



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

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: _____

Address: _____ **Phone Number of Contact Person:** _____

City, State, Zip Code: _____ **Email of Contact Person:** _____

Project Address: _____ **Lot:** _____ **Subdivision:** _____

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.
- 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: Eric Loucks Date: _____
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: _____ Plan Commission Date: _____

Comments:

Architectural Design and Review Application submission for Promega Corporation**Proposed Exterior Façade Revisions and Replacements to 5000 and 5010 Nobel Drive.****Narrative**

Promega Corporation is applying for a revised exterior façade design for the previously approved additions to the west and east ends of 5000 and 5010 Nobel Drive, as well as a phased replacement of the existing façades. The new façade concepts are the only aspect of the previous submission that is being redesigned.

The façade revisions are being driven by a need to improve the thermal performance of the envelope, to meet the requirements Promega has for its use. The current EIFS system is beginning to fail, and the existing glazing and frames are inadequate to meet current performance standards for HVAC systems and meeting humidity control requirements. There is also significant thermal bridging in the exterior wall from construction methods used in the two buildings; joints between the buildings were not constructed with any thermal breaks, and a large portion of the steel framing is only separated from the exterior by the existing stone and one (1) layer of gypsum sheathing.

To correct these problems, we plan to install 4” of continuous insulation on the exterior and replace the entire existing façade (including, but not limited to Stone, EIFS, Metal Panel, and Storefront Frames and Glazing). The additions will be clad in the same manner, with the same materials. This replacement will be a phased approach. More than half of the work is planned to be included in the current project, with the remainder of the façade replacement to occur when Promega is able to occupy the rest of the building. The design and material selection is being coordinated to allow the exterior of the building to have a consistent appearance prior to the commencement of the next phase of the façade replacement.

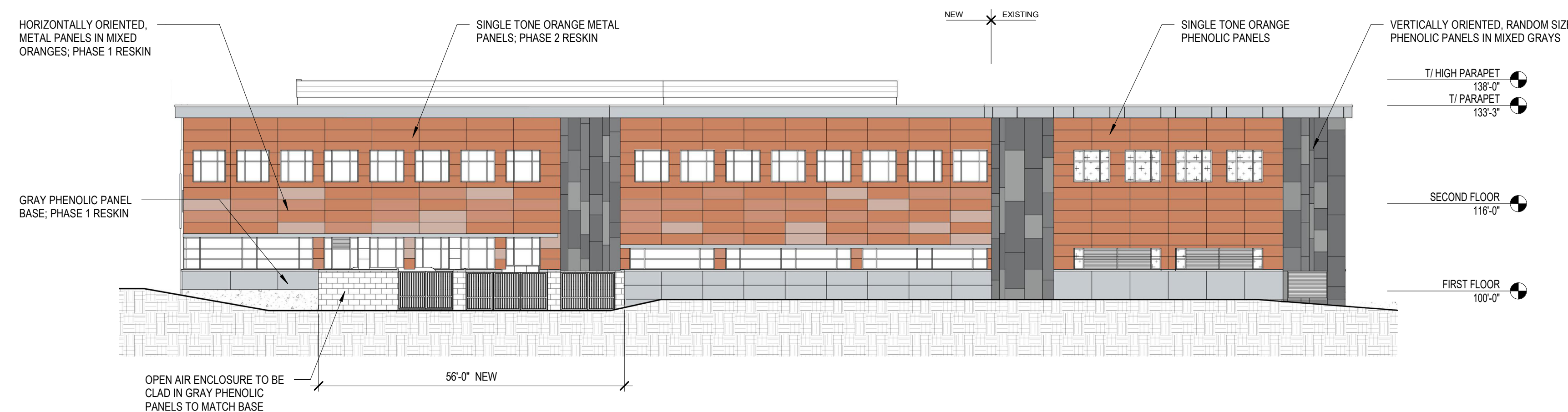
Principal exterior materials – Phenolic Panels, and Curtainwall Glazing Systems.

A band of the existing EIFS exterior imitation brick and the metal panel Soffit and Fascia systems will remain along the second floor and roof line, until the next phase of the replacement

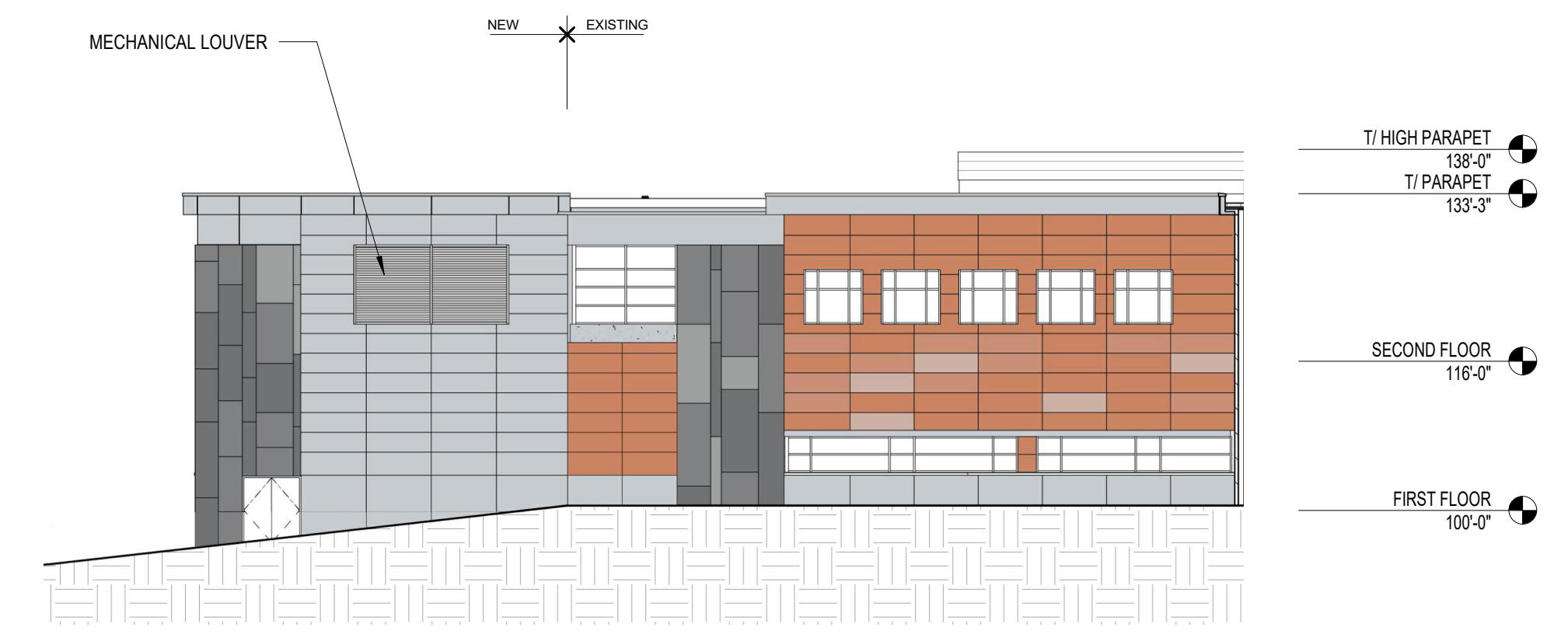
The existing metal panel Screen Walls are not currently planned to be replaced.

Additional materials used: Metal Panel, Curtainwall, and Glazing will match existing finishes, and profiles.

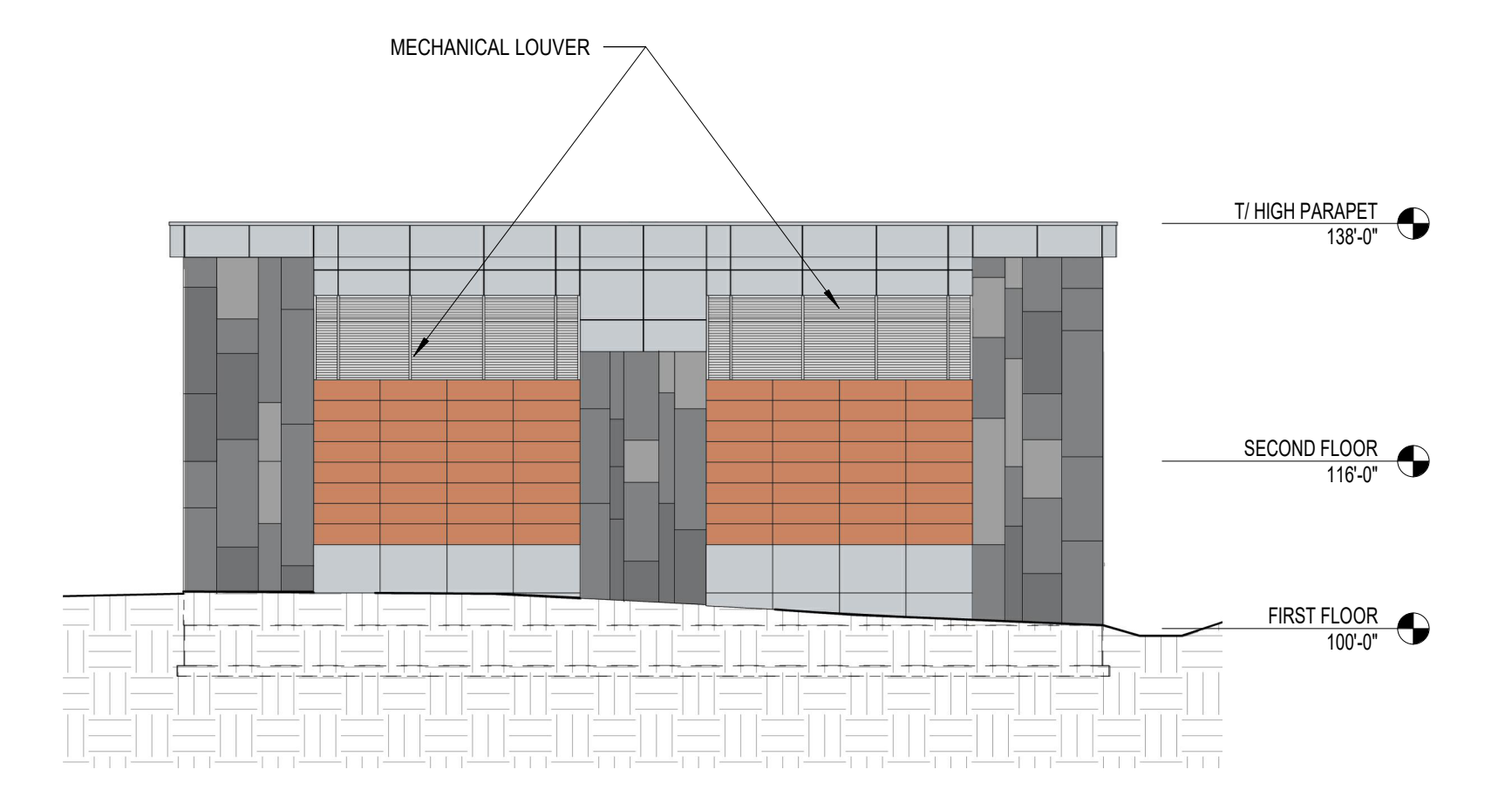
Additional Information: Please reference the files included (as separate attachments) from the original ADR on 2021-02-06, and the Comment Responses on 2021-03-04 for additional information; note that all information in this submission supersede the corresponding information in the previous submissions. All submitted files begin with their corresponding submission dates.



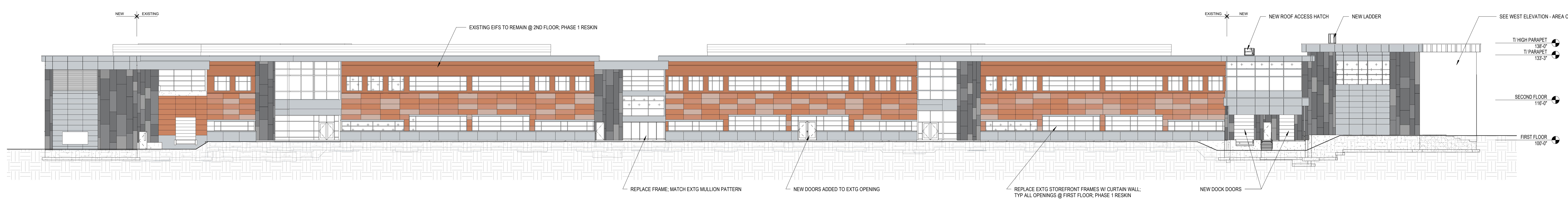
EAST ELEVATION - PHASE 2 RESKIN



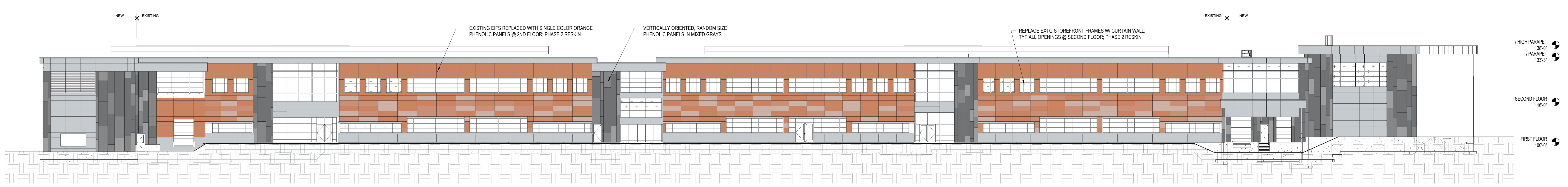
WEST ELEVATION AREA A - PHASE 2 RESKIN



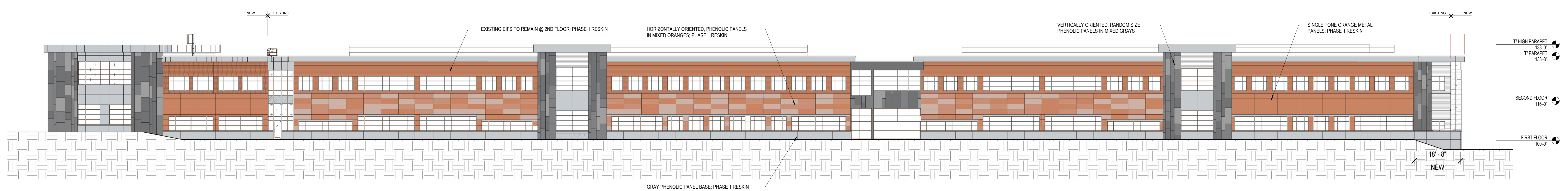
WEST ELEVATION AREA C



NORTH ELEVATION - PHASE 1 RESKIN



NORTH ELEVATION - PHASE 2 RESKIN

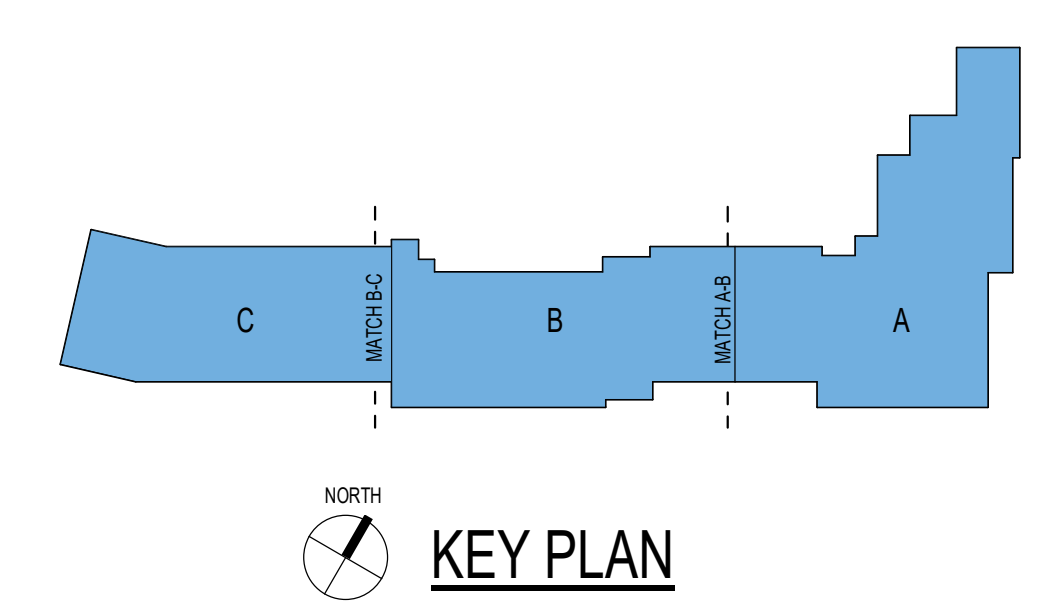


SOUTH ELEVATION - PHASE 1 RESKIN

** COMPLETED RESKIN TO BE SIM TO NORTH ELEVATION PHASE 2 **



MATERIAL SYMBOLS	
	1. EXTG BRICK STAMPED STUCCO
	2. MIXED ORANGE PHENOLIC PANELS
	3. MIXED GREY PHENOLIC PANELS
	4. LIGHT GREY PHENOLIC PANEL
	5. LOUVER
	6. GLASS
	7. SPANDREL GLAZING
	7. SPANDREL METAL PANEL

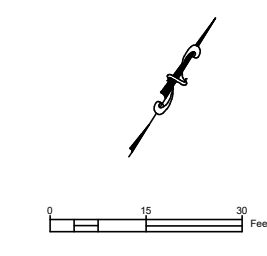


PROMEGA NOBEL REMODELING AND EXPANSION

FS2 PROPOSED METAL PANEL CLADDING

1 FS2 ELEVATIONS - COLOR (METAL PANEL OPTION)
SCALE: 1/16" = 1'-0"

07/08/21
SCALE: As indicated



GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE ENGINEERING, INC. DATED 11/02/2020. EMMONS & OLIVIER RESOURCES (EOR) TAKES NO RESPONSIBILITY FOR ACCURACY OF ANY EXISTING CONDITIONS, ELEVATIONS OR BENCHMARKS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- 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 THERETO. 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.
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG REQUIREMENTS.

LEGEND

- MAG NAIL SET
- 3/4" SOLID IRON ROD FOUND UNLESS NOTED
- 1" IRON PIPE FOUND UNLESS NOTED
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 LBS./FT.
- × 851.3 SPOT ELEVATION
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- OVERHEAD UTILITY WIRE
- BURIED GAS LINE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- BURIED TELEPHONE
- BURIED ELECTRIC
- BURIED CABLE ACCESS TELEVISION LINE
- BURIED FIBER OPTIC
- WATER VALVE
- GAS VALVE
- GAS METER
- AIR CONDITIONER
- TV PEDESTAL
- ELECTRIC PEDESTAL
- UTILITY POLE
- LIGHT POLE
- GROUND LIGHT
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- SIGN
- GUY WIRE
- MAILBOX
- BOLLARD
- STORM SEWER INLET
- TELEPHONE MANHOLE
- STORM SEWER MANHOLE
- UTILITY HANDHOLE
- STORM SEWER STRUCTURE
- SANITARY SEWER MANHOLE
- LANDSCAPED
- DECIDUOUS TREE
- CONIFEROUS TREE
- () INDICATES RECORDED AS

REVISIONS

No.	Date	Description
1	3/4/2021	ADR COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION



PROMEGA NOBEL DRIVE

PROJECT

PROMEGA CORPORATION

SHEET

EXISTING CONDITIONS

DATE

FEBRUARY 26, 2021

PROJECT NO.

1838-0005

SHEET NO.

C110



RAMLOW/STEIN

ARCHITECTURE + INTERIORS

322 East Michigan Street
Milwaukee, WI 53202

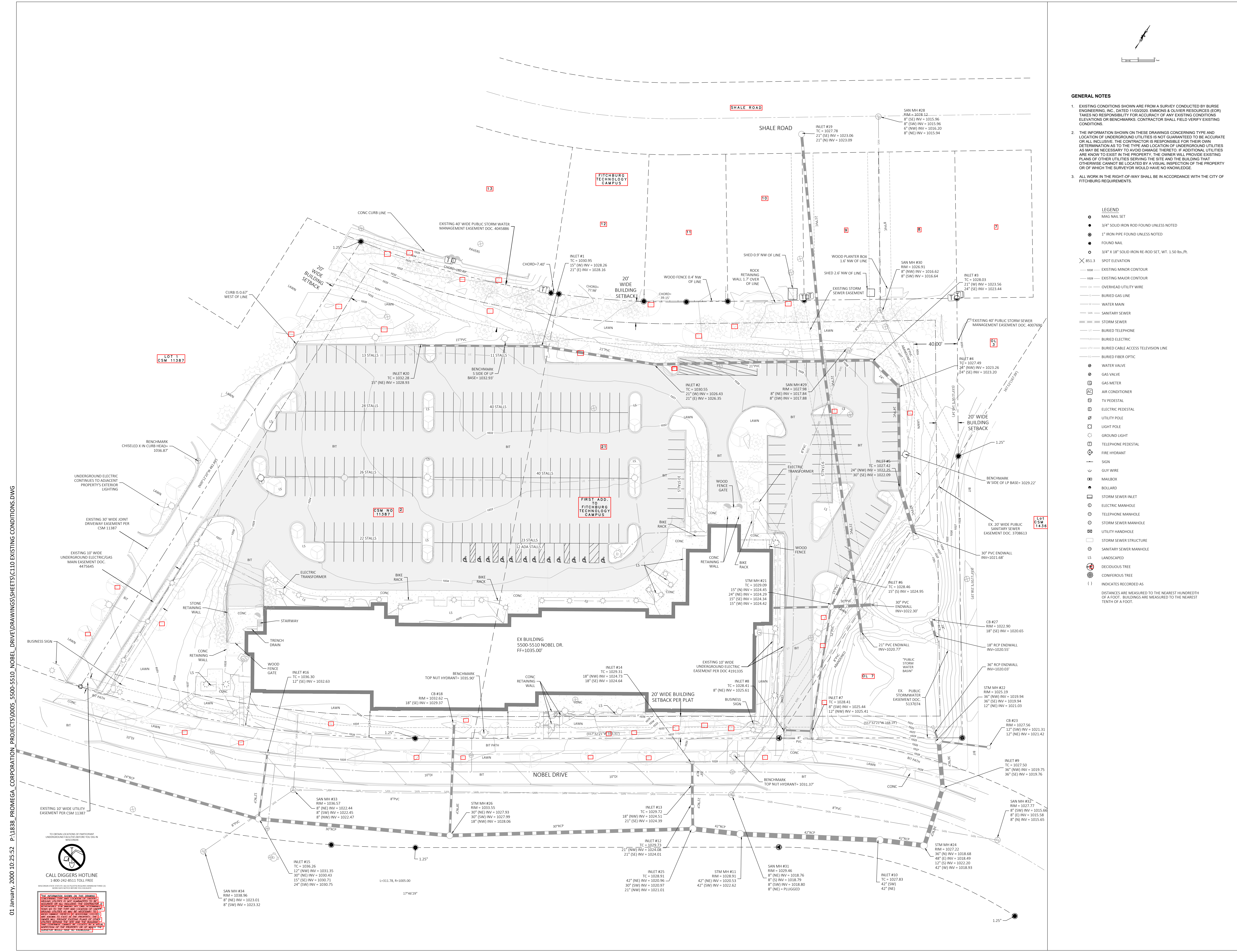
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community www.eorinc.com

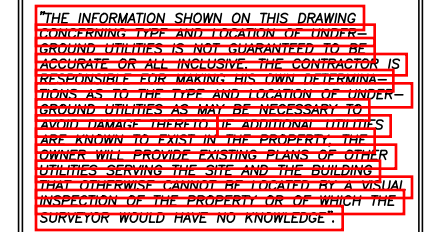
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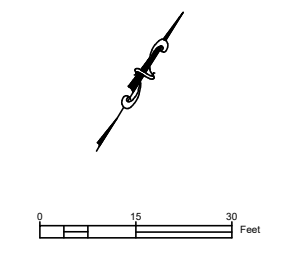


01 January, 2000 10:25:52 P:\1838-PROMEGA CORPORATION\PROJECTS\0005_5500-5510_NOBEL_DRIVE\DRAWINGS\SHEETS\C110 EXISTING CONDITIONS.DWG

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



01 January, 2020 10:25:52 P:\1838 - PROMEGA CORPORATION_PROJECTS\0005_5500-5510_NOBEL_DRIVE\DRAWINGS\SHEETS\C115 DEMOLITION PLAN.DWG



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- EXISTING WATER
- SAN EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- REMOVE CONCRETE
- REMOVE ASPHALT
- REMOVE CURB AND GUTTER
- REMOVE OBJECT

GENERAL NOTES

1. REFER TO EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
2. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC EASEMENTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS - LATEST EDITION.
3. ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
5. EOR 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.
6. 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. 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.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ANY CITY OF FITCHBURG SIDEWALKS, CURBS, DRIVEWAYS, ETC.
3. CLEARED TREES SHALL BE STOCKPILED AS DIRECTED BY OWNER.
4. BOULDERS SHALL BE STOCKPILED AS DIRECTED BY OWNER.
5. DEMOLITION SCHEDULE MUST BE PHASED AND COORDINATED WITH GENERAL CONTRACTOR AND LANDSCAPER.



RAMLOW / STEIN
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REVISIONS

No.	Date	Description
1	3/4/2021	ADR COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT
PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

SHEET
DEMOLITION PLAN

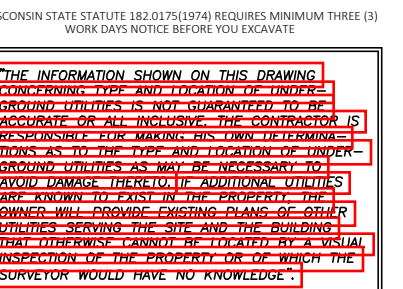
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PROJECT NO.
1838-0005

SHEET NO.

C115

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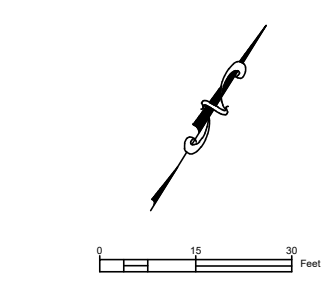
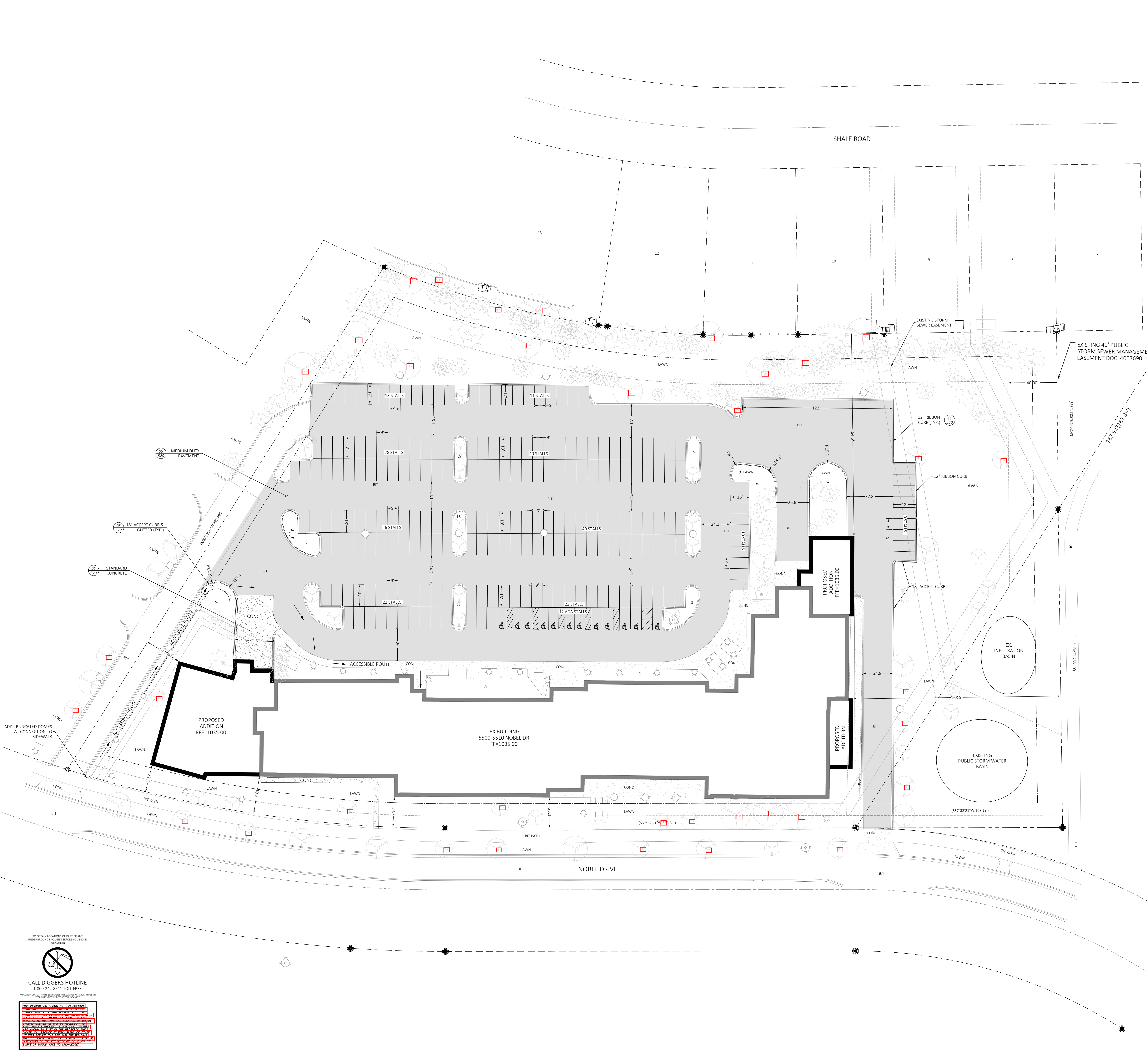


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TO OBTAIN LOCATION OF UNDERGROUND UTILITIES BEFORE YOU DIG, CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

WISCONSIN STATE DEPARTMENT OF TRANSPORTATION
 DIVISION OF TRANSPORTATION
 480 WEST WISCONSIN AVENUE, SUITE 100
 MADISON, WISCONSIN 53703-1000
 WWW.DOT.WISCONSIN.GOV



LEGEND

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

NOTES

1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB EXCEPT AS NOTED.
3. ALL RADII ARE TO THE FACE OF CURB.
4. ALL CURB AND GUTTER AND SIDEWALK REPLACEMENT AS REQUIRED BY THE CITY OF FITCHBURG INSPECTOR WITHIN THE ROW SHALL BE INSTALLED PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST ADDITION.
5. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.
6. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
7. SIGNS TO MEET MANUAL ON UNIFORM TRAFFIC CONTROL AS TO COLOR, LETTERING AND DIMENSIONS AND SHALL BE INSTALLED AT A HEIGHT OF SEVEN FEET.
8. PROVIDE SIDEWALK CONSTRUCTION JOINTS AT EVEN SPACING AT A DISTANCE APART EQUAL TO THE SIDEWALK WIDTH AND AS IS TYPICAL IN CONCRETE CONSTRUCTION.
9. A CITY OF FITCHBURG STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT OF WAY.

SITE INFORMATION

SITE ADDRESS: 5500-5510 NOBEL DRIVE
 LOT ACREAGE: 6.55 AC
 USE OF PROPERTY: INDUSTRIAL
 ZONING: PLANNED DEVELOPMENT DISTRICTS - SPECIFIC IMPLEMENTATION PLAN

SETBACKS:
 FRONT YARD: 20 FT
 REAR YARD: 20 FT
 SIDE YARD: 20 FT

MAXIMUM LOT AREA COVERAGE: 60%
 MINIMUM OPEN SPACE REQUIRED: 40%
 EXISTING IMPERVIOUS SURFACE AREA: 173,365 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE AREA: 171,124 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 60.7%
 PROPOSED: 59.98%

OPEN SPACE
 EXISTING: 39.24%
 PROPOSED: 40.02%

TOTAL NUMBER OF PARKING STALLS: 238
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 12
 DISTURBANCE LIMITS: 218,277 SQ.FT.



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REVISIONS

No.	Date:	Description:
1	3/4/2021	ADR COMMENTS

PRELIMINARY
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PROJECT
PROMEGA NOBEL DRIVE
 PROMEGA CORPORATION

SHEET
SITE PLAN

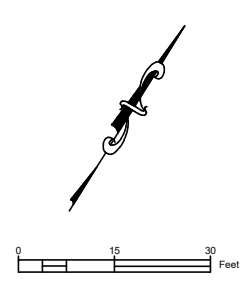
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LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- STORM SEWER
- - - EXISTING MINOR CONTOURS
- - - EXISTING MAJOR CONTOURS (5-FT)
- - - PROPOSED MINOR CONTOURS
- - - PROPOSED MAJOR CONTOURS (5-FT)
- SILT FENCE
- STONE CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CLASS I, TYPE A URBAN
- CLASS II, TYPE C

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 (SR-100-01).
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.



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PROJECT
PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

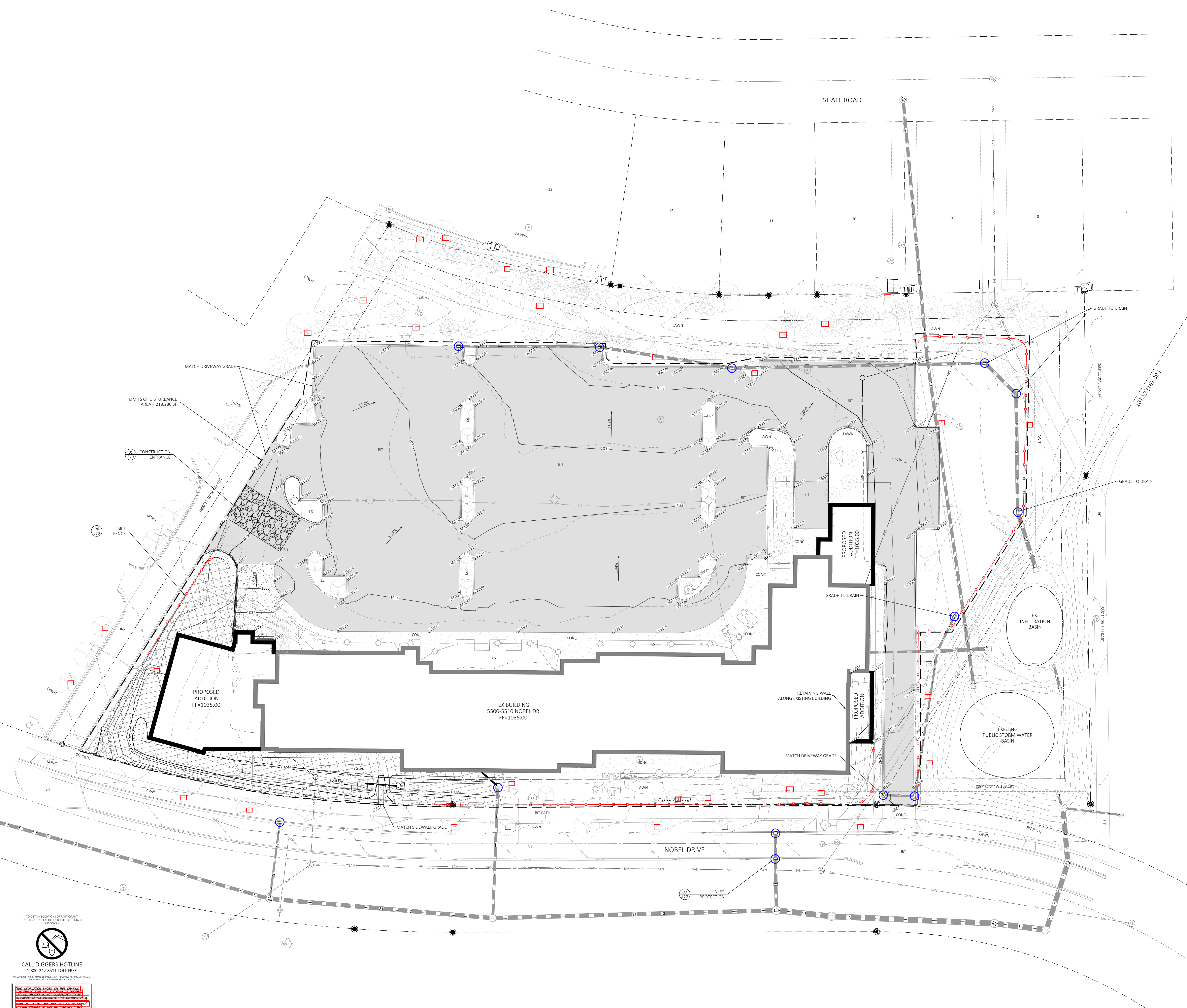
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GRADING PLAN

DATE
FEBRUARY 26, 2021

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1838-0005

SHEET NO.

C130

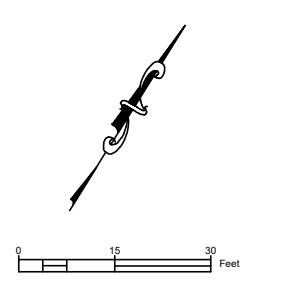
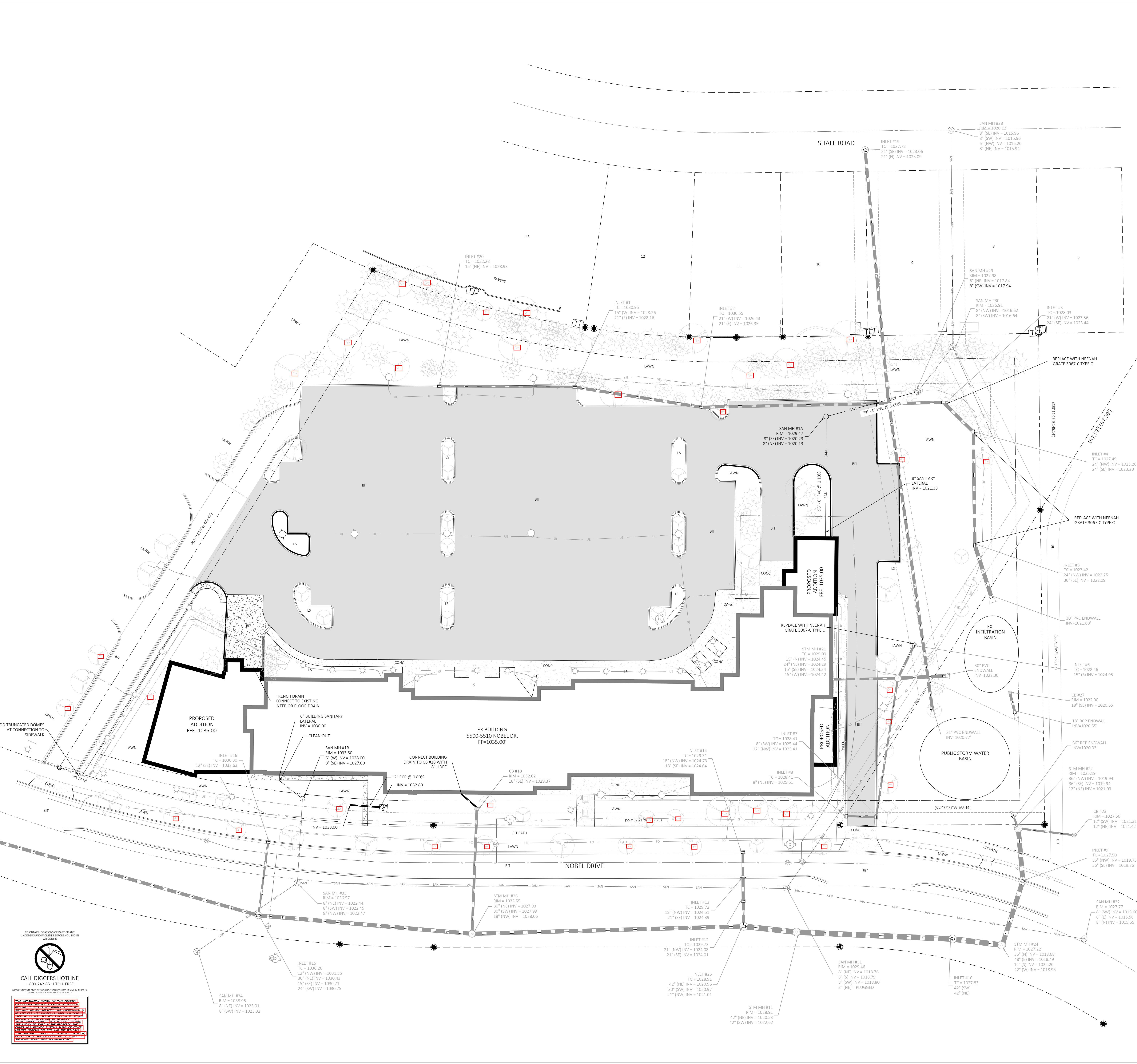


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LEGEND

- PROPERTY LINE
- - - BUILDING SETBACK
- EXISTING WATER
- EXISTING SANITARY
- EXISTING STORM SEWER
- SAN
- PROPOSED SANITARY
- SAN
- PROPOSED STORM SEWER

GENERAL NOTES

1. EXISTING CONDITIONS SHOWN ARE BASED ON A SITE SURVEY CONDUCTED BY BURSE SURVEYING AND ENGINEERING, INC.
2. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CITY LICENSED CONTRACTOR.
3. ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS, AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG STANDARD SPECIFICATIONS - LATEST EDITION.
4. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND AND EASEMENTS IF REQUIRED.
5. BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY. REFER TO FOUNDATION PLAN FOR DIMENSIONS.
6. EDR SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATION BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
7. 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 PLAN NOTES

1. ALL WATERMANS BETWEEN THE CITY'S WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS AND LEADS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES 48 HOURS IN ADVANCE OF CONNECTION.
3. SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATERMANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE AT THE POINT OF CONNECTION.
4. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
5. 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.
6. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
7. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WISDPS, AND WDMR.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE 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.
9. 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.
10. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
11. 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.
12. MINIMUM 6.5' COVER OVER PRIVATE WATER MAINS BETWEEN PUBLIC MAINS, UP TO AND INCLUDING PRIVATE HYDRANTS.
13. 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. ALL PAVEMENT PATCHING SHALL COMPLY WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS AND ALL OTHER PATCHING REQUIREMENTS OF THE CITY. ADDITIONAL PAVEMENT MILLING AND OVERLAY MAY BE REQUIRED BY PERMIT.
14. CONTRACTOR SHALL NOTIFY THE CITY OF FITCHBURG PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
15. IN ACCORDANCE WITH ACT 425 OF THE WISCONSIN LEGISLATURE, LOCATED IN SECTION 182.071(2)(b) 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.
16. ALL EXTERIOR CLEANOUTS SHALL BE PROVIDED WITH A FROST SLEEVE IN ACCORDANCE WITH SPS 382.35(5)(a) AND SPS 384.30(2)(c).
17. ALL PRIVATE SANITARY BUILDING SEWER PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
18. WATER MAINS UP TO AND INCLUDING PRIVATE HYDRANTS ARE REQUIRED TO BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
19. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-7.
20. CONTRACTOR SHALL VERIFY AND COORDINATE ALL UTILITY CONNECTIONS WITH THE BUILDING PRIOR TO CONSTRUCTION.
21. ALL CONNECTIONS TO PUBLIC WATER MAIN AND SANITARY MANHOLES SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
22. OPEN PICHHOLES ARE PROHIBITED IN SANITARY MANHOLES.



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REVISIONS

No.	Date	Description
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NOT FOR CONSTRUCTION



PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

DEMOLITION PLAN

DATE
FEBRUARY 26, 2021

PROJECT NO.
1838-0005

SHEET NO.

C140

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

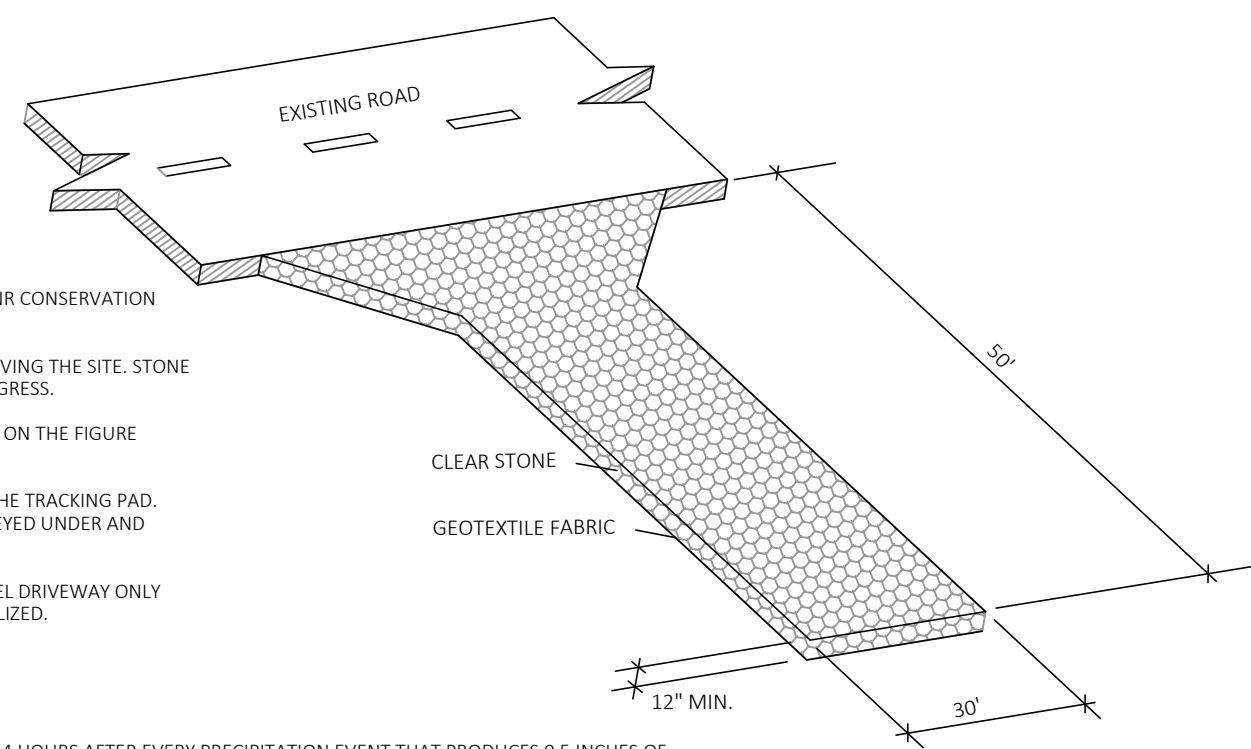
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MATERIAL NOTES

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 WDMR 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.

01
C510 STONE TRACKING PAD

1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame #/IN.
ROUND	Small Round (up to 20" dia gates & doors)	620R
	Med Round (20.1" - 24" dia gates (A) up to 25" dia openings (B))	624RD
	Large Round (24.1" - 28" dia gates (A) up to 27" dia openings (B))	630R
	XL Round (28.1" dia - 32" dia gates (A) up to 27" dia openings (B))	636RD
	Small Rect / Square (up to 30" (B) x 24" (A) openings or 48" perimeter)	625RS
RECT / SQUARE	Med Rect / Square (up to 24" (B) x 24" (A) openings or 48" perimeter)	620RS
	Large Rect / Square (up to 30" (B) x 24" (A) openings or 48" perimeter)	625RS
	XL Rect / Square (up to 36" (B) x 24" (A) openings or 60" perimeter)	630RS
	Small Rect / Square (off Rect using, shipped with Magnetic Curb Flaps)	625CR
	Med Rect / Square (off Rect using, shipped with Magnetic Curb Flaps)	626CR
COMBINATION	Large Rect / Square (off Rect using, shipped with Magnetic Curb Flaps)	629CR
	XL Rect / Square (off Rect using, shipped with Magnetic Curb Flaps)	632CR
	12" diameter Myoplast castings (Stainless Steel Framing standard)	621MY
	15" diameter Myoplast castings (Stainless Steel Framing standard)	623MY
	18" diameter Myoplast castings (Stainless Steel Framing standard)	626MY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	12" depth	12" depth	Clean Water Flow (L/min)	Min. A.S.S. (lb/5' span)
Standard Woven Bag	FX	FX-S	200	40
HRD Non-Woven Bag	R	R-S	150	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER

Frame #/IN from Step 1. Filter Bag #/IN from Step 2.

GENERAL NOTES

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DISCRETION OF THE ENGINEER.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

INSTALLATION NOTES

1. REMOVE GRATE.
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE.
3. REPLACE GRATE.

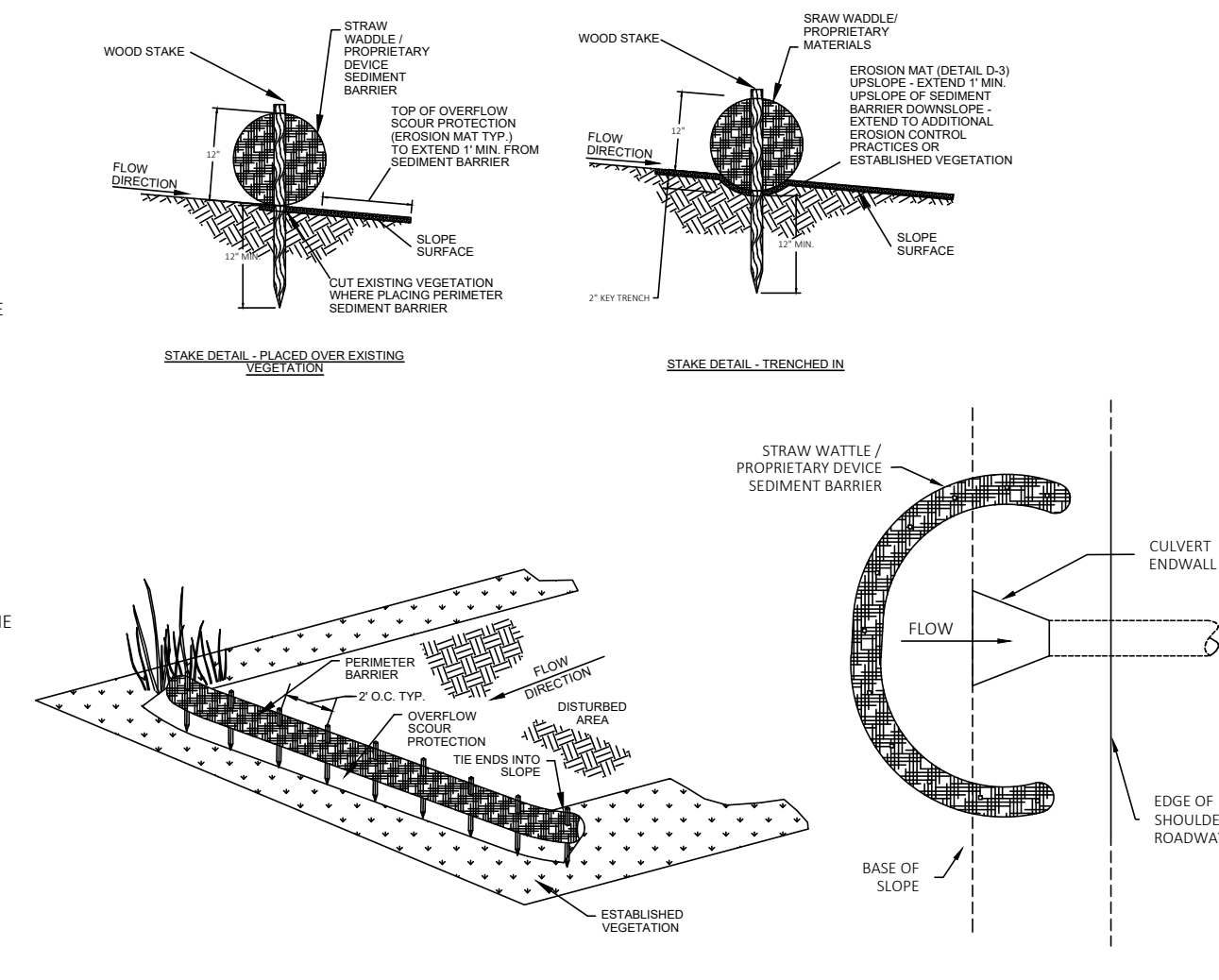
SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

Nominal Bag Size	Surface Storage (Cu/ft)	Fitted Flow Rate at 50% Max. CFS (FK (gpm))	IL (Min/Max)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	6.2	3.6	2.6

03
C510 INLET PROTECTION, FRAMED (FLEXSTORM CATCH-IT)

MATERIAL NOTES

1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL 02.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS: 3/4" x 3/4" x REQUIRED LENGTH.



02
C510 SILT SOCK

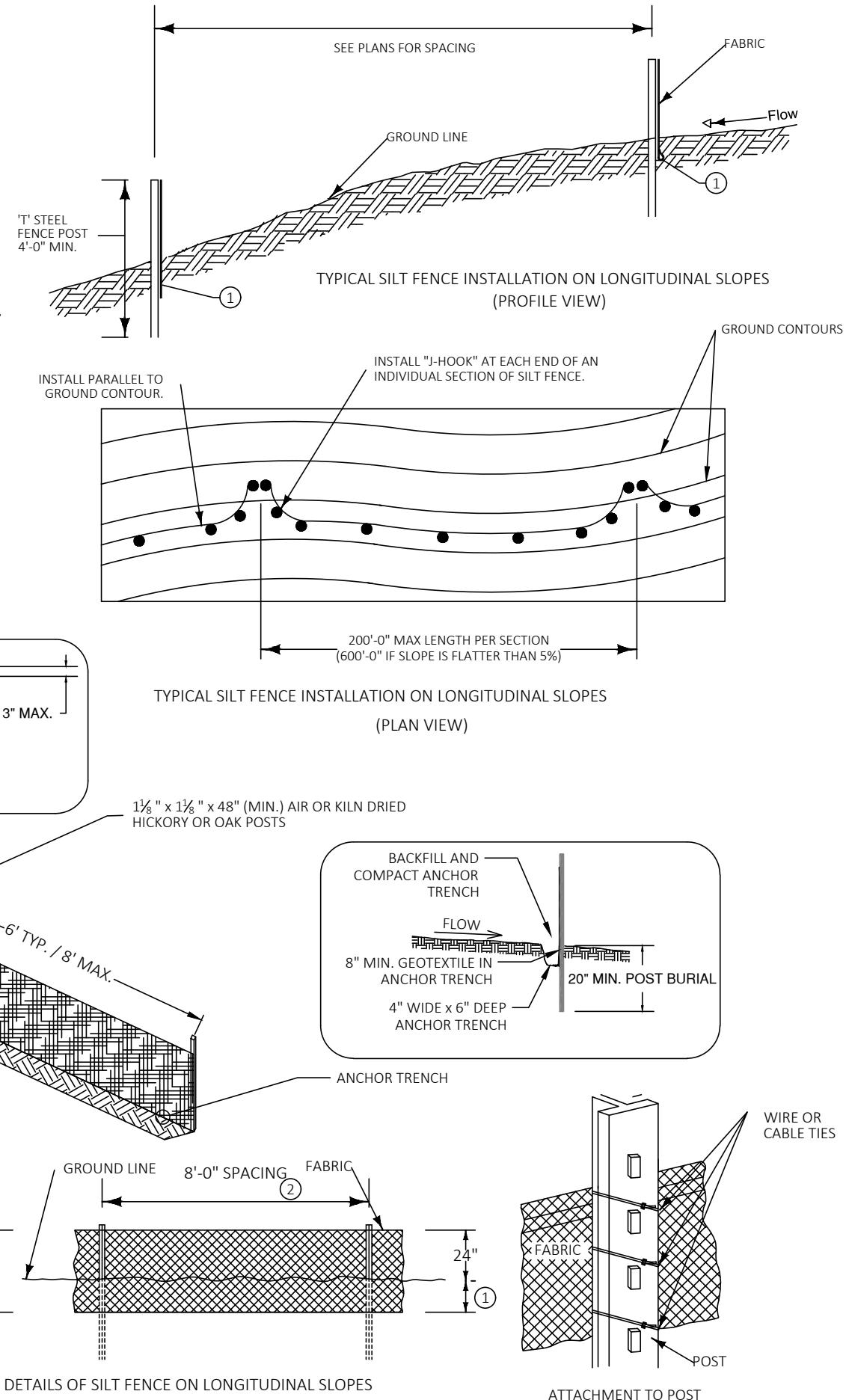
MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WOODS STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2018 EDITION.

INSTALLATION NOTES

1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDMR 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 WAP. ADDITIONAL 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%	25 FEET
5-10%	50 FEET
10-15%	25 FEET
>15%	20 FEET



04
C510 SILT FENCE



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No.	Date	Description
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PROJECT
PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

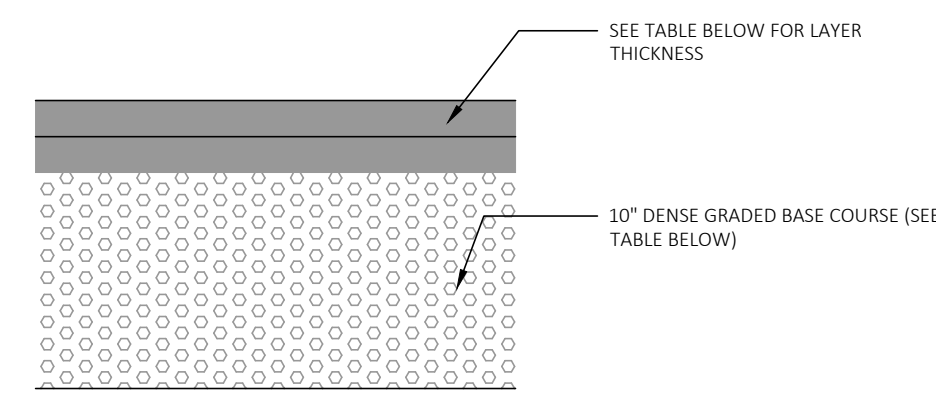
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EROSION CONTROL DETAILS

DATE
FEBRUARY 26, 2021

PROJECT NO.
1838-0005

SHEET NO.

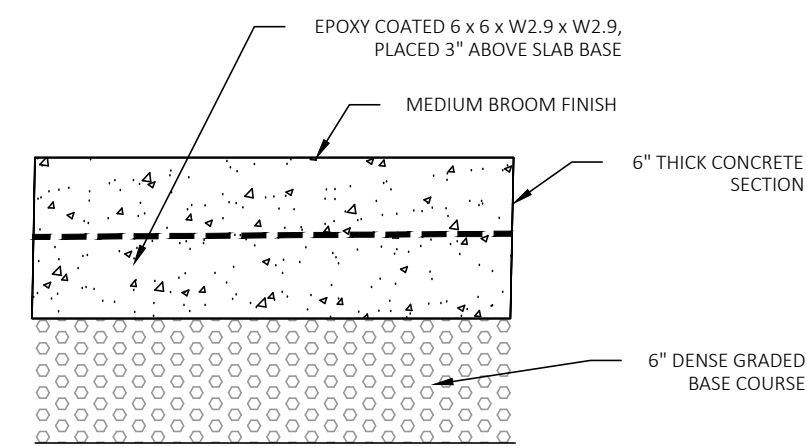
C510



RECOMMENDED MEDIUM-DUTY PAVEMENT SECTION		
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
BITUMINOUS UPPER LAYER (SURFACE COURSE)	1.75	SECTION 460, TABLE 460-1, 9.5 mm
BITUMINOUS LOWER LAYER (BINDER COURSE)	2.25	SECTION 460, TABLE 460-1, 12.5 mm
DENSE GRADED BASE COURSE	10	SECTIONS 301 AND 305, 3 in AND 1-1/4 in
TOTAL THICKNESS	14	

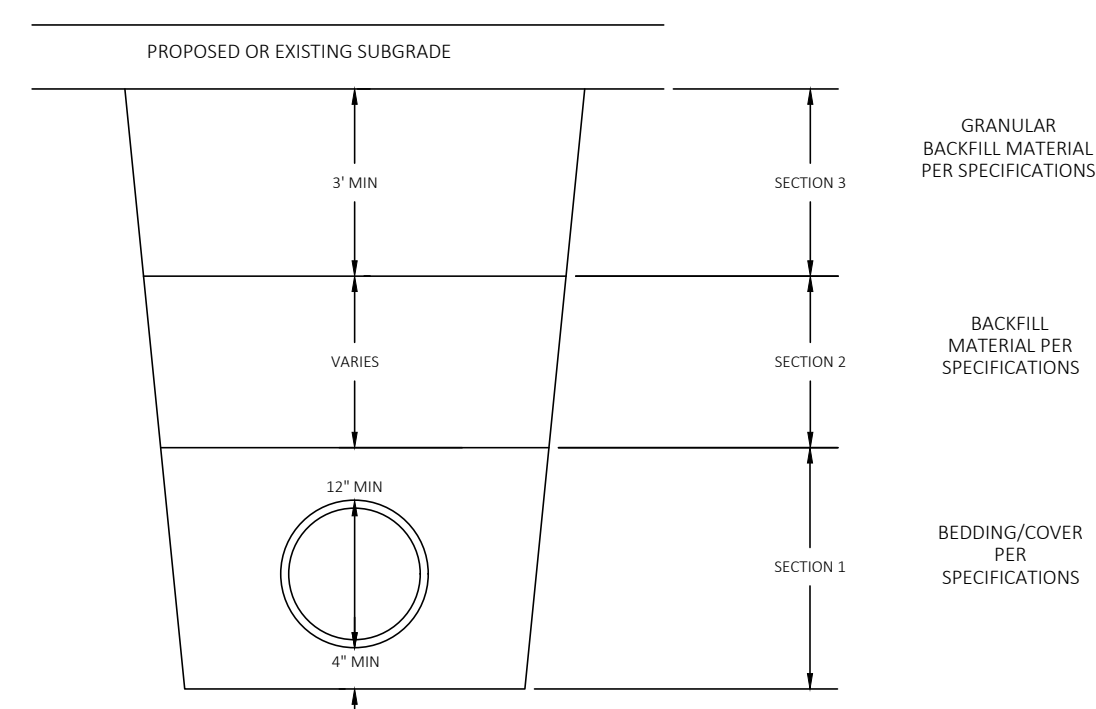
- NOTES**
1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.3 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
 2. COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460.3
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 3. MIXTURE TYPE LT (OR E.O.3) BITUMINOUS PAVEMENT IS RECOMMENDED; REFER TO SECTION 460 TABLE 460-2 OF THE STANDARD SPECIFICATIONS
 4. THE UPPER 4 IN SHOULD CONSIST OF 1 1/2 IN DGB; THE BOTTOM PART OF THE LAYER CAN CONSIST OF 3 IN DGB.

05 MEDIUM PAVEMENT SECTION
C520



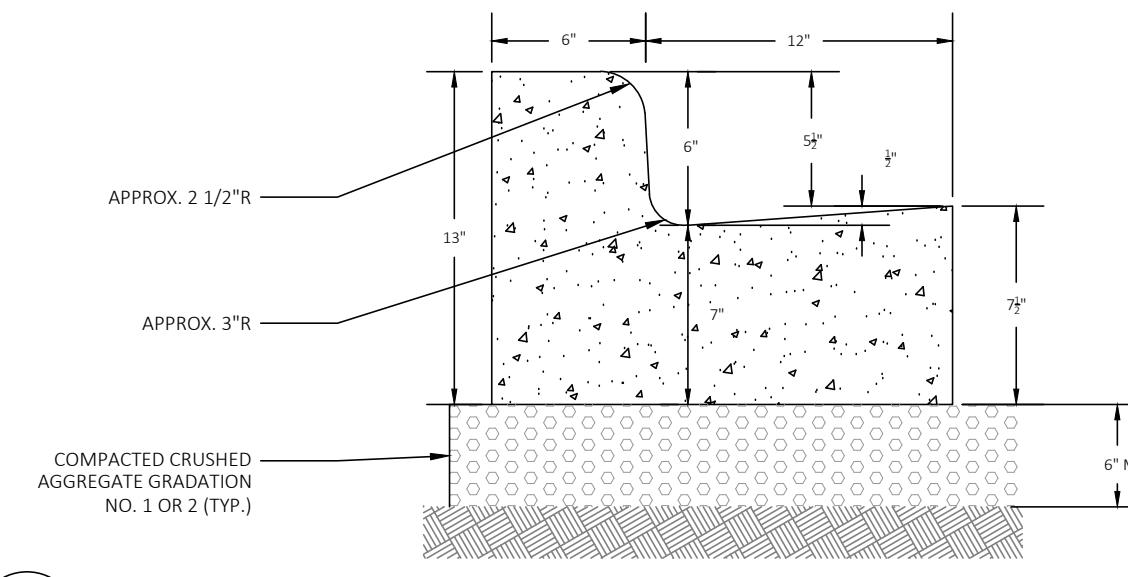
1. ALTERNATIVE TO WELDED MESH: PROPEX NOVOMESH 950 (OR EQUIVALENT APPROVED BY ENGINEER) APPLIED AT A RATE OF 7 LBS PER CUBIC YARD.
2. SOFT CUT SAW CONTROL JOINTS TO 1/4 PAVEMENT DEPTH AT 20' O.C.

06 STANDARD CONCRETE SECTION
C520

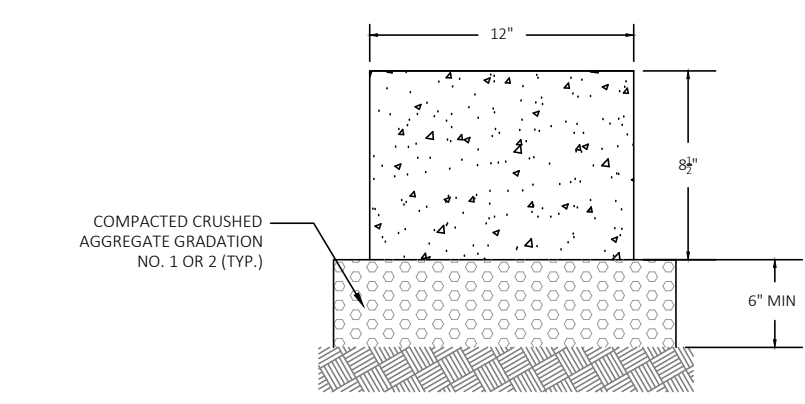


- STANDARD TRENCH COMPACTION**
 ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING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

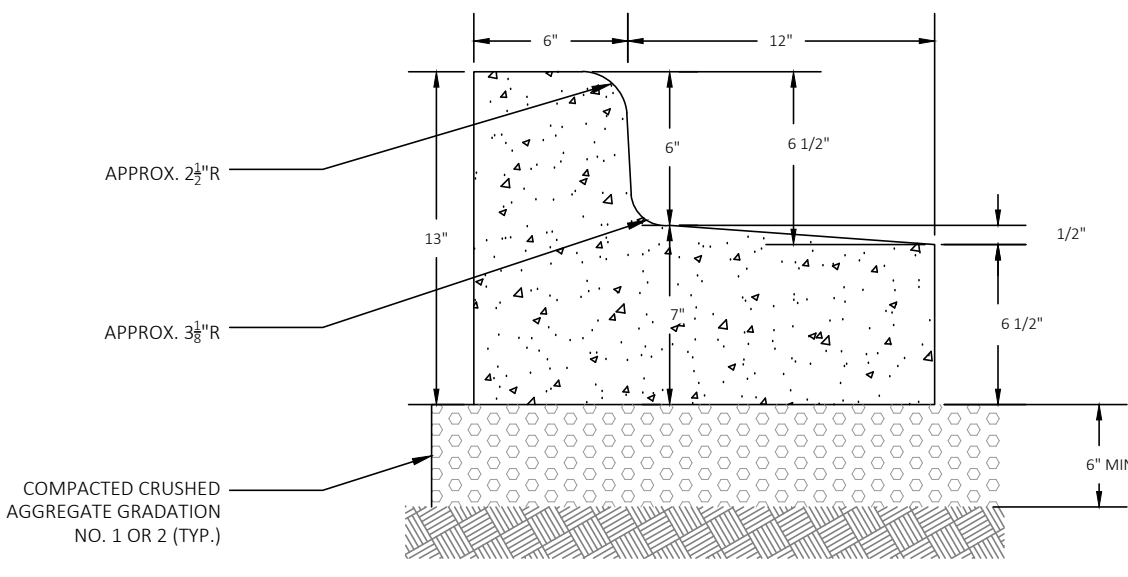
07 SANITARY SEWER AND PLASTIC STORM SEWER
C520



08 18" STANDARD CURB AND GUTTER
C520

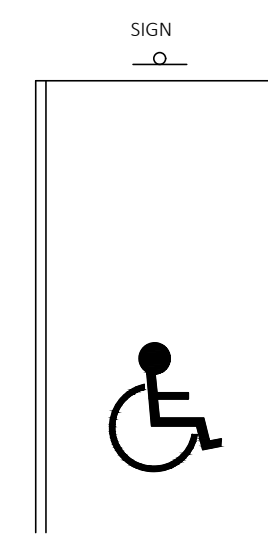


11 12" RIBBON CURB
C520



- NOTES**
1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS: REFER TO SECTION 501 FOR CONCRETE
 2. COMPACTION REQUIREMENTS:
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
 3. CONSTRUCTION SHALL CONFORM TO SECTION 601, CONCRETE CURB AND GUTTER
 4. NOTES APPLY TO ALL CURB TYPES

09 18" REJECT CURB AND GUTTER
C520



10 ACCESSIBLE PARKING
C520



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1	3/4/2021	ADR COMMENTS

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NOT FOR CONSTRUCTION



PROJECT
PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

SHEET
CIVIL DETAILS

DATE
FEBRUARY 26, 2021

PROJECT NO.
1838-0005

SHEET NO.

C520

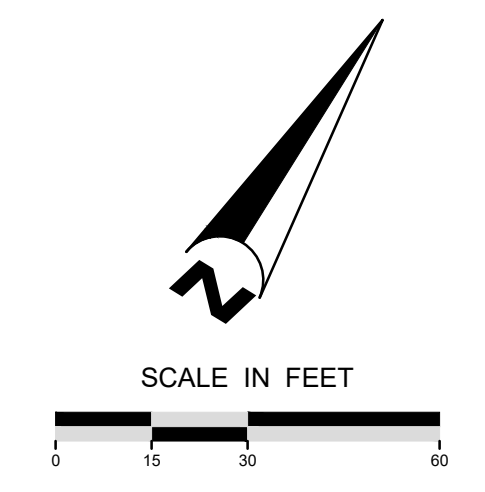
01 January, 2000 10:25:52 P:\1838_PROMEGA_CORPORATION_PROJECTS\0005_5500-5510_NOBEL_DRIVE\DRAWINGS\SHEETS\C520 CIVIL DETAILS.DWG

TO OBTAIN LOCATION OF PARTICIPANT UNDERGROUND UTILITIES BEFORE YOU DIG IN ANY LOCATION

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ACCORDING TO STATE OF WISCONSIN STATUTES CHAPTER 115
"BURIED UTILITIES BEFORE YOU DIG" ACT

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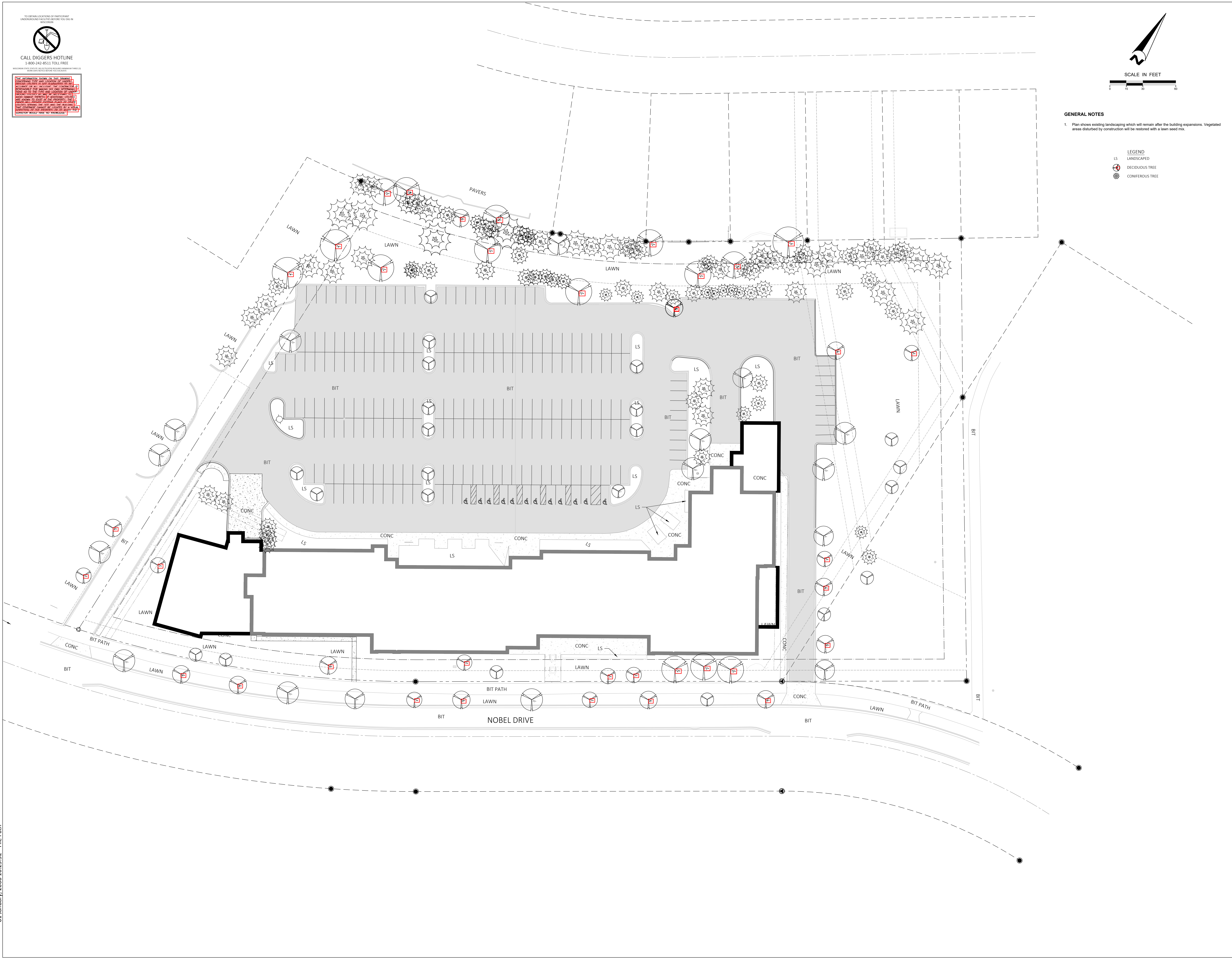


GENERAL NOTES

1. Plan shows existing landscaping which will remain after the building expansions. Vegetated areas disturbed by construction will be restored with a lawn seed mix.

LEGEND

LS LANDSCAPED
 DECIDUOUS TREE
 CONIFEROUS TREE



RAMLOW/STEIN
ARCHITECTURE + INTERIORS

322 East Michigan Street
Milwaukee, WI 53202

414.271.8899
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REVISIONS

No.	Date	Description
1	3/4/2021	ADR COMMENTS

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT
PROMEGA NOBEL DRIVE
SHEET
Landscape Plan

PROMEGA CORPORATION

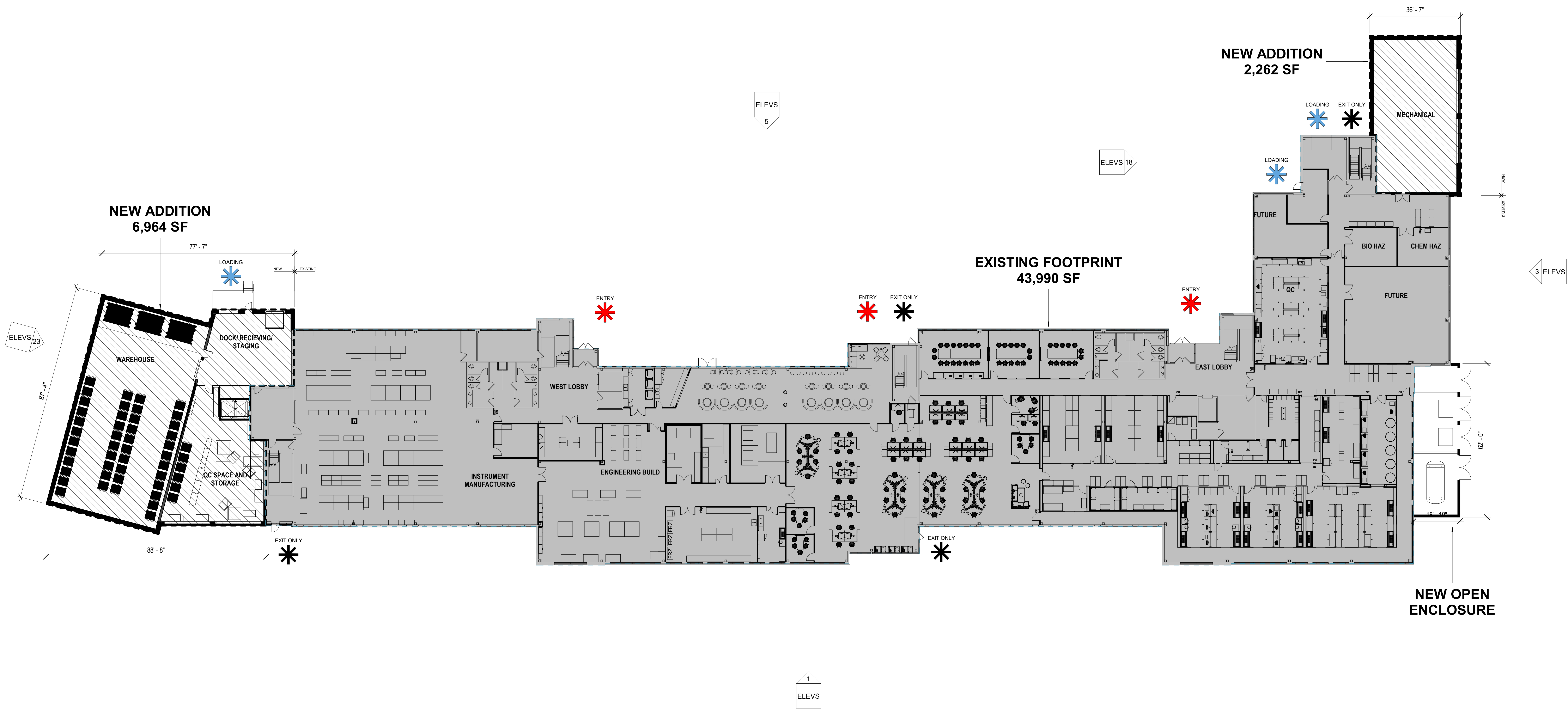
DATE
MARCH 4, 2021

PROJECT NO.
1838-0005

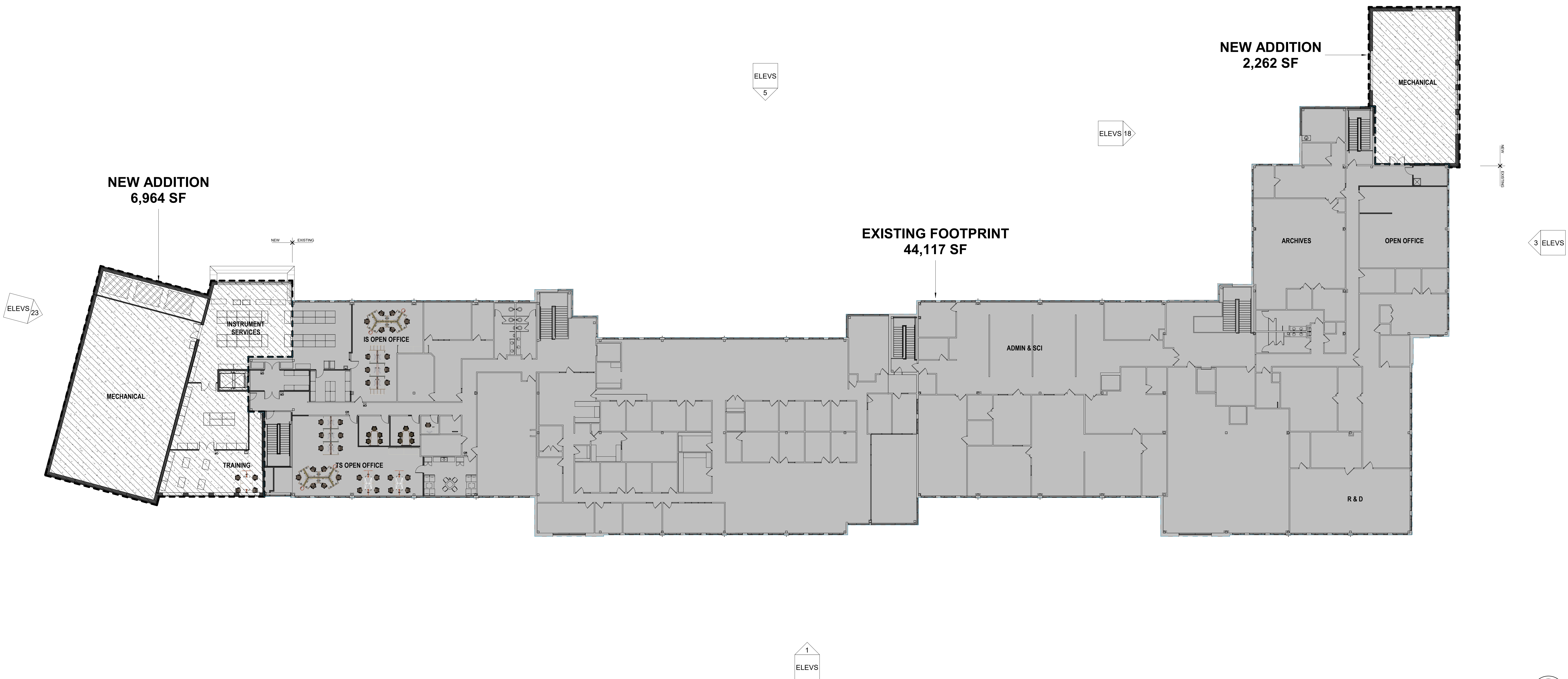
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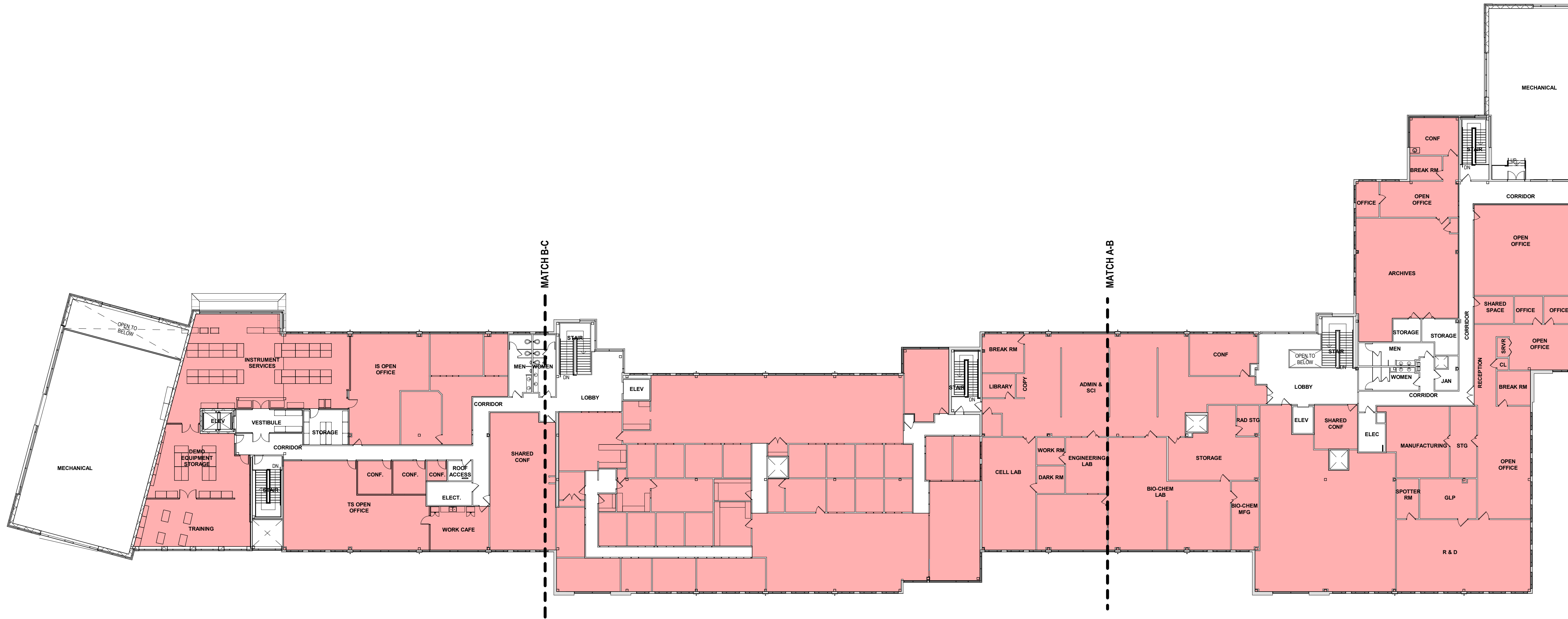
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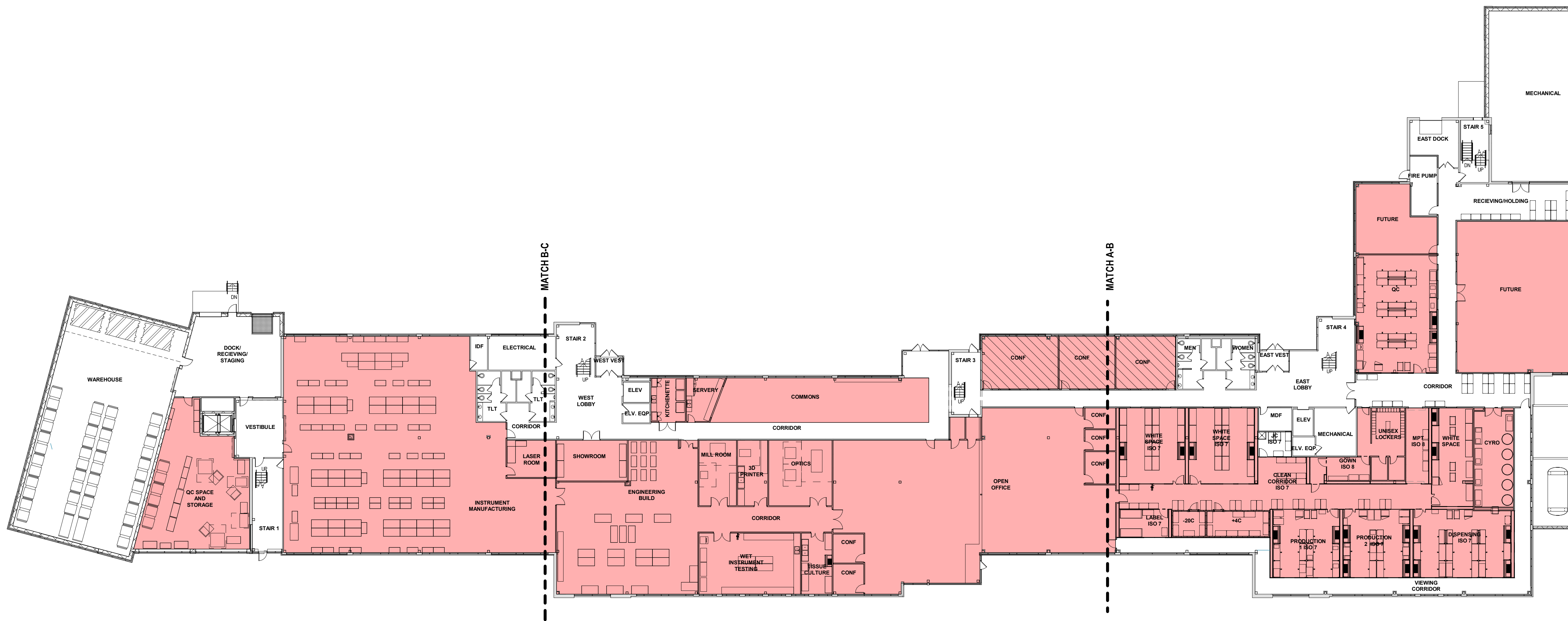
1 FIRST FLOOR - PRESENTATION
 1 PLAN SCALE: 1/16" = 1'-0"



1 SECOND FLOOR - PRESENTATION
2 PLAN SCALE: 1/16" = 1'-0"



2 SECOND FLOOR - NEW
SCALE: 3/8" = 1'-0"



1 FIRST FLOOR - NEW
SCALE: 3/8" = 1'-0"

CONCEPT SUMMARY:

- A. MECHANICAL
- B. DOCKS
- C. CHASES
- D. BATHROOMS / SHOWERS
- E. WAREHOUSE / STORAGE SPACE
- F. VERTICAL CIRCULATION - STAIRS / ELEVATORS
- G. VESTIBULES AND LOBBIES
- H. CORRIDORS

SQUARE FOOTAGE CALCULATIONS

- A. FIRST FLOOR - 33,688 SF
- B. SECOND FLOOR - 37,801 SF
- C. TOTAL - 71,489 SF

PARKING ESTIMATE

- A. 3.0 STALLS / 1,000 SF - 216 STALLS
- B. 3.5 STALLS / 1,000 SF - 252 STALLS
- C. 4.0 STALLS / 1,000 SF - 288 STALLS



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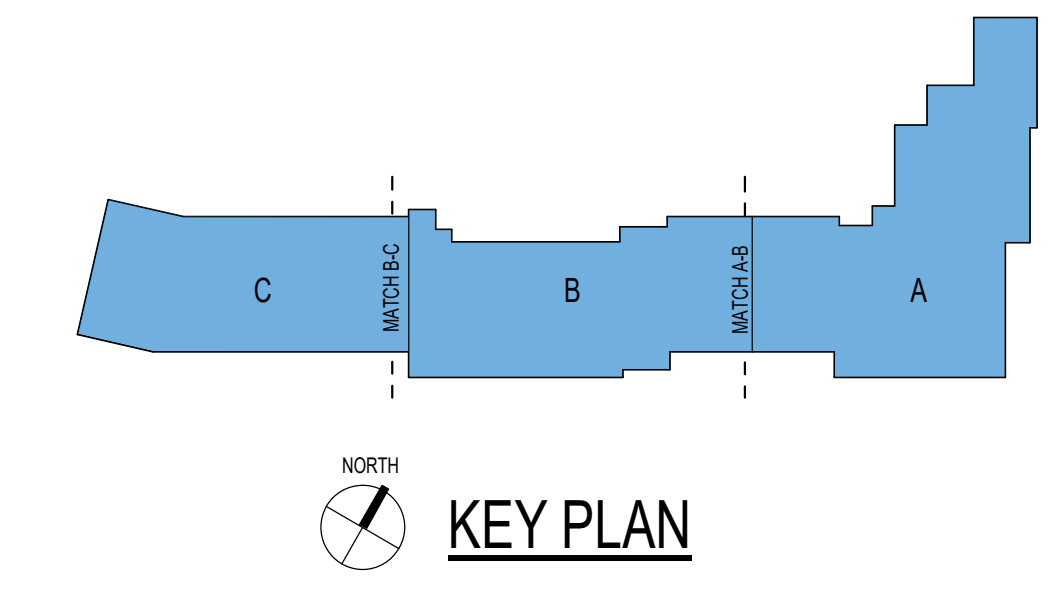
PROJECT
**PROMEGA NOBEL DRIVE
RENOVATIONS**
PROMEGA CORPORATION

SHEET
**PARKING
ESTIMATE**

DATE
01/22/21

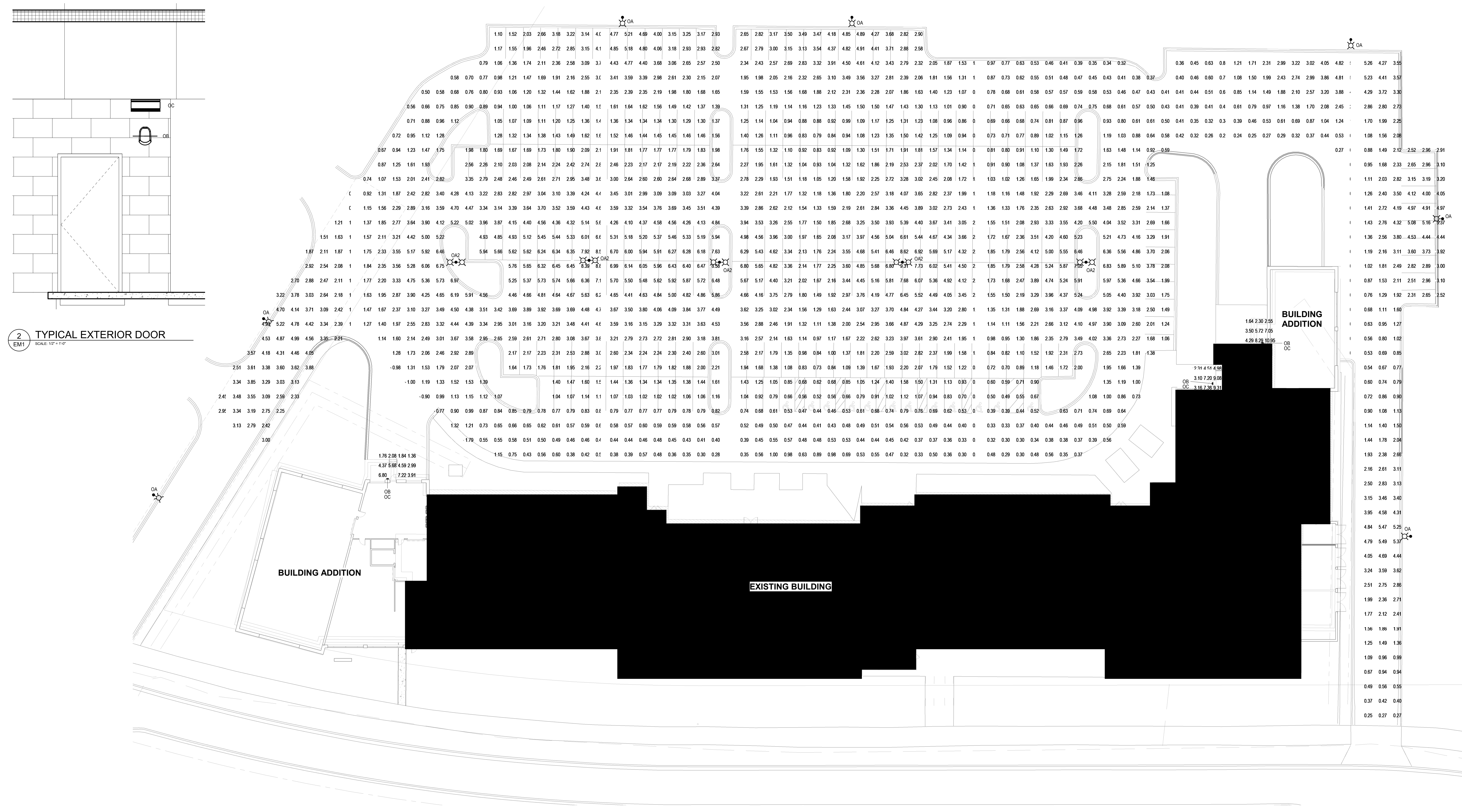
PROJECT NO.
20-113

SHEET NO.



1/26/2021 2:26:17 PM BIM 360://20-113 Promega - Nobel Drive/20-113 Promega - Nobel Drive-A.rvt

A200



2 TYPICAL EXTERIOR DOOR
SCALE: 1/2" = 1'-0"

1 SITE PLAN
SCALE: 1" = 20'-0"

SITE LIGHTING PHOTOMETRIC RESULTS					
Calculation Points Name	Average	Maximum	Minimum	Avg/Min	Max/Min
WEST DOCK DOOR	3.87 fc	7.22 fc	1.36 fc	2.8	5.3
FIRE PUMP DOOR	5.67 fc	9.31 fc	2.31 fc	2.4	4.0
EAST DOCK DOOR	5.14 fc	10.95 fc	1.64 fc	3.1	6.7
PARKING LOT	2.35 fc	9.31 fc	0.23 fc	10.1	39.9

SITE LIGHTING FIXTURE SCHEDULE						
CALLOUT	DESCRIPTION	INPUT WATTS	VOLTAGE	LUMEN OUTPUT	MOUNTING	MODEL
OA	EXTERIOR LIGHT POLE - SINGLE HEAD	183 W	277 V	19305 lm	POLE	LITHONIA DSX1 LED-P7-30K-T2M-MVOLT-SPA-PIRH1FC3V-DDBXD
OA2	EXTERIOR LIGHT POLE - DOUBLE HEAD	366 W	277 V	38610 lm	POLE	LITHONIA DSX1 LED-P7-30K-T2M-MVOLT-SPA-PIRH1FC3V-DDBXD
OB	EXTERIOR WALL PACK	25 W	277 V	595 lm	SURFACE	LITHONIA VG03C-2SLED-MVOLT-DWHG-LPI
OC	EXTERIOR SCOFFCE	29 W	277 V	2943 lm	SURFACE	LITHONIA WSR LED-P2-30K-SR2-3IVOLT-DNAXD

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MINNESOTA STATE DEPARTMENT OF TRANSPORTATION
MOTOR VEHICLE SAFETY DIVISION

CONTRACTOR RESPONSIBILITIES ON THIS DRAWING

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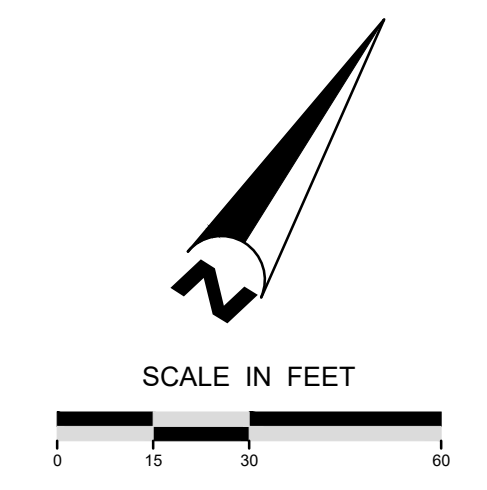
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18. VERIFY ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN AS NOTED ON THIS DRAWING.

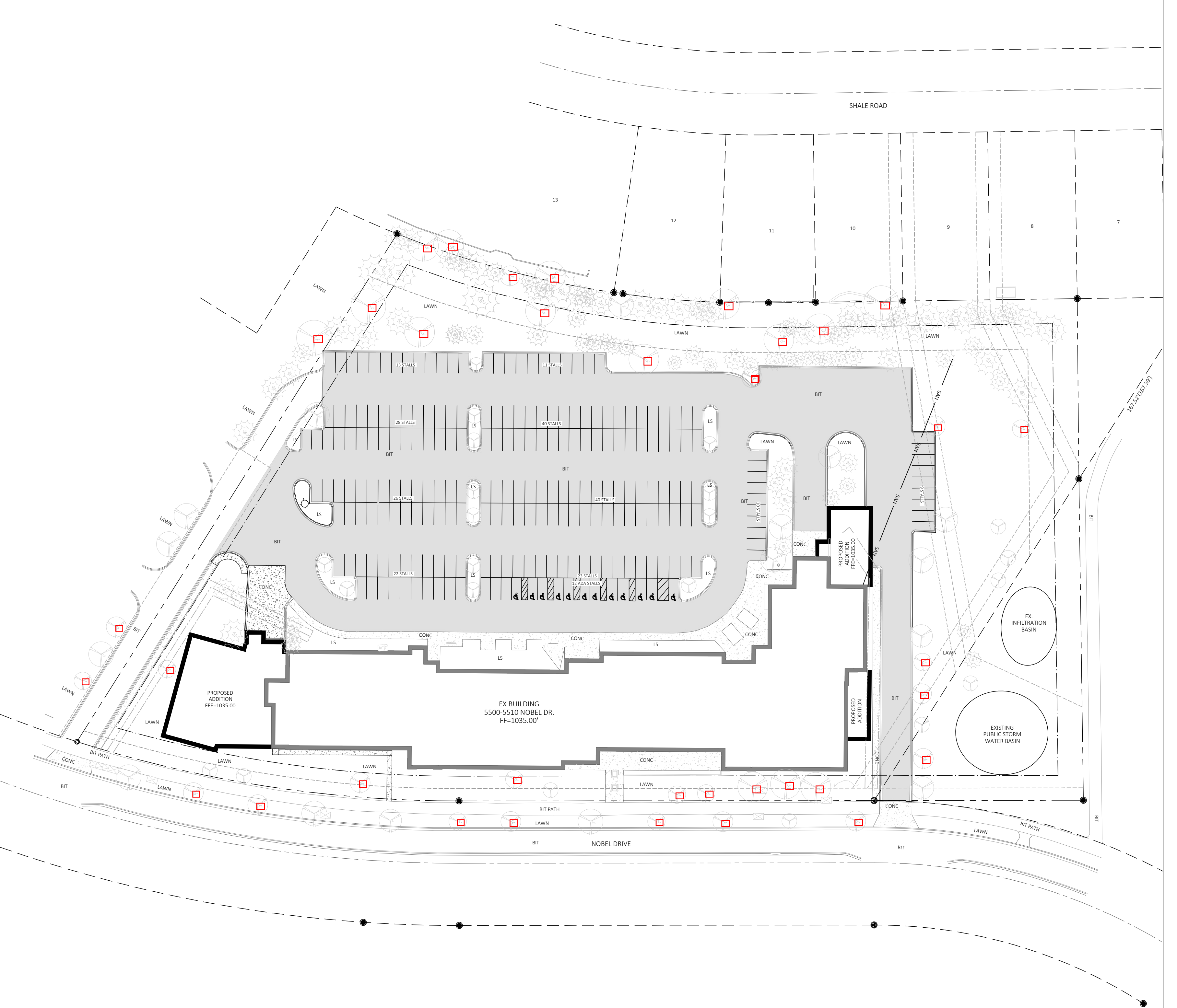
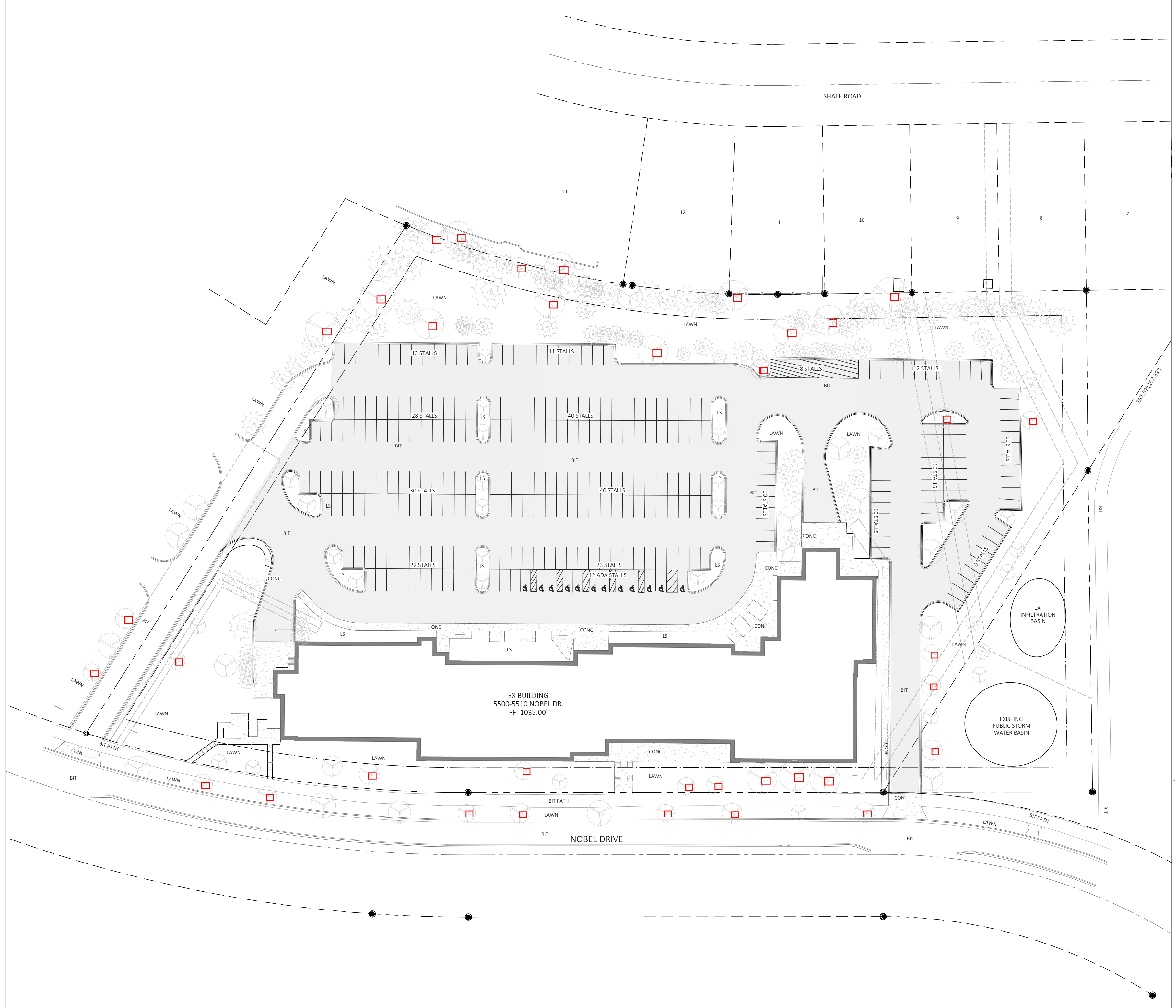
19. VERIFY ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN AS NOTED ON THIS DRAWING.

20. VERIFY ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN AS NOTED ON THIS DRAWING.



EXISTING

PROPOSED



SITE INFORMATION

SITE ADDRESS: 5500-5510 NOBEL DRIVE
 LOT ACREAGE: 6.55 AC.
 USE OF PROPERTY: INDUSTRIAL
 ZONING: GENERAL INDUSTRIAL

SETBACKS:
 FRONT YARD: 20 FT
 REAR YARD: 20 FT
 SIDE YARD: 20 FT

MAXIMUM LOT AREA COVERAGE: 60%
 MINIMUM OPEN SPACE REQUIRED: 40%

EXISTING IMPERVIOUS SURFACE AREA: 173,365 SQ.FT.
 PROPOSED IMPERVIOUS SURFACE AREA: 171,124 SQ.FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 60.76%
 PROPOSED: 59.98%

OPEN SPACE:
 EXISTING: 39.24%
 PROPOSED: 40.02%

TOTAL NUMBER OF PARKING STALLS: 238
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 12

DISTURBANCE LIMITS: 218,277 SQ.FT.



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PROJECT
PROMEGA NOBEL DRIVE
PROMEGA CORPORATION

SHEET
Comparison Plan

DATE
MARCH 4, 2021

PROJECT NO.
1838-0005

SHEET NO.
EXHIBIT 1

C:\Users\jstevens\OneDrive\Documents\Projects\1838_Promega_Corporation\Project\0005_5500-5510_Nobel_Drive\Drawings\Sheets\CEN_Comparison_Plan.dwg
 Xref: Base Survey; Elevation