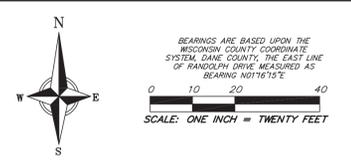


- SURVEY LEGEND**
- ⊙ BENCHMARK
  - FOUND 1 1/4" Ø IRON ROD
  - FOUND 3/4" Ø IRON ROD
- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING BOLLARD
  - ⊕ EXISTING POST
  - ⊖ EXISTING SIGN
  - ⊞ EXISTING CURB INLET
  - ⊞ EXISTING FIELD INLET RECTANGULAR
  - ⊞ EXISTING FIELD INLET
  - ⊞ EXISTING ROOF DRAIN
  - ⊞ EXISTING STORM MANHOLE
  - ⊞ EXISTING STORM MANHOLE RECTANGULAR
  - ⊞ EXISTING SANITARY MANHOLE
  - ⊞ EXISTING FIRE HYDRANT
  - ⊞ EXISTING WATER MAIN VALVE
  - ⊞ EXISTING GAS VALVE
  - ⊞ EXISTING GAS METER
  - ⊞ EXISTING AIR CONDITIONING PEDESTAL
  - ⊞ EXISTING ELECTRIC MANHOLE
  - ⊞ EXISTING ELECTRIC PEDESTAL
  - ⊞ EXISTING TRANSFORMER
  - ⊞ EXISTING LIGHT POLE
  - ⊞ EXISTING GENERIC LIGHT
  - ⊞ EXISTING TELEPHONE MANHOLE
  - ⊞ EXISTING TELEPHONE PEDESTAL
  - ⊞ EXISTING UNIDENTIFIED MANHOLE
  - ⊞ EXISTING HANDICAP PARKING
  - ⊞ EXISTING TRAFFIC SIGNAL
  - ⊞ EXISTING SHRUB
  - ⊞ EXISTING CONIFEROUS TREE
  - ⊞ EXISTING DECIDUOUS TREE



**PREPARED FOR:**  
FLAD DEVELOPMENT &  
INVESTMENT CORP.  
ATTN: JOHN FLAD  
3330 UNIVERSITY AVENUE  
SUITE 206  
MADISON, WI 53705

**PREPARED BY:**  
VIERBICHER ASSOCIATES, INC.  
BY: MICHAEL S. MARTY  
999 FOURIER DRIVE,  
SUITE 201  
MADISON, WI 53717  
(608)-821-3955  
mmar@vierbicher.com

- TOPOGRAPHIC LINEWORK LEGEND**
- UTY — EXISTING UNDERGROUND CABLE TV
  - FO — EXISTING FIBER OPTIC LINE
  - UT — EXISTING UNDERGROUND TELEPHONE
  - — EXISTING RETAINING WALL
  - — EXISTING CHAIN LINK FENCE
  - — EXISTING WOOD FENCE
  - G — EXISTING GAS LINE
  - UE — EXISTING UNDERGROUND ELECTRIC LINE
  - SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
  - ST — EXISTING STORM SEWER LINE (SIZE NOTED)
  - WH — EXISTING WATER MAIN (SIZE NOTED)
  - B20 — EXISTING MAJOR CONTOUR
  - B1B — EXISTING MINOR CONTOUR

- HATCHING LEGEND**
- EXISTING CONCRETE PAVEMENT/SIDEWALK
  - EXISTING ASPHALT

- BENCHMARK TABLE:**
- ⊙ BENCHMARK #1 - ELEV. 1073.40': "BURY" BOLT ON NORTHEAST SIDE OF FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF RANDOLPH DRIVE AND WESTWARD WAY.
  - ⊙ BENCHMARK #2 - ELEV. 1081.93': NORTH BOLT ON FIRE HYDRANT LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF RANDOLPH DRIVE AND MINERAL POINT ROAD.
  - ⊙ BENCHMARK #3 - ELEV. 1082.21': NORTH BOLT ON FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF RANDOLPH DRIVE AND MINERAL POINT ROAD.
  - ⊙ BENCHMARK #4 - ELEV. 1075.56': "BURY" BOLT ON THE NORTHWEST SIDE OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF MINERAL POINT ROAD APPROXIMATELY 350' EAST OF THE INTERSECTION WITH RANDOLPH DRIVE.

- NOTES:**
- This survey was prepared based upon information provided in Commitment for Title Insurance, Commitment No. 122050117, dated April 29, 2022 at 7:44 a.m. from Preferred Title, LLC, 2728 Caha Street, Madison, WI 53713.
  - The parcels surveyed contains 44,201 square feet or 1.015 0.84 Acres more or less.
  - This survey is based upon field survey work performed on June 01 & 02, 2022. Any changes in site conditions after June 02 are not reflected by this survey.
  - Benchmarks shall be verified prior to construction.
  - Elevations depicted on this survey are based upon NAVD88 Datum, (2012 Geoid)
  - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
  - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket numbers 20222103397, 20222103583, 20222103605, 20222103615, and 20222103631. Location of buried private utilities are not within the scope of this survey.

**CURVE TABLE**

CURVE NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	40.29'	25.00'	92°19'40"	S44°45'19"E	36.07'



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE  
1-800-242-8511

**NOT FOR CONSTRUCTION**



**Existing Conditions**  
333 Randolph Drive  
Madison  
Dane County, WI

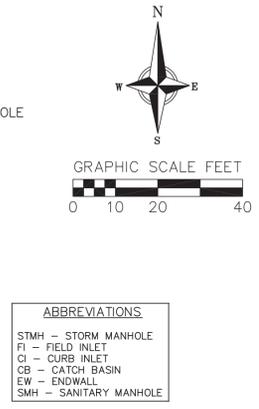
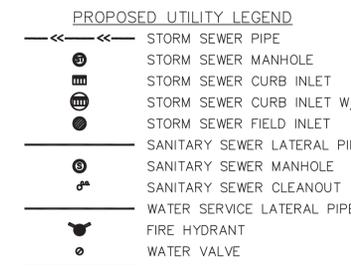
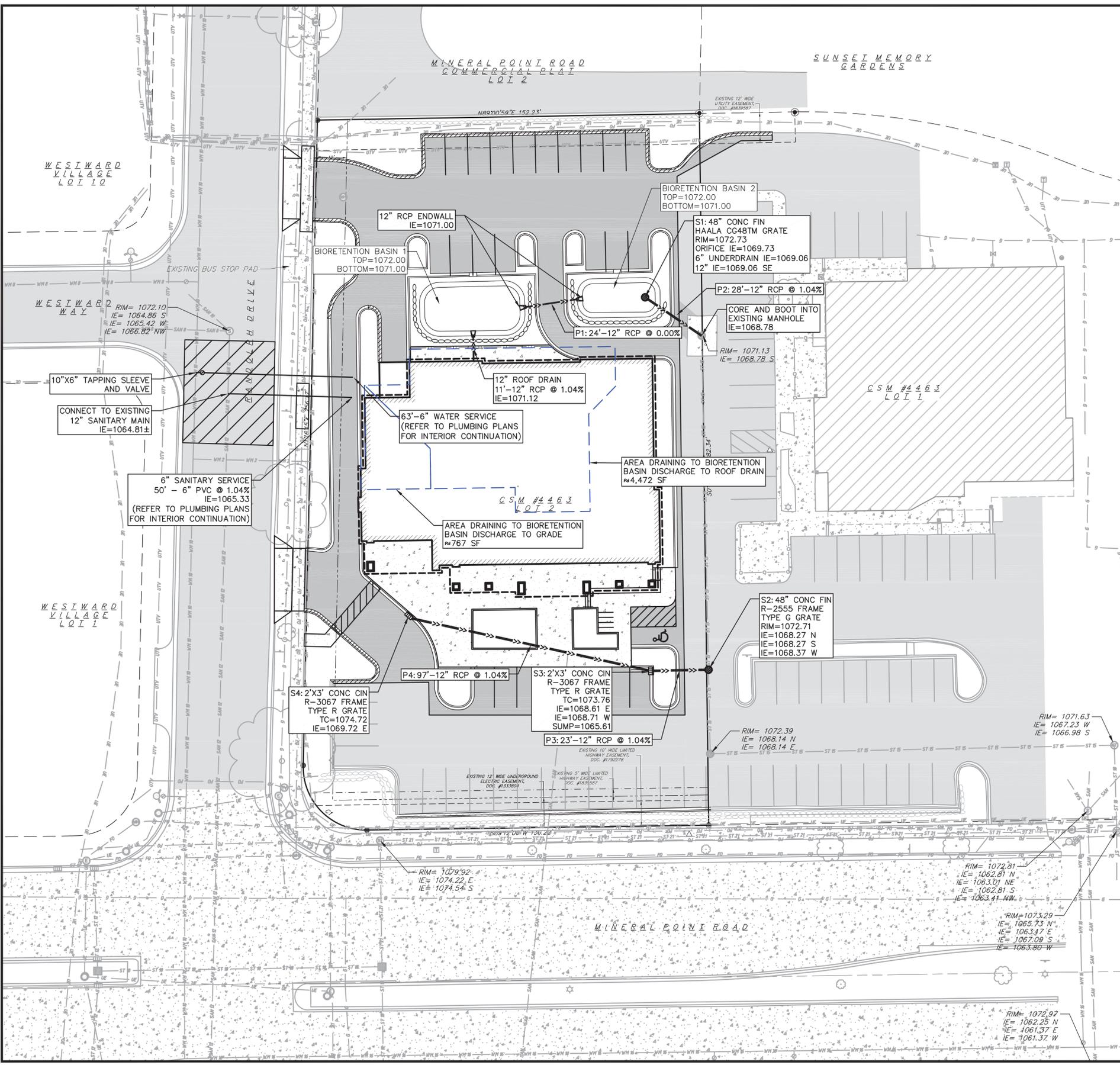
REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS
NO.	DATE	REMARKS	
DATE	07/18/2022		
DRAFTER	ZDRE		
CHECKED	JZAM		
PROJECT NO.	220172		
	C-0.1		











- UTILITY NOTES:**
- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
  - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
  - SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
  - CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
  - FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
  - IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
  - A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
  - PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
  - STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
  - UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
  - PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
  - PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
  - A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
  - EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
  - NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
  - SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
  - CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
  - CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
  - CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
  - ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
  - INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

**vierbicher**  
planners | engineers | advisors

**Utility Plan**  
333 Randolph Drive  
Madison  
Dane County, WI

REVISIONS		NO.	DATE	REMARKS

DATE: 07/18/2022  
DRAFTER: ZDRE  
CHECKED: JZAM  
PROJECT NO.: 220172  
**C-4.0**



# MADISON LANDSCAPE WORKSHEET

Zoning district is CC  
 Total square footage of developed area .....26,660 SF  
 Total square footage of developed area + 300 square feet = .....89 Landscape Units  
 Total square footage of 0 additional acres of developed area + 100 square feet = .....0 Landscape Units

NUMBER OF LANDSCAPE POINT REQUIRED  
 89 Landscape Units x 5 landscape points ..... 445 points  
 0 Landscape Units x 1 landscape point for additional \_\_\_\_\_ acres..... 0 points  
**TOTAL LANDSCAPE POINTS REQUIRED..... 445 points**

Products > Site Furnishings > Benches & Chairs > MF2209 Flat Steel Bench

## MF2209 Flat Steel Bench



**Length:** 60"  
**Width:** 26"  
**Height:** 24"  
**Weight:** 210 lbs.  
**Material:** Steel  
**Shape:** Rectangle  
**Anchoring:** Optional anchor kit available (7209)

[Request Quote](#)

5' Flat steel bench with end armrests. This backless dual side construction bench is great for park settings or city streets. Available in bright powder coat colors. These benches are available in other styles and colors, along with matching waste containers and snuffer.

### Available Colors

Metal Powder Coat

L-2.1 Bench

	dimensions				volume capacity	planter ref #	saucer ref #
	G	I	H	D	qt		
A	11.40	6.50	6.50	9.40	0.25	A2902X	A9902X
B	13.50	8.00	11.40	10.75	3.00	A2903X	A9903X
C	16.00	9.50	13.00	12.00	5.75	A2904X	A9904X
D	18.50	11.00	15.00	13.75	9.00	A2905X	A9905X
E	21.00	12.50	17.00	15.50	12.75	A2906X	A9906X
F	23.50	14.00	19.00	17.25	17.00	A2907X	A9907X
G	26.00	15.50	21.00	19.00	21.75	A2908X	A9908X
H	28.50	17.00	23.00	20.75	27.00	A2909X	A9909X
I	31.00	18.50	25.00	22.50	32.25	A2910X	A9910X
J	33.50	20.00	27.00	24.25	38.50	A2911X	A9911X
K	36.00	21.50	29.00	26.00	45.75	A2912X	A9912X
L	38.50	23.00	31.00	27.75	54.00	A2913X	A9913X
M	41.00	24.50	33.00	29.50	63.25	A2914X	A9914X
N	43.50	26.00	35.00	31.25	73.50	A2915X	A9915X
O	46.00	27.50	37.00	33.00	84.75	A2916X	A9916X
P	48.50	29.00	39.00	34.75	97.00	A2917X	A9917X
Commercial 22" Planter	44.00	28.25	40.47	34.00	100.25	A29180X	N/A
Commercial 44" Planter**	111.8	71.8	100.8	86.4	827.1		

IN STOCK QUICK SHIP COLORS

Black (ref. 01)

Weathered Concrete (ref. 02)

Weathered Stone (ref. 03)

Red (ref. 04)

\*\* Please note that the 22" and 44" planters are only available in stock in Weathered Terra-cotta and Corner Black, but can be special ordered in any of our finishes.

L-2.1 Planter  
2

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	16	560			
Tall Evergreen Tree : 5-6 feet tall	35					
Ornamental Tree : 1-1/2" Caliper (dbh)	15					
Upright Evergreen Shrub : 3-4 feet tall	10	2	20			
Shrub, deciduous : 3 gallon / 12"-24"	3	61	183	29	87	
Shrub, evergreen : 3 gallon / 12"-24"	4	17	68	5	20	
Ornamental grass/perennial : 1gallon / 8"-18"	2	122	244			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			1,075	+	107	= 1,182

### Street Frontage Landscape Required

Street Frontage = 433 Linear Feet  
 Canopy Trees Required: 1 per 30 LF Frontage = .....14  
 Shrubs Required : 5 per 30 LF Frontage = .....72

### Street Frontage Landscape Supplied

Proposed Canopy Trees = 14 (2 Ornamental/Conifer Trees Count as Half a Canopy Tree)  
 Proposed Shrubs = 78

### BREAK OUT BY STREET

**Mineral Point Road Frontage= 155 LF**  
 Proposed Canopy Trees = 6 (2 Ornamental/Conifer Trees Count as Half a Canopy Tree)  
 Proposed Shrubs = 42

**Randolf Drive Frontage = 278 LF**  
 Proposed Canopy Trees = 8 (2 Ornamental/Conifer Trees Count as Half a Canopy Tree)  
 Proposed Shrubs = 36

**PROPOSED PIZZA HUT REDEVELOPMENT**  
 7440 MINERAL POINT ROAD  
 MADISON, WISCONSIN

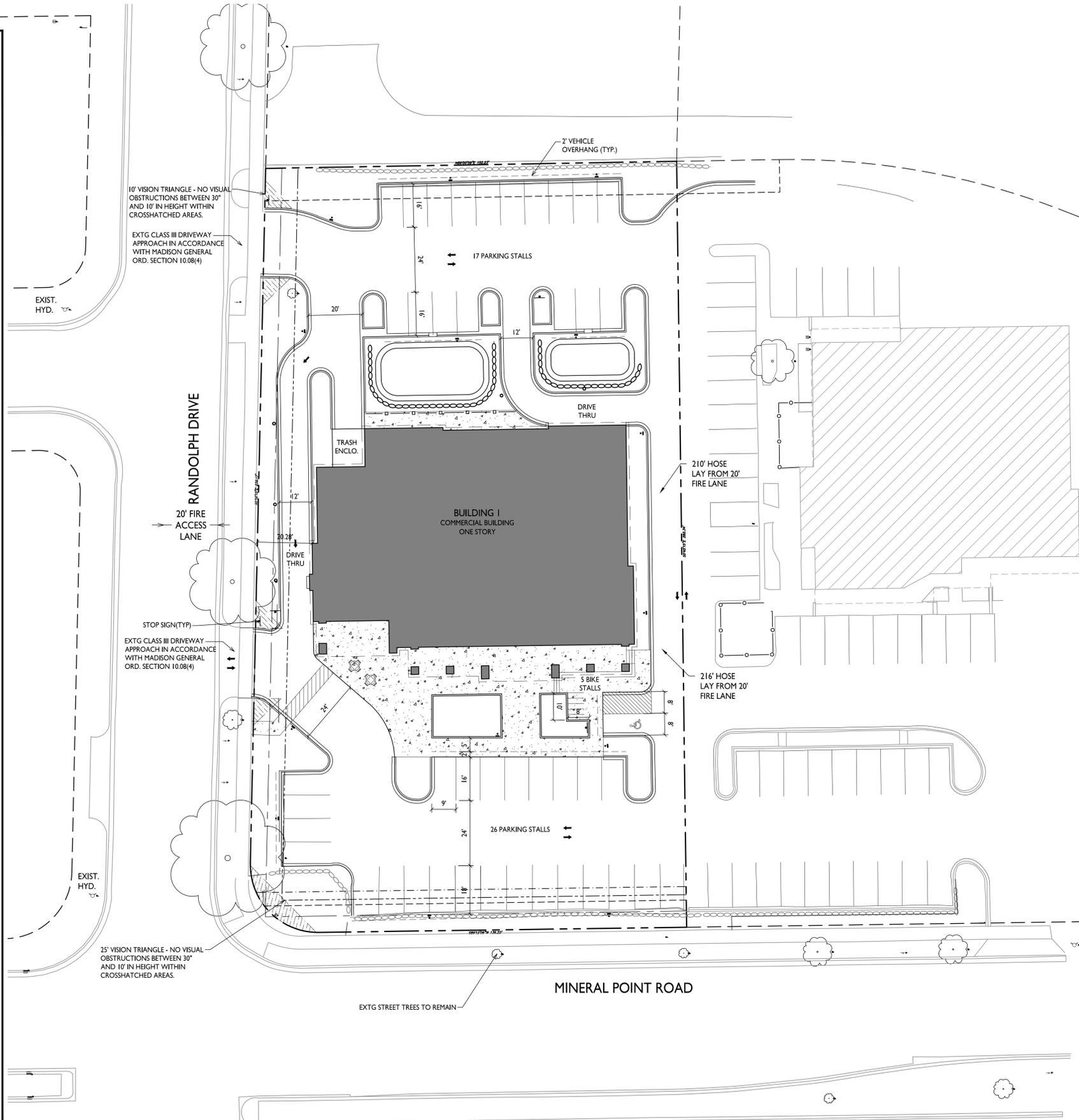
Checked By: SS  
 Drawn By: 7-11-22 RS

Revised: 7-18-22 RS  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:  
 Revised:

L1

**GENERAL NOTES:**

- THE APPLICANT SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER THAT ABUTS THE PROPERTY THAT IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A CITY-LICENSED CONTRACTOR.
- ALL DAMAGE TO THE PAVEMENT ON CITY STREETS, AND ADJACENT TO THIS DEVELOPMENT SHALL BE RESTORED IN ACCORDANCE WITH THE CITY OF MADISON'S PAVEMENT PATCHING CRITERIA.
- ALL PROPOSED STREET TREE REMOVALS WITHIN THE RIGHT OF WAY SHALL BE REVIEWED BY CITY FORESTRY BEFORE THE PLAN COMMISSION MEETING. STREET TREE REMOVALS REQUIRE APPROVAL AND A TREE REMOVAL PERMIT ISSUED BY CITY FORESTRY. ANY STREET TREE REMOVALS REQUESTED AFTER THE DEVELOPMENT PLAN IS APPROVED BY THE PLAN COMMISSION OR THE BOARD OF PUBLIC WORKS AND CITY FORESTRY WILL REQUIRE A MINIMUM OF A 72-HOUR REVIEW PERIOD WHICH SHALL INCLUDE THE NOTIFICATION OF THE ALDERPERSON WITHIN WHO'S DISTRICT IS AFFECTED BY THE STREET TREE REMOVAL(S) PRIOR TO A TREE REMOVAL PERMIT BEING ISSUED.
- AS DEFINED BY THE SECTION 107.13 OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION: NO EXCAVATION IS PERMITTED WITHIN 5 FEET OF THE TRUNK OF THE STREET TREE OR WHEN CUTTING ROOTS OVER 3 INCHES IN DIAMETER. IF EXCAVATION IS NECESSARY, THE CONTRACTOR SHALL CONTACT MADISON CITY FORESTRY (266-4816) PRIOR TO EXCAVATION. CITY OF MADISON FORESTRY PERSONNEL SHALL ASSESS THE IMPACT TO THE TREE AND TO ITS ROOT SYSTEM PRIOR TO WORK COMMENCING. TREE PROTECTION SPECIFICATIONS CAN BE FOUND ON THE FOLLOWING WEBSITE: [CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM](http://CITYOFMADISON.COM/BUSINESS/PW/SPECS.CFM)
- CONTRACTOR SHALL TAKE PRECAUTIONS DURING CONSTRUCTION TO NOT DISFIGURE, SCAR, OR IMPAIR THE HEALTH OF ANY STREET TREE. CONTRACTOR SHALL OPERATE EQUIPMENT IN A MANNER AS TO NOT DAMAGE THE BRANCHES OF THE STREET TREE(S). THIS MAY REQUIRE USING SMALLER EQUIPMENT AND LOADING AND UNLOADING MATERIALS IN A DESIGNATED SPACE AWAY FROM TREES ON THE CONSTRUCTION SITE. ANY DAMAGE OR INJURY TO EXISTING STREET TREES (EITHER ABOVE OR BELOW GROUND) SHALL BE REPORTED IMMEDIATELY TO CITY FORESTRY AT 266-4816. PENALTIES AND REMEDIATION SHALL BE REQUIRED.
- SECTION 107.13(G) OF CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADDRESSES SOIL COMPACTION NEAR STREET TREES AND SHALL BE FOLLOWED BY CONTRACTOR. THE STORAGE OF PARKED VEHICLES, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, REFUSE, EXCAVATED SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS WITHIN FIVE (5) FEET OF THE TREE OR WITHIN THE PROTECTION ZONE IS PROHIBITED.
- ON THIS PROJECT, STREET TREE PROTECTION ZONE FENCING IS REQUIRED. THE FENCING SHALL BE ERECTED BEFORE THE DEMOLITION, GRADING OR CONSTRUCTION BEGINS. THE FENCE SHALL INCLUDE THE ENTIRE WIDTH OF TERRACE AND, EXTEND AT LEAST 5 FEET ON BOTH SIDES OF THE OUTSIDE EDGE OF THE TREE TRUNK. DO NOT REMOVE THE FENCING TO ALLOW FOR DELIVERIES OR EQUIPMENT ACCESS THROUGH THE TREE PROTECTION ZONE.
- STREET TREE PRUNING SHALL BE COORDINATED WITH MADISON FORESTRY AT A MINIMUM OF TWO WEEKS PRIOR TO THE START OF CONSTRUCTION FOR THIS PROJECT. ALL PRUNING SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 - PART 1 STANDARDS FOR PRUNING.
- AT LEAST ONE WEEK PRIOR TO STREET TREE PLANTING, CONTRACTOR SHALL CONTACT CITY FORESTRY AT (608) 266-4816 TO SCHEDULE INSPECTION AND APPROVAL OF NURSERY TREE STOCK AND REVIEW PLANTING SPECIFICATIONS WITH THE LANDSCAPER.
- APPROVAL OF PLANS FOR THIS PROJECT DOES NOT INCLUDE ANY APPROVAL TO PRUNE, REMOVE, OR PLANT TREES IN THE PUBLIC RIGHT-OF-WAY. PERMISSION FOR SUCH ACTIVITIES MUST BE OBTAINED FROM THE CITY FORESTER (266-4816).
- THE PUBLIC RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF MADISON AND IS SUBJECT TO CHANGE AT ANY TIME. NO ITEMS SHOWN ON THIS SITE PLAN IN THE RIGHT-OF-WAY ARE PERMANENT AND MAY NEED TO BE REMOVED AT THE APPLICANTS EXPENSE UPON NOTIFICATION BY THE CITY.

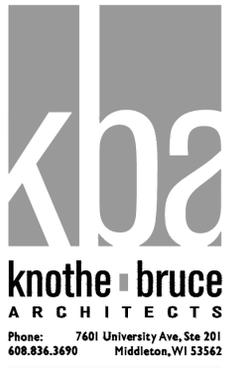
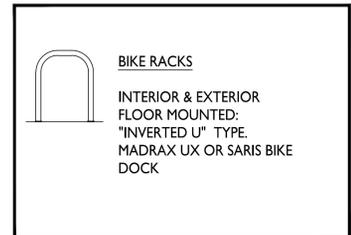


**SHEET INDEX**

SITE	
C-1.1	SITE PLAN
C-1.2	OVERALL SITE LIGHTING
C-1.3	FIRE ACCESS
C-1.4	LOT COVERAGE
C-0.1	EXISTING CONDITIONS
C-2.0	DEMOLITION PLAN
C-3.0	GRADING & EROSION PLAN
C-3.1	GRADING PLAN - NORTH
C-3.2	GRADING PLAN - SOUTH
C-4.0	UTILITY PLAN
L-1.1	
L-1.1	LANDSCAPE PLAN
ARCHITECTURAL	
A-1.1	FIRST FLOOR PLAN
A-1.2	ROOF PLAN
A-2.1	EXTERIOR ELEVATIONS
A-2.2	ELEVATIONS COLORED
	EXTERIOR RENDERINGS

**Site Development Data:**

Zoning	CC Commercial Center District
Densities:	44,201 S.F./1.015 ACRES
Lot Area	34,384 S.F. (78%)
Lot Coverage	34,384 S.F. (78%)
Building Height	1 story
Commercial Area	8,656 S.F.
Vehicle Parking Stalls:	43
Surface	
Bicycle Parking:	5
Surface - Commercial	



ISSUED  
Land Use & UDC Submittal - July 18, 2022

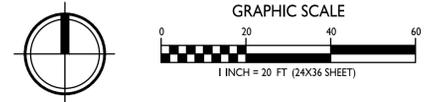
PROJECT TITLE  
**Proposed Pizza Hut  
Redevelopment**

7440 Mineral Point Road  
Madison, WI  
SHEET TITLE  
**Site Plan**

SHEET NUMBER

**C-1.1**  
PROJECT NO. **1840**  
© Knothe & Bruce Architects, LLC

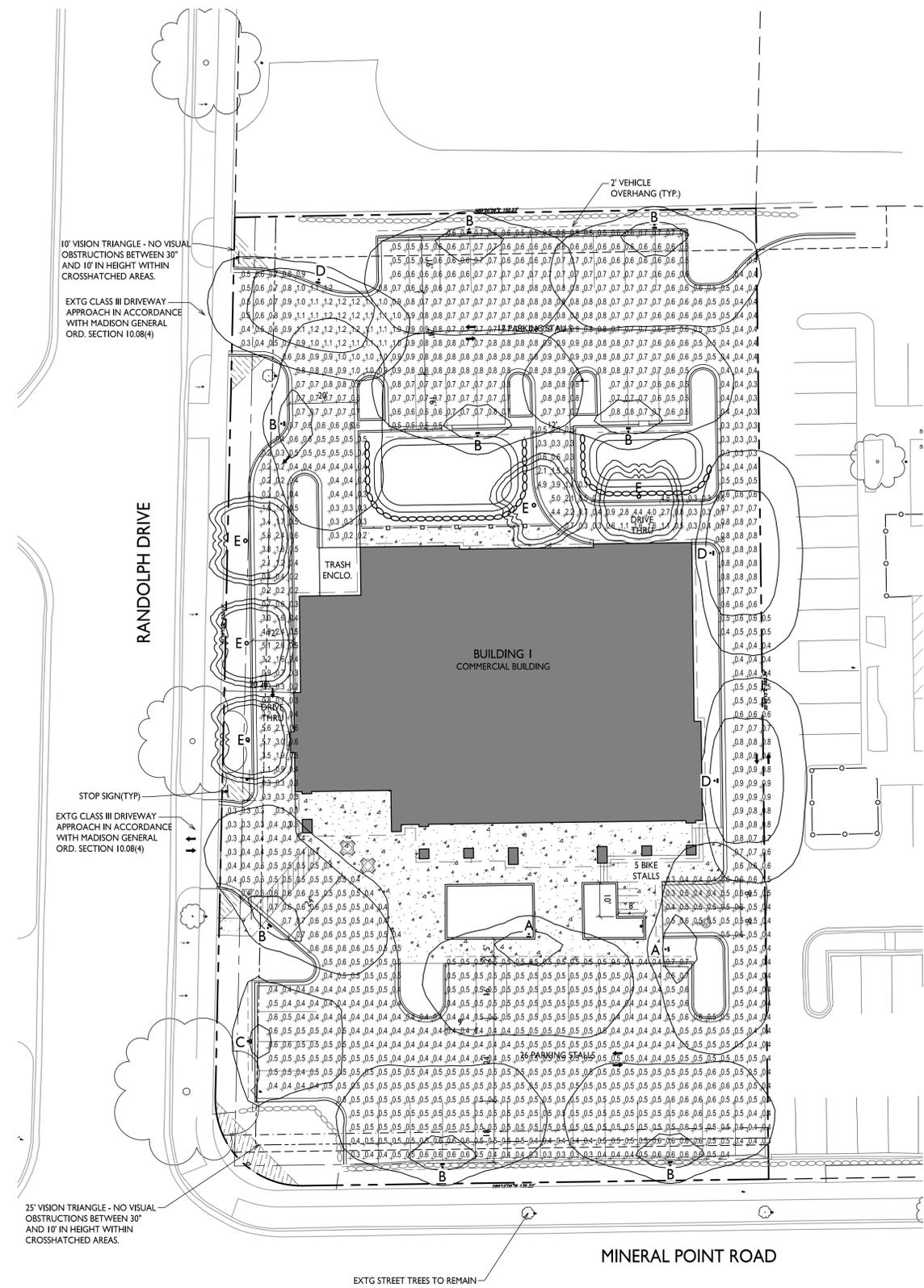
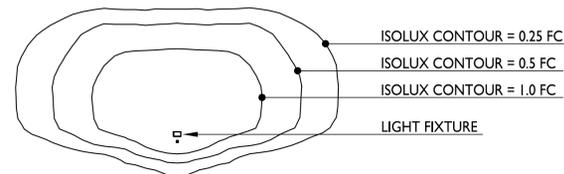
**I SITE PLAN**  
C-1.1 1" = 20'-0"



LIGHT LEVEL STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX.	MIN.	MAX. / MIN.	AVG. / MIN.
Parking Lot and Drive Aisle Lighting	+	0.6 fc	1.2 fc	0.3 fc	4.0:1	2.0:1
East Drive-Thru Lighting	+	1.3 fc	5.0 fc	0.3 fc	16.7:1	4.3:1
West Drive-Thru Lighting	+	1.0 fc	5.8 fc	0.2 fc	29.0:1	5.0:1

LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY.	MANUF.	CATALOG	DESCRIPTION	FILE	MOUNTING
□	A	2	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T3S_MVOLT.ies	18'-0" POLE ON FLUSH CONC. BASE
□	B	8	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T3S MVOLT	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T3S OPTIC, 3000K AT 350mA	DSXWPM_LED_10C_350_30K_T3S_MVOLT.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	C	1	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T4M MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T4M OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T4M_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	D	3	LITHONIA LIGHTING	DSXWPM LED 10C 350 30K T2S MVOLT HS	DSXWPM LED WITH (1) 10 LED LIGHT ENGINE, TYPE T2S OPTIC, 3000K AT 350mA, WITH HOUSE SIDE SHIELD	DSXWPM_LED_10C_350_30K_T2S_MVOLT_HS.ies	16'-0" POLE ON 2'-0" TALL CONC. BASE
□	E	5	LITHONIA LIGHTING	DSXB LED I2C 350 30K ASY	D-SERIES BOLLARD WITH 12 3000K LEDs OPERATED AT 350mA AND ASYMMETRIC DISTRIBUTION	DSB_LED_I2C_350_30K_ASY.ies	3'-6" TALL ON FLUSH CONC. BASE

EXAMPLE LIGHT FIXTURE DISTRIBUTION





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Phone: 7601 University Ave., Ste 201  
608.836.3690 Middleton, WI 53562

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Land Use & UDC Submittal - July 18, 2022

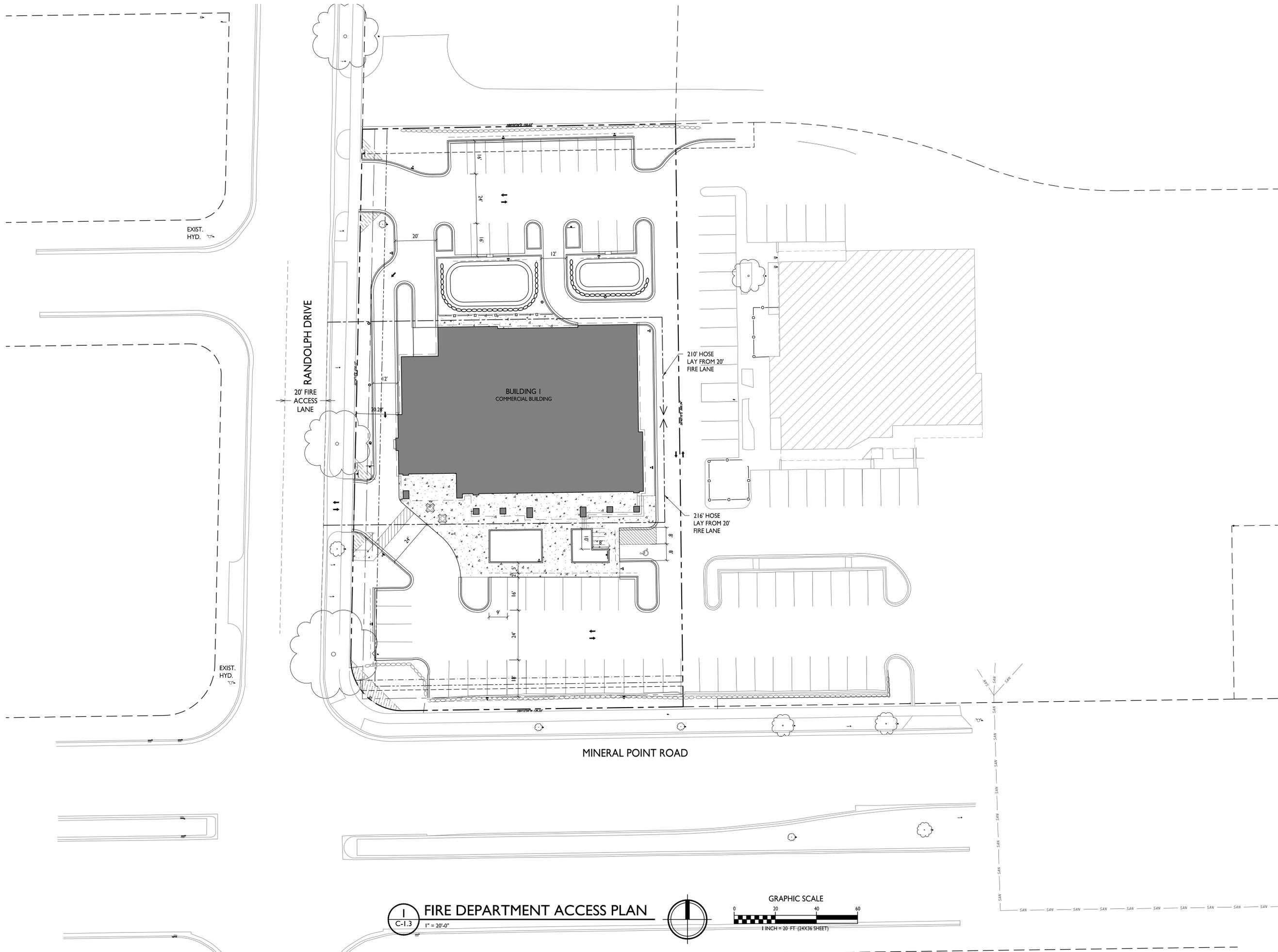
PROJECT TITLE  
**Proposed Pizza Hut  
Redevelopment**

7440 Mineral Point Road  
Madison, WI  
SHEET TITLE  
**Fire Department  
Access Plan**

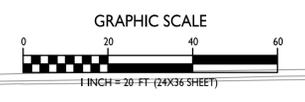
SHEET NUMBER

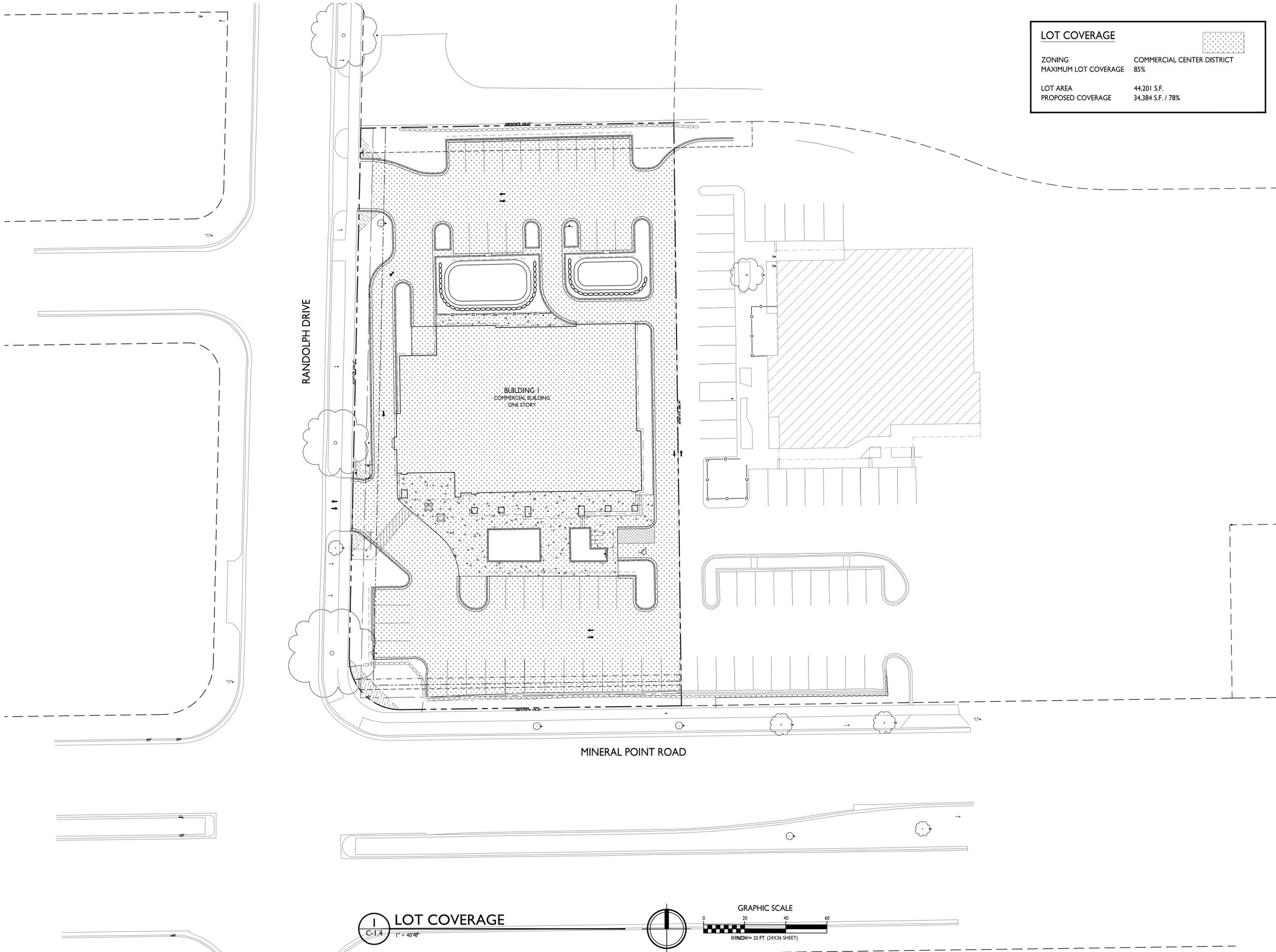
**C-1.3**

PROJECT NO. **1840**  
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**1** FIRE DEPARTMENT ACCESS PLAN  
C-1.3 1" = 20'-0"





LOT COVERAGE	
ZONING	COMMERCIAL CENTER DISTRICT
MAXIMUM LOT COVERAGE	85%
LOT AREA	44,201 S.F.
PROPOSED COVERAGE	34,384 S.F. / 78%



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Land Use & UDC Submittal - July 18, 2022

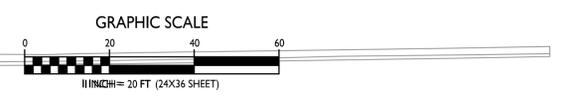
PROJECT TITLE  
**Proposed Pizza Hut  
Redevelopment**

7440 Mineral Point Road  
Madison, WI  
SHEET TITLE  
**Lot Coverage**

SHEET NUMBER

**C-1.4**  
PROJECT NO. **1840**  
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**LOT COVERAGE**  
1" = 40' 0"





1
**FIRST FLOOR PLAN**  
A-1.1 3/16"=1'-0"

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 Land Use & UDC Submittal - July 18, 2022

PROJECT TITLE  
**Proposed Pizza Hut  
 Redevelopment**

7440 Mineral Point Road  
 Madison, WI  
 SHEET TITLE  
**First Floor Plan**

SHEET NUMBER

**A- 1.1**

PROJECT NO. **1840**  
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PROJECT TITLE  
**Proposed Pizza Hut  
Redevelopment**

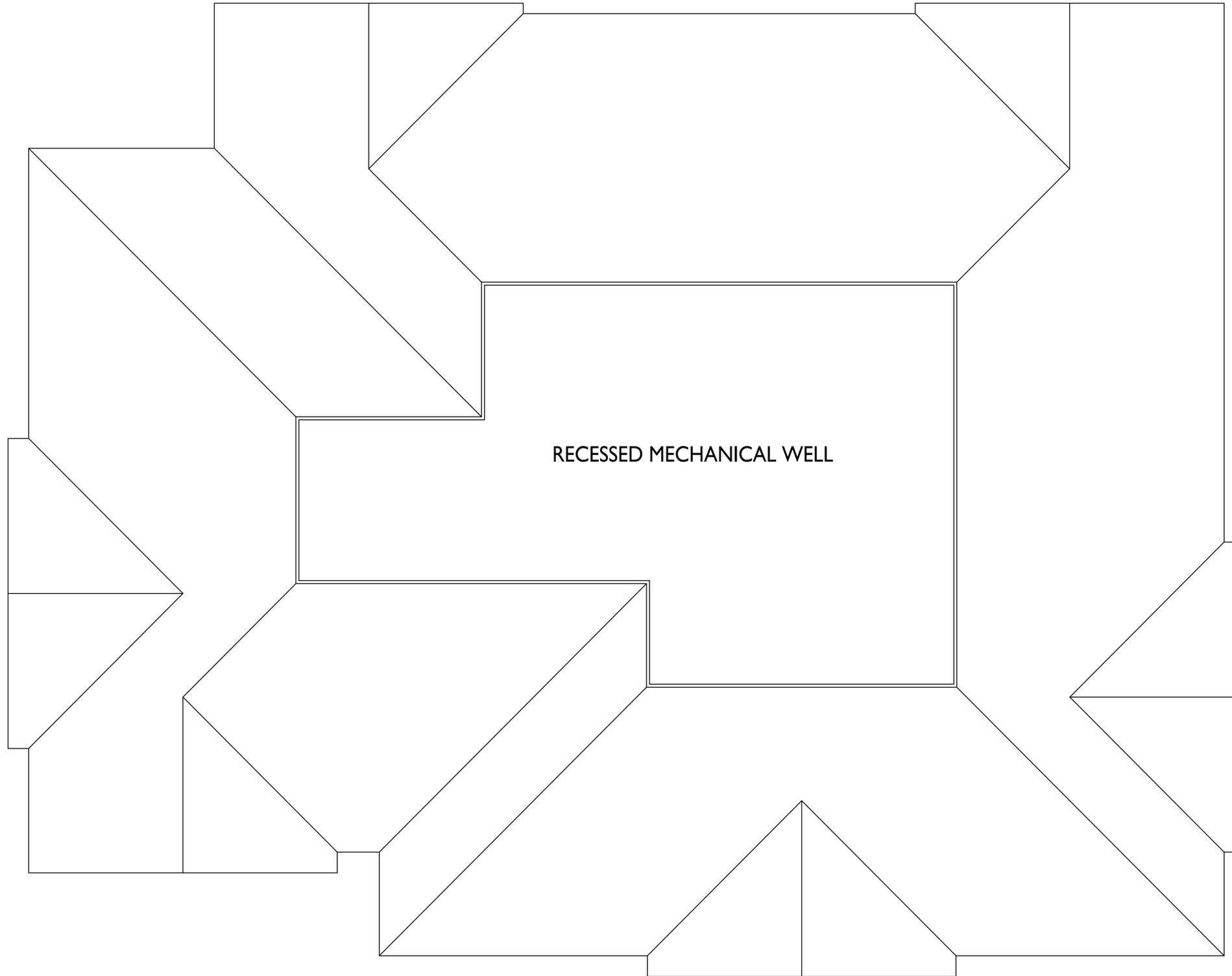
7440 Mineral Point Road  
Madison, WI  
SHEET TITLE  
**Roof Plan**

SHEET NUMBER

**A- 1.2**

PROJECT NO. **1840**

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RECESSED MECHANICAL WELL

**1** ROOF PLAN  
A-1.2 3/16"=1'-0"



**MATERIALS TO MATCH WITH EXISTING CAMBRIDGE COURT**



JAMES HARDIE  
IRON GRAY

**COMPOSITE HORIZONTAL SIDING & TRIM**



**ASPHALT SHINGLES**



JAMES HARDIE  
ARCTIC WHITE

**COMPOSITE PANEL**



ROCKCAST

**CAST STONE SILLS & BANDS**



**STONE VENEER**



MANUFACTURER  
CHARCOAL GRAY

**ALUM. STOREFRONT**



TBD  
WOOD

**SIGNAGE BACKING**

**EXTERIOR MATERIAL SCHEDULE**

BUILDING ELEMENT	MANUFACTURER	COLOR
(1) COMPOSITE LAP SIDING - 6"	JAMES HARDIE	IRON GRAY
COMPOSITE TRIM	JAMES HARDIE	IRON GRAY
(2) COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
(3) COMPOSITE PANEL	JAMES HARDIE	WOODTONE - STONE GRAY
(4) PREFINISHED METAL	N/A	CHARCOAL GRAY
(5) STONE VENEER	HALQUIST	COLOR TO MATCH CAMBRIDGE COURT
(6) PRCAST SILL	ROCKCAST	WHEATSTONE
(7) ALUM. STOREFRONT		BLACK
(8) METAL DOORS/FRAMES	N/A	COLOR TO MATCH SIDING
SOFFITS & FASCIA	N/A	COLOR TO MATCH ADJ. TRIM
SHINGLE ROOF	N/A	COLOR TO MATCH CAMBRIDGE COURT

**PROPOSED PIZZA HUT REDEVELOPMENT**

7440 MINERAL POINT ROAD

MADISON, WI

JULY 15, 2022

KBA PROJECT #1840

NOT FOR CONSTRUCTION



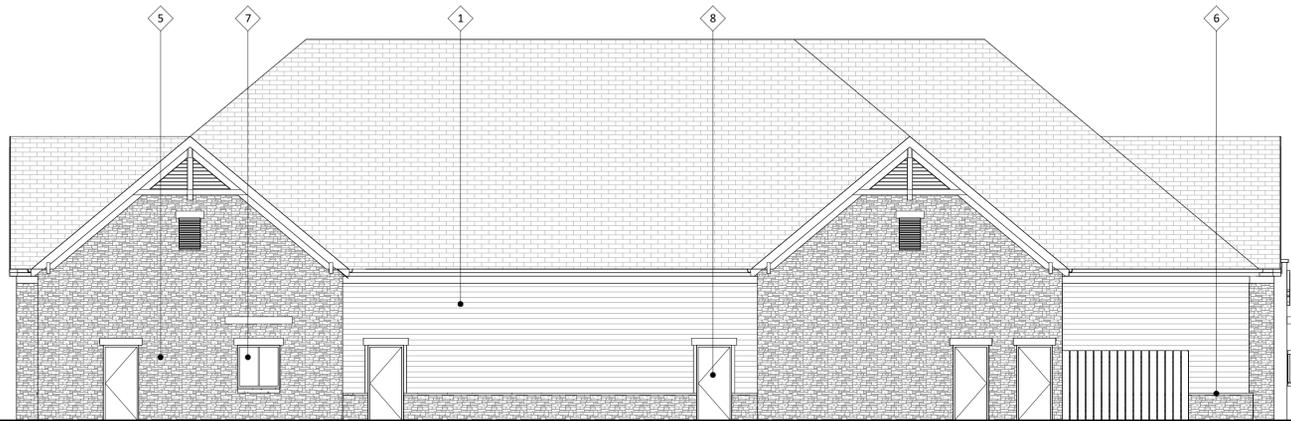
1  
 A-2.1  
 ELEVATION - SOUTH  
 1/8" = 1'-0"



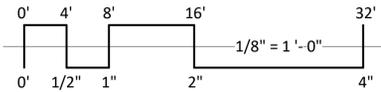
2  
 A-2.1  
 ELEVATION - WEST  
 1/8" = 1'-0"



4  
 A-2.1  
 ELEVATION - EAST  
 1/8" = 1'-0"



3  
 A-2.1  
 ELEVATION - NORTH  
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(1) COMPOSITE LAP SIDING - 6"	JAMES HARDIE	IRON GRAY
COMPOSITE TRIM	JAMES HARDIE	IRON GRAY
(2) COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
(3) COMPOSITE PANEL	JAMES HARDIE	WOODTONE - STONE GRAY
(4) PREFINISHED METAL	N/A	CHARCOAL GRAY
(5) STONE VENEER	HALQUIST	COLOR TO MATCH CAMBRIDGE COURT
(6) PRCAST SILL	ROCKCAST	WHEATSTONE
(7) ALUM. STOREFRONT		BLACK
(8) METAL DOORS/FRAMES	N/A	COLOR TO MATCH SIDING
SOFFITS & FASCIA	N/A	COLOR TO MATCH ADJ. TRIM
SHINGLE ROOF	N/A	COLOR TO MATCH CAMBRIDGE COURT

ISSUED

PROJECT TITLE  
 Proposed Pizza  
 Hut  
 Redevelopment

7440 Mineral Point  
 Road  
 Madison, WI  
 SHEET TITLE

EXTERIOR  
 ELEVATIONS

SHEET NUMBER

**A-2.1**

PROJECT NUMBER 1840

NOT FOR CONSTRUCTION



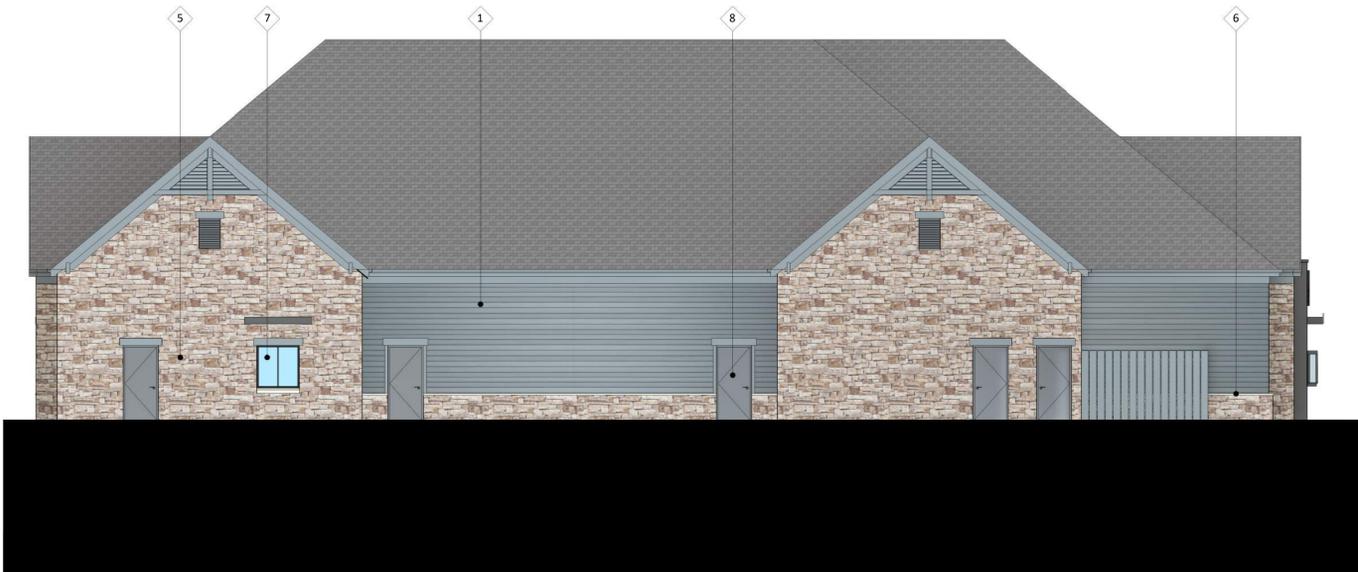
1  
A-2.2  
COLORED ELEVATION - SOUTH  
1/8" = 1'-0"



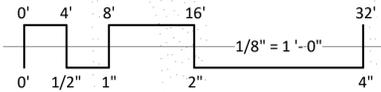
2  
A-2.2  
COLORED ELEVATION - WEST  
1/8" = 1'-0"



3  
A-2.2  
COLORED ELEVATION - EAST  
1/8" = 1'-0"



4  
A-2.2  
COLORED ELEVATION - NORTH  
1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
(1) COMPOSITE LAP SIDING - 6"	JAMES HARDIE	IRON GRAY
COMPOSITE TRIM	JAMES HARDIE	IRON GRAY
(2) COMPOSITE PANEL	JAMES HARDIE	ARCTIC WHITE
(3) COMPOSITE PANEL	JAMES HARDIE	WOODTONE - STONE GRAY
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(6) PRCAST SILL	ROCKCAST	WHEATSTONE
(7) ALUM. STOREFRONT		BLACK
(8) METAL DOORS/FRAMES	N/A	COLOR TO MATCH SIDING
SOFFITS & FASCIA	N/A	COLOR TO MATCH ADJ. TRIM
SHINGLE ROOF	N/A	COLOR TO MATCH CAMBRIDGE COURT

ISSUED

PROJECT TITLE  
 Proposed Pizza  
 Hut  
 Redevelopment

7440 Mineral Point  
 Road  
 Madison, WI  
 SHEET TITLE

EXTERIOR  
 ELEVATIONS  
 COLORED

SHEET NUMBER

A-2.2

PROJECT NUMBER 1840





 **Pizza Hut**

**SIGNAGE**

**SIGNAGE**

**SIGNAGE**



**SOUTH WEST CORNER**

**knothe | bruce**  
ARCHITECTS



Pizza Hut

SIGNAGE SIGNAGE

SIGNAGE

SIGNAGE SIGNAGE

SOUTH EAST CORNER





SOUTH EAST CORNER







# City of Madison Fire Department

314 W Dayton Street, Madison, WI 53703-2506  
 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: [fire@cityofmadison.com](mailto:fire@cityofmadison.com)

**Project Address:** 7440 Mineral Point Road

**Contact Name & Phone #:** Kevin Burow 608-836-3690

## FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <b>If non-sprinklered</b> , fire lanes extend to within 150-feet of all portions of the exterior wall? <b>If sprinklered</b> , fire lanes are within 250-feet of all portions of the exterior wall?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? a) Is the fire lane a minimum unobstructed width of at least 20-feet? b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? c) Is the minimum inside turning radius of the fire lane at least 28-feet? d) Is the grade of the fire lane not more than a slope of 8%? e) Is the fire lane posted as fire lane? (Provide detail of signage.) f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.)	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: a) Is the gate a minimum of 20-feet clear opening? b) Is an approved means of emergency operations installed, key vault, padlock or key switch?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? If yes, does the area for turning around fire apparatus comply with IFC D103?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights?	<input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? b) Is there at least 40' between a hydrant and the building? 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? d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? 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? <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input type="checkbox"/> No <input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A

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

This worksheet is based on **MGO 34.503** and **IFC 2015 Edition Chapter 5 and Appendix D**; please see the codes for further information.