

Dane County Map



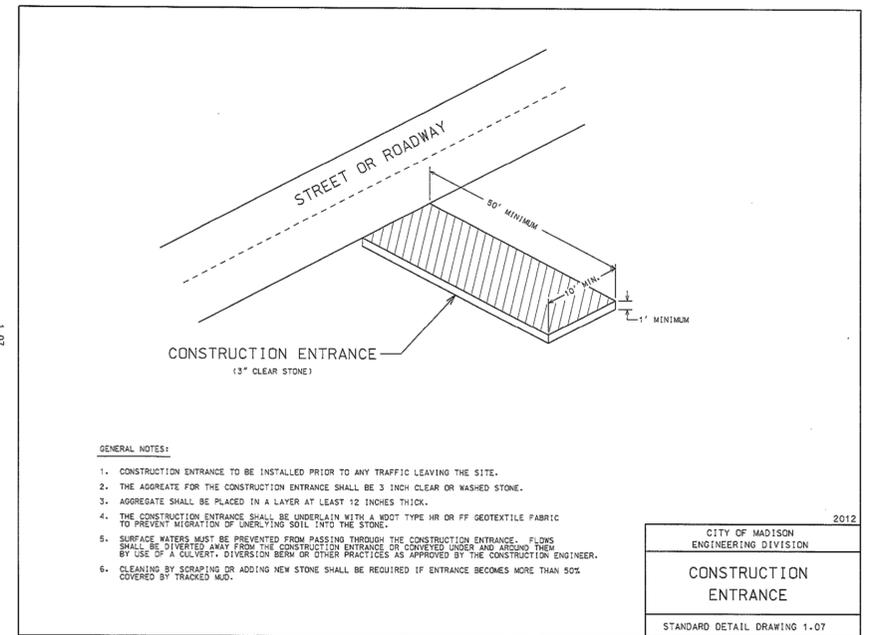
February 19, 2018

1 inch = 700 feet

Road Names

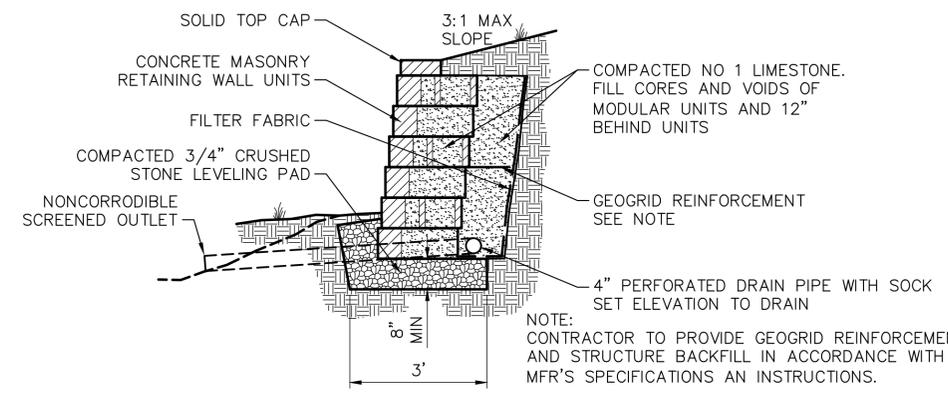


Feb 21, 2018 9:39am PLOTTED BY: gdepney SAVED BY: gdepney
 IMAGES: RM SQUARE_Full Color-Print; RUCER: PV-MARK-01; CDDT-CATCH BASIN-01; CgdT-Pipe Bedding; SS-WALL-04; P=fr-07; R=2234; RML-COC-BRANCH OFFICES
 Challenge Area (3/3) 2018 © 99 American Family 10022 2335 City View Parking Lot Expansion (Wp) V-000-CDT-CONSTRUCTION DETAILS-02.dwg

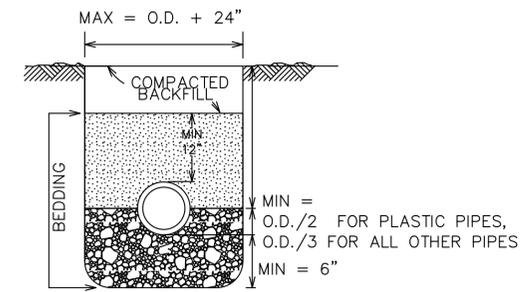


- GENERAL NOTES:**
- CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
 - THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE 3" INCH CLEAR OR WASHED STONE.
 - AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK.
 - THE CONSTRUCTION ENTRANCE SHALL BE UNDERLAIN WITH A WOOD TYPE HR OR FF GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
 - SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND THEM BY USE OF A CULVERT, DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
 - CLEANING BY SCRAPING OR ADDING NEW STONE SHALL BE REQUIRED IF ENTRANCE BECOMES MORE THAN 50% COVERED BY TRACKED MUD.

2012
 CITY OF MADISON
 ENGINEERING DIVISION
**CONSTRUCTION
 ENTRANCE**
 STANDARD DETAIL DRAWING 1-07



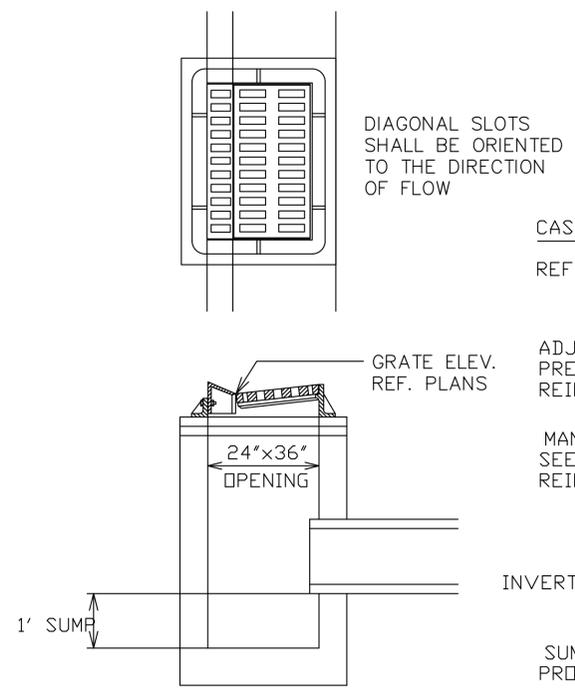
CONCRETE MODULAR RETAINING WALL NO SCALE
 SS-WALL-04 1



COVER MATERIAL AS SPECIFIED
 BEDDING MATERIAL AS SPECIFIED
BEDDING FOR
 VIRTRIFIED CLAY PIPE, DUCTILE IRON PIPE,
 CAST IRON PIPE, PLASTIC SANITARY SEWER
 PIPE, AND STORM SEWER PIPES

NOTES:
 UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.
 THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
 ALL BEDDING SHALL BE MECHANICALLY COMPACTED.
 THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24", AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST.
 O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE. THE MINIMUM DISTANCE OF O.D./2 IS SPECIFIED FOR PLASTIC SEWER PIPE.

PIPE BEDDING NO SCALE
 CgdT-Pipe Bedding 64



STANDARD CATCH BASIN DETAIL NO SCALE
 CGDT-CATCH BASIN-01 36

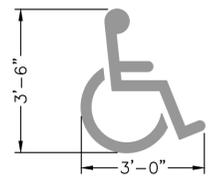
CASTING
 REFER TO SPECIFICATIONS FOR CASTING

ADJUST FRAME TO GRADE WITH 2" TO 4" THICK PRECAST CONCRETE RINGS. RINGS SHALL BE REINFORCED WITH WIRE MESH OR #3 STEEL BARS.

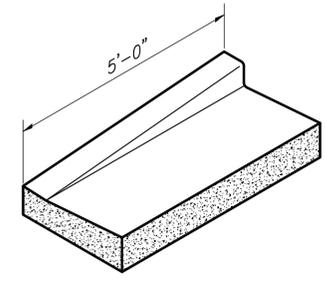
MANHOLE:
 SEE MANHOLE SPEC. PRECAST CONCRETE AND REINFORCEMENT SHALL CONFORM TO ASTM C478.

INVERT EL.-REF. PLANS

SUMP:
 PROVIDE SUMP IN INLET 9.



PAVEMENT SYMBOLS NO SCALE
 PV-MARK-01 1



CURB & GUTTER TAPER NO SCALE
 PV-CURB-07 1

7	6	5	4	3	2	1	TOWN	SECTION(S)
A	R	L	S	O	S	S	RANGE	SECTION(S)

Ruekert • Mielke
 Waukesha • Kenosha • Madison
 Chicago • Global Water Center • Fox Valley
www.ruekertmielke.com

AMERICAN FAMILY 2335 CITY VIEW PARKING LOT EXPANSION

CONSTRUCTION DETAILS

CITY OF MADISON
 DANE COUNTY, WISCONSIN

© COPYRIGHT 2018 RUEKERT & MIELKE INC.
DESIGNED BY: BJS
DRAFTED BY: GGD
CHECKED BY: .
DATE: FEBRUARY 2018
FILE NO. 8190-10022.200
SHEET NO. 12

PLAN INFORMATION
 14.01



Scale: 1/8" = 1'-0"

PROPOSED
 PROJECT CURB & SIDWALK
 MINOR/MAJOR PROJECT DRAG & CUTTOP

CURB AND SIDEWALK
 TRACED FROM PHOTOS
 FOR CITY REVIEW.
 GGD

CURB AND SIDEWALK
 TRACED FROM PHOTOS
 FOR CITY REVIEW.
 GGD

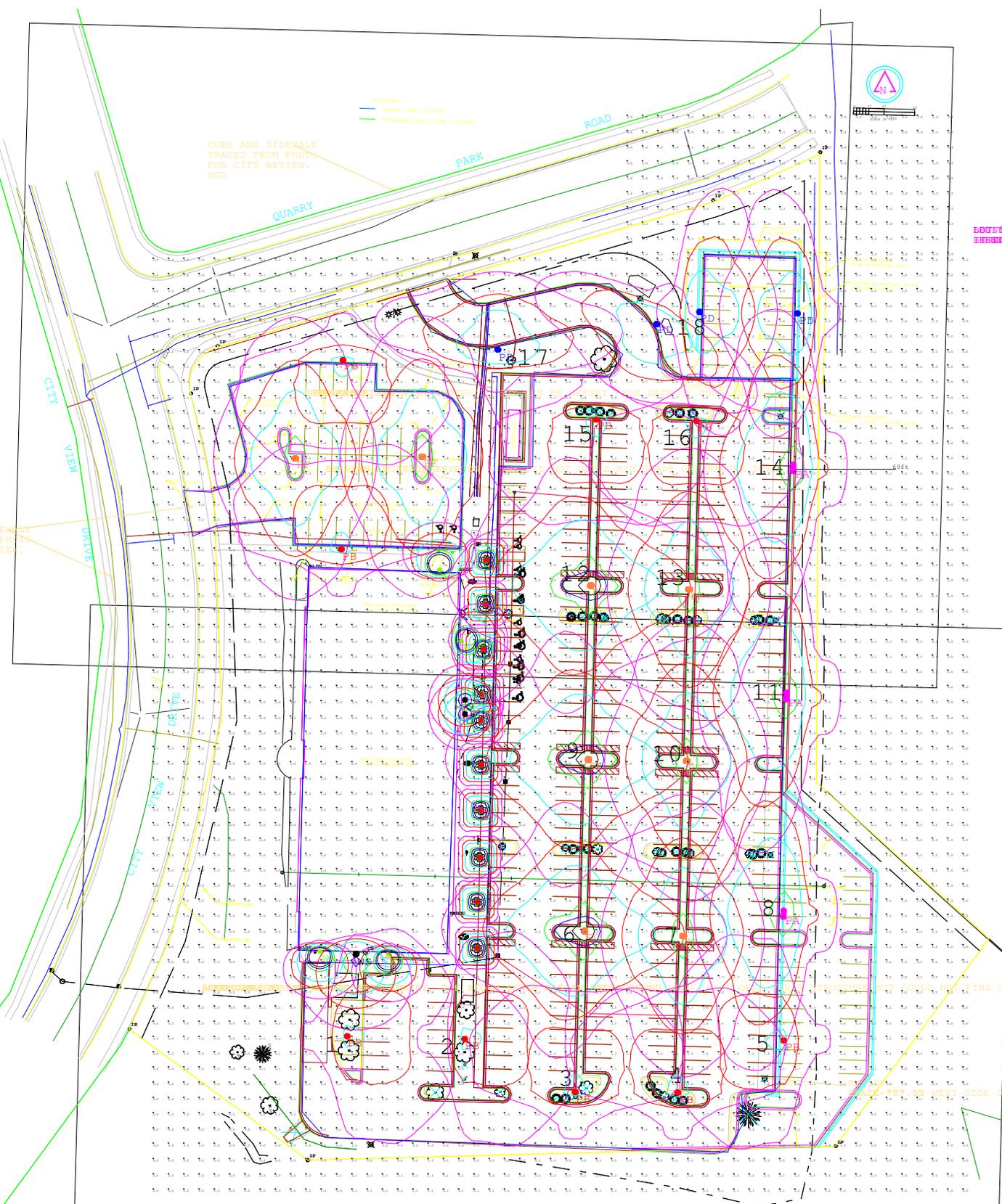
BOTH 615 FENCE
 615/615 FENCE

HORIZONTAL
 VERTICAL

615/615

PROVIDE BHT COVER, N. FIND ONE, S

FACE=2'X9' ON WEST SIDE OF CONC



US Lamp, Inc.
 3600 Velp Avenue
 Green Bay, WI 54313
 920-434-3636

Luminaire Schedule		
Label	Symbol	Description
S	[Symbol]	BLED24 (42" SQUARE BOLLARD)
PA	[Symbol]	2-AT80 20BLEDE10 MVOLT R2 5K B2 P75H facing forward
PP	[Symbol]	1-AT80 20BLEDE10 MVOLT R4 5K B2 P75H
PC	[Symbol]	1-AT80 20BLEDE10 MVOLT R2 5K B2 P75H @ 90 degrees
PD	[Symbol]	1-AT80 20BLEDE10 MVOLT R2 5K B2 P75H
WA	[Symbol]	WPLED26
PF	[Symbol]	2-AT80 20BLEDE10 MVOLT R2 5K B2 P75H @ 180 degrees
O	[Symbol]	399578_OLEDL12-16CS-UNV
WS	[Symbol]	WALPARIC-05DUNV750-CO-BZ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	illuminance	Fc	0.78	10.2	0.0	N.A.	N.A.
CalcPts_2	illuminance	Fc	0.12	0.8	0.0	N.A.	N.A.



Consistent with LEED® goals & Green Globes™ criteria for light pollution reduction

Autobahn Series ATB0 Roadway Lighting

PRODUCT OVERVIEW



Applications:

- Roadways
- Off ramps
- Residential streets
- Parking lots

Features:

OPTICAL

Same Light: Performance is comparable to 70-200W HPS roadway luminaires.

White Light: Correlated color temperature - standard 4000K, 70 CRI minimum or optional 5000K, 70 CRI minimum.

Unique IP66 rated LED light engines provided 0% uplight and restrict backlight to within sidewalk depth, providing optimal application coverage and optimal pole spacing. Available in Type II, III, IV, and V roadway distributions.

ELECTRICAL

Expected Life: LED light engines are rated >100,000 hours at 25°C, L70. Electronic driver has an expected life of 100,000 hours at a 25°C ambient.

Lower Energy: Saves an expected of 40-60% over comparable HID luminaires.

Robust Surge Protection: Three different surge protection options provide a minimum of IEEE/ANSI C62.41 Category C (10kV/5kA) protection.

MECHANICAL

Includes standard AEL lineman-friendly features such as tool-less entry, 3 station terminal block and quick disconnects. Bubble level located inside the electrical compartment for easily leveling at installation.

Rugged die-cast aluminum housing and door are polyester powder-coated for durability and corrosion resistance. Rigorous five-stage pre-treating and painting process yields a finish that achieves a scribe creepage rating of 8 (per ASTM D1654) after over 1000 hours exposure to salt fog chamber (operated per ASTM B117). Optional Enhanced Corrosion Resistant finish (CR) increases the salt spray exposure over 5000 hours.

Mast arm mount is adjustable for arms from 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter. Provides a 3G vibration rating per ANSI C136.31

Wildlife shield is cast into the housing (not a separate piece).

CONTROLS

NEMA 3 pin photocontrol receptacle is standard, with the Acuity designed ANSI standard 5 pin and 7 pin receptacles optionally available.

Premium solid state locking style photocontrol - PCSS (10 year rated life)
Extreme long life solid state locking style photocontrol - PCLL (20 year rated life).

Multi-level dimming available to provide scheduled dimming as specified by the customer.

Optional onboard Adjustable Output module allows the light output and input wattage to be modified to meet site specific requirements, and also can allow a single fixture to be flexibly applied in many different applications.

STANDARDS

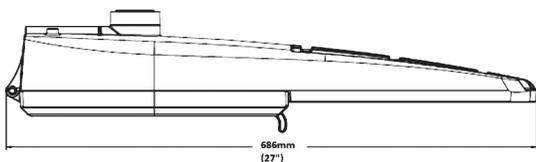
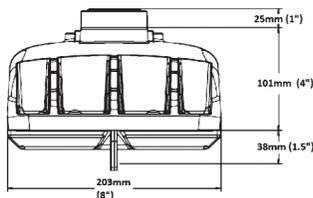
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Rated for -40°C to 40°C ambient

CSA Certified to U.S. and Canadian standards

Complies with ANSI: C136.2, C136.10, C136.14, C136.31, C136.15, C136.37

DIMENSIONS



Effective Projected Area (EPA): The EPA for the ATB0 is 0.76 sq. ft.
Approx. Wt. = 14 lbs.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

Autobahn Series ATBO

Roadway Lighting

ORDERING INFORMATION

Example: ATBO 30LEDE10 MVOLT R2

Series	Performance Packages	Voltage	Optics
ATBO Autobahn LED Roadway	20BLEDE53 ¹ 20B Chips, 525mA Driver 20BLEDE70 20B Chips, 700mA Driver 20BLEDE10 20B Chips, 1050mA Driver 20BLEDE13 20B Chips, 1300mA Driver 30BLEDE70 30B Chips, 700mA Driver 30BLEDE85 30B Chips, 850mA Driver 30BLEDE10 30B Chips, 1050mA Driver 30BLEDE13 30B Chips, 1300mA Driver	MVOLT Multi-volt, 120-277V 347 347V 480 480V	R2 Roadway Type II R3 Roadway Type III R4 Roadway Type IV R5 Roadway Type V

Options

Color Temperature (CCT)

- (Blank)** 4000K CCT, 70 CRI Min. (Standard)
- 5K** 5000K CCT, 70 CRI Min.

Paint

- (Blank)** Gray (Standard)
- BK** Black
- BZ** Bronze
- DDB** Dark Bronze
- GI** Graphite
- WH** White

Surge Protection

- Blank** Acuity SPD with inductive filter circuit (Standard)
- MP**² MOV Pack
- IL**² SPD with Indicator Light

Terminal Block

- (Blank)** Terminal Block (Standard)
- T2** Wired to L1 & L2 Positions

Misc.

- BL** External Bubble Level
- CR** Enhanced Corrosion Resistant Finish
- HS** House-Side Shield
- NL** Nema Label
- XL** Not CSA Certified

Controls

- (Blank)** 3 Pin NEMA Photocontrol Receptacle (Standard)
- P5**³ 5 Pin Photocontrol Receptacle (Dimmable Driver Included)
- P7**³ 7 Pin Photocontrol Receptacle (Dimmable Driver Included)
- NR** No Photocontrol Receptacle
- AO**⁴ Field Adjustable Output
- DM** 0V-10V Dimmable Driver (Controls by others)
- ML**^{5,6} Multi-Level Dimming
- PCSS**² Solid State Lighting Photocontrol (120-277V)
- PCLL** Solid State Long Life Photocontrol
- SH** Shorting Cap

Packaging

- (Blank)** Single Unit (Standard)
- JP** Job Pack (42/Pallet)

Notes

- 1 20BLEDE53 not compatible with the following options: P5, P7, AO, DM, ML.
- 2 Not available in 347 or 480V.
- 3 Not available with AO, DM, ML options.
- 4 Not available with DM or ML options.
- 5 Not available with AO, DM, P5 or P7 options.
- 6 Dimming Schedule and light level information required from the customer in order to configure product. Contact Infrastructure Technical Support to proceed.

Note: Specifications subject to change without notice. Actual performance may differ as a result of end-user environment and application.

Autobahn Series ATB0

Roadway Lighting

PERFORMANCE PACKAGE

Performance Package	Drive Current (mA)	Input Watts	Optic	4000K CCT		LLD @ 25°C	
				Delivered Lumens	Efficacy (LPW)	50k Hours	100k Hours
20B	525	37	R2	3806	103	0.98	0.96
	700	49		4865	99	0.98	0.96
	1000	73		6414	88	0.93	0.89
	1300	92		7504	82	0.89	0.82
	525	37	R3	3775	102	0.98	0.96
	700	49		4807	98	0.98	0.96
	1000	73		6256	86	0.93	0.89
	1300	92		7372	80	0.89	0.82
	525	37	R4	3721	101	0.98	0.96
	700	49		4747	97	0.98	0.96
	1000	73		6256	86	0.93	0.89
	1300	92		7338	80	0.89	0.82
	525	37	R5	3775	102	0.98	0.96
	700	49		4807	98	0.98	0.96
	1000	73		6256	86	0.93	0.89
	1300	92		7372	80	0.89	0.82
30B	700	70	R2	7053	101	0.98	0.96
	850	88		8182	93	0.96	0.90
	1000	107		9472	89	0.92	0.86
	1300	135		10790	80	0.88	0.79
	700	70	R3	7085	101	0.98	0.96
	850	88		8155	93	0.96	0.90
	1000	107		9497	89	0.92	0.86
	1300	135		10930	81	0.88	0.79
	700	70	R4	7021	100	0.98	0.96
	850	88		8000	91	0.96	0.90
	1000	107		9231	86	0.92	0.86
	1300	135		10400	77	0.88	0.79
	700	70	R5	7444	106	0.98	0.96
	850	88		8400	95	0.96	0.90
	1000	107		9823	92	0.92	0.86
	1300	135		11110	82	0.88	0.79

Note: Information shown above is based on nominal system data. Individual fixture performance may vary. Specifications subject to change without notice.

ATB0 LLD Multiplier	15°C	20°C	25°C	30°C	35°C	40°C
	1.02	1.01	1	0.98	0.97	0.95

To calculate the LLD for a temperature other than 25°C, multiply the LLD @ 25°C (shown in the performance package table) by the LLD multiplier for the selected temperature.



AEL Headquarters, 3825 Columbus Road, Granville, OH 43023
 www.americanelectriclighting.com
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Warranty Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx
 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.

Please contact your sales representative for the latest product information.

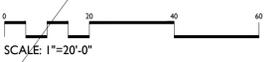
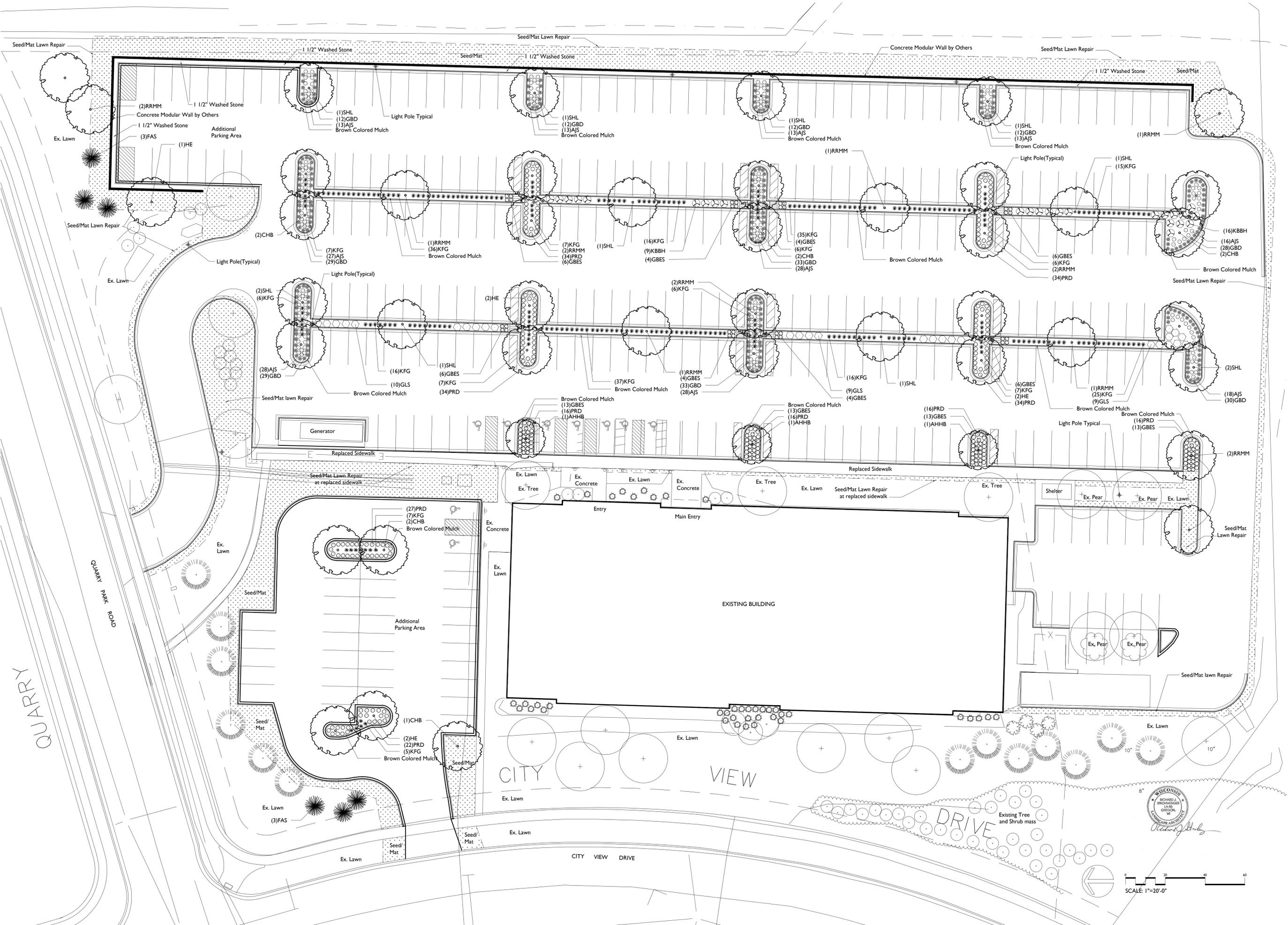
AMERICAN FAMILY 2335 CITY VIEW PARKING LOT
2335 CITY VIEW DRIVE
MADISON, WISCONSIN 53718

Checked By: SS
Drawn By: 9/18/17 RS

Revised: 11/3/17 RS
Revised: 1/17/18 RS
Revised: 2/21/18 RS
Revised:
Revised:
Revised:
Revised:

L1

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1/2017 CADSTEVE SHORT/AMERICAN FAMILY 2335 CITY VIEW/CITY VIEW DRIVE/IBCK/DWG Created: 1/19/2018. Saved: 2/19/2018. Printed: 2/19/2018

MADISON LANDSCAPE WORKSHEET

Zoning district is RPSM

Total square footage of developed area139,356 SF
 Total square footage of first 5 acres of developed area ÷ 300 square feet =461 Landscape Units
 Total square footage of 0 additional acres of developed area ÷ 100 square feet =0 Landscape Units
NUMBER OF LANDSCAPE POINT REQUIRED
 461 Landscape Units x 5 landscape points for first 5 acres.....2,305 points
 0 Landscape Units x 1 landscape point for additional _____acres.....0 points
TOTAL LANDSCAPE POINTS REQUIRED.....2,305 points

PLANT TYPE or ELEMENT	Point Value	NEW		EXISTING		TOTAL POINTS PROVIDED
		Qty.	Points Achieved	Qty.	Points Achieved	
Overstory Deciduous Tree : 2-1/2" (dbh)	35	46	1,610	19	665	= 5,545
Tall Evergreen Tree : 5-6 feet tall	35	6	210	13	455	
Ornamental Tree : 1-1/2" Caliper (dbh)	15			3	45	
Upright Evergreen Shrub : 3-4 feet tall	10			4	40	
Shrub, deciduous : 3 gallon / 12"-24"	3	53	159	47	141	
Shrub, evergreen : 3 gallon / 12"-24"	4			41	164	
Ornamental grass/perennial : 1gallon / 8"-18"	2	1,028	2,056			
Ornamental / Decorative fencing or wall	4 per 10 l.f.					
Existing significant specimen tree	14 per Cal. In.					
Landscape furniture for public seating and /or transit connections	5 per 'seat'					
Sub Totals			4,035	+	1,510	

Street Frontage Landscape Required

Street Frontage = 884 LF
 Canopy Trees Required: 1 per 30 LF Frontage = 29
 Shrubs Required : 5 per 30 LF Frontage = 145

Street Frontage Landscape Supplied

Canopy Trees =65
 Shrubs =145

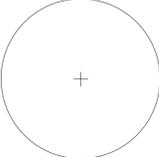
Plant Material List

Quantity	Code Name	Common Name	Scientific Name	Planting Size
Broadleaf Deciduous				
15	RRMM	Rugged Ridge Miyabe Maple	Acer Miyabei 'jfs-Kw3ami'	2 1/2" B&B
9	CHB	Common Hackberry	Celtis Occidentalis	2 1/2" B&B
12	SHL	Skyline Thnls Honeylocust	Gleditsia Triacan Iner 'skycole'	2 1/2" B&B
3	AHBB	Amer Hophornbeam	Ostrya Virginiana	2 1/2" B&B
7	HE	Homestead Elm	Ulmus 'homestead'	2 1/2" B&B
Conifer Evergreen				
6	FAS	Fat Albert Blue Spruce	Picea Pungens 'fat Albert'	5' B&B
Perennial				
260	KFG	Karl Foerster's Feather Reed Grass	Calamagrostis Acutiflora 'karl Foerster'	#1 CONT.
230	GBD	Going Bananas Daylily	Hemerocallis 'going Bananas'	#1 CONT.
92	GBES	Goldsturm Black-Eyed Susan	Rudbeckia Ful Var Sullivan 'goldsturm'	#1 CONT.
197	AJS	Autumn Joy Sedum	Sedum 'herbstfreude'	#1 CONT.
249	PRD	Prairie Dropseed	Sporobolus Heterolepis	#1 CONT.
Shrub				
25	KBBH	Kodiak Black Bush-Honeysuckle	Diervilla Rivularis 'smndrsf'	#3 CONT.
28	GLS	Gro-Low Fragrant Sumac	Rhus Aromatica 'gro-Low'	#3 CONT.

GENERAL NOTES

- A) Areas labeled "Brown Colored Wood Mulch" to receive a mixture of recycled wood mulch, colored brown, spread to a 3" depth over pre-emergent herbicide.
- B) Individual trees (and shrub groupings) found along perimeter of property as well as those found within lawn areas to receive wood mulch beds (and wood mulch beds) consisting of a mixture of recycled wood mulch, colored brown, spread to a minimum 3" depth (3' wide beds for shrub groupings).
- C) "Vinyl Edging" to be Valley View Black Diamond Vinyl Edging or equivalent.
- D) Areas labeled "washed stone" to receive 1-1/2" washed stone spread to a 3" depth over fabric weed barrier.
- E) "Seed" areas shall be finish-graded and seeded at a rate of 4 lbs. per 1,000 sq. ft.
- F) Seed shall consist of the following mixture:
 10% Palmer IV Perennial Ryegrass
 20% Dragon Kentucky Bluegrass
 20% Diva Kentucky Bluegrass
 20% Foxy II Creeping Red Fescue
 15% Vail II Perennial Ryegrass
 15% Ginney Kentucky Bluegrass
- G) Areas labeled "Seed/Mat" shall be seeded with the above-noted premium lawn seed mixture and overlaid with DS75 straw erosion control netting that is then pegged into the soil with metal staples.
- H) 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)266-4816 prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. 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/pw/documents/StdSpecs/2013/Part I.pdf>.
- I) Contractor shall contact City Forestry (608)266-4816 at least one week prior to installing street trees to schedule inspecting the nursery stock and reviewing landscaping specifications with the landscaper.

Existing Plant Material Key

-  Ex. Overstory Deciduous Tree - 19 Qty.
-  Ex. Tall Evergreen Tree - 13 Qty.
-  Ex. Ornamental Tree - 3 Qty.
-  Ex. Upright Evergreen Shrub- 4 Qty.
-  Ex. Shrub Deciduous- 47 Qty
-  Ex. Shrub, Evergreen- 41 Qty.

AMERICAN FAMILY 2335 CITY VIEW PARKING LOT
 2335 CITY VIEW DRIVE
 MADISON, WISCONSIN 53718

Checked By: SS
 Drawn By: 9/18/17 RS

Revised: 11/3/17 RS
 Revised: 1/17/18 RS
 Revised: 2/21/18 RS
 Revised:
 Revised:
 Revised:
 Revised:
 Revised:

L2

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Employee Projections Form (Tab B) -- Only required upon special request from BWS.

Division: Life Company

Office Location (City, State) : Madison

Current Building / Floor: C3

Department / Unit: Life Co.

Director / Manager: Rich Steffan - President

INSTRUCTIONS

Fill in the total number of employees projected each year upon request of BWS. This information will support long-term planning efforts.

**Note if you are reporting employee projections for a large department or division that has unique needs per group or the groups may need to be split on more than one floor of a building, fill out separate programming templates per unit or department -- copy additional tabs as needed.

**If you are filling out only one form, add comments to clarify what employees are included within the projections (note unit and/or title)

Position	2017	2018	2019	2020	2021	Comments
Presidents	1	1	1	1	1	1 Administrative Assistant office
Vice Presidents						
Associate Vice Presidents	1	1	1	1	1	
Directors	5	5	5	5	5	
3rd line Managers	28	28	28	28	28	all offices
2nd line Managers (note in comments if they are in a workstation or private office)						
1st line Managers (note in comments if they are in a workstation or private office)						2 offices can be a shared office
Technical, Admin, Office Services, Coordinators, Assistants	266	265	265	265	265	
Field employees that require an assigned workstation (note these employees must work in the office the majority of the time).						
Field employees that require a hoteling workstation (a hoteling workstation is defined as an unassigned workspace that can be "checked out" as needed or available). These field employees would work outside of the office the majority of the time. Note how many of the field stations would be occupied at once.	14	14	14	14	14	External Advisors who's offis is elsewhere but sometimes travel to NHQ for meetings (2 stations needed)
Contracted workers - describe position level(s) in comments.	1	1	1	1	1	Gen-Life Project Manager
Temporary employees - describe position level(s) in comments.	14	14	14	14	14	
Personnel who use remote access but are not physically located within our buildings. Note if there is anything that is physically located within the office (i.e. equipment, storage, etc.). Also note if these employees are FTE's, contract or temporary.						
Other personnel - describe position level(s) in comments.						
TOTAL	330	329	329	329	329	

Legal Description

Legal Description of Property (2335 City View Drive):

Lot 51 of High Crossing Fifth Addition, City of Madison, Dane County, Wisconsin

Zoning District: Suburban Employment (SE)

Site Area: 5.74 acres (249,972.86 square feet)

Storm Water Management Report
2335 City View Parking Lot Expansion
City of Madison, Dane County

Legal Description of Property: 2335 City View Drive

Lot 51 of High Crossing Fifth Addition Plat, located in the SE ¼ of the NE ¼ of Section 27 NE, T8N, R10E
City of Madison, Dane County, Wisconsin

1.0 Introduction

1.1 Project Description

1.2

The existing parking lot has a total of 266 stalls, including seven ADA accessible stalls. The parking lot was reconstructed in the fall of 2017 following the purchase of the property by American Family Insurance. The existing number of stalls is not adequate to serve the number employees scheduled to move into the office building later this year.

To serve employees and visitors to the office building, a new parking lot is proposed in the northwest corner of the site. In addition, the existing parking lot will be expanded in the northeast corner. Combined, the new parking areas will have an impervious area of 18,510 square feet.

1.2 Existing Storm Water Management

The 5.74-acre lot is in the Starkweather Creek watershed as per the Wisconsin DNR Watershed Restoration Viewer. The Starkweather Creek watershed is within the bounds of the greater Rock River TDML Watershed, subjecting runoff to more stringent performance standards. In this case storm water runoff is treated on a plat level. Outlot 4, located southwest of the 2335 City View, treats runoff from the site for sediment control. The existing parking lot has permanent inlet filters in all the inlets to meet oil and grease removal requirements.

1.3 Methods, Materials, and Equipment

The project will be installed using traditional excavation, hauling, and grading equipment. Actual construction equipment and installation methods will be determined by the contractor. The project will be installed using construction equipment including but not limited to: backhoes, dump trucks, bull dozers, asphalt pavers, rollers, bobcats, saws, etc.

1.4 Erosion and Sediment Control Approach

Temporary erosion control measures consist of silt fence, stone tracking pad, inlet protection, erosion matting, and temporary seeding if necessary. Refer to the attached drawings for specific locations and

descriptions of proposed erosion control measures. Most of the disturbed area will promptly be paved, covering the bare soil. In other locations, permanent erosion control measures consisting of permanent seeding and class 1, type A erosion matting that will be installed and maintained as soon as disturbed areas are brought to finish grade. Erosion control methods are shown on the attached plans and will conform to the Wisconsin Department of Natural Resources Technical Standards.

2.0 Storm Water Management Performance Standards

Runoff Rate Control:

Rate control is handled at the regional level at Outlot 4. Additional measures are not required.

Sediment Control:

Runoff is treated for sediment control at a regional level at Outlot 4 to achieve necessary TSS reduction. Additional measures are therefore not required.

Thermal Control:

Starkweather Creek is not a thermally sensitive watershed and therefore will not require thermal controls

Oil and Grease Control:

Permanent inlet filter will be installed in the two proposed inlets with the completion of paving.

Infiltration:

Development will not increase the impervious area by an area greater than 20,000 square feet. Infiltration requirements are therefore not applicable.

Protective Areas:

Impervious surfaces are outside of protective areas. An explanation for protective area disturbance is not necessary.

CARPC Requirements:

Not Applicable.

3.0 Construction Schedule

The following construction schedule proposed by Ruekert & Mielke is preliminary and subject to change over the course of construction.

- Start of Construction: April 23, 2018
- Substantial Completion: Paving is expected to be substantially complete by June 4, 2018.
- Final Completion: June 11, 2018

4.0 Maintenance Plan

The Owner or the Owner's representative shall install and maintain catch basin inserts as noted on the approved plans. Said insert is installed for mitigation of oil and grease in the storm water runoff. Installation and maintenance shall be in accordance with the manufacturer's guidelines, which, at minimum, shall be subject to three (3) inspections per year, two (2) cleanings per year, and one (1) filter replacement per year. More specifically, debris shall be removed, and the filter medium is to be replaced any time the filter medium appears to be 50% coated with oil or grease.

Owner shall maintain records of inspections, cleaning, and replacement of the device or components of the device all in accordance with Chapter 37 of the Madison General Ordinances.