full-sized landscape and lighting plans (if required)*

2. Initial Approval

- Locator Map
- Letter of Intent (If the project is within a Urban Design District, a summary of how the development proposal addresses the district criteria is required)
- Contextual site information, including photographs and layout of adjacent buildings/structures
- Site Plan showing location of existing and proposed buildings, walks, drives, bike lanes, bike parking, and existing trees over 18" diameter
- Landscape Plan and Plant List (*must be legible*)
- Building Elevations in **both** black & white and color for all building sides, including material and color callouts
- PD text and Letter of Intent (if applicable)

Providing additional information beyond these minimums may generate a greater level of feedback from the Commission.

3. Final Approval

All the requirements of the Initial Approval (see above), **plus**:

- Grading Plan
- Lighting Plan, including fixture cut sheets and photometrics plan (must be legible)
- Utility/HVAC equipment location and screening details (with a rooftop plan if roof-mounted)
- Site Plan showing site amenities, fencing, trash, bike parking, etc. (if applicable)
- PD text and Letter of Intent (if applicable)
- Samples of the exterior building materials
- Proposed sign areas and types (if applicable)

4. Signage Approval (*Comprehensive Design Review (CDR), Sign Modifications, and Sign Exceptions (per [Sec. 31.043\(3\)](#))*)

- Locator Map
- Letter of Intent (a summary of how the proposed signage is consistent with the CDR or Signage Modifications criteria is required)
- Contextual site information, including photographs of existing signage both on site and within proximity to the project site
- Site Plan showing the location of existing signage and proposed signage, dimensioned signage setbacks, sidewalks, driveways, and right-of-ways
- Proposed signage graphics (fully dimensioned, scaled drawings, including materials and colors, and night view)
- Perspective renderings (emphasis on pedestrian/automobile scale viewsheds)
- Illustration of the proposed signage that meets [Ch. 31, MGO](#) compared to what is being requested
- Graphic of the proposed signage as it relates to what the [Ch. 31, MGO](#) would permit

5. Required Submittal Materials

- Application Form**
 - A completed application form is required for each UDC appearance. For projects also requiring Plan Commission approval, applicants must also have submitted an accepted application for Plan Commission consideration prior to obtaining any formal action (Initial or Final Approval) from the UDC.
- Letter of Intent**
 - If the project is within an Urban Design District, a summary of how the development proposal addresses the district criteria is required.
 - For signage applications, a summary of how the proposed signage is consistent with the applicable Comprehensive Design Review (CDR) or Signage Modification review criteria is required.
- Development Plans** (Refer to checklist on Page 4 for plan details)
- Filing Fee** (Refer to Section 7 (below) for a list of application fees by request type)
- Electronic Submittal**
 - Complete electronic submittals must be received prior to the application deadline before an application will be scheduled for a UDC meeting. Late materials will not be accepted. All plans must be legible and scalable when reduced. Individual PDF files of each item submitted should be submitted via email to UDCapplications@cityofmadison.com. The email must include the project address, project name, and applicant name.
 - Email Size Limits. Note that an individual email cannot exceed 20MB and it is the responsibility of the applicant to present files in a manner that can be accepted. Applicants who are unable to provide the materials electronically should contact the Planning Division at (608) 266-4635 for assistance.
- Notification to the District Alder**
 - Please provide an email to the District Alder notifying them that you are filing this UDC application. Please send this as early in the process as possible and provide a copy of that email with the submitted application.

6. Applicant Declarations

1. Prior to submitting this application, the applicant is required to discuss the proposed project with Urban Design Commission staff. This application was discussed with Jessica Vaughn on 4/24/23.
2. The applicant attests that all required materials are included in this submittal and understands that if any required information is not provided by the application deadline, the application will not be placed on an Urban Design Commission agenda for consideration.

Name of applicant Club Car Wash, Justin Barnes Relationship to property Contract Purchaser

Authorizing signature of property owner Colin M. Hooper Date 5/30/23

7. Application Filing Fees

Fee payments are due by the submittal date. Payments received after the submittal deadline may result in the submittal being scheduled for the next application review cycle. Fees may be paid in-person, via US Mail, or City drop box. If mailed, please mail to: *City of Madison Building Inspection, P.O. Box 2984, Madison, WI 53701-2984*. The City’s drop box is located outside the Municipal Building at 215 Martin Luther King, Jr. Blvd. on the E Doty Street side of the building. Please make checks payable to *City Treasurer*, and include a completed application form or cover letter indicating the project location and applicant information with all checks mailed or submitted via the City’s drop box.

Please consult the schedule below for the appropriate fee for your request:

- Urban Design Districts: \$350 (per [§33.24\(6\) MGO](#)).
- Minor Alteration in the Downtown Core District (DC) or Urban Mixed-Use District (UMX) : \$150 (per [§33.24\(6\)\(b\) MGO](#))
- Comprehensive Design Review: \$500 (per [§31.041\(3\)\(d\)\(1\)\(a\) MGO](#))
- Minor Alteration to a Comprehensive Sign Plan: \$100 (per [§31.041\(3\)\(d\)\(1\)\(c\) MGO](#))
- All other sign requests to the Urban Design Commission, including, but not limited to: appeals from the decisions of the Zoning Administrator, requests for Sign Modifications (of height, area, and setback), and additional sign code approvals: \$300 (per [§31.041\(3\)\(d\)\(2\) MGO](#))

A filing fee is not required for the following project applications if part of the combined application process involving both Urban Design Commission and Plan Commission:

- Project in the Downtown Core District (DC), Urban Mixed-Use District (UMX), or Mixed-Use Center District (MXC)
- Project in the Suburban Employment Center District (SEC), Campus Institutional District (CI), or Employment Campus District (EC)
- Planned Development (PD): General Development Plan (GDP) and/or Specific Implementation Plan (SIP)
- Planned Multi-Use Site or Residential Building Complex



May 30, 2023

Ms. Heather Stouder
Department of Planning & Development
City of Madison
215 Martin Luther King, Jr. Blvd.
Madison, WI 53710

RE: Letter of Intent for Club Car Wash – 3909 and 3913 Lien Road

Dear Ms. Stouder:

Club Car Wash (“Applicant”) is pleased to provide the following information related to its plans for the construction of a new Club Car Wash facility at 3909 and 3913 Lien Road (the “Property”). Applicant is seeking a Conditional Use for the car wash facility and is submitting this letter in connection with its Land Use Application. Applicant also filed an Urban Design Commission Application since the Property is located in Urban Design District No. 5. This Letter of Intent is filed in connection with both the Land Use Application and the Urban Design Commission Application.

TEAM:

Applicant:

Club Car Operating, LLC.
1591 E. Prathersville Road
Columbia, MO 65202
Contact: Justin Barnes
jbarnes@clubcarwash.com

Engineer:

Robert E Lee and Associates, Inc.
1250 Centennial Centre Blvd.
Hobart, WI 54155
Contact: Brandon Robaidek
brobaidek@releeinc.com

Property Owner:

Repvblik Madison Outparcels LLC
1784 Hamilton Rd.
Okemos, MI 48864
Contact: Colin Hooper
colin@therepvblik.com

PROJECT DESCRIPTION:

The Property includes parcels #081033209207 and #081033209215 and a portion of parcel #081033209124. The proposed plan fronts on Washington Ave. The Property is zoned CC-T District, and a car wash use is allowed in the CC-T District when approved as a Conditional Use.

Club Car Wash operates 134 car wash facilities throughout the country and 5 existing car washes in Wisconsin at various locations, with 5 more currently under construction in Wisconsin. This is its first location in Madison and it is proposing the construction of a 5,452 square foot car wash and 19 vacuum stalls. A second floor will be constructed above the car wash which will be used as a regional office.

Club Car Wash has a “membership” model where customers can purchase memberships for a monthly car wash package. Club Car Wash takes great care, with attendants on site preparing the car once it enters the tunnel, for “bug prep” and pre-soak, along with a finish by attendants who assist with spot-free cleaning.

The proposed hours of operation for the car wash will be 7:00 a.m. to 8:00 p.m. A manager or assistant manager will be on site during all business hours, along with 3-5 other people at any given time, including car wash attendants and a cashier. There will be 13-14 total employees at this location who will work various shifts through the day. Club Car Wash also has regional managers, area managers, and district managers that will be at the site periodically. A development team internal to Club Car Wash works on the development of each new site. Club Car Wash also has an internal start-up team that will be on site prior to opening and for the first several weeks after opening to ensure initial operations are immediately at the highest standards.

Traffic is expected to turn from Washington Ave. or from the proposed relocated frontage road onto the internal drive, and then turn into the car wash property. The site allows sufficient room for turning into the site and there is stacking for 22 cars in the car wash lanes prior to entering the tunnel. Club Car Wash’s typical operation is designed to be fully contained within the site and the on-site circulation pattern will assist with controlling traffic leaving the site.

Noise from the car wash is typically produced from the blowers and vacuums. The general layout and configuration of the wash and vacuums for the site allows for conformance to the City’s noise ordinance. As noted on the landscaping plan, additional attention was paid to screening and promotion of noise dampening at the exit end of the wash and the vacuum turbine. Outside of the development complying with the City’s requirements, it is anticipated that the noise generated from the Washington Avenue road corridor would produce decibel readings at the property line on the magnitude of 85db. This background noise level exceeds the anticipated noise levels generated from the wash at the adjacent development property lines.

The lighting for the site is designed to be contained on site and not spill off the site or onto neighboring properties on the north, east and west side. Light poles will be placed on the north side of the new access drive that runs along the south side of the property to light said access drive; therefore, light will spill over to the property on the south side but will be reduced to the maximum extent practicable as to not impact the proposed apartment building.

PROJECT SCHEDULE:

Initial Staff Meetings: April 24, 2023

Alder Notification: May 17, 2023 *Note, Alder Field authorized waiver of pre-application notice.

Mayfair Park Association Notification: May 17, 2023

Anticipated Schedule:

Construction Start: August 15, 2023

Construction Completion: June 1, 2024

CONDITIONAL USE STANDARDS:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*

Applicant will take great care to make sure that operations of the car wash are conducted such that public health, safety and welfare are protected. The car wash use is consistent with and compatible with other automobile-related uses along Washington Ave. All car wash operations will be contained on the Property.

2. *The City is able to provide municipal services to the property where the conditional use is proposed, given due consideration of the cost of providing those services.*

The site is well-served by municipal services and the car wash use will not over-burden any municipal services to the site.

3. *The uses, values and enjoyment of other property in the neighborhood for purposes already established will not be substantially impaired or diminished in any foreseeable manner.*

The proposed car wash is consistent with adjacent uses in the area. The proposed car wash is consistent with the Comprehensive Plan, the Greater East Towne Area Plan, the Urban Design District No. 5 standards, and the Transit-Oriented Overlay District standards. The proposed car wash will also meet all current zoning standards for the CC-T District. The car wash use will in no way substantially impair or diminish the uses, values and enjoyment of other property in the neighborhood.

4. *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

As stated above, the proposed car wash is consistent with the underlying CC-T zoning classification, with the Comprehensive and other Plans and District Standards and as a result will not impede development and improvement of surrounding properties in any way.

5. *Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, public transit and other necessary site improvements have been or are being provided.*

The proposed car wash design incorporates all required site improvements to construct the project.

6. *Measures, which may include transportation demand management (TDM) and participation in a transportation management association have been or will be taken to provide adequate ingress and egress, including all off-site improvements, so designed as to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.*

The car wash has been designed so as to minimize traffic congestion and to ensure public safety and traffic flow both on-site and on the public streets. The car queue for Club Car Wash is set far enough off the public right-of-way and internal drives to queue a minimum of 14 cars prior to the pay booth and 8 cars after the pay booth.

7. *The conditional use conforms to all applicable regulations of the district in which it is located.*

The car wash will meet all regulations of the CC-T District. It will also meet all regulations of the Urban Design District No. 5 and the Transit-Oriented Development District.

8. *When applying the above standards to an application by a community living arrangement, the Plan Commission shall:*

Not Applicable.

9. *When applying the above standards to any new construction of a building or an addition to an existing building the Plan Commission shall find that the project creates an environment of sustained aesthetic desirability compatible with the existing or intended character of the area and the statement of purpose for the zoning district. In order to find that this standard is met, the Plan Commission may require the applicant to submit plans to the Urban Design Commission for comment and recommendation. (Am. by ORD-14-00030, 2-18-14)*

Applicant has concurrently submitted an application for review to the Urban Design Commission.

10. *When applying the above standards to an application for a reduction in off-street parking requirements, the Plan Commission shall consider and give decisive weight to all relevant facts, including but not limited to:*

Not applicable.

11. *When applying the above standards to telecommunication facilities, the Plan Commission shall consider the review of the application by a professional engineer required by Sec. 28.143.*

Not Applicable.

12. *When applying the above standards to an application for height in excess of that allowed in the district, the Plan Commission shall consider recommendations in adopted plans; the impact on surrounding properties, including height, mass, orientation, shadows and view; architectural quality and amenities; the relationship of the proposed building(s) with adjoining streets, alleys, and public rights of ways; and the public interest in exceeding the district height limits.*

Not applicable.

13. *When applying the above standards to lakefront development under Sec. 28.138, the Plan Commission shall consider the height and bulk of principal buildings on the five (5) developed lots or three hundred (300) feet on either side of the lot with the proposed development.*

Not applicable.

14. *When applying the above standards to an application for height in excess of that allowed by Section 28.071(2)(a) Downtown Height Map for a development located within the Additional Height Areas identified in Section 28.071(2)(b), the Plan Commission shall consider:*

Not applicable.

15. *When applying the above standards to an application to redevelop a site that was occupied on January 1, 2013 by a building taller than the maximum building height allowed by Section 28.071(2)(a) Downtown Height Map, as provided by Section 28.071(2)(a)1:*

Not applicable.

16. *When applying the above standards to an application for limited production and processing use, the Plan Commission shall consider the effect of such a use on the surrounding properties, including the effects of odors, noise, vibration, glare, hours of operation, and other potential side effects of a manufacturing process. (Cr. by ORD-15-00124, 11-11-15)*

Not Applicable

URBAN DESIGN DISTRICT NO. 5 REQUIREMENTS & GUIDELINES:

1. *Public Rights-of-Way – Public rights-of-way shall be landscaped with appropriate trees and shrubs in accordance with planting plans prepared by the City Forester, after consultation with the Urban Design Commission.*

Applicant has included the required trees and shrubs within all public rights-of-way, conforming to the cohesive appearance of the existing public right-of-way. Existing trees along East Washington will not be impacted as part of this project.

2. *Off-Street Parking and Loading Areas – (i) Parking lot landscape plans shall be developed in accordance with the revised New Approach to Parking Lot Landscaping, adopted by the Common Council by Substitute Resolution No. 37,196, copies of which are on file with the City Clerk and are available in the Department of Planning and Community and Economic Development. (ii) The quantity of parking and service areas as well as the tree islands on the interior of new parking areas shall conform to the provisions of Chapter 28 of the Madison General Ordinances. No new parking space shall be more than 70 feet from a canopy tree of at least 2 ½ - 3 in. caliper.*

Applicant's proposed plan meets the New Approach to Parking Lot Landscaping. Parking is in the rear of the building and all required landscaping is proposed within the parking area. The parking lot will not contain over 12 continuous parking stalls. Trees and shrubs will be installed at the end of each row of parking to break up the pavement and shade/screen the proposed parking and vacuum stalls. Additional landscaping has been added to wrap the exit end of the washes driveway to help screen the exit door.

3. *Signs – The mixed use patterns that characterize substantial portions of the district contribute to a proliferation of business and product identification signs. (i) Signs in the District shall conform to all provisions of Chapter 31 of the Madison General Ordinances. (ii) Signs shall be integrated with the architecture of the building. (iii) Electronic changeable copy signs, if permitted in the District, shall comply with 31.046(1) which required the electronic changeable copy signs in Urban Design Districts shall not alternate, change, fade in, fade out, or otherwise change more frequently than once every one hour. Additionally, no sign or portion of sign shall change its level of illumination more than once every one hour.*

Applicant's proposed signage conforms to all requirements. The signage will be on the building per building elevations and renderings.

4. *Building Design – (i) Exterior building materials shall be low maintenance and harmonious with those used on other buildings in the area. (ii) Mechanical elements mounted on the roof or on ground pads shall be screened from views from adjacent properties and roadways in a manner consistent with requirements of public utilities.*

The proposed building has been designed to be compatible with adjacent buildings. Care has been taken to ensure that there are no large, unbroken exterior facades. All four elevations of

the building have been carefully designed since all four elevations are visible from adjacent roadways and adjacent properties.

5. *Lighting – (i) The functions of exterior lighting on private property shall be to illuminate building facades, especially those bearing business identification signs; to illuminate pedestrian walks and spaces; and to illuminate parking and service areas. (ii) The choice of equipment, design, quantity, and placement of on-site lighting shall relate to these functions. (iii) Lighting shall be adequate, but not excessive. (iv) The height and number of lighting standards shall be appropriate to the building and to its function and to the neighborhood. (v) Off-street parking area lighting shall be so arranged as to conform with applicable sections of Section 10.08 and 10.085 of the Madison General Ordinances.*

Light poles will be similar to the adjacent developments as to not feel out of place with respect to the overall semblance of the area. They will also be placed in planned locations throughout the site to reduce light from leaving the property on the North, East and West sides.

6. *Landscaping – (i) Landscaping shall be used for functional as well as decorative purposes, including framing desirable views, screening unattractive features and views along the roadway, screening different uses from each other, and complementing the architecture of the building. (ii) In new developments, the quality of the existing vegetation shall be assessed and integrated into the site planning and landscape design, when appropriate.*

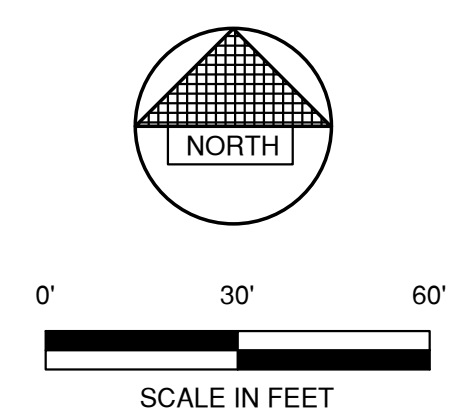
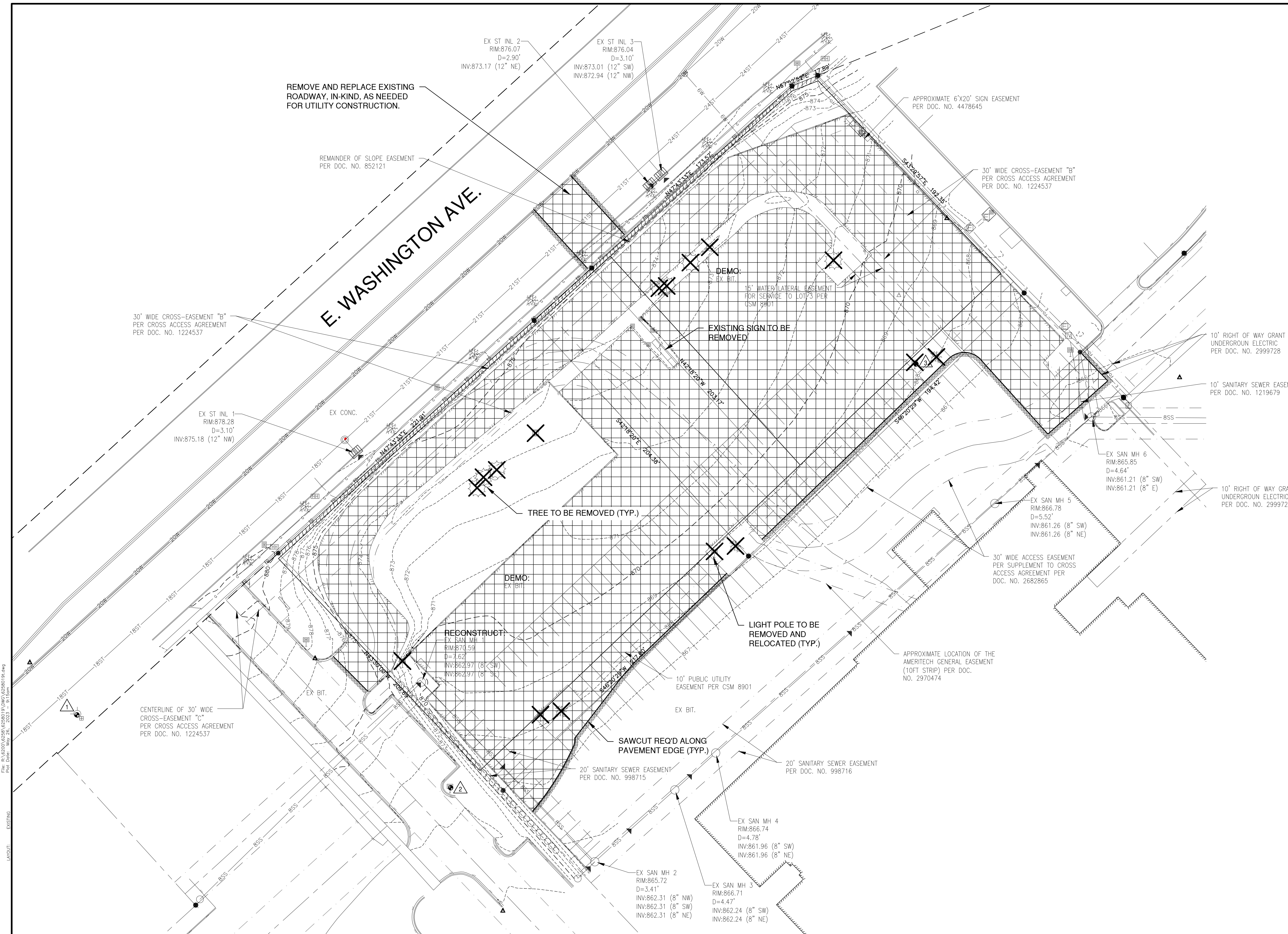
Landscaping will be placed around the parking and trash enclosure to screen and enhance the look of the building. Trees and shrubs will be placed to break up the look of impervious surface and shade the development to minimize the urban heat island effect.

Sincerely,



Justin Barnes
VP of Development

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	TAGBOLT BURY (6-6)	884.08
2	CUT CROSS ON NE SIDE, TOP 24" DIA. CONCRETE LIGHT POLE BASE	875.59
3	FOUND MAG IN TOP OF BASE	870.35



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

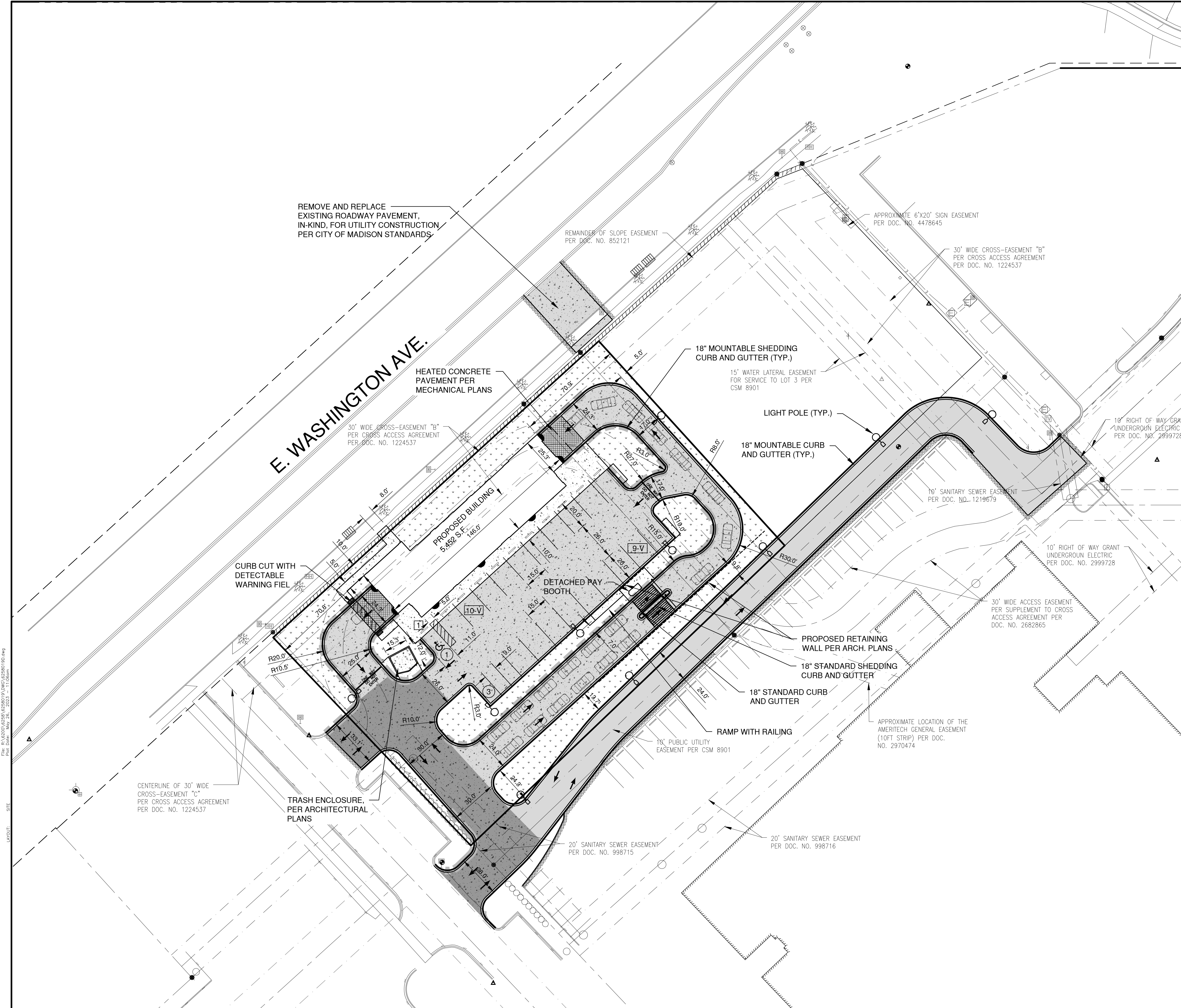
3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

EXISTING SITE CONDITIONS AND DEMOLITION PLAN

DATE	01/20/23
FILE	6258019T
JOB NO.	6258019

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releecinc.com

SHEET NO.
2



- LEGEND**
- HEATED CONCRETE PAVEMENT (LIGHT) (S.F.)
 - CONCRETE PAVEMENT (LIGHT) (S.F.)
 - CONCRETE PAVEMENT (HEAVY) (S.F.)
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - WALL PACK
 - LIGHT POLE (1 LAMP)
 - LIGHT POLE (2 LAMPS)
 - LIGHT POLE (3 LAMPS)
 - LIGHT POLE (4 LAMPS)

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

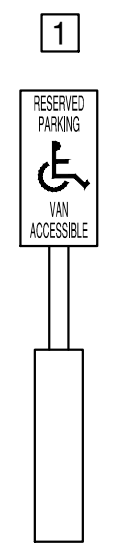
PARKING DATA
TOTAL PARKING STALLS PROVIDED = 4
HANDICAP ACCESSIBLE PARKING STALLS = 1
TOTAL PARKING STALLS REQUIRED = 3

SITE DATA - PROPOSED LOT
TOTAL AREA = 1.23 ACRES, 53,594 S.F.
BUILDING AREA = 0.13 ACRES, 5,540 S.F. (10.3%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,495 S.F. (62.5%)
GREEN SPACE = 0.33 ACRES, 14,559 S.F. (27.2%)

ZONING
COMMERCIAL CORRIDOR - TRANSITIONAL DISTRICT

PARCEL NO.
PROPOSED CSM

PROPERTY ADDRESS
3909 - 3913 LIEN ROAD



FILE: P:\A\2020\4258\4258019\DWG\42580190.dwg
PLOT DATE: May 26, 2023 11:08am
SITE
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN






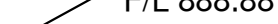



SITE PLAN

DATE: 05/20/23
FILE: 6258019D
JOB NO: 6258019



SHEET NO. 3

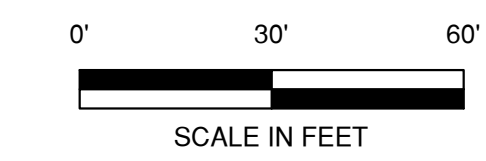
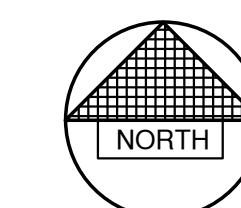
LEGEND

-  DRAINAGE SWALE
-  DRAINAGE DIVIDE
-  FLOW ARROW
-  T/C 999.99 TOP OF CURB ELEVATION
-  F/L 888.88 FLOW LINE ELEVATION
-  S/W 666.66 TOP OF SIDEWALK ELEVATION
-  E/P 555.55 EDGE OF PAVEMENT ELEVATION
-  R/W 444.44 TOP OF RETAINING WALL ELEVATION
-  333.33 GROUND ELEVATION

E. WASHINGTON AVE.

PROPOSED BUILDING
F.L. 879.30

MATCH EXISTING GRADES
ALONG PAVEMENT EDGE



File: P:\A\2020\62580\62580190.DWG, 6/25/2023, 11:04am
 Plot Date: May 26, 2023, 11:04am
 LAYOUT: GRADING

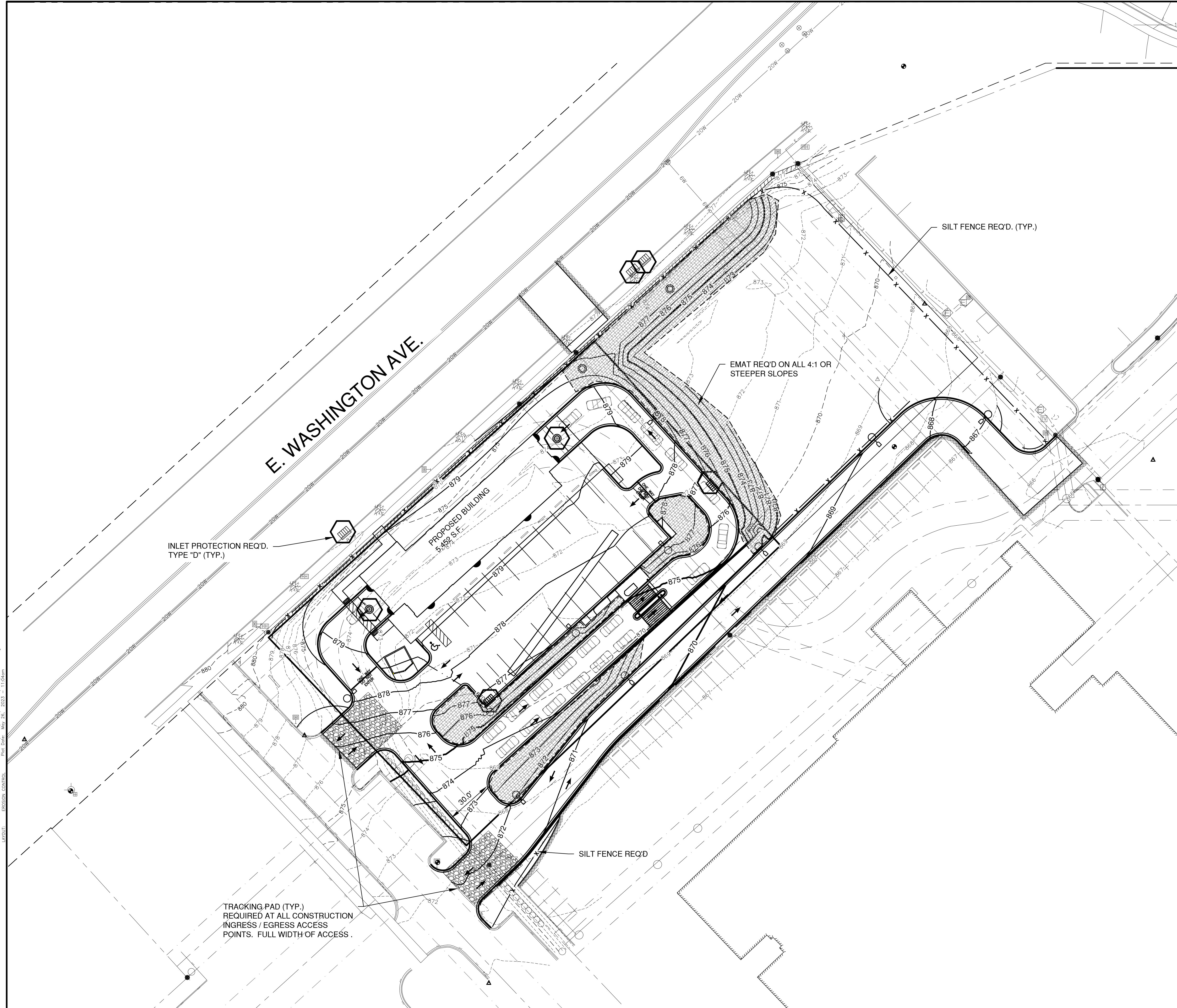
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

GRADING PLAN

DATE	05/2023
FILE	62580190
JOB NO.	6258019

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LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

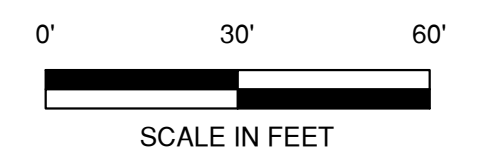
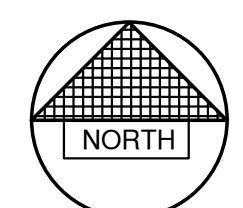
EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL INLET PROTECTION AS IDENTIFIED ON SITE INLETS (AUGUST, 2023)
2. DEMO EXISTING PARKING LOT, MAKE SURE TO SWEEP UP SAWCUT FINES SO THEY DON'T END UP IN THE STORM SYSTEM. HAUL OFF-SITE. (AUGUST 2023)
3. EXCAVATE PROPOSED ISLANDS AND PLACE DOWN GRAVEL AS NEEDED. (AUGUST 2023)
4. REMOVE EXISTING CONCRETE SIDEWALK AND INSTALL BUILDING WALLS. (SEPT 2023)
5. CONSTRUCT UTILITIES, INSTALL EROSION CONTROL AS NEEDED ON NEW UTILITIES (SEPT 2023)
6. GRADE/PAVE PARKING LOT AND POUR CONCRETE CURBING (MAY 2024)
7. FINAL GRADING (MAY 2024) TOPSOIL, SEED AND MULCH. PROJECT COMPLETION SPRING 2024.



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 Plot Date: May 26, 2023 11:04am
 EROSION CONTROL
 LAYOUT

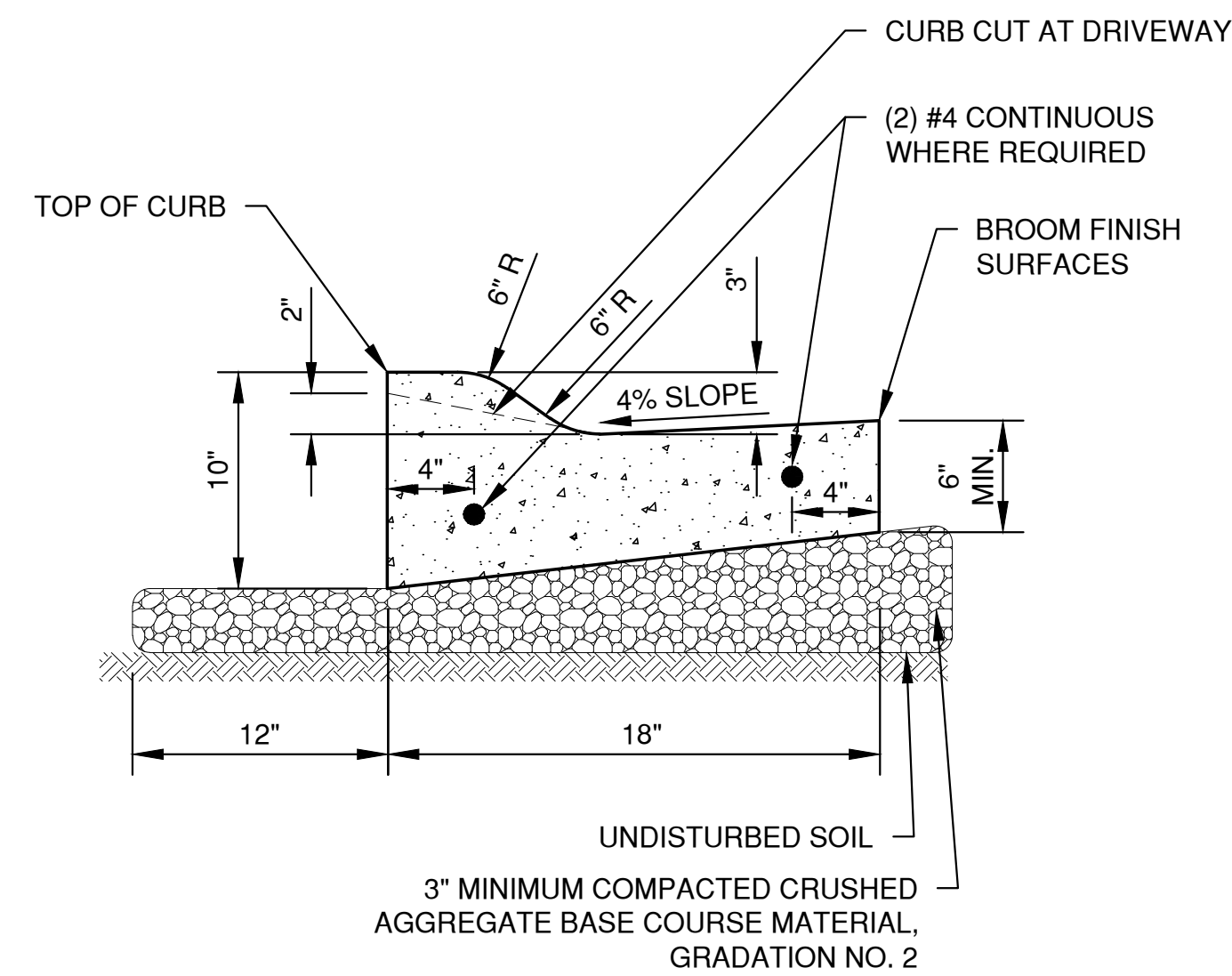
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								CHECKED
								DESIGNED BDR

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

EROSION CONTROL PLAN

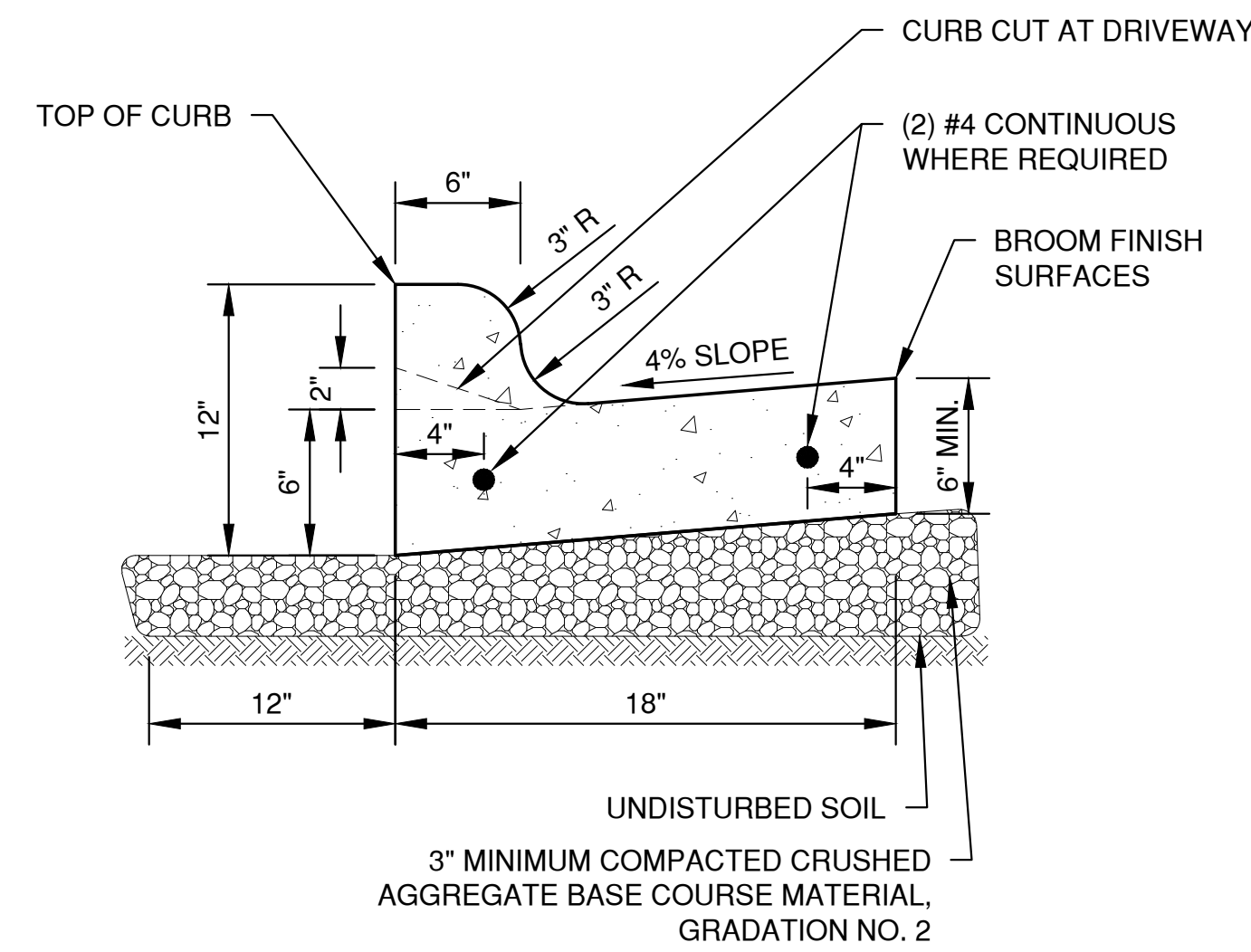
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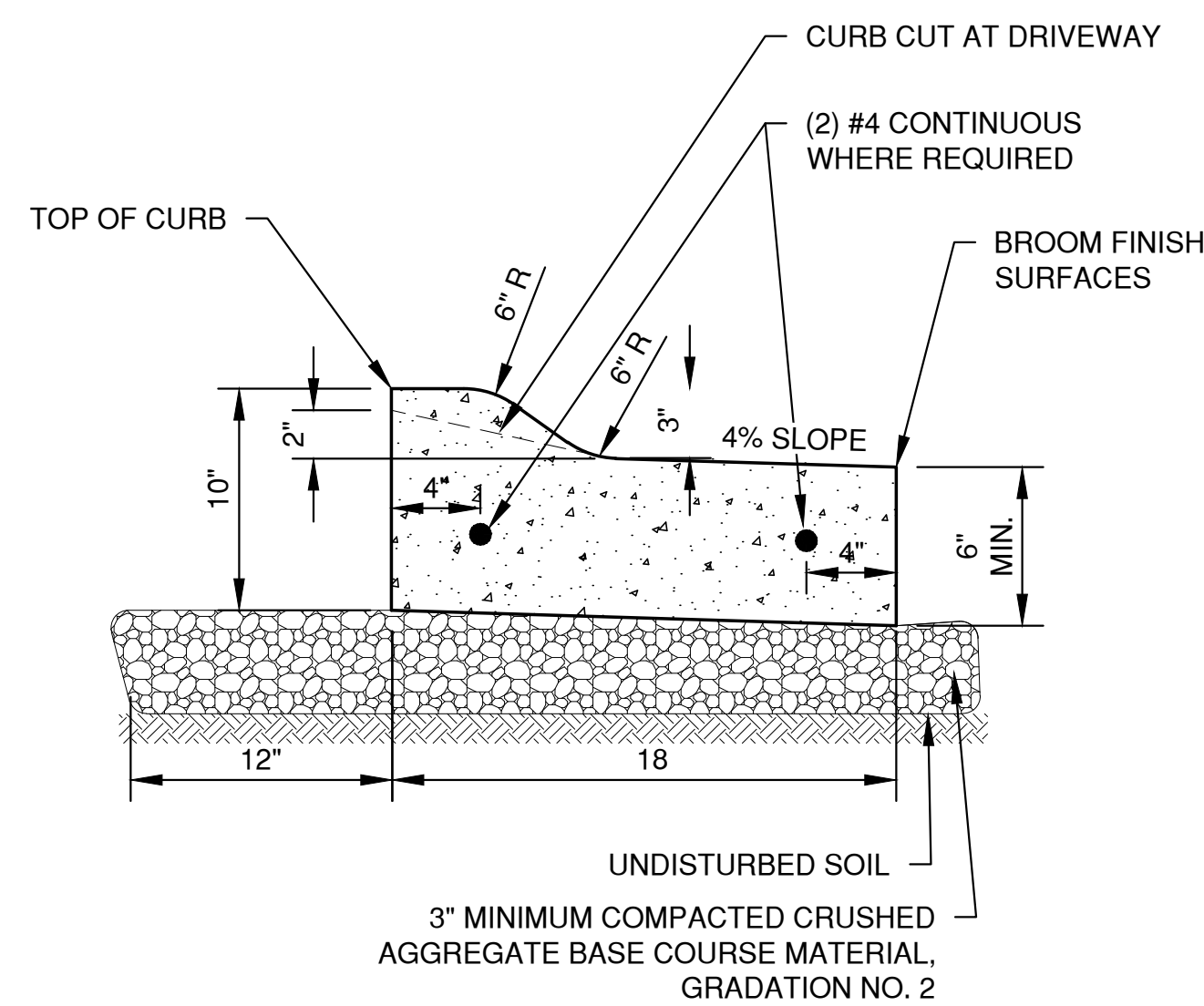
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.**

MOUNTABLE CURB AND GUTTER



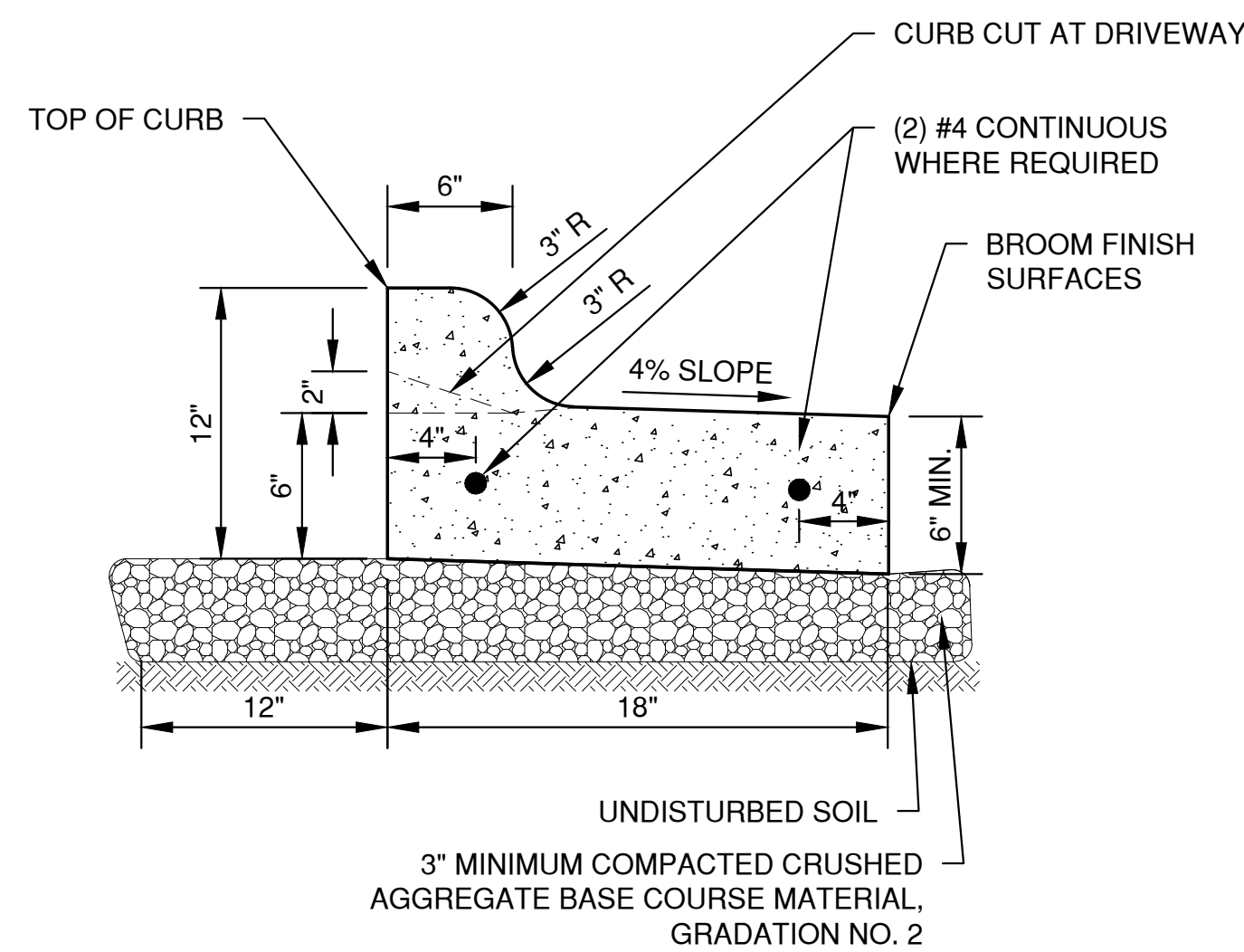
- NOTES:
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STANDARD CURB AND GUTTER



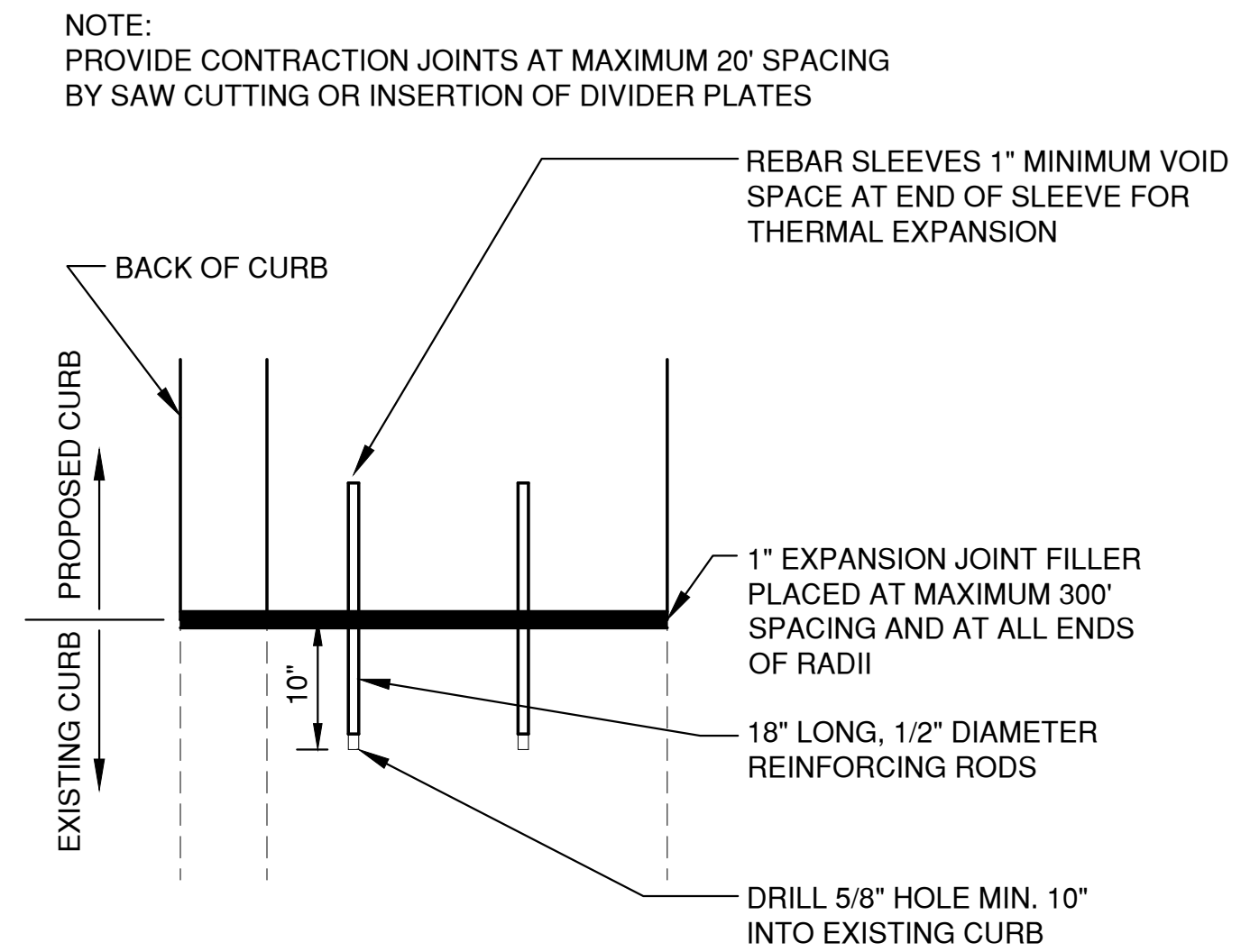
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
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MOUNTABLE SHEDDING CURB AND GUTTER

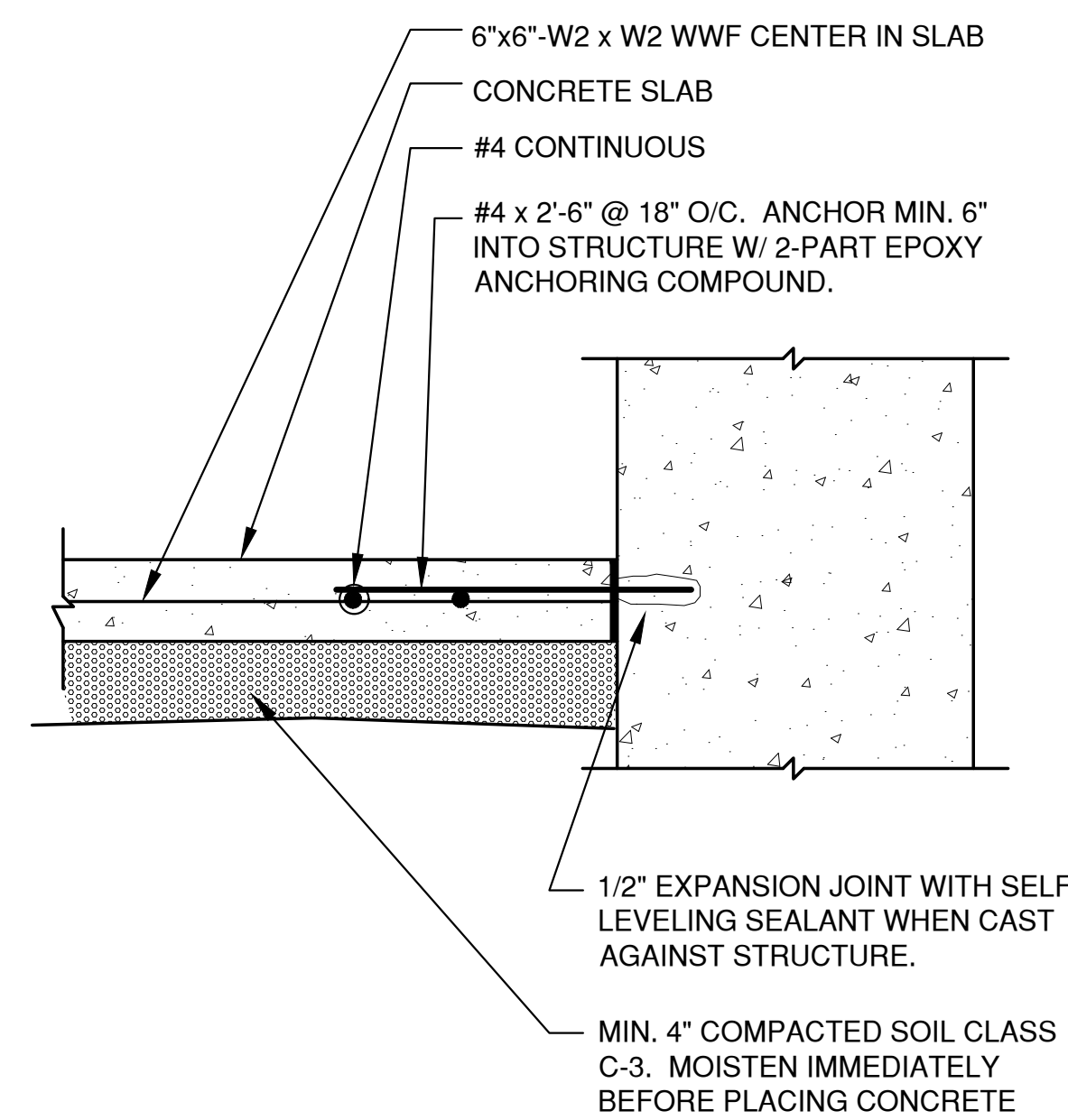


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.**

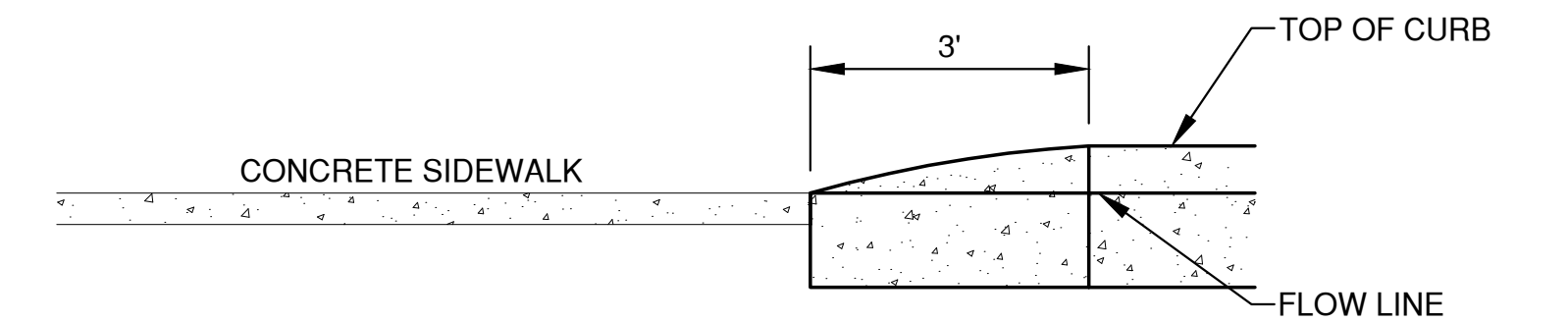
SHEDDING CURB AND GUTTER



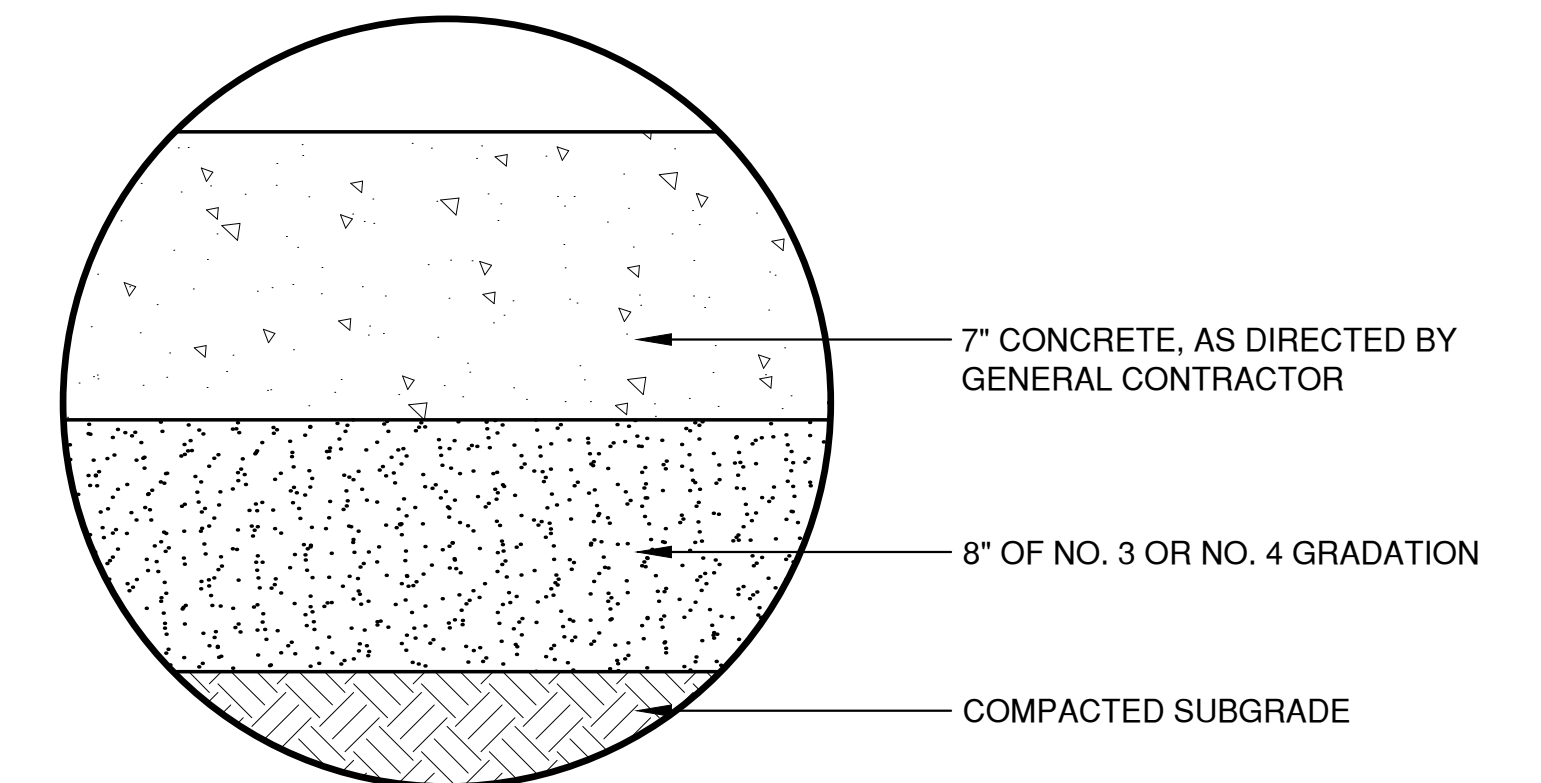
CURB TIE-IN DETAIL (PROPOSED TO EXISTING)



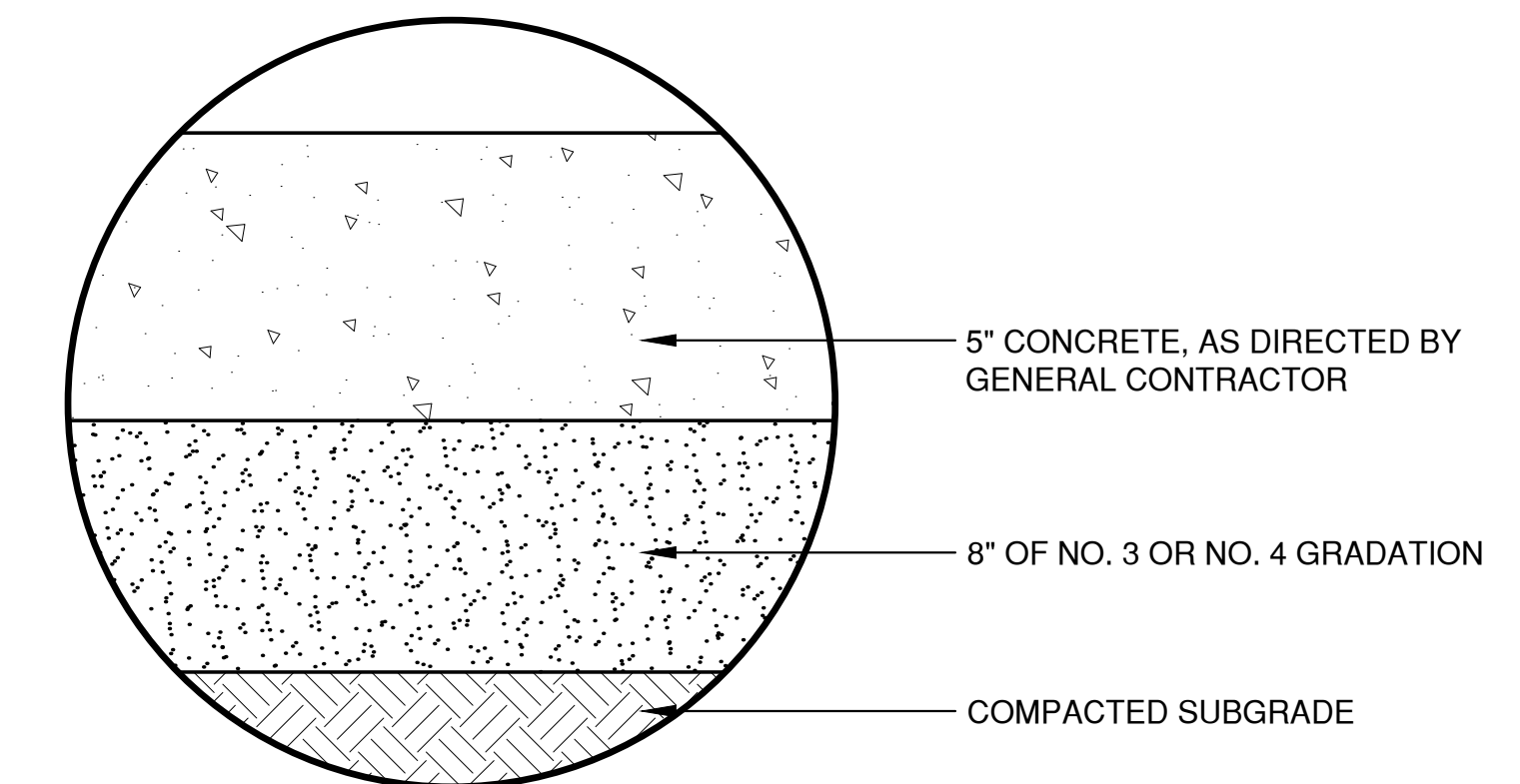
TYPICAL SIDEWALK ADJACENT TO STRUCTURE



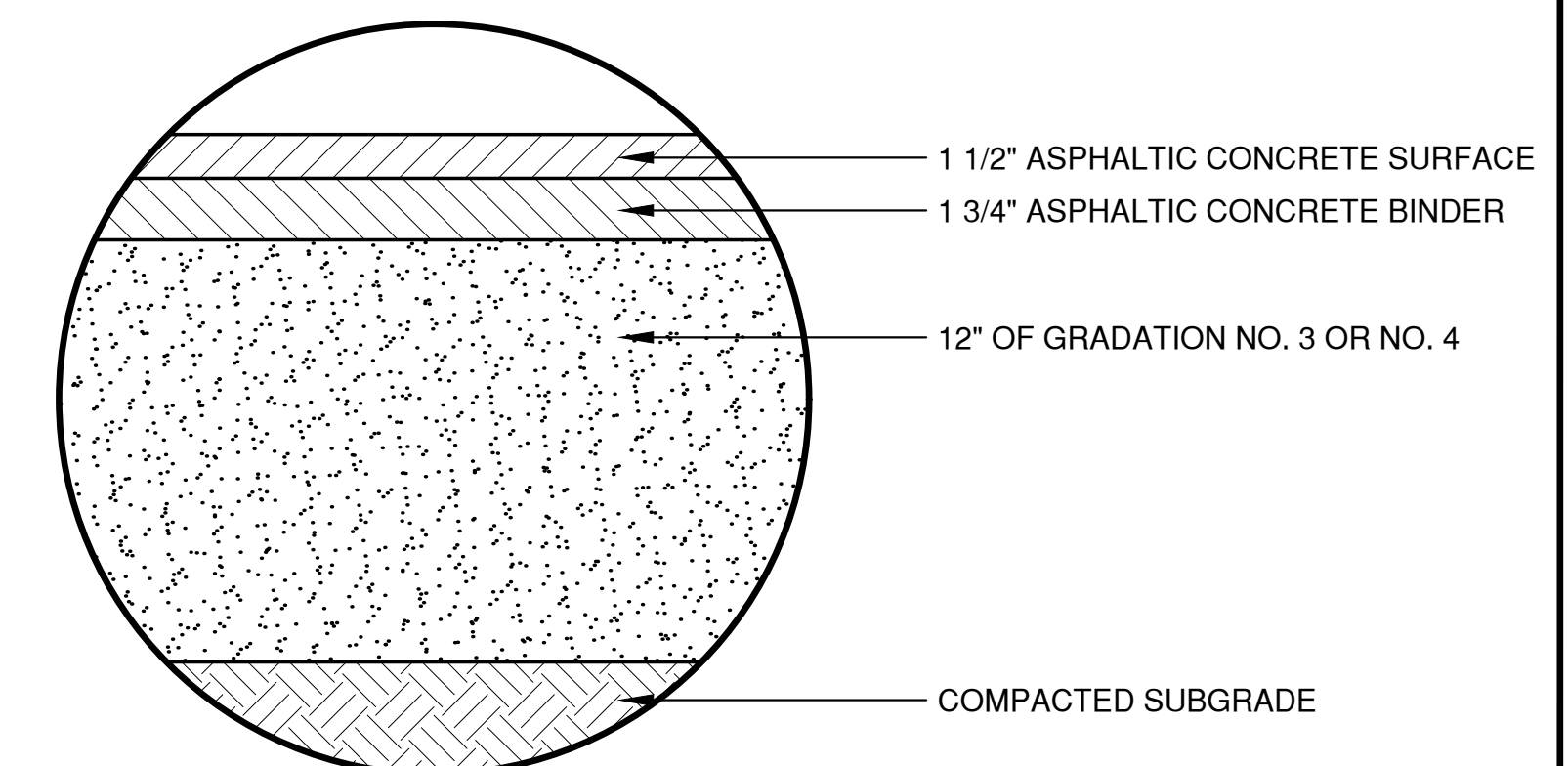
CURB TAPER DETAIL



HEAVY DUTY CONCRETE PAVEMENT



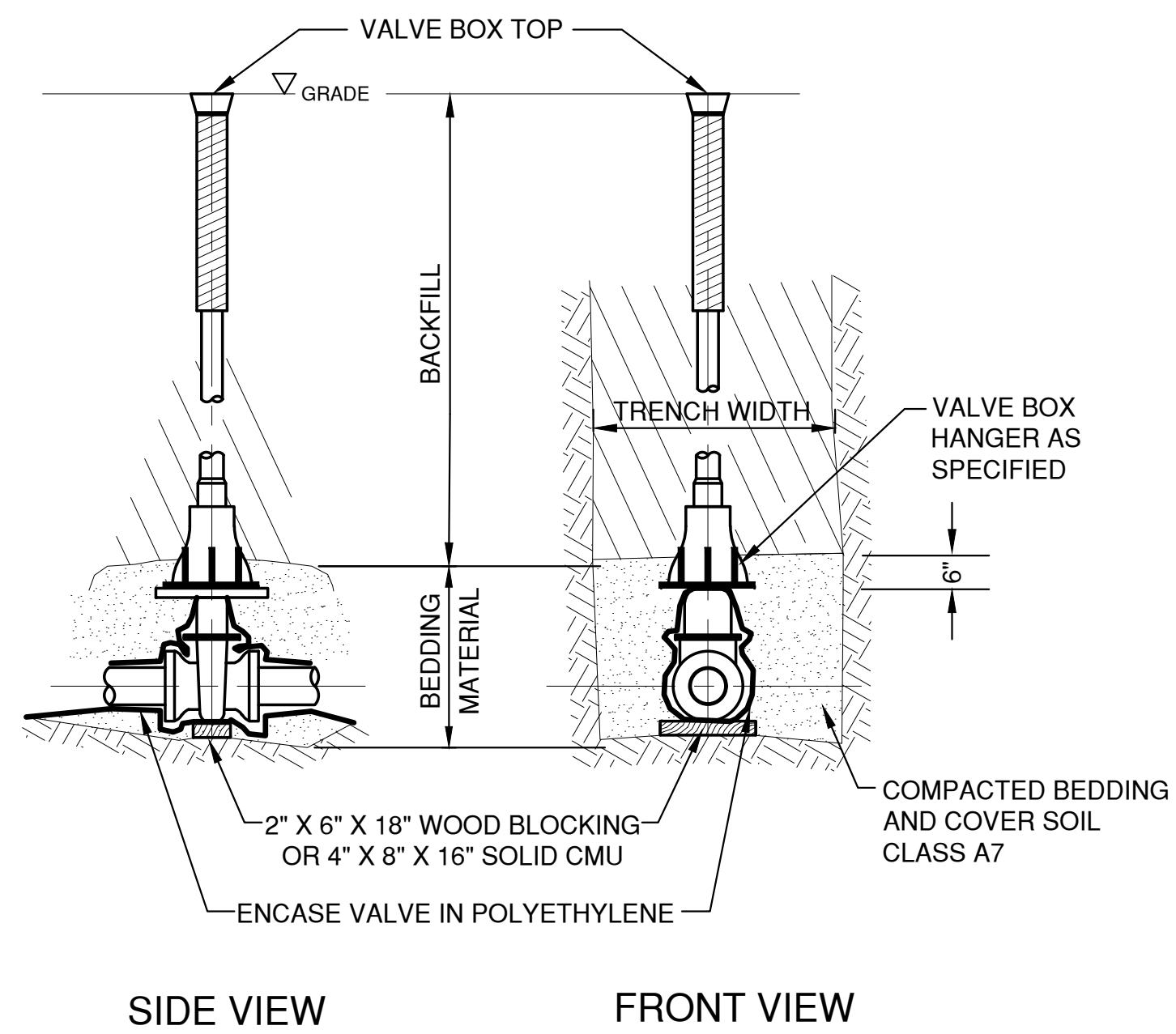
STANDARD CONCRETE PAVEMENT



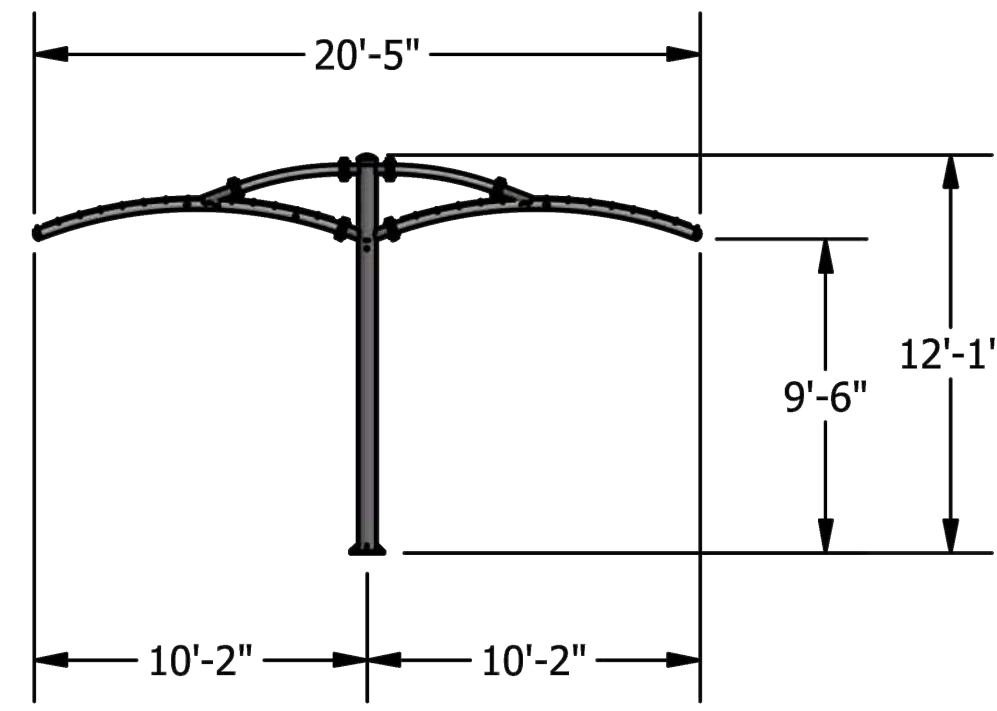
LIGHT DUTY ASPHALT PAVEMENT

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LAYOUT: DETAILS (1)

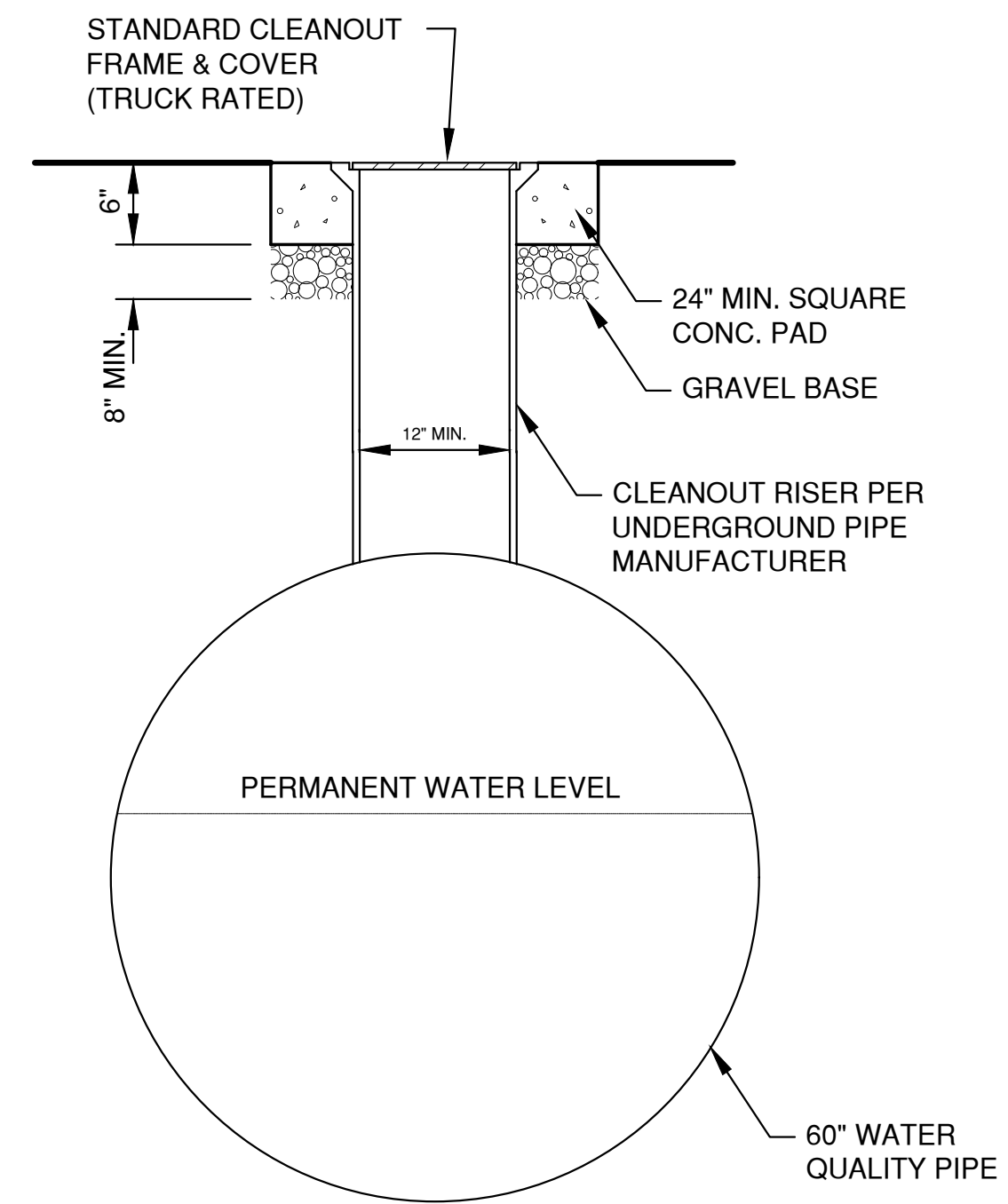
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	3913 LIEN ROAD SITE IMPROVEMENT PLAN FOR CLUB CAR WASH CITY OF MADISON DANE COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 05/2023	 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 7		
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								DESIGNED			JOB NO. 6258019				
								BDR							



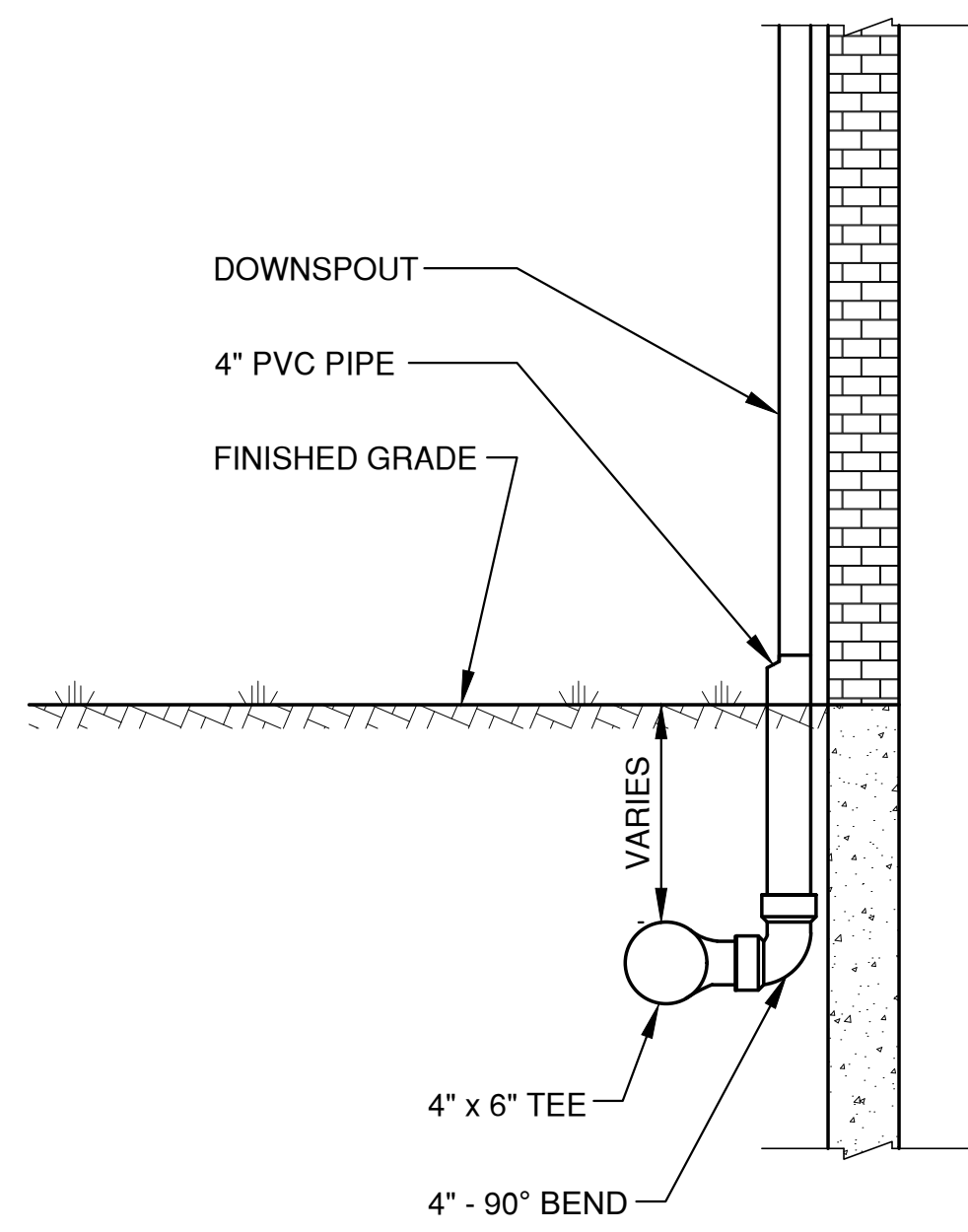
SIDE VIEW FRONT VIEW
VALVE BOX SETTING



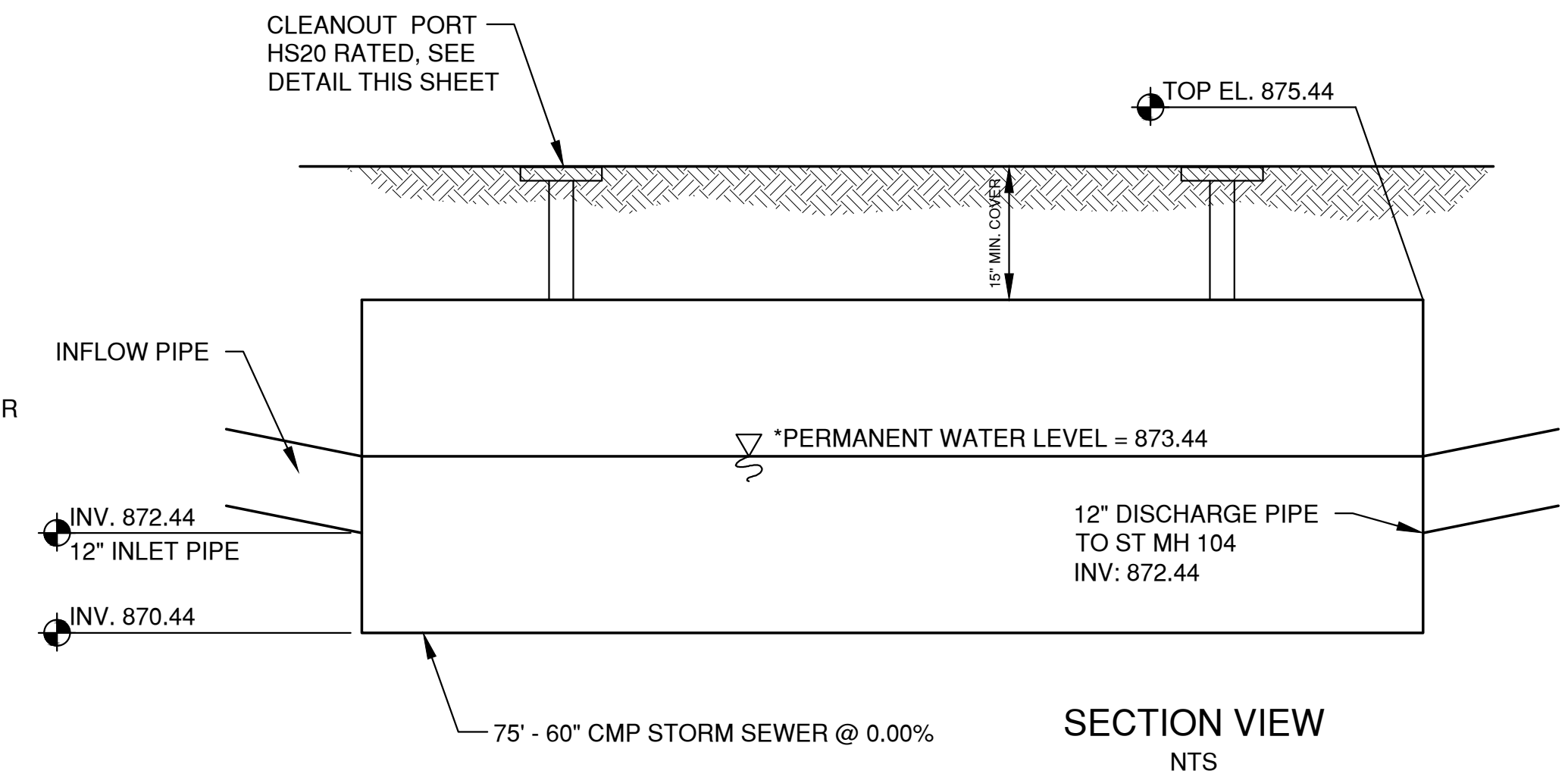
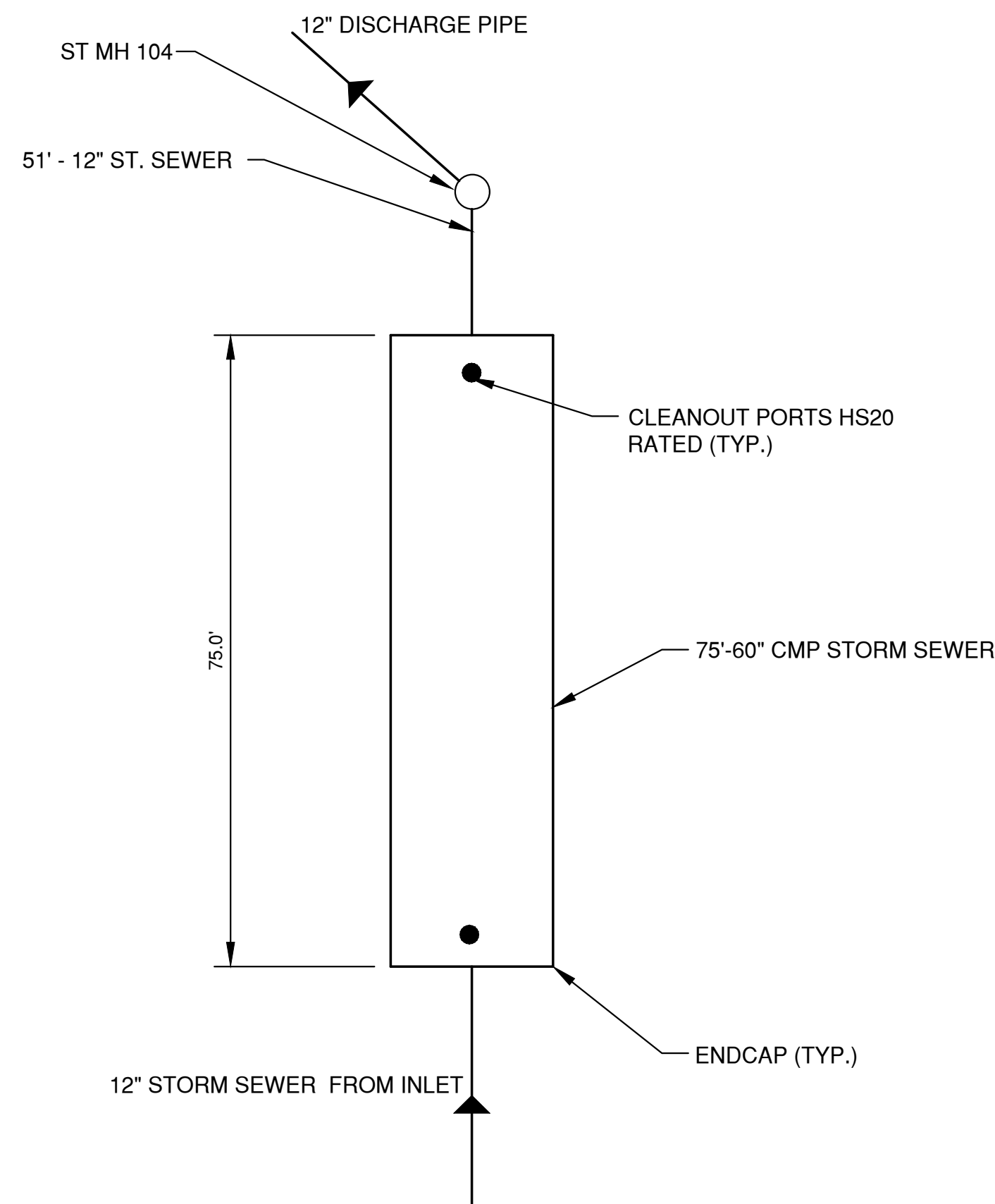
PAY STATION CANOPY



60\"/>



DOWNSPOUT COLLECTOR DETAIL



UNDERGROUND DETENTION POND DETAIL

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 LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED
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3913 LIEN ROAD SITE IMPROVEMENT PLAN
 FOR CLUB CAR WASH
 CITY OF MADISON
 DANE COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 05/2023
FILE 6258019DETAILS
JOB NO. 6258019

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NOTES:

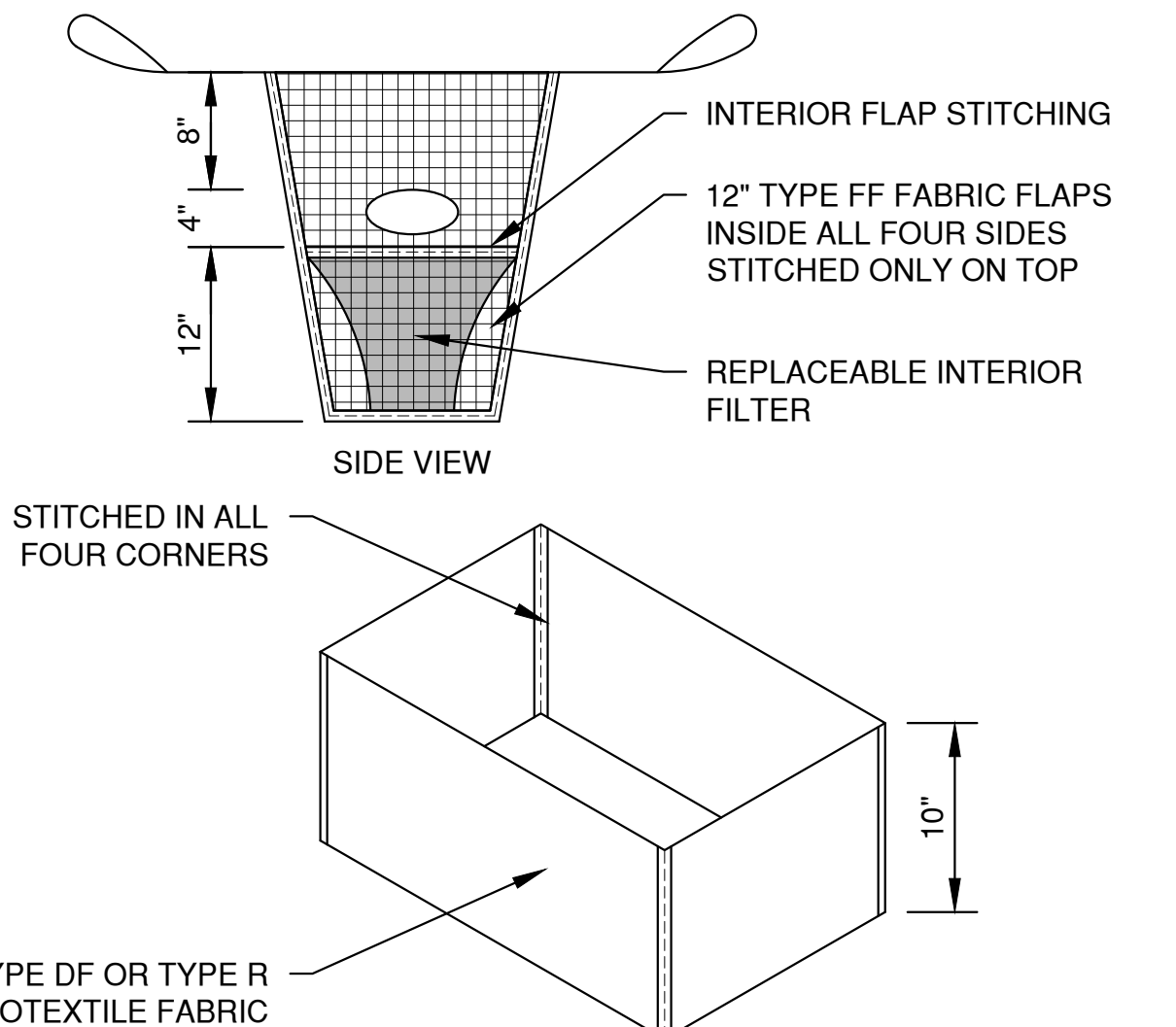
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

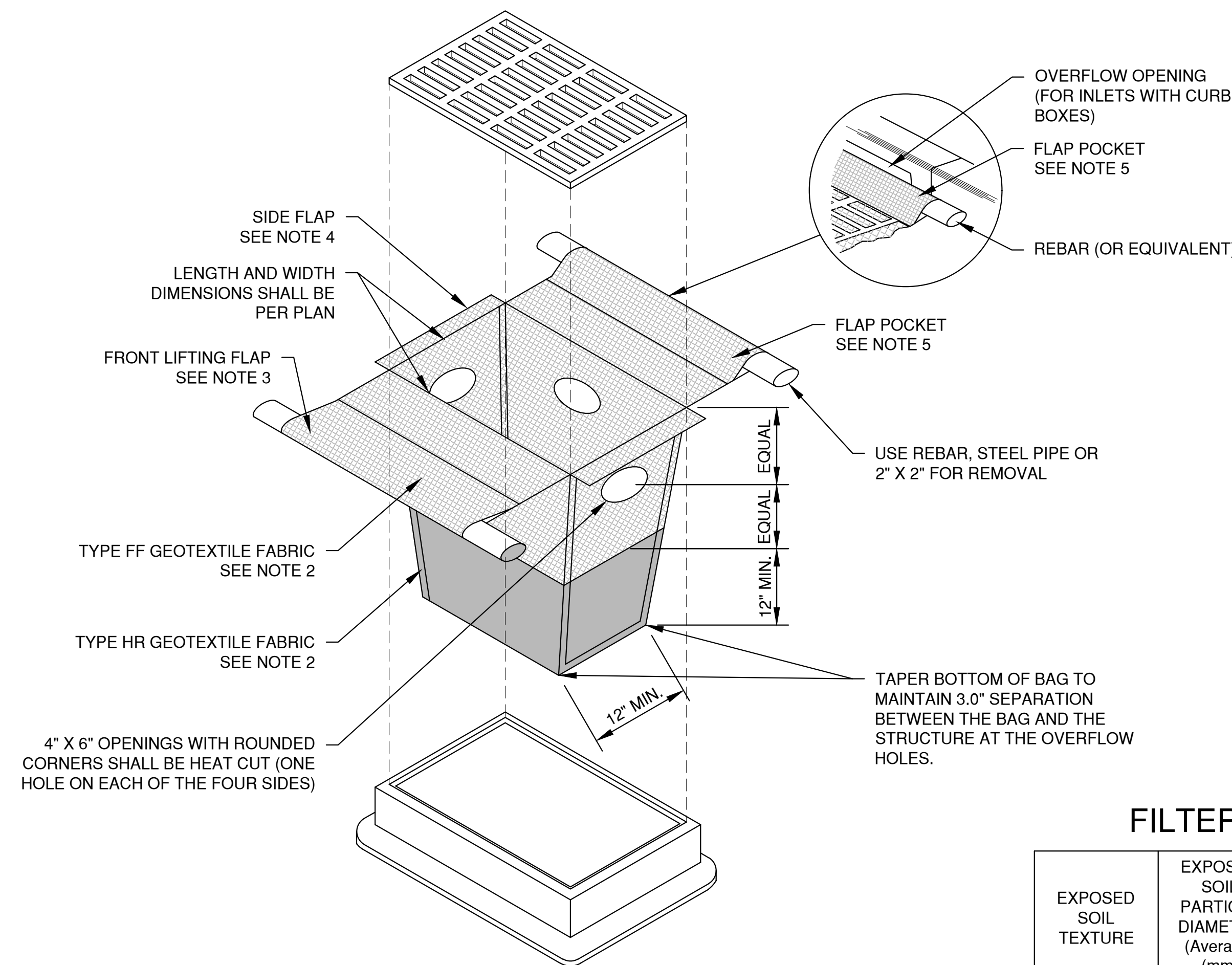
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

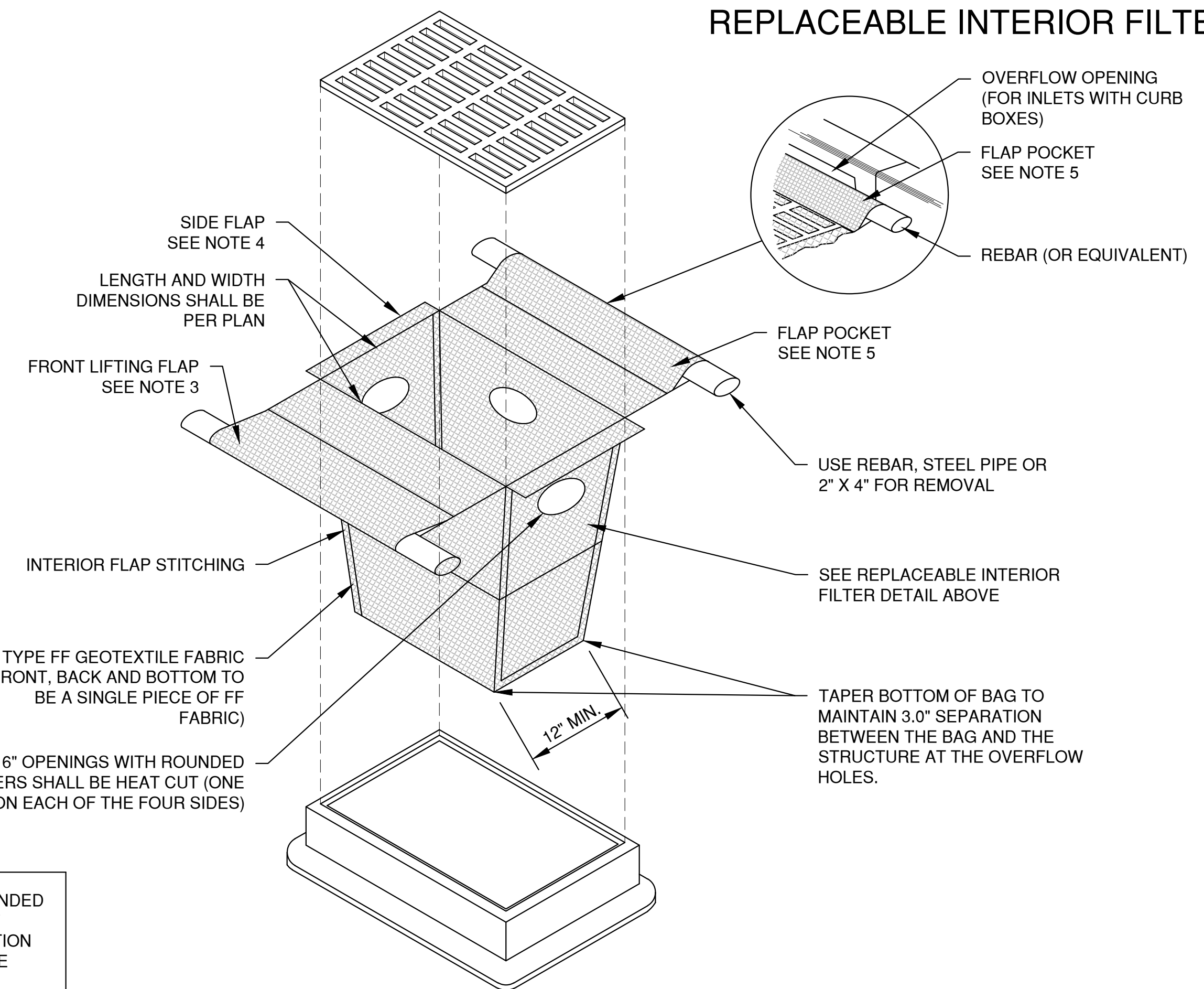
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥ 0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

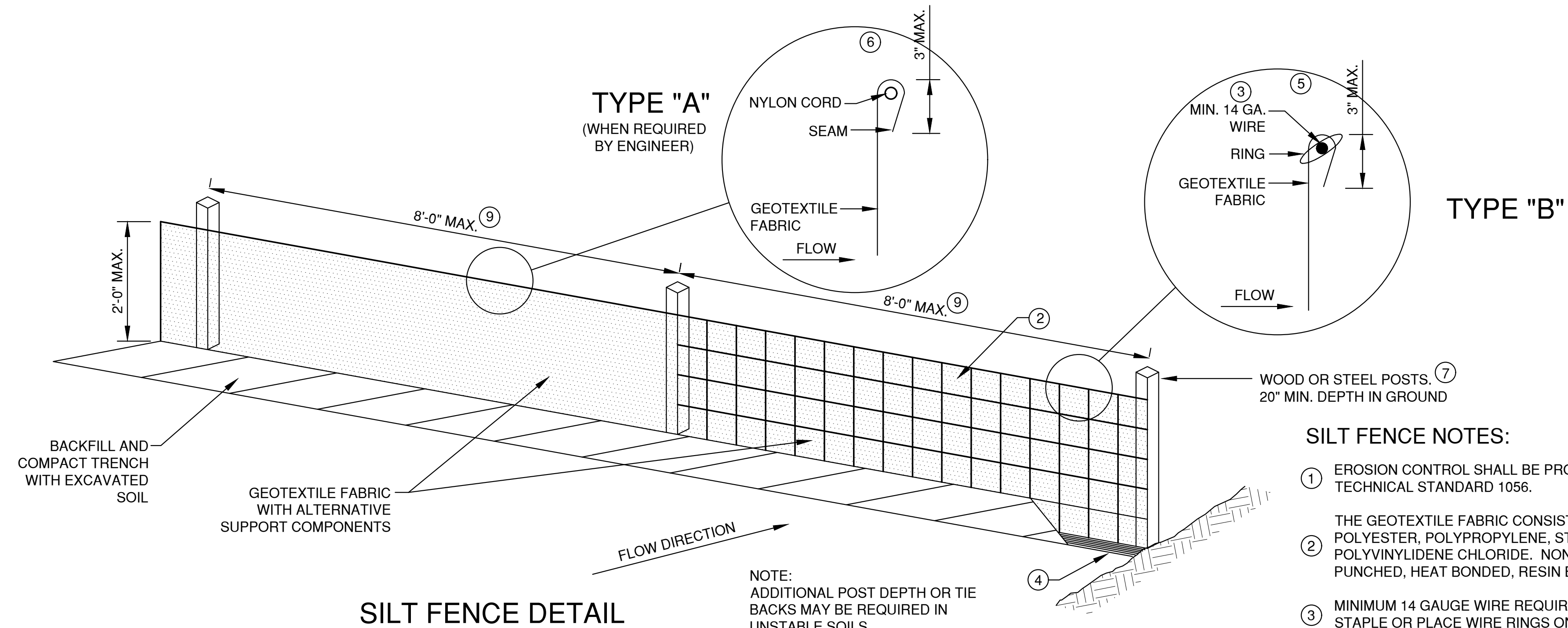
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 LAYOUT: 2 - INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
								CHECKED
								DESIGNED BDR

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

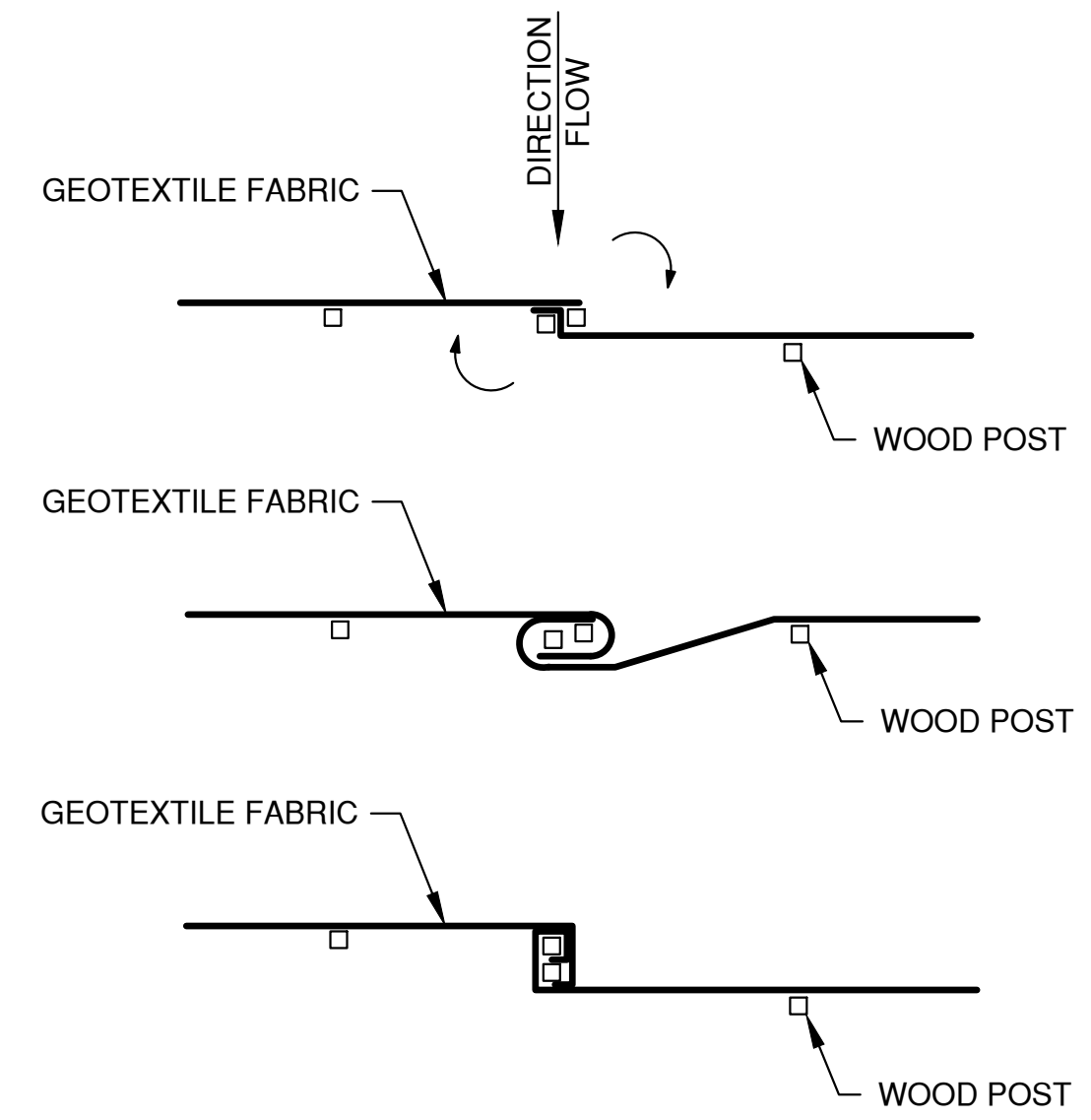
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JOB NO.	6258019



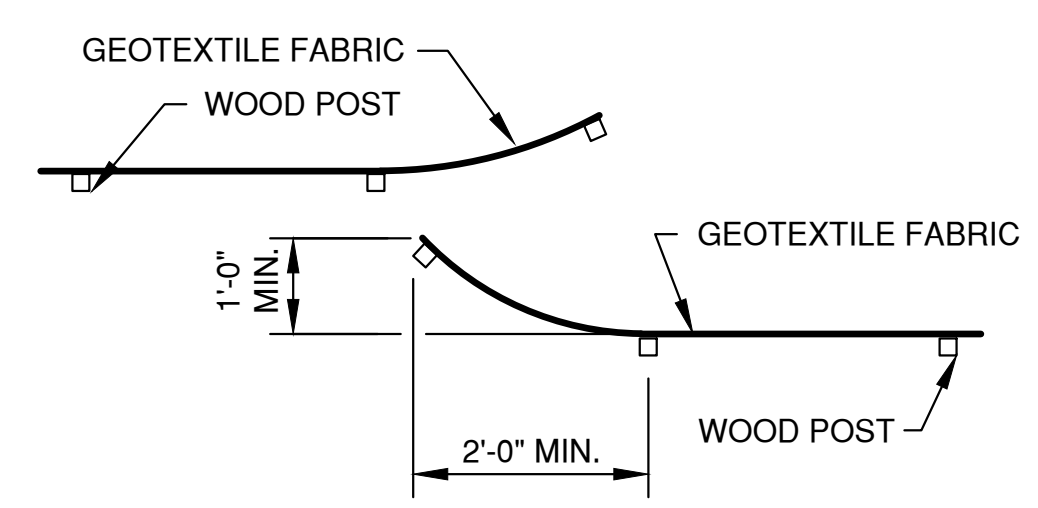
SILT FENCE DETAIL

SILT FENCE NOTES:

- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
- ② THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
- ③ MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- ④ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
- ⑤ WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- ⑥ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑦ STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
- ⑧ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
- ⑨ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

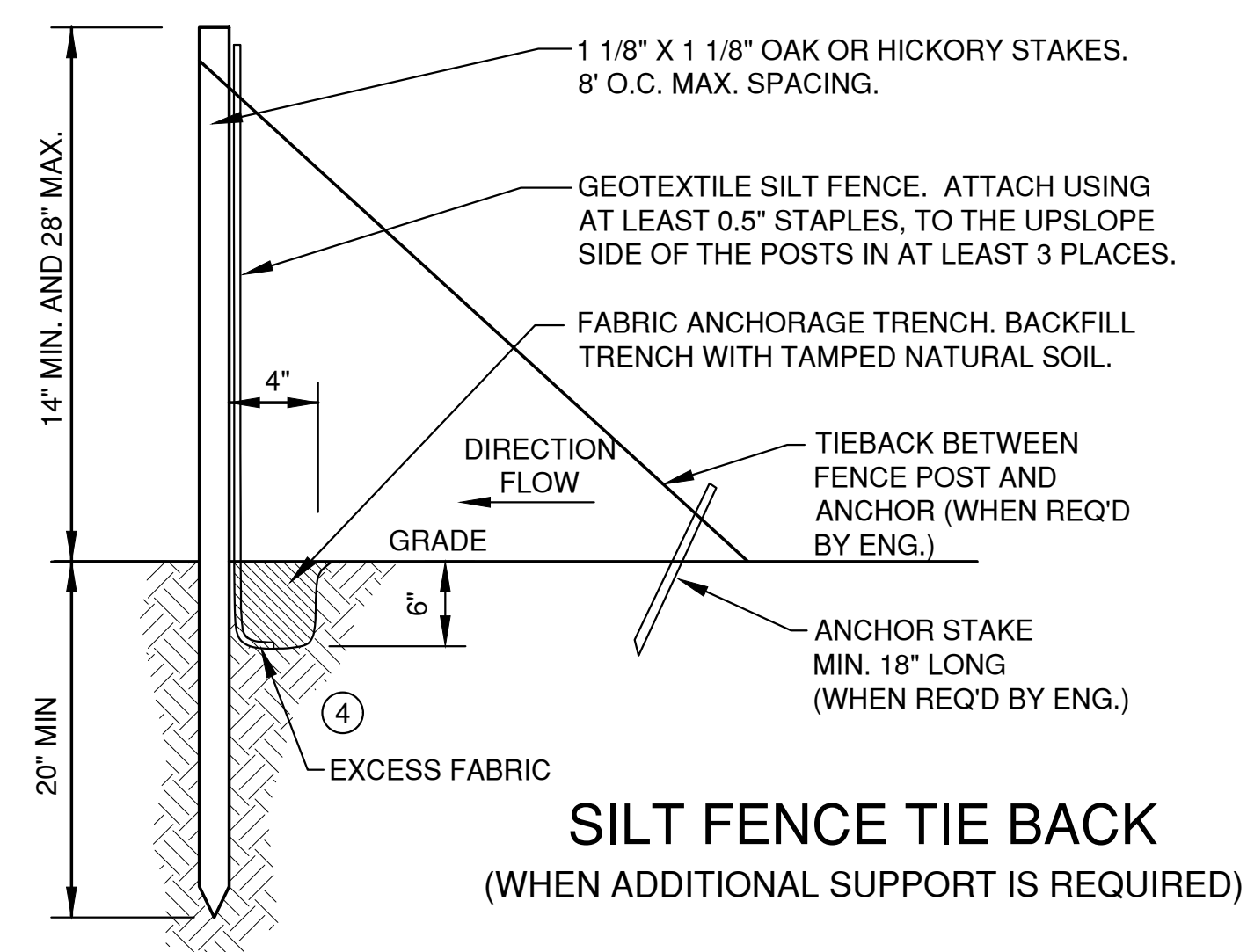


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT IS REQUIRED)

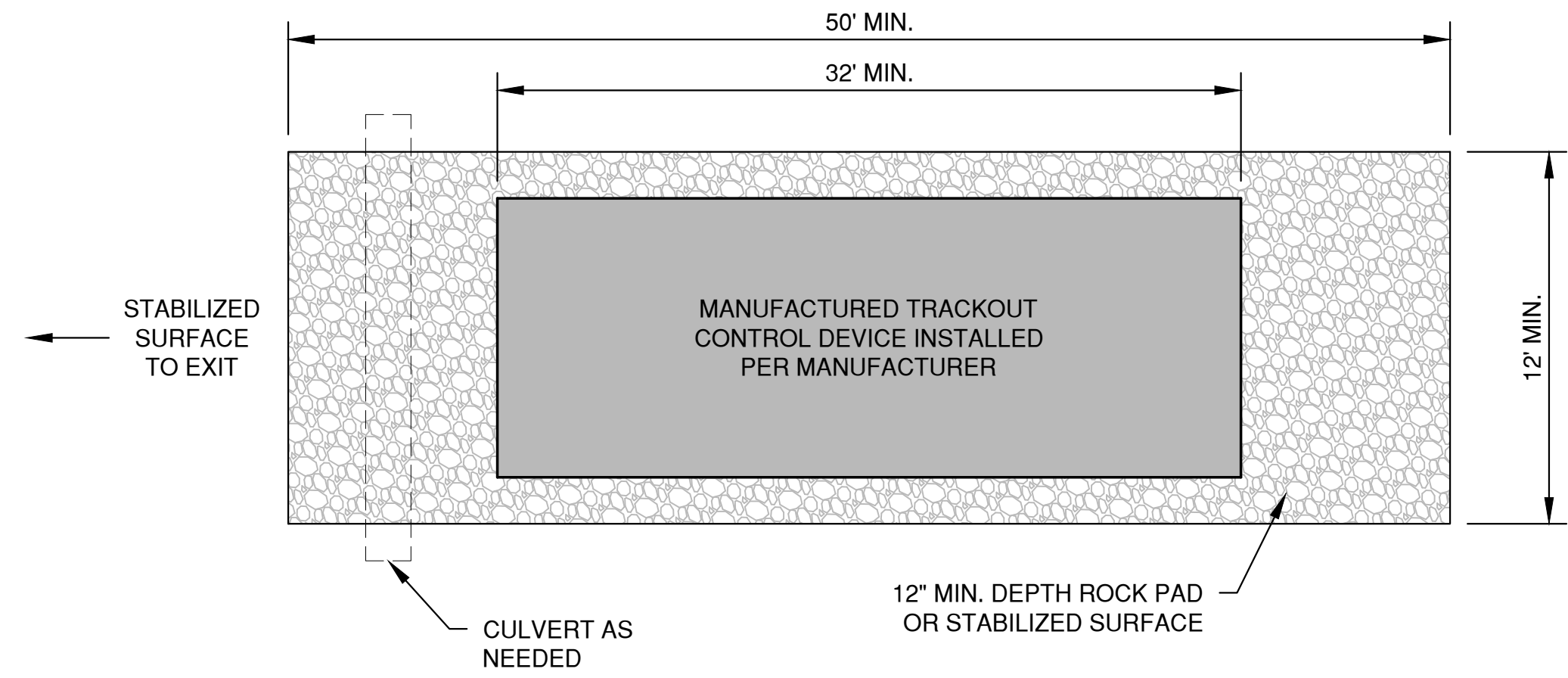
EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. 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 DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

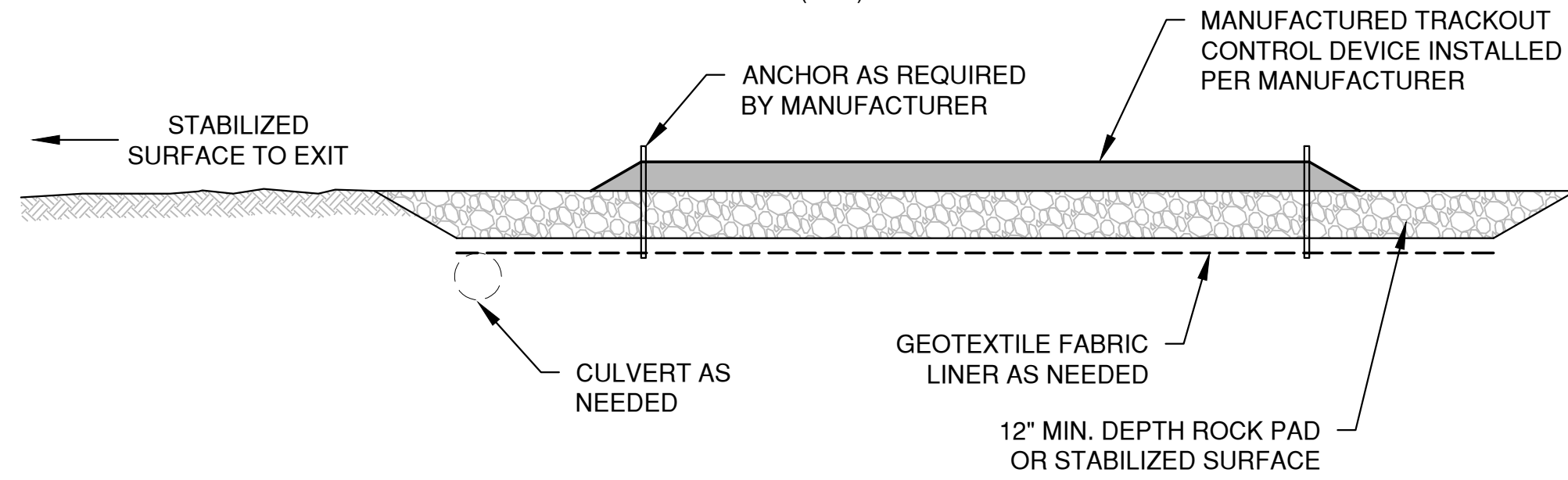
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 LAYOUT: 4 - SHEET_FLOW
 4 - SHEET_FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	3913 LIEN ROAD SITE IMPROVEMENT PLAN FOR CLUB CAR WASH CITY OF MADISON DANE COUNTY, WISCONSIN	EROSION CONTROL SHEET FLOW DETAILS	DATE	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
								CHECKED			05/2023		13
								DESIGNED BDR			FILE		
											6258019EC		
										JOB NO.			
										6258019			

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

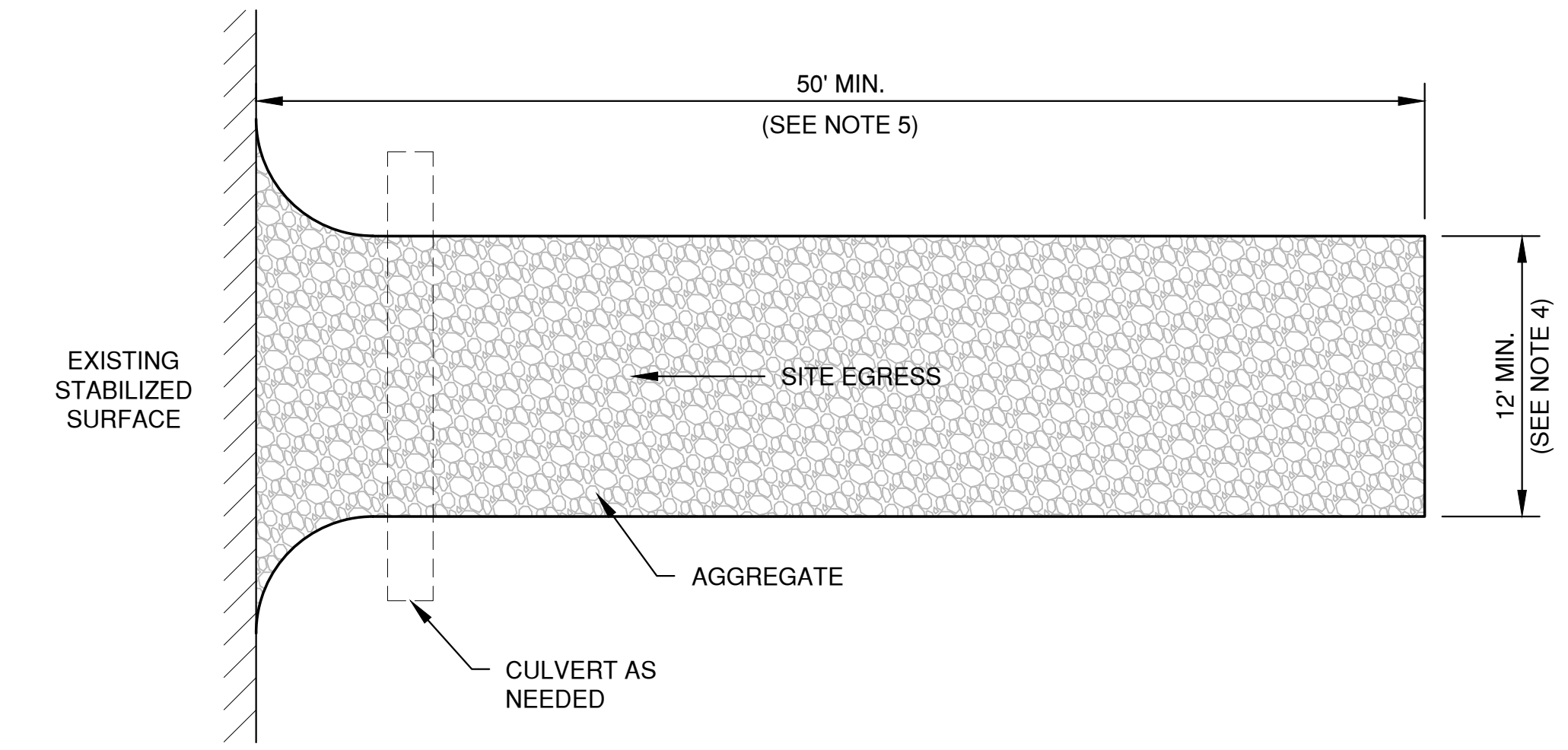


SECTION VIEW

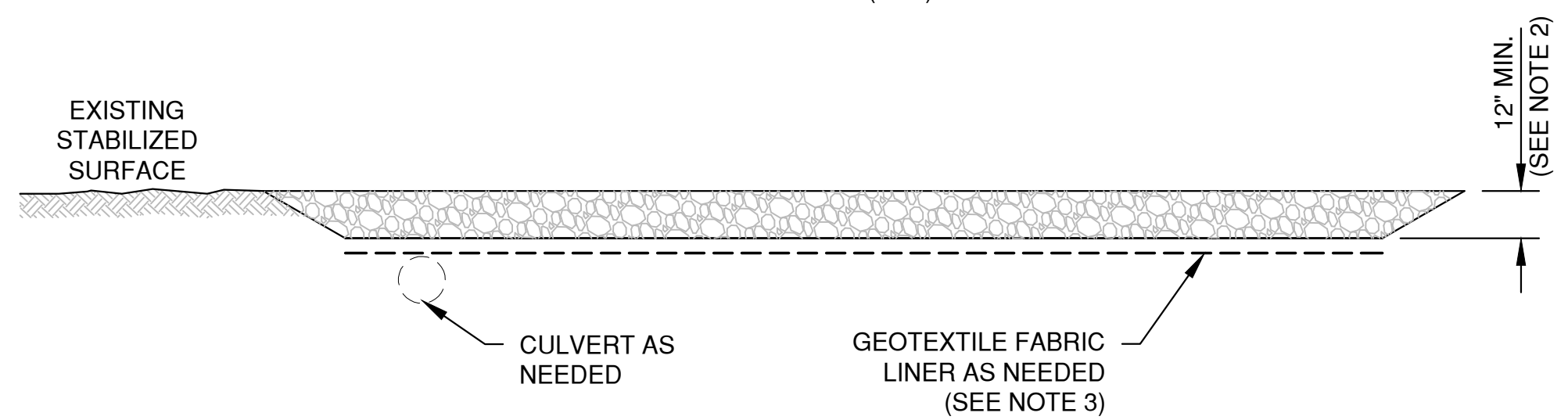
NOTES:

- THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

File: P:\A\2020\4258\4258019\060\4258019EC.dwg Plot Date: May 26, 2023 11:12:00am LAYOUT: 5_TRACKOUT

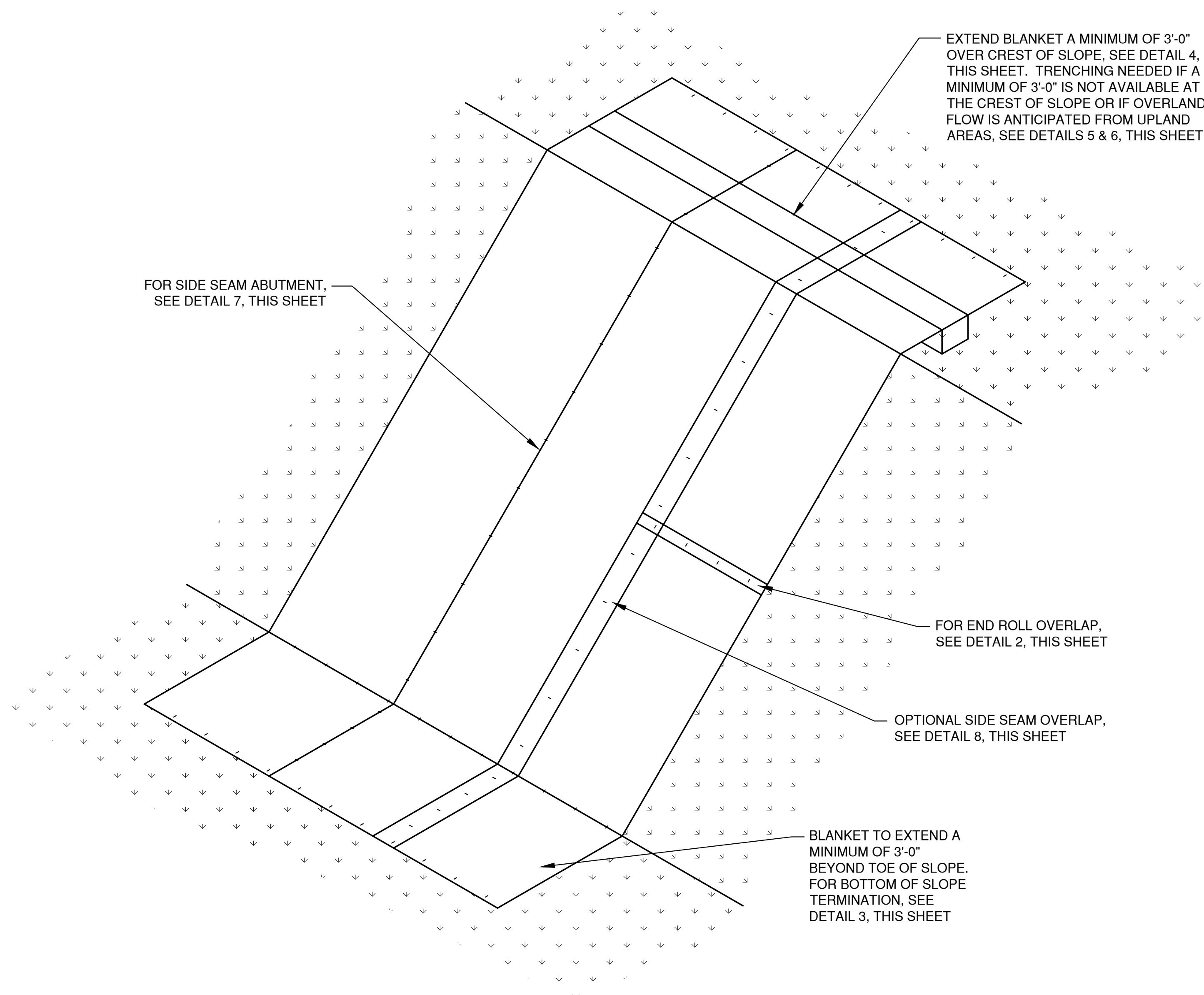
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

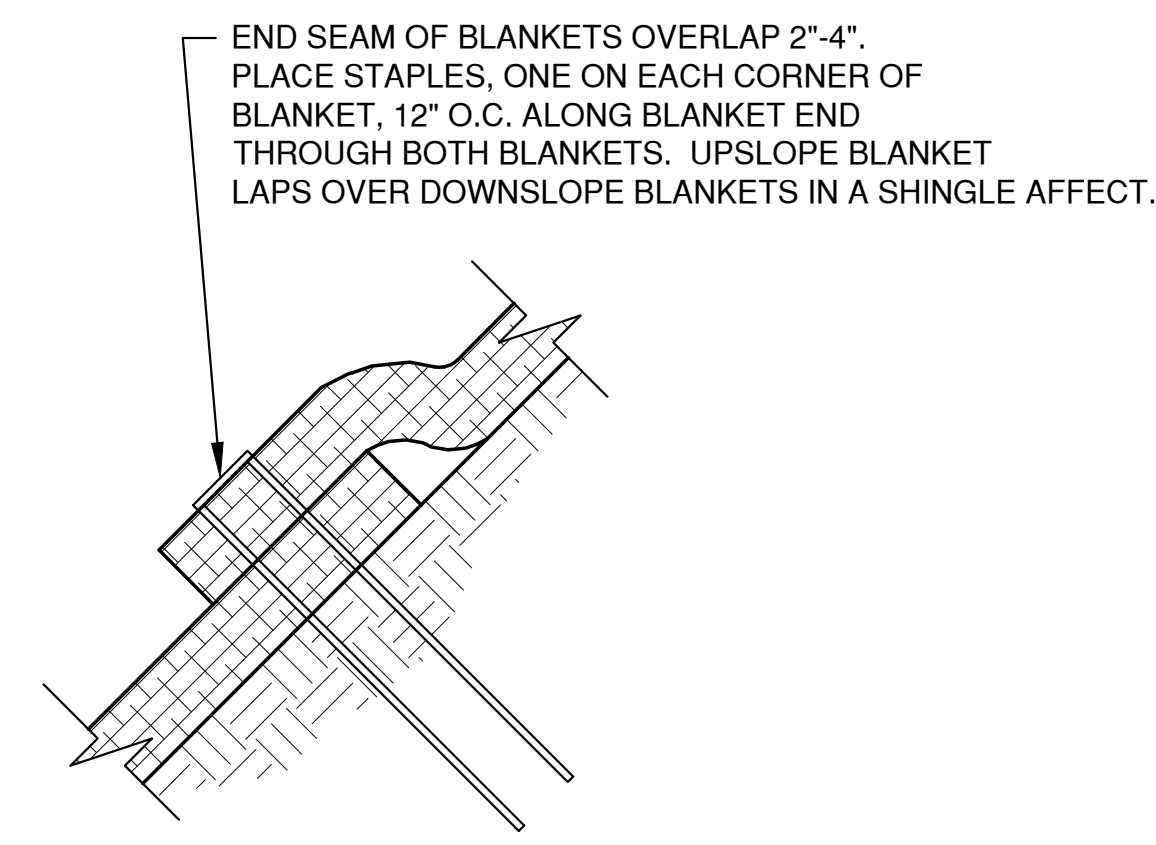
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE	05/2023
FILE	6258019EC
JOB NO.	6258019

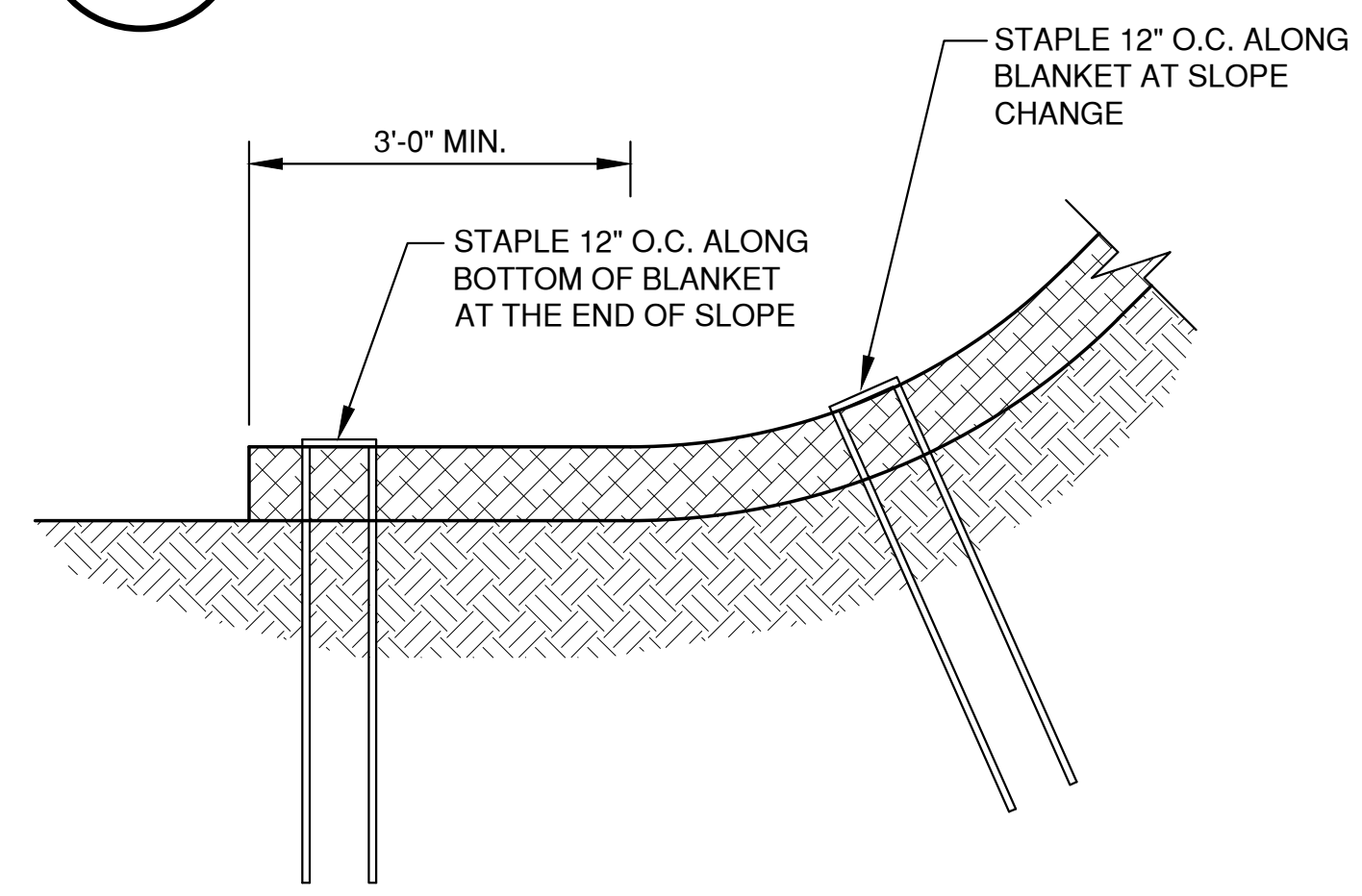
REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



SLOPE DETAIL 1
XX



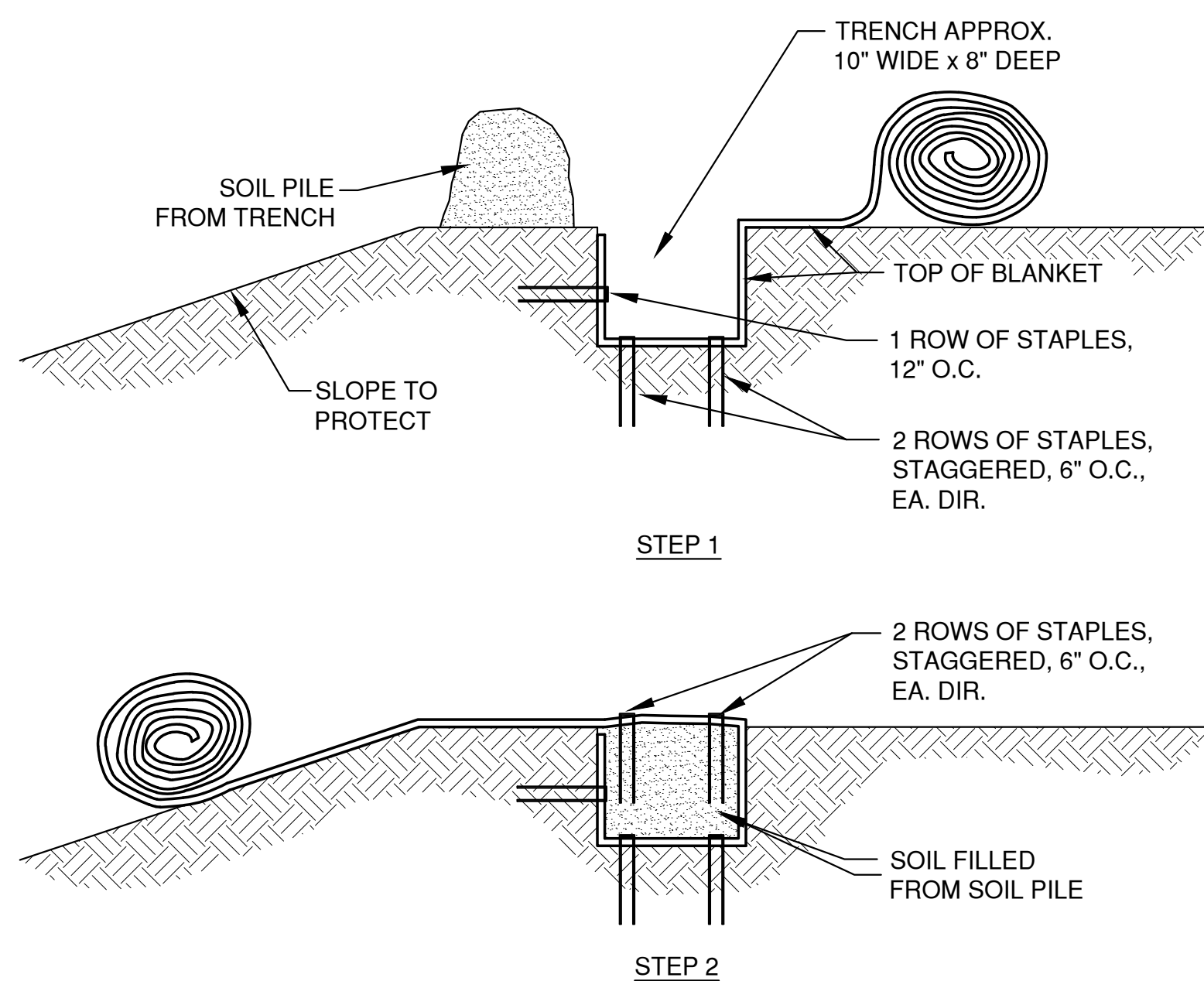
END ROLL OVERLAP 2
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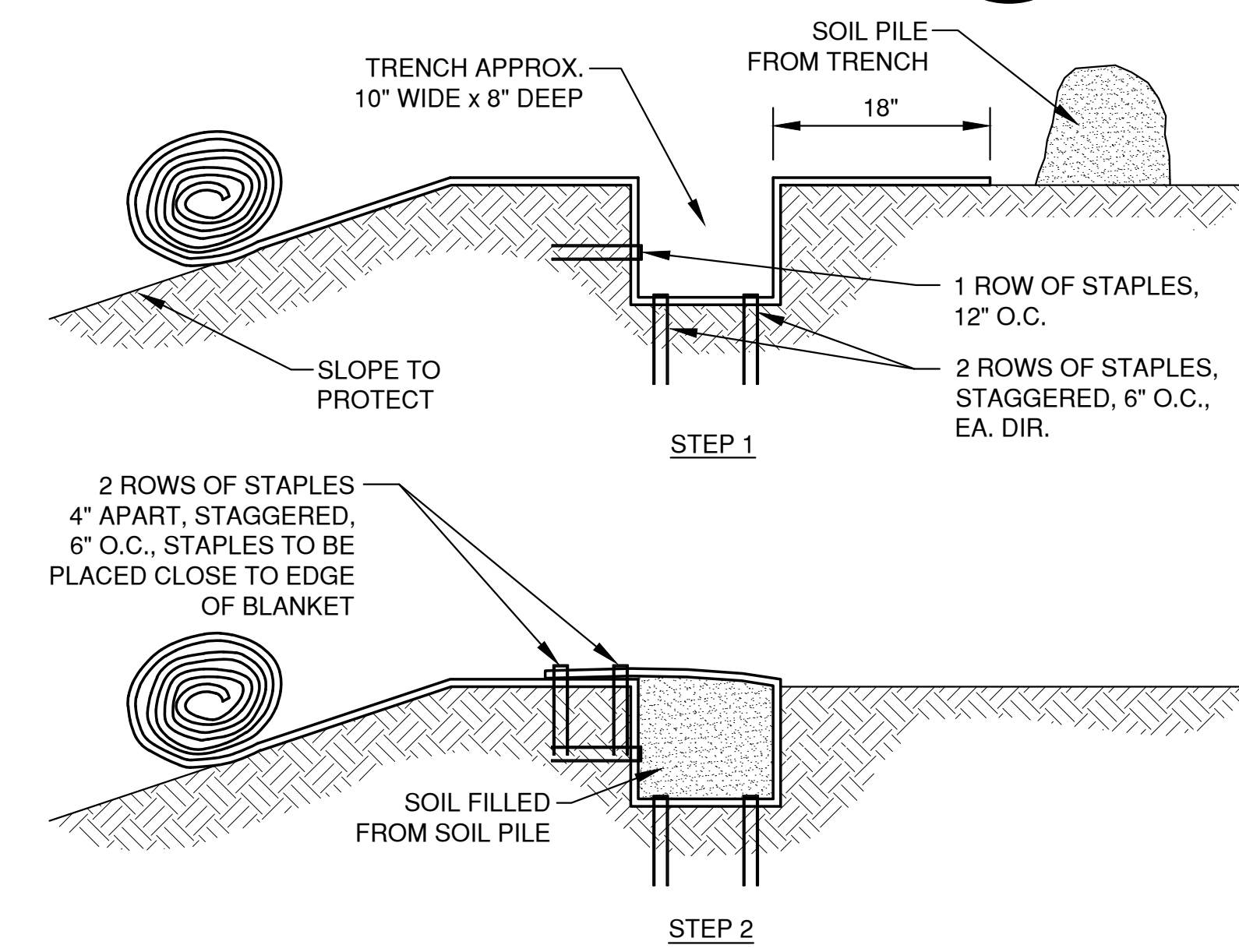
BOTTOM OF SLOPE TERMINATION 3
XX



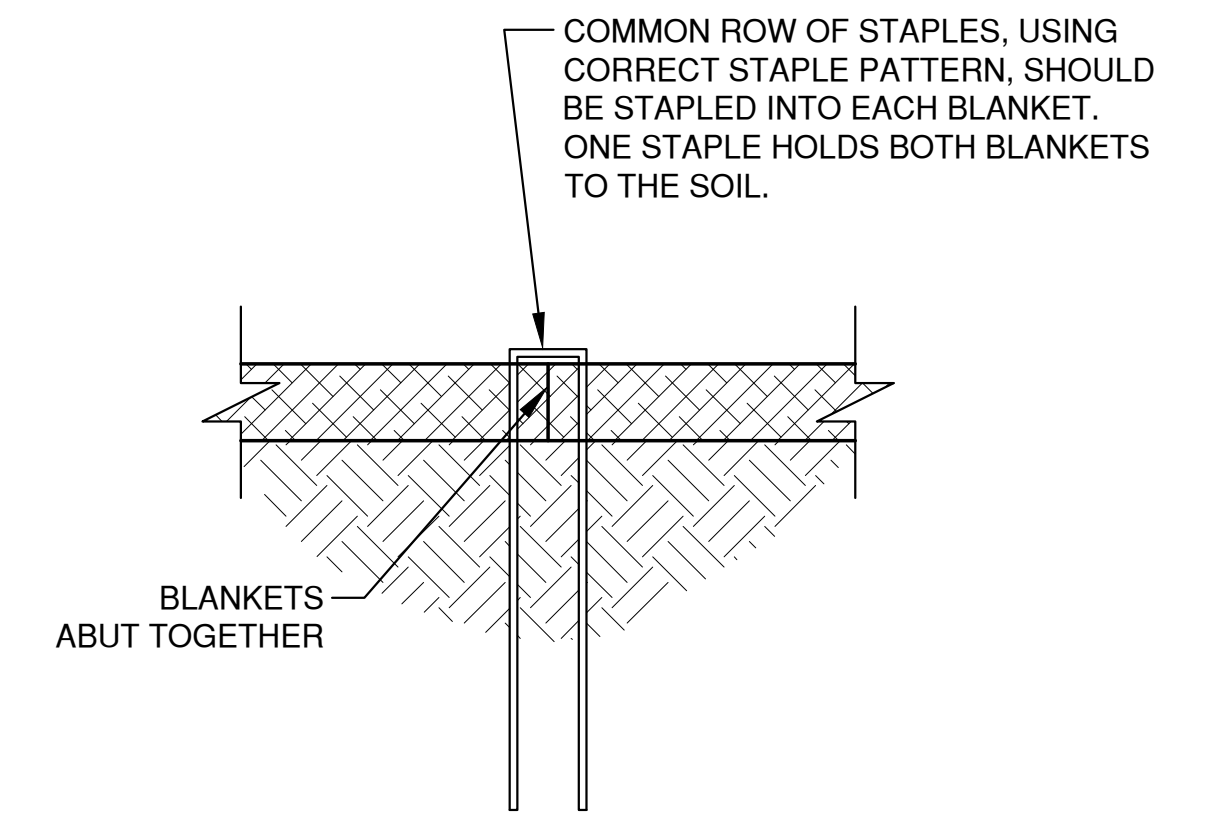
SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4
XX



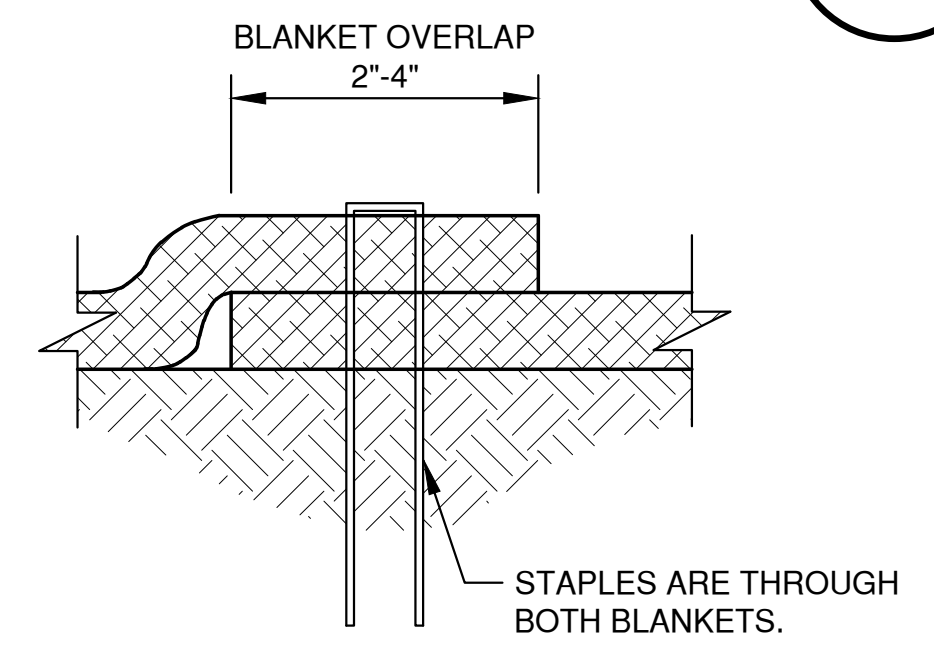
SLOPE TRENCHING METHOD "B" 5
XX



SLOPE TRENCHING METHOD "C" 6
XX



SIDE SEAM ABUT STAPLE DETAIL 7
XX



SIDE SEAM OVERLAP STAPLE DETAIL 8
XX

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

File: P:\2020\4258\4258019\DWG\4258019EC.dwg
Plot Date: May 26, 2023 11:17:00am
LAYOUT: 8 - SLOPE MAT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

3913 LIEN ROAD SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF MADISON
DANE COUNTY, WISCONSIN

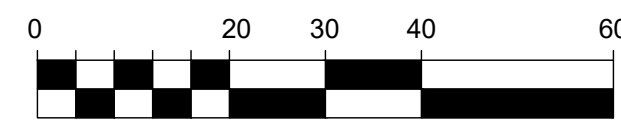
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE
05/20/23
FILE
6258019EC
JOB NO.
6258019

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
15

LANDSCAPE PLAN



1" = 20'



LANDSCAPE INSTALLATION NOTES:

GENERAL:
 -Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

PLANTING:
 -When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by landscape contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	8	Acer x freemanii 'Autumn Blaze'	2.5"
GLE	8	Gleditsia triacanthos f. inermis 'Skycole' SKYLINE	2.5"
QUE	7	Quercus rubra	2.5"

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	39	Juniperus x pfitzeriana 'Sea Green'	#3
OWL	13	Juniperus virginiana 'Grey Owl'	#3
SPI	10	Spirea japonica	#3
ROS	16	Rosa 'Meigalpio' PP #17,877	#3
PAN	29	Panicum virgatum 'Heavy Metal'	#1

PLANT LEGEND:



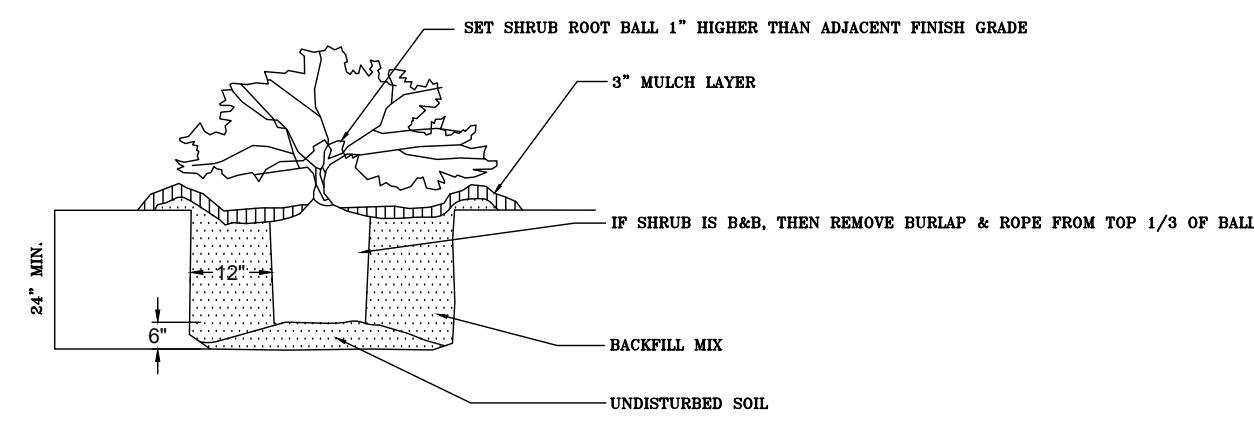
LANDSCAPE REQUIREMENTS:

TOTAL AREA	=	53,594 S.F.
BUILDING AREA	=	5,540 S.F.
SIDEWALK/PARKING LOT	=	33,495 S.F.
GREEN SPACE	=	14,559 S.F.
TOTAL PARKING STALLS	=	4 PROVIDED

Five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

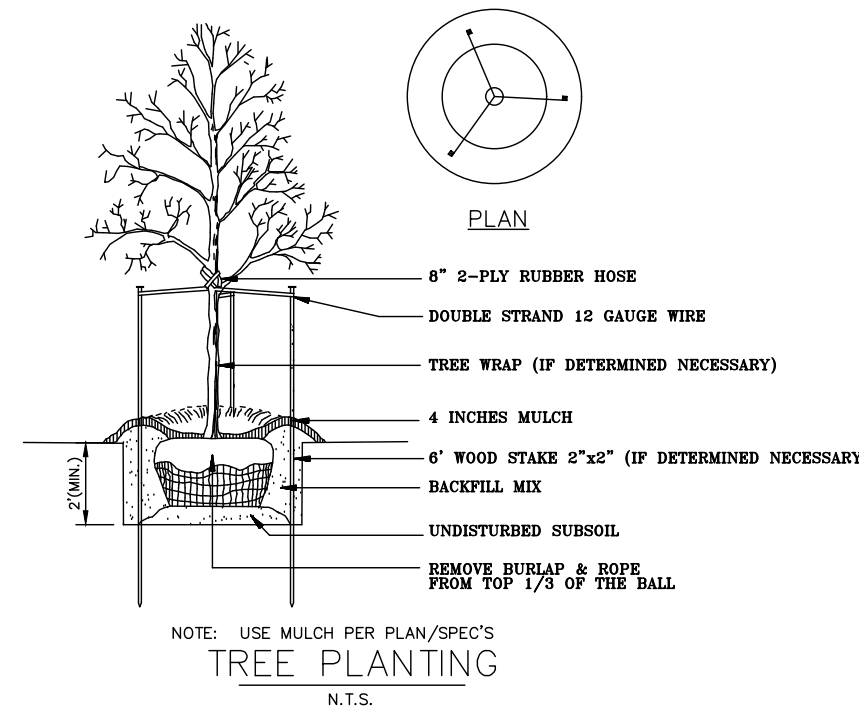
One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage.

DEVELOPED AREA	=	48,054 S.F.
TOTAL POINTS REQUIRED	=	801 Pts.
TOTAL FRONTAGE	=	288 L.F.
TOTAL POINTS PROVIDED	=	1,025 Pts.

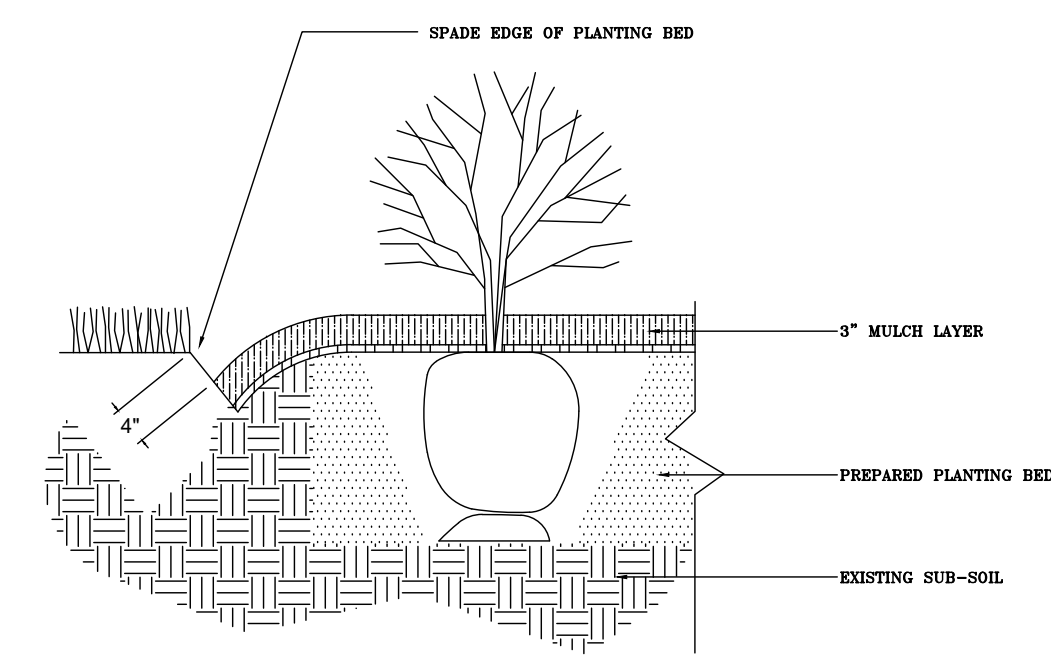
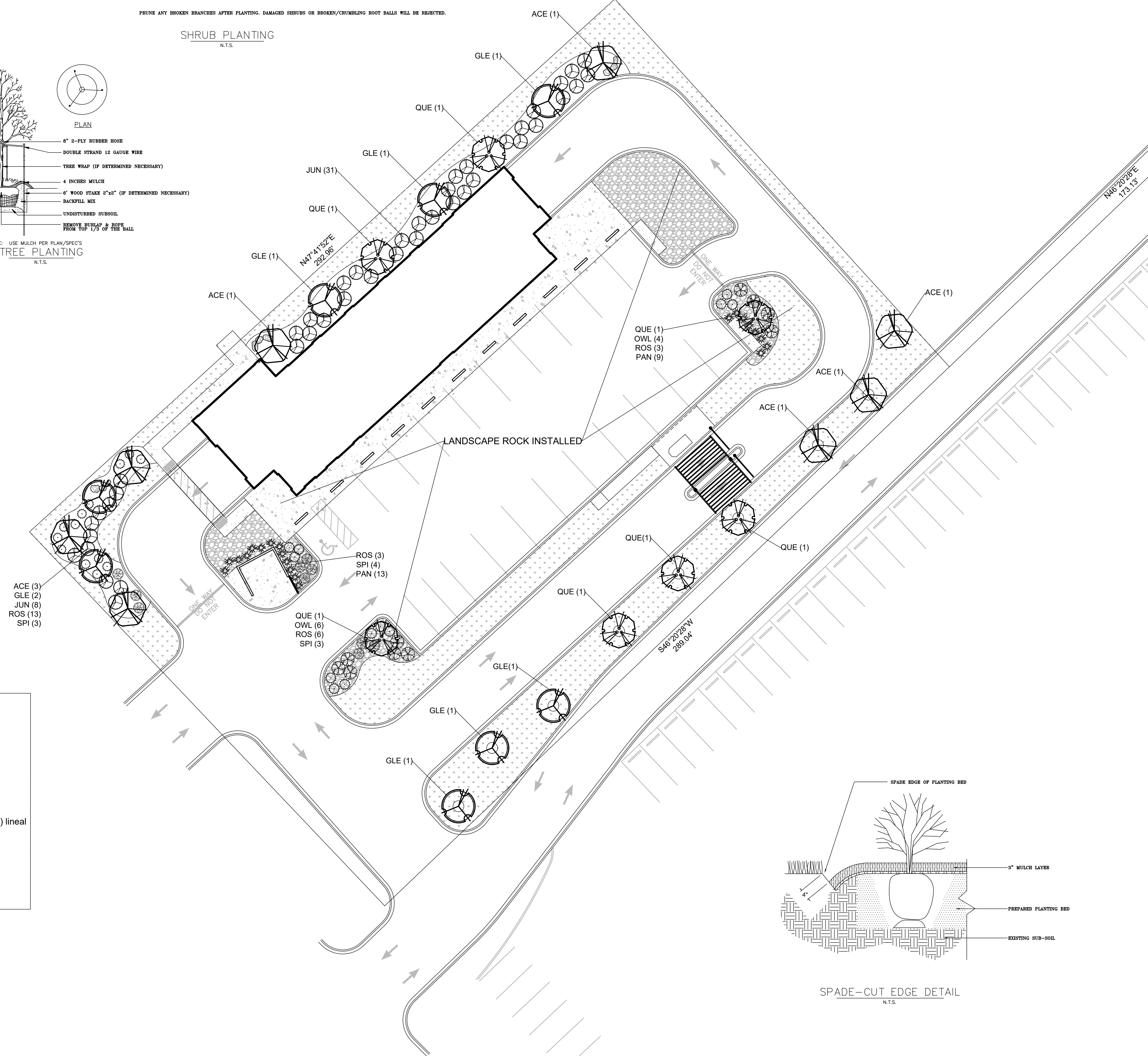


PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING
N.T.S.



TREE PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



Elevate Outdoor LLC.
 1112 Bryan Road
 O'Fallon, MO 63366
 636-946-1313
 www.elevate-outdoor.com

Club Car Wash
 3913 Lien Road
 Madison, Wisconsin 53704

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

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Drawing Completed:

8-12-2022
 5-5-2023
 5-24-2023
 5-25-2023

Landscape Plan

DRAWINGS ARE THE PROPERTY OF CUSTOM ENGINEERING AND MAY NOT BE COPIED OR USED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF CUSTOM ENGINEERING.

DO NOT SCALE THIS DRAWING. SOME DEVIATION FROM SCALE MAY OCCUR.

ISSUE TITLE	DATE
PRELIMINARY SITE	05-25-2023

Project	Catalog #	Type
Prepared by	Notes	Date

McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Product Features

- Light Emitting Diode
- BAA

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm

Number of Light Sources	Width 'A'	Housing Length 'B'	Weight with Standard or Old Arm	EPA with Standard or Old Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

Pole Drilling Patterns

Type 'N'

COOPER Lighting Solutions

Lumark

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/facade, inverted mount for facade/entry illumination, post/collar, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks dock.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 20W. The medium housing is available in the 30W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages: 500K, 400K and 300K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 20W and 30W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 80°C models available. Crosstour luminaires maintain greater than 98% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty
Five-year warranty.

APPLICATIONS: WALL / SURFACE POST / BULLARD LOW LEVEL FLOODLIGHT INVERTED SITE LIGHTING

XTOR CROSSTOUR LED

APPLICATIONS: WALL / SURFACE POST / BULLARD LOW LEVEL FLOODLIGHT INVERTED SITE LIGHTING

CERTIFICATION DATA
Dark Sky Approved (fixed mount, Full cutoff, and 300K CCT only)
UL/cUL Wet Location Listed
LM79 LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP68 (ingress Protection Rated)
Title 24 Compliant
DesignLights Consortium™ Qualified*

TECHNICAL DATA
50°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (sq. Ft.):
XTOR16, XTOR20, XTOR30, XTOR30-0.34
XTOR30-0.40

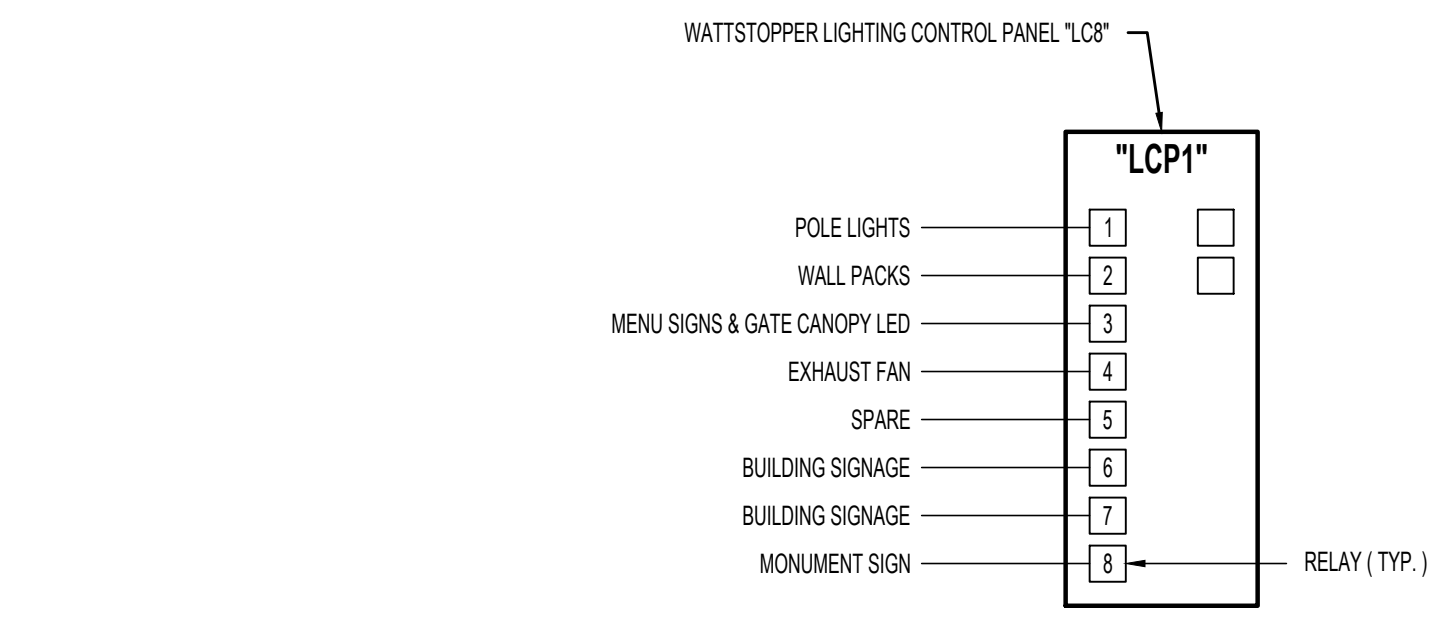
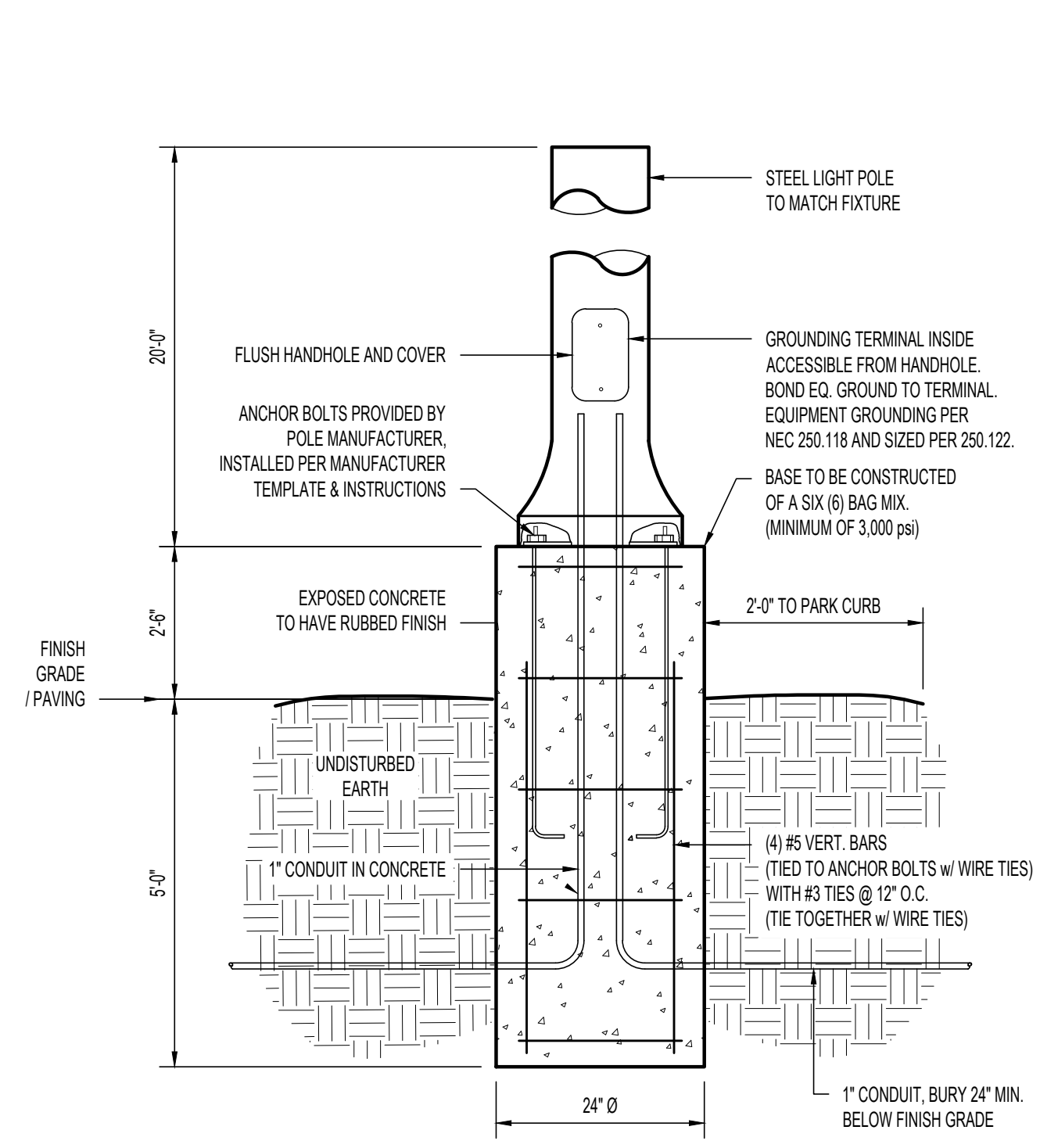
SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs. (1.7 - 2.4 kg.)

COOPER Lighting Solutions

Dimensions

Escutcheon Plates

TDS14013EN
December 14, 2021 5:27 PM



LIGHTING CONTROL PANEL SCHEDULE PANEL NO. - LCP1

RELAY #	OVERRIDE SWITCH	OPERATIONAL SCHEDULE
1	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK
2	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK
3	NO	SET TO RUN DURING OCCUPIED HOURS
4	NO	SET TO RUN DURING OCCUPIED HOURS
5	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK & SET TO TURN OFF 1 HR. AFTER CLOSING
6	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK
7	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK
8	NO	SET TO ON DURING NIGHT HOURS w/ ASTRONOMICAL CLOCK

NOTE: VERIFY LIGHTING OPERATION SCHEDULE WITH OWNER.

EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F1	MCGRAW EDISON	GALN-SA1C-740-U-13-HSS	POLE LIGHT	277	0.21	57	5,186	4000	70	LED	POLE	WITH BLACK 20'-0" SQUARE STRAIGHT STEEL POLE, HOUSESIDE SHIELDS
F2	MCGRAW EDISON	GALN-SA1C-740-U-5WQ	POLE LIGHT	277	0.21	57	5,473	4000	70	LED	POLE	WITH BLACK 20'-0" SQUARE STRAIGHT STEEL POLE
F5	MCGRAW EDISON	GALN-SA2C-740-U-5WQ	POLE LIGHT	277	0.39	108	10,877	4000	70	LED	POLE	WITH BLACK 20'-0" SQUARE STRAIGHT STEEL POLE
WP1	LUMARK	XTOR48-W	WALL PACK	277	0.14	38	4,269	4000	70	LED	WALL	

NOTES:

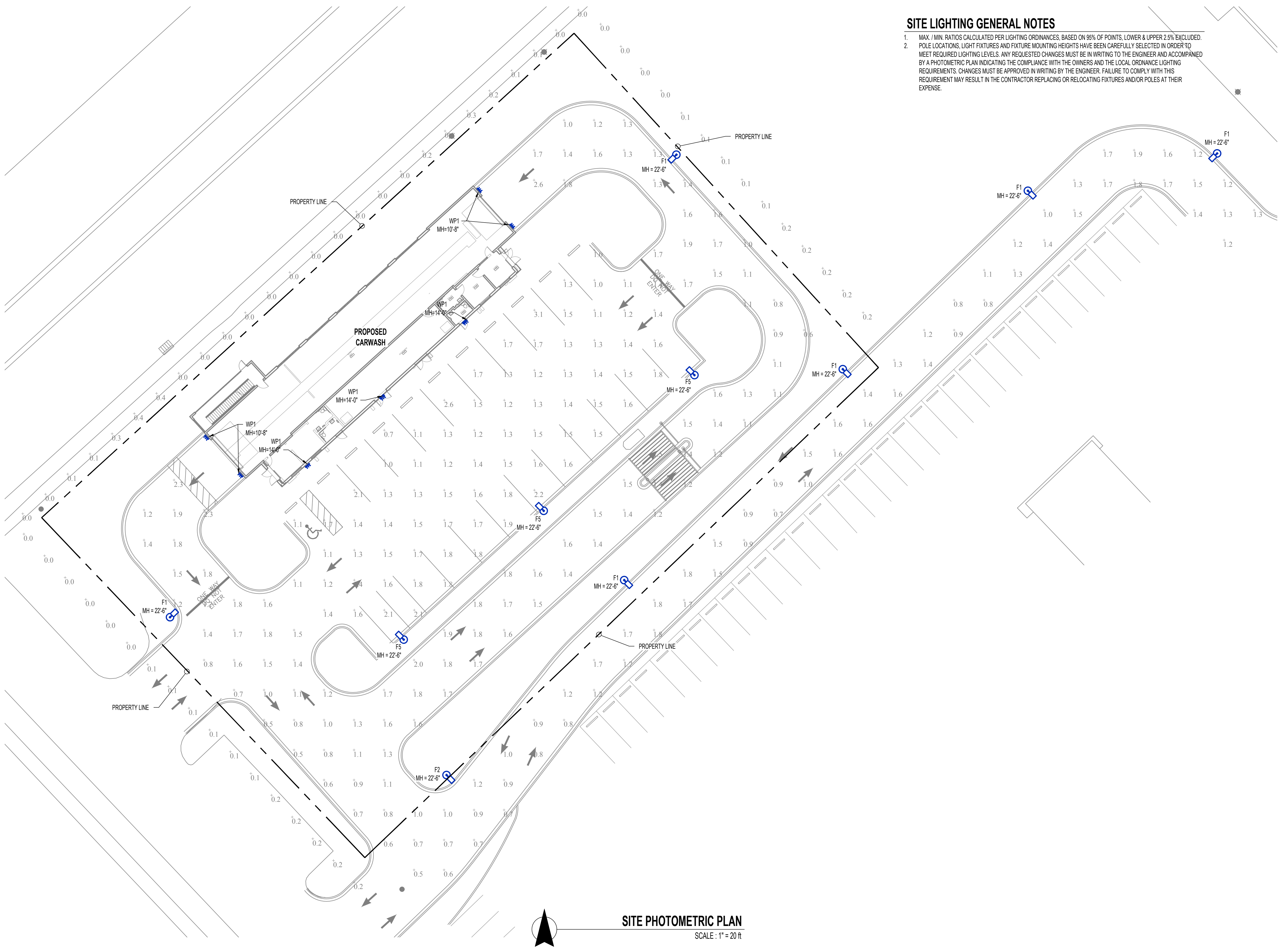
- ALL LIGHT FIXTURES, POLES, AND ASSOCIATED EQUIPMENT SHALL BE SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR
- LIGHT FIXTURES ARE SUPPLIED BY OWNER AS PART OF A NATIONAL ACCOUNT WITH LIGHTING ASSOCIATES, INC. PLEASE CONTACT JUSTIN HATFIELD AT LIGHTING ASSOCIATES INC WITH QUESTIONS: 573-289-0880 jhatfield@laibwh.com
- THE ELECTRICAL CONTRACTOR IS TO COORDINATE COUNTS OF FIXTURES WITH LIGHTING ASSOCIATES, INC.
- THE ELECTRICAL CONTRACTOR IS TO COORDINATE FIXTURE DELIVERY WITH GENERAL CONTRACTOR.

LIGHTING STATISTICS

ZONE	AVG.	MAX.	MIN	MAX/MIN	AVG/MIN	W/SQ. FT.
PARKING	1.3	2.6	0.5	5.2:1	2.7:1	0.02
DRIVES	1.33	2.6	0.5	4.4:1	2.7:1	-

SITE LIGHTING GENERAL NOTES

- MAX. I/MR. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 8% OF POINTS, LOWER & UPPER 25% EXCLUDED.
- POLE LOCATIONS, LIGHT FIXTURES AND FIXTURE MOUNTING HEIGHTS HAVE BEEN CAREFULLY SELECTED IN ORDER TO MEET REQUIRED LIGHTING LEVELS. ANY REQUESTED CHANGES MUST BE IN WRITING TO THE ENGINEER AND ACCOMPANIED BY A PHOTOMETRIC PLAN INDICATING THE COMPLIANCE WITH THE OWNERS AND THE LOCAL ORDINANCE LIGHTING REQUIREMENTS. CHANGES MUST BE APPROVED IN WRITING BY THE ENGINEER. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY RESULT IN THE CONTRACTOR REPLACING OR RELOCATING FIXTURES AND/OR POLES AT THEIR EXPENSE.



THE PROFESSIONAL ENGINEER'S SEAL ON THIS SEAL. THE ENGINEER TAKES RESPONSIBILITY FOR THE WORK SHOWN ON THIS DRAWING ONLY, AND HEREBY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR OTHER PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.

PRELIMINARY NOT INTENDED FOR CONSTRUCTION

SARAH N. KRIETE, P.E. xxx xx, 2023
48756-6
WI Certificate of Authority #4931

Timberlake ENGINEERING

A Custom Engineering Company

912 Old 63 South Columbia, MO 65201
PH: 573.875.4365

PROJECT NO:	DESIGNED BY:
COLxxxx	SNK
DRAWN BY:	CHECKED BY:
SNK	SLF

CLUB CARWASH

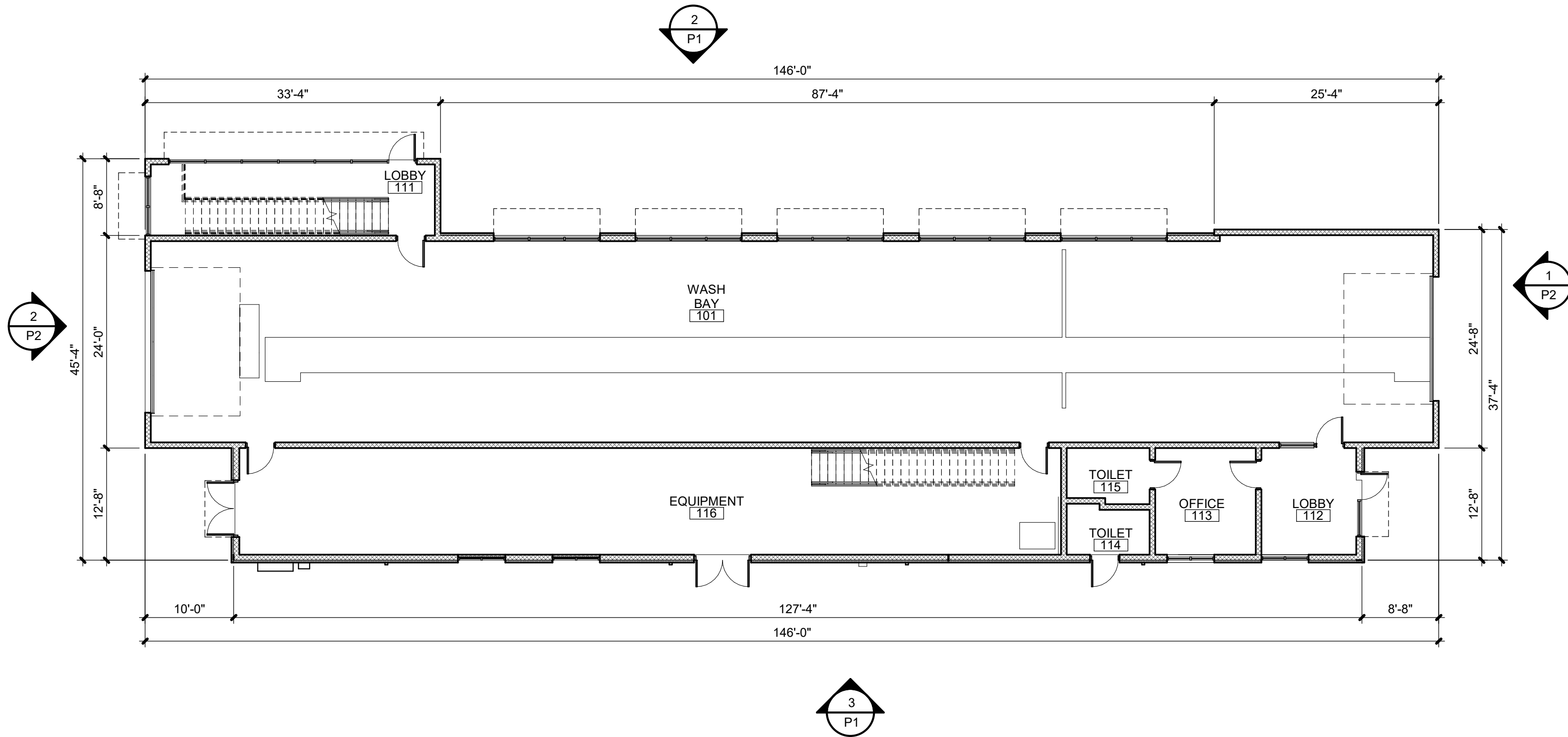
3909 & 3913 LIEN RD
MADISON, WI

SHEET TITLE

SITE PHOTOMETRIC PLAN

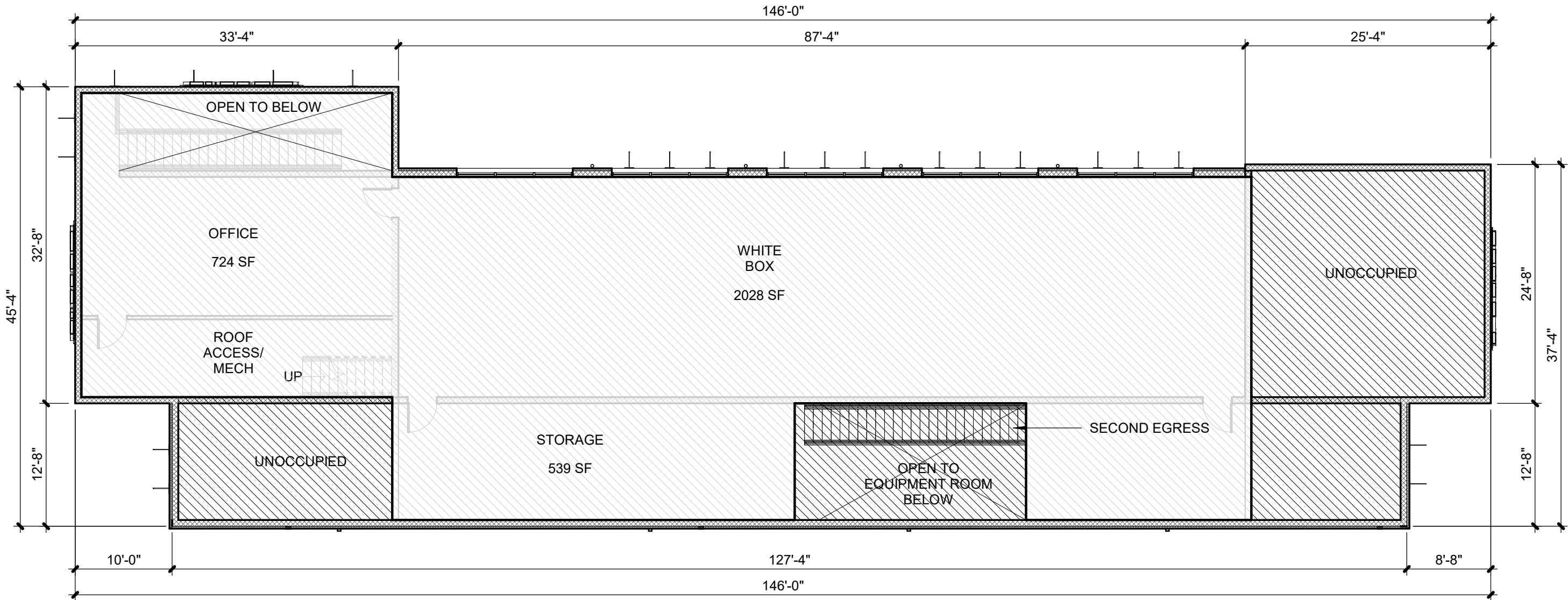
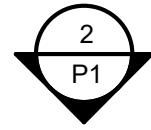
SHEET NUMBER

MEP3



FIRST FLOOR PLAN





SECOND FLOOR PLAN



EXTERIOR MATERIAL LEGEND

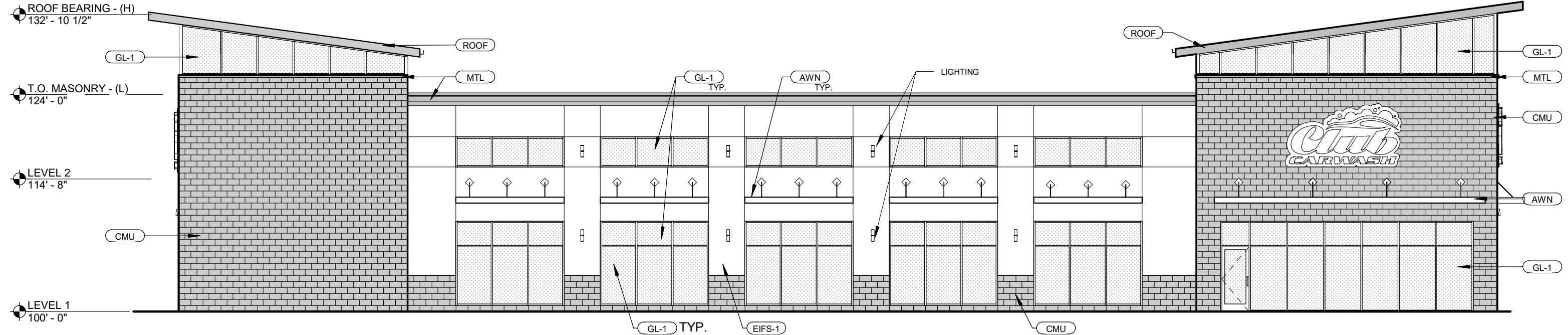
CMU	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Blackened Ash (01-064A)	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR: SW6070 Heron Plume	GL-2	2"x2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM COLOR: to match CMU, Blackened Ash (01-064A)	AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

FIRST FLOOR NORTH ELEVATION

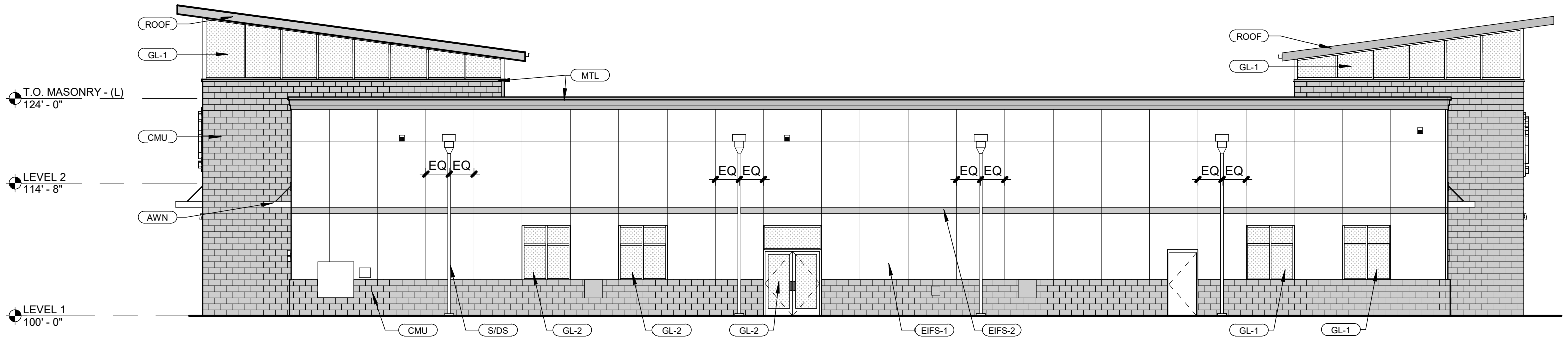
AREA = 1,555 SF
LENGTH = 146'-0"

GLAZING:
REQUIRED AREA = 622 SF
PROVIDED AREA = 853 SF

REQUIRED LENGTH = 87' - 8"
PROVIDED LENGTH = 89' - 4"



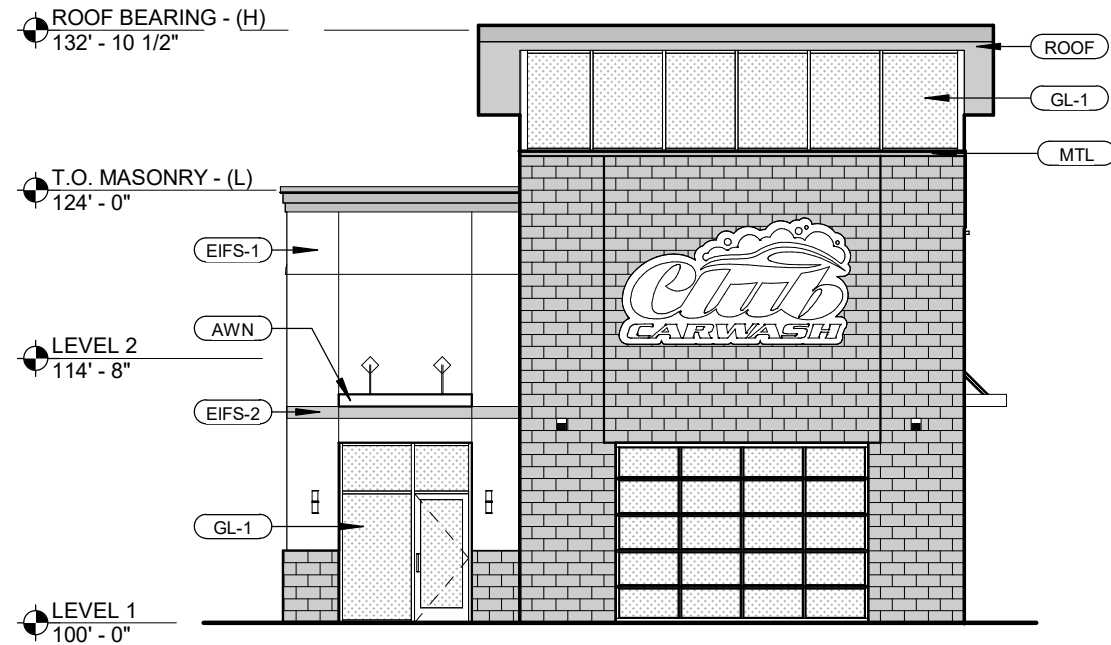
NORTH ELEVATION | 3/32" = 1'-0"



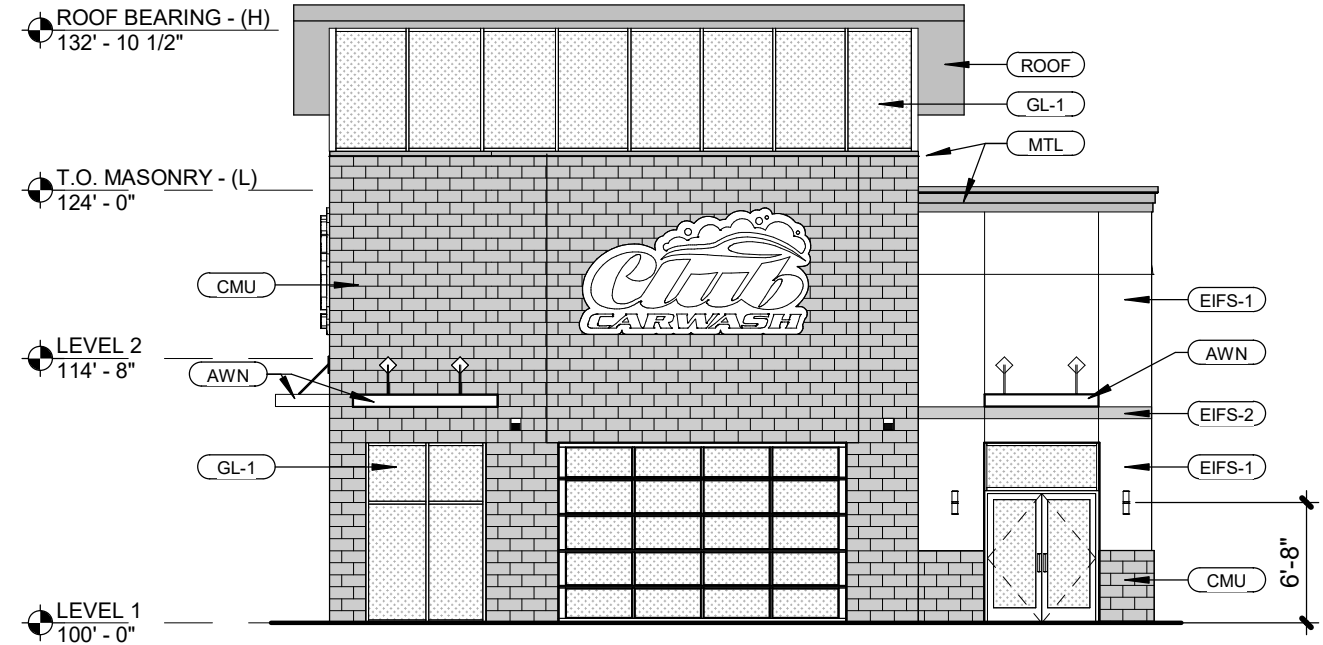
SOUTH ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Blackened Ash (01-064A)	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR: SW6070 Heron Plume	GL-2	2"x 2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM COLOR: to match CMU, Blackened Ash (01-064A)	AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Matte Black)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



EAST ELEVATION | 3/32" = 1'-0"



WEST ELEVATION | 3/32" = 1'-0"



EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK
COLOR: Blackened Ash (01-064A)

EXTERIOR INSULATED FINISH SYSTEM (EIFS)
COLOR: Blackened Ash (01-064A)

METAL AWNINGS
COLOR: Red

EXTERIOR INSULATED FINISH SYSTEM (EIFS)
COLOR: SW6070 Heron Plume

STOREFRONT
COLOR: Black Painted

SCUPPERS, DOWNSPOUTS, AND METAL COPINGS
COLOR: Kynar Finish Matte Black



CLUB CAR WASH RENDERING



EXTERIOR MATERIAL LEGEND

CMU	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Blackened Ash (01-064A)	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR: SW6070 Heron Plume	GL-2	2"x2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM COLOR: to match CMU, Blackened Ash (01-064A)	AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Master Paint - Hotrod - MP10224)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

FIRST FLOOR NORTH ELEVATION

AREA = 1,555 SF
LENGTH = 146'-0"

GLAZING:
REQUIRED AREA = 622 SF
PROVIDED AREA = 853 SF

REQUIRED LENGTH = 87' - 8"
PROVIDED LENGTH = 89' - 4"



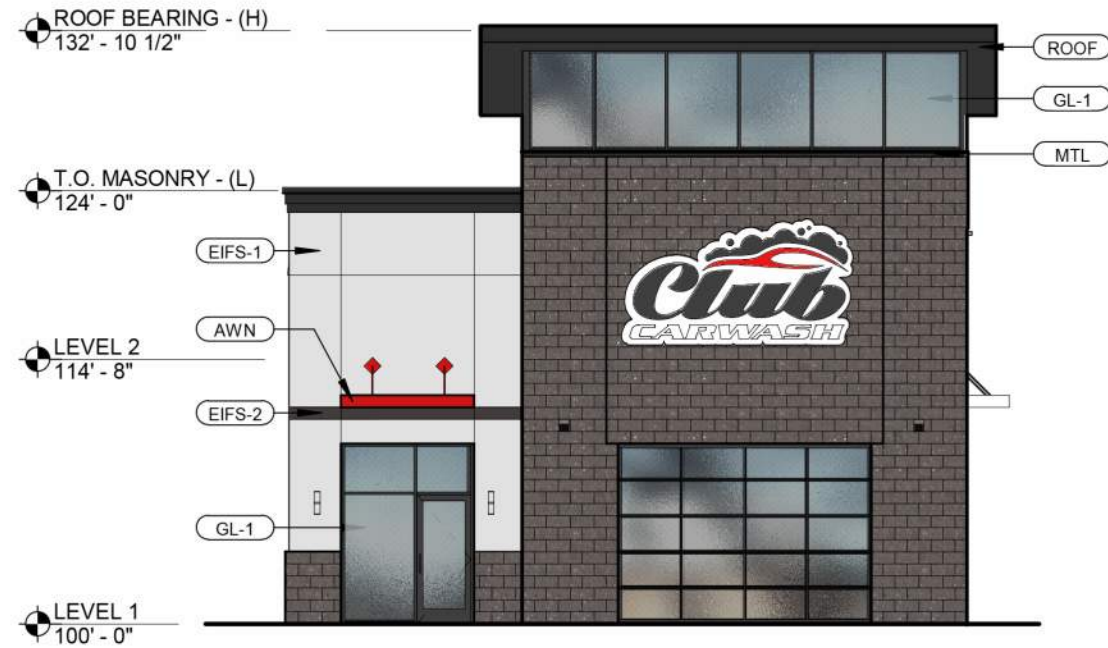
NORTH ELEVATION | 3/32" = 1'-0"



SOUTH ELEVATION | 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

CMU	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Blackened Ash (01-064A)	GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Storefront Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	S/DS	PREFINISHED KYNAR-COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
EIFS-1	EXTERIOR INSULATED FINISH SYSTEM COLOR: SW6070 Heron Plume	GL-2	2"x 2 1/4" Thermal Storefront Framing in Black Painted Aluminum, w/ 1/4" LOW-E spandrel Glazing Unit	MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
EIFS-2	EXTERIOR INSULATED FINISH SYSTEM COLOR: to match CMU, Blackened Ash (01-064A)	AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Master Paint - Hotrod - MP10224)	ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White) STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)

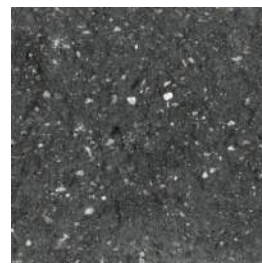


EAST ELEVATION | 3/32" = 1'-0"

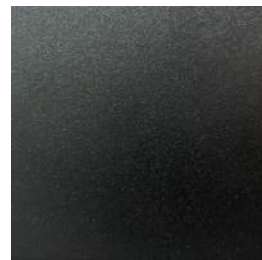


WEST ELEVATION | 3/32" = 1'-0"





ARCHITECTURAL 8" CMU SMOOTH
FACE BLOCK
COLOR: Blackened Ash (01-064A)
CMU



SCUPPERS, DOWNSPOUTS, AND
METAL COPINGS
COLOR: Kynar Finish Matte Black
S/DS
MTL
ROOF



EXTERIOR INSULATED FINISH SYSTEM
(EIFS)
COLOR: SW6070 Heron Plume
EIFS-1



EXTERIOR INSULATED FINISH SYSTEM
(EIFS) - ACCENT COLOR
COLOR: TO MATCH Blackened Ash (01-064A)
EIFS-2



METAL AWNINGS
COLOR: MASTER PAINT - HOTROD
RED (MP10224)
AWN



STOREFRONT
COLOR: Black Painted Frames
GL-1
GL-2



CLUB CAR WASH RENDERING + MATERIAL PALETTE

