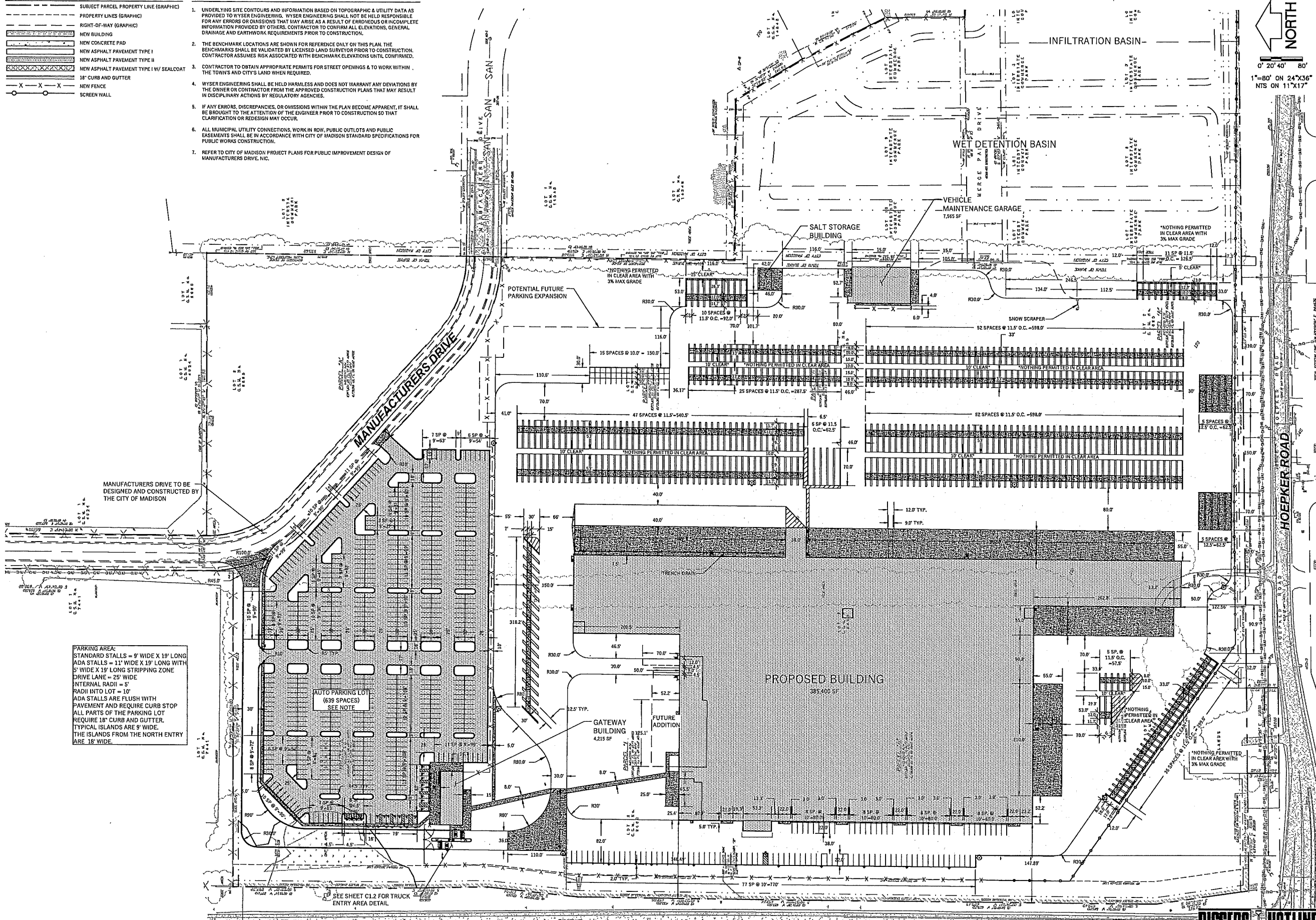


LEGEND (PROPOSED)

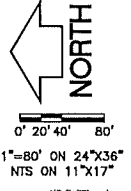
- SUBJECT PARCEL PROPERTY LINE (GRAPHIC)
- PROPERTY LINES (GRAPHIC)
- RIGHT-OF-WAY (GRAPHIC)
- NEW BUILDING
- NEW CONCRETE PAD
- NEW ASPHALT PAVEMENT TYPE I
- NEW ASPHALT PAVEMENT TYPE II
- NEW ASPHALT PAVEMENT TYPE I W/ SEALCOAT
- 18" CURB AND GUTTER
- NEW FENCE
- SCREEN WALL

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE TOWN'S AND CITY'S LAND WHEN REQUIRED.
4. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
5. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
6. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
7. REFER TO CITY OF MADISON PROJECT PLANS FOR PUBLIC IMPROVEMENT DESIGN OF MANUFACTURERS DRIVE, NIC.



PARKING AREA:
 STANDARD STALLS = 9' WIDE X 19' LONG
 ADA STALLS = 11' WIDE X 19' LONG WITH
 5' WIDE X 19' LONG STRIPPING ZONE
 DRIVE LANE = 25' WIDE
 INTERNAL RADII = 5'
 RADI INTO LOT = 10'
 ADA STALLS ARE FLUSH WITH
 PAVEMENT AND REQUIRE CURB STOP
 ALL PARTS OF THE PARKING LOT
 REQUIRE 18" CURB AND GUTTER.
 TYPICAL ISLANDS ARE 9' WIDE.
 THE ISLANDS FROM THE NORTH ENTRY
 ARE 18' WIDE.



**RUEDEBUSCH
 DEVELOPMENT &
 CONSTRUCTION**

DEVELOPMENT • CONSTRUCTION • BROKERAGE • CONSULTING
 4605 DOVETAIL DRIVE MADISON, WI 53704
 PHONE 608.249.2012 FAX 608.249.2032

**WYSER
 ENGINEERING**

608.843.3388
 www.wyserengineering.com

INDUSTRIAL DEVELOPMENT -
 TOWN OF BURKE

HOECKER ROAD
 MADISON, WISCONSIN

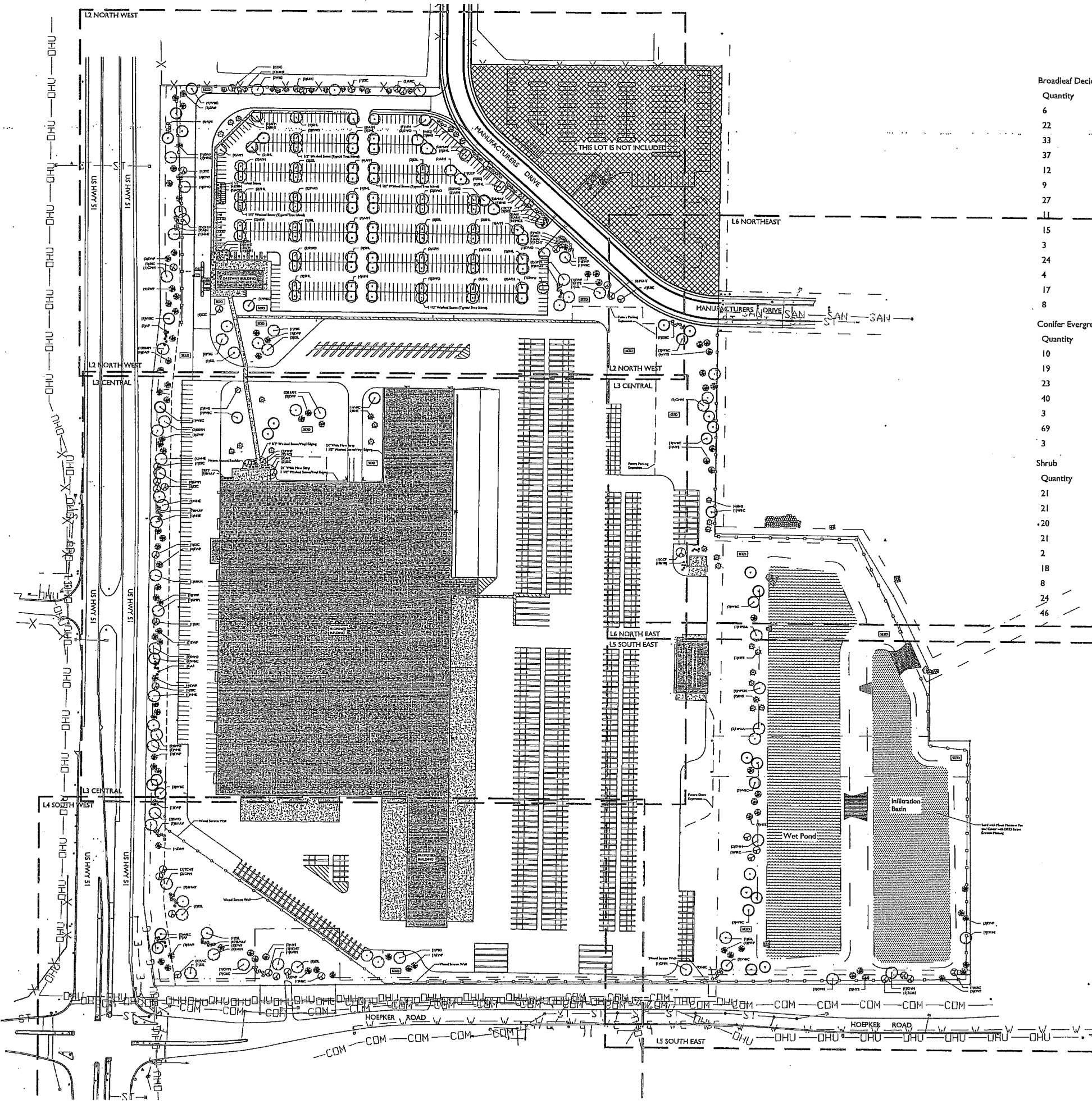
DATE:	
NO.	REVISION:
SHEET TITLE: LAYOUT PLAN	
JOB NUMBER:	Project Number
DESIGNED BY:	DO5
DRAWN BY:	DO5
CHECKED BY:	WPW
DATE:	01.04.19
SHEET NO:	

C1.1

CITY SUBMITTAL

USH "51"

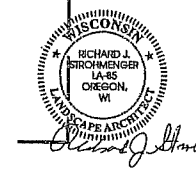
DIGGERS HOTLINE
 Toll Free (800) 242-8511
 Heating Required 100 (800) 242-2288
 www.DiggersHotline.com



Plant Material List

Broadleaf Deciduous				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
6	BBRM	Burgundy Belle Red Maple	Acer Rubrum 'magnificent Magenta'	2" B&B
22	GMM	Green Mountain Sugar Maple	Acer Saccharum 'green Mountain'	2" B&B
33	AFM	Autumn Fantasy Maple	Acer X Freemanii 'autumn Fantasy'	2" B&B
37	WBC	Whitespire Gray Birch (cip)	Betula Populifolia 'whitespire' (cip)	12" B&B
12	TCHT	Thnis Cockspar Hawthorn (tf)	Crataegus Crus-Galli Var Iner (tf)	2" B&B
9	PSG	Princeton Sentry Ginkgo	Ginkgo Biloba 'princeton Sentry'	2" B&B
27	SHL	Skyline Thnis Honeylocust	Gleditsia Triacan Iner 'skycole'	2" B&B
11	RRC	Royal Baldcrops Crabapple	Malus 'fs-Kw5'	2" B&B
15	SSC	Spring Snow Crabapple	Malus 'spring Snow'	2 1/2" B&B
3	CCP	Chanticleer Callery Pear	Pyrus Calleryana 'chanticleer'	2" B&B
24	SWO	Swamp White Oak	Quercus Bicolor	2" B&B
4	NPOA	Northern Pin Oak	Quercus Ellipsoidalis	2" B&B
17	SSL	Sterling Silver Linden	Tilia Tomentosa 'sterling'	2" B&B
8	NHE	New Horizon Elm	Ulmus 'new Horizon'	2" B&B
Conifer Evergreen				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
10	MBJ	Mountbatten Juniper	Juniperus Chinen 'mountbatten'	5' B&B
19	SGJ	Sea Green Juniper	Juniperus Chinen 'sea Green'	#5 CONT.
23	NYS	Norway Spruce	Picea Abies	5' B&B
40	BHS	Black Hills Spruce	Picea Glauca Var Densata	5' B&B
3	MMP	Mops Mugo Pine	Pinus Mugo 'mops'	#3 CONT.
69	EWP	Eastern White Pine	Pinus Strobus	5' B&B
3	TY	Taunton Yew	Taxus X Media 'tauntonii'	18" B&B
Shrub				
Quantity	Code Name	Common Name	Scientific Name	Planting Size
21	GBC	Glossy Black Chokeberry	Aronia Melanocarpa Var Elata	#5 CONT.
21	AF	Amer Fibers	Corylus Americana	#5 CONT.
20	DBH	Dwf Bush-Honeysuckle	Diervilla Lonicera	#5 CONT.
21	AH	Annabelle Hydrangea	Hydrangea Arborescens 'annabelle'	#5 CONT.
2	QFH	Quick Fire Hydrangea	Hydrangea Paniculata 'bulk'	#5 CONT.
18	AJN	Amber Jubilee Ninebark	Physocarpus Opulifolius 'jefam'	#5 CONT.
8	AWS	Anthony Waterer Spirea	Spiraea Japonica 'anthony Waterer'	#3 CONT.
24	MCS	Magic Carpet Spirea	Spiraea Japonica 'walburna'	#2 CONT.
46	BMAV	Blue Muffin Arwd Viburnum	Viburnum Dentatum 'christom'	#5 CONT.

- GENERAL NOTES**
- Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown as indicated, spread to a 3" depth over pre-emergent herbicide.
 - Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch rings (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (1" wide beds for shrub groupings).
 - "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
 - Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
 - "Seed" areas shall be first-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
 - Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Oregon Kentucky Bluegrass
 20% Dura Kentucky Bluegrass
 20% Fony II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Gimney Kentucky Bluegrass
 - Slopes exceeding 5:1 and drainage swales shall be seeded with the above-noted premium lawn seed mixture and overlaid with D575 straw erosion control matting that is then pegged into the soil with metal staples.
 - Flare beds adjacent to building foundation to be mulched with 1-1/2" diameter washed stone mulch spread to a 3" depth over fabric weed barrier.
 - Existing street trees shall be protected. Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of the tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (608)264-4816 prior to excavation to assess the impact to the tree and Public Works Construction. Tree protection specifications can be found in section 107.13 of City of Madison Standard specifications for Public Works Construction: <http://www.cityofmadison.com/business/pdfs/documents/StdSpecs2013/Part1.pdf>.
 - Contractor shall contact City Forestry (608)264-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.



Overall Site

SCALE: 1"=100'-0"

the bruce company
 LANDSCAPE ARCHITECTS
 LANDSCAPE CONTRACTORS
 2000 WASHINGTON STREET
 P.O. BOX 620339
 MADISON, WI 53762-0330
 TEL: (608) 836-7041
 FAX: (608) 831-6256

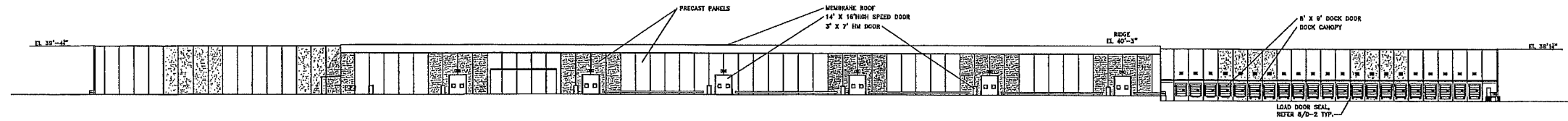
HOECKER ROAD
MADISON, WI

Checked By: SS
 Drawn By: 12/18/18
 RS

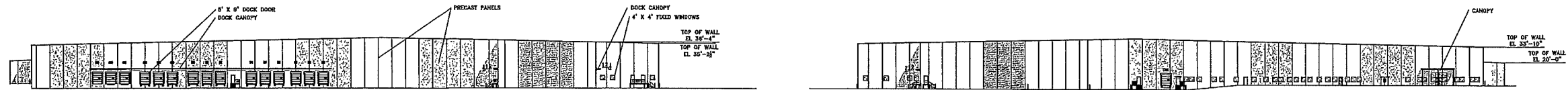
Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L1 SITE

The plan made exclusively for the party named in the title block, is the property of The Bruce Company of Wisconsin, Inc. and may not be reproduced or implemented in whole or part by any individual without the written consent of The Bruce Company of Wisconsin, Inc.

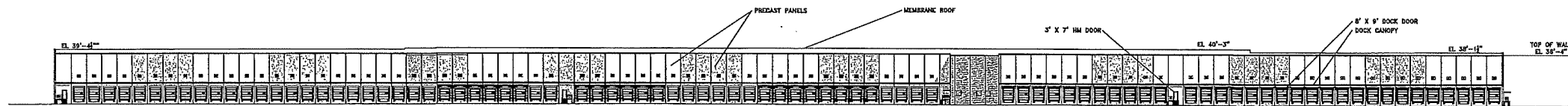


WEST ELEVATION
SCALE 1" = 50'

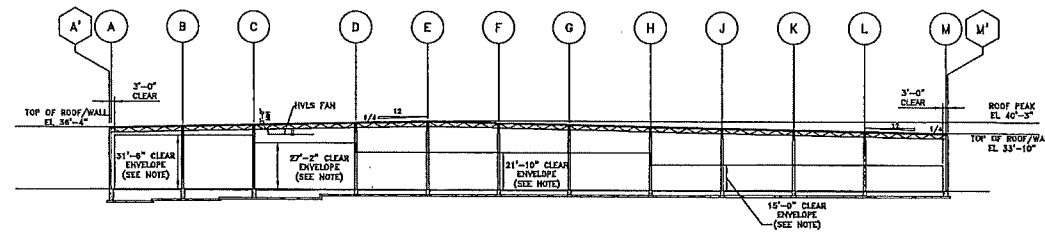


SOUTH ELEVATION
SCALE 1" = 50'

NORTH ELEVATION
SCALE 1" = 50'



EAST ELEVATION
SCALE 1" = 50'



TOP OF WALL COL. LINE A CALCULATION
 31'-0" CLR ENVELOPE
 0'-0" CLR FOR SPRINKLER PIPES
 4'-0" GROUND AT COL. LINE B
 0'-0" JOIST SEAT
 0'-11" METAL DECK
 0'-0" +/- INSULATION AND RUBBER ROOF
 (0'-10") SLOPE DOWN TO COLUMN LINE A FROM B
 32'-0" TOP OF WALL AT COL. LINE A'

BUILDING SECTION
SCALE 1" = 50'

**PACKAGE DISTRIBUTION
FACILITY**
MADISON, WI

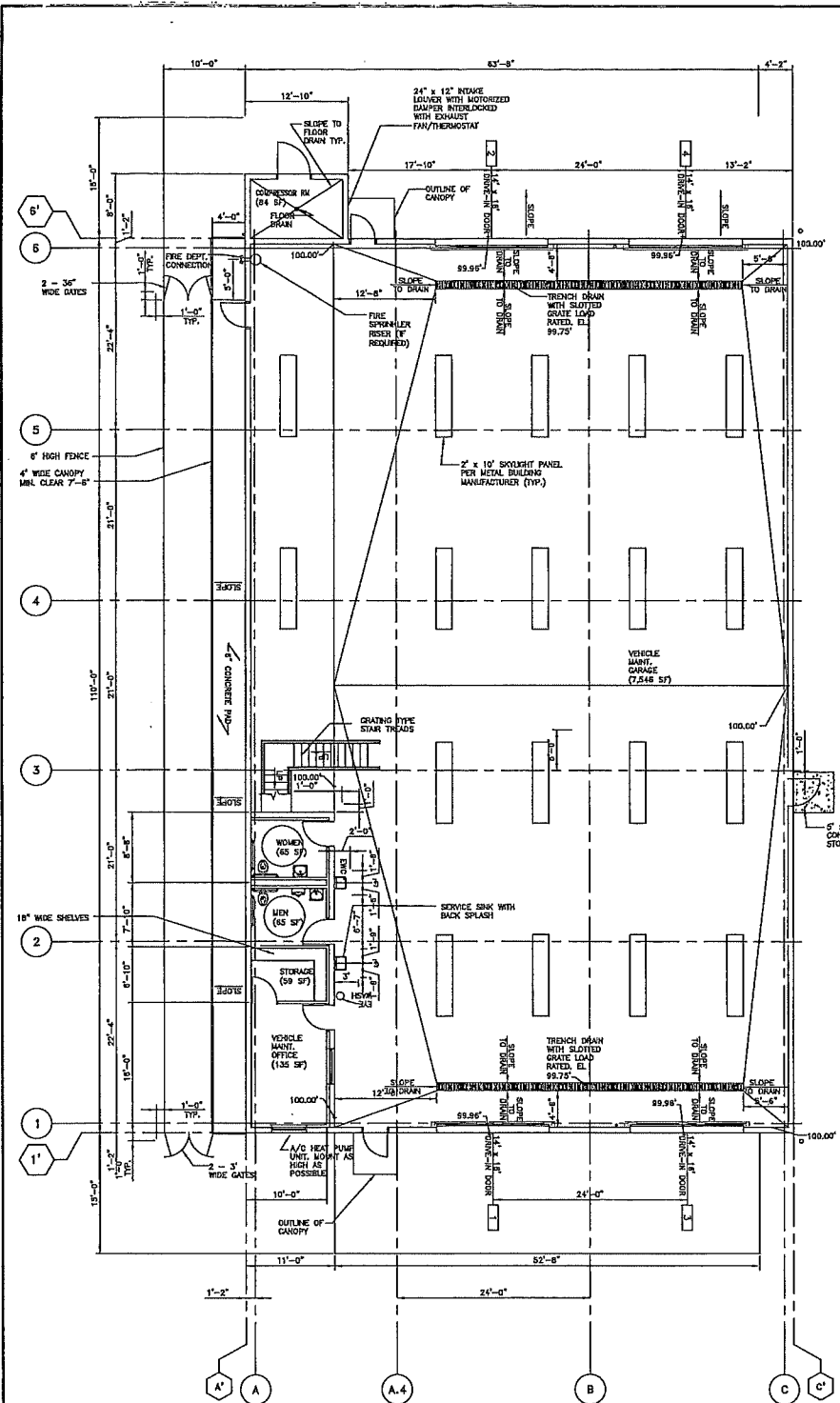
NO.	REVISION:	DATE:
	REVISED BUDG HEIGHTS AND ROOF SLOPE	12.14.16

SHEET TITLE:
BUILDING ELEVATIONS

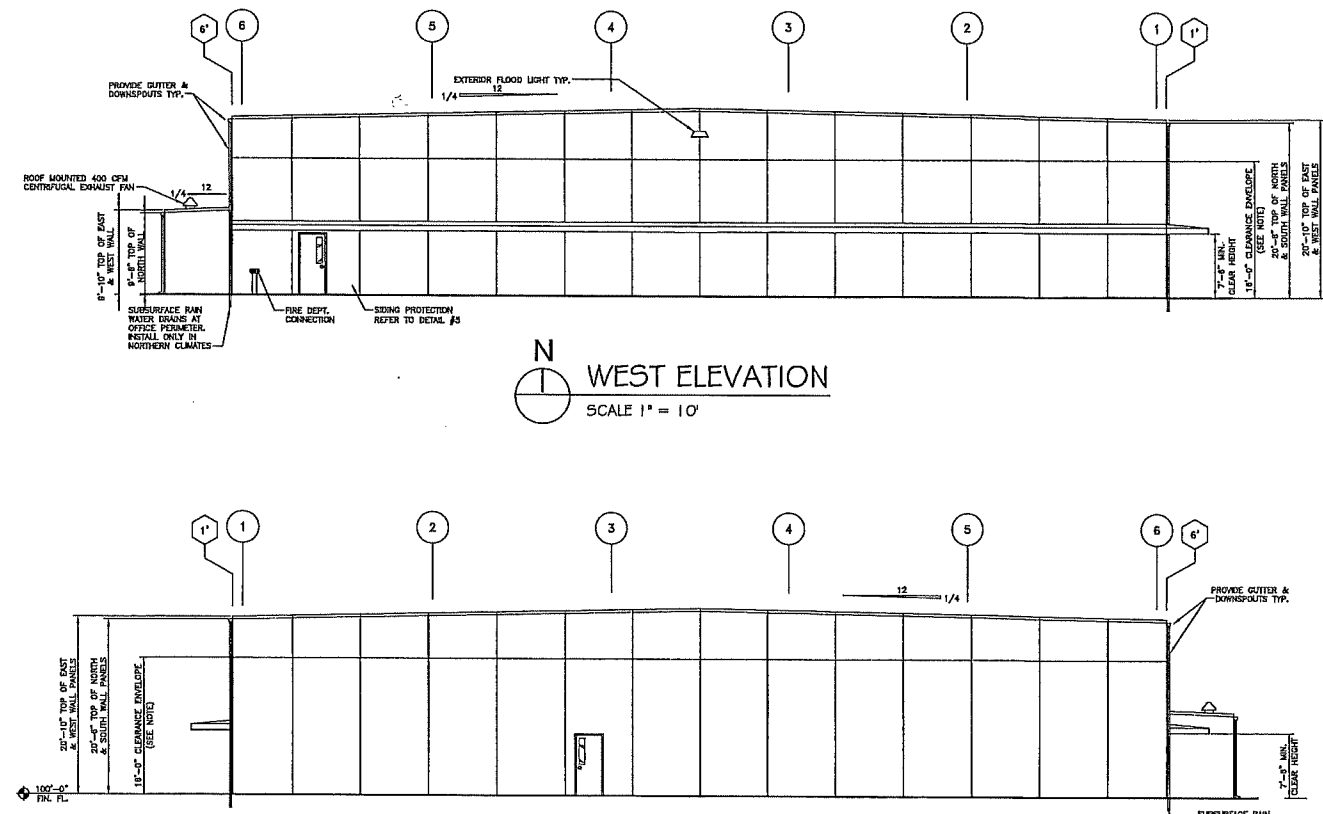
JOB NUMBER:	18017
DESIGNED BY:	DAN
DRAWN BY:	
CHECKED BY:	
DATE:	12.14.16
SHEET NO.:	

FOR INFORMATION ONLY, NOT
FOR CONSTRUCTION

XAI.2

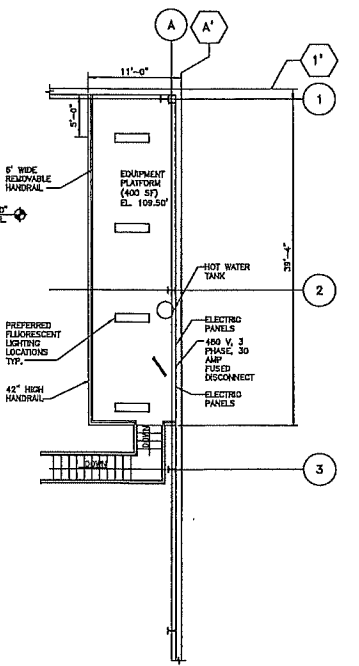


N
FLOOR PLAN
SCALE 1" = 10'

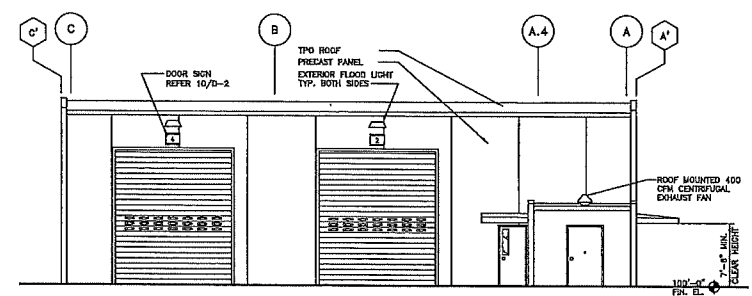


N
WEST ELEVATION
SCALE 1" = 10'

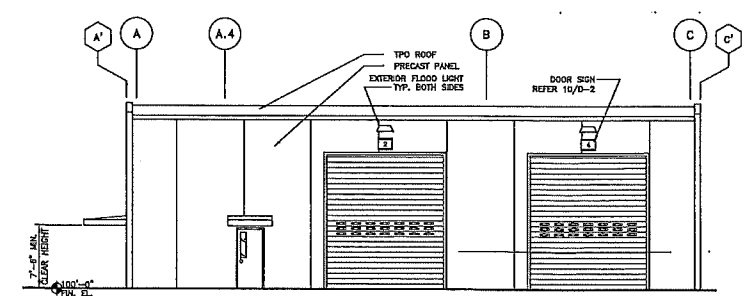
EAST ELEVATION
SCALE 1" = 10'



VMB MEZZANINE PLAN
SCALE 1" = 10'



NORTH ELEVATION
SCALE 1" = 10'



SOUTH ELEVATION
SCALE 1" = 10'

NOTE: CLEARANCE ENVELOPE IS AN AREA REQUIRED FOR VEHICLES TO MANEUVER THROUGH DRIVE BAY. CLEAR AREA IS REQUIRED FOR FULL 14'-0" WIDTH CENTERED AT EACH DRIVE-IN DOOR LANE, UNLESS NOTED OTHERWISE. ALL STRUCTURAL, MECHANICAL, ELECTRICAL OR ARCHITECTURAL ASPECTS OF THIS BUILDING (INCLUDING BUT NOT LIMITED TO FIRE PROTECTION, SMOKE SCREENS, LIGHTING, CONDUITS, OVERHEAD BOOMS AND TRACES, ETC.) SHALL BE ABOVE OR OUTSIDE THE REQUIRED LIMITS AS INDICATED BY THE CLEARANCE ENVELOPE AS SHOWN ON THIS AND OTHER DRAWINGS. ALL SHOP DRAWINGS SHALL REFER TO COMPLIANCE WITH THESE LIMITS FOR ALL DISCIPLINES.

**RUEDEBUSCH
DEVELOPMENT &
CONSTRUCTION**
DEVELOPMENT - CONSTRUCTION - BROKERAGE - CONSULTING
4605 DOVEHALL DRIVE MADISON, WI 53704
PHONE 608.249.2012 FAX 608.249.2032

PACKAGE DISTRIBUTION
FACILITY
MADISON, WI

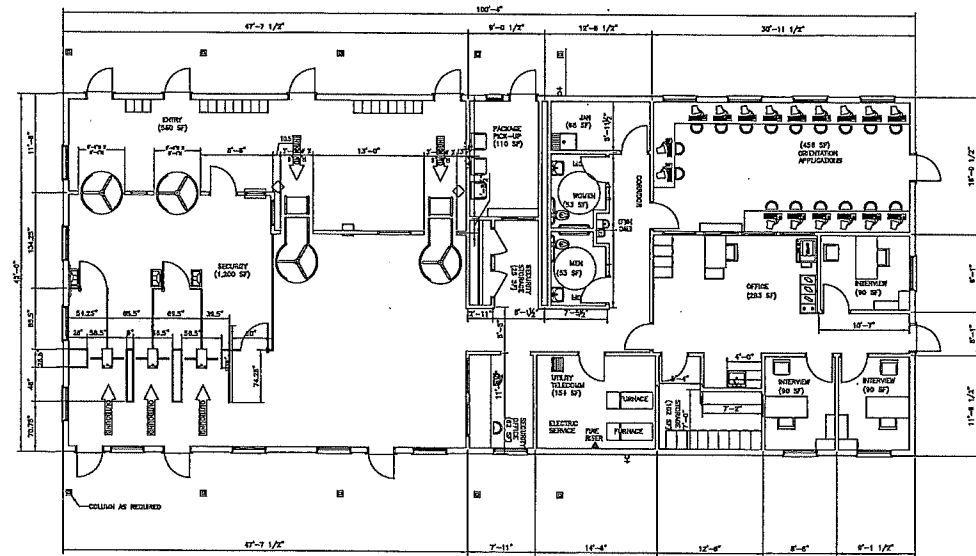
NO.	REVISION	DATE
1		12.14.10

SHEET TITLE:
VEHICLE MAINTENANCE BLDG
PLAN AND ELEVATIONS

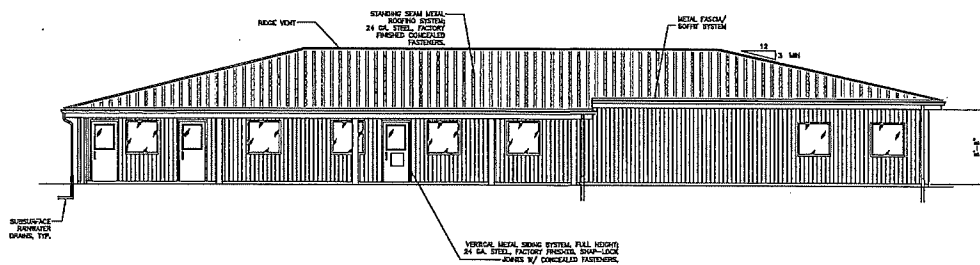
JOB NUMBER: 10017
DESIGNED BY: DAN
DRAWN BY:
CHECKED BY:
DATE: 12.20.10
SHEET NO:

FOR INFORMATION ONLY, NOT
FOR CONSTRUCTION

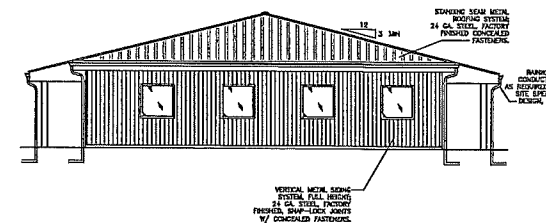
XAI.3



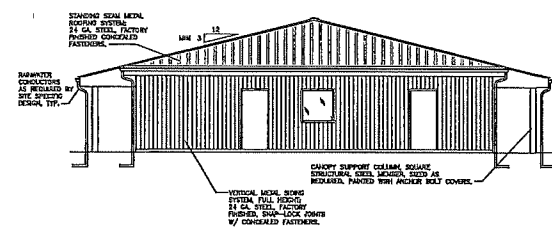
N
 FLOOR PLAN
 SCALE 1" = 10'



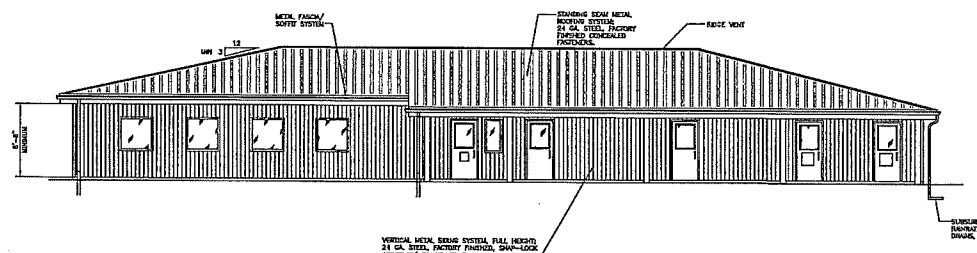
SOUTH ELEVATION
 SCALE 1" = 10'



WEST ELEVATION
 SCALE 1" = 10'



EAST ELEVATION
 SCALE 1" = 10'



NORTH ELEVATION
 SCALE 1" = 10'

PACKAGE DISTRIBUTION FACILITY
 MADISON, WI

NO.	REVISION	DATE
1		12.14.18

GATEWAY BLDG
 PLAN AND ELEVATIONS
 JOB NUMBER: 18017
 DESIGNED BY: DAN
 DRAWN BY:
 CHECKED BY:
 DATE: 12.20.18
 SHEET NO:

FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

XAI.4