



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Steve Wellenstein

Address: 322 E. Michigan St, Milwaukee WI 53202 **Phone Number of Contact Person:** 414-271-8899

City, State, Zip Code: Milwaukee, WI 53202 **Email of Contact Person:** steve@ramlow-stein.com

Project Address: 5455 Nobel Drive **Lot:** 24 **Subdivision:** Techlands

Project Type: **Multi-Family** **Commercial** **Industrial** **Other**
 New **Addition**

Impervious Surface Ratio (ISR): _____ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- N/A 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 6/22/21
 Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: 6/22/21 Plan Commission Date: 7/20/21

Comments:



RAMLOW / STEIN
ARCHITECTURE + INTERIORS

Architectural Design and Review Application for Promega Corporation,
Proposed Addition to the Kepler Processing Facility at 5455 Nobel Dr.
Submitted June 22, 2021

Narrative

Promega currently performs order processing and work with raw materials, supplies and finished goods at the existing Kepler Facility. The expansion increases these same capabilities. The proposed addition includes the following:

Building footprint: 99,000 GSF Existing
 135,000 GSF New
 234,000 GSF total

The proposed parking allocation is:

EXISTING PARKING STALLS: 125
PROPOSED PARKING STALLS: 395
 TEMPORARY PARKING STALLS: 205
PERMANENT PARKING STALLS: 199 spaces

The addition as proposed will be situated along Nobel drive to the west side of the existing building. The building will be slab on grade, no basement. Typical steel structure for a non-combustible construction. The proposed Addition has the following characteristics to follow the original building:

Construction classification- IIB

Principal exterior materials- Concrete Masonry Units, metal panels, curtain wall glazing system

Employee auto access- from Nobel Drive, only drive from Nobel.

Loading access- from Mica entrance and exit from/to Mica Drive. Very moderate truck traffic expected due to the small bulk of Promega products.

Visitor access - Visitor drop-off and visitor parking accessed from Nobel Drive same drive as Employee access.

Pedestrian access – from Employee access drive (West) drive off Nobel to main entrance on North and South Façade.

Landscape - A naturalized short grass prairie and lawn perimeter area with clustered tree plantings, a more formal tree, shrub and perennials composition near the buildings and dryscape stone gardens and retaining walls.

Stormwater strategy - Constructed Infiltration areas integrated into the landscape to treat flows from roofs and surrounding site, with treated flows channeled to development ponds.

ARCHITECTURAL REVIEW BOARD- KEY INFORMATION

- SIZE:**
- EXISTING BUILDING: 99,103 SF GROUND FLOOR + 27,229 SF MEZZANINE (126,332 SF TOTAL)
 - ADDITION: 134,732 SF GROUND FLOOR + 80,743 SF MEZZANINE (215,475 SF TOTAL)
 - COMPLETE BUILDING (EXISTING + ADDITION): 233,835 SF GROUND FLOOR + 107,972 SF MEZZANINE
 - 321,807 SF TOTAL BUILDING AREA
 - 2 LEVELS, 41'-0" BUILDING HEIGHT

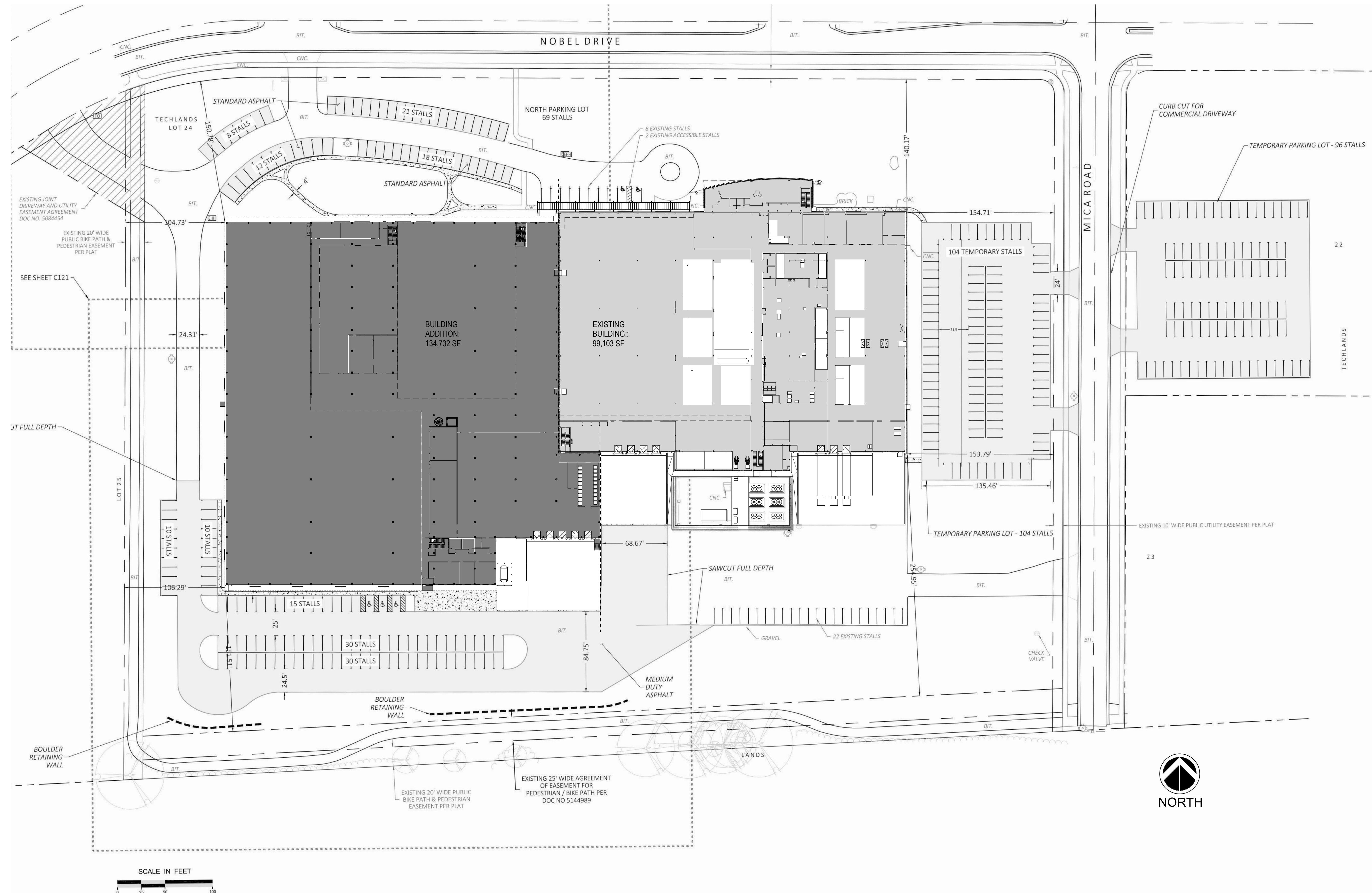
- CONSTRUCTION TYPE:**
- CONCRETE SLAB ON GRADE, CONCRETE FOUNDATION WALLS
 - STRUCTURAL STEEL ROOF AND MEZZANINE FRAMING
 - MASONRY EXTERIOR WALLS, MASONRY AND METAL PANEL VENEER FINISH
 - COMPLETE SPRINKLER AND FIRE ALARM SYSTEM
 - ROOF- 80 ML TPO MEMBRANE, GRAY

ZONING
CITY OF FITCHBURG

Zoning: I-S Specialized Industrial
Parcel Number: 060915267542
Owner: PROMEGA CORPORATION
Property Address: 5455 NOBEL DR

DEVELOPMENT / USE / SETBACKS / COVERAGE

- A. Allowable Uses:**
 22-427 (1) Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, limited to the following uses, products, components, or circumstances:
 b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry and biology.
- B. Lot Coverage (22-429)**
 For the I-S Specialized Industrial District, dimensional standards are as follows:
 1. Minimum lot area: 20,000 square feet.
 2. Minimum lot width: 100 feet.
 3. Minimum front yard setback: 20 feet.
 4. Minimum side yard setback: ten feet.
 5. Minimum side street setback: 15 feet.
 6. Minimum rear setback: 30 feet.
 7. Maximum building height: 42 feet permitted; above 42 feet on a conditional use basis.
 8. Maximum lot area coverage: 65 percent.
 9. Minimum open space: 30 percent.



1 SITE PLAN - NEW
 ADR1 SCALE: 1" = 50'-0"

Promega - Kepler Expansion

ADR1 ARCHITECTURAL SITE PLAN

06/22/21

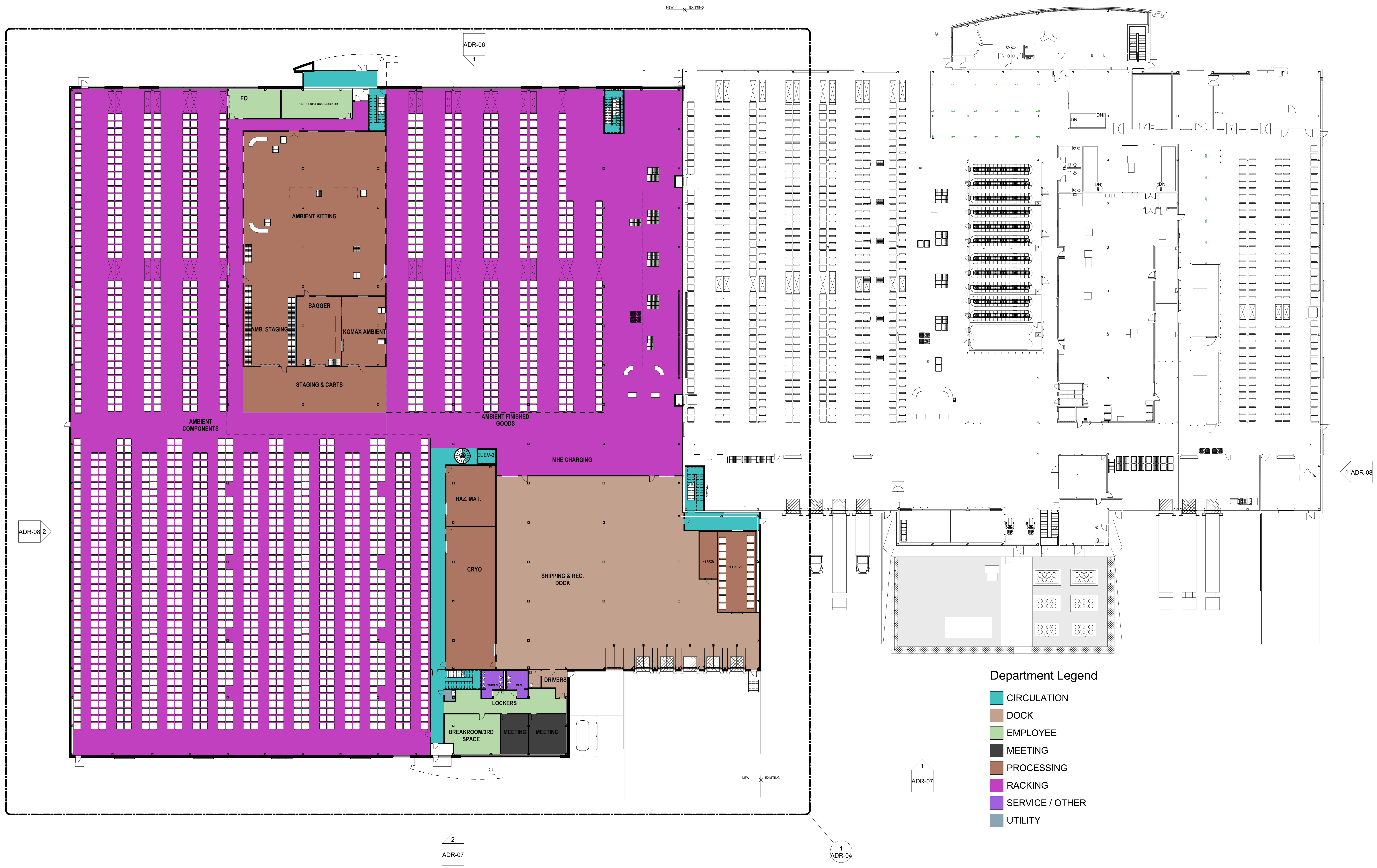
SCALE: As indicated



1 ADR-00 SCALE: ADR - AXON 1

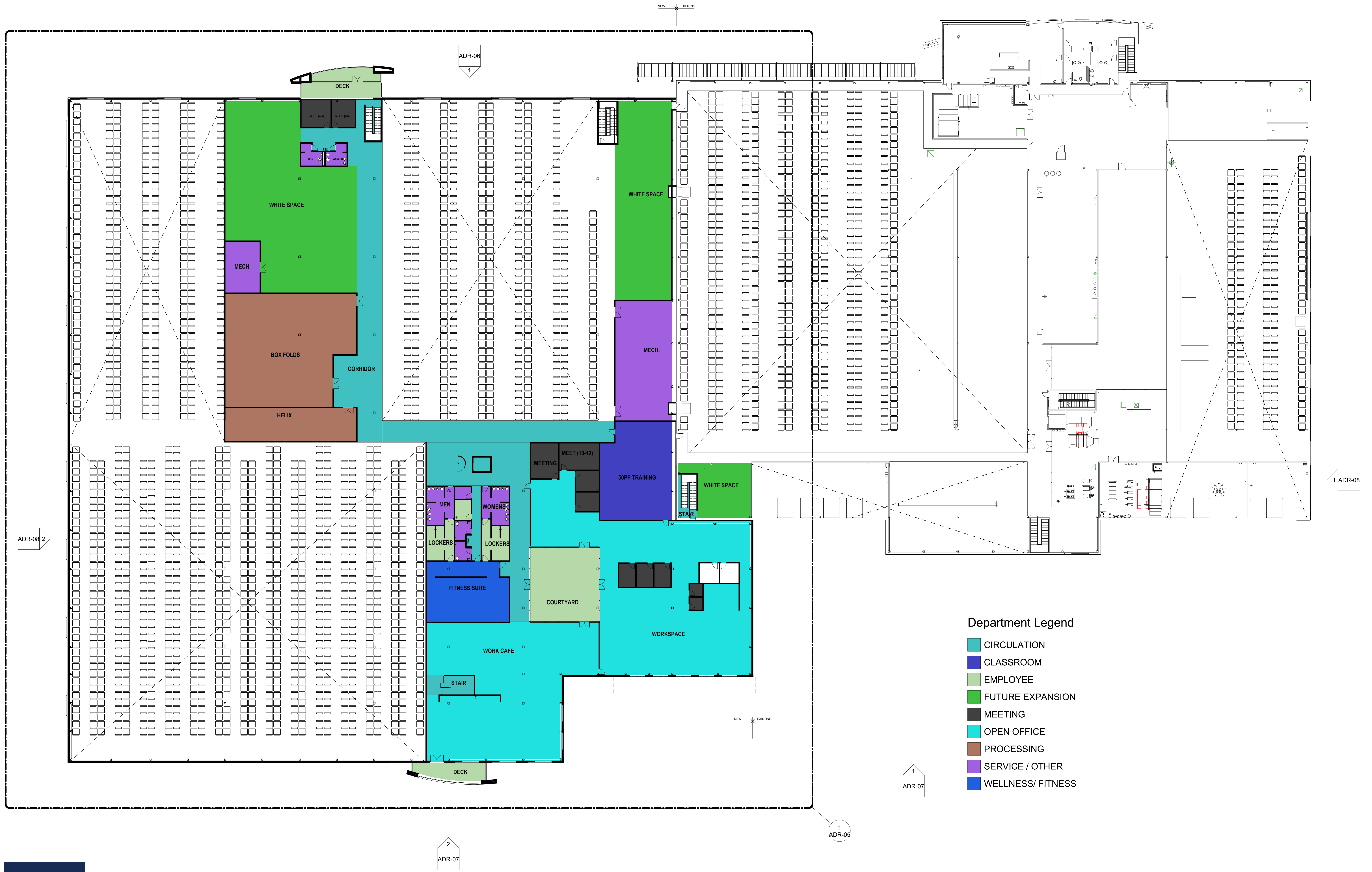


2 ADR-00 SCALE: ADR - AXON 2



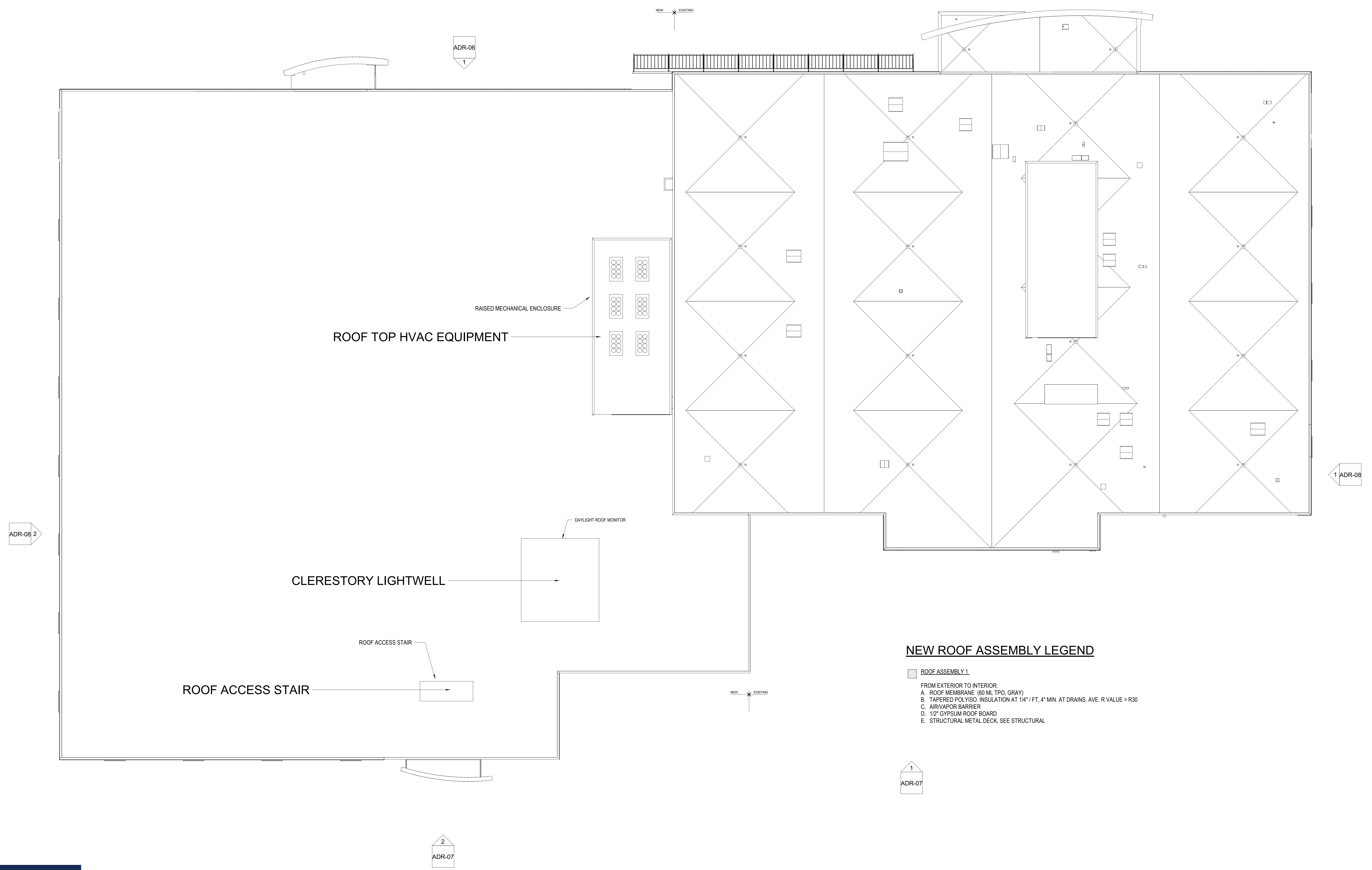
Department Legend

- CIRCULATION
- DOCK
- EMPLOYEE
- MEETING
- PROCESSING
- RACKING
- SERVICE / OTHER
- UTILITY



Department Legend

- CIRCULATION
- CLASSROOM
- EMPLOYEE
- FUTURE EXPANSION
- MEETING
- OPEN OFFICE
- PROCESSING
- SERVICE / OTHER
- WELLNESS/ FITNESS





Department Legend

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- UTILITY

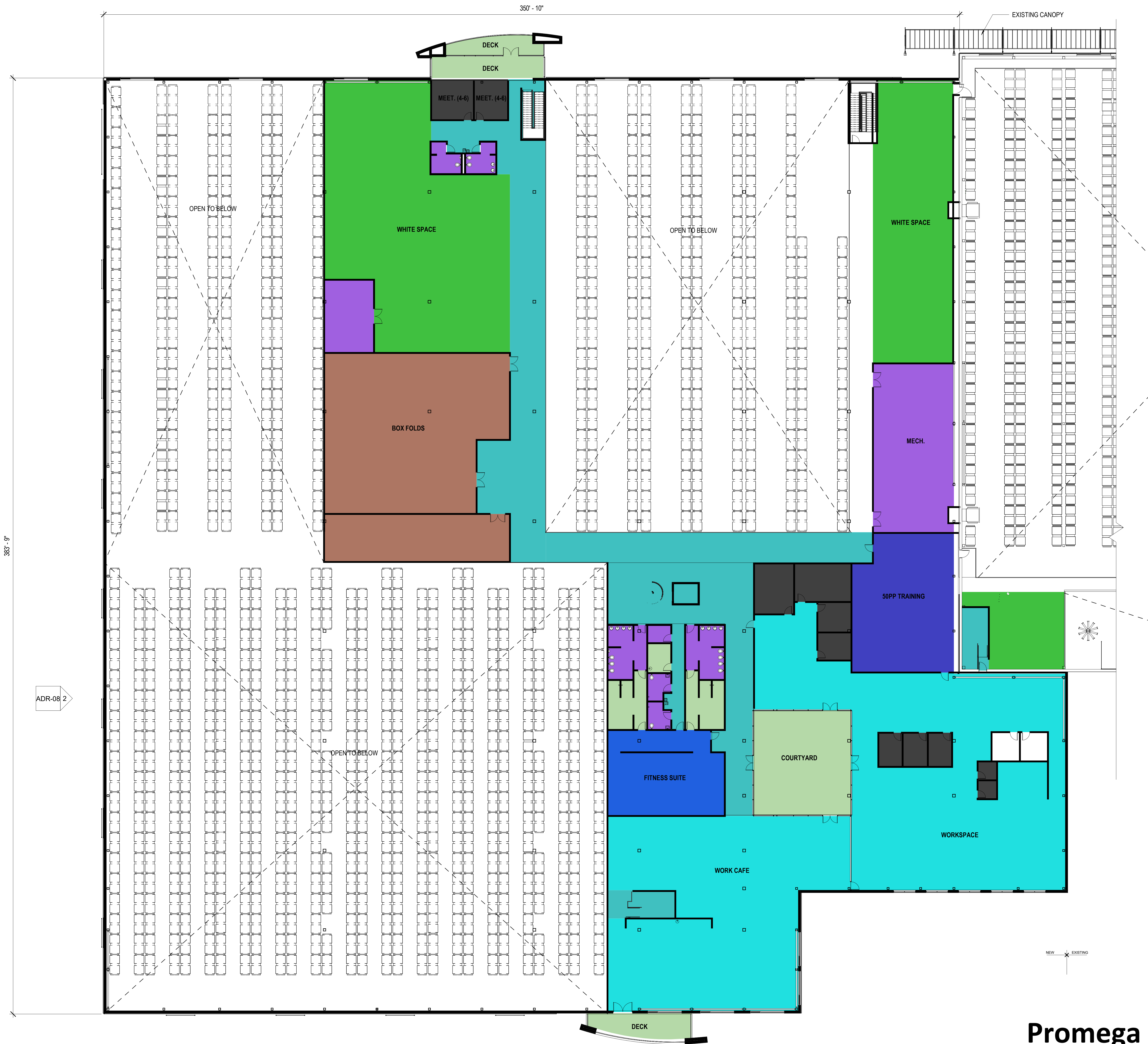
ADR-08 2



Promega - Kepler Expansion

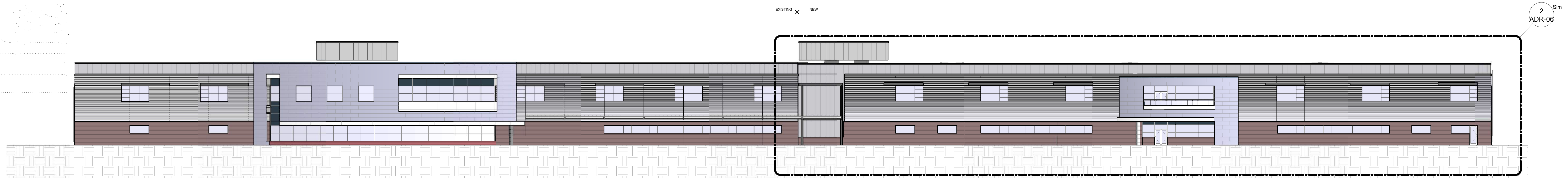
ADR-04 NEW PLAN - FIRST FLOOR

06/22/21
SCALE: 1/16" = 1'-0"



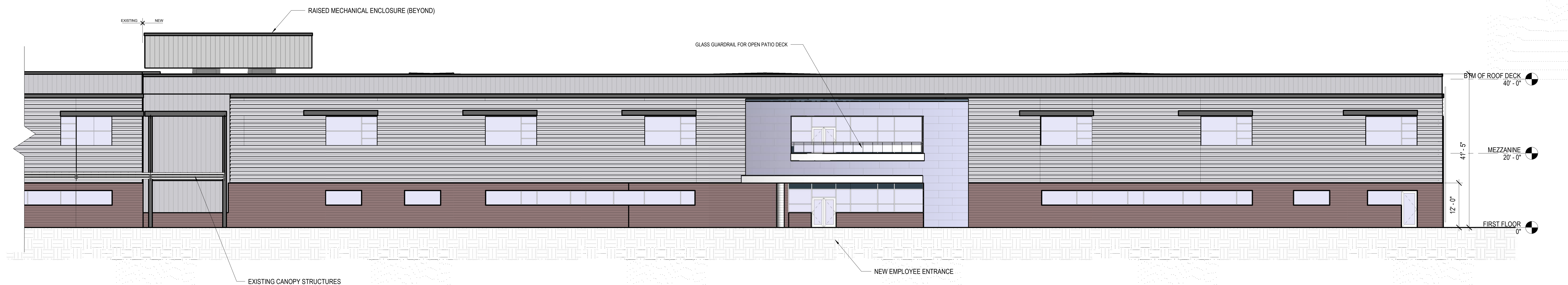
Department Legend

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- MEETING
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2
ADR-06
Sim

1
ADR-06
NORTH ELEVATION - OVERALL
SCALE: 1" = 20'-0"



2
ADR-06
NORTH ELEVATION - NEW
SCALE: 3/32" = 1'-0"



MATERIAL SYMBOLS

	1. METAL PANEL - 1		4. SPLIT FACE CMU, COLORED
	2. METAL PANEL - 2		5. CLEAR GLAZING
	3. METAL PANEL - 3		6. SPANDELL GLAZING

METAL PANEL - BASIS OF DESIGN

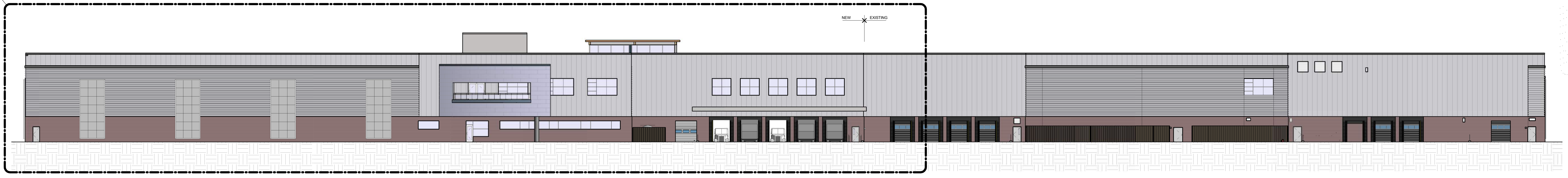
METAL PANEL 1A = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 2" THICK
 METAL PANEL 1B = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 3" THICK
 METAL PANEL 2 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, SUPER-RIB
 METAL PANEL 3 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, ECONOLAP 3/4"

Promega - Kepler Expansion

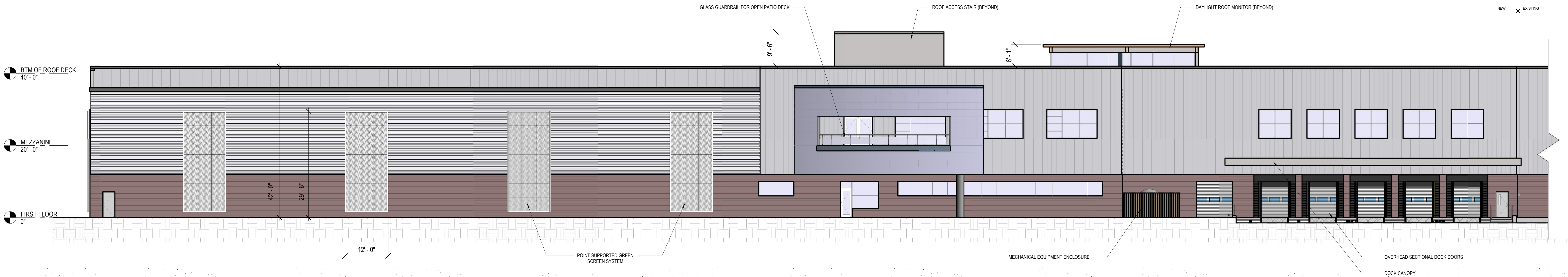
ADR-06 NORTH ELEVATIONS

06/11/21
SCALE: As indicated

2
ADR-07



1
ADR-07
SOUTH ELEVATION - OVERALL
SCALE: 1" = 20'-0"



2
ADR-07
SOUTH ELEVATION - NEW
SCALE: 3/32" = 1'-0"



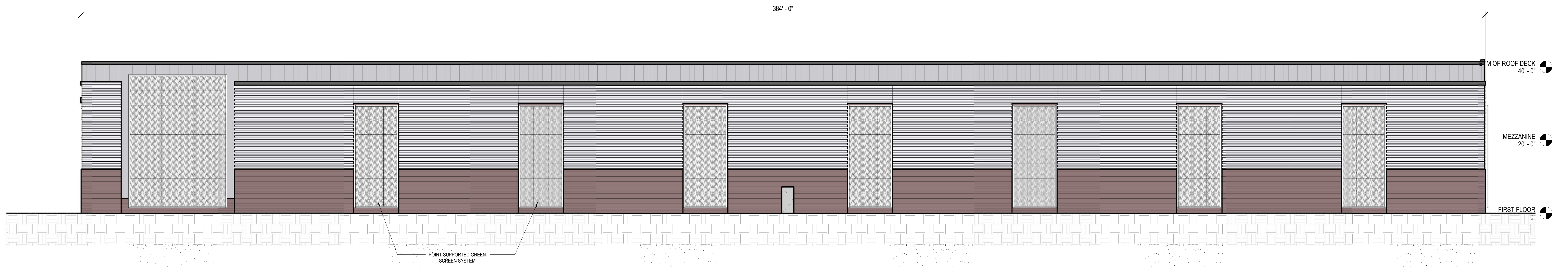
MATERIAL SYMBOLS

	1. METAL PANEL - 1		4. SPLIT FACE CMU, COLORED
	2. METAL PANEL - 2		5. CLEAR GLAZING
	3. METAL PANEL - 3		6. SPANDEL GLAZING

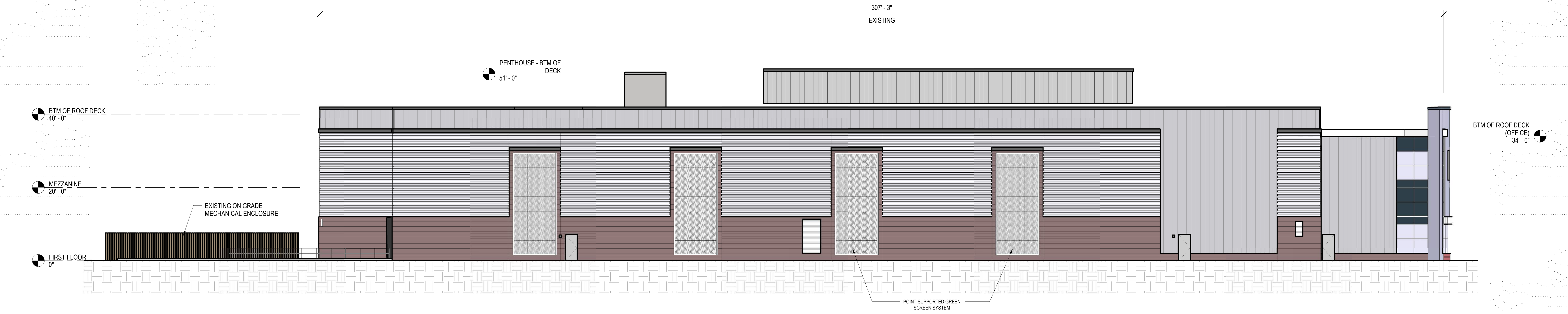
METAL PANEL - BASIS OF DESIGN

METAL PANEL 1A = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 2" THICK
 METAL PANEL 1B = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 3" THICK
 METAL PANEL 2 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, SUPER-RIB
 METAL PANEL 3 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, ECONOLAP 3/4"

Promega - Kepler Expansion
 ADR-07 SOUTH ELEVATIONS
 06/14/21
 SCALE: As indicated





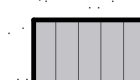



2 EAST ELEVATION - NEW
ADR-08 SCALE: 3/32" = 1'-0"



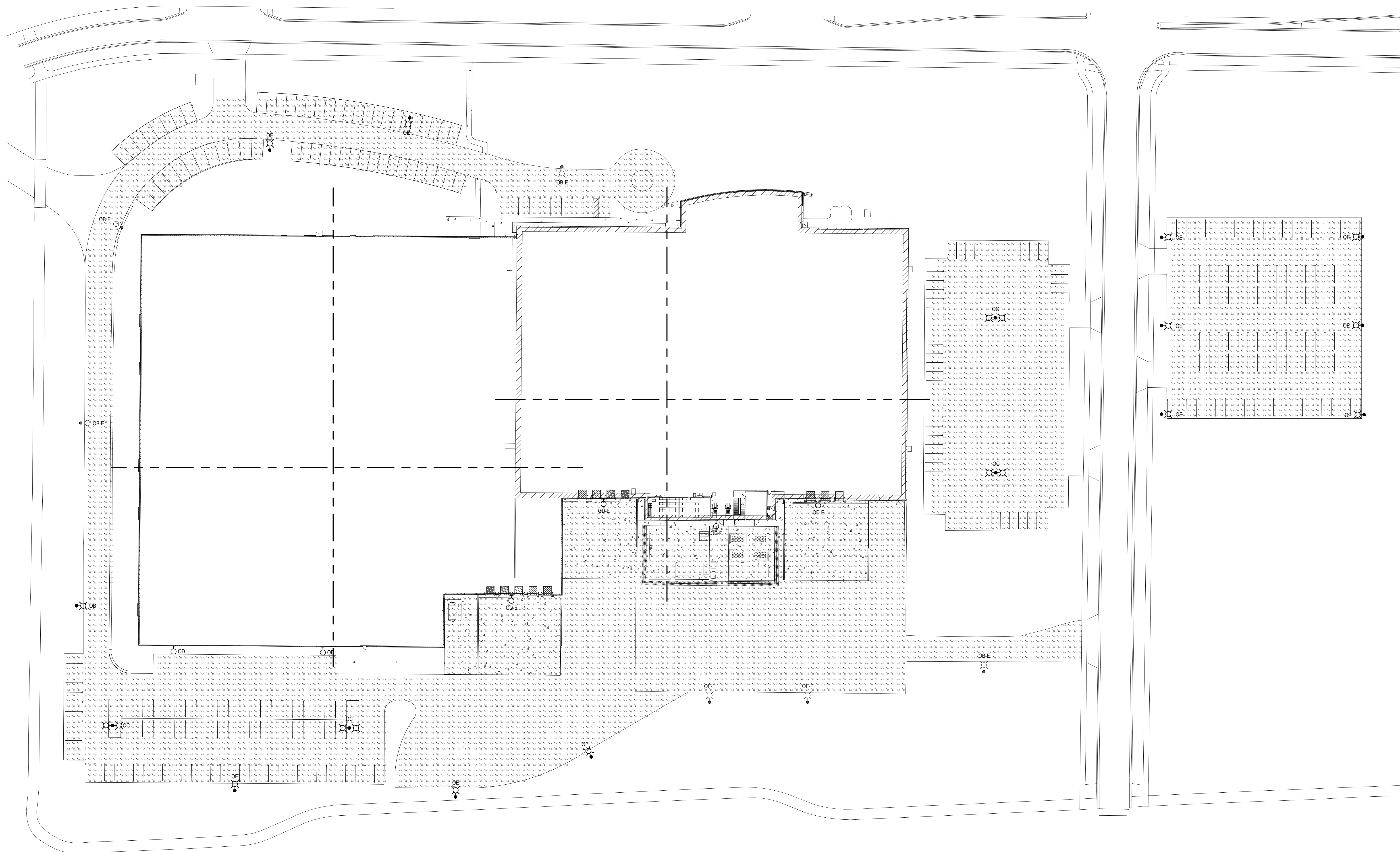
1 WEST ELEVATION - EXISTING
ADR-08 SCALE: 3/32" = 1'-0"

MATERIAL SYMBOLS

- | | | | |
|---|--------------------|---|----------------------------|
|  | 1. METAL PANEL - 1 |  | 4. SPLIT FACE CMU, COLORED |
|  | 2. METAL PANEL - 2 |  | 5. CLEAR GLAZING |
|  | 3. METAL PANEL - 3 |  | 6. SPANDREL GLAZING |

METAL PANEL - BASIS OF DESIGN

METAL PANEL 1A = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 2" THICK
 METAL PANEL 1B = CENTRIA FORMAWALL: DIMENSION SERIES, HORIZONTAL FLAT 3" THICK
 METAL PANEL 2 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, SUPER-RIB
 METAL PANEL 3 = CENTRIA PROFILE SERIES: EXPOSED FASTENER, ECONOLAP 3/4"



1 SITE PHOTOMETRIC PLAN
EM1 SCALE: 1" = 40'-0"

GENERAL NOTES:

- REFER TO SHEET E000 FOR ALL SYMBOLS, ABBREVIATIONS AND SCHEDULES.
- COORDINATE ALL CONSTRUCTION PHASING WITH ARCHITECTURAL PLANS AND PROVIDE PHASING OF ELECTRICAL SYSTEMS AS REQUIRED.
- EXISTING PROJECT CONDITIONS: INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND ENGINEER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL SATISFY THEMSELVES AS TO ALL EXISTING HOBB CONDITIONS PRIOR TO BIDDING AND VERIFY ALL DIMENSIONS AT THE SITE.
- ALL NEW POLE LIGHTS SHALL MATCH HEIGHT OF EXISTING POLE LIGHTS.

LUMINAIRE SCHEDULE

CALLOUT	DESCRIPTION	INPUT WATTS	LAMP	LAMP COLOR	MANUFACTURER	MODEL	NOTES
OB-E	EXISTING ONE HEAD LED POLE LIGHT, TYPE 2 DISTRIBUTION	126	LED	4000K	KIM	1A/CCS21A2E35/120L4K277/BL PRA20-512S-LAB	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.
OC-E	EXISTING TWO HEAD LED POLE LIGHT, TYPE 3 DISTRIBUTION	252	LED	4000K	KIM	2B/CCS21A3E35/120L4K277/BL PRA20-512S	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.
OD-E	EXISTING WALL MOUNTED SITE LIGHT TYPE 4 DISTRIBUTION	126	LED	4000K	KIM	1W/CCS21A3E35/120L4K277/BL	
OE-E	EXISTING ONE HEAD LED POLE LIGHT, TYPE 4 DISTRIBUTION	126	LED	4000K	KIM	1A/CCS21A3E35/120L4K277/BL PRA20-512S-LAB	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.
OB	ONE HEAD LED POLE LIGHT, 18'-0" MOUNTING HEIGHT, TYPE 2 DISTRIBUTION	84.1	LED	4000K	KIM	1A-CC17A2-36L-730-4K7-2-CLR-BLT-UNV-5.00	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.
OC	ONE HEAD LED POLE LIGHT, 18'-0" MOUNTING HEIGHT, TYPE R2 DISTRIBUTION	84.1	LED	4000K	KIM	1A-CC17A2-36L-730-4K7-3-CLR-BLT-UNV-5.00	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.
OD	WALL MOUNTED ONE HEAD LED FIXTURE, TYPE 3 DISTRIBUTION	84.1	LED	4000K	KIM	1W-CC17A2-36L-730-4K7-3-CLR-BLT-UNV	
OE	ONE HEAD LED POLE LIGHT, 18'-0" MOUNTING HEIGHT, TYPE R2 DISTRIBUTION	84.1	LED	4000K	KIM	1A-CC17A2-36L-730-4K7-4-CLR-BLT-UNV-5.00	PROVIDE FIXTURE SHOWN ON AN 20'-0" ROUND ALUMINUM POLE. COLOR TO MATCH FIXTURE. PROVIDE POLE ON A 2'-0" CONCRETE BASE, MINIMUM.



RAMLOW/STEIN ARCHITECTURE + INTERIORS

322 East Michigan Street Milwaukee, WI 53202

414.271.8899

office@ramlowstein.com www.ramlowstein.com



119 SOUTH MAIN ST COTTAGE GROVE, WI 53027

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REVISIONS

No. Date Description



PROJECT KEPLER EXPANSION PROMEGA CORPORATION

SHEET

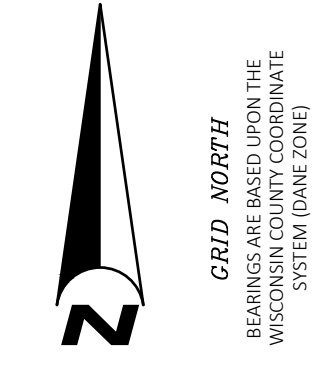
EXISTING CONDITIONS

DATE 06/22/2021

PROJECT NO. 20-123

SHEET NO.

C100



SCALE IN FEET

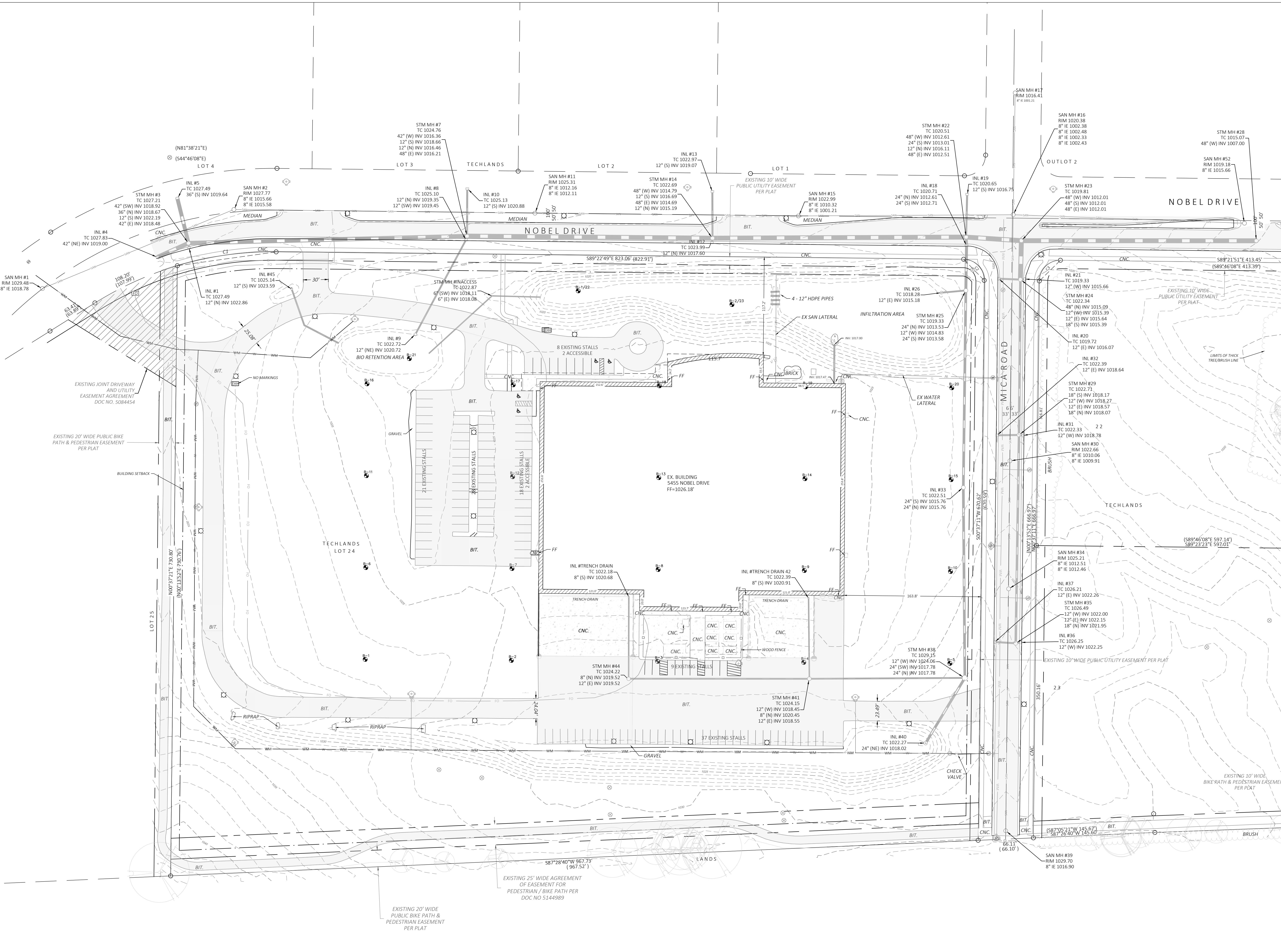
LEGEND

- PROPERTY LINE
BUILDING SETBACK
EX STORM SEWER
EX SANITARY SEWER
EX WATER MAIN
EXISTING MINOR CONTOURS
EXISTING MAJOR CONTOURS (5-FT)
BURIED TELEPHONE
BURIED ELECTRIC
BURIED CABLE ACCESS TELEVISION LINE
BURIED FIBER OPTIC
GAS VALVE
GAS METER
DECIDUOUS TREE (DBH IN INCHES)
CONIFEROUS TREE (DBH IN INCHES)
AIR CONDITIONER
TV PEDESTAL
ELECTRIC PEDESTAL
UTILITY POLE
LIGHT POLE
GROUND LIGHT
TELEPHONE PEDESTAL
SIGN
BOLLARD
ELECTRIC MANHOLE
TELEPHONE MANHOLE
BIT. BITUMINOUS PAVEMENT
CNC. CONCRETE PAVEMENT
INDICATES RECORDED AS

GENERAL NOTES

- 1. EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE, DATED 04/26/2021. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL INSPECTION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.
3. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
5. DATE OF FIELD WORK: APRIL 16, 20, 23, 26, MAY 6 AND 10, 2021.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
8. ALL TREES, HEDGES AND GROUND COVER ON THE SITE ARE NOT NECESSARILY BE SHOWN HEREON.
9. ROUTING OF PUBLIC UTILITIES IS BASED UPON DRAWINGS OBTAINED FROM THE CITY OF FITCHBURG ENGINEERING DEPARTMENT. MARKINGS PROVIDED BY DIGGERS' HOTLINE TICKET NUMBERS 20211606196 AND 20211606183 AND VISIBLE ABOVE GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE TO LOCATED UTILITIES. BEFORE EXCAVATIONS ARE PERFORMED CONTACT DIGGERS' HOTLINE. NO PUBLIC WATER MAIN WAS MARKED. NO PUBLIC GAS MAIN WAS MARKED.
10. ELEVATIONS ARE BASED UPON NAVD83 DATUM. ELEVATIONS ARE TRANSFERRED TO THE SITE UTILIZING RTK GPS SURVEYING WISCONSIN NETWORK.
11. TOTAL PARCEL AREA
11.1. LOT 22 = 202,160 SQUARE FEET
11.2. LOT 23 = 189,869 SQUARE FEET
11.3. LOT 24 = 686,934 SQUARE FEET

SEWER STRUCTURE ELEVATION TABLE
Table with columns: Top #, NUMBER, NAME, TC DEPTH, ELEVATION, SIZE, MATERIAL, DEPTH, ELEVATION, SIZE, MATERIAL, DEPTH, ELEVATION, SIZE, MATERIAL, DESCRIPTION

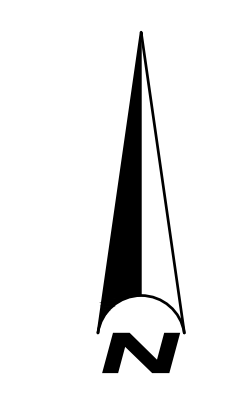
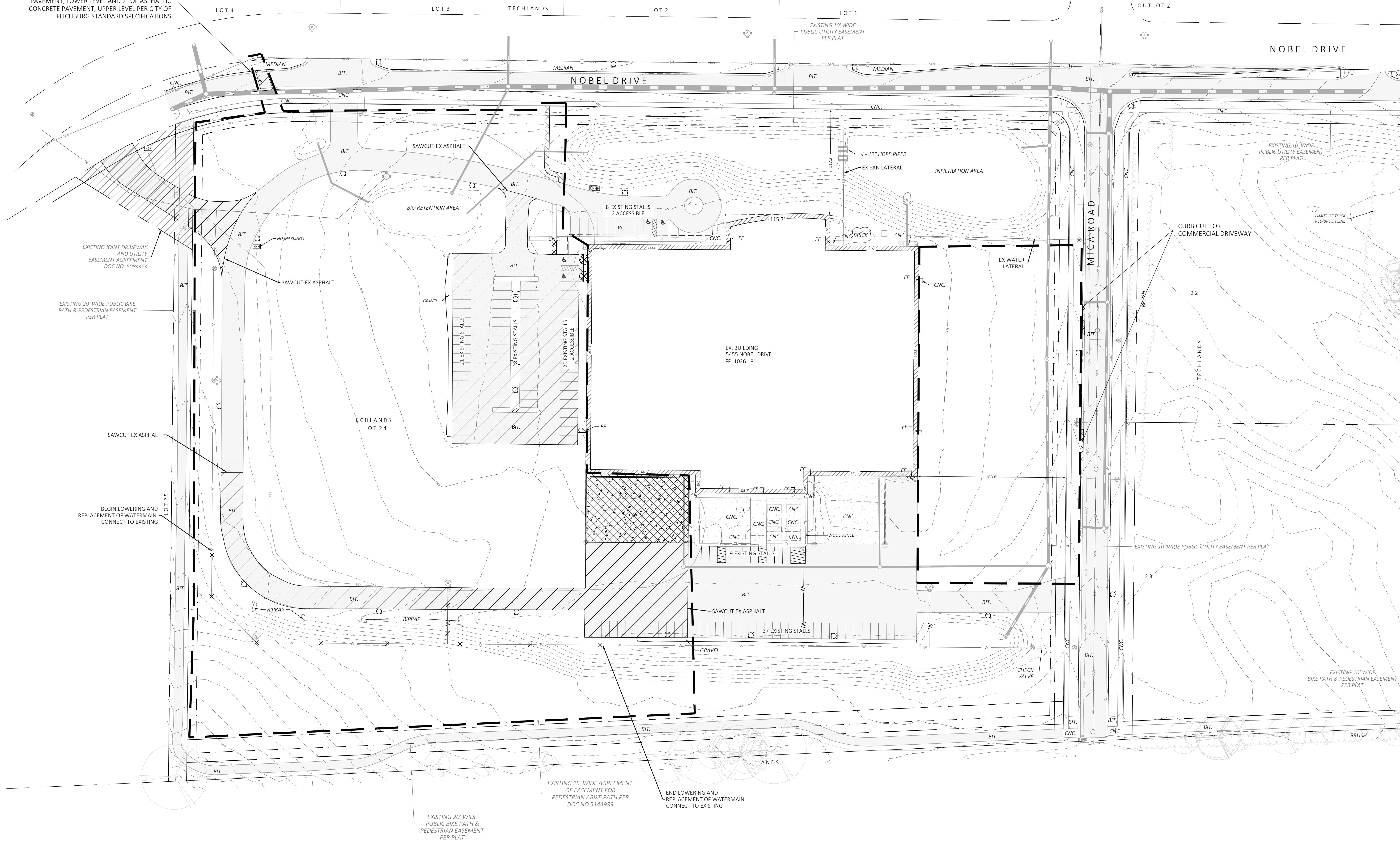


TO OBTAIN COPIES OF THIS DRAWING... CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

P:\1838 - PROMEGA CORPORATION PROJECTS\0006 - KEPLER EXPANSION\DRAWINGS\SHEETS\C100 EXISTING CONDITIONS.DWG

22 June 2021

PAVEMENT PATCH SHALL CONSIST OF 12" OF CRUSHED AGGREGATE BASE COURSE, 3" OF ASPHALTIC CONCRETE PAVEMENT, LOWER LEVEL AND 2" OF ASPHALTIC CONCRETE PAVEMENT, UPPER LEVEL PER CITY OF FITCHBURG STANDARD SPECIFICATIONS



SCALE IN FEET
0 25 50 100

LEGEND

- LIMITS OF DISTURBANCE
- - - EX MINOR CONTOURS
- - - EX MAJOR CONTOURS (5-FOOT)
- X REMOVE TREE
- X REMOVE ASPHALT PAVEMENT
- X REMOVE CONCRETE
- X REMOVE EX SIGN
- X X X X REMOVE PIPE

GENERAL NOTES

1. REFER TO EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLETS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG REQUIREMENTS.
3. BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
4. 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.

DEMOLITION NOTES

1. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL PROVISIONS SHALL BE INSTALLED AS SHOWN ON SHEET C130.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
4. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATION.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
6. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PUBLIC SIDEWALKS, CURBS, DRIVEWAYS, ETC.
9. CLEARED TREES SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
10. NO TREES SHALL BE REMOVED WITHOUT PERMISSION FROM THE OWNER.



322 East Michigan Street
Milwaukee, WI 53202
414.271.8899
office@ramlowstein.com
www.ramlowstein.com



EMR Emmons & Olivier Resources, Inc.
119 SOUTH MAIN ST
COTTAGE GROVE, WI 53027
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REVISIONS

No.	Date	Description



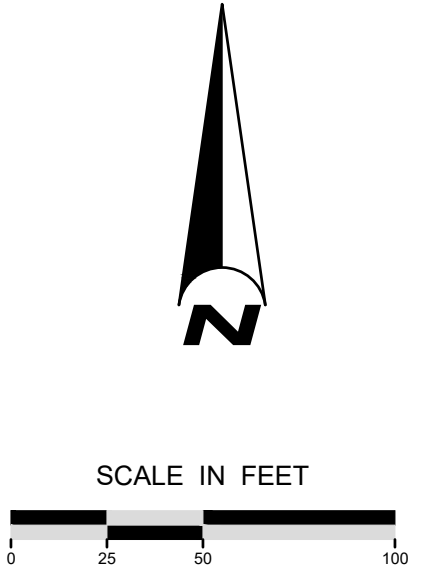
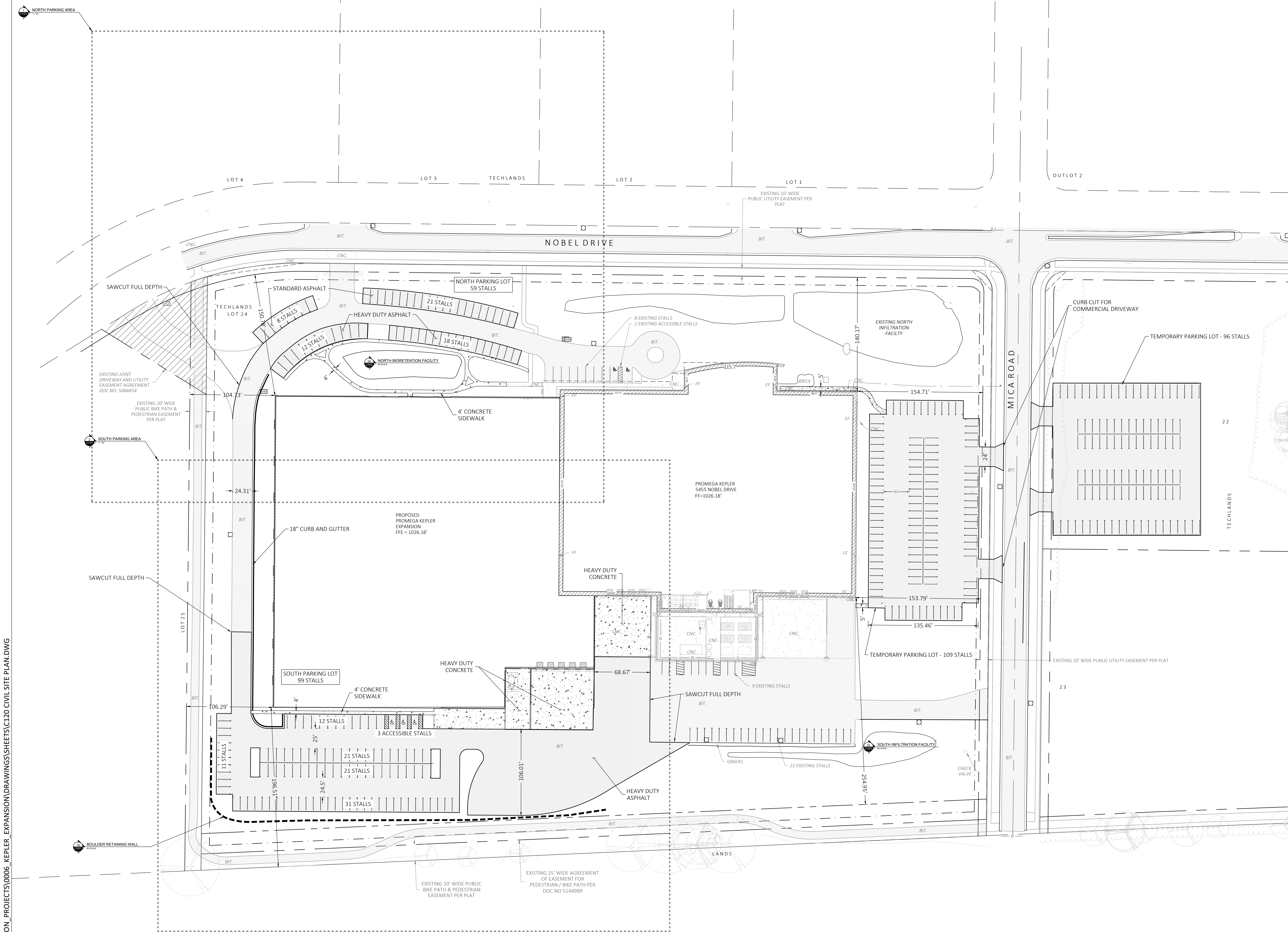
PROJECT
KEPLER EXPANSION
PROMEGA CORPORATION

SHEET
DEMOLITION PLAN

DATE
06/22/2021
PROJECT NO.
20-123
SHEET NO.

C110

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND UTILITIES BEFORE THE BEGINNING OF WORK:
CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE
MICHIGAN STATE UNIVERSITY
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LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- ▨ PROPOSED ASPHALT
- ▩ PROPOSED CONCRETE

NOTES

1. ALL RADII ARE TO THE EDGE OF PAVEMENT
2. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
3. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
4. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
5. PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

EXISTING PARKING STALLS: 125
 PROPOSED PARKING STALLS: 395
 TEMPORARY PARKING STALLS: 305
 PERMANENT PARKING STALLS: 199

SITE ADDRESS: NOBEL DRIVE
 LOT AREA: 15.7 AC.
 USE OF PROPERTY: INDUSTRIAL
 ZONING: GENERAL INDUSTRIAL

SETBACKS:
 FRONT YARD: 30 FT
 REAR YARD: 15 FT
 SIDE YARD: 20 FT
 SIDE YARD STREET: 20 FT

MAXIMUM LOT AREA COVERAGE: 70%
 MINIMUM OPEN SPACE REQUIRED: 10%

EXISTING IMPERVIOUS SURFACE AREA: 258,816 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA: 422,728 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 37.9%
 PROPOSED: 61.8%

OPEN SPACE
 EXISTING: 62.1%
 PROPOSED: 38.2%

DISTURBANCE LIMITS: 390,152 SQ.FT.



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No.	Date:	Description:



PROJECT
KEPLER EXPANSION
 PROMEGA CORPORATION

SHEET
CIVIL SITE PLAN

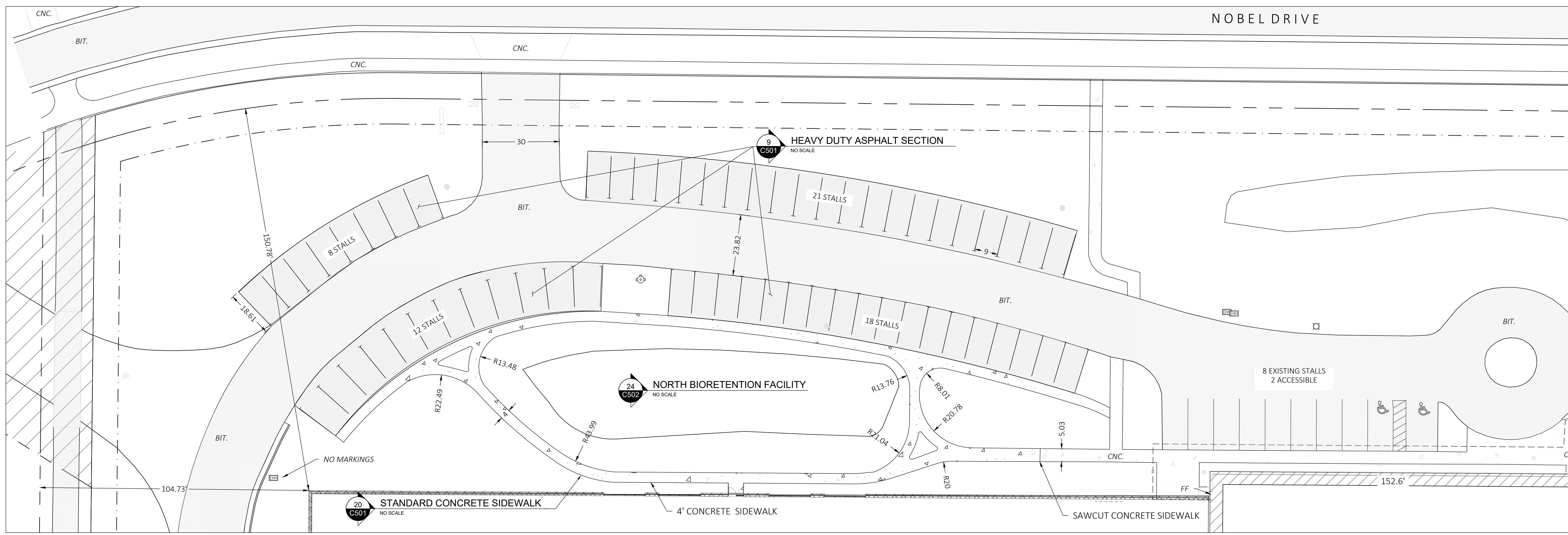
DATE
 06/22/21

PROJECT NO.
 20-123

SHEET NO.

C120

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 22 June 2021



NOBEL DRIVE

SCALE IN FEET
0 10 20 30 40

LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- ▨ PROPOSED ASPHALT
- ▩ PROPOSED CONCRETE

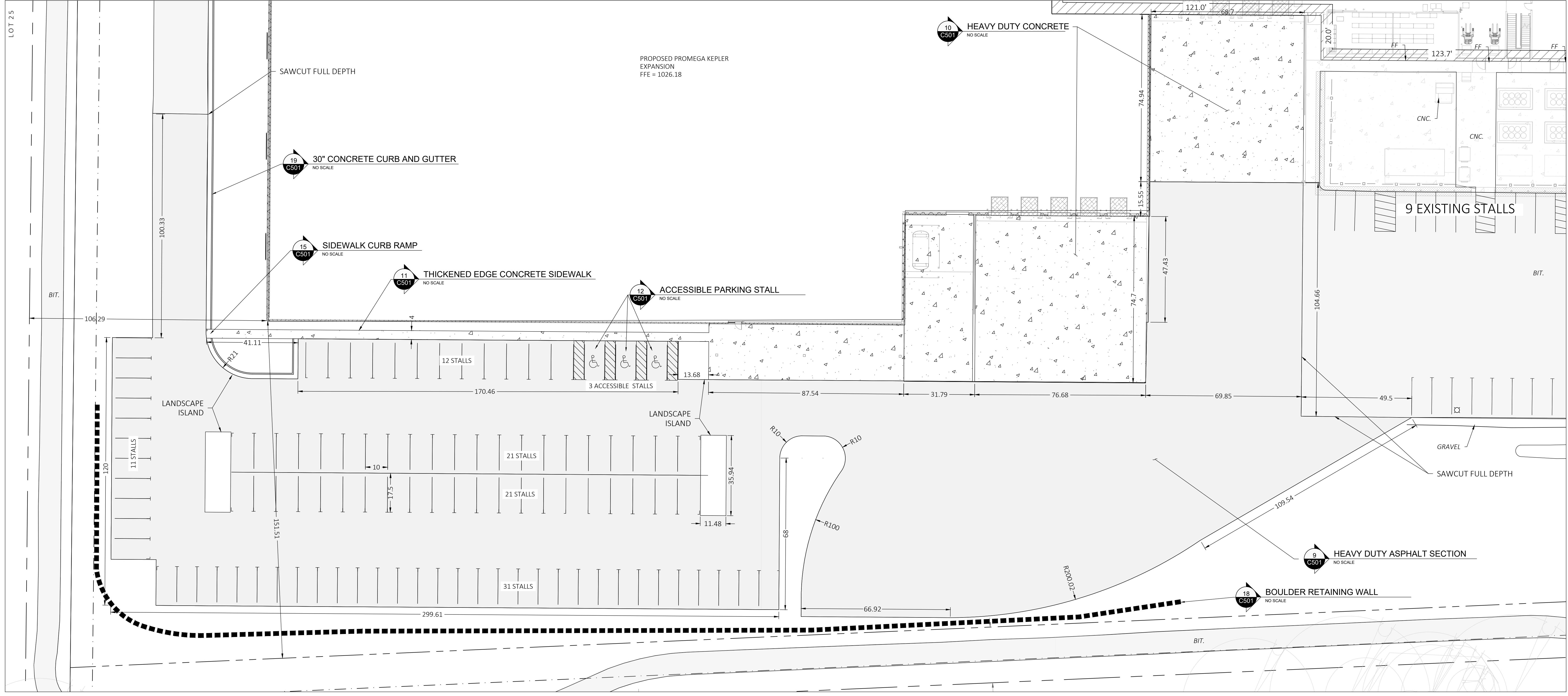
NOTES

- ALL RADII ARE TO THE EDGE OF PAVEMENT
- USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
- PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.

SITE INFORMATION

EXISTING PARKING STALLS: 125
 PROPOSED PARKING STALLS: 305
 TEMPORARY PARKING STALLS: 205
 PERMANENT PARKING STALLS: 199

1 NORTH PARKING AREA
1" = 20'



2 SOUTH PARKING AREA
1" = 20'

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322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
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Resources, Inc.
119 SOUTH MAIN ST
WILSON COTTAGE GROVE, WI 53227
Tel: 808.839.4422
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PROJECT
KEPLER EXPANSION
SHEET
CIVIL SITE PLAN

DATE
06/22/2021

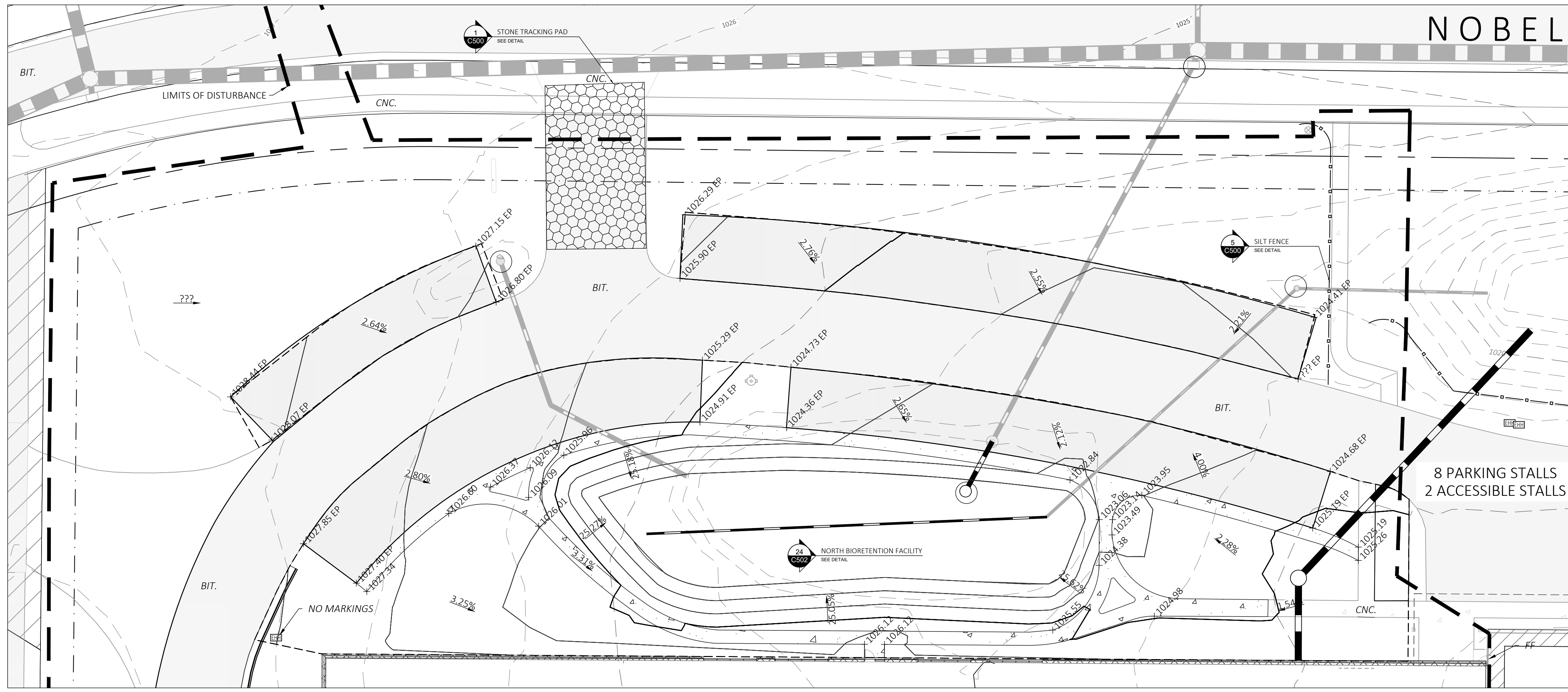
PROJECT NO.
20-123

SHEET NO.

C121

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22 June 2021



1 NORTH PARKING AREA
1" = 20'

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS

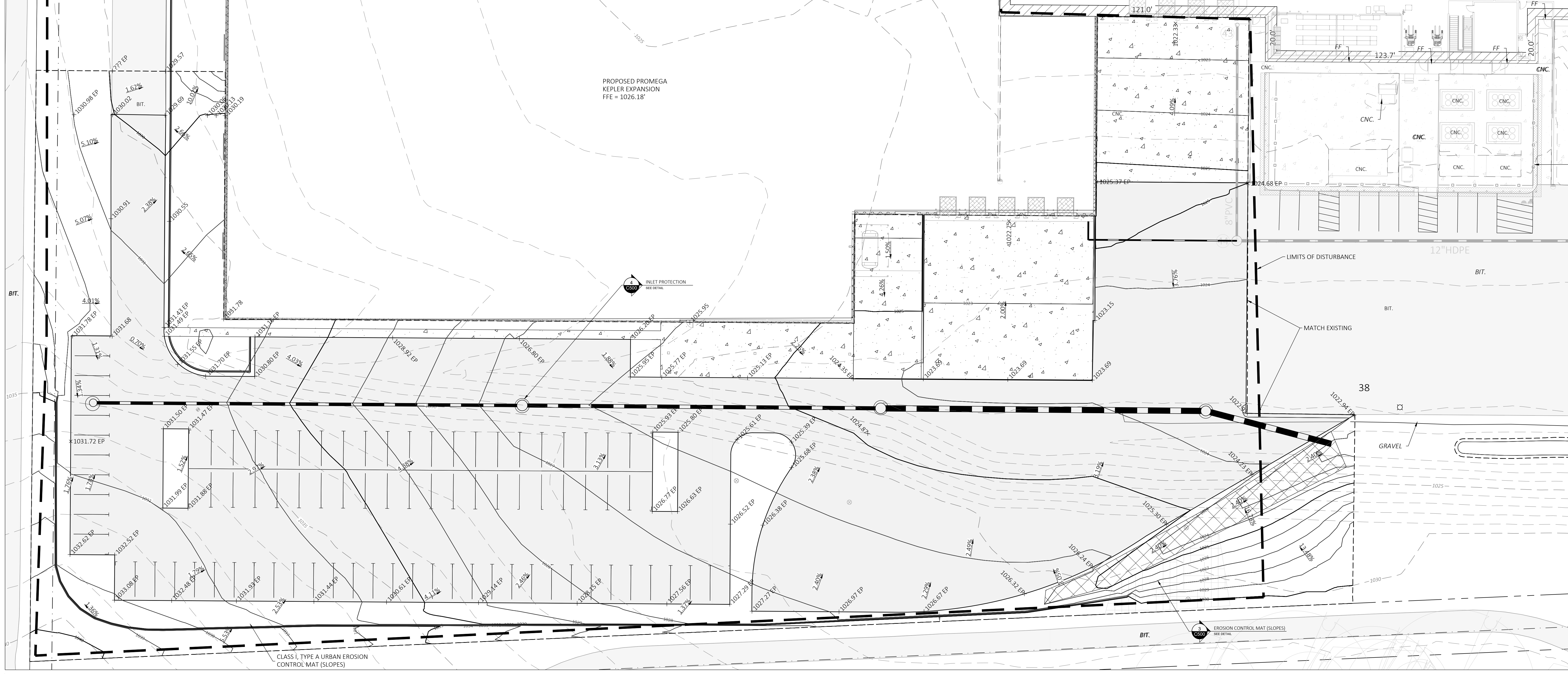
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CURRENT WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (SEE WIS. 604).
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
3. ENGINEER / CITY OF FITCHBURG HAS THE RIGHT TO REQUIRE OWNER / CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY.
4. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER.
6. DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
7. ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION MAT.
9. DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
10. TRACKED SOIL FROM THE SITE TO STREETS SHALL BE REMOVED AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE CITY ENGINEER.
11. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
12. SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

LEGEND

- PRO ASPHALT
- PRO CONCRETE
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SILT FENCE
- CLASS I, TYPE A URBAN EROSION CONTROL MAT
- CLASS II, TYPE C EROSION CONTROL MAT
- CONSTRUCTION ENTRANCE
- DITCH CHECK
- STRUCTURE INLET PROTECTION

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2 SOUTH PARKING AREA
1" = 20'



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PROJECT
KEPLER EXPANSION
PROMEGA CORPORATION

SHEET
GRADING PLAN

DATE
06/22/2021

PROJECT NO.
21-123

SHEET NO.

C131

22 June 2021 P:\1838_PROMEGA_CORPORATION_PROJECTS\0006_KEPLER_EXPANSION\DRAWINGS\SHEETS\C131 GRADING PLAN.DWG



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322 East Michigan Street
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414.271.8899

office@ramlowstein.com
www.ramlowstein.com



119 SOUTH MAIN ST
COTTAGE GROVE, WI 53027
Tel: 608.839.4422
community www.eorinc.com

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PROJECT
KEPLER EXPANSION
PROMEGA CORPORATION

SHEET

UTILITY PLAN

DATE

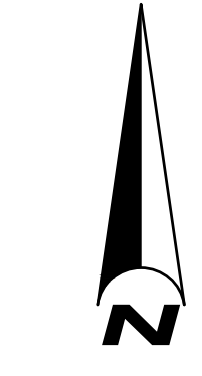
06/22/2021

PROJECT NO.

20-123

SHEET NO.

C140



SCALE IN FEET
0 25 50 100

LEGEND

- PRO ASPHALT
- PRO CONCRETE
- EX UNDERGROUND ELECTRIC LINE
- EX STORM SEWER
- EX SANITARY SEWER
- EX WATER MAIN
- EX EDGE OF TREES
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PRO STORM SEWER
- PRO WATER MAIN
- PRO SANITARY SEWER

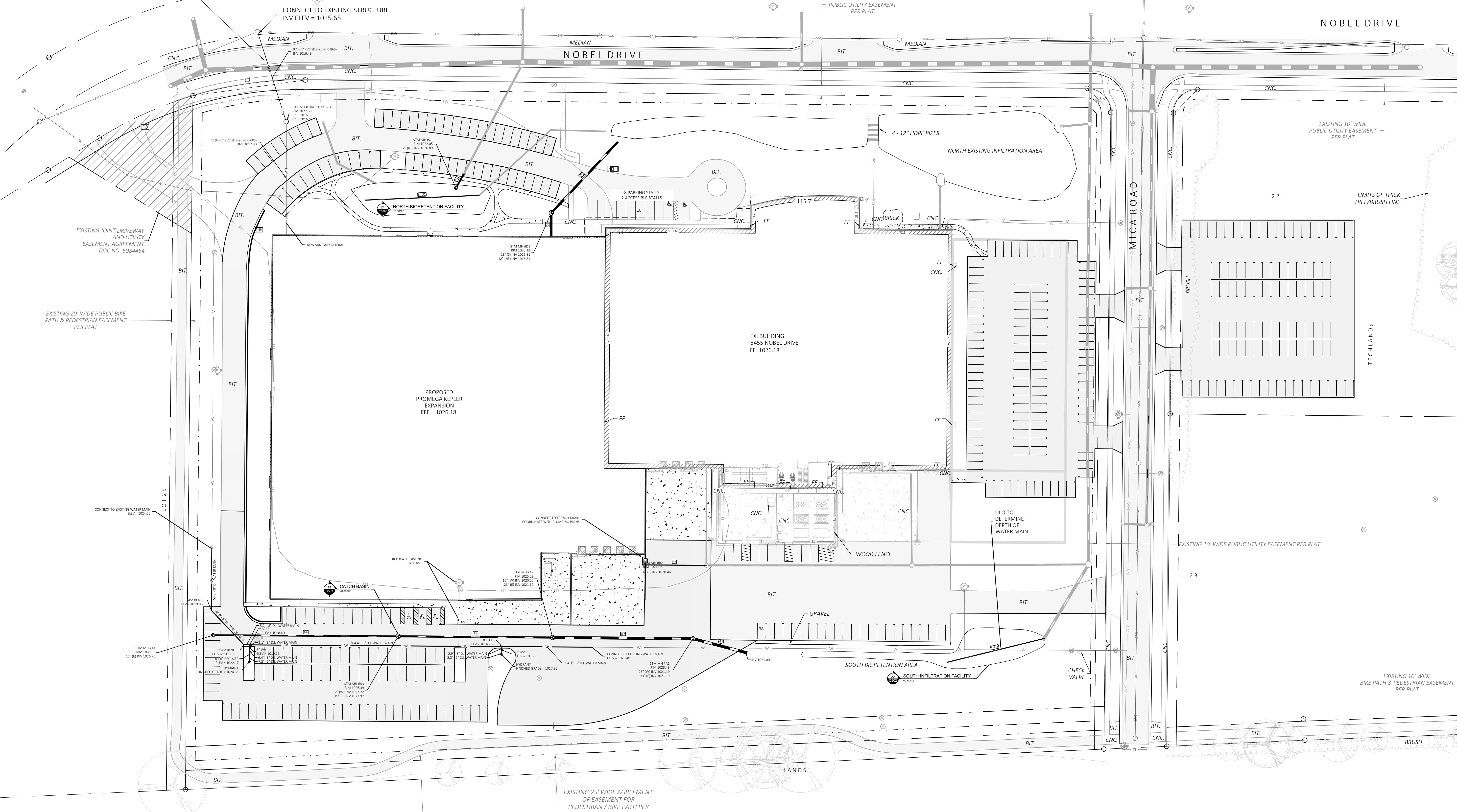
GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE, DATED 04/28/2020. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF APPLETON REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK IN PUBLIC LAND AND EASEMENTS IF REQUIRED.
- BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
- 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.

UTILITY NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITES CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION AS NECESSARY.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
- MINIMUM 8" SEPARATION IS REQUIRED BETWEEN 8" WATER SERVICES AND 8" SANITARY SEWER SERVICES.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDSSPS, AND WDNR.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT). ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
- IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 162.07(15)(2) OF THE STATE STATUTES AND OTHER APPLICABLE REQUIREMENTS, ALL NON-METALLIC BUILDING SEWER AND WATER SERVICES MUST BE ACCOMPANIED BY MEANS OF LOCATING UNDERGROUND PIPE. TRACER WIRE VALVE BOXES SHALL BE INSTALLED ON ALL LATERALS AND AS INDICATED ON THESE PLANS.
- ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.39(5)(a) AND SPS 384.30(2)(c).
- ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- OPEN PICKHOLES ARE PROHIBITED IN SANITARY MANHOLES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE SANITARY SEWER LATERAL SHALL BE TELEVIEWED BEFORE REUSE. THE REPORT SHALL BE SUBMITTED TO THE PLUMBING INSPECTOR FOR REVIEW.
- STORM SEWER PIPE SLOPE AND LENGTH INCLUDES APRON ENDWALLS WHEN APPLICABLE.

PAVEMENT PATCH SHALL CONSIST OF 12" OF CRUSHED AGGREGATE BASE COURSE, 3" OF ASPHALTIC CONCRETE PAVEMENT, LOWER LEVEL AND 2" OF ASPHALTIC CONCRETE PAVEMENT, UPPER LEVEL PER CITY OF FITCHBURG STANDARD SPECIFICATIONS



PROPOSED STORM SEWER PIPE SCHEDULE

Pipe Label	Length (FT)	Slope (%)	Size	Material
A1	59	0.32%	23"	14 X 23 HCCP
A2	148	0.21%	23"	14 X 23 HCCP
A3	163	1.51%	15"	15 IN RCP
A4	195	1.78%	12"	12 IN RCP
B1	8	0.50%	6"	6 IN HDPE
B2	67	1.39%	6"	6 IN HDPE
C1	17	0.99%	12"	12 IN RCP
D1	102	0.02%	18"	18 IN RCP
D2	25	1.00%	18"	18 IN RCP
N-U1	121	0.00%	6"	6 IN HDPE
S-U1	105	0.00%	6"	6 IN HDPE

PROPOSED STORM SEWER STRUCTURE SCHEDULE

Label (R)	RIM/TC	Invert	SUMP	Structure Description	Grate
A1	1023.48	1021.19	1021.19	Slab Top Cylindrical Structure 48 dia 24 dia Frm 4 FrHt 4 Slab 3 Wall 4 Floor	Standard
A2	1025.29	1021.50	1020.31	Eccentric Structure 48 dia 24 frame 24 cone 5 wall 6 floor	Standard
A3	1026.39	1022.97	1022.97	Eccentric Structure 48 dia 24 frame 24 cone 5 wall 6 floor	Standard
A4	1031.36	1026.70	1028.20	Slab Top Cylindrical Structure 36 dia 24 dia Frm 4 FrHt 4 Slab 3 Wall 4 Floor	Standard
C1	1022.05	1020.89	1020.39	Slab Top Cylindrical Structure 36 dia 24 dia Frm 4 FrHt 4 Slab 3 Wall 4 Floor	Standard

TO OBTAIN COPIES OF PERMITS, UNDERGROUND UTILITIES, AND EASEMENTS, CONTACT THE CITY OF APPLETON AT 920 N. WASHINGTON ST., APPLETON, WI 54911. CALL 920.833.3333.

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1-800-242-8511 TOLL FREE

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P:\1838 - PROMEGA CORPORATION PROJECTS\0006 - KEPLER EXPANSION\DRAWINGS\SHEETS\C140 UTILITY PLAN.DWG

22 June 2021

REVISIONS

No. Date Description

MATERIAL NOTES

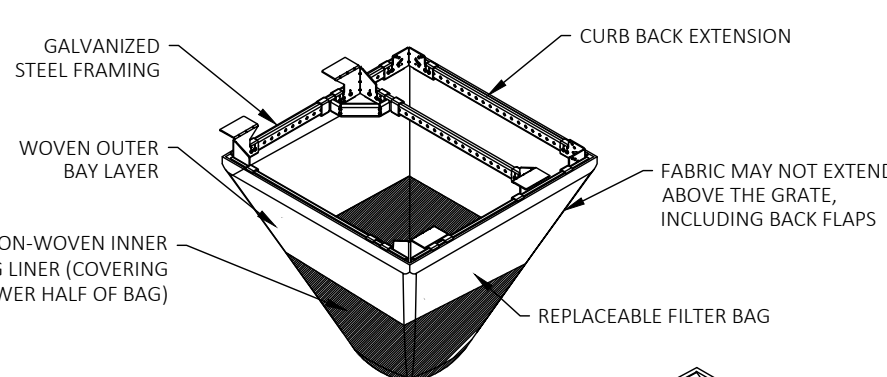
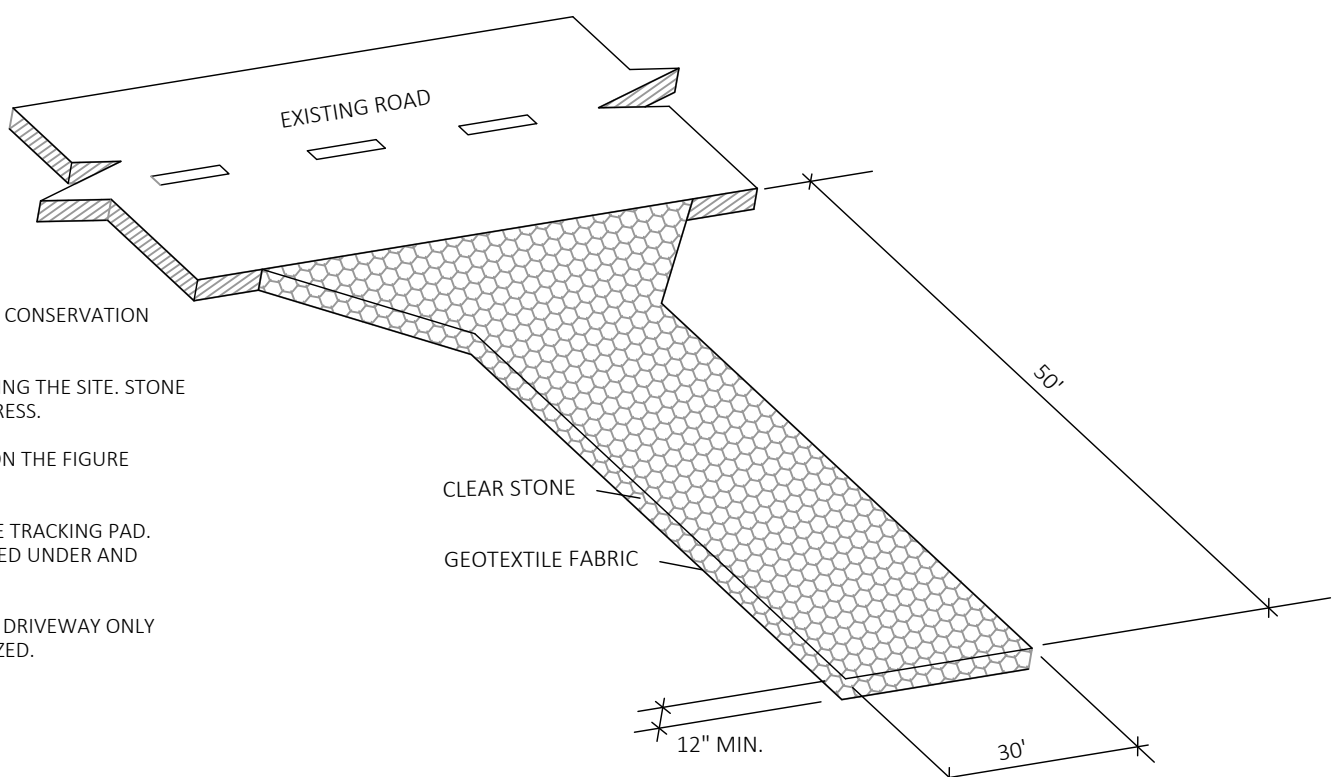
1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3/4" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WOOD TYPE HR GEOTEXTILE FABRIC.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED ON THE FIGURE ABOVE.
4. SURFACE WATER SHALL BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM USING CULVERTS OR OTHER PRACTICES.
5. TRACKING PAD SHALL BE REMOVED OR INCORPORATED INTO GRAVEL DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

INSPECTION & MAINTENANCE NOTES

1. STONE TRACKING PADS SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. ADDITIONAL AGGREGATE SHALL BE PLACED IF THE TRACKING PAD BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM THE VEHICLE TIRES.
3. A MINIMUM 30-FOOT WIDE BY 50-FOOT LONG BY 12-INCH THICK PAD SHALL BE MAINTAINED AT ALL TIMES.
4. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING AT THE END OF EACH WORKING DAY.
6. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION FOR SITE CONDITIONS.



INSTALLATION NOTES

1. REMOVE GRATE FROM THE DRAINAGE STRUCTURE.
2. CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE.
3. DROP THE INLET FILTER THROUGH THE CLEAN OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE.
4. REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8".

MAINTENANCE NOTES

1. EMPTY THE SEDIMENT BAG IF IT IS MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS.
2. REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
3. DISPOSE OF SEDIMENT AND DEBRIS AS DIRECTED BY THE ENGINEER OR MAINTENANCE CONTRACT.
4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG.

(HB) HYBRID FILTER BAG SPECIFICATIONS

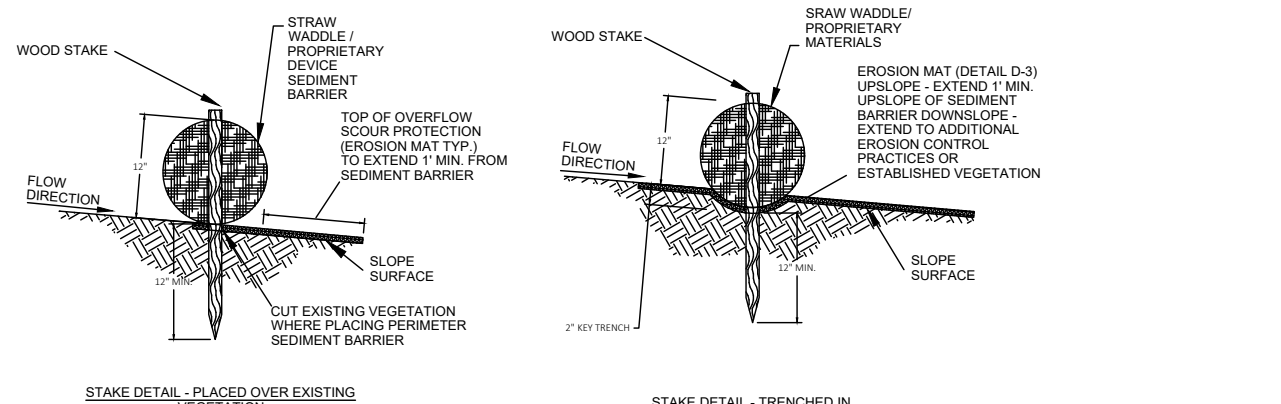
PROPERTY	TEST METHOD	MINIMUM VALUE	MINIMUM AVERAGE VALUE
TENSILE STRENGTH	ASTM D4242	100 LBS/INCH	100 LBS/INCH
TEAR STRENGTH	ASTM D4242	200 LBS/INCH	200 LBS/INCH
PERMEABILITY	ASTM D4242	99%	99%
WATER ABSORPTION	ASTM D4242	0.01%	0.01%
UV STABILITY	ASTM D4242	100 HOURS	100 HOURS
BIODEGRADABILITY	ASTM D4242	100%	100%
COMBUSTIBILITY	ASTM D4242	1.5%	1.5%
WATER ABSORPTION	ASTM D4242	0.01%	0.01%
BIODEGRADABILITY	ASTM D4242	100%	100%
COMBUSTIBILITY	ASTM D4242	1.5%	1.5%

CATCH-IT INLET FILTER (Temporary Inlet Protection)

Item #	Inlet Type	Grate Size	Opening Size	Flow Cap (ft³)	Flow Rating (CFB)	Flow Rating (CFB)	Bypass	ADD P/N
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62L08024H	
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62L083024H	
3030	Square Rect (SG)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62M020316H	
3067-C	Square Rect (SG)	35.25 x 17.75	33 x 15	3.2	1.0	3.2	62L020316H	
R-2501	Round (RD)	-	-24	2.3	0.8	2.2	62M02024H	
R-1772/2500	Round (RD)	22.25 x 23.5	20.8 x 21	1.6	0.8	2.6	62M02023H	

4 C500 INLET PROTECTION, FRAMED (FLEXSTORM CATCH-IT)

No Scale



MATERIAL NOTES

1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS: 1 1/2" x 1 1/2" x REQUIRED LENGTH.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF APPLICABLE WDNR CONSERVATION PRACTICE STANDARDS.
2. PROPRIETARY MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. WHEN JOINTS ARE NECESSARY, OVERLAP AND SECURE TO MINIMIZE POTENTIAL FOR CONCENTRATED FLOW.
4. INSTALL ALL PERIMETER SEDIMENT CONTROL PRACTICES SUCH THAT THE ENDS TIE INTO THE SLOPE TO PREVENT EROSION FROM CONCENTRATED FLOW AROUND THE ENDS.
5. PERIMETER SEDIMENT CONTROL PRACTICES SHOULD BE USED IN CONJUNCTION WITH PERMANENT RESTORATION PRACTICES.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL PERIMETER SEDIMENT CONTROL PRACTICES PER THE SPACING REQUIREMENTS (DISTURBED SLOPE LENGTH) NOTED IN THE FOLLOWING TABLE:

SLOPE	SPACING
<2%	100 FEET
2-5%	75 FEET
5-10%	50 FEET
10-15%	25 FEET
>15%	20 FEET

2 C500 SILT SOCK

No Scale

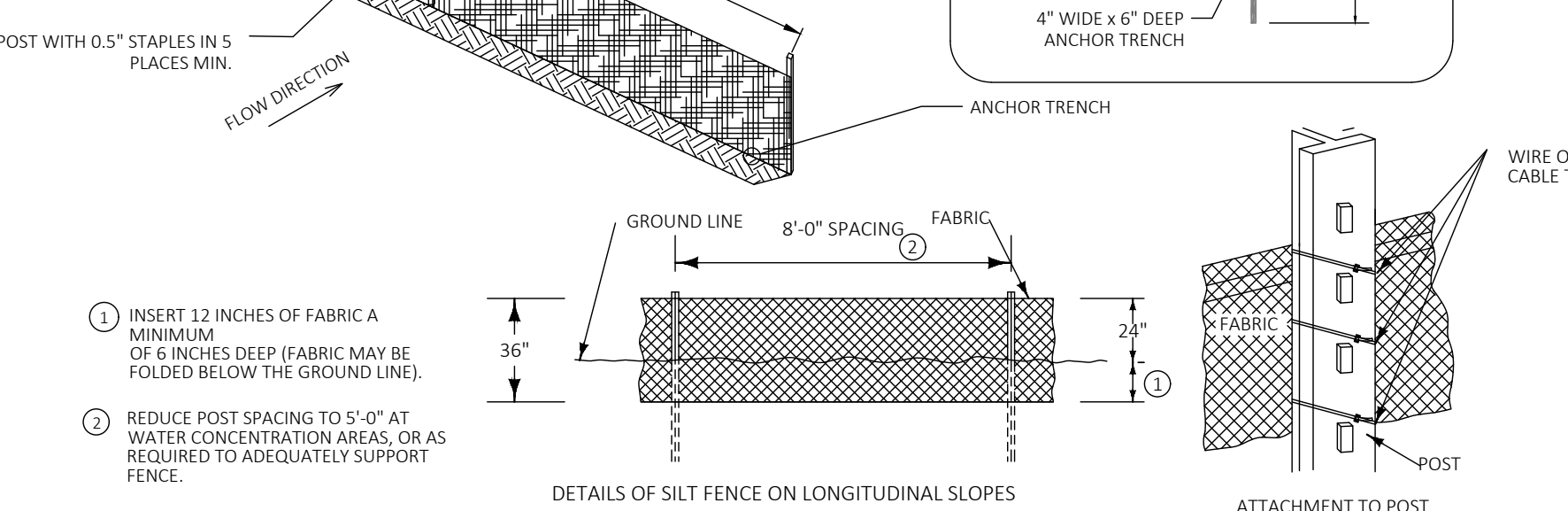
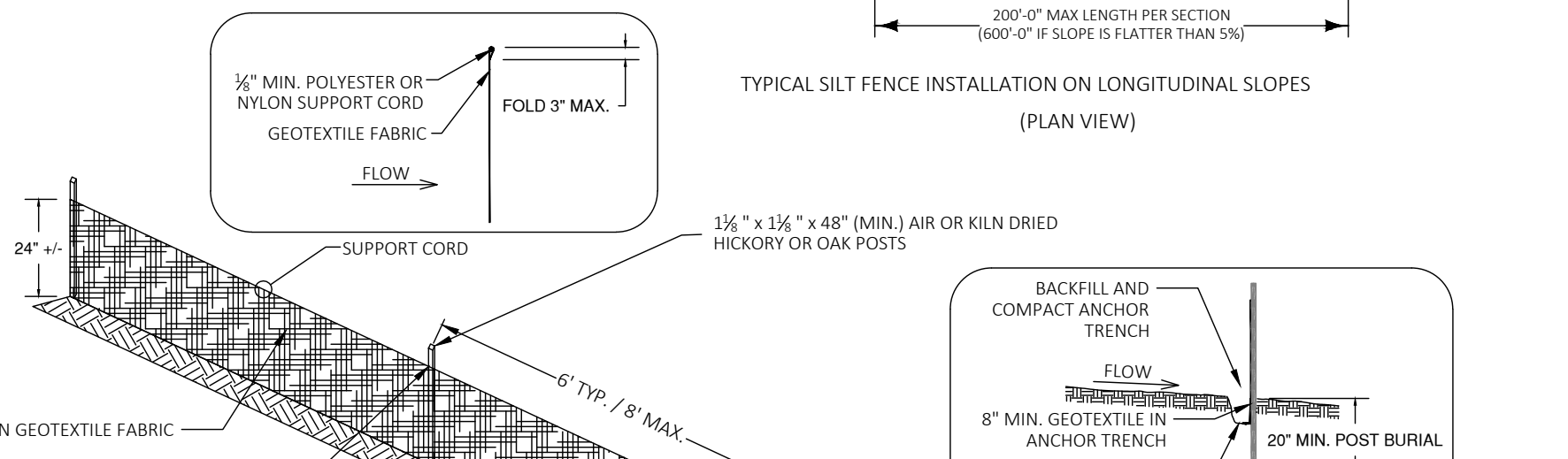
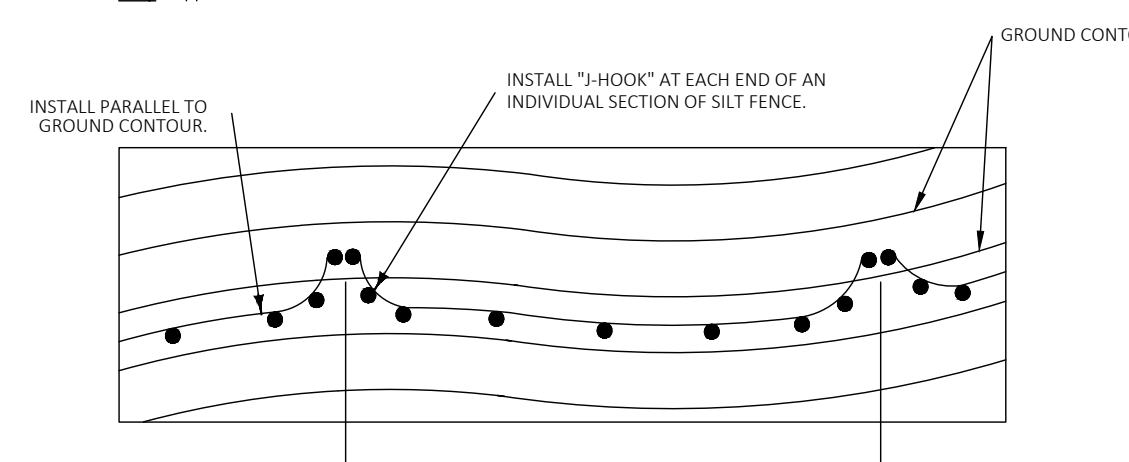
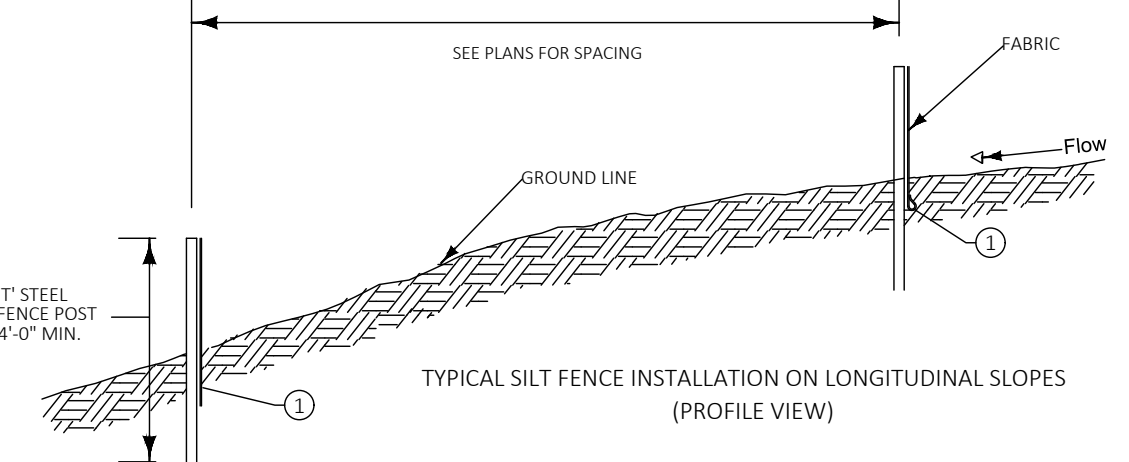
MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 026 OF THE WIDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2021 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1056.
2. CONSTRUCT THE SILT FENCE IN AN ARC WITH THE ENDS POINTING UPSLOPE TO AVOID EROSION AROUND THE ENDS OF THE FENCE.
3. FAILURE TO PROPERLY ANCHOR SILT FENCE COULD RESULT IN WATER AND SEDIMENT RELEASE BENEATH THE SILT FENCE.
4. CONSTRUCT THE FENCE FROM A CONTINUOUS ROLL OF GEOTEXTILE TO AVOID JOINTS. WHERE JOINTS ARE NECESSARY, OVERLAP TO THE NEXT POST OR WRAP AROUNDING FABRICS TOGETHER AROUND THE JOINT POST AND TIGHTLY FASTEN.
5. SILT FENCE SHALL NOT BE USED IN AREAS OF CONCENTRATED FLOW.
6. WHEN NOT USED IN CONJUNCTION WITH OTHER PRACTICES, INSTALL SILT FENCE PER THE SPACING REQUIREMENTS OF THE FOLLOWING TABLE:

SLOPE	FENCE SPACING
<2%	100 FEET
2-5%	75 FEET
5-10%	50 FEET
10-15%	25 FEET
>15%	20 FEET



5 C500 SILT FENCE

No Scale

MATERIAL NOTES

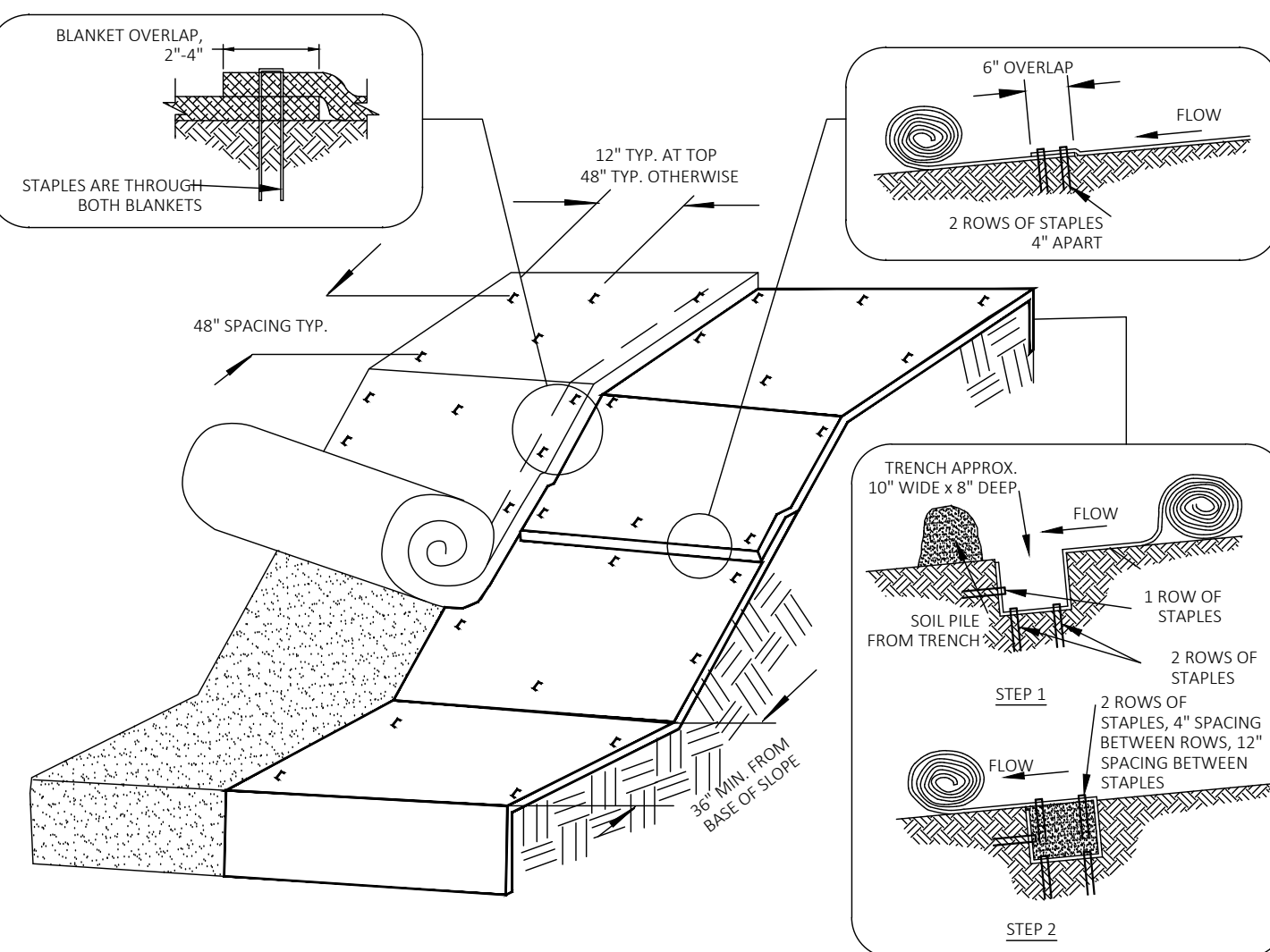
1. STAPLES USED FOR CLASS 1 TYPES B MATS SHALL BE 1-2 INCH WIRE, US SHARP, MADE OF NO. 12 (2.05mm) OR LARGER DIAMETER STEEL WIRE, AND NOT LESS THAN 6 INCHES LONG FOR FIRM SOILS AND 12 INCHES LONG FOR LOOSE SOILS.
2. ANCHORING DEVICES FOR URBAN MATS SHALL BE SELECTED BASED UPON THE REQUIREMENTS OF THE WIDOT PAL.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1052.
2. EROSION MAT SHALL BE IN FIRM AND CONTINUOUS CONTACT WITH THE SOIL AND EXTEND UPSLOPE ONE-FOOT FROM LAND DISTURBANCE.
3. EROSION MAT SHALL BE ANCHORED, OVERLAPPED, STAKED AND TRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS. THIS STANDARD DETAIL IS AN EXAMPLE OF TYPICAL INSTALLATION GUIDANCE.
4. WHERE POSSIBLE, USE A SINGLE ROLL OF EROSION CONTROL MAT TO SPAN THE DISTURBED AREA.

INSPECTION & MAINTENANCE NOTES

1. AT A MINIMUM, PERFORM INSPECTIONS WEEKLY AND WITHIN 24 HOURS OF PRECIPITATION EVENTS PRODUCING 0.5 INCHES OR MORE OF RAINFALL.
2. INSTALL ADDITIONAL ANCHORING IN AREAS OF OBSERVED RILLING AND CONCENTRATED FLOW BENEATH THE EROSION MAT. IF RILLING IS SEVERE ENOUGH TO PREVENT VEGETATION ESTABLISHMENT, REMOVE EROSION MAT, REGRADE, COMPACT, RE-SEED, AND REPLACE THE SECTION OF MAT.
3. IF PRODUCTS WITH PLASTIC NETTING ARE USED, REMOVE NETTING OR REPLACE MAT IF SEPARATION OF THE NETTING FROM THE MAT IS OBSERVED.
4. ALL MAINTENANCE ACTIVITIES SHOULD OCCUR AS SOON AS POSSIBLE WITH CONSIDERATION OF SITE CONDITIONS.

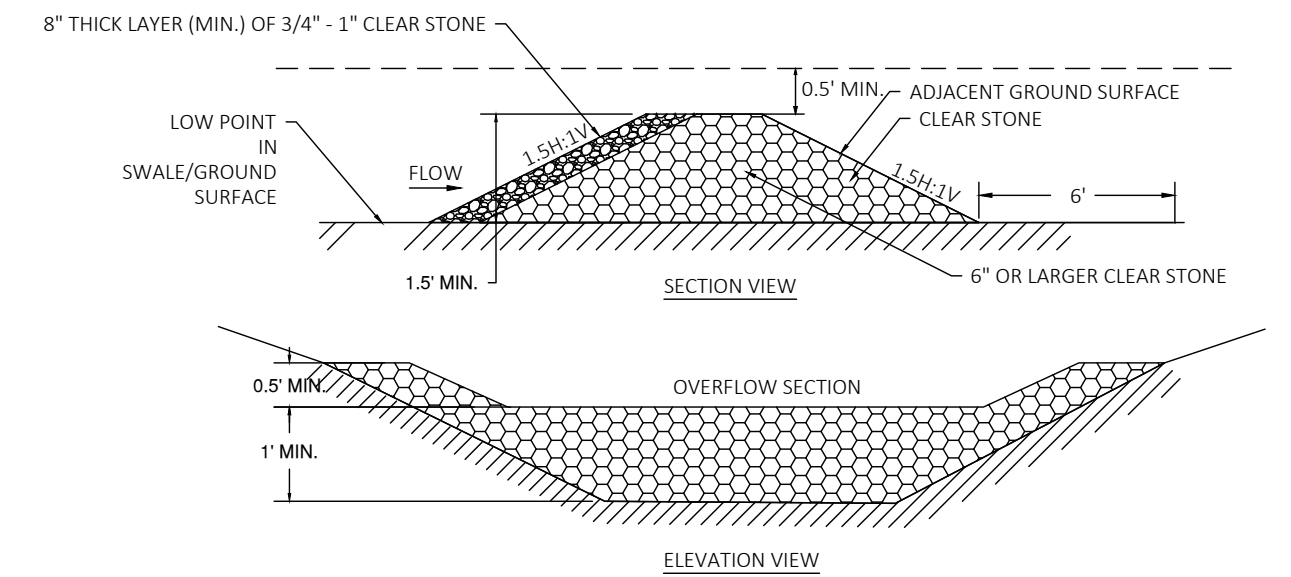


3 C500 EROSION CONTROL MAT (SLOPES)

No Scale

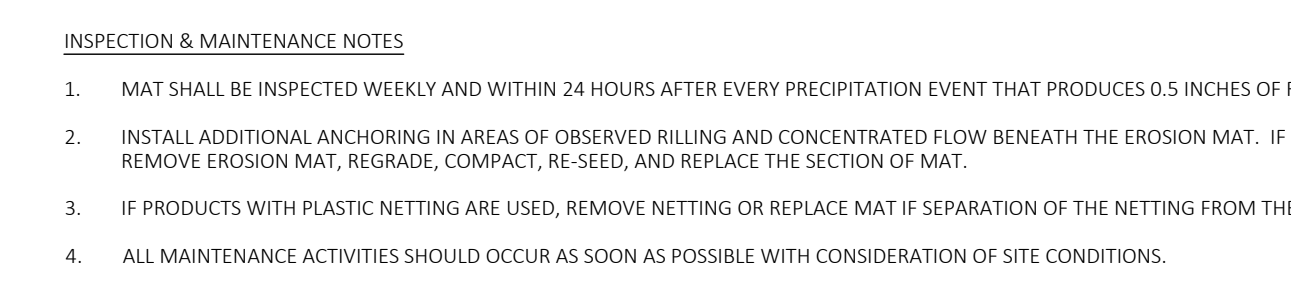
6 C500 DITCH CHECK

No Scale



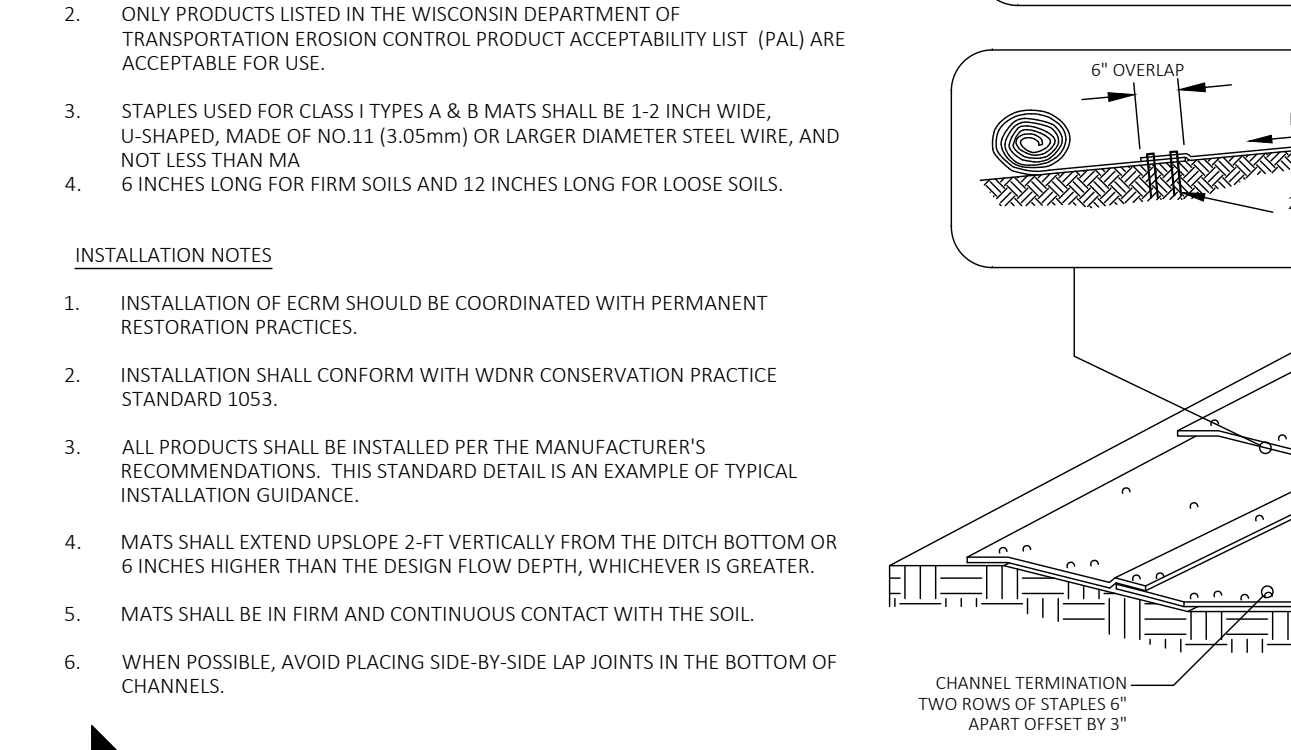
7 C500 STONE WEEPER/ROCK CHECK DAM

No Scale



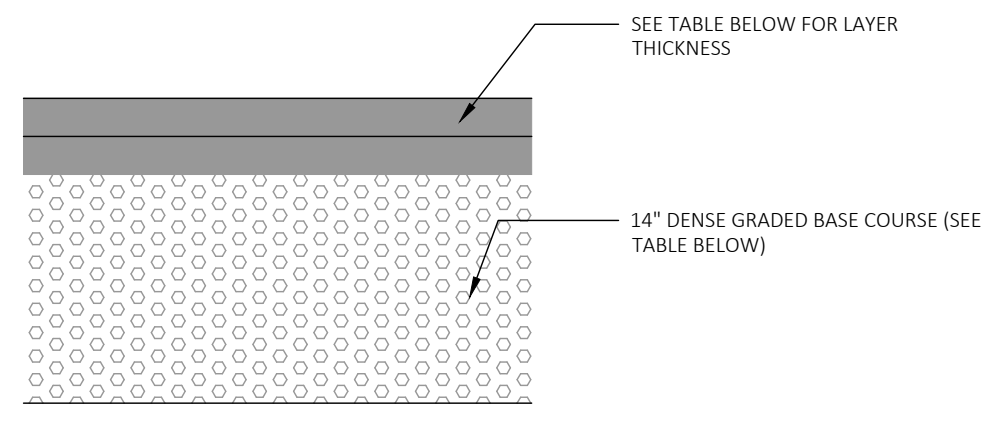
8 C500 EROSION CONTROL MAT (CHANNELS)

No Scale



8 C500 EROSION CONTROL MAT (CHANNELS)

No Scale

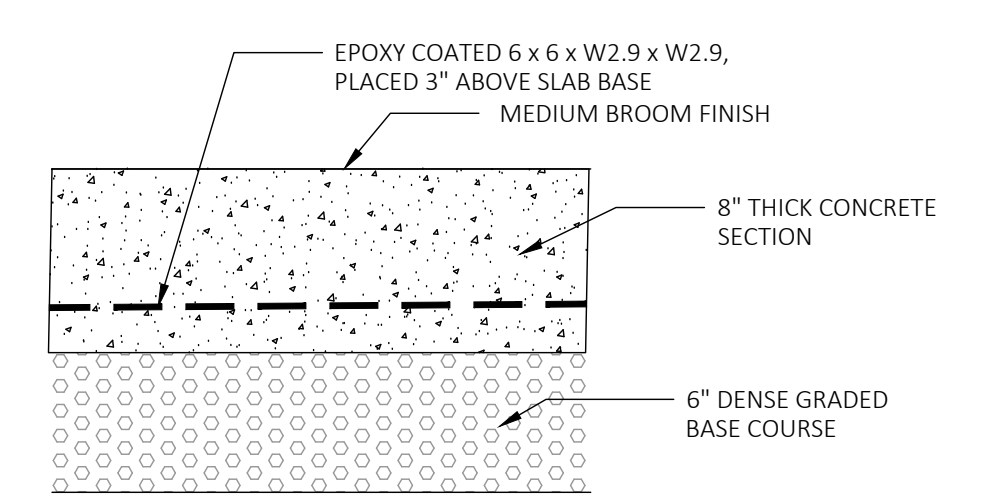


RECOMMENDED HEAVY-DUTY PAVEMENT SECTION		
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	2	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	14	SECTIONS 301 AND 305, 3 in AND 1-1/4 in
GEOTEXTILE REINFORCING	YES	TENSAR BX1200 (OR EQUIVALENT)
TOTAL THICKNESS	18	

- NOTES:
- WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
 - COMPACTION REQUIREMENTS: BITUMINOUS CONCRETE: REFER TO SECTION 460-3 BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 - MIXTURE TYPE LT (OR E-0.3) BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460 TABLE 460-2 OF THE STANDARD SPECIFICATIONS
 - THE UPPER 4 IN SHOULD CONSIST OF 1 1/2 IN DGB; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3 IN DGB.

9 HEAVY PAVEMENT SECTION

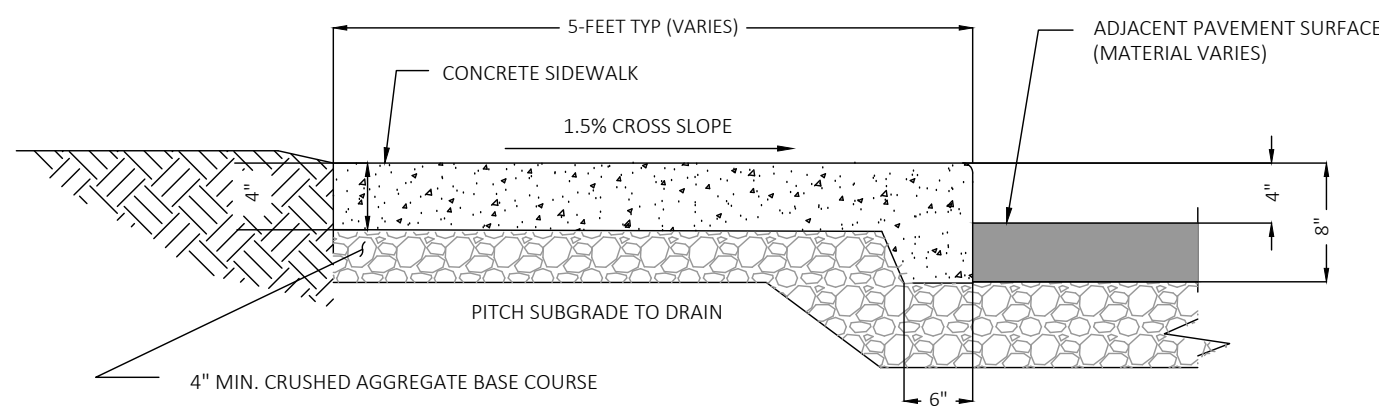
No Scale



- ALTERNATIVE TO WELDED MESH: PROPEX NOVOMESH 950 (OR EQUIVALENT APPROVED BY ENGINEER) APPLIED AT A RATE OF 7 LBS PER CUBIC YARD.
- SOFT CUT SAW CONTROL JOINTS TO 1/4 PAVEMENT DEPTH AT 20' O.C.

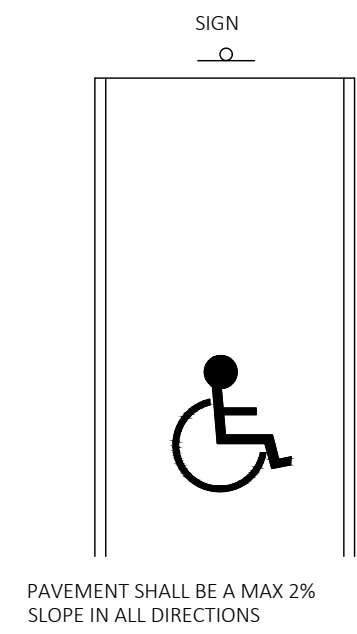
10 HEAVY DUTY CONCRETE SECTION

No Scale



11 THICKENED EDGE CONCRETE SIDEWALK

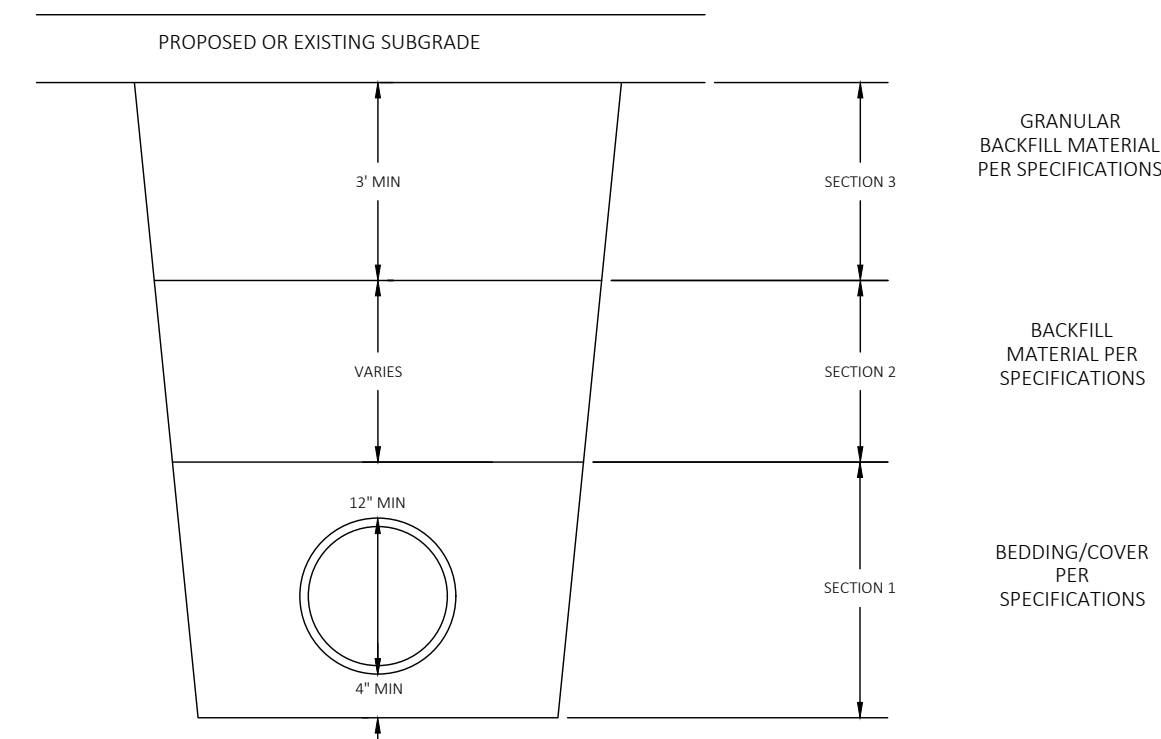
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PAVEMENT SHALL BE A MAX 2% SLOPE IN ALL DIRECTIONS

12 ACCESSIBLE PARKING

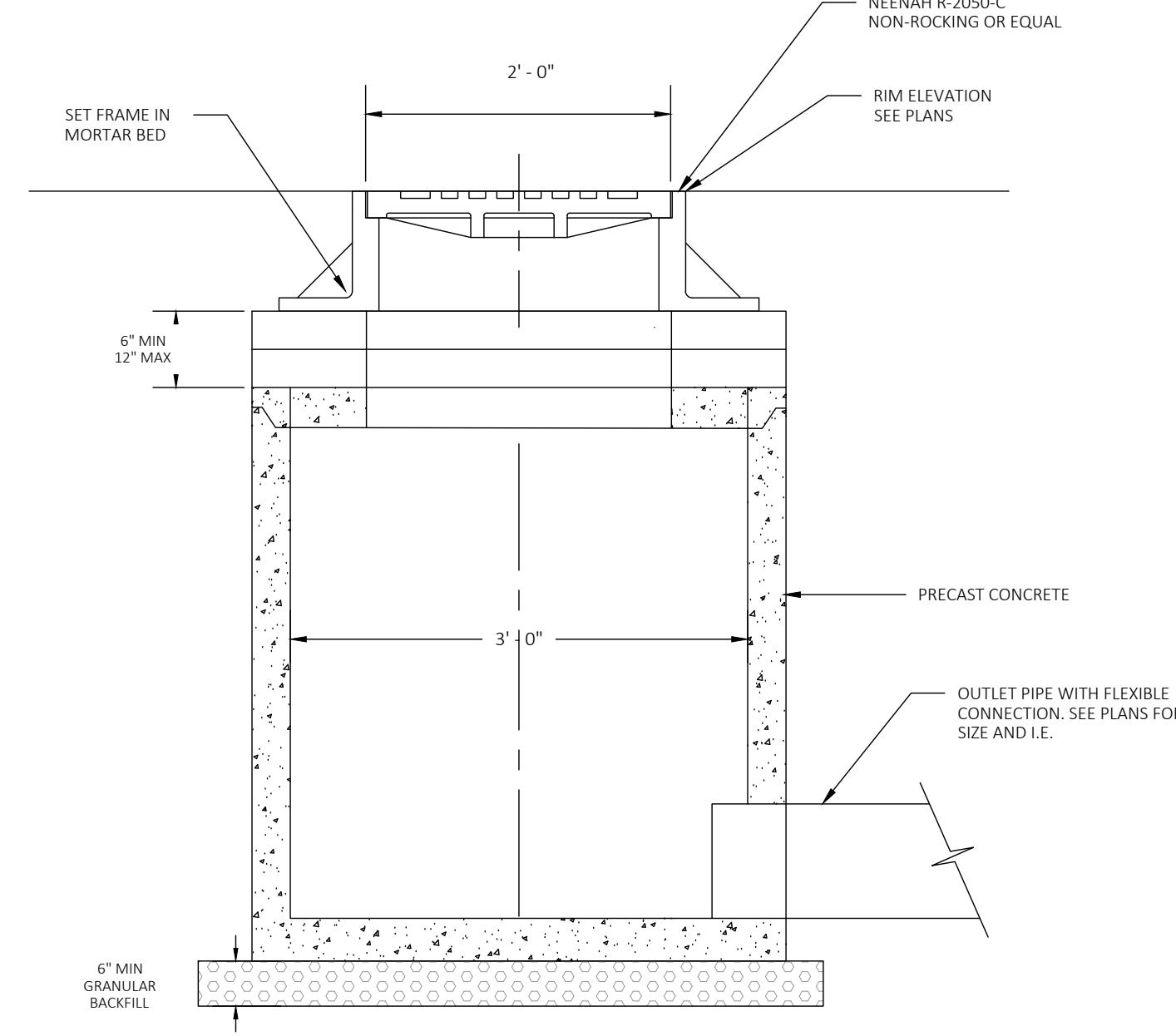
No Scale



- STANDARD TRENCH COMPACTION
- ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.
- SECTION 1: MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.
- SECTION 2: MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE
- SECTION 3: MINIMUM COMPACTION 95% MAXIMUM DENSITY

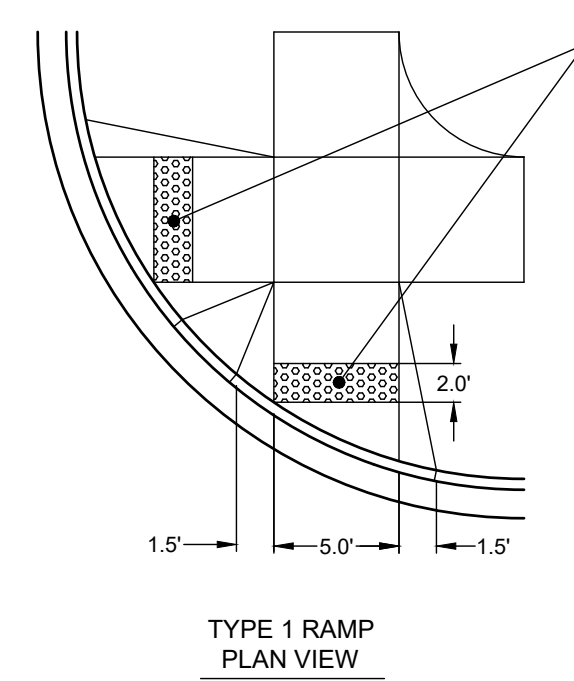
13 SANITARY SEWER AND PLASTIC STORM SEWER

No Scale



14 CATCH BASIN

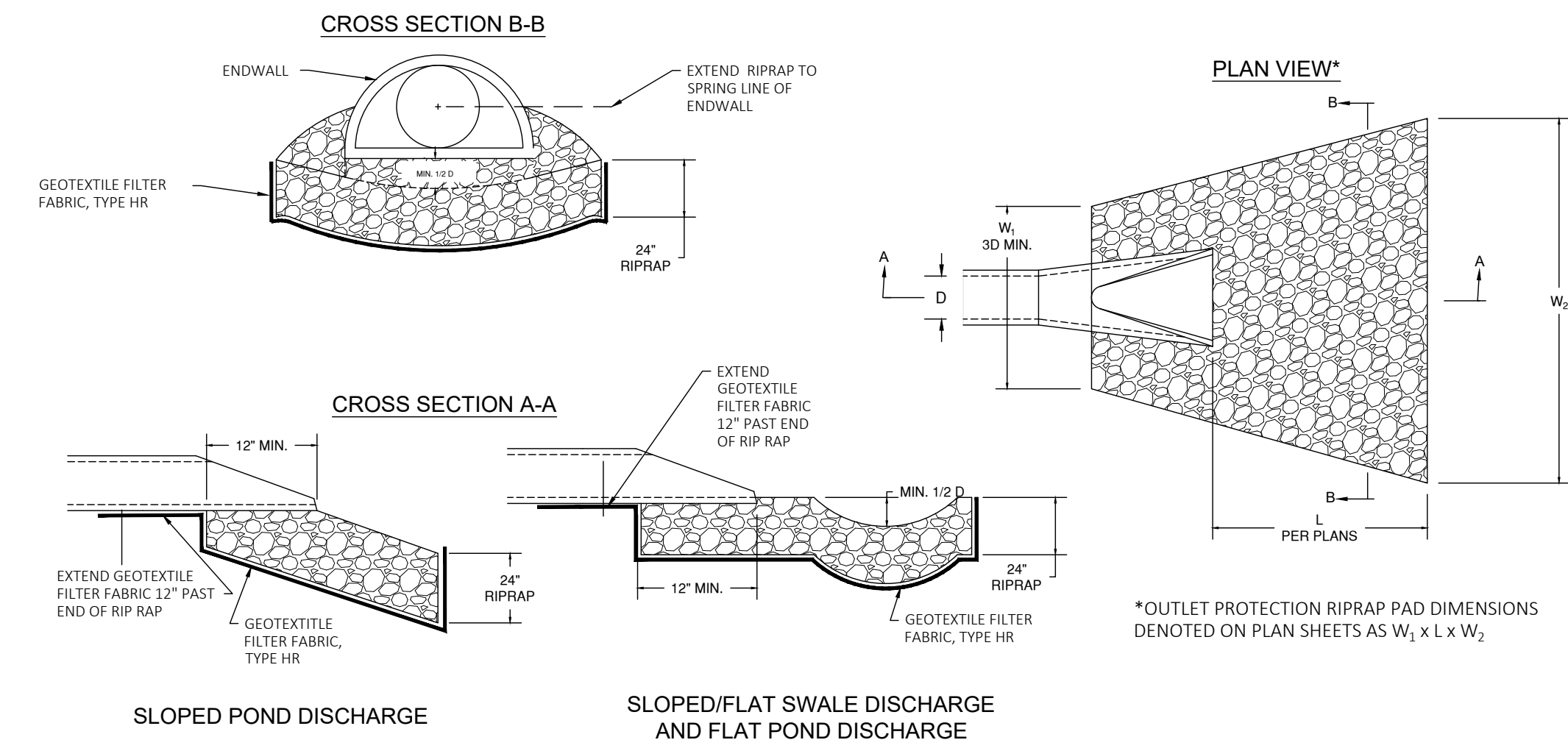
No Scale



- GENERAL NOTES FOR ALL SIDEWALK RAMPS
- Install curb cuts at sidewalk ramps with either full removal and replacement or by "sawcutting" the curb itself.
 - Curb tapers at curb cuts shall be 18" unless otherwise directed by the Engineer.
 - The width of the flat bottom of the ramp at the curb shall be 60" minimum.
 - The maximum slope of the ramp between the back of the curb and the front of the detectable warning field shall not exceed 2%. The maximum slope of the ramp between the front of the detectable warning field and the sidewalk shall not exceed one inch per foot.
 - All handicap ramps shall include detectable warning fields with truncated domes.
 - Detectable warning field shall be oriented in a manner that it is parallel to the direction of pedestrian traffic. When curb is perpendicular to direction of pedestrian traffic, install detectable warning field to back of curb.
 - For a sidewalk ramp, detectable warnings shall be 24" x 60". For a bike path ramp, detectable warnings shall be 24" x 120".
 - When conditions require more information, refer to "UFAS" (Uniform Federal Accessibility Standards).
 - Curb ramps to meet City of Fitchburg Standards.

15 SIDEWALK CURB RAMP

No Scale

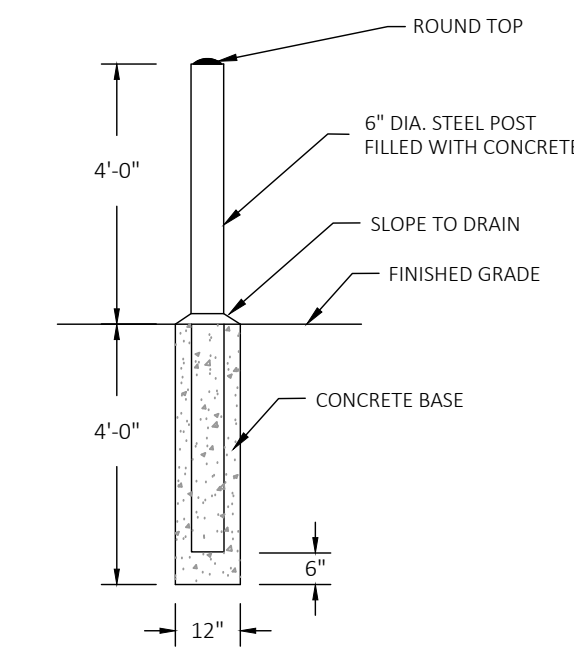


- NOTES:
- RIPRAP SHALL BE WISDOT SMALL RIP RAP FOR PIPES LESS THAN 12-INCHES IN DIAMETER AND WISDOT MEDIUM RIP RAP FOR PIPES GREATER THAN OR EQUAL TO 12-INCHES IN DIAMETER.
 - RIPRAP SHALL BE INSTALLED PER THE REQUIREMENTS OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT, 2020).
 - RIPRAP SHALL BE SHAPED TO CREATE A STILLING BASIN DEPTH TO BE 1/2" BELOW PIPE INVERT FOR PIPES 30-INCH AND LARGER, 0.5-FOOT FOR SMALLER PIPES.
 - RIPRAP SHALL EXTEND TO TOE OF SLOPE MIN.

Pipe Diameter (in)	W ₁ x L x W ₂ (ft)
<8	1.5 x 3 x 4
12	3 x 4 x 4
15	3.75 x 6 x 5
18	4.5 x 6 x 5
21	5.25 x 6 x 6
24	6 x 7 x 6
30	7.5 x 7 x 7.5
36	9 x 9 x 9
42	10.5 x 9 x 10

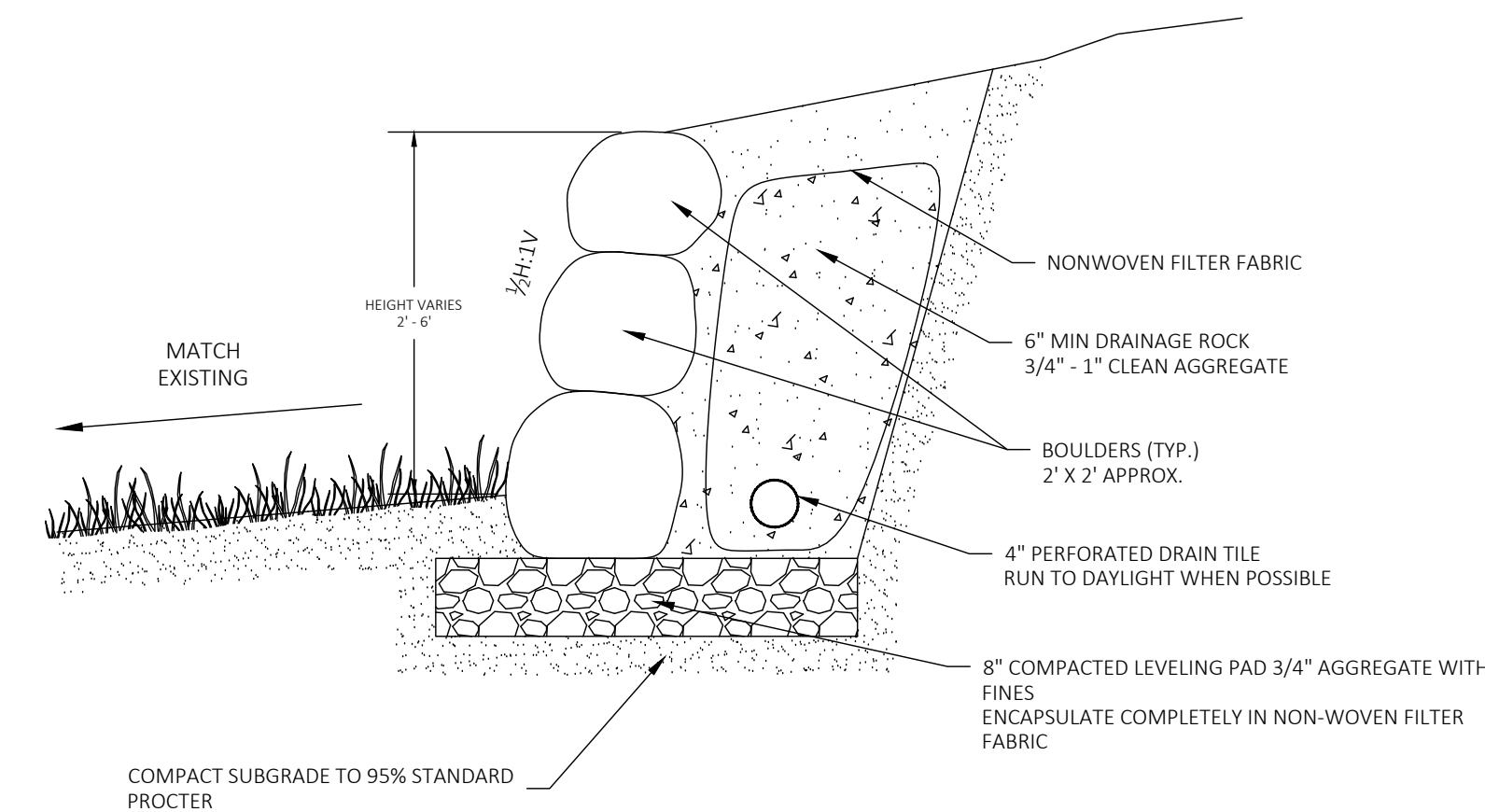
16 RIPRAP PAD

No Scale



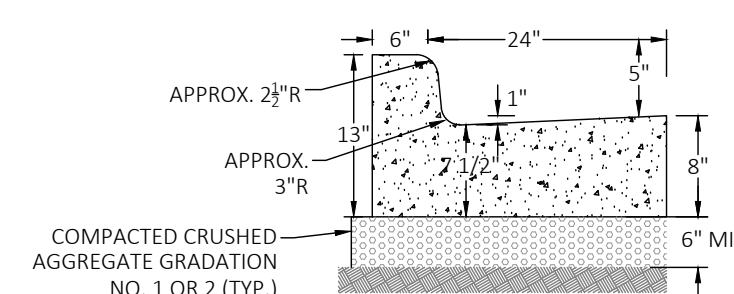
17 CONCRETE FILLED STEEL BOLLARD

No Scale



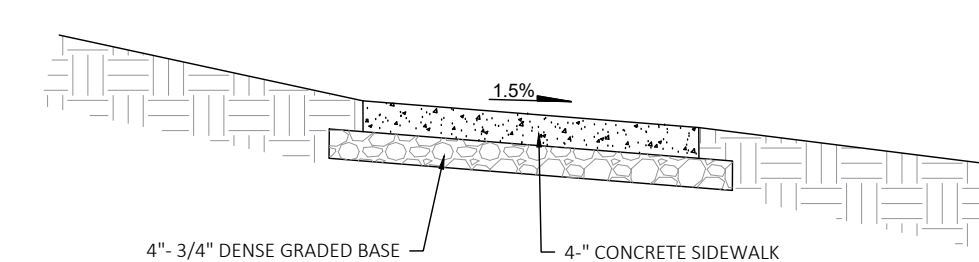
18 BOULDER RETAINING WALL

No Scale



19 30" CONCRETE CURB AND GUTTER

No Scale



20 STANDARD CONCRETE SIDEWALK

No Scale



322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



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REVISIONS

No. Date: Description:



PROJECT
KEPLER EXPANSION
PROMEGA CORPORATION

SHEET
CIVIL DETAILS

DATE
06/22/2021

PROJECT NO.
20-123

SHEET NO.

C501



RAMLOW/STEIN
ARCHITECTURE + INTERIORS

322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
office@ramlowstein.com
www.ramlowstein.com



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No.	Date:	Description:



PROJECT
KEPLER EXPANSION
PROMEGA CORPORATION

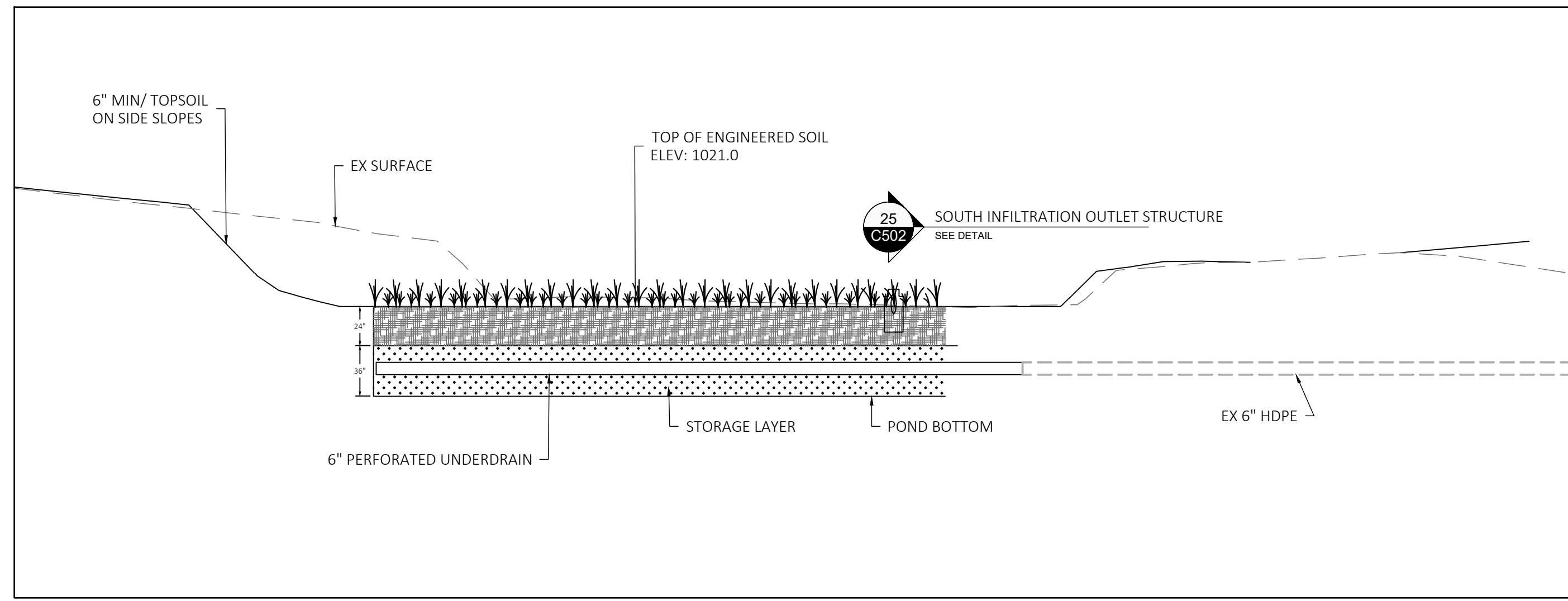
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STORMWATER DETAILS

DATE
06/22/21

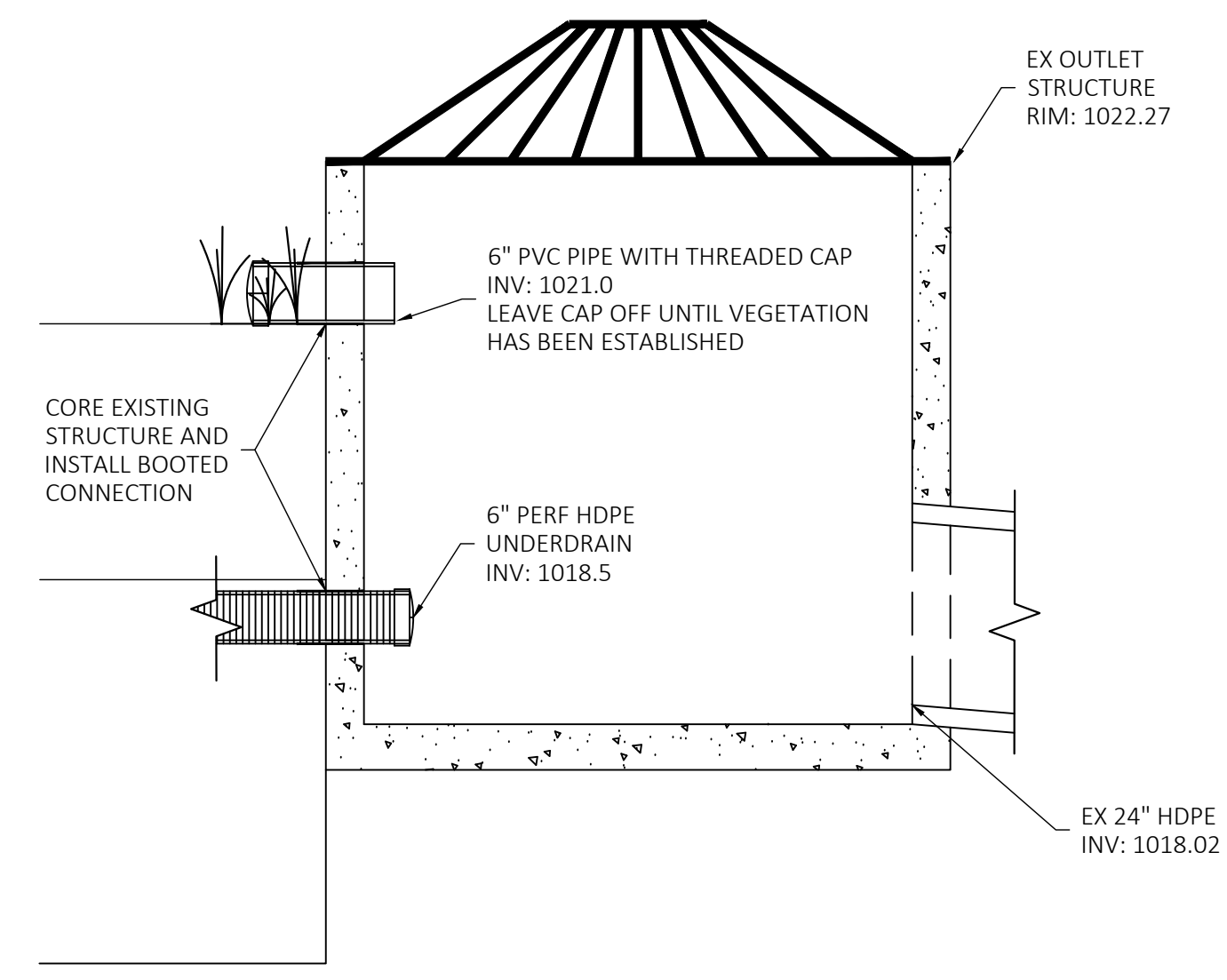
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20-123

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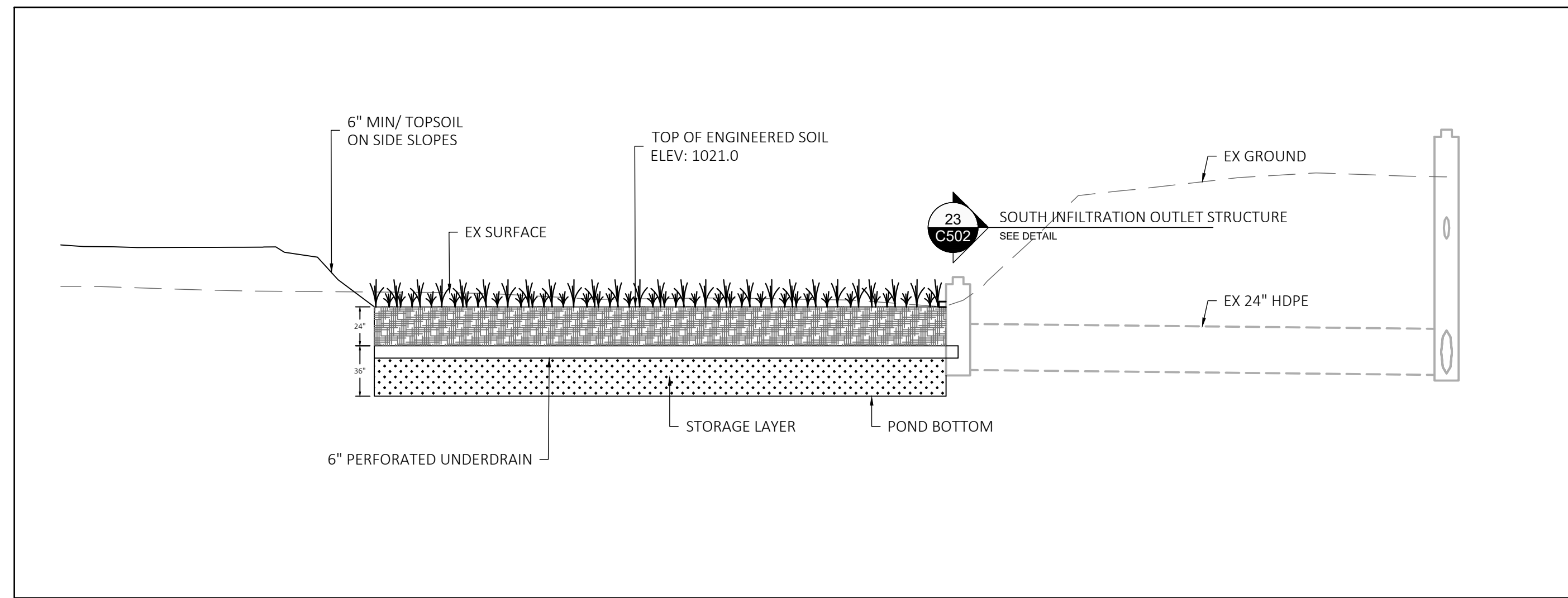
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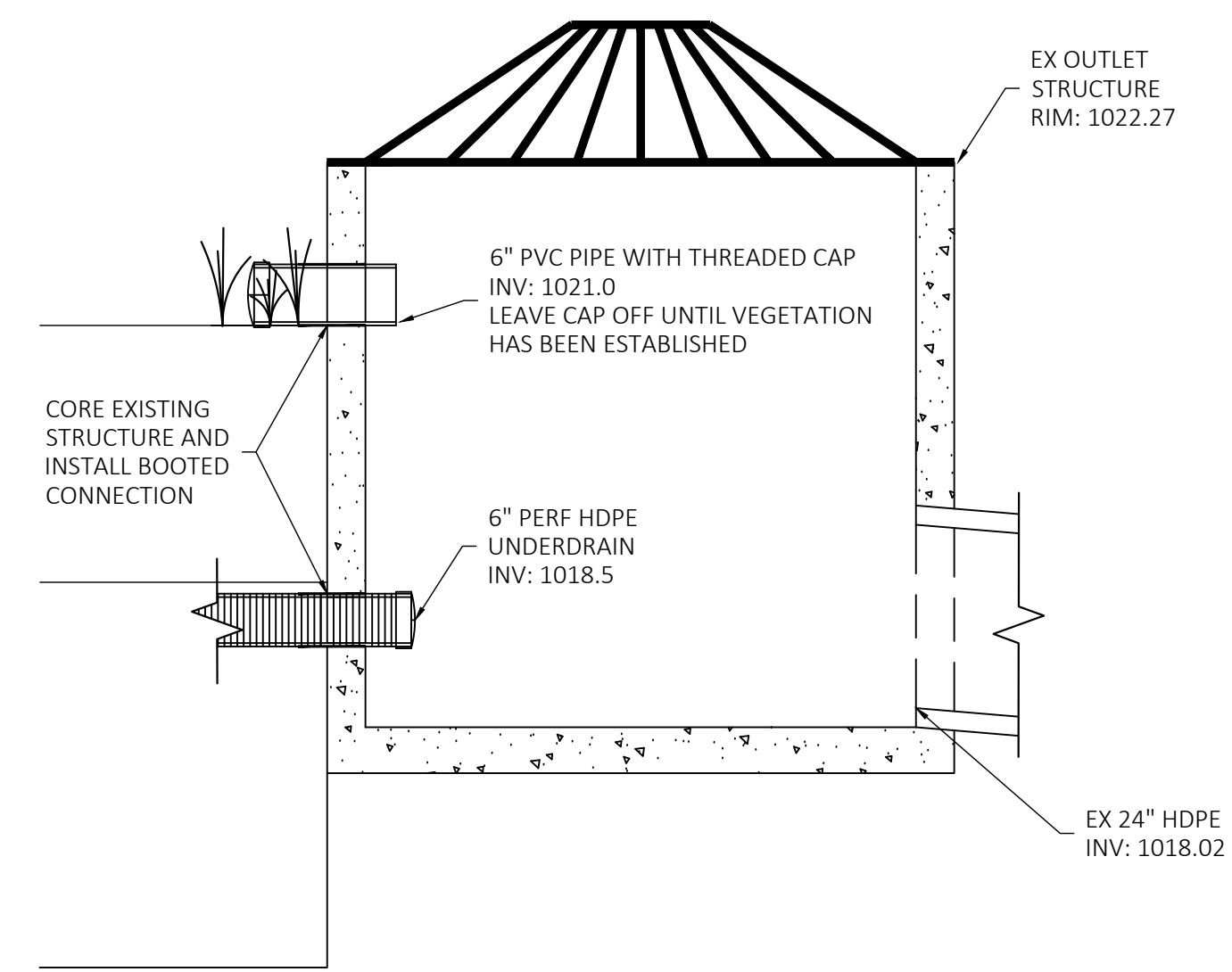
24 NORTH BIORETENTION FACILITY SCHEMATIC DETAIL
NO SCALE



25 NORTH BIORETENTION FACILITY OUTLET STRUCTURE
NO SCALE



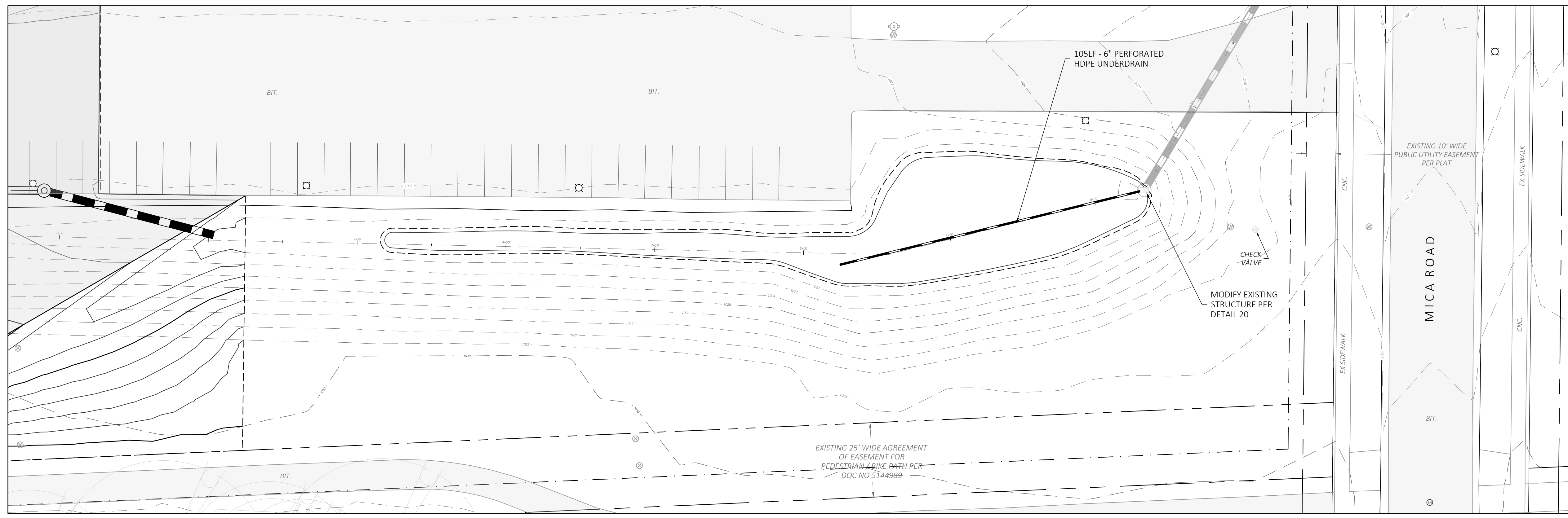
22 SOUTH INFILTRATION FACILITY SCHEMATIC DETAIL
NO SCALE



23 SOUTH INFILTRATION FACILITY OUTLET STRUCTURE
NO SCALE

NOTES:

- BIORETENTION FACILITIES MAY ACT AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 - GRADE FACILITY TO BOTTOM OF ENGINEERED SOIL MIX, PROVIDING A 3' DEEP SEDIMENT STORAGE SUMP DURING CONSTRUCTION.
 - AFTER PLANT INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND LOTS AND TERRACES ARE RESTORED, REMOVE ACCUMULATED SEDIMENT AND EXCAVATE TO BOTTOM OF PEA GRAVEL LAYER.
 - INSTALL PEA GRAVEL, UNDERDRAIN, ENGINEERED SOIL MIX, AND RESTORE W/ PLUGS
- ENGINEERED SOIL SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST. COMPOST SHALL BE CERTIFIED ACCORDING TO WDNR SPECIFICATION S100. GEOTECH SHALL FIELD VERIFY MATERIAL PRIOR TO INSTALLATION.
- CONSTRUCTION METHODS SHALL FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1004.
- FILTER FABRIC SHALL BE INSTALLED OVER THE UNDERDRAIN PIPE AND SHALL NOT EXTEND MORE THAN TWO FEET FROM EITHER SIDE OF THE PIPE.
- ENGINEERED SOIL SHALL BE PRE-MIXED PRIOR TO PLACEMENT AND THE MOISTURE CONTENT SHALL BE LOW TO AVOID COMPACTION AND CLUMPING. THE ENGINEERED SOIL SHALL BE PLACED IN MULTIPLE LIFTS, EACH APPROXIMATELY 12-INCHES IN DEPTH. ENGINEERED SOIL CAN BE CAREFULLY TAPPED WITH A BUCKET OR SIMILAR METHOD TO PROVIDE FIRM SURFACE FOR SEEDING BUT COMPACTION WITH HEAVY EQUIPMENT OR VIBRATING PLATE-STYLE COMPACTORS SHALL NOT BE USED.
- STORAGE LAYER SHALL BE EITHER SAND OR GRAVEL, IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1004, MEETING THE FOLLOWING REQUIREMENTS OR AS APPROVED BY A GEOTECHNICAL PROFESSIONAL:
 - GRAVEL SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5. GRAVEL SHALL BE DOUBLE WASHED.
 - SAND MAY BE USED INSTEAD OF GRAVEL. SAND IS REQUIRED TO BE MEET USDA COURSE SAND (0.02 - 0.04 INCHES), ASTM C33 (FINE AGGREGATE CONCRETE SAND), OR WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EDITION.
- SUB SOILS SHALL BE DEEP TURNED OVER WITH AN EXCAVATOR TO BREAK UP POTENTIAL SILT SEAMS. SOIL SHOULD BE OVER TURNED TO A DEPTH OF 5 FEET BELOW THE STORAGE LAYER.
- INFILTRATION AREAS SHALL BE PROTECTED FROM COMPACTION AND SEDIMENTATION DURING CONSTRUCTION.
- CONTRACTOR SHALL DEEP TILL ALL OPEN SPACE AND INFILTRATION AREAS.
- FINISHED BIORETENTION SURFACE SHALL BE LEVEL WITHIN ±0.1 FEET.
- CLASS II, TYPE B EROSION CONTROL MAT SHALL BE USED WHEN RESTORING THE FINISHED BIORETENTION DEVICES PER WISCONSIN DNR TECHNICAL STANDARD 1004. MAT SHALL BE OVERLAPPED AND ANCHORED WITH BIODEGRADABLE STAPLES (6 INCHES OR LONGER TO HOLD THE MAT TO THE MEDIA).
- BIORETENTION AREAS ARE TO BE PLANTED WITH NATIVE PLUGS AT 1' SPACING. PLANTS SHALL BE CONSISTENT WITH AGRECO'S RAINWATER RENEWAL MIX OR APPROVED SUBSTITUTE, APPLIED PER THE MANUFACTURE'S RECOMMENDED RATE.
- IF AT ANY TIME DURING CONSTRUCTION OF THE BIORETENTION AREA, THE CONTRACTOR COMPACTS THE BIORETENTION AREA BEYOND THE ENGINEER'S SPECIFICATION, THE CONTRACTOR SHALL REWORK, REPLACE, AND/OR REPAIR THE INFILTRATION AREA TO THE ENGINEERS APPROVAL.

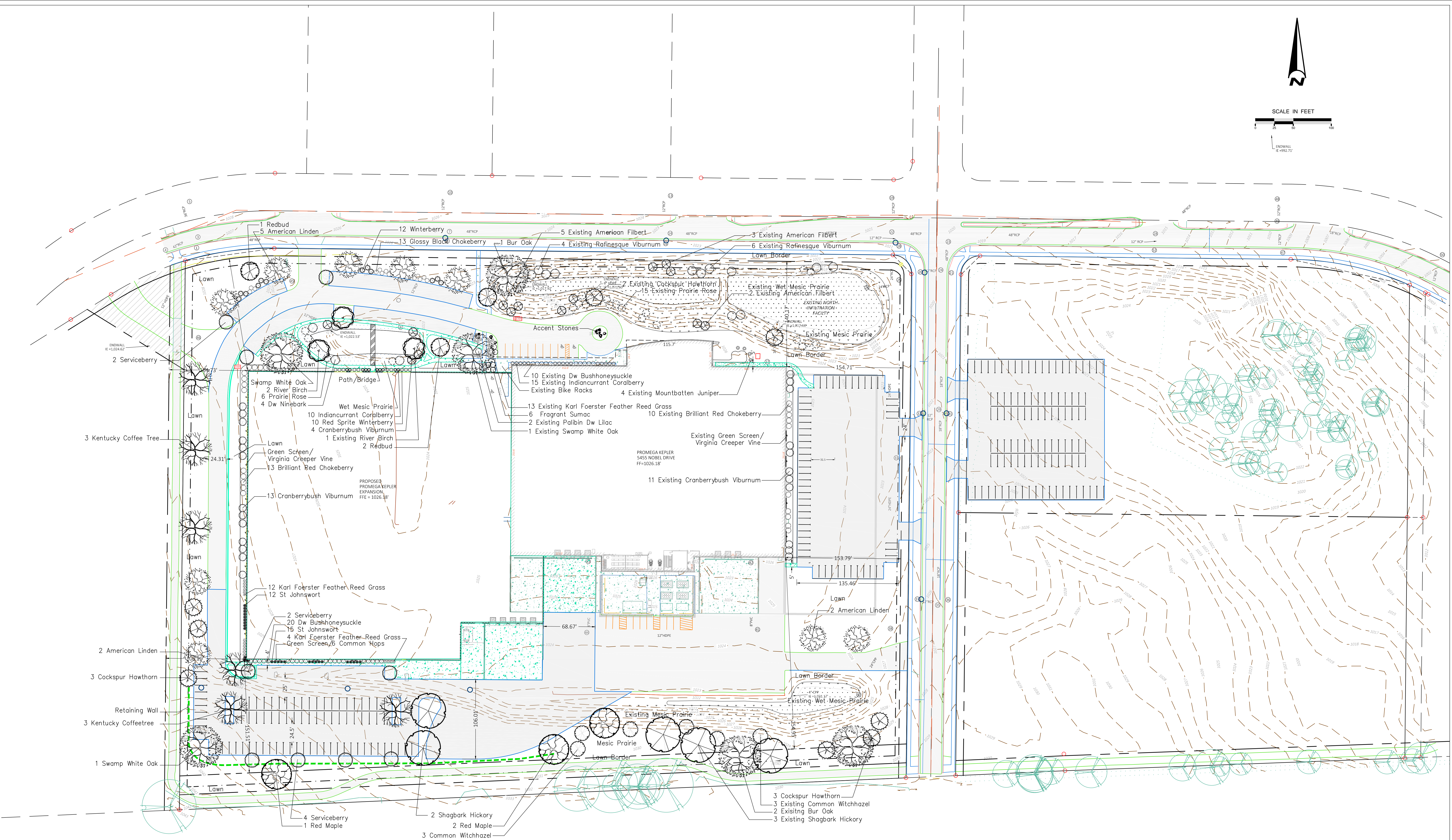
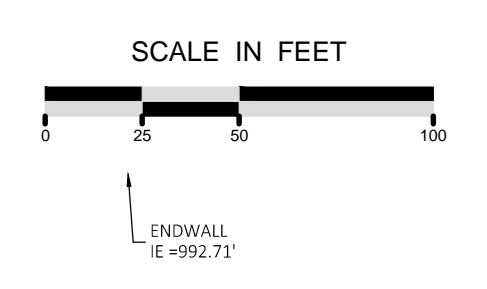


21 SOUTH INFILTRATION FACILITY GRADING PLAN
1" = 20'

P:\1838 - PROMEGA CORPORATION_PROJECTS\006 - KEPLER_EXPANSION\DRAWINGS\SHEETS\C502 STORMWATER DETAILS.DWG
22 June 2021



Scale: 1" = 50'-0"
Date: June 21, 2021



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21 June 2021

CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

TO OBTAIN LOCATIONS OF UNDERGROUND UTILITIES BEFORE YOU DIG, CALL THE CALL DIGGERS HOTLINE AT 1-800-242-8511 TOLL FREE. THE CALL DIGGERS HOTLINE IS A SERVICE PROVIDED BY THE NATIONAL ASSOCIATION OF PUBLIC UTILITIES COMPANIES (NAPUC). THE CALL DIGGERS HOTLINE IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CALL DIGGERS HOTLINE IS NOT A SUBSTITUTE FOR A PROFESSIONAL ENGINEER'S DESIGN AND SUPERVISION OF THE PROJECT OR OF WHICH THE INFORMATION WOULD BE REQUIRED.

EXISTING PLANT LEGEND

Botanical Name	Common Name	Size	Qty
SHADE TREES			
Betula nigra	River Birch	20' Ht.	1
Quercus bicolor	Swamp White Oak	20' Ht.	1
ORNAMENTAL TREES			
Crataegus ovata	Cockspur Hawthorn	12' Ht.	2
Hamamelis virginiana	Common Witchhazel	8' Ht.	2
EVERGREENS			
Juniperus chinensis 'Moulinbatten'	Mountain Juniper	8' Ht.	4
SHRUBS			
Amelanchier canadensis	Shagbark Hickory	6' Ht.	10
Corylus americana	American Hazelnut	6' Ht.	10
Daphne genkwa	Winter Daphne	2' x 2'	10
Rosa setigera	Prune Rose	4' x 2'	15
Symphoricarpos orbiculata	Coralberry	30' x 30'	15
Viburnum acerifolium	Cranberrybush Viburnum	6' Ht.	10
Wickstroemia caryophyllata	Virginia Creeper Vine	3' Ht.	10
PERENNIALS/VINES			
Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	3' Ht.	5
Taraxacum officinale	Common Hops	15' x 10'	4

PLANT LEGEND

Botanical Name	Common Name	Size	Qty
SHADE TREES			
Betula nigra	River Birch	10' Ht.	2
Carya toota	Shagbark Hickory	2' Cal.	5
Quercus macrocarpa	Swamp White Oak	2' Cal.	5
Quercus bicolor	Swamp White Oak	1 1/2' Cal.	2
Quercus macrocarpa	Bur Oak	1 1/2' Cal.	3
Acer rubrum	Red Maple	1 1/2' - 2' Cal.	3
ORNAMENTAL TREES			
Amelanchier sp.	Serviceberry	1-1 1/2' Cal.	9
Carnea canadensis	Redbud	1-1 1/2' Cal.	3
Crataegus ovata	Cockspur Hawthorn	6' Ht.	6
Hamamelis virginiana	Common Witchhazel	5' Ht.	6
SHRUBS			
Amelanchier sp.	Serviceberry	1-1 1/2' Cal.	9
Carnea canadensis	Redbud	1-1 1/2' Cal.	3
Crataegus ovata	Cockspur Hawthorn	6' Ht.	6
Hamamelis virginiana	Common Witchhazel	5' Ht.	6
PERENNIALS/VINES			
Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	1 Gal.	16
Carnea canadensis	Redbud	1 Gal.	4
Hamamelis virginiana	Common Hops	1 Gal.	4

KEPLER EXPANSION
Promega Corporation, Fitchburg, WI



Wise Associates

1409 E. Skyline Drive
Madison, WI 53705 USA
Ph (608) 233-7683
steve@wise.com

June 22, 2021

Steve Wellenstein
RAMLOW/STEIN Architecture + Interiors
322 East Michigan Street
Milwaukee, WI 53202
steve@ramlowstein.com / 414.271.8899

Subject: Promega Nobel Drive Kepler Expansion
Noise Impact Analysis and Recommendations

Dear Steve:

We start by referencing the pertinent Fitchburg ordinance which sets a 42.5 dBA limit on noise emissions.

Plan Commission
Initiated by

Planning/Zoning
Drafted by

March 14, 2011
Date

- (3) Sound from the mechanical equipment serving each building, excluding backup generators, as defined in point #7, shall not exceed 42.5 dBA at the Quarry Hill property line using free-field calculations, to be developed in cooperation with the developer, Quarry Hill Neighborhood Association, and the City, to be administered by the City and incorporated into the agreement.

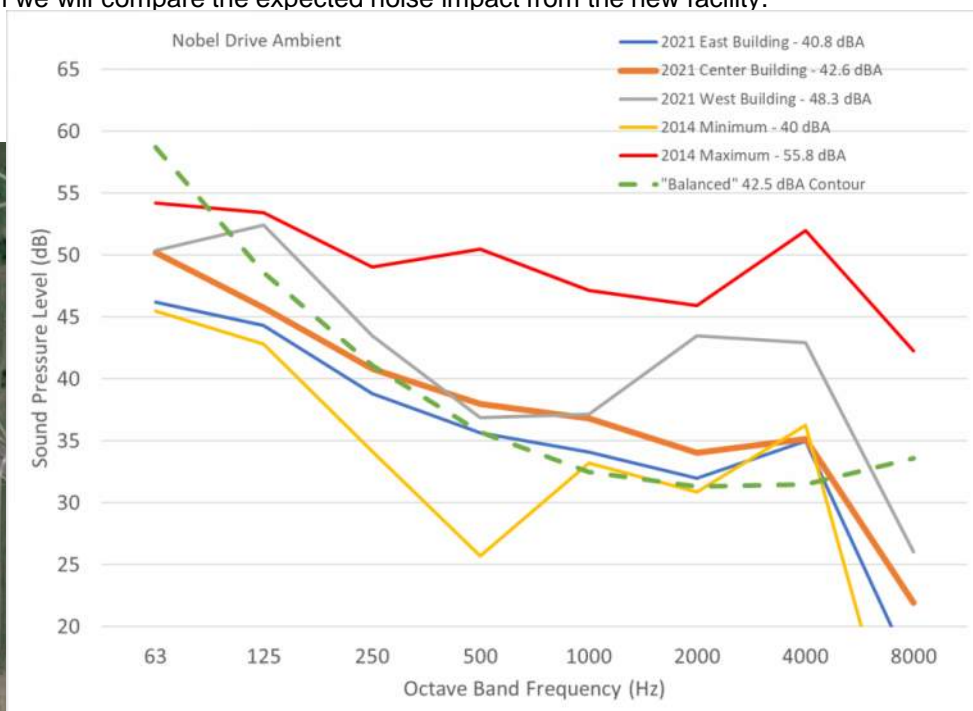
ORDINANCE NO. 2011-O-08
ZONING ORDINANCE AMENDMENT
APPROVING REZONING PORTION OF RZ/CU-1891-11 FOR A PORTION OF
OUTLOT 7 FITCHBURG TECHNOLOGY CAMPUS – FIRST ADDITION

It was established in April, 2014 that existing ambient sound levels were already at that level. We revisited the site in June 2021 and confirmed that the levels are about the same.

Measurements were performed early am, with winds calm, skies clear, temperature around 60 degrees, an ideal time to capture perhaps the quietest possible ambient with limited early morning traffic and no residential air-conditioners operating.

We mainly heard light traffic, presumably from Hwy 14, but Hwys 12 and 18 are not too much farther away. We took a series of short-increment averages (10 seconds) to capture levels with and without bird chirps.

Below is an octave-band frequency plot of typical sound pressure level readings, with peaks near 4000 Hz during the calls of red-wing blackbirds. Against that is a curve of what a spectrum would look like for 42.5 dBA if all frequencies contributed equally to the overall dBA level. In essence, since this is also the approximate level of the “quietest ambient” readings, it becomes the target against which we will compare the expected noise impact from the new facility.



In consideration of all new mechanical equipment planned for the facility, the summary below indicates no impact above existing ambient.

Steph Wase

SOUND POWER SUMMARY

	63	125	250	500	1000	2000	4000	8000	Overall dBA
6 NHQ units	85.9	86.9	82.9	85.9	76.9	68.4	61.9	57.9	84.6
REL-N,NW,SW1	93.8	91.8	87.8	81.8	79.8	79.8	81.8	80.8	88.2
RF-Arelief,AHU-Ainlet	86.8	87.8	89.2	83.5	79.8	75.7	70.2	64.9	86.0
AHU-B,C,D Hoods	83.5	85.9	89.4	76.4	76.3	72.7	58.6	55.8	83.4
RF-B,C,D Hoods	88.4	89.1	85.4	84.8	81.5	76.8	70.1	63.4	86.3
Log Sum of Above	96.2	95.8	94.5	90.5	86.3	83.1	82.4	81.0	93.0
Attenuation to 600 ft	55.6	55.6	55.6	55.6	55.6	55.6	55.6	55.6	55.6
Net Impact at Property	40.6	40.2	39.0	34.9	30.7	27.6	26.8	25.4	37.4
Target 42.5 dBA Max	59	49	42	36	33	32	32	34	41.9

