

3322 Agriculture Drive CSM
Contract: 9620, Project: 15536
Entity: Danisco USA, Inc.



Developer Agreement

- Certified Survey Map
- Dedication of lands on the face of the CSM along the west side of Agriculture Drive along the east line of this CSM in the northeasterly corner of the CSM to accommodate the existing and recently proposed public sidewalk improvements. The westerly limits of the dedication shall provide a minimum one-foot strip behind the sidewalk to allow for maintenance.
- Dedication of right of way for the sidewalk along the Femrite Drive frontage.
- Construction of sidewalk along Femrite Drive adjacent to the project. Where feasible, dimensions are five-foot wide sidewalk, eight-foot wide terrace, and additional one-foot for maintenance.
- Grant a 25' wide Public Storm Sewer Easement(s) to the City on the face of the pending CSM to accommodate proposed public storm sewer to be relocated.
- Construction of public storm sewer to a realignment coordinated with and approved by City of Madison Engineering Storm Sewer Staff.

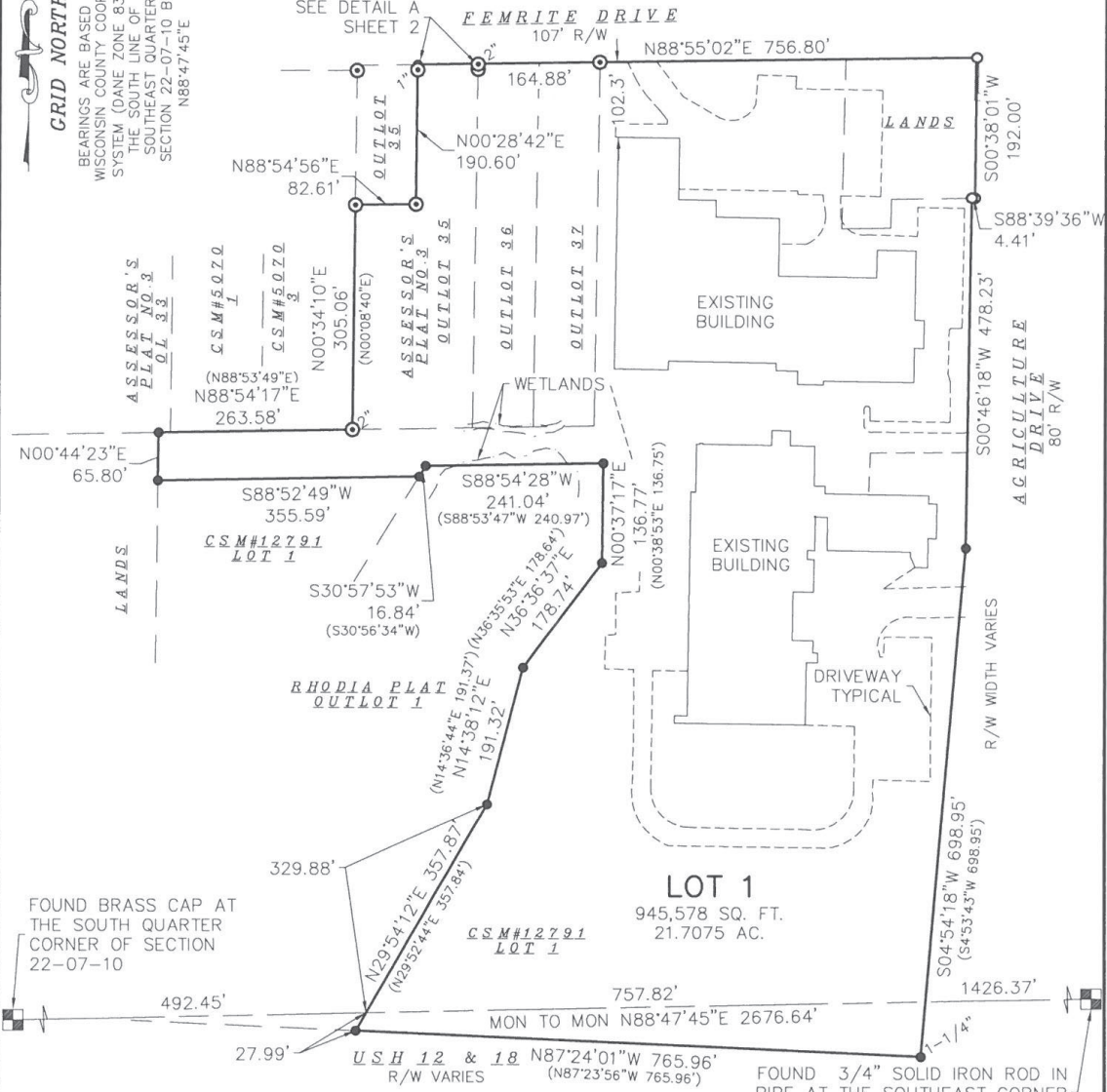
CERTIFIED SURVEY MAP No. _____

PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 12791, AS RECORDED IN VOLUME 81 OF CERTIFIED SURVEY MAPS, ON PAGES 64-66, AS DOCUMENT NUMBER 4606297, PART OF OUTLOT 35 AND ALL OF OUTLOTS 36-37, ASSESSOR'S PLAT NO. 3, AS RECORDED IN VOLUME 13 OF PLATS, ON PAGES 13-14, AS DOCUMENT NUMBER 777052, DANE COUNTY REGISTRY, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 07 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.



SCALE : ONE INCH = TWO HUNDRED FEET

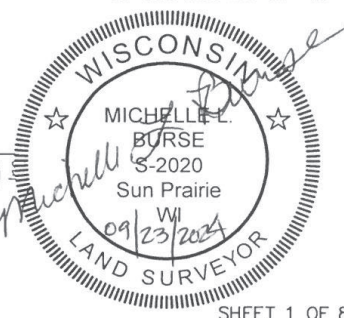
GRID NORTH
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83 1997) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-07-10 BEARS N88°47'45"E



- NOTES**
- 1) SEE SHEET 2 FOR DETAIL AND NOTES
 - 2) SEE SHEET 3 AND 4 FOR EASEMENT DETAILS
 - 3) SEE SHEET 5 FOR BUILDING DETAILS.
 - 4) SEE SHEET 6 FOR LEGEND

SURVEYED FOR :
Danisco USA Inc.

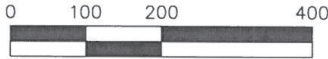
SURVEYED BY :
Burse
surveying & engineering
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com



MAP NO. _____
DOCUMENT NO. _____
VOLUME _____ PAGES _____
Date: September 23, 2024
Plot View: CSM1
\\BSE2940\dwg\Survey\BSE2940SurveyV20.dwg

CERTIFIED SURVEY MAP No. _____

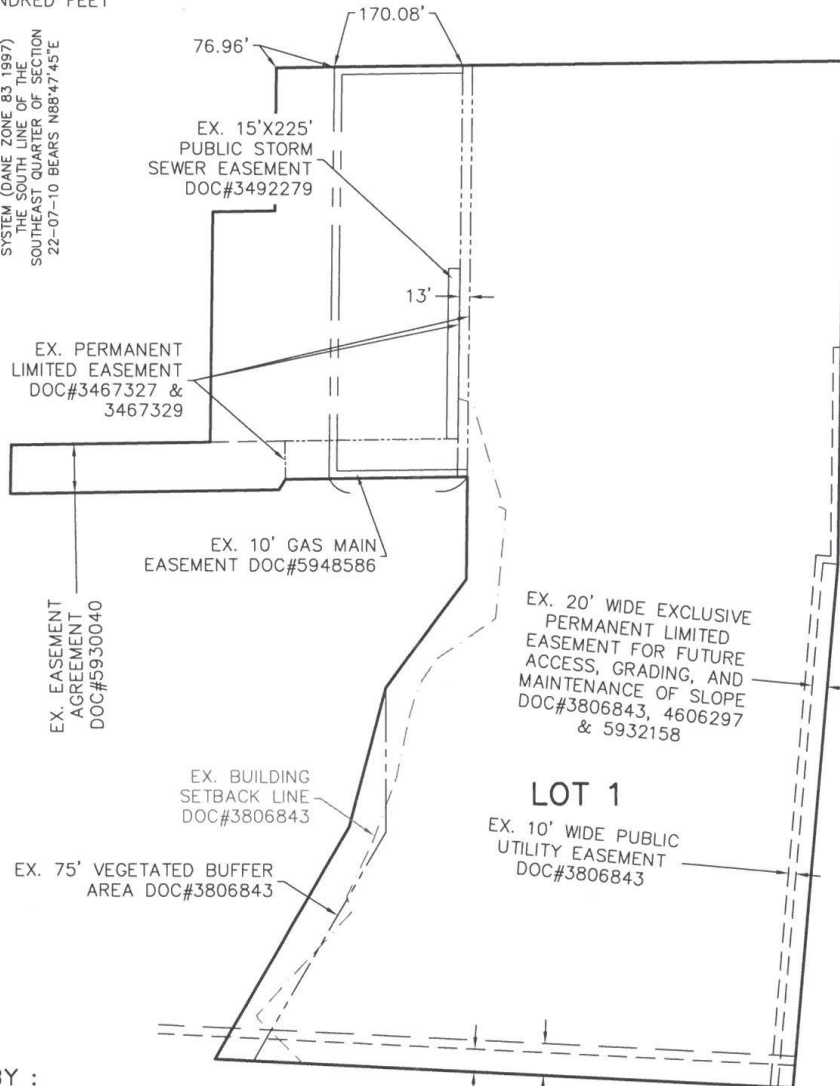
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SCALE : ONE INCH = TWO HUNDRED FEET

EASEMENT DETAILS

GRID NORTH
BEARINGS ARE BASED UPON WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE 83.1997) THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22-07-10 BEARS N88°47'45"E



SURVEYED BY :

Burse

surveying & engineering Inc.

2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyengr.com

MAP NO. _____

DOCUMENT NO. _____

VOLUME _____ PAGES _____

Date: September 23, 2024

Plot View: CSM3

\\BSE2940\dwg\Survey\BSE2940SurveyV20.dwg

EX. 30' PLANTING STRIP DOC#3806843
EX. 42' HIGHWAY SETBACK LINE DOC#3806843



IFF MADISON - ASPEN UCS #3



Sheet List Table	
Sheet Number	Sheet Title
MA-LCP-UCS-CIV-000-C	Cover Sheet
MA-LCP-UCS-CIV-001-C	Civil General Notes & Legends
MA-LCP-UCS-CIV-002-C	Civil General Notes & Legends
MA-LCP-UCS-CIV-003-C	Existing Conditions Plan
MA-LCP-UCS-CIV-004-C	Existing Conditions Plan
MA-LCP-UCS-CIV-005-C	Temporary Construction Plan
MA-LCP-UCS-CIV-006-C	Site Demolition Plan
MA-LCP-UCS-CIV-007-C	Site Demolition Plan
MA-LCP-UCS-CIV-008-C	Overall Site Plan
MA-LCP-UCS-CIV-009-C	Site Plan
MA-LCP-UCS-CIV-010-C	Grading Plan
MA-LCP-UCS-CIV-011-C	Grading Plan - Inserts
MA-LCP-UCS-CIV-012-C	Basin Cross Sections
MA-LCP-UCS-CIV-013-C	Retaining Wall Plan and Profile
MA-LCP-UCS-CIV-014-C	SWPPP Pre-Construction
MA-LCP-UCS-CIV-015-C	SWPPP Post Construction
MA-LCP-UCS-CIV-016-C	SWPPP Notes
MA-LCP-UCS-CIV-017-C	Overall Utility Plan
MA-LCP-UCS-CIV-018-C	Utility Plan - Inserts
MA-LCP-UCS-CIV-019-C	Sanitary Sewer Plan & Profile
MA-LCP-UCS-CIV-020-C	Water Plan & Profile
MA-LCP-UCS-CIV-021-C	Storm Sewer Plan & Profile
MA-LCP-UCS-CIV-022-C	Civil Details
MA-LCP-UCS-CIV-023-C	Civil Details
MA-LCP-UCS-CIV-024-C	Civil Details
MA-LCP-UCS-CIV-025-C	Civil Details
MA-LCP-UCS-CIV-026-C	Landscape Demolition Plan
MA-LCP-UCS-CIV-027-C	Landscape Planting Plan
MA-LCP-UCS-CIV-028-C	Landscape Notes
MA-LCP-UCS-CIV-029-C	Landscape Details

ATTACHMENTS	
MA-LCP-UCS-ELE-013-C	ELECTRICAL SITE PHOTOMETRIC REPORT

CERTIFICATIONS:

CIVIL ENGINEER

PRELIMINARY	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL LANDSCAPE ARCHITECTURE DESIGN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND RESPONSIBLE CHARGE IN ACCORDANCE WITH THE WRITTEN REQUIREMENTS OF PROFESSIONAL LAW AS ENACTED IN THE STATE OF IOWA.
	NAME: <u>EVRY A. WILLIAMSON, P.E.</u>
	SIGNATURE: _____
	DATE: <u>12/12/2024</u> LICENSE NUMBER: <u>1000254</u>
	MY LICENSE EXPIRES DATE IS: <u>07/31/2025</u>
	PAGES OR SHEETS COVERED BY THIS SEAL: <u>COVER SHEET, CIVIL SHEETS</u>

LANDSCAPE ARCHITECT

PRELIMINARY	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL LANDSCAPE ARCHITECTURE DESIGN WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE WRITTEN REQUIREMENTS OF PROFESSIONAL LAW AS ENACTED IN THE STATE OF IOWA.
	NAME: <u>JASSET J. MARCH</u>
	SIGNATURE: _____
	DATE: <u>12/12/2024</u>
	PAGES OR SHEETS COVERED BY THIS SEAL: <u>LANDSCAPE SHEETS</u>
	PROJECT NUMBER: <u>06/3024XXX</u>

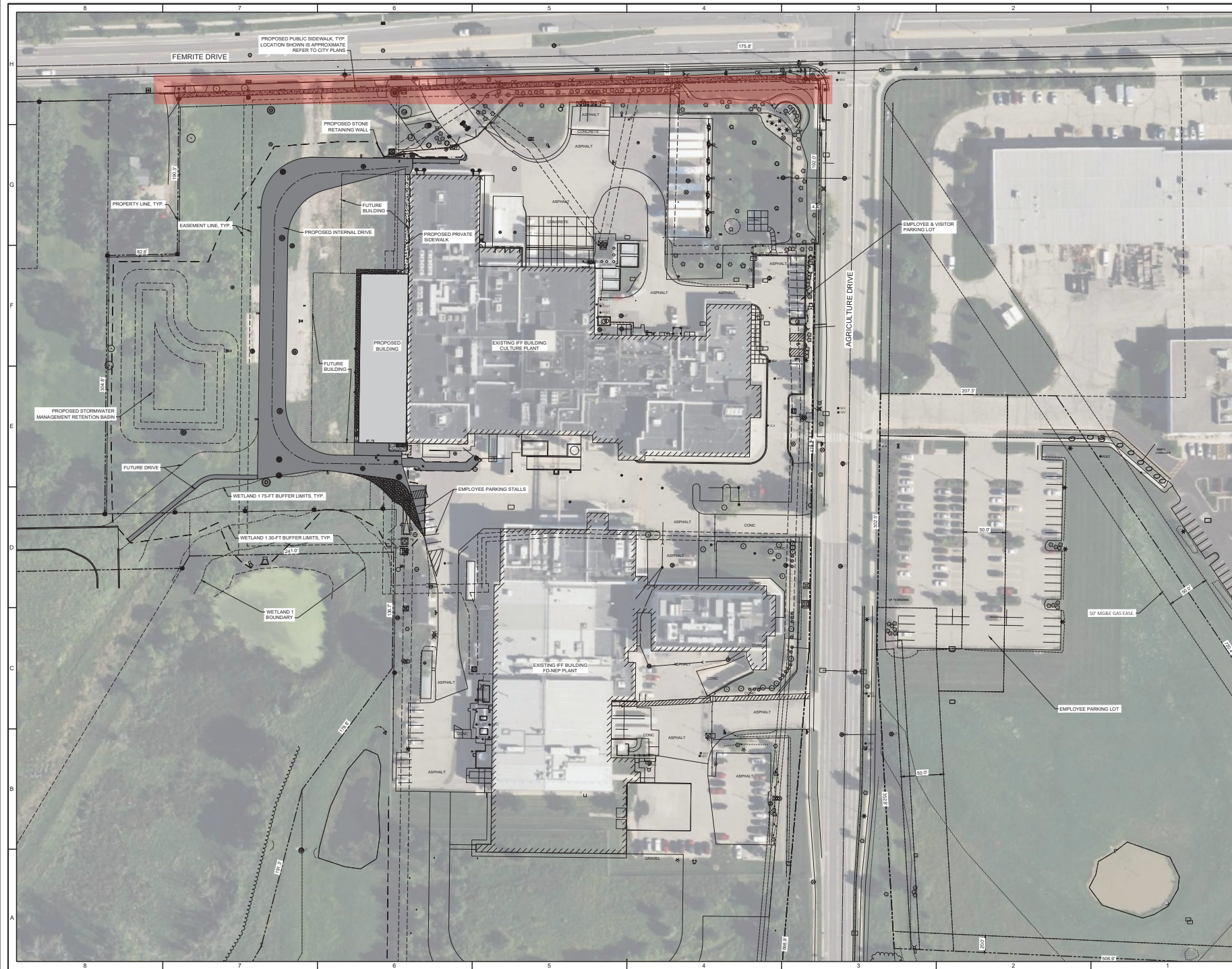
PRELIMINARY
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CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHKD	APPR

REVISIONS					

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FOR INTERNATIONAL FLAVORS & FRAGRANCES INC. International Flavors and Fragrances Inc. 332 Agriculture Drive Madison, WI 53716 USA					
VENDOR INFO SHIVEHATTERY A R C H I T E C T U R E E N G I N E E R I N G 222 Third Avenue SE Suite 300 Cedar Rapids, Iowa 52401 319.384.0227 fax 319.384.4251 www.shivehattery.com Iowa Illinois Indiana Nebraska					
TITLE COVER SHEET SITE PACKAGE IFF MADISON - ASPEN UCS #3					
DRAWN	STB	CHECKED	EAW	APPROVED	EAW
SIZE	DWG NO			DATE	
E	MA-LCP-UCS-CIV-000-C			12/12/24	
CLIENT #:				ENGINEER'S NAME	
FILE: MA-LCP-UCS-CIV-000-C.dwg				LOCAL NUMBER	
SCALE: AS NOTED					
PROJECT # 2240005920					
SHEET OF					

Proposed Public Sidewalk along Femrite Drive Frontage



SCALE IN FEET
 0 20 40 80

SITE ADDRESS
 3322 AGRICULTURE DRIVE, MADISON, WI 53716
 CSM NO. 12791

OWNER REPRESENTATIVE
 DANSCO USA, INC. (IFF)
 ATTN: MARCO ANDERSON, PROJECT MANAGER
 ATTN: TODD LAMBERTY, EHS SPECIALIST
 ATTN: ERIC HICKS, SITE MANAGER
 3322 AGRICULTURE DRIVE, MADISON, WI 53716

SITE DESIGNER
 SHIVE-HATTERY
 ATTN: EMILY WILLIAMSON, P.E., CIVIL ENGINEER
 222 THIRD AVENUE SE
 SUITE 300
 CEDAR RAPIDS, IA 52401

ZONING & USE
 EXISTING ZONING (NO CHANGE)
 I. INDUSTRIAL LIMITED
 UDC DISTRICT
 UDC DISTRICT 1

EMPLOYEES
 NUMBER OF EMPLOYEES ADDED: 0

- LEGEND:**
- CONCRETE PAVEMENT
 - ASPHALT SITE PAVEMENT
 - PRIVATE SIDEWALK CONCRETE PAVEMENT
 - PUBLIC SIDEWALK CONCRETE PAVEMENT
SEE CITY PLANS
 - GRAVEL
 - STRUCTURAL PAVEMENT
 - PROPOSED BUILDING

PRELIMINARY
 - NOT FOR
 CONSTRUCTION

REV	DATE	DESCRIPTION	BY	CHKD	APPR
C	12/12/2024	ISSUE FOR SITE PERMIT	STB	EAW	EAW
B	12/09/2024	OWNER REVIEW	STB	EAW	EAW
A	11/19/2024	OWNER REVIEW	STB	EAW	EAW

REVISIONS

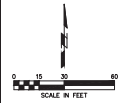
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iff INTERNATIONAL FLAVORS & FRAGRANCES INC.
 International Flavors and Fragrances Inc.
 3322 Agriculture Drive
 Madison, WI 53716
 USA

VENDOR INFO SHIVE-HATTERY
 A R C H I T E C T U R E E N G I N E E R I N G
 222 Third Avenue SE Suite 300 | Cedar Rapids, Iowa 52401
 319.384.0227 | fax 319.384.4251 | www.shive-hattery.com
 Iowa | Illinois | Indiana | Nebraska

TITLE					
OVERALL SITE PLAN					
SITE PACKAGE					
IFF MADISON - ASPEN UCS #3					
DRAWN	STB	CHECKED	EAW	APPROVED	EAW
SIZE	DWG NO			DATE	
E	MA-LCP-UCS-CIV-008-C			12/12/24	
CLIENT #:				ENGINEER'S NAME	
FILE: MA-LCP-UCS-CIV-008-C.dwg				LEONIE HANSEN	
SCALE: AS NOTED					
PROJECT # 2240005920					
SHEET OF					

Proposed Public Storm Sewer Alignment



GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN PROJECT AREA. CONTRACTOR TO INFORM ENGINEER OF ANY POTENTIAL CONFLICTS OR DIFFERENCES BETWEEN PLANS AND WHAT IS CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
2. TRENCHING AND BACKFILLING WITHIN PROPOSED BUILDING FOOTPRINT SHALL FOLLOW GEOTECHNICAL AND STRUCTURAL DESIGN, DETAILING, AND SPECIFICATIONS.
3. PIPE FITTINGS, TEES, WYES, AND BENDS MAY NOT BE CALLED OUT IN EVERY LOCATION AND ARE INCIDENTAL TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE NECESSARY SCHEDULE AND MATERIALS FOR THESE ITEMS.
4. SITE UTILITY CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5' OF BUILDING AND CAPPED FOR CONNECTION BY BUILDING UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL RESTORE ALL EXISTING AREAS AND ROADWAYS TO THEIR INITIAL CONDITION WHERE DISTURBED BY UTILITY INSTALLATIONS.
6. CONTRACTOR TO PROVIDE SOIL RETENTION AND SUPPORT EXISTING UTILITIES WHEN TRENCHING FOR PROPOSED UTILITIES.

**PRELIMINARY
- NOT FOR
CONSTRUCTION**

REV	DATE	DESCRIPTION	BY	CHKD	APPR
C	12/12/2024	ISSUE FOR SITE PERMIT	STB	EAW	EAW
B	12/05/2024	OWNER REVIEW	STB	EAW	EAW
A	11/19/2024	OWNER REVIEW	STB	EAW	EAW

REVISIONS

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332 Agriculture Drive
Madison, WI 53716
USA

VENDOR INFO SHIVEHAT TERY
A F F L I C E N S E D E N G I N E E R I N G
222 Third Avenue SE Suite 300 | Cedar Rapids, Iowa 52401
319.384.0227 | fax 319.384.4251 | www.shivehattery.com
Iowa | Illinois | Indiana | Minnesota

TITLE
OVERALL UTILITY PLAN
SITE PACKAGE

IFF MADISON - ASPEN UCS #3

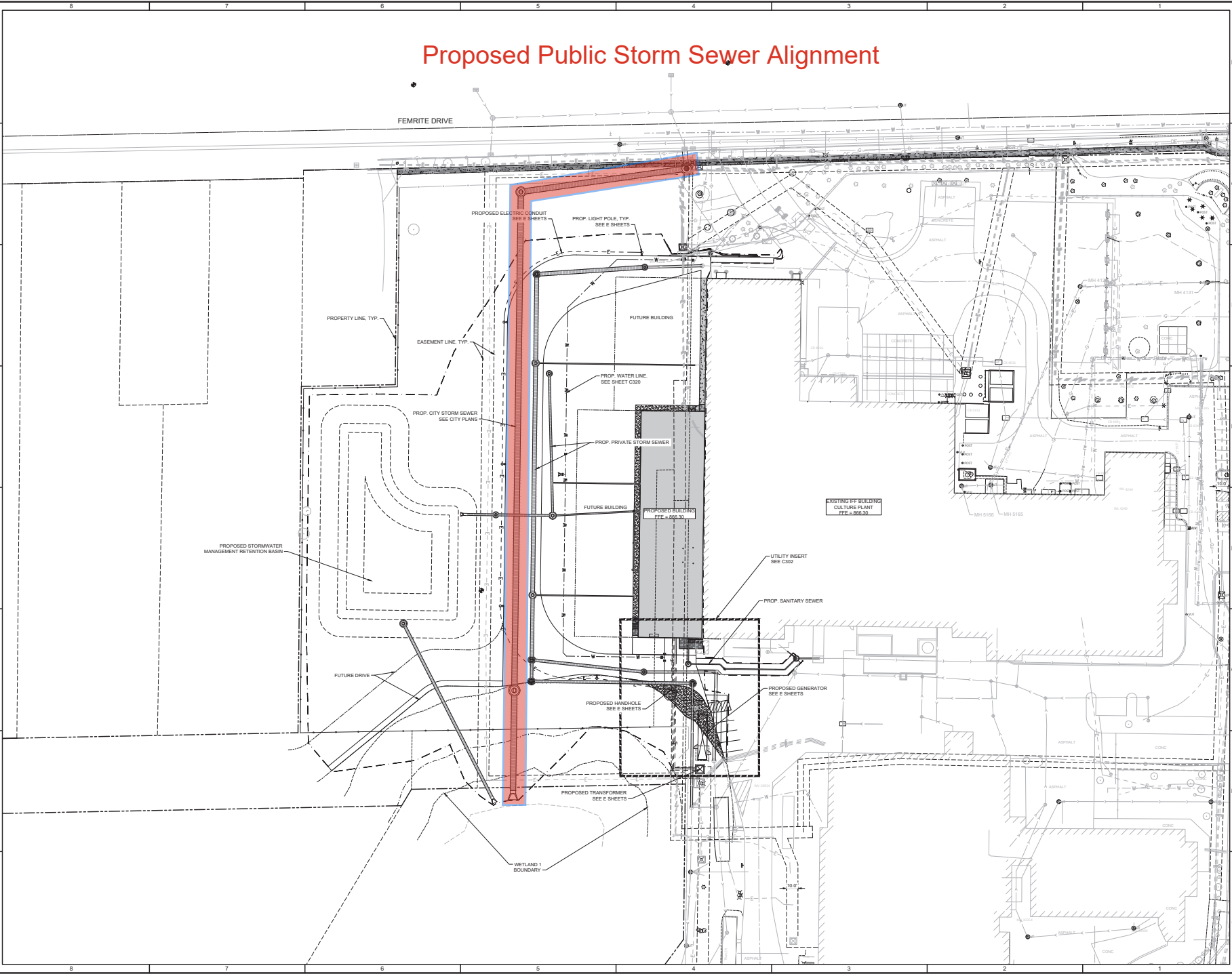
DRAWN	STB	CHECKED	EAW	APPROVED	EAW
SIZE	DWG NO		DATE		
E	MA-LCP-UCS-CIV-017-C		12/12/24		

CLIENT # _____ ENGINEER'S NAME _____
LOGO NUMBER _____

FILE: MA-LCP-UCS-CIV-017-C.dwg
SCALE: AS NOTED

PROJECT # 2240005920

SHEET - OF _____



Current Public Storm Sewer Alignment 3322 Agriculture Drive

