FLOOR PLAN KEYNOTES Note Text 20' - 6" ACCESS DOOR FOR CRAWLSPACE ACCESS 6' - 0" 13' - 2 3/4" LINE OF MOP SINK; REF PLUMBING 3' - 0" 1' - 6" 7' - 5 3/4" 3' - 0" | 2' - 9" CANOPY STEP, CENTER ON DOOR ABOVE PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE 12 PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT SLIDING DOOR IS ADA AUTO/MANUAL EGRESS CAPABLE ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF LECTRICAL STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL DOWNSPOUT SCUPPER TO GRADE; REF CIVIL SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES COOLER AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP. DOWNSPOUT OUTLET - STORMWATER CONNECTION; REF CIVIL 8' - 9 1/2" 11' - 8 1/2" SCREEN WALLS TO SIMILATE BUILDING ESTERIOR WALLS **STAIRWELL** ACCESS HALL 106 103 - LINE OF CANOPY **TOILET** 102 7' - 5" SF3 SF2 LINE OF CANOPY ABOVE __4' - 0"___ LINE OF STRUCTURE ABOVE CANOPIES ABOVE ZONING AREAS COMPARISON SERVICE AREA LEVEL 1 1427.6 SF LEVEL 2 1110.9 SF (100.0%) (77.8%) 101 961.4 SF MAIN LEVEL SF1 15' - 6" 3' - 6" 3' - 0" 1' - 2 3/8" 32' - 2 3/8" LINE OF CANOPY ABOVE 52' - 8 3/8" MAIN LEVEL PLAN PLAN NORTH 1/A2.0

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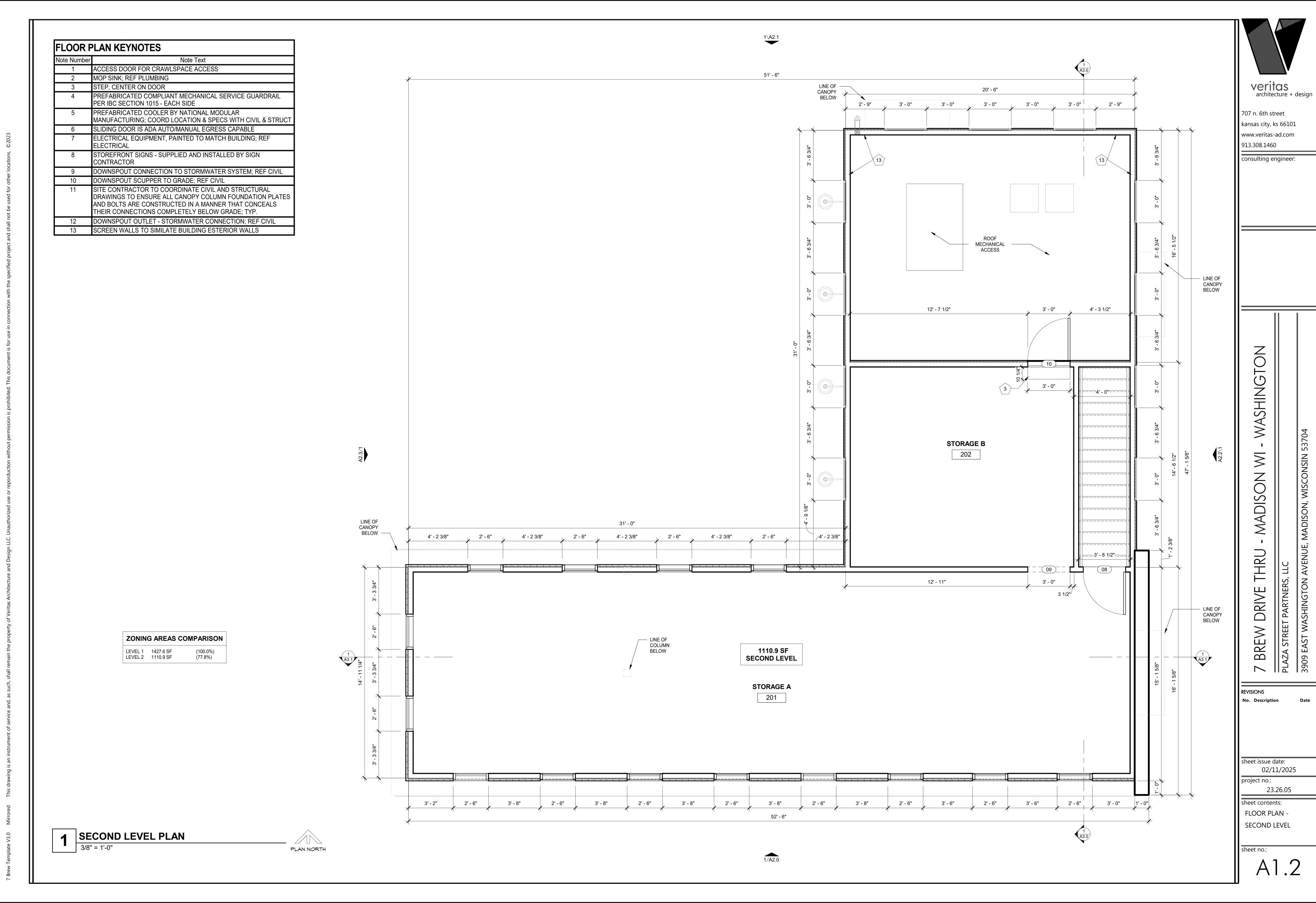
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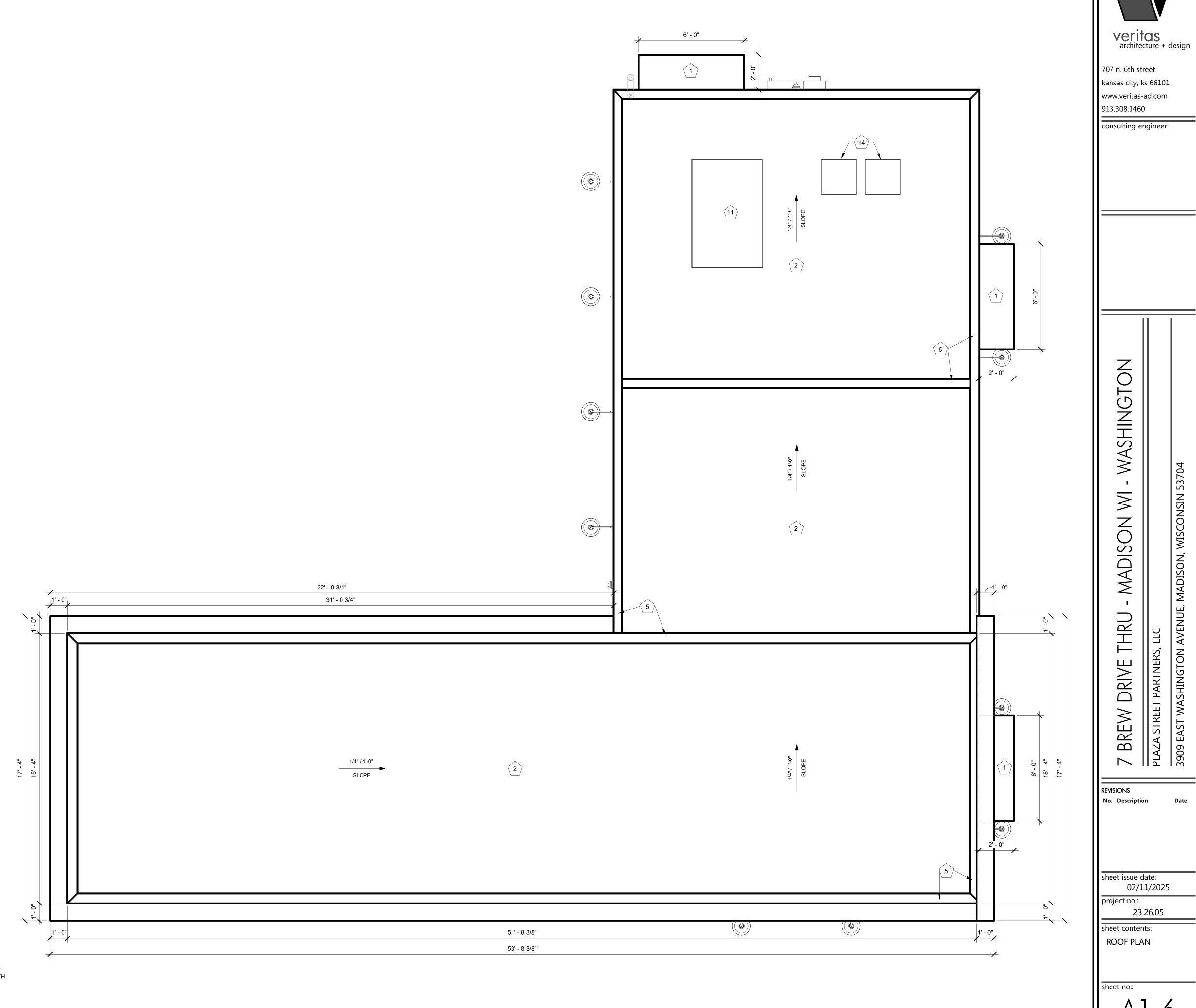
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sheet issue date: 02/11/2025

23.26.05

FLOOR PLAN - MAIN LEVEL



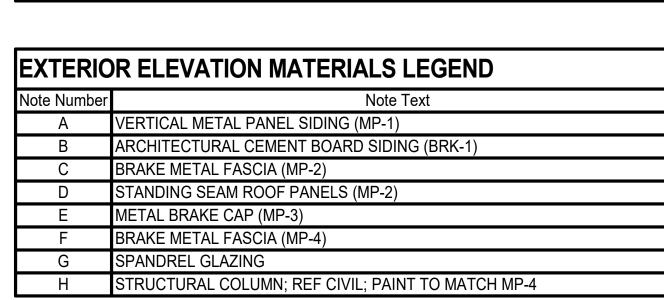


ROOF PLAN

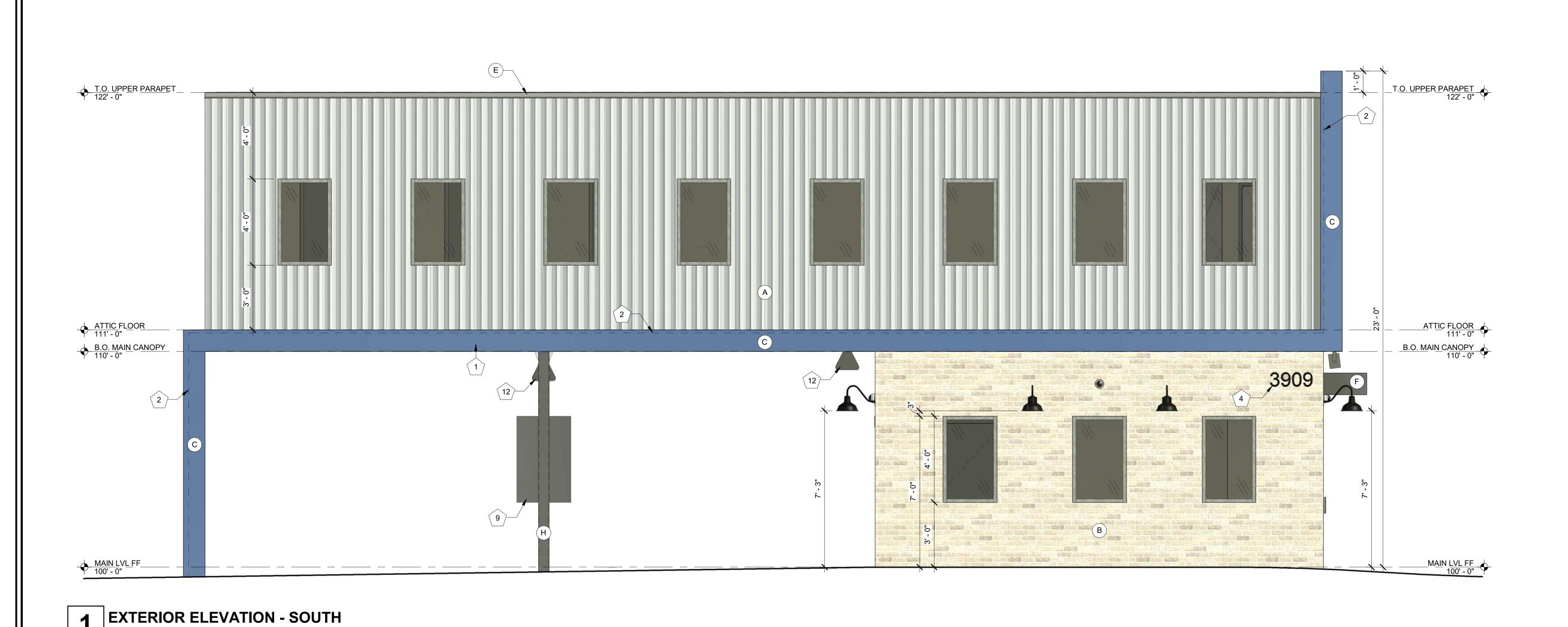


02/11/2025

Note Text



EXTERIOR ELEVATION KEYNOTES



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EXTERIOR ELEVATIONS

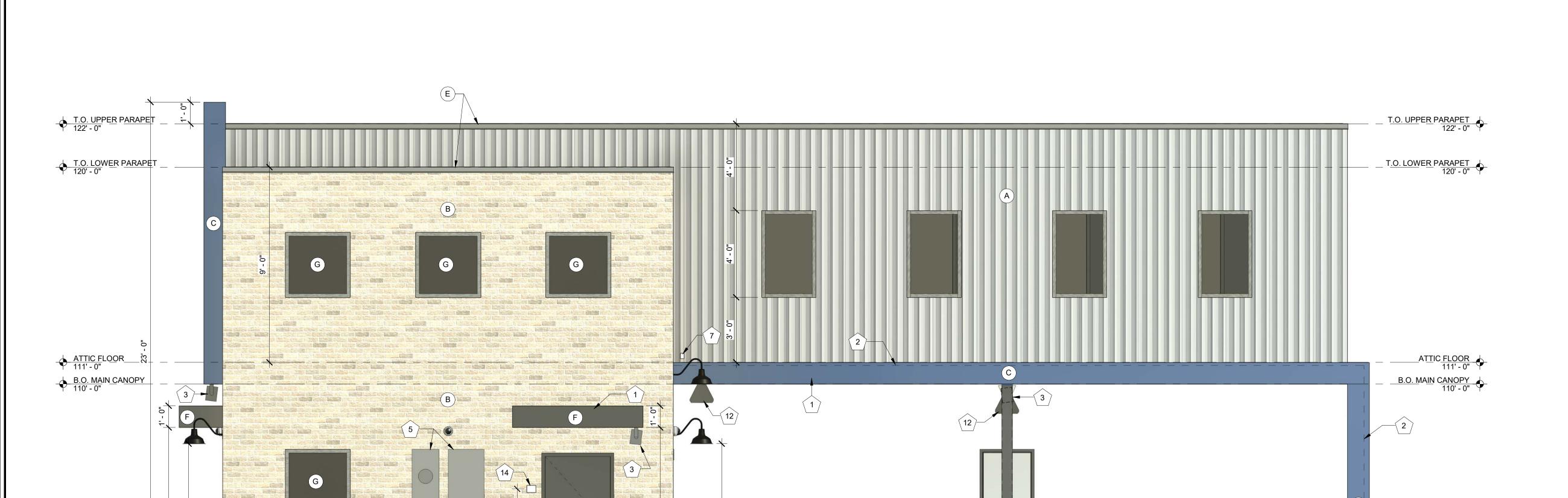
1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

36" COOLER DOOR

KNOX BOX

14

EXTERIOR ELEVATION MATERIALS LEGEND					
Note Number	Note Text				
Α	VERTICAL METAL PANEL SIDING (MP-1)				
В	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)				
С	BRAKE METAL FASCIA (MP-2)				
D	STANDING SEAM ROOF PANELS (MP-2)				
E	METAL BRAKE CAP (MP-3)				
F	BRAKE METAL FASCIA (MP-4)				
G	SPANDREL GLAZING				
Н	STRUCTURAL COLUMN; REF CIVIL; PAINT TO MATCH MP-4				



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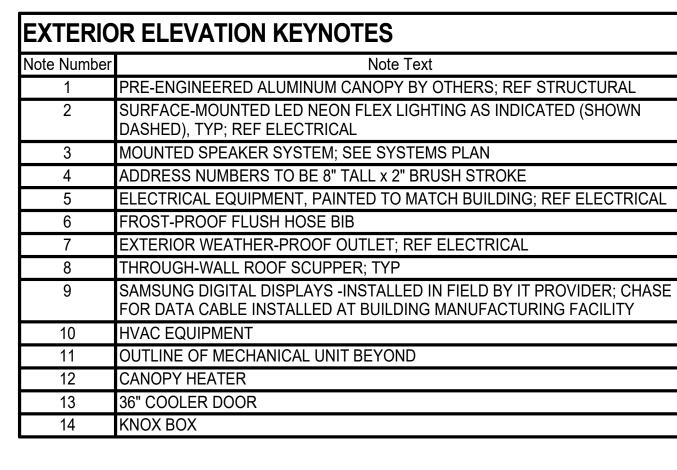
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EXTERIOR ELEVATIONS



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G	SPANDREL GLAZING
Н	STRUCTURAL COLUMN; REF CIVIL; PAINT TO MATCH MP-4

LEVEL 1 PRIMARY FACADE GLAZING

AREA REQUIREMENT (40% REQUIRED)
472.7 SF OVERALL LEVEL 1 FACADE
179.5 SF GLAZED AREA
(100.0%)
(40.0%)

40.14 FT GLAZED LENGTH



S

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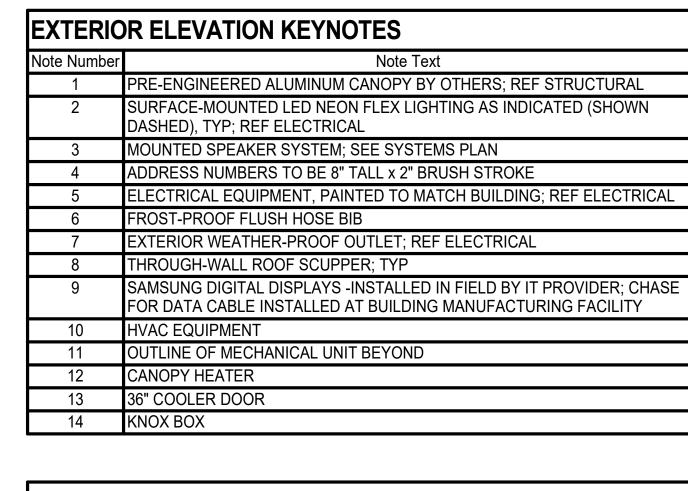
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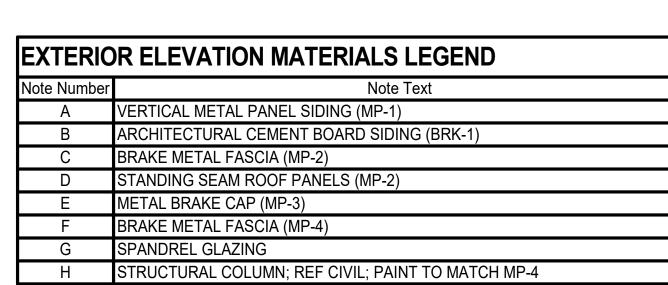
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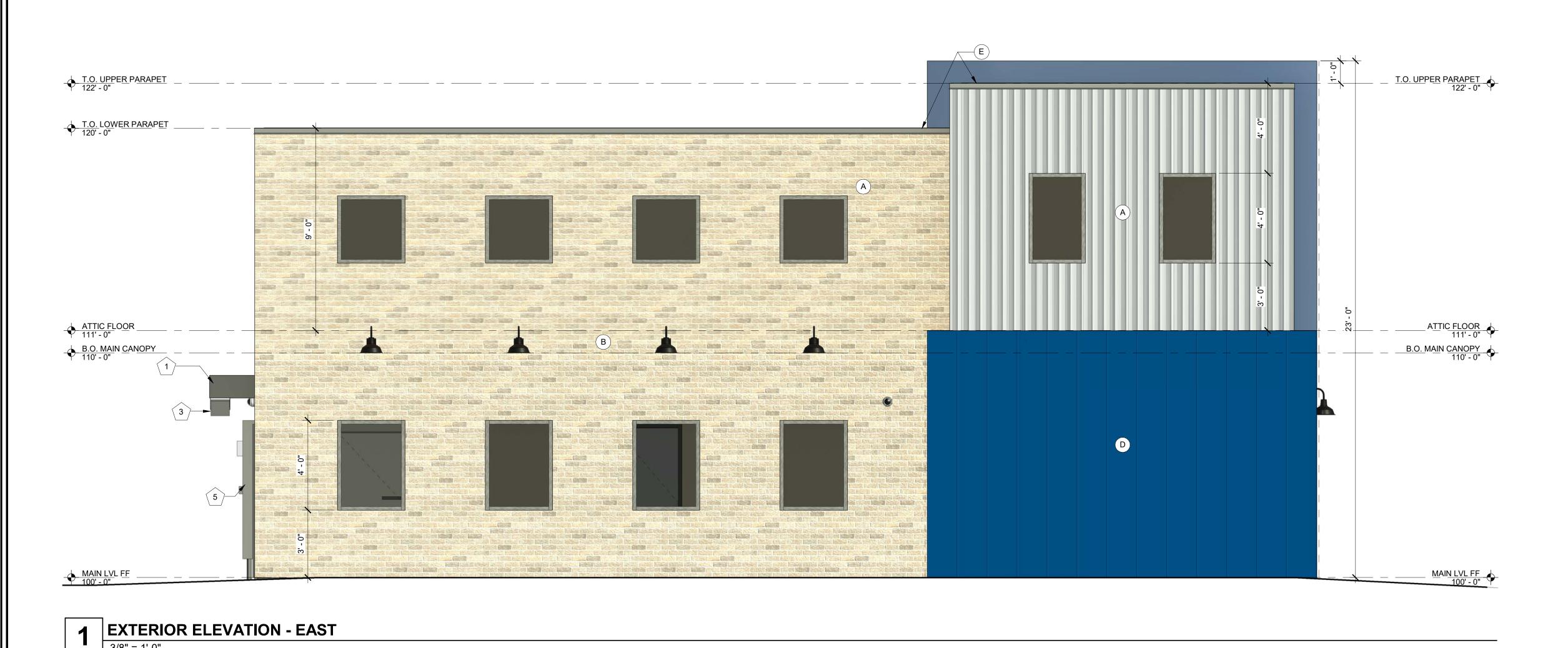
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sheet issue date: 02/11/2025

EXTERIOR ELEVATIONS



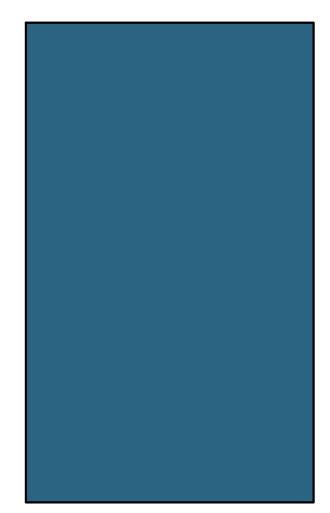






VERTICAL METAL PANEL MP-1

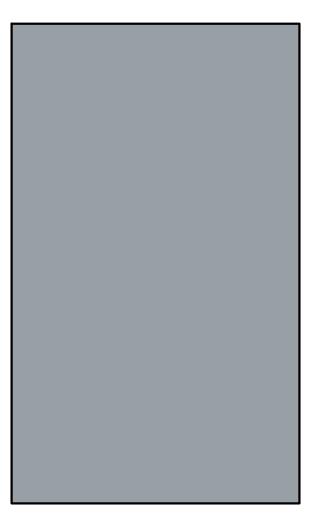
BRAND: BERRIDGE COLOR: ZINC GREY FINISH: BR-12



BLUE METAL PANEL MP-2

BRAND: BERRIDGE COLOR: ROYAL BLUE

FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3

BRAND: BERRIDGE COLOR: ZINC GREY

FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



BLACK METAL PANEL MP-4

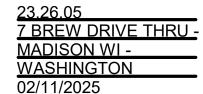
BRAND: BERRIDGE COLOR: MATTE BLACK

FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .236



FIBER CEMENT PANEL SIDING - BRK-2

BRAND: NICHIHA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



MATERIAL COLOR BOARD







23.26.05 7 BREW DRIVE THRU -MADISON WI -WASHINGTON 02/11/2025

RENDERINGS







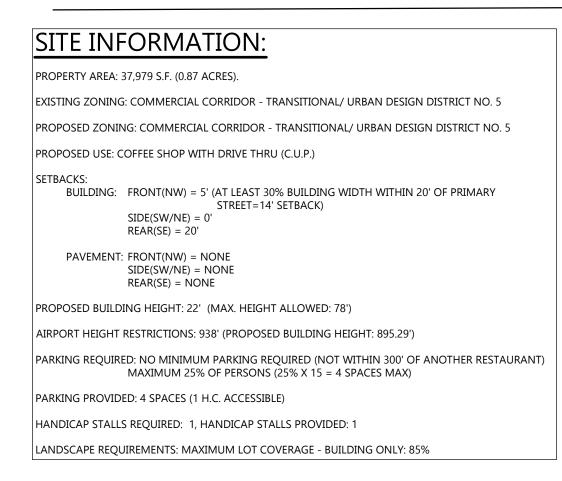
23.26.05 7 BREW DRIVE THRU -MADISON WI -WASHINGTON 02/11/2025

RENDERINGS

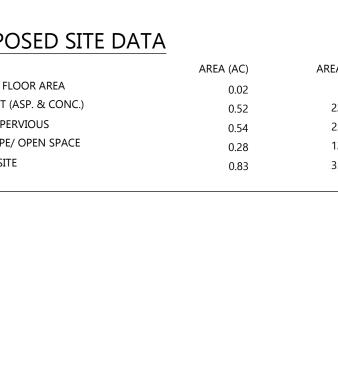
PROPOSED COFFEE SHOP FOR: 7-BREW MADISON

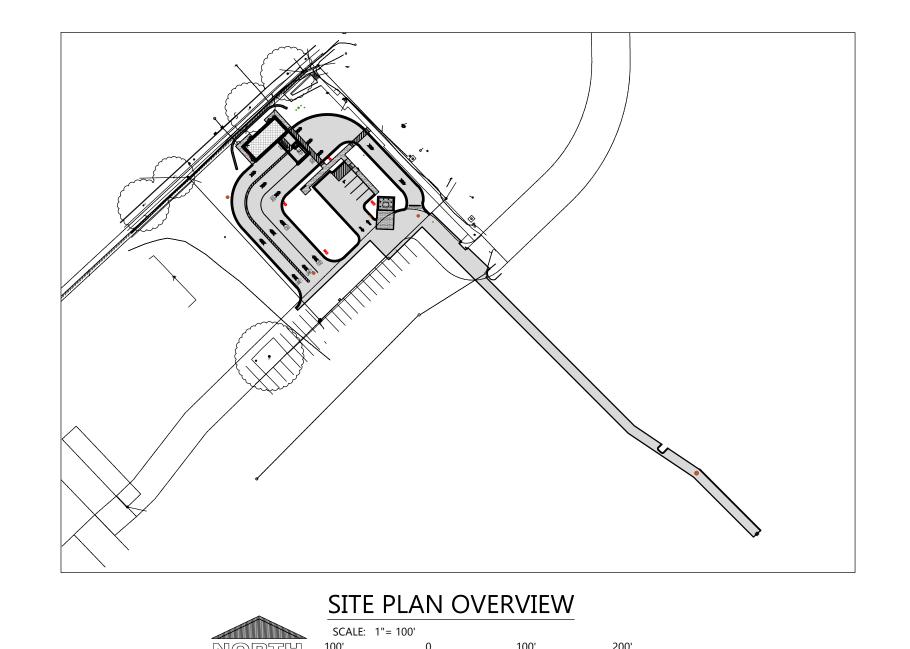
MADISON, WI

PROJECT INFORMATION



EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.72	31,399	87.3%
TOTAL IMPERVIOUS	0.72	31,399	87.3%
LANDSCAPE/ OPEN SPACE	0.11	4,580	12.7%
PROJECT SITE	0.83	35,979	100.0%
PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.02	1,045	2.9%
PAVEMENT (ASP. & CONC.)	0.52	22,647	62.9%
TOTAL IMPERVIOUS	0.54	23,692	65.8%
LANDSCAPE/ OPEN SPACE	0.28	12,287	34.2%
PROJECT SITE	0.83	35,979	100.0%





CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE TELEFAX (414) 259-0947 TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289 WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN

PROJECT CONTACTS

Plaza Street Partners 3400 College Blvd, Suite 200 Leawood, KS 66211 Phone: (913) 299-5737 Email: kcondie@plazastreetpartners.com

Eric Drazkowski, P.E. Phone: (920)322-1678 E-mail: eric.drazkowski@excelengineer.com

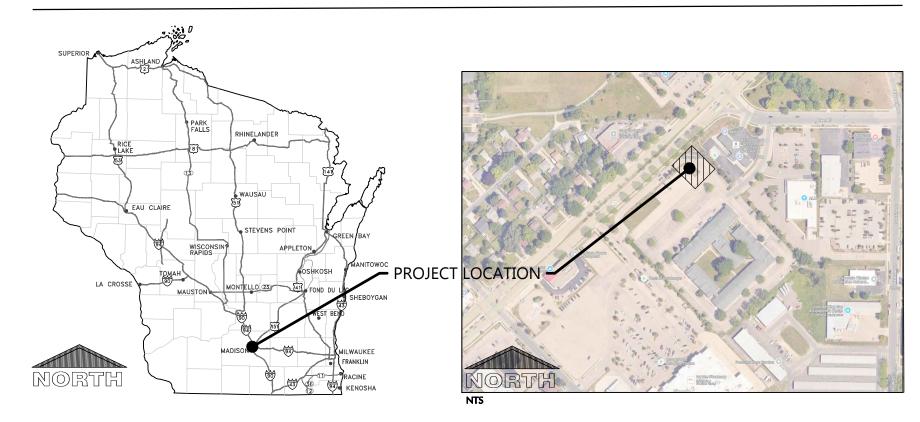
Heather Stouder Phone: (608) 266-4635 E-mail: hstouder@cityofmadison.com

Phone: (608) 266-4099 E-mail: jwolfe@cityofmadison.com

CITY FIRE CHIEF Chris Carbon Phone: (608) 266-4420 E-mail: fire@cityofmadison.com

Phone: (608) 266-4551

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

PERMISSION TO COMPLETE WORK OFFSITE.

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

SURVEY NOTE

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

SHEET INDEX

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

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1A	SITE PLAN
C1.1B	STRIPING PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

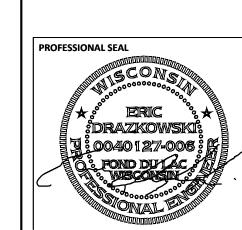
EXCEL LEGEND

IDENTIFICATION OPOSED SPOT ELEVATIONS (FLOW LINE OF CURB ILESS OTHERWISE SPECIFIED) ISTING GRADE SPOT ELEVATIONS OPOSED SPOT ELEVATIONS (REFERENCE R-WALL	SYM. 000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLIN OF CURB)
ILESS OTHERWISE SPECIFIED) ISTING GRADE SPOT ELEVATIONS OPOSED SPOT ELEVATIONS (REFERENCE R-WALL		· · · · · · · · · · · · · · · · · · ·
ILESS OTHERWISE SPECIFIED) ISTING GRADE SPOT ELEVATIONS OPOSED SPOT ELEVATIONS (REFERENCE R-WALL		· · · · · · · · · · · · · · · · · · ·
OPOSED SPOT ELEVATIONS (REFERENCE R-WALL		- /
TAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL -FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
BOLS		
OPOSED DRAINAGE FLOW	co	PROPOSED CLEANOUT
OPOSED WATER VALVE IN BOX	DS	PROPOSED DOWNSPOUT TO RISER
OPOSED WELL	>5	PROPOSED APRON END SECTION
OPOSED LIGHT POLE		SOIL BORING
OPOSED STORM CATCH BASIN - ST CB	Ę	CENTER LINE
OPOSED STORM FIELD INLET - ST FI	Ě	PROPOSED HANDICAP PARKING STALL
OPOSED STORM CURB INLET - ST CI		PROPOSED SIGN
<u>S</u>		
OPOSED PROPERTY LINE		INTERIOR PROPERTY LINE
OPOSED STORM SEWER AND MANHOLE - ST MH		RAILROAD TRACKS
OPOSED SANITARY SEWER AND MANHOLE - SAN MH	800	EXISTING GROUND CONTOUR
OPOSED WATER LINE AND HYDRANT	800	PROPOSED GROUND CONTOUR
OPOSED CURB AND GUTTER	POL	PROPOSED POLISH SEWER AND MANHOLE
ADING/SEEDING LIMITS	—— Р — ®	PROPOSED PROCESS SEWER AND MANHOLE
GHT-OF-WAY LINE	CLW	PROPOSED CLEAR WATER LINE
OPOSED UNDERGROUND TELEPHONE CABLE	G	PROPOSED UNDERGROUND GAS LINE
OPOSED GUARD RAIL	— Е —	PROPOSED UNDERGROUND ELECTRIC CABLE
OPOSED UNDERGROUND FIBER OPTIC LINE		
	OPOSED WATER VALVE IN BOX OPOSED WELL OPOSED LIGHT POLE OPOSED STORM CATCH BASIN - ST CB OPOSED STORM FIELD INLET - ST FI OPOSED STORM CURB INLET - ST CI OPOSED PROPERTY LINE OPOSED STORM SEWER AND MANHOLE - ST MH OPOSED SANITARY SEWER AND MANHOLE - SAN MH OPOSED WATER LINE AND HYDRANT OPOSED CURB AND GUTTER ADING/SEEDING LIMITS SHT-OF-WAY LINE OPOSED UNDERGROUND TELEPHONE CABLE	OPOSED WATER VALVE IN BOX OPOSED WELL OPOSED LIGHT POLE OPOSED STORM CATCH BASIN - ST CB OPOSED STORM FIELD INLET - ST FI OPOSED STORM CURB INLET - ST CI OPOSED STORM SEWER AND MANHOLE - ST MH OPOSED STORM SEWER AND MANHOLE - SAN MH OPOSED SANITARY SEWER AND MANHOLE - SAN MH OPOSED WATER LINE AND HYDRANT OPOSED CURB AND GUTTER ADING/SEEDING LIMITS OPOSED UNDERGROUND TELEPHONE CABLE OPOSED UNDERGROUND TELEPHONE CABLE OPOSED UNDERGROUND TELEPHONE CABLE

SURVEY LEGEND

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

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



PRELIMINARY DATES
DEC. 6, 2024
DEC. 13, 2024
FEB. 12, 2025

JOB NUMBER 240275600

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

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

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REOUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST, FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
- 1. UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO
- 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95
- 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT. 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL

TO NOT LESS THAN 95 PERCENT.

PHASE

. CONSTRUCTION

3. POST CONSTRUCTION

ACTION

ACTION

ACTION

PRE-CONSTRUCTION

- 6. UNDER LAWN OR UNPAVED AREAS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY GILES ENGINEERING ASSOCIATES, INC.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

TYPE OF ACTION

SITE DEMOLITION AS REQUIRED.

CONSTRUCT BUILDING.

DIG AND POUR ALL BUILDING FOOTINGS.

PAVE DRIVEWAYS AND PARKING AREAS.

PLACE ALL SILT FENCE AND INLET PROTECTION.

CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.

CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.

BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.

PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.

B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY

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

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

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

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

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

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

32 20 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
- 1. <u>SIDEWALK CONCRETE</u> 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE
- INDICATED ON THE PLANS. 2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE. a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE
- UPPER 1/3 TO ½ OF THE SLAB: 1) TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1) CONTRACTION SAWCUT JOINT CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
- 2) TYPICAL POUR CONTROL JOINT POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
- 1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
- 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
- 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK 4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER. 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC.
- CALCIUM CHLORIDE SHALL NOT BE USED. 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10

BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE

BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER

J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF

- TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT
- FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL

COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL

M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH ON SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

B. <u>SEEDED LAWNS:</u>

- 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1.000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
- 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
- 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
- C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING

- 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER . LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

Water Lateral

Sanitary Sewer

Storm Sewer

Storm Sewer

TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE

AWWA C901/C906

D3034, ASTM F891

D3034, ASTM F891

ASTM D1785, ASTM D2665, ASTM

ASTM D1785, ASTM D2665, ASTM

AASHTO M252, TYPE S (4 IN - 10

AASHTO M294, TYPE S (12 IN - 60 M294

C901/906 PE

SDR 35 PVC

SDR 35 PVC

- E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER
- G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND

ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

- H. ORGANIC MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
- I. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. INSULATION SHALL BE PROVIDED PER STATE PLUMBING CODES AS NECESSARY BASED ON PROPOSED DEPTH PER PLANS.
- C. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY & STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- D. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED
- E. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS. F. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF

DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE

- UTILITY DESIGN PLANS AND STATE REQUIREMENTS. G. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION, ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY
- FLOOR ELEVATION. H. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN

CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY

THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED

- TERMINATION BOX PER LOCAL/STATE REQUIREMENTS. I. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- J. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

ASTM D2609, ASTM D2683,

ASTM F2648, ASTM F2306,

AASHTO M252, or AASHTO

ASTM F1336

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PROJECT INFORMATION

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PROFESSIONAL SEAL

PRELIMINARY DATES DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025

JOB NUMBER 240275600

SHEET NUMBER

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

- 32.10.00 (A) AGGREGATE BASE & ASPHALT PAVEMENT
- AGGREGATE BASE
- 32.20.00-CONCRETE AND AGGREGATE BASE DESIGN MIX
- AGGREGATE BASE COMPRESSION TEST RESULTS
- 33.10.00 SITE UTILITIES
- STORM MANHOLES
- GREASE INTERCEPTOR SHOP DRAWINGS
- WATER PIPING MATERIALS WATER FITTINGS & APPURTENANCES
- STORMWATER TREATMENT SHOP DRAWINGS
- SITE LIGHTING

SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS. **CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.**

CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.

). TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.

CONSTRUCTION SEQUENCE

CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.

STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL

STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.

CONSTRUCT ANY REMAINING STORMWATER TREATMENT & CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.

TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.

CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.

CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.

- HOT MIX ASPHALT SPECIFICATIONS

- SANITARY PIPING MATERIALS
- STORM PIPING MATERIALS
- MISCELLANEOUS ITEMS

Joint Code

Heat fusion: ASTM D2657

Push On: ASTM D3212 for

Push On: ASTM D3212 for

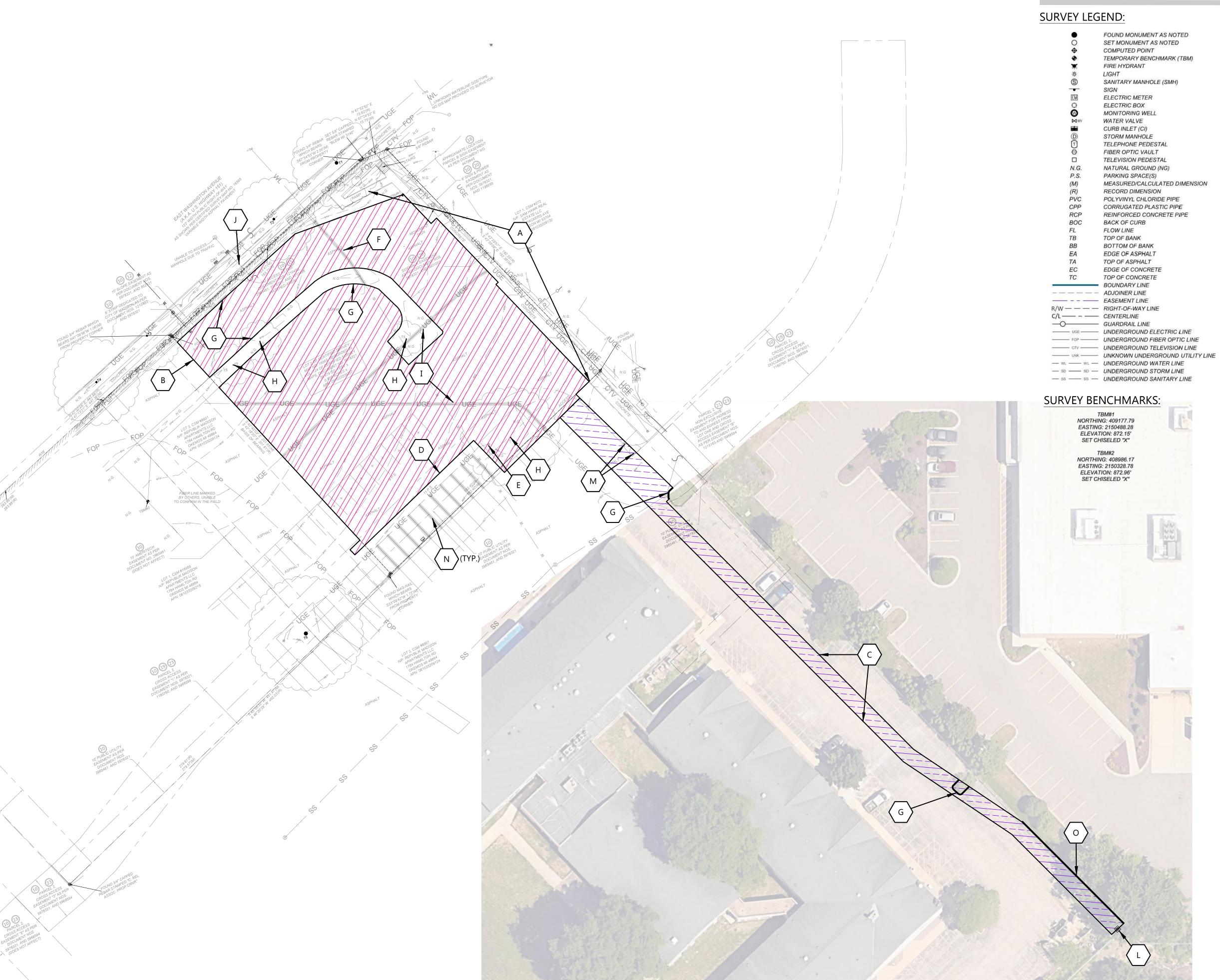
Elastomeric Gasket: ASTM F477

Elastomeric Seal: ASTM F477

AASHTO M252, or AASHTO

M294 Elastomeric Seal: ASTM

Joint: ASTM F2648, ASTM F2306,



ENGINEERING DEPARTMENTS.

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

MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER

LEGEND:

REMOVE ONSITE FEATURES

THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF

RECOMMENDATIONS/PLAN OF TRAFFIC ENGINEERING AND CITY

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

SURVEY NOTE:

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

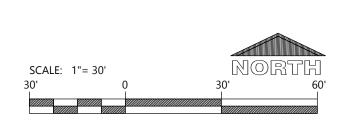
SURVEY NOTES:

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF

REMOVE CURB (IF NECESSARY)

- UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

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



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PROJECT INFORMATION

COFFEE SHOP FOR:

N MADISON

PROFESSIONAL SEAL

DEC. 6, 2024
DEC. 13, 2024
FEB. 12, 2025

ов NUMBER 240275600

C1.0

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

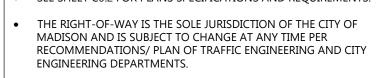
LEGEND:	
НАТСН	PAVEMENT SECTION
	STANDARD ASPHALT
	HEAVY DUTY ASPHALT
	REPLACE TO MATCH EXISTING
	SIDEWALK CONCRETE
	DUMPSTER PAD / APRON CONCRETE
	INVERTED CURB & GUTTER

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

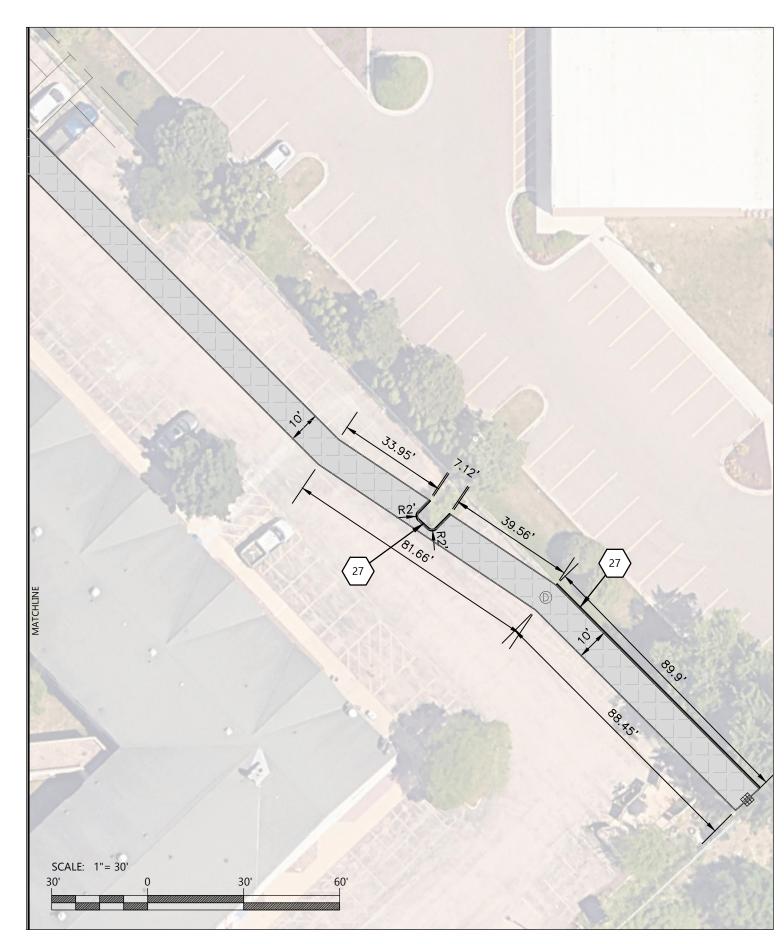
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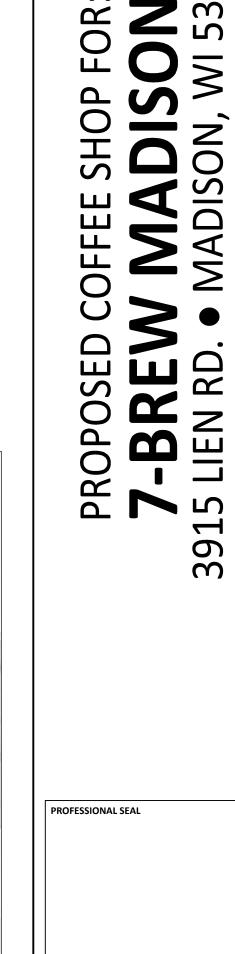
ENERAL NOTES:
SEE SHEET CO.2 FOR PLANS SPECIFICATIONS A

AND REQUIREMENTS.



$\langle 1 \rangle$	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
$\left\langle 2\right\rangle$	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	REMOVED AND RELOCATED SIGNS
6	ADA CURB RAMP (SEE DETAIL)
$\overline{\left\langle 7\right\rangle }$	ADA SIDEWALK RAMP (SEE DETAIL)
8	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (SEE DETAIL)
(10)	CURB CUT (SEE DETAIL)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
(13)	HANDICAP STALL & STRIPING PER STATE CODES
(16)	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (SEE DETAIL)
20	BIKE RACK (SEE DETAIL) (TYPE & COLOR BY OWNER)
21	DETECTABLE WARNING PLATE PER STATE CODE
23	PAINT STRIPING (TYP). SEE SHEET C1.1B FOR DETAILS.
24	WARMING HUT (SEE ARCH PLANS FOR DETAILS)
25	MODULAR BLOCK RETAINING WALL TO MATCH BUILDING MATERIAL COLOR AN TEXTURE (SEE DETAIL) (100' IN LENGTH) - FINAL DESIGN BY SUPPLIER
27	6" CURB HEAD TO MATCH EXISTING





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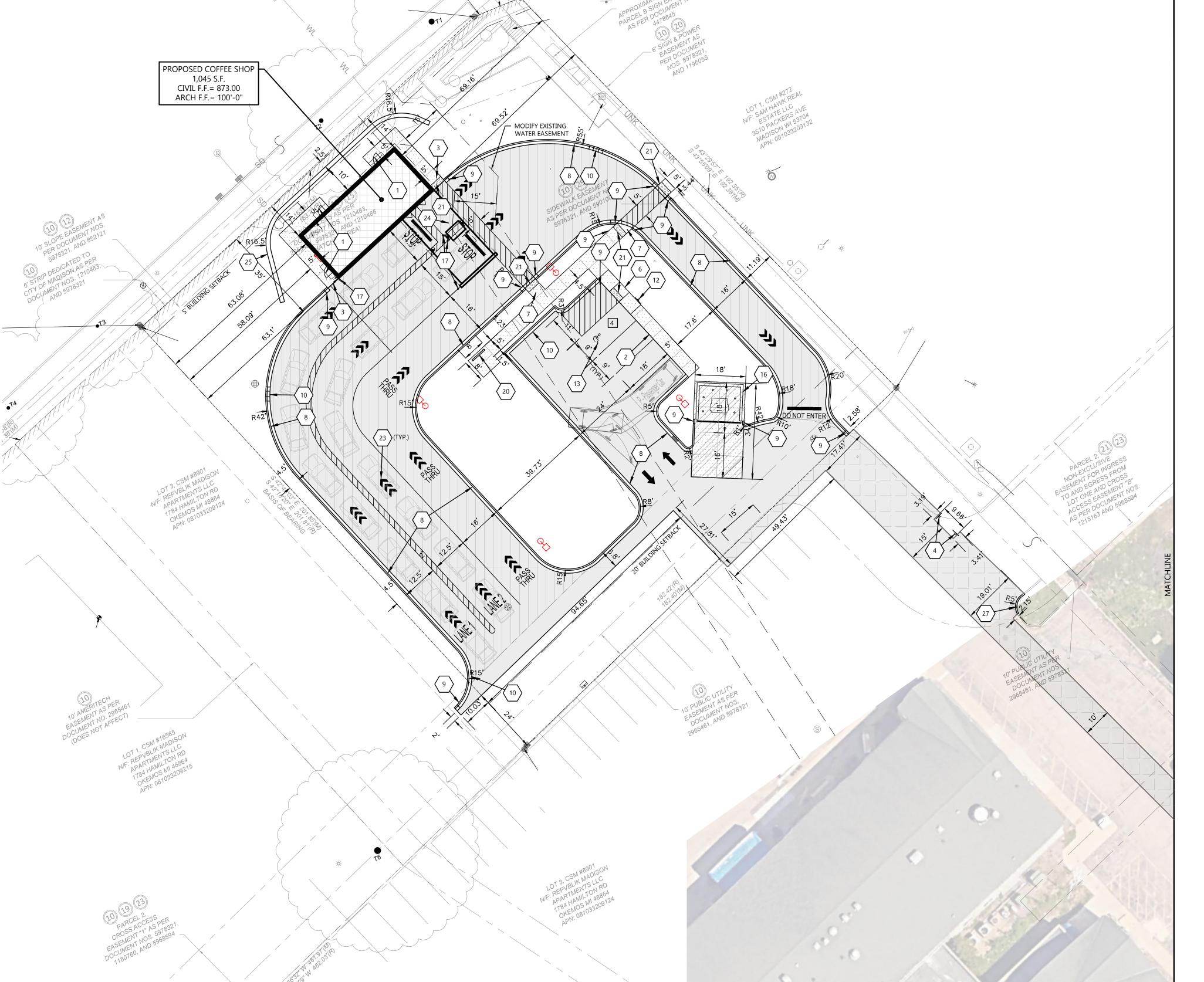
PROJECT INFORMATION

PRELIMINARY DATES OCT. 14, 2024 DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025

JOB NUMBER 240275600

CIVIL SITE PLAN

SHEET NUMBER



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



PROJECT INFORMATION

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PROPOSED COFFEE S

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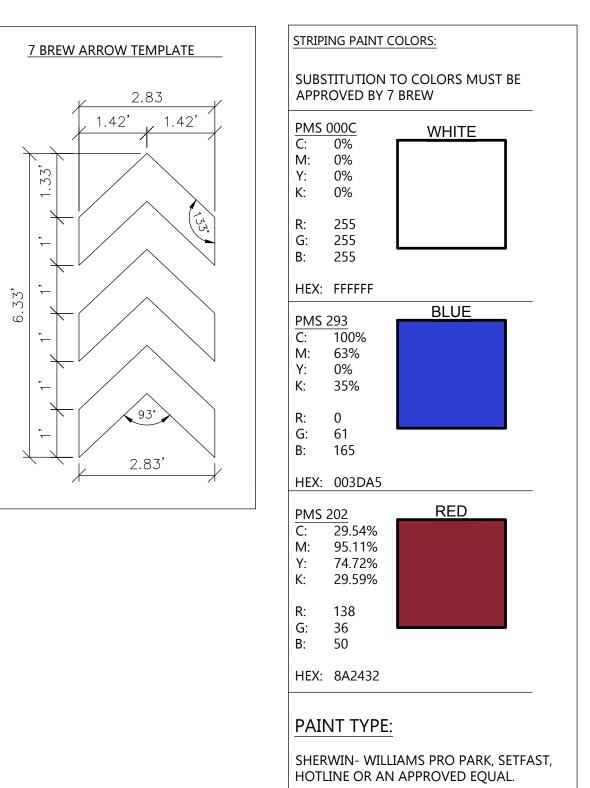
PROFESSIONAL SEAL

DEC. 6, 2024
DEC. 13, 2024
FEB. 12, 2025

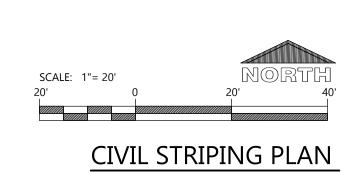
JOB NUMBER 240275600

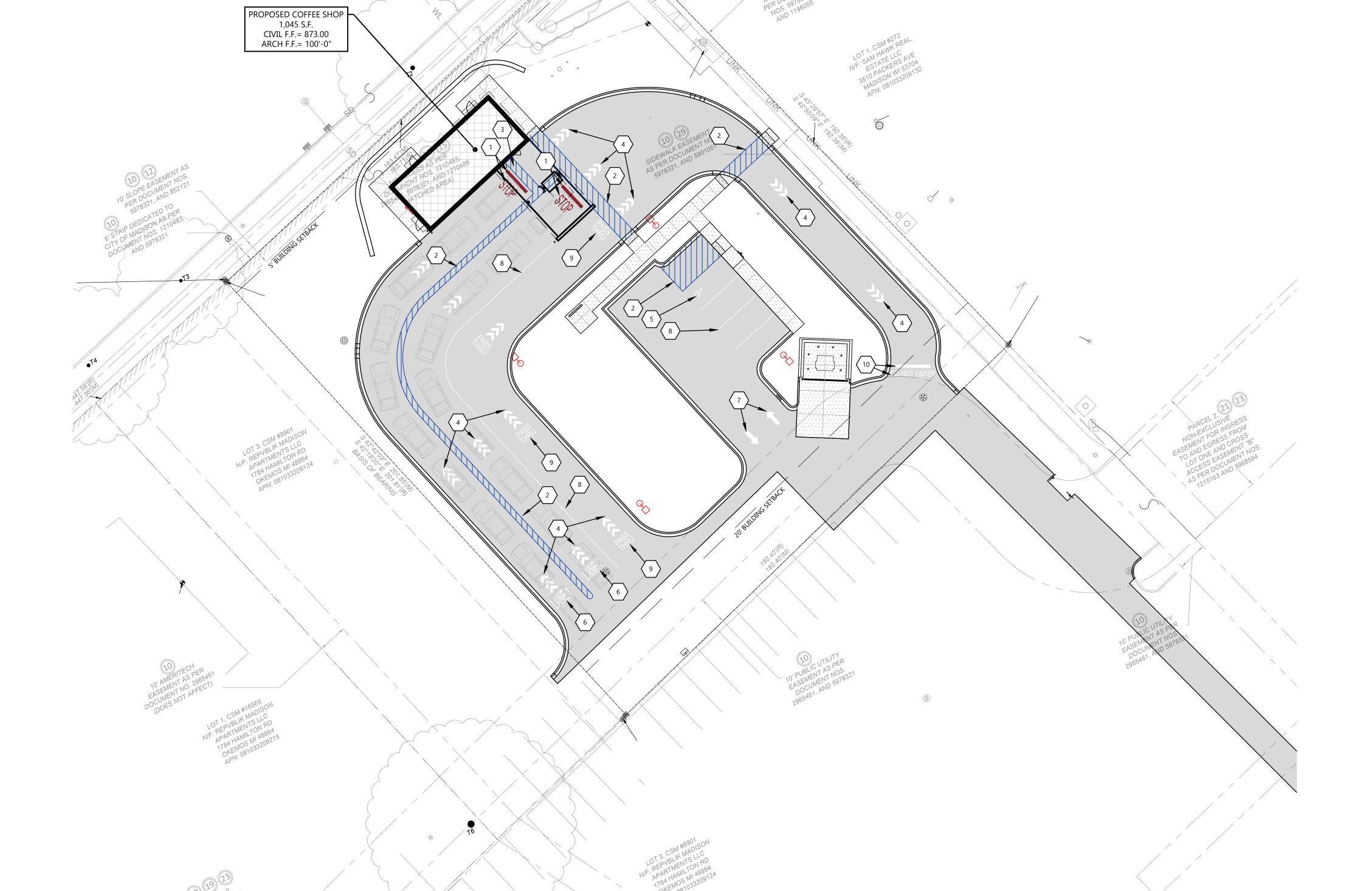
SHEET NUMBER

C1.1B



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





COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
COMMISSIVITY (WIL	DO 17 WILCONE TWANTE	JIZL	20/11/11
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

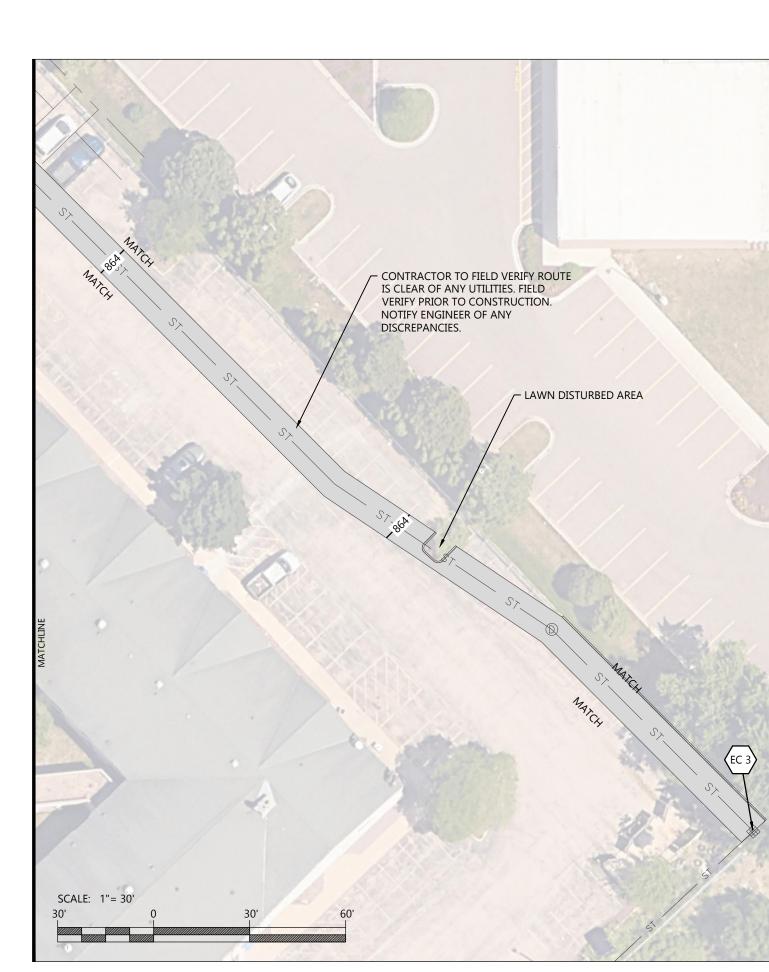
EXISTING R.O.W. TREES			
COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	24" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	18" DIA	1
HONEYLOCUST	GLEDITISIA TRIANCANTHOS SPP.	14" DIA	1
ELM	ULMUS	13" DIA	1

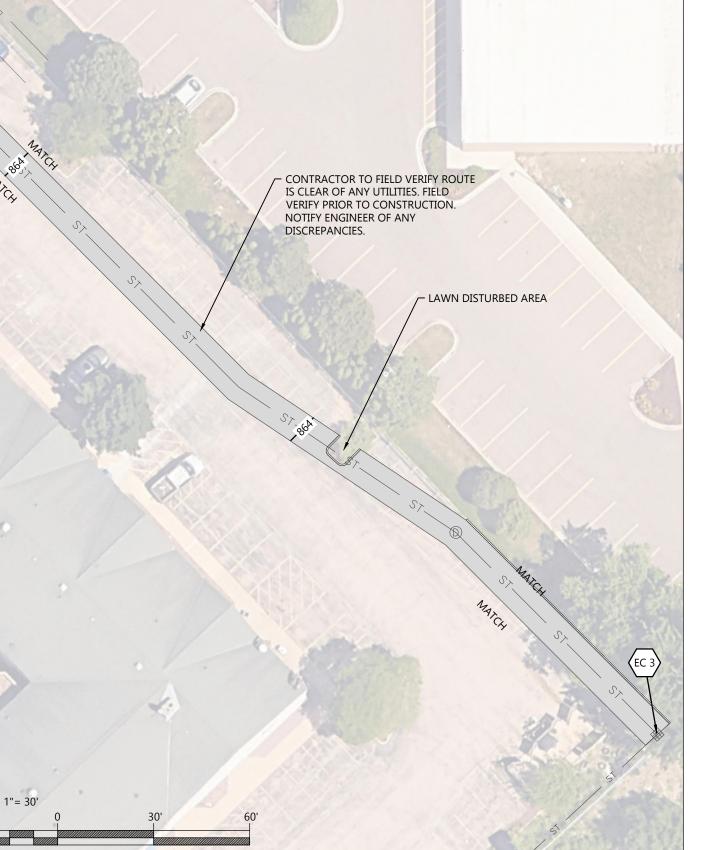
TING R.O.W. TREES			
TANICAL NAME	SIZE	QUANTITY	
ITISIA TRIANCANTHOS SPP.	24" DIA	1	
ITISIA TRIANCANTHOS SPP.	18" DIA	1	
ITISIA TRIANCANTHOS SPP.	14" DIA	1	

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

_	THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF
•	THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF
	MADISON AND IS SUBJECT TO CHANGE AT ANY TIME PER
	RECOMMENDATIONS/ PLAN OF TRAFFIC ENGINEERING AND CITY
	ENGINEERING DEPARTMENTS.

KEYNOTE	<u>S</u>
EC 1	SILT FENCE
EC 2	STABILIZED CONSTRUCTION ENTRANCE
EC 3	INLET PROTECTION
EC 4	SEDIMENT LOG





	NOT FOR CON
JOB NUMBER	

PRELIMINARY DATES

DEC. 6, 2024 FEB. 12, 2025

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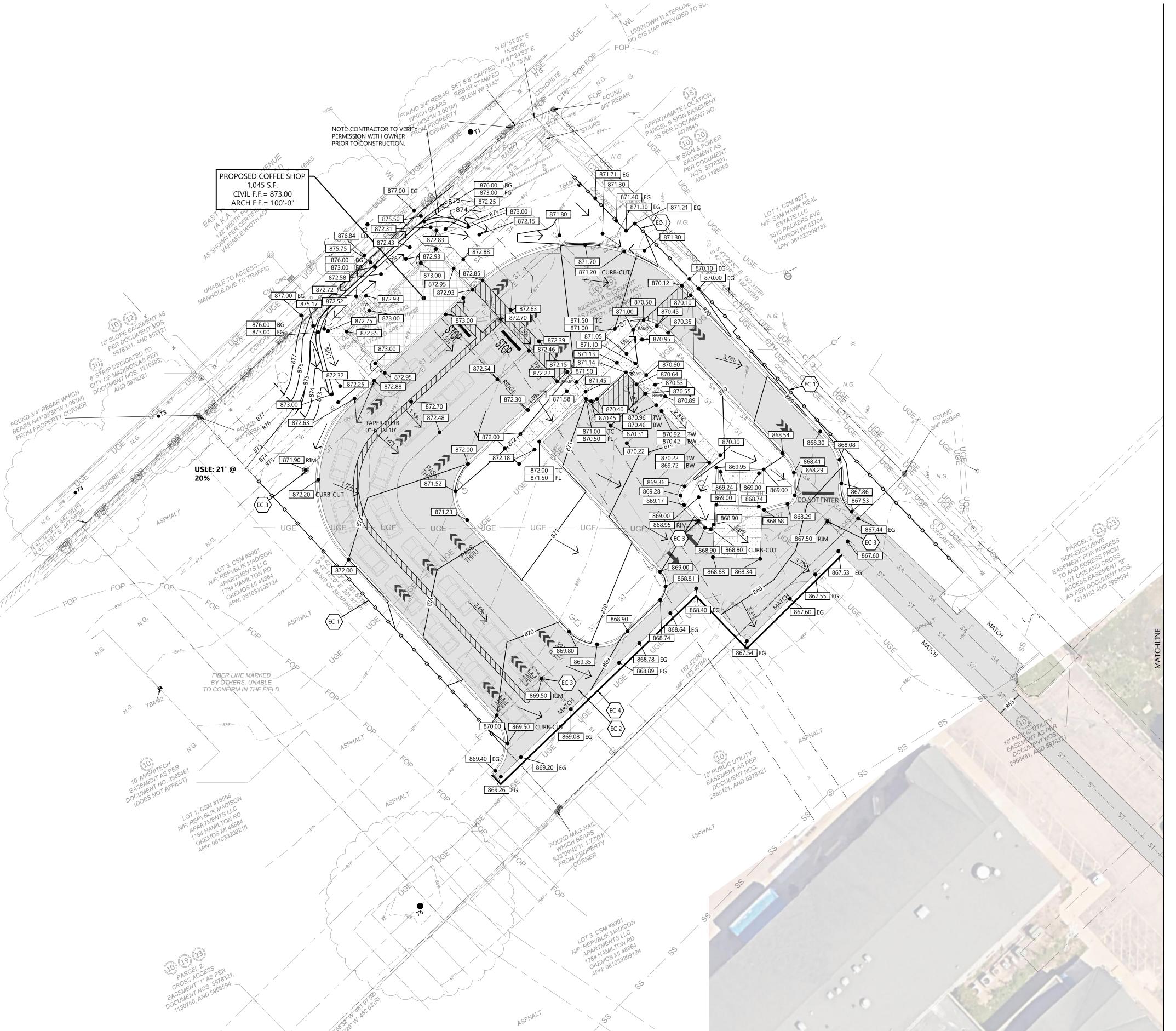
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PROJECT INFORMATION

240275600 SHEET NUMBER

CIVIL GRADING AND EROSION CONTROL PLAN



	HONEYLOCUST GL	LEDITISIA TRIANCANTHOS SPP. 24" DIA LEDITISIA TRIANCANTHOS SPP. 18" DIA LEDITISIA TRIANCANTHOS SPP. 14" DIA
	ELM UL	LMUS 13" DIA
LIEN ROAD 66' WIDTH PUBLIC RIGHT-OF-WAY AS SHOWN PER DOCUMENT NO. 1210483		
PROPOSED GB-75 GREASE INTERCEPTOR PROPOSED GB-75 GREASE INTERCEPTOR PROPOSED GB-75 GREASE INTERCEPTOR OGIS MAP PROVIDED TO SURVEYOUT TO SURVEY OUT TO S		
RIM=872.20 IE SW=867.43 IE NE=867.18 PE POUTE 54' OF WATER —— WYE CONNECTION WYE CONNECTION		
SERVICE. SERVICE TO REMAIN ACTIVE. SANITARY PIPE 1 SERVICE. SERVICE TO REMAIN ACTIVE. CONTRACTOR TO COORDINATE CONNECTION WITH OWNER AND UTILITY COMPANY.		
PROPOSED COFFEE SHOP 1,045 S.F. SANITARY PIPE 3		
ARCH F.F. = 873.00 ARCH F.F. = 100'-0" 102' OF 4" WRAPPED PERF LINIDER DRAIN IE=867.10 102' OF 4" WRAPPED OF A WRAPPED OF		
@1% - DAYLIGHT 1" WATER LINE PLACED PER PLANS — BY D'ONOFRIO KOTTKE PLOY ASSOCIATES INC. (PROJECT NO.) W/ (2) 45° BENDS		
24-05-152) DATED NOVEMBER 18, 2024. SANITARY PIPE 4 257' OF 4" PVC @ 2.5%		
FER PLANS BY D'ONOFRIO KOTTKE AND ASSOCIATES, INC. (PROJECT NO. 24-05-152) DATED NOVEMBER 18, 2024. LEAD OF 6" PVC @ (DSPS= 1,504 GPM)		
1.5% IE=866.95 POPULOR FILTER STRUCTURE W/ GRATED LID (6 FILTERS)		
IE=866.95 DS TO RISER W/ 10' LEAD OF 6" PVC @ 1.5% TO SUMP PUMP W/ 9' OF		
CONTRACTOR TO CONNECT TO WATER LATERAL. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY SIZE, DEPTH, AND LOCATION. IE=867.97 2" PVC @ 20% DS TO RISER W/ 9' LEAD OF 6" PVC @ 1.5% IE=867.23		
71' OF 1" WATER SERVICE — W / (2) 45° BENDS. STORM FIT (3' DIA.) STORM FIT (3' DIA.) STRUCTURE		
STORM PIPE C 45' OF 10" PVC @ 2.8% (DSPS= 1,406 GPM)		
CAUTION - APPROXIMATE ROUTE OF EXISTING WATER LINE, PLACED PER CITY MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER CAUTION - APPROXIMATE ROUTE OF EXISTING SANITARY MANHOLE PER CITY MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER		
33' OF 8" PVC @ 2.5% (DSPS = 853 GPM) RIM=868.67 IE NW/SW=864.29 OF DISCREPANCIES.		
PROVIDE PLUG W/ STAKE FOR FUTURE CONNECTION. IE SE = 867.33 PROVIDE PLUG W/ STAKE FOR FUTURE CONNECTION. IE SE = 867.33		
STORM CB 1 (3' DIA.) NF. REPUBLISTON RD NF. REPUBLISTON RD NF. REPUBLISTON RD NF. REPUBLISTON RD STORM CB 1 (3' DIA.) STORM CB 1 (3' DIA.) STORM PIPE B 85' OF 10" PVC @ 2.8% (DSPS= 1,326 GPM)		
STORM LINE BY OTHERS (DSPS = 305 GPM) (DSPS = 305 GPM)		Terr
LOT 3 CSM #890160N LOT 3 CSM #NAD LIC LOT 3 CSM #NAD LIC NF REPARTHANNI M 8864 1784 ENDOS 103 3209 1724		
PARCECESS PER 1, PARCEL CESS PER 21, CESS PE		
397' OF 15" HDPE @ 0.7% W/ (1) 45° BEND (DSPS= 1,804 GPM)		
Outlith To public in a Post To see in this parase To see in this		
ST. ES		STORM MH 1 RIM=863.50 (FIELD VERIFY) IE NW/SW=860.14 (FIELD VERIFY)
	ST	
	S ₂	PROVIDE CONNECTION TO 7 EXISTING STRUCTURE IE =859.52 (FIELD VERIFY)
STORM 89' OF 1 FOUND 34" CAPPED REL 89' OF 1	PIPE E	
EXISTING INLET PLACED PER AS-BUIL THE CITY DATED DECEMBER 10, 1998 TO FIELD VERIFY DEPTH, LOCATION	ILTS PROVIDED BY —	SA
TO CONSTRUCTION. NOTIFY ENGINI PASS AC AS PER DISCREPANCIES. RIM=862.19 EADOUMAND AFFECT IE NW=859.52	IEER OF ANY	
159' OF 24" RCP PLACED PER AS-BL PROVIDED BY THE CITY DATED DECE 1998. CONTRACTOR TO FIELD VERIFY LOCATION AND SIZE PRIOR TO CON NOTIFY ENGINEER OF ANY DISCREPA	EMBER 10, Y DEPTH, NSTRUCTION.	

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

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

SURVEY NOTE:

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



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

PROJECT INFORMATION

excelengineer.com

7-BREW MADISON, WI 5370

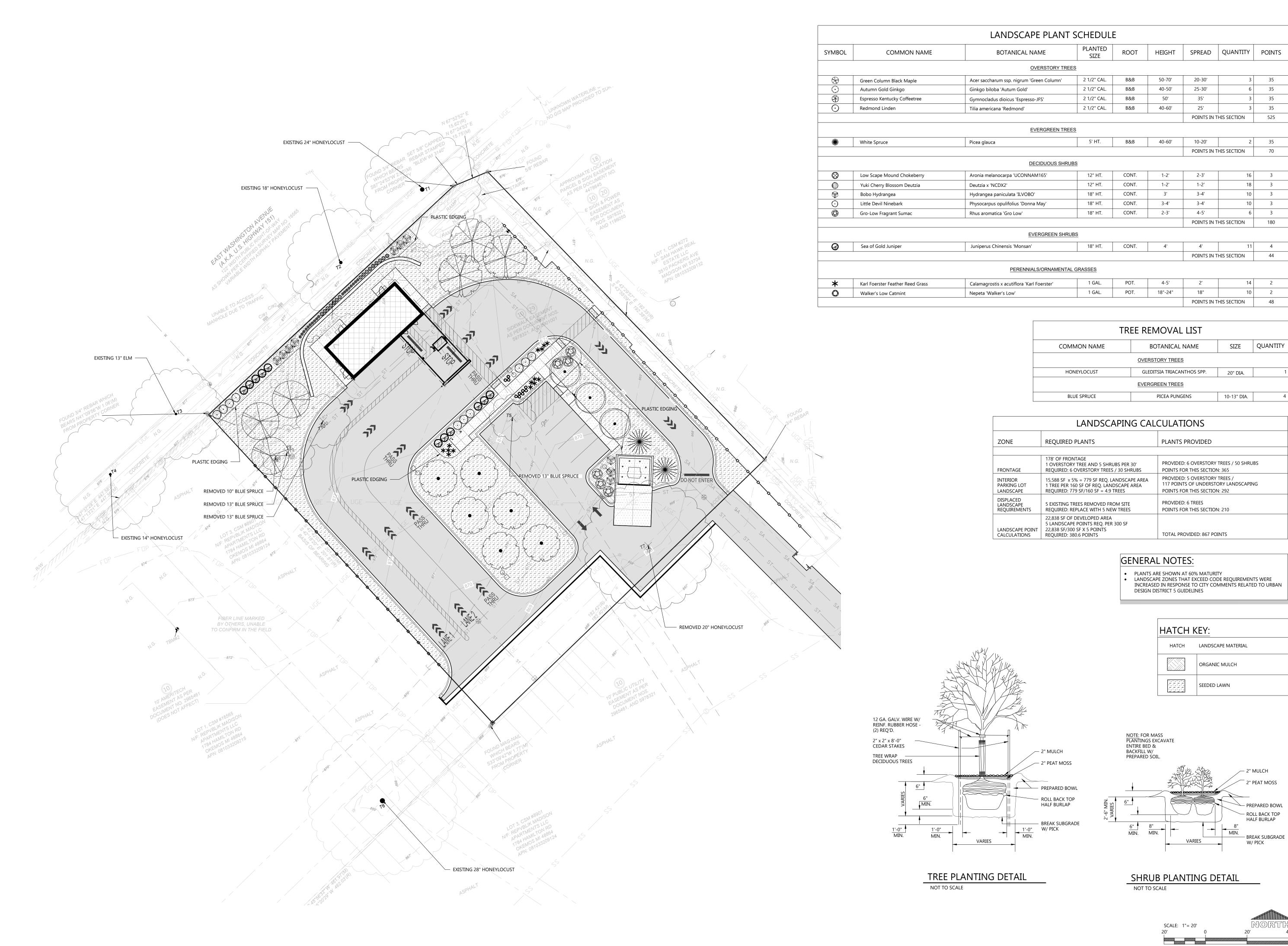
PROFESSIONAL SEAL

DEC. 6, 2024
DEC. 13, 2024
FEB. 12, 2025

ЈОВ NUMBER240275600

SHEET NUMBER

CIVIL UTILITY PLAN





SPREAD QUANTITY POINTS

35

35

35

525

70

3

3

180

4

10 2

SIZE QUANTITY

20" DIA.

10-13" DIA.

ORGANIC MULCH

SEEDED LAWN

- PREPARED BOWL - ROLL BACK TOP

- BREAK SUBGRADE

6 35

2 35

18 3

20-30'

25-30'

10-20'

1-2'

3-4'

3-4'

4-5'

18"

POINTS IN THIS SECTION

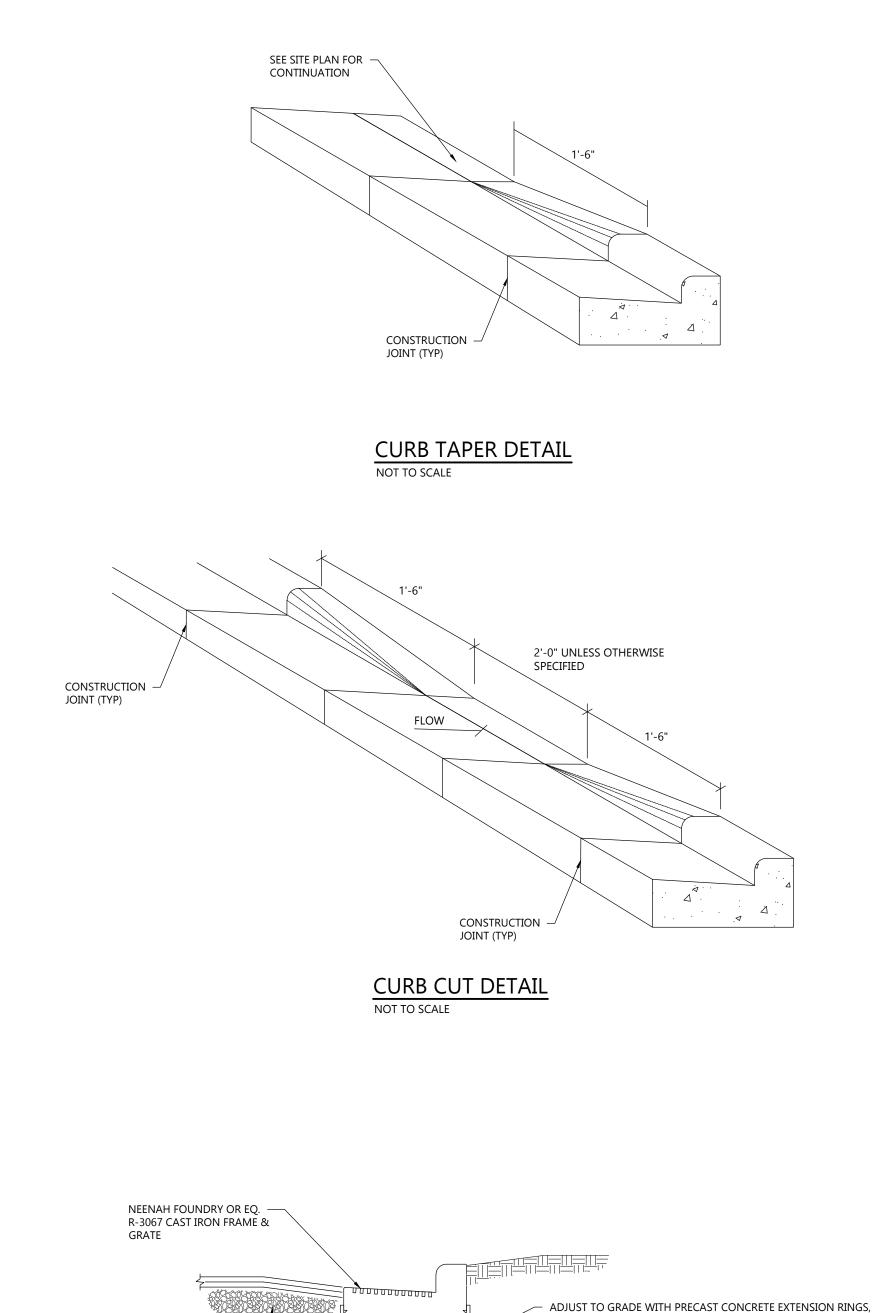
PROFESSIONAL SEAL MORROW

39

PRELIMINARY DATES DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025

JOB NUMBER 240275600

SHEET NUMBER

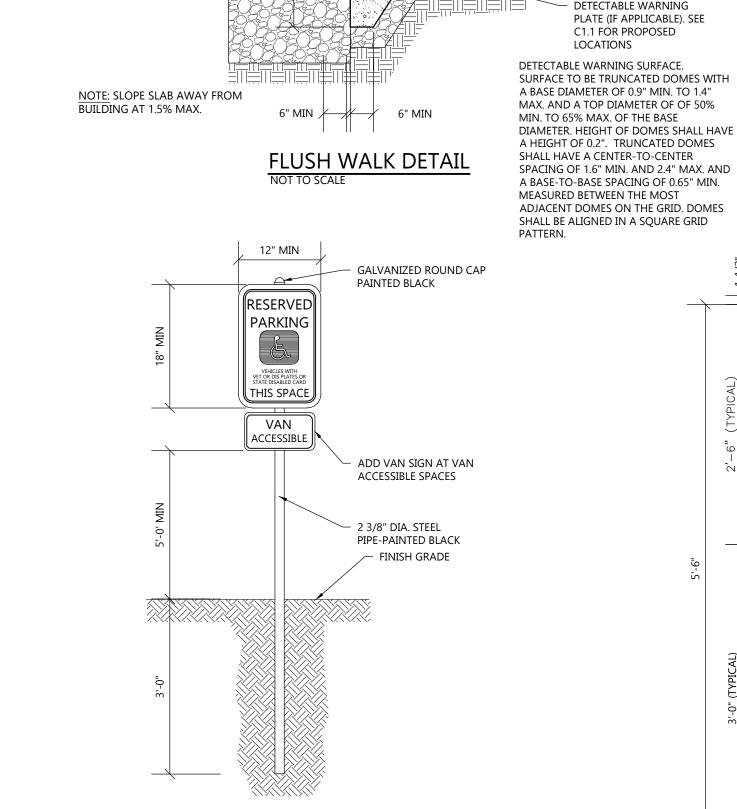


AGGREGATE BASE PER

6" No. 1 STONE

UNDISTURBED EARTH

PAVEMENT SECTION



PAVEMENT

SEE PLAN

4" CONC. WALK -

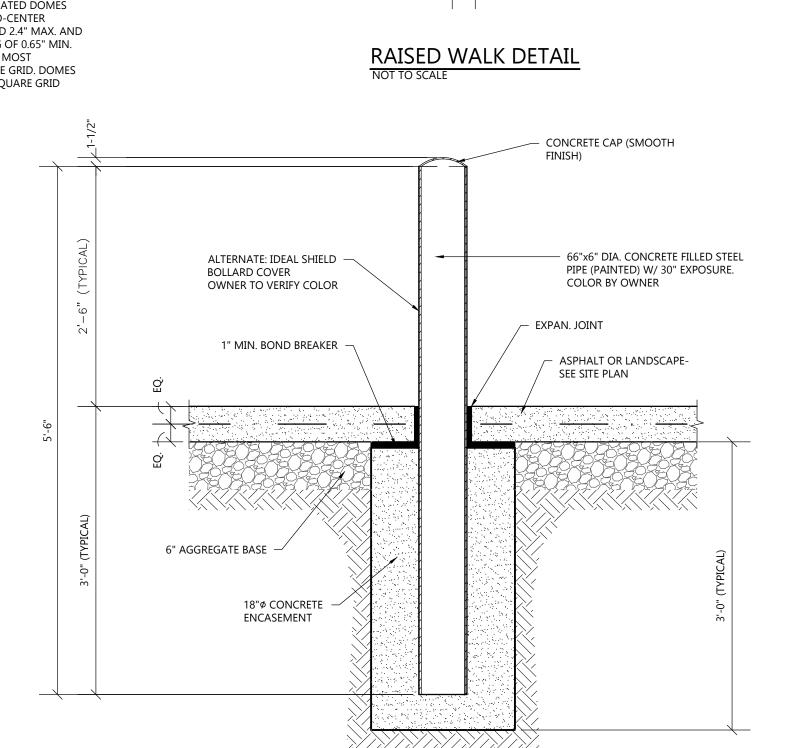
1.5% SLOPE MAX.

BUILDING FELT

(IF APPLICABLE)

AGGREGATE BASE

- #4's T&B



XXX.XX TW

6" MIN

XXX.XX BW

PAVEMENT

BUILDING FELT -

(IF APPLICABLE)

4" CONC. WALK

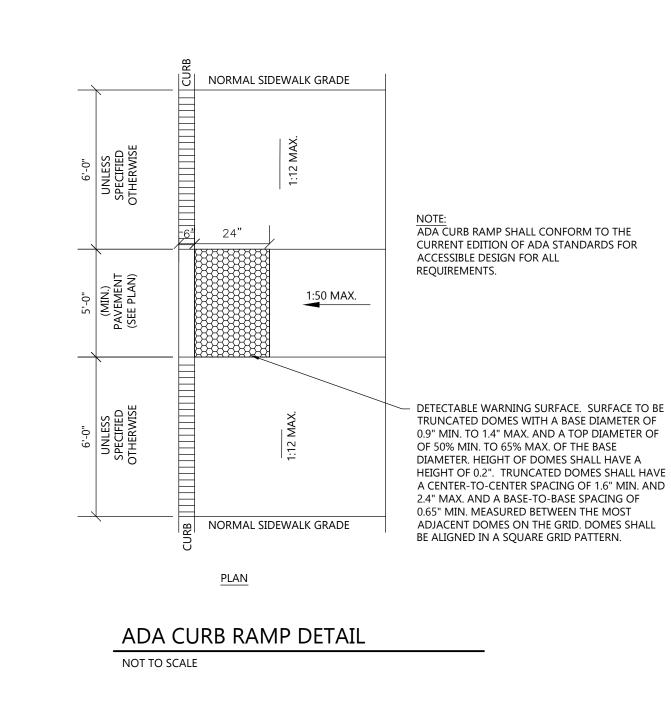
1.5% SLOPE MAX.

AGGREGATE BASE -

BUILDING AT 1.5% MAX.

NOTE: SLOPE SLAB AWAY FROM

#4's T&B



12"

XXX.XX TC

XXX.XX FL

CRUSHED AGGREGATE BASE COURSE

USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.

3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

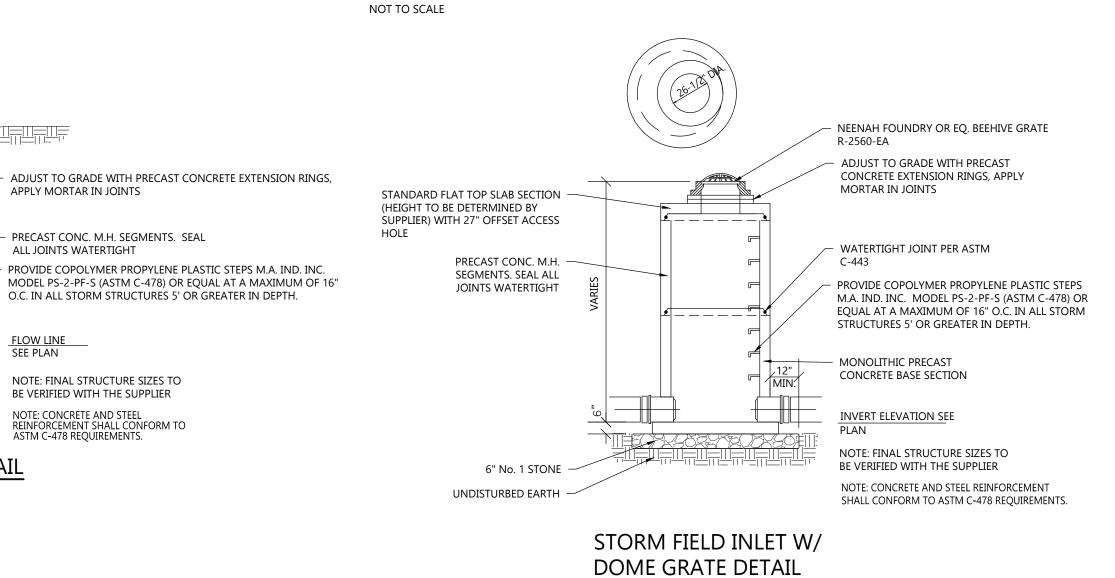
18" CONCRETE CURB & GUTTER DETAIL

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE

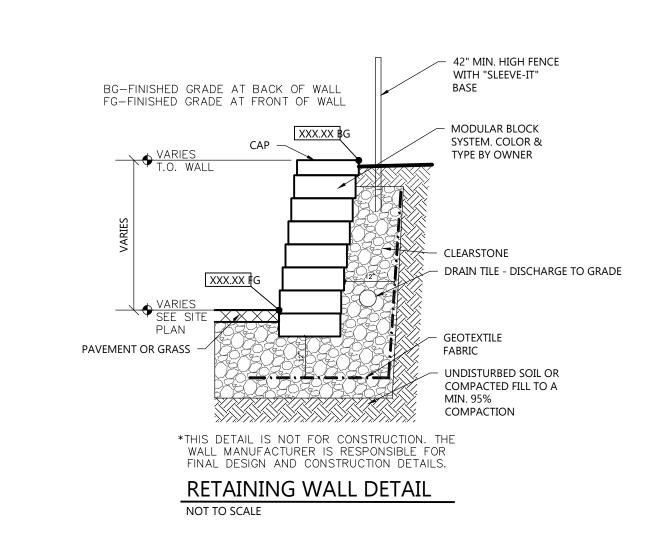
SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS

POURED IN PLACE

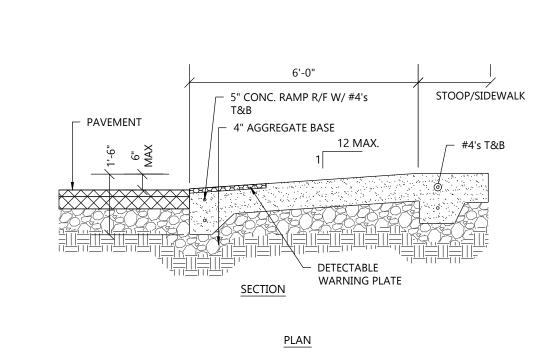
CONCRETE

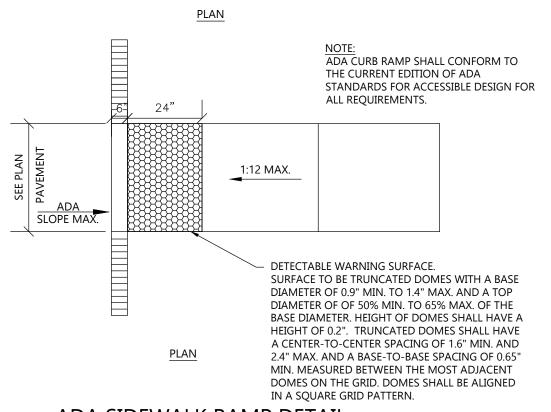


HANDICAP SIGNAGE WITHOUT CONCRETE BASE DETAIL

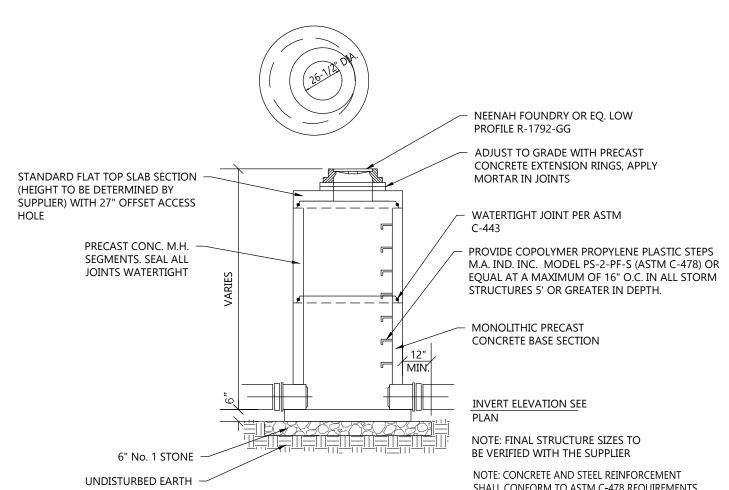


6" PIPE BOLLARD DETAIL

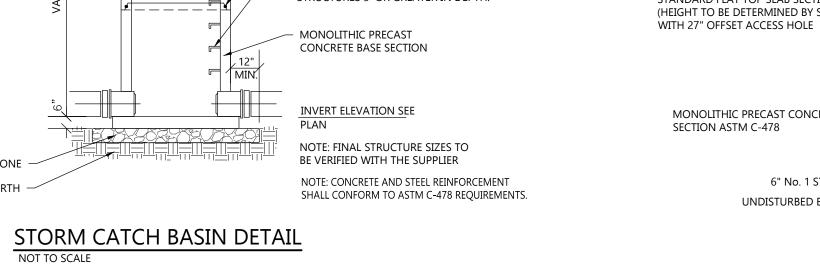








STORM CURB INLET DETAIL



APPLY MORTAR IN JOINTS

ALL JOINTS WATERTIGHT

PRECAST CONC. M.H. SEGMENTS. SEAL

NOTE: FINAL STRUCTURE SIZES TO

BE VERIFIED WITH THE SUPPLIER

NOTE: CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C-478 REQUIREMENTS.

O.C. IN ALL STORM STRUCTURES 5' OR GREATER IN DEPTH.

DEVELOPED AREAS AND 6" ABOVE ADJACENT GROUND IN UNDEVELOPED AREAS EXCEPT WHERE ADJUST TO GRADE WITH PRECAST CONCRETE OTHERWISE DIRECTED BY THE ENGINEER EXTENSION RINGS, APPLY MORTAR IN JOINTS NOTE: FINAL STRUCTURE SIZES TO BE VERIFIED WITH THE SUPPLIER PRECAST CONCRETE RISER SECTION ASTM C-478 STANDARD FLAT TOP SLAB SECTION (HEIGHT TO BE DETERMINED BY SUPPLIER) WATERTIGHT JOINT PER ASTM PROVIDE COPOLYMER PROPYLENE PLASTIC STEPS M.A. IND. INC. MODEL PS-2-PF-S (ASTM C-478) OR EQUAL AT A MAXIMUM OF 16" O.C. IN ALL STORM STRUCTURES 5' OR GREATER IN DEPTH. MONOLITHIC PRECAST CONCRETE BASE 6" No. 1 STONE NOTE: CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO ASTM C-478 REQUIREMENTS. UNDISTURBED EARTH —

NOT TO SCALE

NOTE: RIM ELEVATION TO BE SET TO GRADE IN

STORM MANHOLE DETAIL

MANHOLE FRAME AND COVER TO BE

NEENAH R-1550-A OR EQUAL

JOB NUMBER 240275600 **SHEET NUMBER**

CIVIL DETAILS

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100 Camelot Drive

Fond du Lac, WI 54935

920-926-9800

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PROJECT INFORMATION

PRELIMINARY DATES DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025

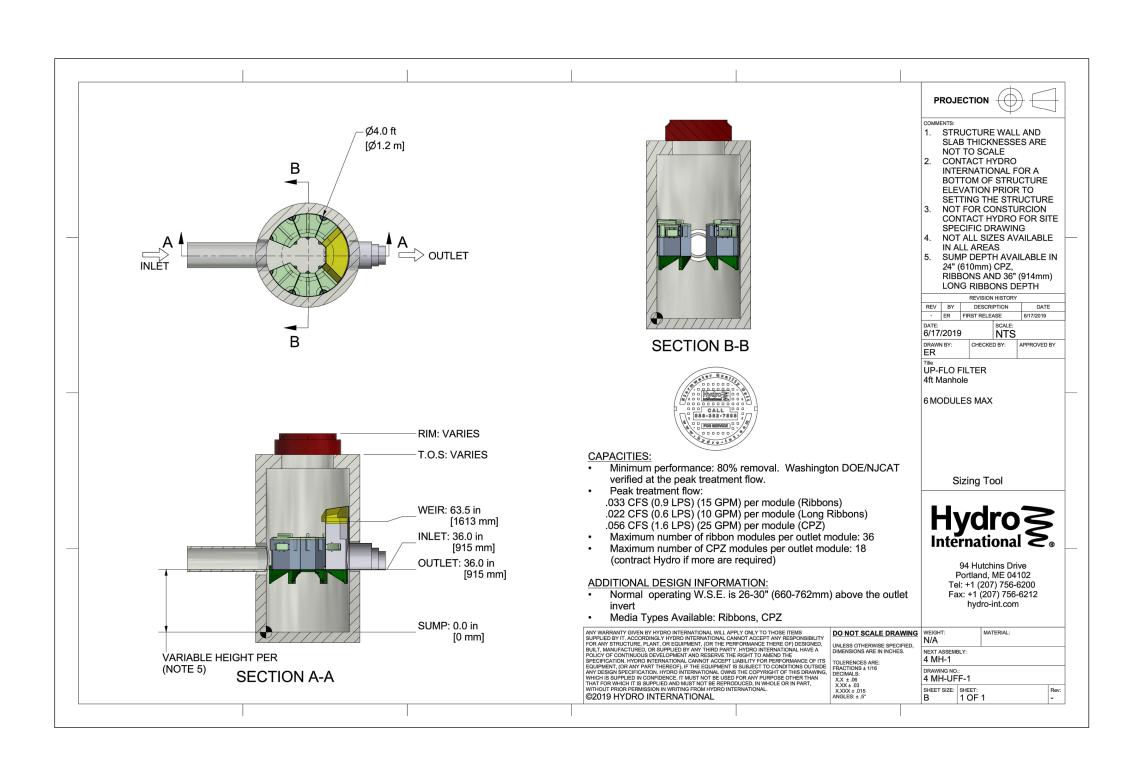
OWNER SHALL SELECT COLOR & FINISH

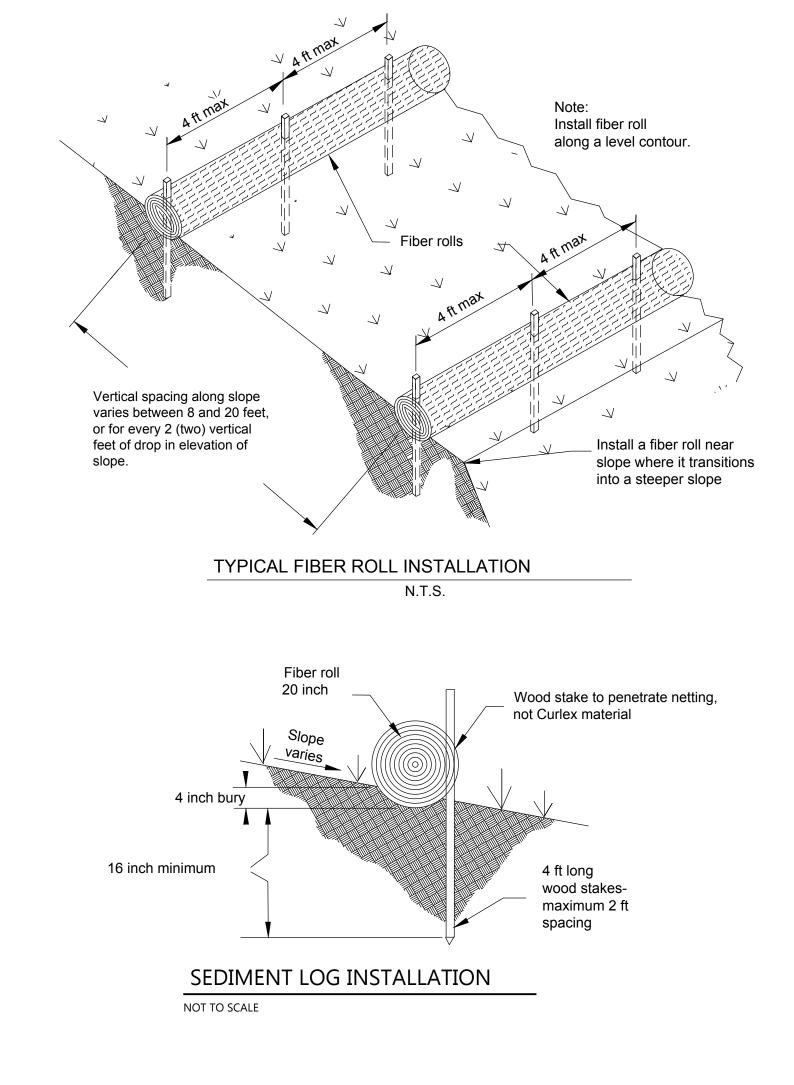
SEE SITE PLAN FOR APPROX. LOCATION. COORDINATE W/ OWNER PRIOR TO CONSTRUCTION.

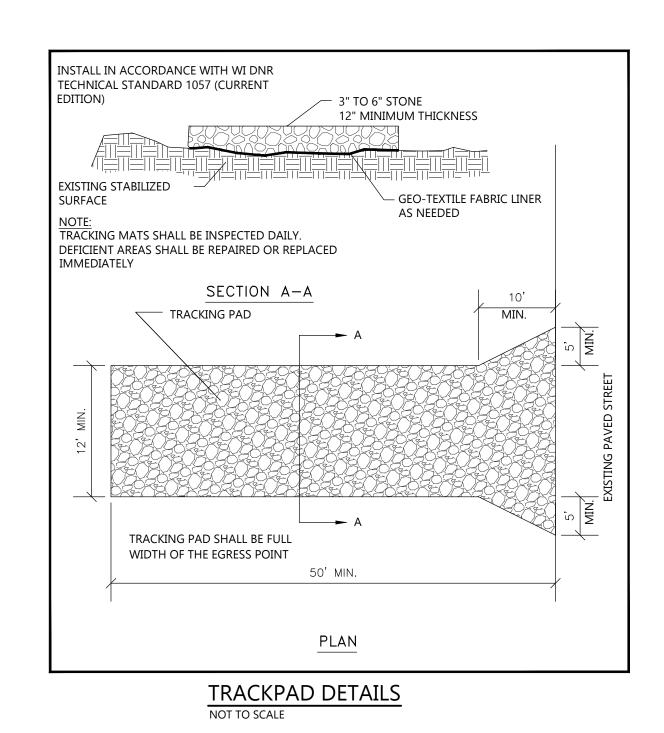
MANUFACTURED BY MADRAX; PRODUCT: CS200-5-IG(SF); DESCRIPTION: CAPITAL SQUARE BIKE RAKE 5 BIKE

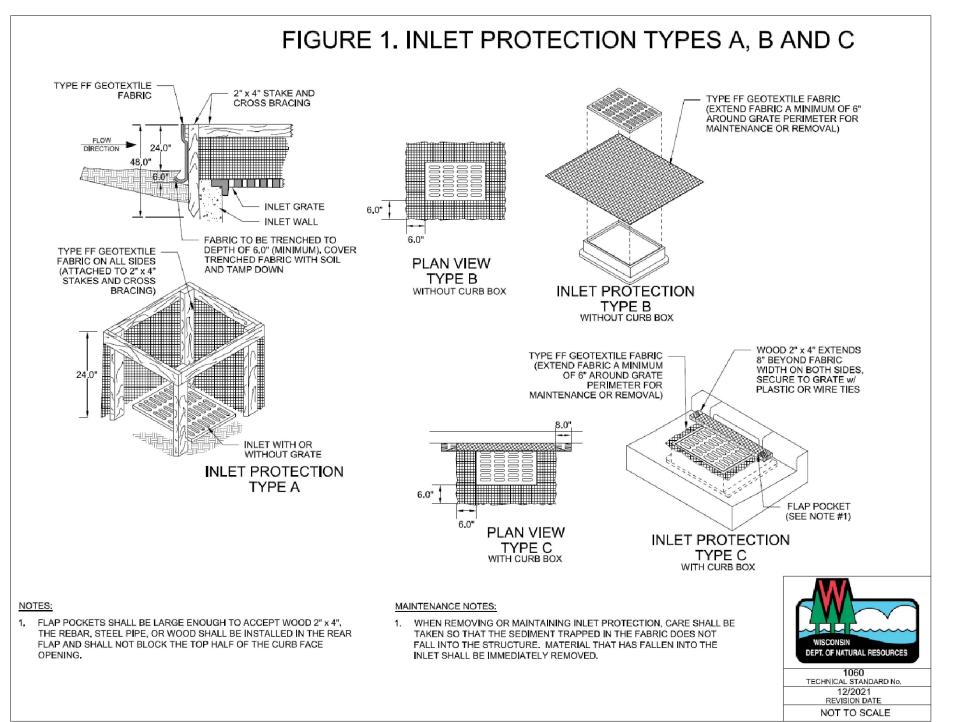
5 BIKE RACK DETAIL-WAVE TYPE

NOT TO SCALE

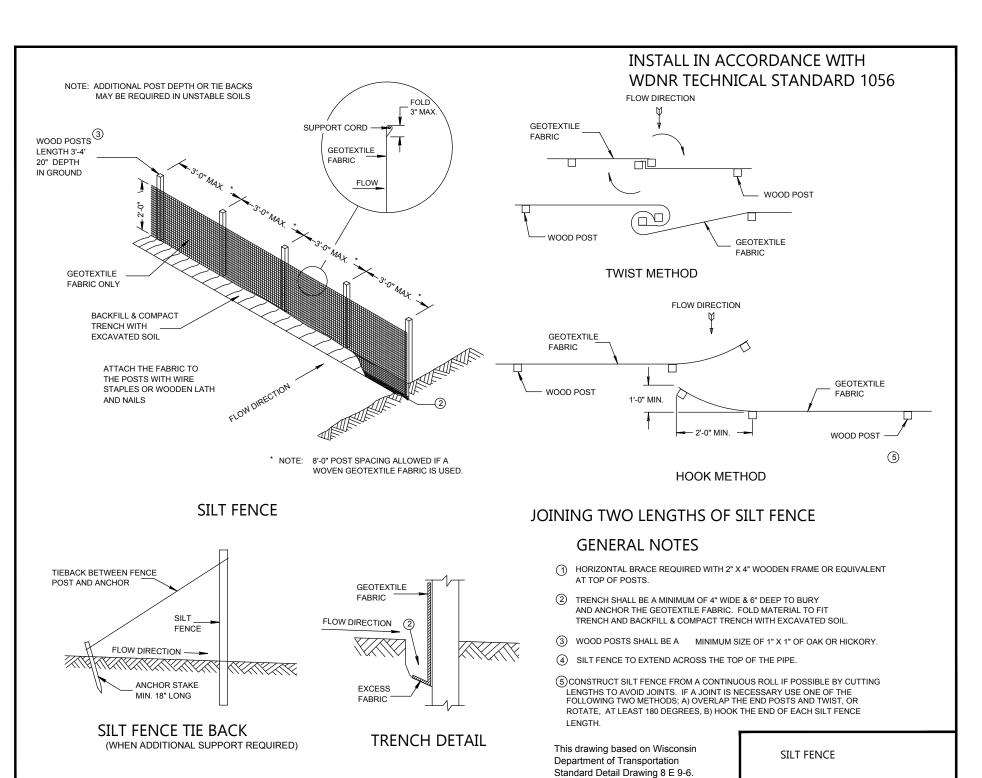








INLET PROTECTION DETAIL



SILT FENCE - INSTALLATION DETAIL

NOT TO SCALE

EXCEL

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excelengineer.com

PROJECT INFORMATION

7C

7-BREW MADISON WILESTON

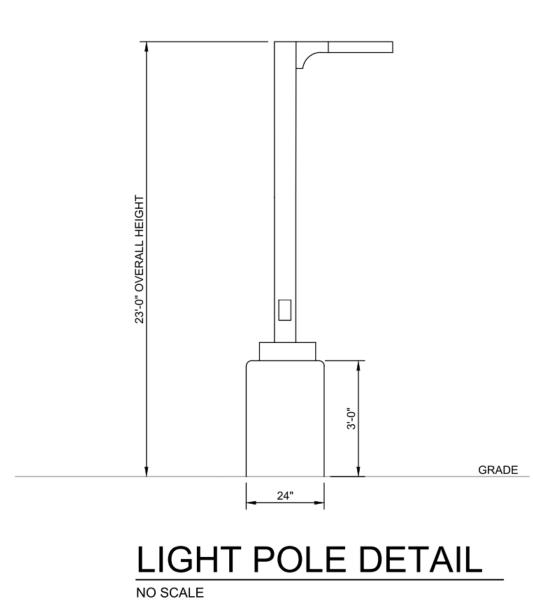
3

PROFESSIONAL SEAL

PRELIMINARY DATES	
DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025	NOT FOR CONSTRUCTION

ов NUMBER 240275600

C2.1



Mirada Medium (MRM)
Outdoor LED Area Light

Fixtures are finished with LSI's DuraGrip'

polyester powder coat finishing process. The DuraGrip finish withstands extreme

weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

· State-of-the-Art one piece silicone optic

IP66 rated sealed optical chamber in 1

Proprietary silicone refractor optics provide

exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.

 Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.

Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsicorp.com

with Peak intensity at 610nm.

· Integral louver (IL) and integral half

Minimum CRI of 70.

backlight control.

control with an integrated gasket to provide

Shipping weight: 37 lbs in carton.

Optical System

Zero uplight.

Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door
 High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 (see controls Installation
 Designed to

(347-480 Vac).

O-10V dimming (10% - 100%) standard.

Standard Universal Voltage (120-277 Vac)

L80 Calculated Life: >100k Hours (See

Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen

Field replaceable 10kV surge protection

circuit board to maximize heat dissipation

material for moisture resistance. Driver complies with FCC standards. Driver and

key electronic components can easily be

Optional integral passive infrared Bluetooth™ motion. Fixtures operate

LSI's AirLink™ wireless control system

independently and can be commissioned via iOS or Android configuration app

options reduce energy and maintenance

· Components are fully encased in potting

operation (per ANSI/IEEE C62.41.2). High-efficacy LEDs mounted to metal-core

Input power stays constant over life.

Lumen Maintenance chart) Total harmonic distortion: <20%

package rate to +35°C.

Power factor: >.90

quick & easy access to the electrical

for easy fastening of LSI products.

Listed to UL 1598 and UL 8750.

temperature selection.

Suitable for wet Locations.

applications are qualified.

IP66 rated Luminaire per IEC 60598.

3G rated for ANSI C136.31 high vibration

org/QPL to confirm which versions are qualified.

Patented Silicone Optics (US Patent NO. 10,816,165 B2)

IK08 rated luminiare per IEC 66262 mechanical impact code

 Meets Buy American Act requirements. Dark Sky compliant; with 3000K color

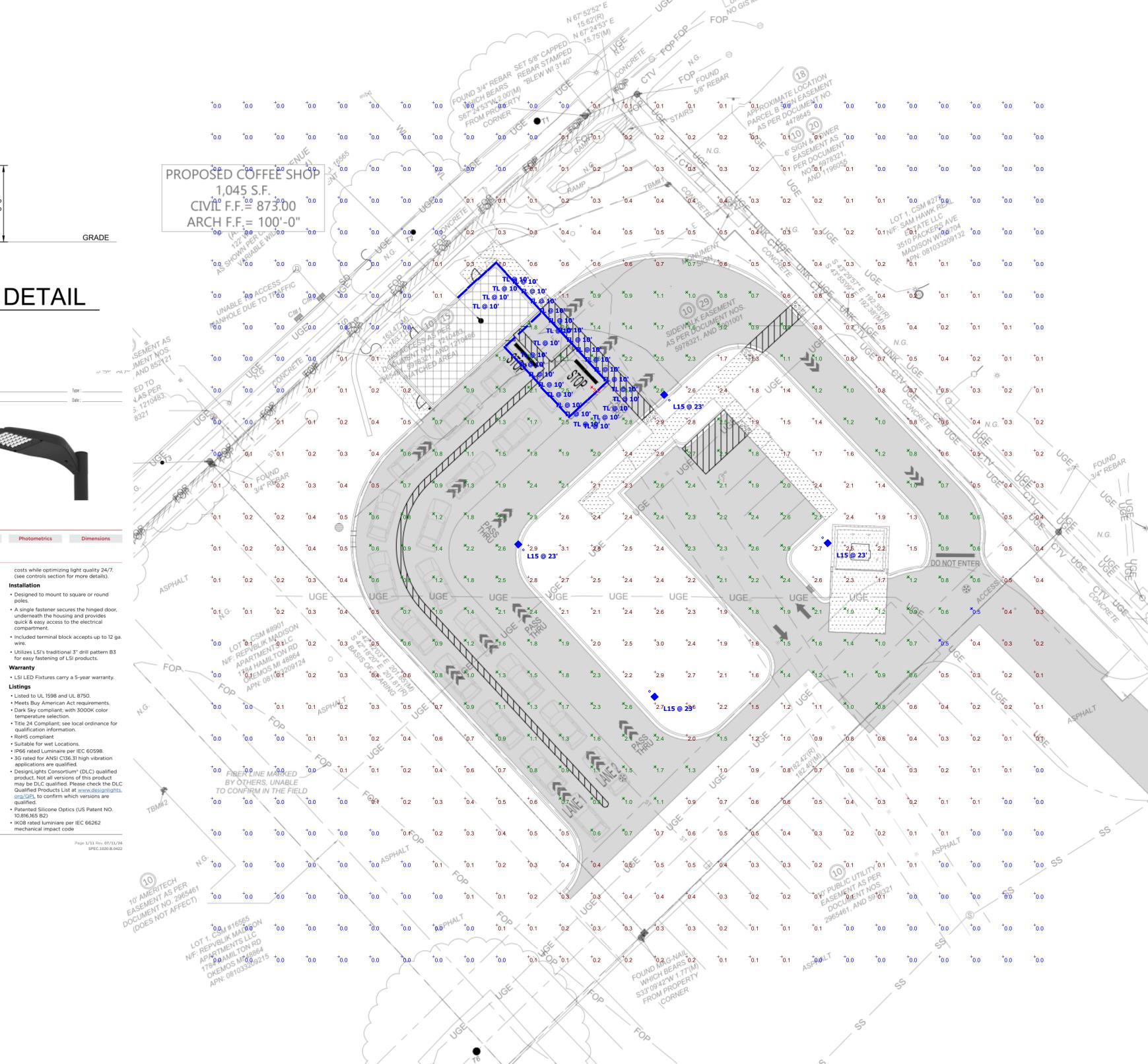
Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	TL	30			1	400	0.2	2.97786
		0	LSI	MRM-LED-18L-SIL-FT-	1	19332	1	135

INDUSTRIES, 30-70CRI

Description Symbol Avg Max Min Max/Min Avg/Min PARKING LOT X 1.5 fc 3.2 fc 0.5 fc 6.4:1 3.0:1

Calc Zone #2 + 0.7 fc 3.2 fc 0.0 fc N/A N/A

L15



SCALE: 1"= 20' CIVIL SITE PHOTOMETRIC PLAN & DETAILS Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

PROJECT INFORMATION

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PRELIMINARY DATES DEC. 6, 2024 DEC. 13, 2024 FEB. 12, 2025

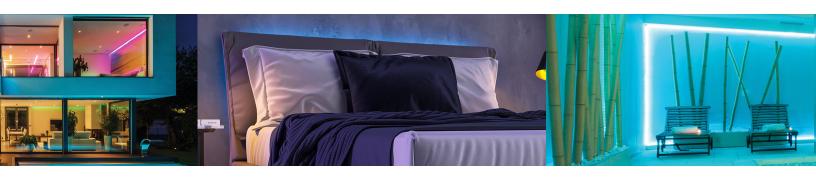
JOB NUMBER 240275600

SHEET NUMBER



Project:	Type:
,	31

Name: _____ Date:____







	White	Red	Green	Blue	Amber	Pink
Top Bend	255lm/ft.	28lm/ft.	175lm/ft.	20lm/ft.	118lm/ft.	98lm/ft.
Side Bend	120lm/ft.	14lm/ft.	83lm/ft.	10lm/ft.	57lm/ft.	47lm/ft.

Size	Top Bend: 164' x 0.8" x 0.6" Side Bend: 164' x 0.4" x 0.8"	сст	White/Red/Green/Blue/ Amber/Pink
Watts	White: 4.2W/ft. Red/Green/Blue/Amber/Pink: 3W/ft.	IP Rating	IP65
Voltage	AC110-120V	Materials	Silicone, Copper
Dimming	TRIAC	LED Qty	Top Bend (TB): 42LED/ft. Side Bend (SB): 40LED/ft.
Beam Angle	120°	Cutting Length	900TB: 2in 901SB: 1ft
CRI	White: Ra>80	Lifespan	50,000 Hours
PF	>0.9		

SARIN's Ultra Neon Flex (UNF) is a cutting-edge LED solution designed for both functionality and safety. Its patented driverless design features an on-board constant current driver, allowing for a direct AC power supply without the need for an external driver. The UNF is TRIAC dimmable, offering seamless compatibility with standard dimming systems to create the perfect ambiance. Built to withstand the elements, the UNF boasts an IP65 rating for superior resistance to dust and water, making it ideal for indoor and outdoor use.

OVERVIEW

Applications: Indoor/Outdoor IP65

Efficacy: 70-90lm/W

Dimming: TRIAC

LED Type: SMD2835

Operating Temp: -4° to 113° F

Lifespan: 50,000 hours

Warranty: 5 years (Indoors)

3 years (Outdoors)

FEATURES

- •Uniform, dot-free and smooth neon light up to 164ft (50m) of run length.
- Driverless design with on-board constant current IC driver and rectifier.
- •Direct AC prower supply with external driver.
- •Thick silicone jacket insures electrical safety by ETL and RoHS standards.
- Environmentally-friendly silicone, bend flexibility, impact resistant and inclement weather resistant
- Advanced silicone extrusion technology







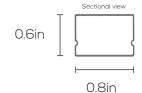




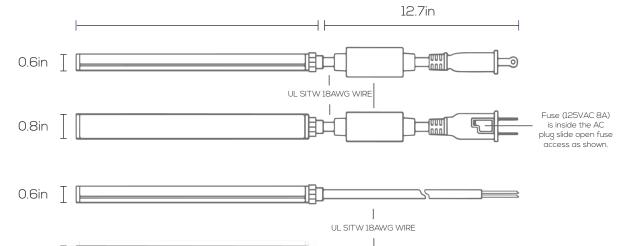


Project:	Type:
Name	Data

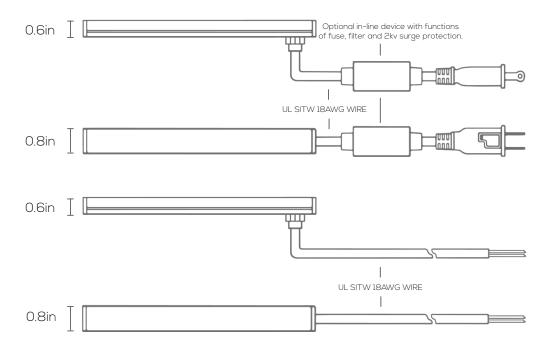
DIMENSIONS: SES-UNF-900TB (Top Bend)



Power cable fed on tail end



Power cable fed on bottom end





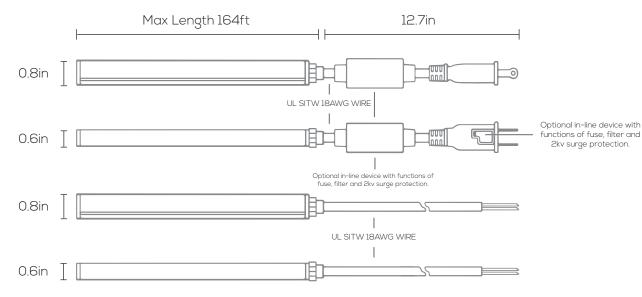


Project:	Type:
Name:	Date:

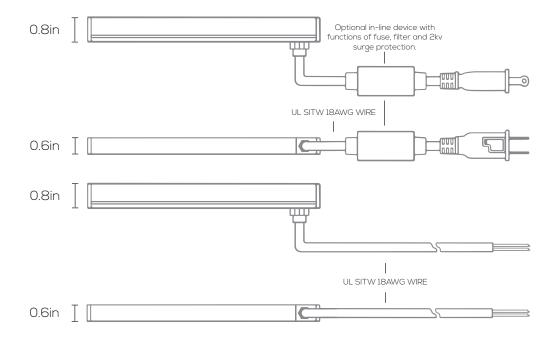
DIMENSIONS: SES-UNF-901SB (Side Bend)



Power cable fed on tail end



Power cable fed on bottom end



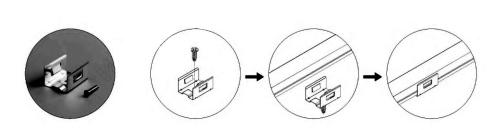


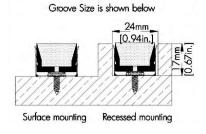


Project:	. Type:
Name:	Date:

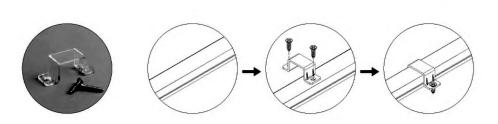
INSTALLATION: SES-UNF-900XD

- · Open fuse cover, slide open fuse access cover on top of attachment plug towards blades.
- Remove Fuse carefully, push the fuse from the other side, take it out and replace for a new one with 8 Amps/ 125V only.
- Close fuse cover, slide back in the access fuse cover on top of attachment plug towards cable.



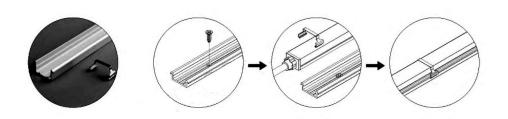


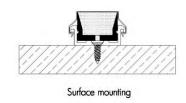
Option 1: Fixed by bracket + screw





Option 2: Fixed by dip + screw





Option 3: Fixed by aluminum channel + clip (outdoor exclusive)

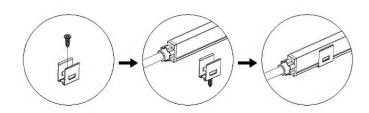


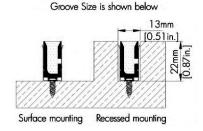
Project: _____ Type: ____

Name: _____ Date:____

INSTALLATION: SES-UNF-901XD

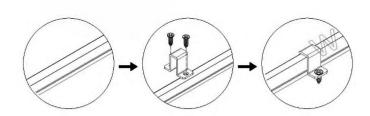


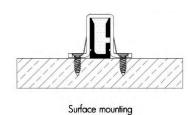




Option 1: Fixed by bracket + screw

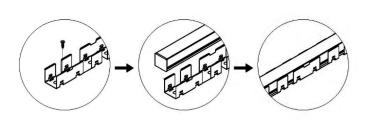




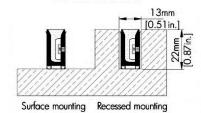


Option 2: Fixed by clip + screw



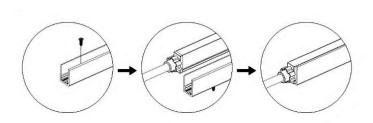


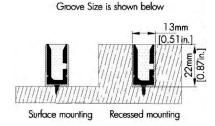
Groove Size is shown below



Option 3: Fixed by bendable bracket.







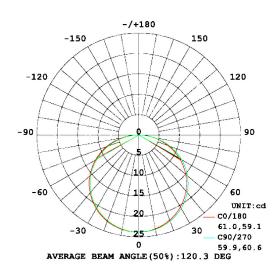
Option 4: Fixed by aluminum channel + screw

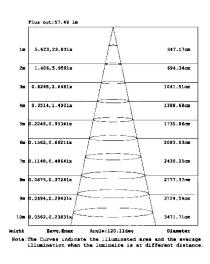


Project:	Type:

Date:_

PHOTOMETRICS:





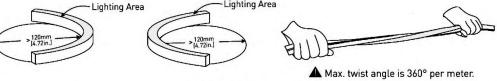
NOTICE:

- Do not install the luminaire when connected to power source. Make sure the wiring is correctly plugged in before use.
- 2. IP65 version is rated for indoor and outdoor applications.
- 3. Do not install it where there is excessive heat (ex. close proximity to fireplace, etc.)
- 4. Avoid scrape, twist and/or irregular-bend during installation, it might cause a non repairable issue.
- 5. To protect your eyes, do not store the luminary for a long time while it's illuminated
- 6. Minimum bending diameter is 6.3infor Top Bend 900TB and 4.72in for Side Bend 901SB, (Too small bending diameter will break the luminary).
- 7. Minimum twist angle, is 360° per 39.4in.

UNF-900TB

- 8. Luminary linked in over long length will lead to overload problems.
- 9. Only certified electricians can install, dismantle and repair.
- 10. Bend and twist diagram is shown as below.

Lighting Area -Lighting Area ▲Max. twist angle is 360° per meter. Can't be side- bend **UNF-901SB** Lighting Area Lighting Area









Project:	Type:
Name:	Date:

ORDER FORM:

OKDEKT OKT.						(*) Special	Order/Not Com	monly Stocked
Custom Model Assemb	oly								
			Fixture		ССТ	,	Watts	Beam Angle	Voltage
		4	UNF		White		4.2W/ft	√ 120°	✓ AC110-120
SES-UNF-900XD					Red		3W/ft.		
Example Model Number					Green*				
					Blue				
					Amber				
					Pink*				
					3000K				
					6000K				
	SES	_	UNF	_		_			- 110-120
Quantity			Fixture		CCT	,	Watts	Beam Angle	Voltage

Common Stock Models:

Item #	Model #
30745	SES-UNF-900XD
30746	SES-UNF-901XD
30747	SES-UNF-900XD-BLUE
30748	SES-UNF-900XD-6000K
30749	SES-UNF-900XD-AMBER
30750	SES-UNF-900XD-RED
30751	SES-UNF-900XD-3000

Optional Accessories:

Item #	Model #
40745-D	UNF Plug Wire
40745-M	UNF End Cap
40745-N	UNF Clip
40745-0	UNF Channel
40745-P	UNF Bracket







Catalog Number		
Notes		
Туре		

Contractor Select™

6RLD

6" LED Retrofit Trim Modules

With Juno® RLD Series™ LED Retrofit 6RLD 6-inch trim modules, upgrading your existing 6-inch recessed fixture is inexpensive and nearly as simple as replacing an incandescent lamp. The 6RLD LED retrofit outputs up to 700 or 1000 lumens of high-quality light, providing energy savings of as much as 85%. Modules feature a white aluminum baffle with a built-in flange. A deeply regressed diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance. Trims are ENERGY STAR® certified and can be used to comply with Title 24, JA8 high efficacy light source requirements, Wet location listed (Indoor covered ceilings only) and include a 5-year limited warranty.

FEATURES:

- Rated for use in IC or non-IC housings, including IC23 LEDT24 and IC23R LEDT24
- 2700K or 3000K color temperatures, 90+ CRI
- Dimmable to 5% with many incandescent, magnetic low voltage or electronic low voltage box dimmers













Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	сст	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
6RLD G4 07LM 27K 90CRI 120 FRPC WWH M6	194994892953	6″ RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	2700K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 07LM 30K 90CRI 120 FRPC WWH M6	194994892991	6″ RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	3000K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 10LM 27K 90CRI 120 FRPC WWH M6	194994893011	6" RLD Series™ Downlight LED Retrofit Trim	75W Incandescent	1000	12W	2700K	90	120V	White	Forward & Reverse Phase Cut	264
6RLD G4 10LM 30K 90CRI 120 FRPC WWH M6	194994893035	6" RLD Series™ Downlight LED Retrofit Trim	75W Incandescent	1000	12W	3000K	90	120V	White	Forward & Reverse Phase Cut	264





Specifications

LED RETROFIT DOWNLIGHT TRIM:

Cast aluminum trim with white baffle and flange • All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 6" recessed housings with medium base sockets • Provided with torsion springs.

LED LIGHT ENGINE:

LEDs are mounted directly to cast aluminum housing providing superior thermal management to ensure long life • 2700K and 3000K LED color temperature • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see JUNORETROBASICS-DIM.

ELECTRICAL CONNECTIONS:

Trim features quick connect plug installed as standard for installation into IC23 LEDT24 and IC23R LEDT24 housings with mating connector • Trim ships with a medium base socket adapter whip for installation into 6" incandescent housings with medium base sockets.

TRIM:

Cast aluminum baffle trim with white finish • Diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance.

LIFE

Rated for 50,000 hours at 70% lumen maintenance.

LABELS:

ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • UL and cUL classified for use with most standard UL listed 6" recessed incandescent housings and Juno IC23 LEDT24 and IC23R LEDT24; see below for specific compatibility requirements • Damp location • Suitable for wet locations (indoor covered ceilings).

TESTING:

All reports are based on published industry procedures; field performance may differ from laboratory performance.

COMPATIBLE HOUSINGS:

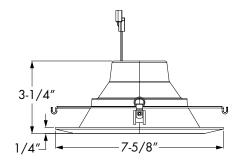
The 6RLD retrofit module is compatible with most 6" recessed housings measuring at least 4" high with an inside diameter between 5-3/4" and 7". Removal of the housing socket plate or socket mounting bracket may be required in order for the trim to fit properly.

WARRANTY:

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Dimensions



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PRODUCTS

WLPU2A

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WLP02A

LED ADJUSTABLE CUTOFF WALLPACK has a die-cast aluminum housing with excellent heat dissipation, anti-glare PC lens with even light distribution, and anti-leakage silicone gaskets. It is equipped with a removable hinge door for quick and easy installation and wiring. With 6kV surge protection, it is designed to operate on 120-277V circuits with a 0-10V dimmable driver. 0-90° adjustable head and cut-off design for controllable illumination.

COLOR SELECTABLE. You can choose either a 3000K warm white, 4000K cool white or 5000K daylight color temperature.

INSTALLATION. The fixture can be mounted to a junction box or directly to a wall. Perfect commercial or industrial solution for outdoor building facades, patios, porches, driveways, walkways, decks, parking garages, and many other applications. It is also Wet Locations rated.



Available Power 12-50W



Color temperature

AVAILABLE FINISHES:

Black

Die-cast aluminum housing with excellent heat dissipation

Surge protection against voltage and current surges

Adjustable cutoff design 0-90°

3 color temperature options



Photocell

Downloads

Cut Sheet







Products Accessories









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ASD-WLP02A-30DAC-PC-BK

Finish

Black

Voltage

120-277

Power

30

Luminous Flux

3750 / 4058 / 3772

Dimming

Color Temperature

3000 / 4000 / 5000

ASD-WLP02A-50DAC-PC-BK

Finish

Black

50

Voltage

120-277

Power

Luminous Flux

6250 / 7047 / 6644

Dimming

Color Temperature 3000 / 4000 / 5000 ASD-WLP02A-12DAC-PC-BK

Finish

Black

12

Voltage

120-277

Power

Luminous Flux 1500 / 1686 / 1574

Dimming

Color Temperature 3000 / 4000 / 5000

Address Contacts

ASD Lighting Corp

(781) 739-3977

1780 Hughes Landing BLVD, Suite

orders@asd-

350

lighting.com

The Woodlands, TX 77380

Monday - Friday

TX office 8AM - 5PM CST,

MA office 8AM - 5PM EST

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CITY OF MADISON BUILDING INSPECTION DIVISION

215 Martin Luther King, Jr. Blvd., Suite 017 - PO Box 2984 Madison, WI 53701-2984 zoning@cityofmadison.com - 608.266.4551 - http://www.cityofmadison.com/dpced/bi/

Parking Adjustment Application

ZONING OFFICE USE ONLY		Site Plan Review: LND20		
Application DateApproval DateApproved by		SPECIAL CONDITIONS: PD # Historic/Landmark UDD # Conditional Use		
Property Address 3915 Lien Rd, Madiso	n, WI 53704	Zoning District C-3 / TOD / UDD 5		
Property Owner Repvblik Madison Ou	tparcels LLC (Att. Colin Hooper)			
Address of Property Owner 1784 Hamilton	on Road, Okemos, MI 48864			
Name of Applicant Mylena Oliveira				
Applicant Email moliveira@plazastreetpartners.com Applicant Phone Number (816) 406 26				
Summary of Proposal Request for 1 additional parking spot, rounding up the calculation from 3.75 to 4 spots in the				
proposed development. Additional parking	will be provided through shared par	rking agreement with the adjacent parcel.		
Which of the following best describes the parking Reduction Other	Bicycle Parking Reduction	X Automobile Parking Exceeding Maximum		
Check all that apply:				
 X On Madison Metro Bus route Bicycle parking on public property Change of use Addition to existing building X Bus stop within ¼ mile Other bicycle facilities (bike lane, bike boulevard 	 ☒ Within 1,000 feet of off-street ☒ Bicycle parking on private proposition ☒ New building ☐ Existing shared parking ☐ Parking garages open to the position 	perty		
NOTE: Applicant must include supporting m type of use, a site plan clarifying parking, etc. Applicant Signature	c., so Zoning staff can better assess	urs of operation, peak demand times, characteristics of the s the parking adjustment request. 2/12/2025		

ZONING OFFICE USE ONLY

		20111110 01	110	OSE ONE!			
		Existing Number of Parking Stalls Provided					
		Zoning Use Parking Requirement 0			Calculation		
		Parking Required by Code	Pro	posed Number of S	talls		
		Percent Difference					
		For Parking R	Reduc	tion Requests			
		bility and Accessibility of Alternative	e Pai	king			
					Greatest In	fluence	
	On-str	eet automobile parking availability	,				
	Bicycle	e parking within the right-of-way					
	Public	automobile parking within 500 fee	t				
	Other parking stalls						
	Impac	Impact on adjacent residential neighborhoods					
	Antici	pated increased demand					
	Bicycle	e paths					
		Bus routes					
Par	Administrative Approval of Automobile Parking Stall Reduction Request Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:						
Ар	plicant:			<u></u>			
Par	rking red	duction up to 20 parking stalls:					
701	ning Adı	ministrator:					
Dar	Zoning Administrator:						
гаі	Parking reduction of more than 20 stalls but less than 25% of the required parking:						
Dir	ector of	FPlanning & Community & Economic	Dev	elopment:			
	Zonir	ng Administrator:					
		Administrative Approval of Bicyc	le Pa	rking Stall Reduction	on Request		
Bic	ycle par	king reduction of parking stalls:					
70r	Zoning Administrator:						

Zoning Administrator:

Administrative Approval of Parking in Excess of the Maximum Number of Stalls

Parking requirement reduced by the greater of 5 parking stalls or 10% of the required parking:				
Applicant:				
Parking exceeding maximum up to 20 parking stalls:				
Zoning Administrator:				
Parking exceeding maximum by more than 20 stalls but not more than 10% of the maximum:				
Director of Planning & Community & Economic Development:				
Zoning Administrator:				





February 11th, 2025

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

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

To Whom it May Concern:

Please accept the additional information and justification for the approval of the items listed below for the Proposed Coffee Kiosk Development.

Occupancy calculation:

- 1st Floor: 1045.3 sq.sf (business) at 100 sq.ft per occupant = 11 occupants
- 2nd Floor: 961.4 sq.ft (storage) at 300 sq.ft per occupant = 4 occupants
 - o Total Area: 2,006.7 sq.ft
 - o Total building occupancy: <u>15 occupants.</u>
 - Allowed parking: 25% of occupancy = 3.75 parking spots

Parking Requirements and Landscaping:

1. Documentation Regarding the Actual Parking Demand for the Proposed Use

The proposed parking is intended exclusively for employee use. The coffee kiosk will operate with a minimum of 5 to 7 employees at any given time. Additionally, during shift changes, up to 12 to 15 employees will be on-site simultaneously. Given the brand's operational requirements and standards, a minimum of 15 parking spaces is typically necessary to ensure employees have access to safe and convenient parking, particularly during early morning and late-night shifts. The request for 4 parking stalls aims to balance operational needs and adherence to city code limitations. The additional parking needs will be addressed by the shared parking agreement that is being drafted with the adjacent property.

Hours of operation:

Sun-Thu: 5:30 AM – 10 PM
 Fri-Sat: 5:30 AM – 11 PM

• Employee shift change:





Peak demand times

• Daily: 7 AM - 10 AM

• Peak days: Fridays, Saturdays, Sundays

2. Impact of the Proposed Use on Parking and Roadway Facilities in the Surrounding Area

It is not anticipated that the proposed development will have any adverse impact on public parking or roadway facilities in the surrounding area. The site's dedicated parking provision will sufficiently accommodate employee demand without contributing to traffic congestion or increased demand for nearby public parking facilities. Additionally, the parking area is located at the back of the site/building and at a lower grade level to the frontage road, being less visible from most view angles.

3. Proximity to Parking Areas Available to Customers, Occupants, Employees, and Guests

The proposed site is not located near a public parking area. As a result, private parking on the property is essential to ensure the safety and comfort of employees. Without on-site parking, employees may face challenges finding secure and accessible parking options, particularly during early and late shifts.

4. Availability of Alternative Forms of Transportation and Actions to Promote Them

The proposed development actively encourages the use of alternative transportation methods as part of its Transportation Demand Management (TDM) plan. The site will feature bicycle racks and sidewalk connections to facilitate pedestrian and cyclist access. Additionally, the location is conveniently near public bus stops, further supporting alternative transportation options for employees and customers.

5. Mitigation Measures to Support Approval of the Exception

In accordance with the city code, the development is required to provide 380.6 points for landscaped areas. The proposed development surpasses this requirement by providing a total of 867 points, demonstrating a commitment to high-quality development and contributing positively to the community's green infrastructure. This includes the integration of landscape elements to enhance stormwater management and the aesthetic appeal of the site.

6. Nature of the Proposed Use

The proposed development represents an alteration of the current condition of the parcel, which is presently used as an asphalt parking lot. The project will introduce a new coffee kiosk with a drive-thru facility, sidewalks, bike racks, and enhanced landscaping. Importantly, the development will reduce the total impervious surface area from 87.3% to 65.8% and increase the landscaped area from 12.7% to 34.2%, more than doubling the site's green space. These improvements reflect a thoughtful and environmentally responsible approach to site development and a commitment to surpassing the basic code requirements to provide quality space to the community.

By-pass lane

The inclusion of a by-pass lane is essential for safety and operational efficiency, allowing vehicles to exit quickly in case of an emergency—especially critical given that the drive-thru is enclosed by the building's second floor. This design ensures a clear path for drivers who may need to leave without completing their order, reducing congestion and potential hazards. Additionally, since the project exceeds minimum landscaping requirements, the by-pass lane does not compromise the site's aesthetic or environmental quality. Instead, it enhances overall functionality while maintaining a well-balanced and thoughtfully designed space.





Conclusion

The request for 4 parking stalls, being 1 ADA is justified based on the documented operational needs, lack of nearby public parking, active promotion of alternative transportation, and significant landscape enhancements. The proposed development balances the city's requirements with practical solutions to support employee needs while contributing positively to the surrounding environment and community infrastructure.

Brew 4 You and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Madison's Land Use Code and Urban Design Commission. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.





References:

- 1. <u>City of Madison Land Use Code</u>
- 2. <u>Urban Design District</u>
- 3. 33.24 Urban Design Commission
- 4. <u>Urban Design District No. 5</u>

APPENDIX A

SITE PLAN

VICINITY MAP

SITE DATA SUMMARY TABLE

City of Madison Urban Design Districts





APPENDIX A

SITE PLAN

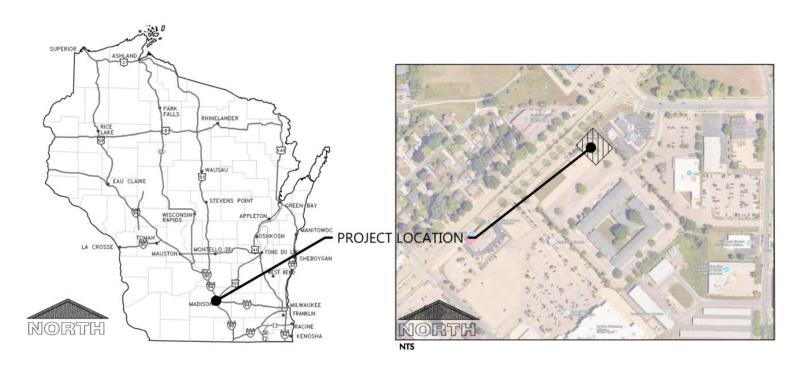


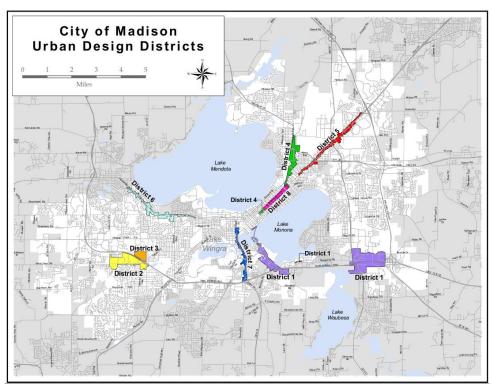




APPENDIX A

VICINITY MAP

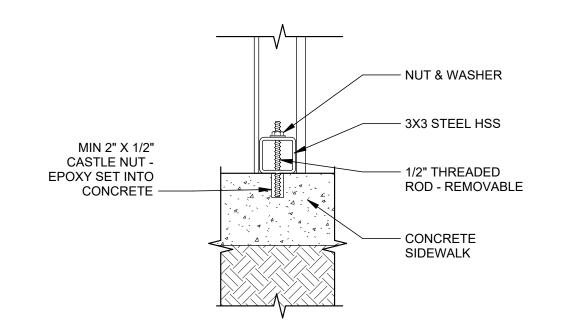


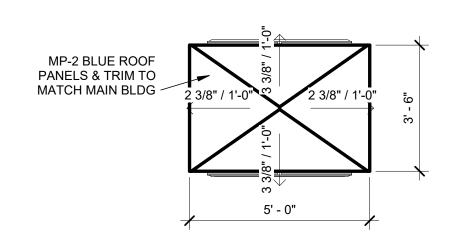


APPENDIX A

SITE DATA SUMMARY TABLE

CURRENT PROPERTY OWNER	Repvblik Madison Outparcels LLC			
	1784 Hamilton Road, Okemos, MI 48864			
	Att.: Colin Hooper			
	colin@therepvblik.com			
ADDRESS	3915 Lien Rd, Madison, WI 53704			
PARCEL ID	081033209257			
SITE AREA	0.826 acre			
ZONING	CC-T / Transit Oriented Development (TOD) Overlay			
	District			
DEVELOPER/APPLICANT	Plaza Street Fund 350, LLC (dba Plaza Street Partners, LLC)			
	3400 College Blvd, Suite 200, Leawood, KS 66211			
	Attn: Mylena Oliveira (Pre-Development Coordinator)			
	moliveira@plazastreetpartners.com			



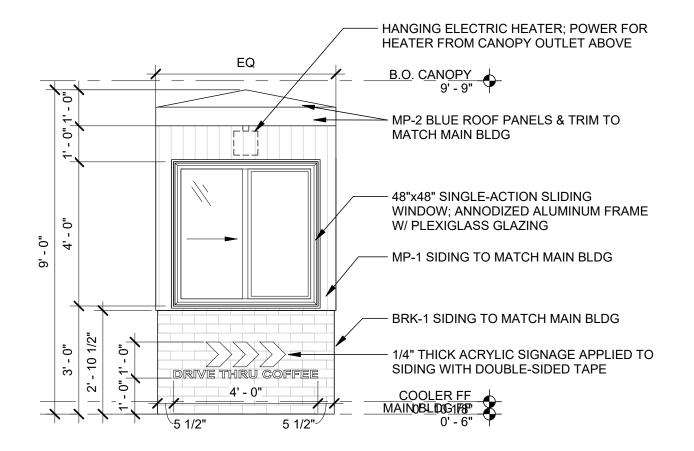


7 DETAIL @ BASE ATTACHMENT - LANE 1 & 2

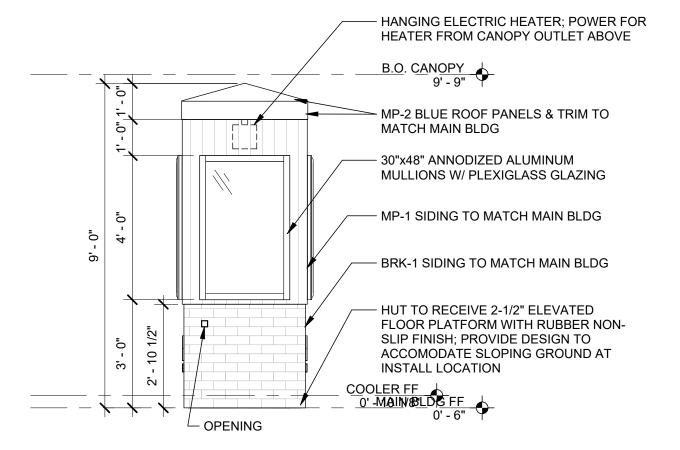
1 1/2" = 1'-0" TYP OF (4) ATTACHMENTS PER HUT

6 LANE2 HUT ROOF PLAN

3/8" = 1'-0"

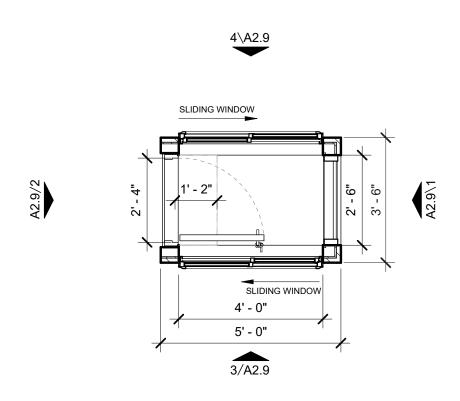


4 LANE2 HUT ELEVATION - BACK
3/8" = 1'-0"

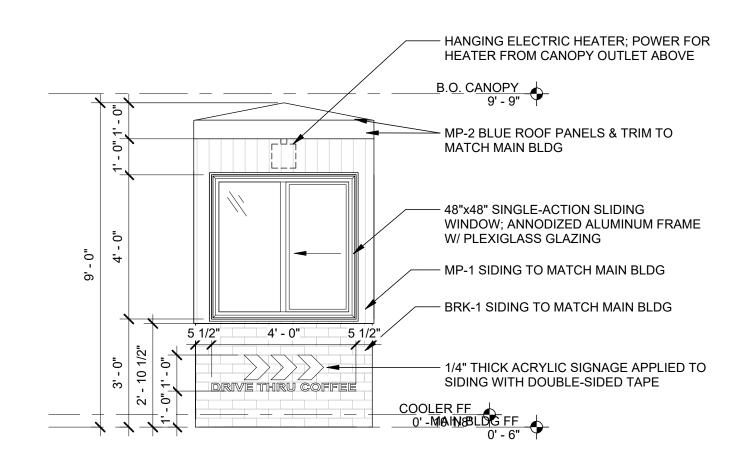


1 LANE2 HUT ELEVATION - LEFT

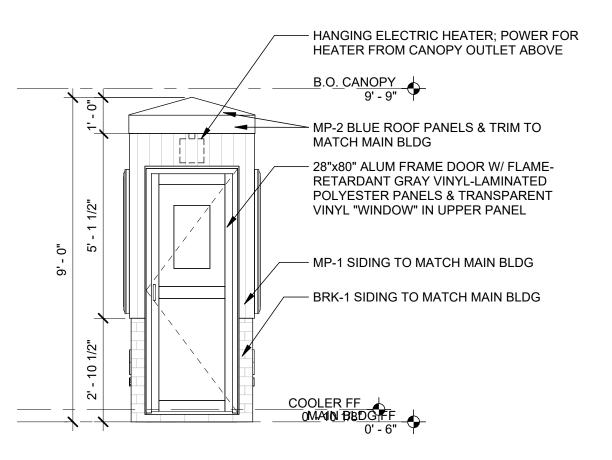
3/8" = 1'-0"



5 LANE2 HUT FLOOR PLAN



3 LANE2 HUT ELEVATION - FRONT
3/8" = 1'-0"



2 LANE2 HUT ELEVATION - RIGHT

3/8" = 1'-0"