



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:

Will be connected to municipal water/sewer

- 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:

Prefer not to mix bicycles with the semis and trucks that will be passing through this site on a regular basis.

- 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:** _____
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.**

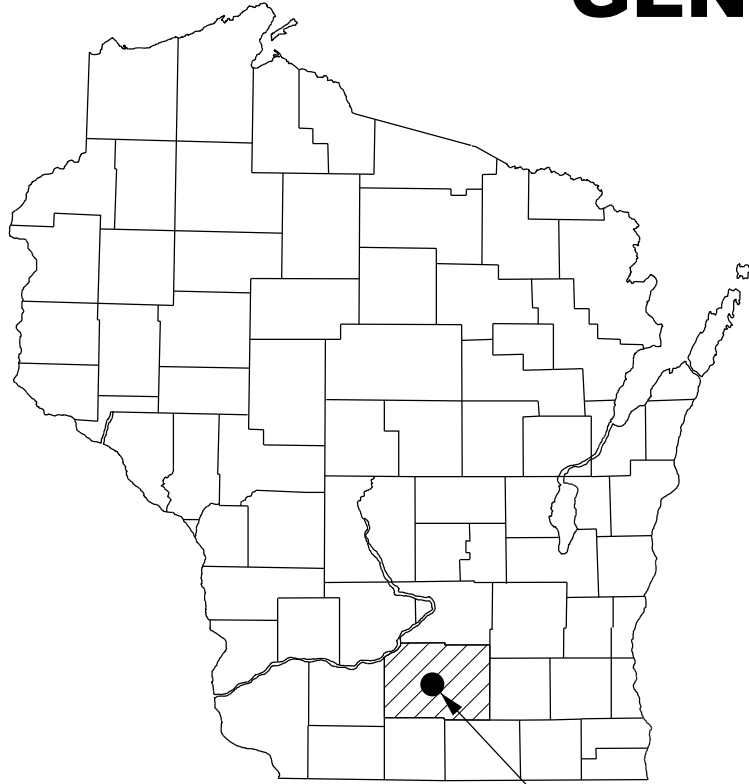
FOR CITY USE ONLY

Date Received: _____ **Plan Commission Date:** _____

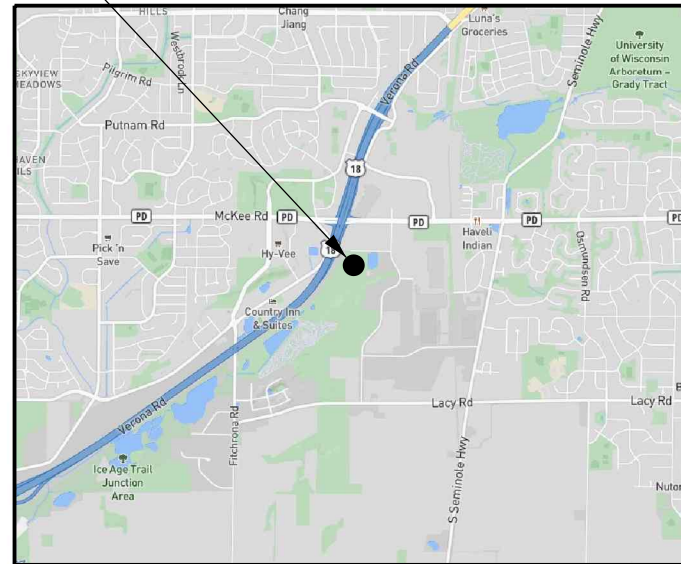
Comments:

GENERAL BEVERAGE DEVELOPMENT - PHASE 1

COTTONWOOD DRIVE CITY OF FITCHBURG DANE COUNTY, WISCONSIN



SITE LOCATION



SITE LOCATION MAP

PROJECT DIRECTORY:

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: BRIAN BEAULIEU
PHONE: (608) 644-1449

DEVELOPER:
W-M INVESTMENTS, INC
P.O. BOX 44326
MADISON, WI 53744
CONTACT: JOEL MINKOFF
PHONE: (608) 271-1234

GENERAL CONTRACTOR:
BAUER & RAETHER BUILDERS, INC.
2866 AGRICULTURE DRIVE
MADISON, WI 53718
CONTACT: DENNIS BAUER
PHONE: (608) 222-8941

PROJECT INFO:

SITE LOCATION:
COTTONWOOD DRIVE
FITCHBURG, WI 53719

PLSS INFORMATION:
PART OF LOT 2, CERTIFIED SURVEY MAP NO. 7700
PART OF THE NW 1/4 OF THE NE 1/4
AND PART OF THE SW 1/4 OF THE NE 1/4
SECTION 7, T.6N., R.9E.,
CITY OF FITCHBURG,
DANE COUNTY
WISCONSIN

PARCEL NUMBER: 225/0609-071-9005-2

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C-302	UTILITY PLAN - EAST
E-101	SITE LIGHTING PHOTOMETRIC PLAN
E-501	SITE LIGHTING DETAILS
L-101	LANDSCAPE PLAN
C-501	SITE DETAILS
C-502	SITE DETAILS
C-503	SITE DETAILS
C-504	SITE DETAILS
C-505	SITE DETAILS

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
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www.edgeconsult.com

CLIENT:

COVER SHEET
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

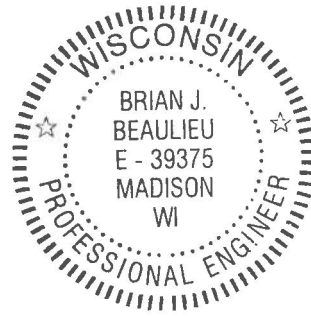
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SUBMITTAL:		
INT.	DATE:	DESCRIPTION:


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CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	G-001


 TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE
 TOLL FREE: 1-800-242-8511
 FAX A LOCATE: 1-800-242-5811
 WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:


 BRIAN J. BEAULIEU
 E - 39375
 MADISON
 WI
 PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

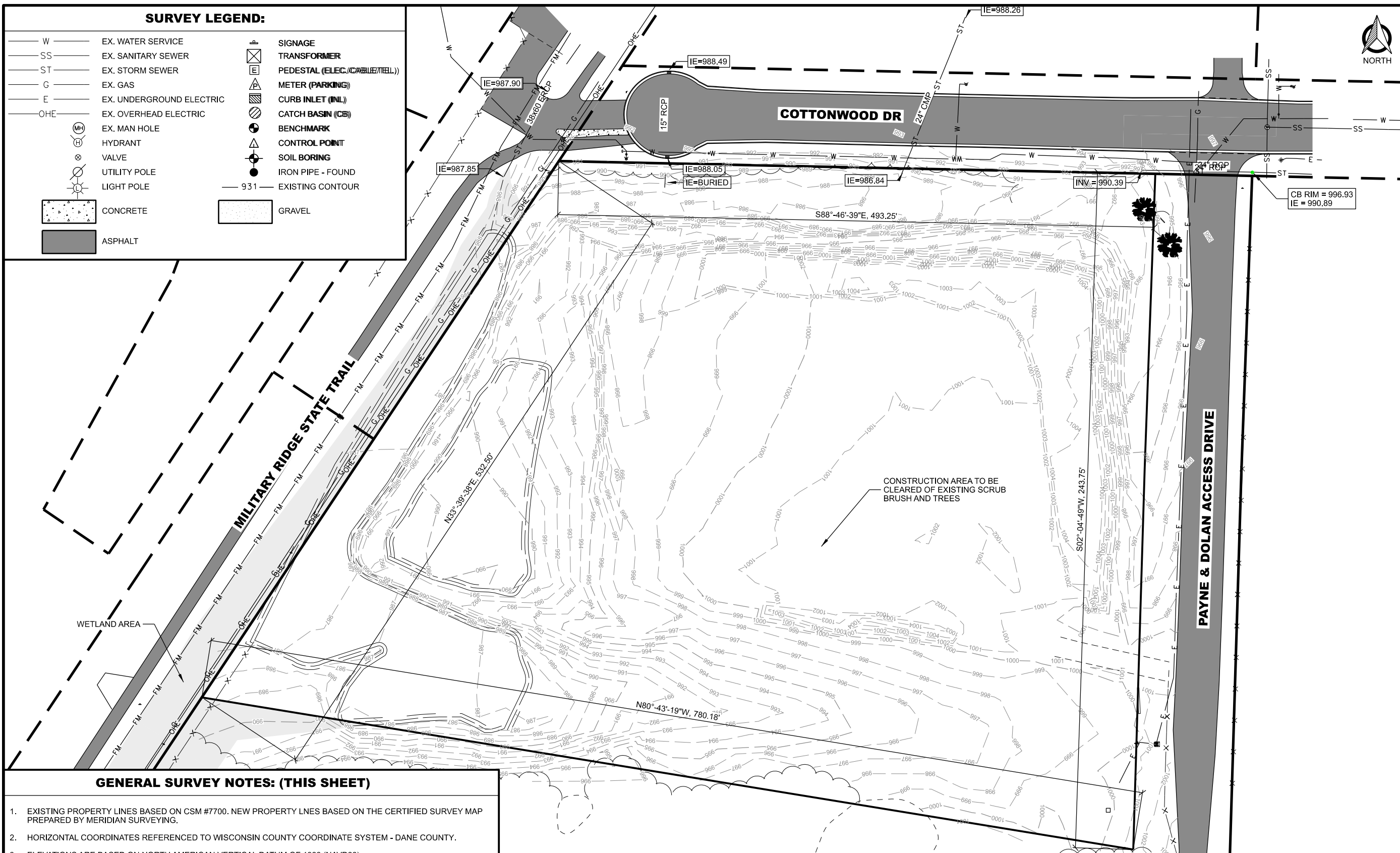
SIGNATURE: 

DATE: 3-17-22

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SURVEY LEGEND:

W	EX. WATER SERVICE	⊠	SIGNAGE
SS	EX. SANITARY SEWER	⊠	TRANSFORMER
ST	EX. STORM SEWER	⊠	PEDESTAL (ELEC./CABLE/TEL.)
G	EX. GAS	⊠	METER (PARKING)
E	EX. UNDERGROUND ELECTRIC	⊠	CURB INLET (INL)
OHE	EX. OVERHEAD ELECTRIC	⊠	CATCH BASIN (CB)
⊠	EX. MAN HOLE	⊠	BENCHMARK
⊠	HYDRANT	⊠	CONTROL POINT
⊠	VALVE	⊠	SOIL BORING
⊠	UTILITY POLE	⊠	IRON PIPE - FOUND
⊠	LIGHT POLE	⊠	931
⊠	CONCRETE	⊠	EXISTING CONTOUR
⊠	ASPHALT	⊠	GRAVEL



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CLIENT:

**EXISTING SITE PLAN
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN**

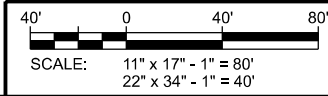
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CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	V-101

GENERAL SURVEY NOTES: (THIS SHEET)

- EXISTING PROPERTY LINES BASED ON CSM #7700. NEW PROPERTY LINES BASED ON THE CERTIFIED SURVEY MAP PREPARED BY MERIDIAN SURVEYING.
- HORIZONTAL COORDINATES REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- CONTOUR INTERVAL IS ONE FOOT
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES AND BY LOCATING DIGGERS HOT LINE FIELD MARKINGS.
- PRIVATE UTILITIES SHOWN ARE BASED ON PRIOR PLANS AND ARE SCHEMATIC ONLY. NO FIELD VERIFICATION WAS COMPLETED. A PRIVATE UTILITY LOCATE SHALL BE PERFORMED PRIOR TO ANY EXCAVATION.
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF PUBLIC UTILITIES, CONTACT DIGGERS HOT LINE, AT 1.800.242.8511.
- THE ACCURACY OF THE CONTROL POINTS AND BENCHMARKS SHOWN ON THIS MAP SHALL BE VERIFIED BEFORE BEING UTILIZED. EDGE CONSULTING ENGINEERS, INC. DOES NOT WARRANT THE ACCURACY OF THESE CONTROL POINTS AND BENCHMARKS. THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATIONS AND/OR DISCREPANCIES.





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CLIENT:

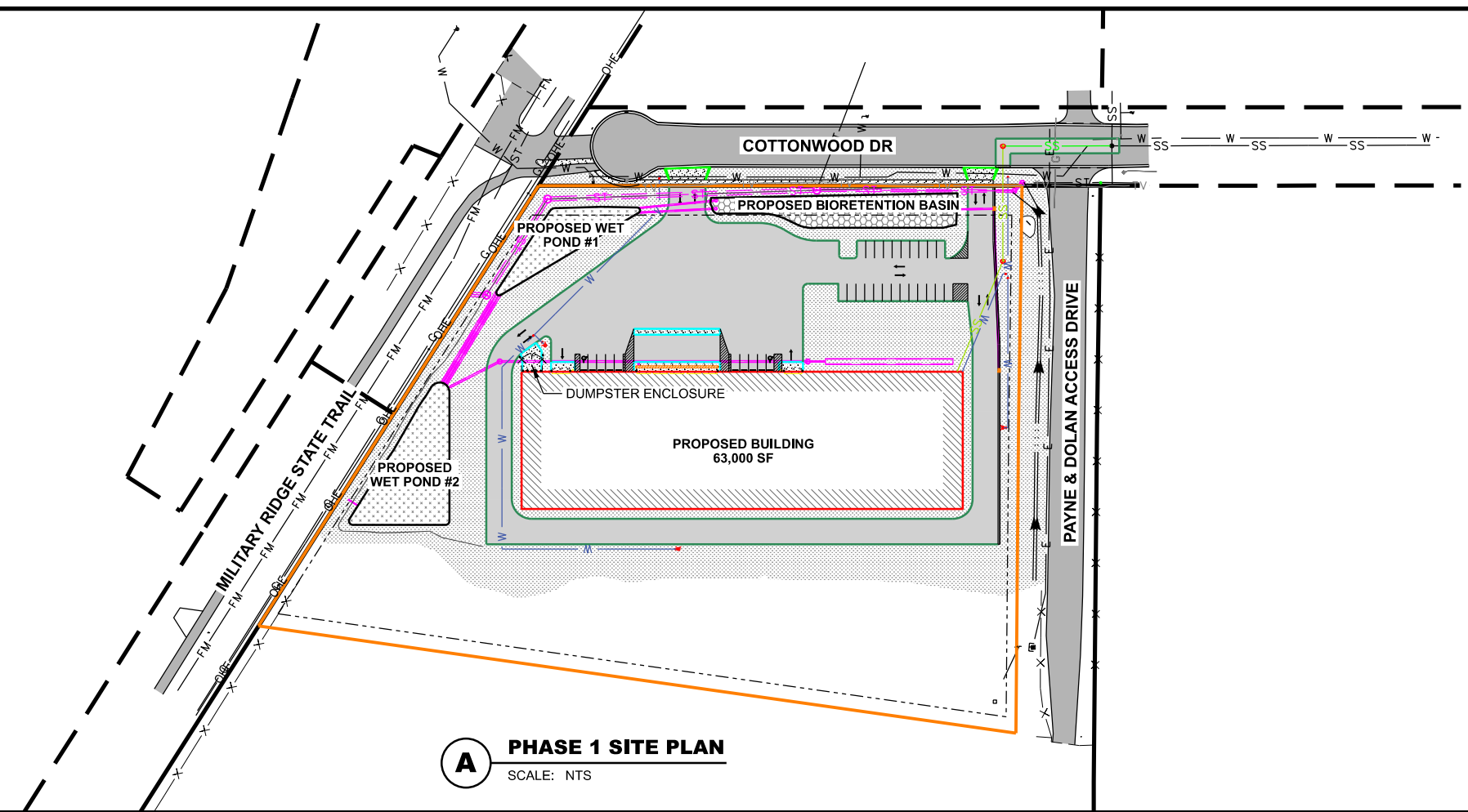
ZONING SUMMARY	
ZONING DISTRICT:	GENERAL INDUSTRIAL
BUILDING HEIGHT:	<42'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	15'
ZONING REQUIREMENTS PER SECTION 22-398 CITY ZONING CODE.	

PHASE 1 PROJECT AREAS	
TOTAL SITE AREA:	326,755 SF
TOTAL DISTURBANCE AREA:	245,670 SF
TOTAL PROPOSED IMPERVIOUS AREA:	138,196 SF
IMPERVIOUS SURFACE RATIO:	42.3%

PHASE 1 PARKING SUMMARY	
TOTAL PROPOSED STALLS:	48
STANDARD STALLS:	31
ADA STALLS:	2
SHARED AT 6169 MCKEE:	15
LOADING DOCKS:	5
PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
MINIMUM PARKING STALLS REQUIRED:	48

DEVELOPMENT PHASING PLAN
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

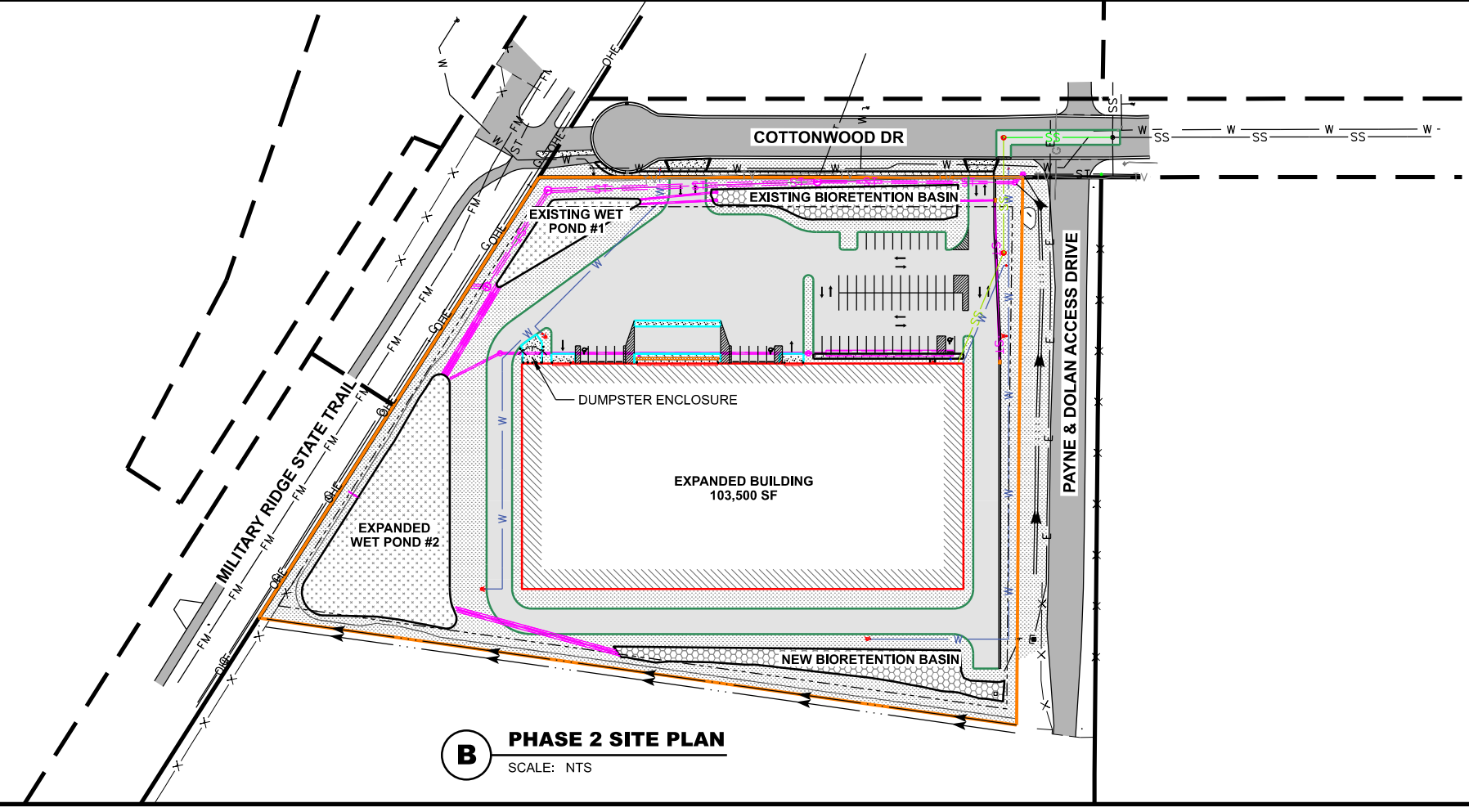
COVERAGE LEGEND:	
	NEW CONCRETE
	NEW ASPHALT
	PERVIOUS AREA AFTER CONSTRUCTION
	EXISTING CONCRETE
	EXISTING ASPHALT
	BIORETENTION AREA
	WET POND AREA



ZONING SUMMARY	
ZONING DISTRICT:	GENERAL INDUSTRIAL
BUILDING HEIGHT:	<42'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	15'
ZONING REQUIREMENTS PER SECTION 22-398 CITY ZONING CODE.	

PHASE 2 PROJECT AREAS	
TOTAL SITE AREA:	326,755 SF
TOTAL PROPOSED IMPERVIOUS AREA:	195,951 SF
IMPERVIOUS SURFACE RATIO:	60.0%

PHASE 2 PARKING SUMMARY	
TOTAL PROPOSED STALLS:	78
STANDARD STALLS:	60
ADA STALLS:	3
SHARED AT 6169 MCKEE:	15
LOADING DOCKS:	5
PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
MINIMUM PARKING STALLS REQUIRED:	78



SHEET TITLE:

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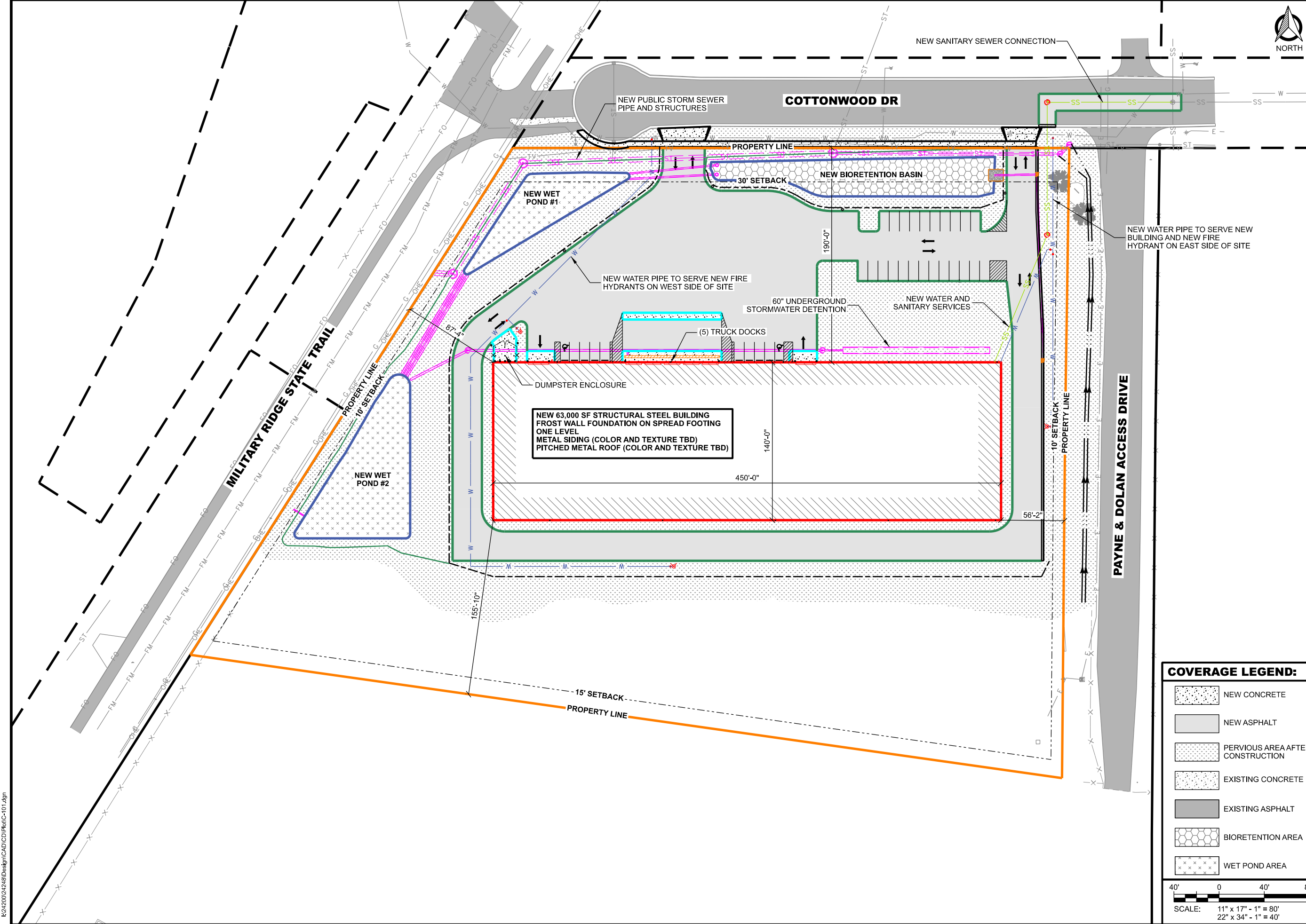
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PLOT DATE:	3/17/2022
PROJECT NUMBER:	24248
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SHEET NUMBER:	C-100



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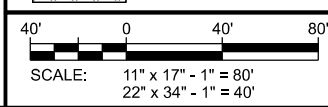
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OVERALL SITE PLAN
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



COVERAGE LEGEND:

- NEW CONCRETE
- NEW ASPHALT
- PERVIOUS AREA AFTER CONSTRUCTION
- EXISTING CONCRETE
- EXISTING ASPHALT
- BIORETENTION AREA
- WET POND AREA



SHEET TITLE:

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CHECKED BY: BJB

PLOT DATE: 3/17/2022

PROJECT NUMBER: 24248

SET TYPE: CD

SHEET NUMBER: **C-101**

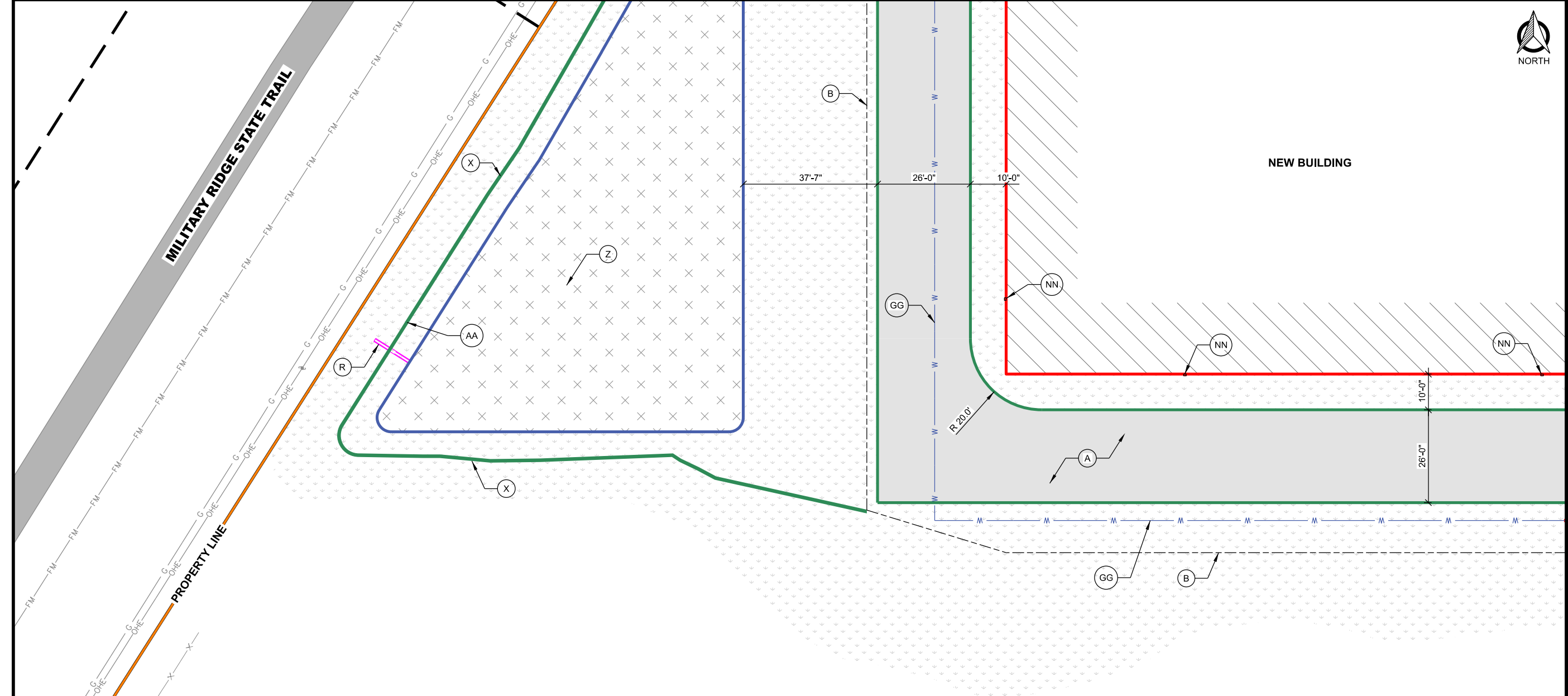
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CLIENT:

ENLARGED SITE PLAN - SOUTHWEST
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



KEYNOTES (THIS SHEET):

- A. ASPHALT PAVEMENT; SEE DETAIL A/C-501
- B. GRASS SHOULDER; SEE DETAIL A/C-501
- C THRU Q. NOT USED ON THIS SHEET
- R. BASIN OUTLET PIPE; SEE SHEET C-301
- S THRU W. NOT USED ON THIS SHEET
- X. EARTH BERM; SEE DETAIL B/C-504
- Y. NOT USED ON THIS SHEET
- Z. WET DETENTION POND; SEE DETAIL A/C-505
- AA. BROAD-CRESTED WEIR; SEE DETAIL C/C-504
- BB. NOT USED ON THIS SHEET
- CC. NOT USED ON THIS SHEET
- DD. NOT USED ON THIS SHEET
- EE. NOT USED ON THIS SHEET
- FF. NOT USED ON THIS SHEET
- GG. NEW HYDRANT LEAD; SEE SHEETS C-301 & C-302
- HH THRU MM. NOT USED ON THIS SHEET
- NN. SITE LIGHTING FIXTURE; SEE SHEET C-401

COVERAGE LEGEND:

- NEW CONCRETE
- NEW ASPHALT
- PERVIOUS AREA AFTER CONSTRUCTION
- EXISTING CONCRETE
- EXISTING ASPHALT
- BIORETENTION AREA
- WET POND AREA

SCALE: 11" x 17" - 1" = 30'
 22" x 34" - 1" = 15'

SHEET TITLE:

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PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	C-104

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CLIENT:

ENLARGED SITE PLAN - SOUTHEAST
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE	DESCRIPTION:

DRAWN BY: AWK

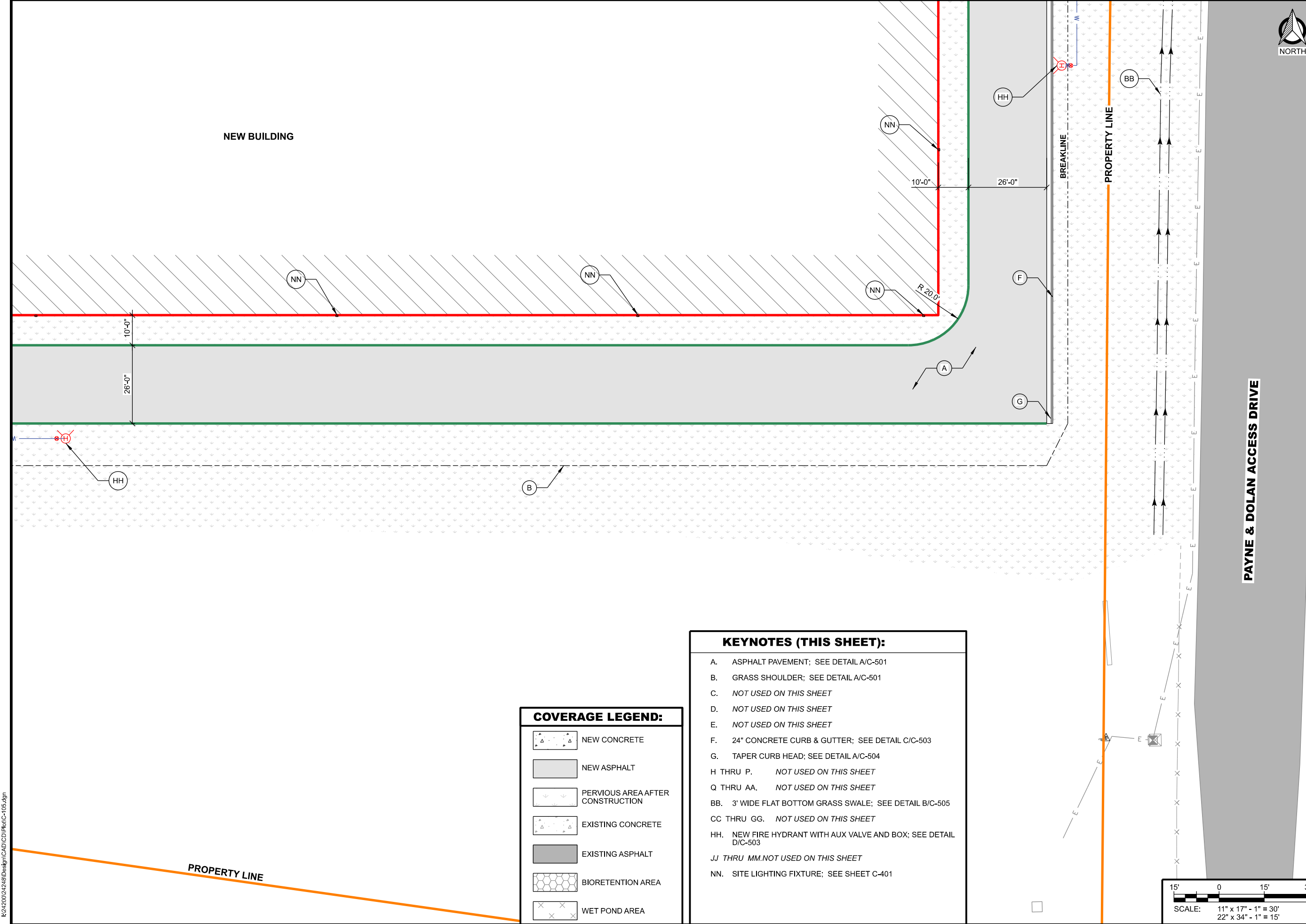
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PLOT DATE: 3/17/2022

PROJECT NUMBER: 24248

SET TYPE: CD

SHEET NUMBER: **C-105**



NEW BUILDING

PROPERTY LINE

PAYNE & DOLAN ACCESS DRIVE

COVERAGE LEGEND:

- NEW CONCRETE
- NEW ASPHALT
- PERVIOUS AREA AFTER CONSTRUCTION
- EXISTING CONCRETE
- EXISTING ASPHALT
- BIORETENTION AREA
- WET POND AREA

KEYNOTES (THIS SHEET):

- A. ASPHALT PAVEMENT; SEE DETAIL A/C-501
- B. GRASS SHOULDER; SEE DETAIL A/C-501
- C. NOT USED ON THIS SHEET
- D. NOT USED ON THIS SHEET
- E. NOT USED ON THIS SHEET
- F. 24" CONCRETE CURB & GUTTER; SEE DETAIL C/C-503
- G. TAPER CURB HEAD; SEE DETAIL A/C-504
- H THRU P. NOT USED ON THIS SHEET
- Q THRU AA. NOT USED ON THIS SHEET
- BB. 3' WIDE FLAT BOTTOM GRASS SWALE; SEE DETAIL B/C-505
- CC THRU GG. NOT USED ON THIS SHEET
- HH. NEW FIRE HYDRANT WITH AUX VALVE AND BOX; SEE DETAIL D/C-503
- JJ THRU MM. NOT USED ON THIS SHEET
- NN. SITE LIGHTING FIXTURE; SEE SHEET C-401

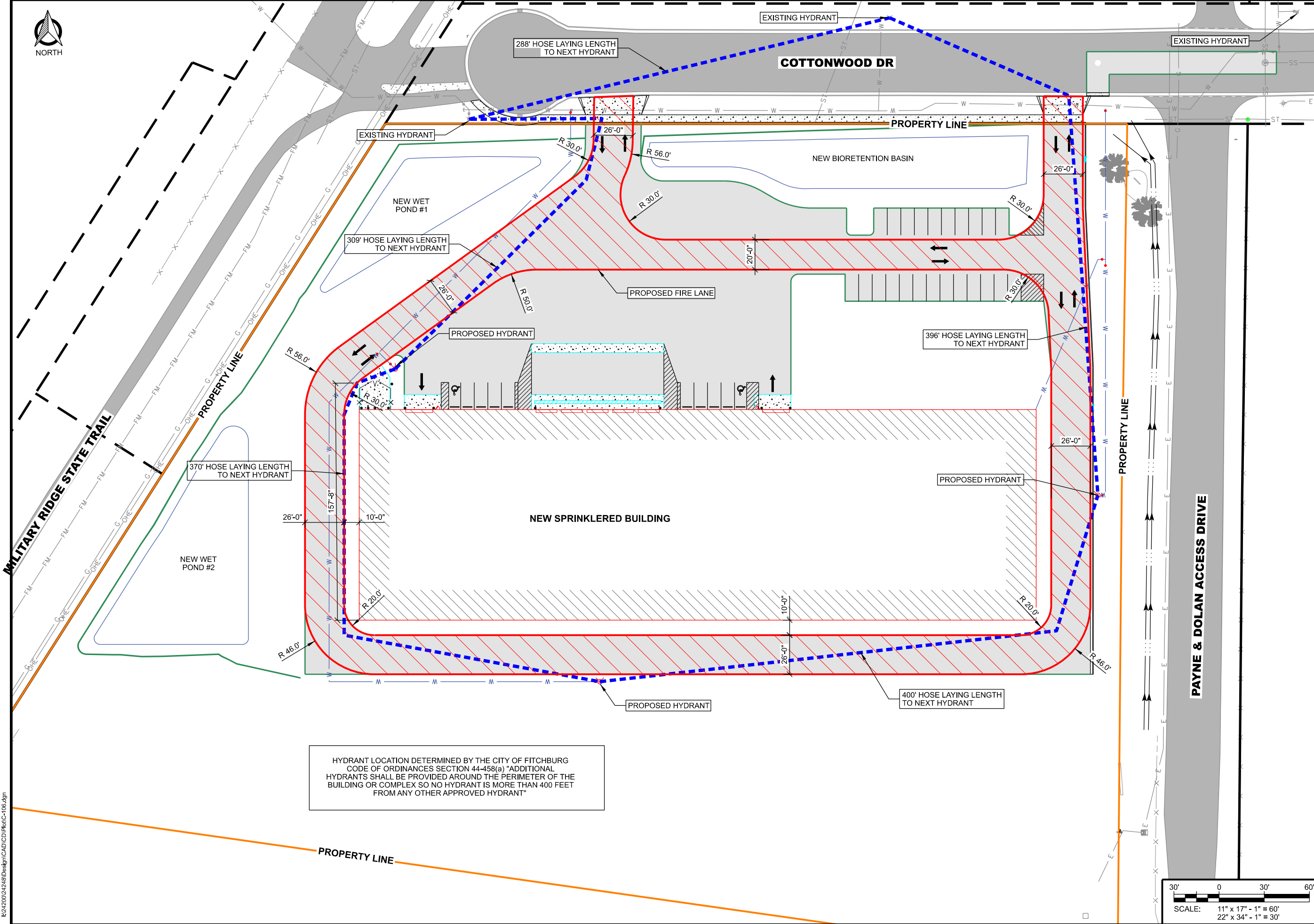
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CLIENT:

FIRE LANE PLAN
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



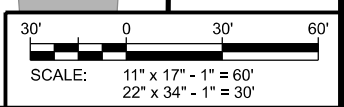
HYDRANT LOCATION DETERMINED BY THE CITY OF FITCHBURG CODE OF ORDINANCES SECTION 44-458(a) "ADDITIONAL HYDRANTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE BUILDING OR COMPLEX SO NO HYDRANT IS MORE THAN 400 FEET FROM ANY OTHER APPROVED HYDRANT"

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	C-106



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GRADING & E.C. LEGEND

- 100 = EX. CONTOUR
- 100 = PRO. CONTOUR
- ← = FLOW DIRECTION
- = SILT FENCE
- [Pattern] = EROSION MAT, CLASS 1, TYPE B
- [Pattern] = BIORETENTION AREA
- [Pattern] = WET POND AREA

GENERAL NOTES (THIS SHEET):

1. SEE SHEET C-200 FOR GRADING & EROSION CONTROL NOTES.

ELEVATION LEGEND

- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- BRM = TOP OF BERM
- P = PRO. FINISH GROUND
- GRD = GROUND

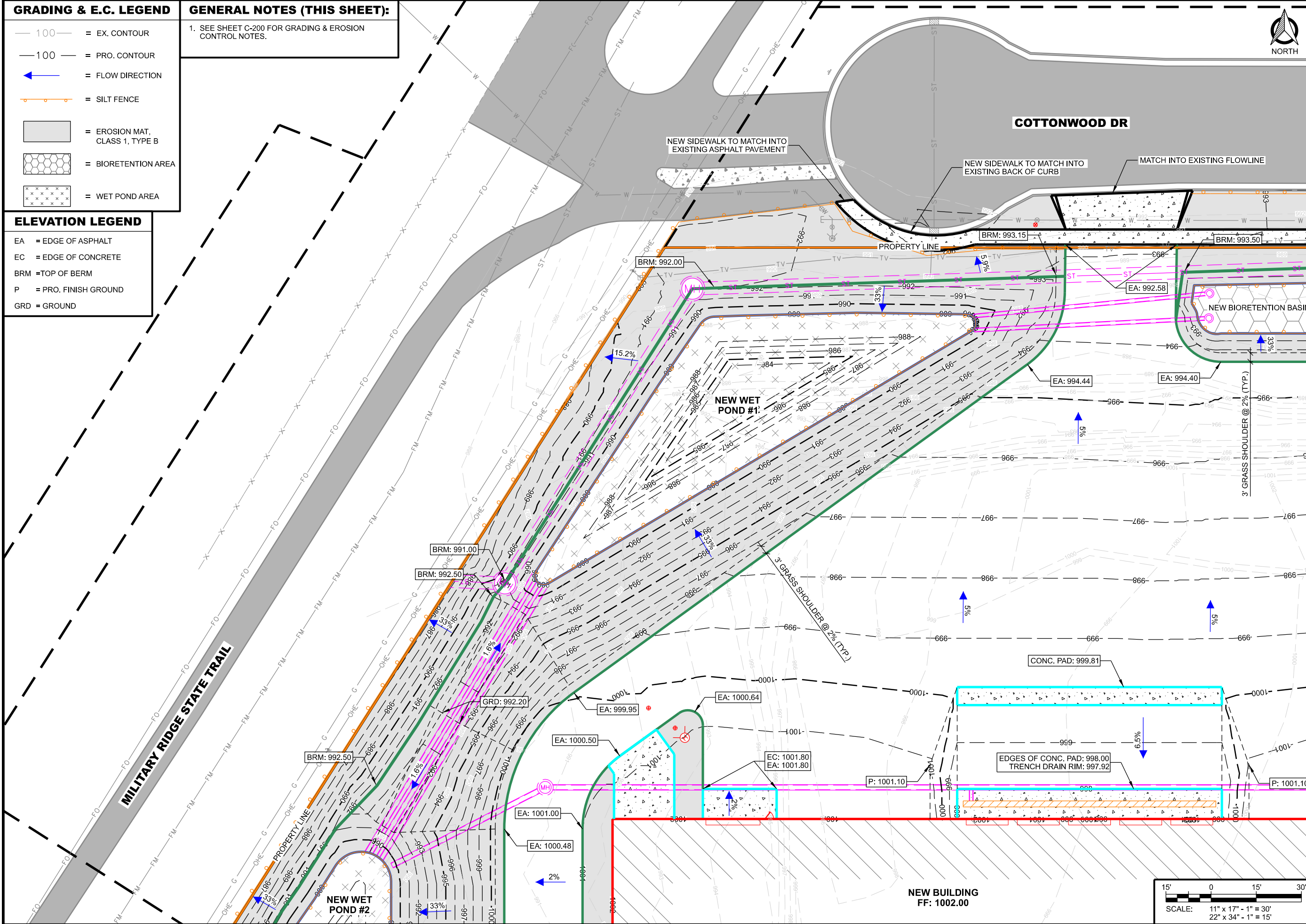
CONSULTANT:

Edge
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PRAIRIE DU SAC, WI 53578
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CLIENT:

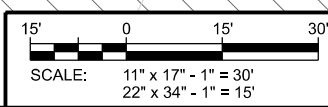
ENLARGED GRADING & E.C. PLAN - NORTHWEST
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



SHEET TITLE:

INT.	DATE	DESCRIPTION

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	C-202



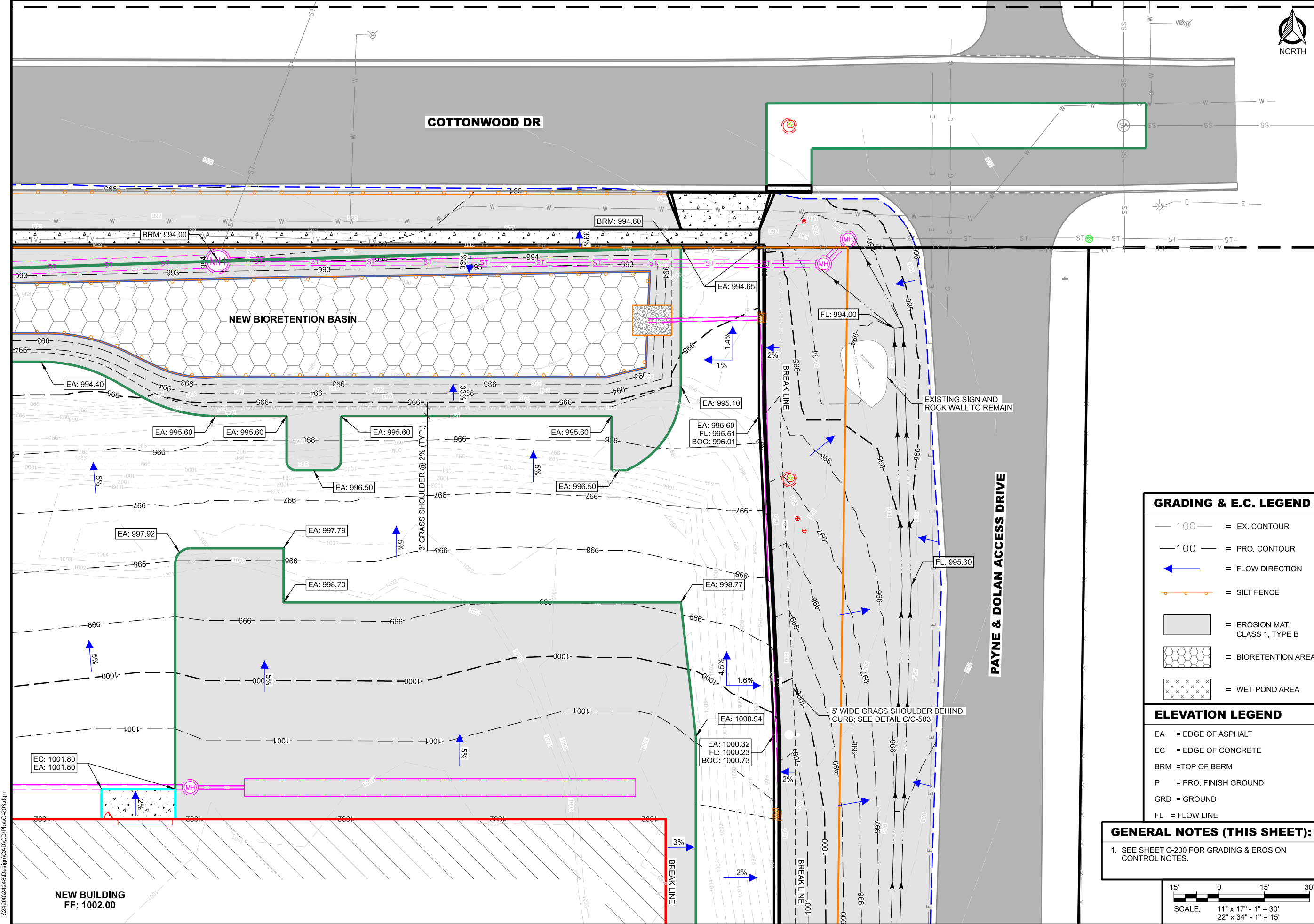
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CLIENT:

ENLARGED GRADING & E.C. PLAN - NORTHEAST
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN



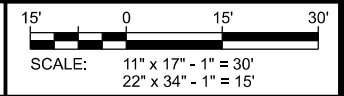
GRADING & E.C. LEGEND

- 100 = EX. CONTOUR
- 100 = PRO. CONTOUR
- = FLOW DIRECTION
- = SILT FENCE
- = EROSION MAT, CLASS 1, TYPE B
- = BIORETENTION AREA
- = WET POND AREA

ELEVATION LEGEND

- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- BRM = TOP OF BERM
- P = PRO. FINISH GROUND
- GRD = GROUND
- FL = FLOW LINE

GENERAL NOTES (THIS SHEET):
 1. SEE SHEET C-200 FOR GRADING & EROSION CONTROL NOTES.



SHEET TITLE:

SUBMITTAL:

INT.	DATE	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB

PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD

SHEET NUMBER	C-203
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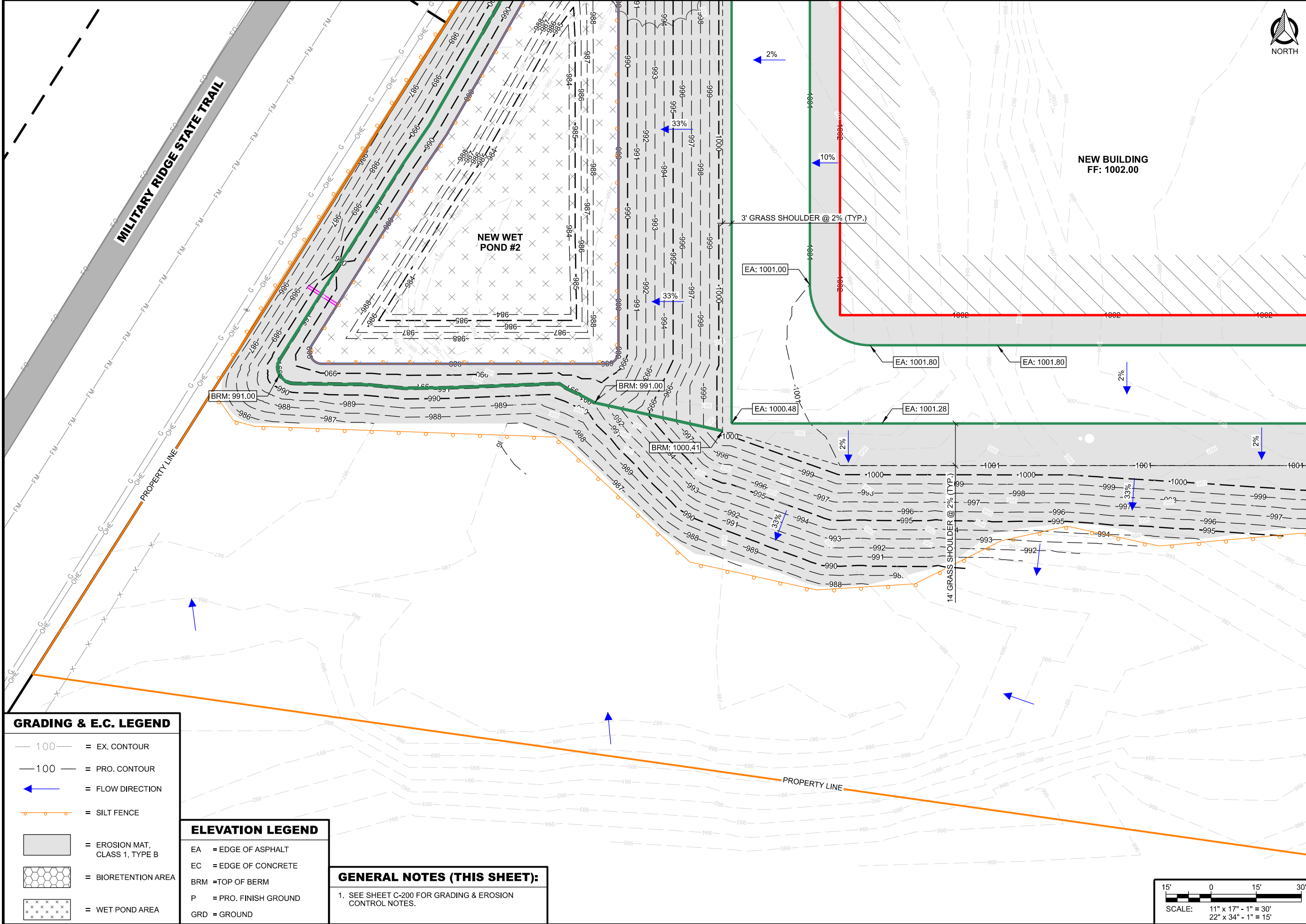
CLIENT:

ENLARGED GRADING & E.C. PLAN - SOUTHWEST
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

INT.	DATE	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	C-204



GRADING & E.C. LEGEND

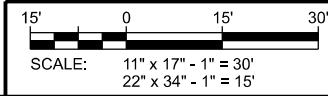
- 100 = EX. CONTOUR
- 100 = PRO. CONTOUR
- = FLOW DIRECTION
- = SILT FENCE
- = EROSION MAT, CLASS 1, TYPE B
- = BIORETENTION AREA
- = WET POND AREA

ELEVATION LEGEND

- EA = EDGE OF ASPHALT
- EC = EDGE OF CONCRETE
- BRM = TOP OF BERM
- P = PRO. FINISH GROUND
- GRD = GROUND

GENERAL NOTES (THIS SHEET):

- SEE SHEET C-200 FOR GRADING & EROSION CONTROL NOTES.



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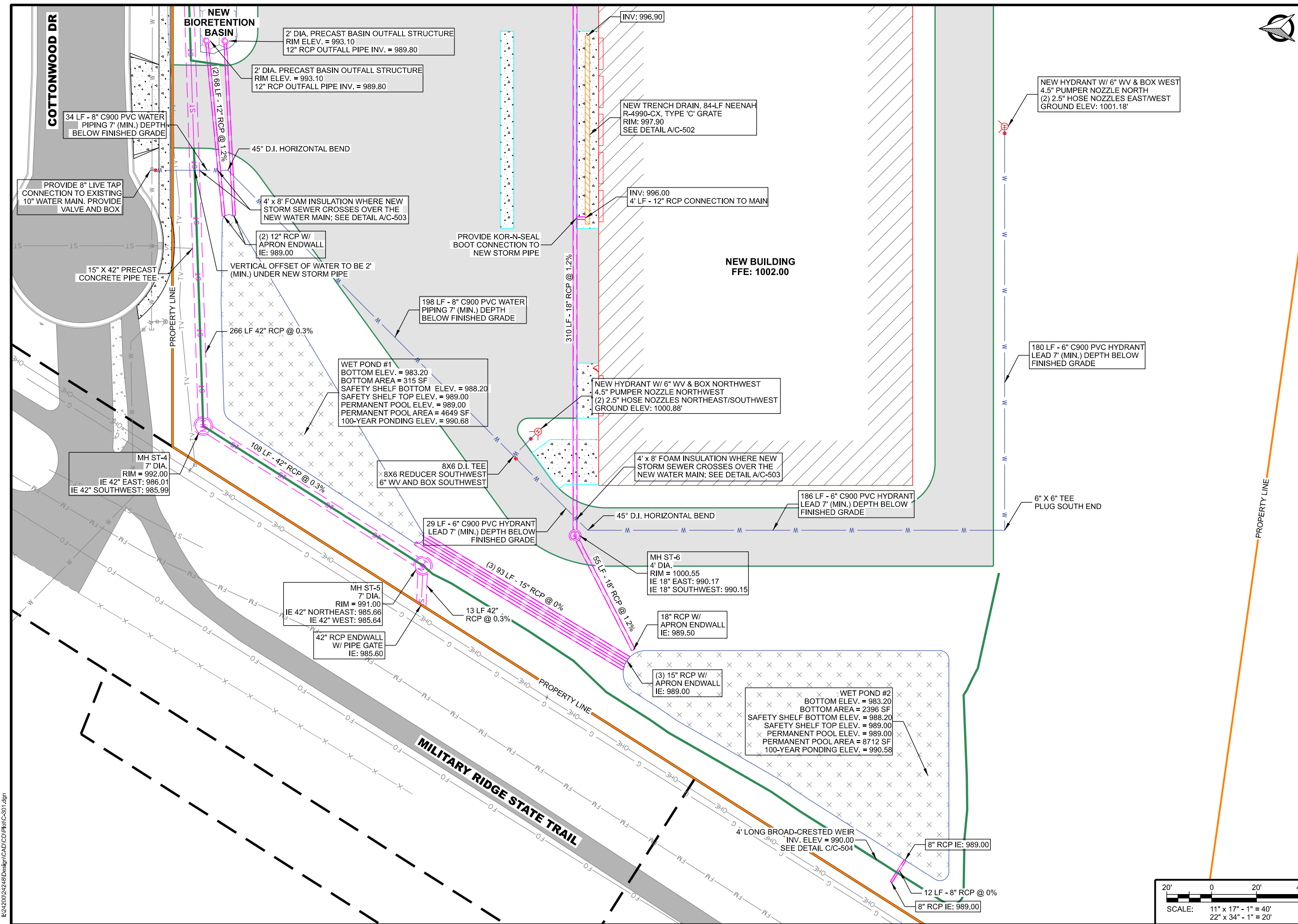
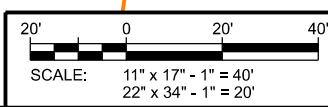
CLIENT:

UTILITY PLAN - WEST
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

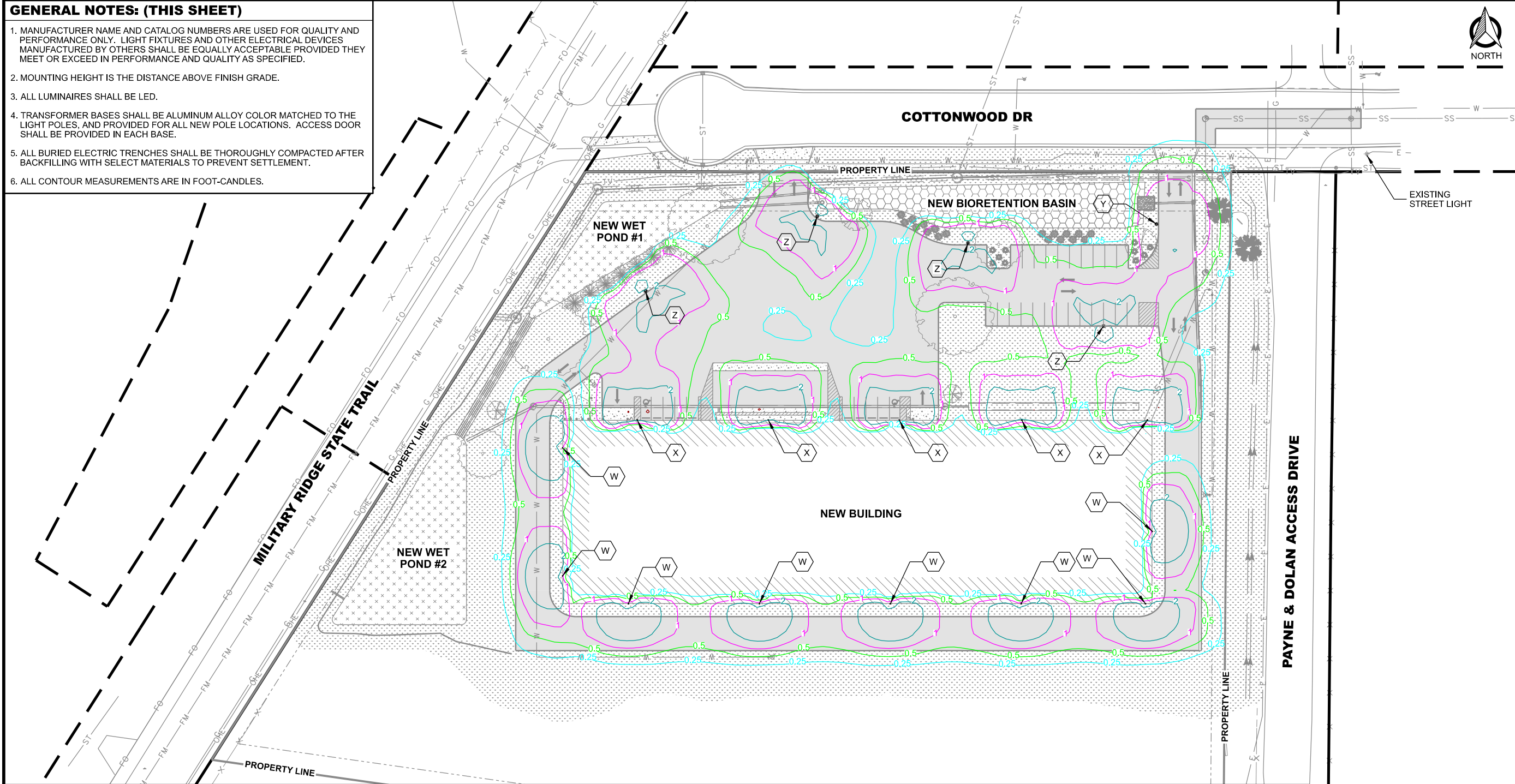
DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	C-301



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GENERAL NOTES: (THIS SHEET)

1. MANUFACTURER NAME AND CATALOG NUMBERS ARE USED FOR QUALITY AND PERFORMANCE ONLY. LIGHT FIXTURES AND OTHER ELECTRICAL DEVICES MANUFACTURED BY OTHERS SHALL BE EQUALLY ACCEPTABLE PROVIDED THEY MEET OR EXCEED IN PERFORMANCE AND QUALITY AS SPECIFIED.
2. MOUNTING HEIGHT IS THE DISTANCE ABOVE FINISH GRADE.
3. ALL LUMINAIRES SHALL BE LED.
4. TRANSFORMER BASES SHALL BE ALUMINUM ALLOY COLOR MATCHED TO THE LIGHT POLES, AND PROVIDED FOR ALL NEW POLE LOCATIONS. ACCESS DOOR SHALL BE PROVIDED IN EACH BASE.
5. ALL BURIED ELECTRIC TRENCHES SHALL BE THOROUGHLY COMPACTED AFTER BACKFILLING WITH SELECT MATERIALS TO PREVENT SETTLEMENT.
6. ALL CONTOUR MEASUREMENTS ARE IN FOOT-CANDLES.



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CLIENT:

SITE LIGHTING PHOTOMETRIC PLAN
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

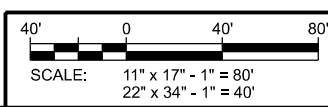
LIGHT FIXTURE AND POLE SCHEDULE

TYPE	QUANTITY	LAMPS		DESCRIPTION	FIXTURE MANUFACTURER (SEE NOTE 1)	FIXTURE CATALOG NUMBER	SHIELDING	FIXTURE/POLE FINISH	POLE HEIGHT	MOUNTING HEIGHT (SEE NOTE #2)	POLE MOUNTING
		NO	DESCRIPTION								
W	8	PROVIDED WITH FIXTURE		120V LED AREA FIXTURE DIRECTLY MOUNTED TO WALL	CREE	ARE-EDG-3MB-DL-06-E-UL-BZ-525-50K	FULL BACK-LIGHT SHIELD	BLACK	N/A	16'-0"	DIRECT MOUNT TO WALL WITH WM2 MOUNTING HARDWARE
X	5	PROVIDED WITH FIXTURE		120V LED AREA FIXTURE DIRECTLY MOUNTED TO WALL	CREE	ARE-EDG-4MB-DL-06-E-UL-BZ-525-50K	FULL BACK-LIGHT SHIELD	BLACK	N/A	16'-0"	DIRECT MOUNT TO WALL WITH WM2 MOUNTING HARDWARE
Y	1	PROVIDED WITH FIXTURE		120V LED AREA FIXTURE ON ALUMINUM POLE	CREE	ARE-EDG-3MP-DL-06-E-UL-BZ-525-50K	PARTIAL BACK-LIGHT SHIELD	BLACK	20'-0"	23'-0"	DIRECT LONG ARM MOUNT TO ROUND TAPERED ALUMINUM POLE; 0.156" (MIN) WALL THICKNESS; 6" BUTT DIA.; 4.5" TOP DIA.; BREAKAWAY T-BASE; 3' RAISED CONCRETE FOUNDATION
Z	4	PROVIDED WITH FIXTURE		120V LED AREA FIXTURE ON ALUMINUM POLE	CREE	ARE-EDG-4MP-DL-06-E-UL-BZ-525-50K	PARTIAL BACK-LIGHT SHIELD	BLACK	20'-0"	23'-0"	DIRECT LONG ARM MOUNT TO ROUND TAPERED ALUMINUM POLE; 0.156" (MIN) WALL THICKNESS; 6" BUTT DIA.; 4.5" TOP DIA.; BREAKAWAY T-BASE; 3' RAISED CONCRETE FOUNDATION

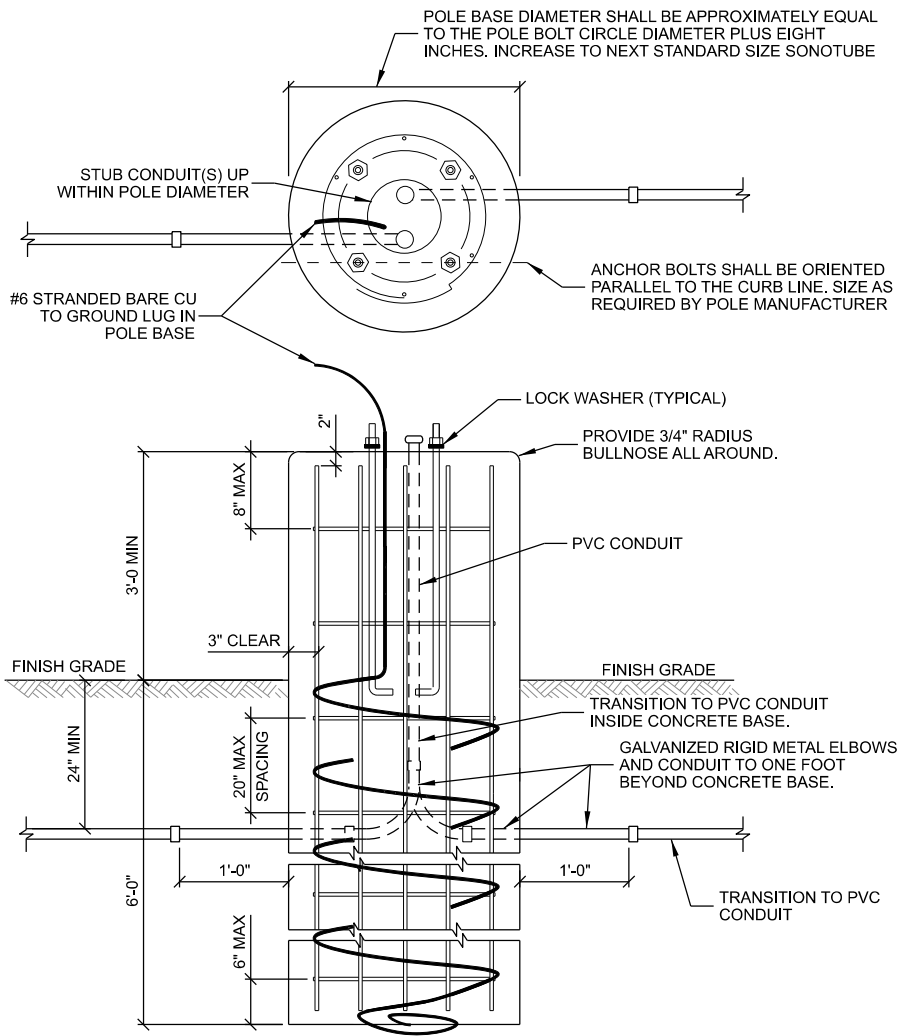
SHEET TITLE:

INT.	DATE	DESCRIPTION

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	E-101



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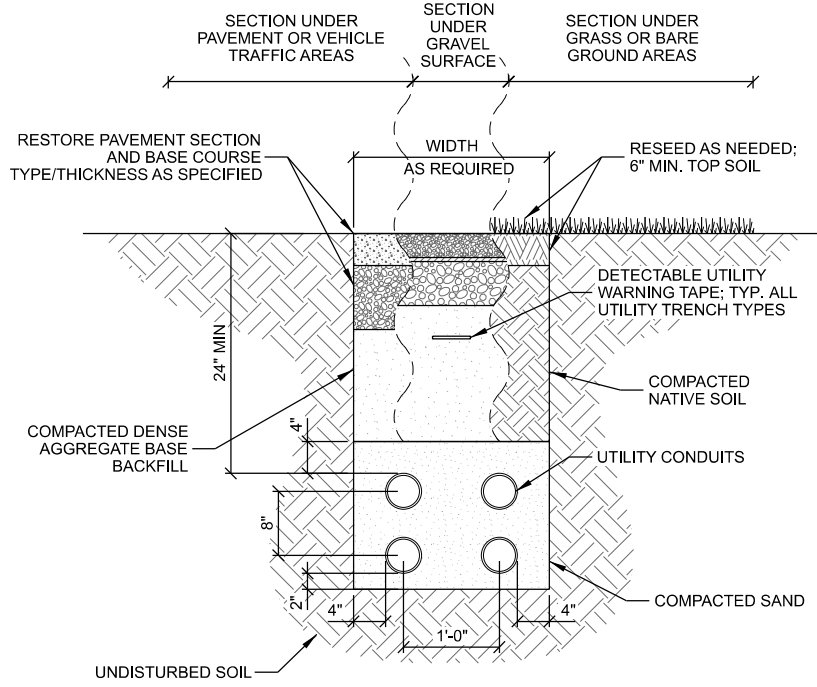
A CONCRETE BASE DETAILS
SCALE: NTS

CONCRETE AND HARDWARE NOTES:

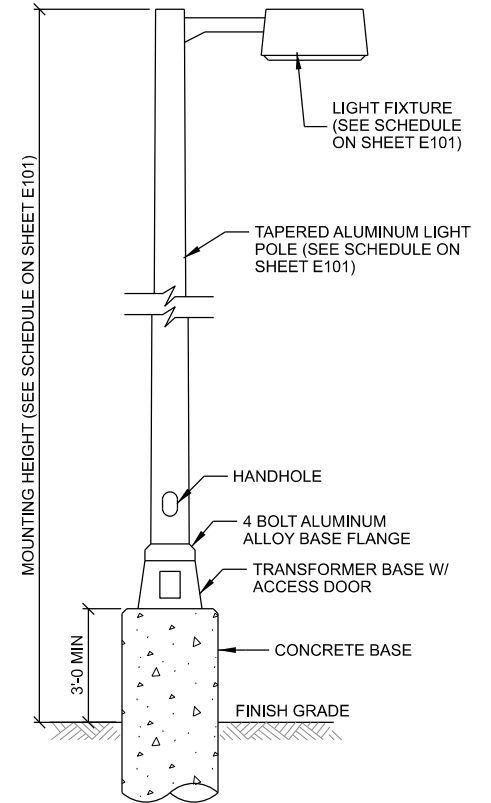
1. CONTRACTOR SHALL VIBRATE THE CONCRETE DURING PLACEMENT TO ELIMINATE VOIDS, HONEYCOMBING, AND OTHER DEFECTS IN THE CONCRETE FINISH.
2. USE ANCHOR BOLTS FURNISHED BY POLE MANUFACTURER. VERIFY BOLT CIRCLE DIAMETER WITH MANUFACTURER.
3. APPLY "ANTI-SEIZE" LUBRICANT TO ALL ANCHOR BOLT THREADS.
4. USE #4 REBAR (TYPICAL).
5. THE EXPOSED SIDES OF THE CONCRETE BASE SHALL HAVE THE FORMS REMOVED AND THE CONCRETE RUBBED OUT TO A SMOOTH FINISH.
6. THE TOP OF THE CONCRETE BASE SHALL HAVE A BRUSH FINISH.
7. PROVIDE 3/4" RADIUS BULLNOSE ON TOP EDGE OF CONCRETE.

CONCRETE ENCASED (UFER) GROUNDING SYSTEM NOTES:

1. PROVIDE ERICO EK16 DIRECT BURY CLAMP (OR EQUAL) AT TOP OF REBAR CAGE.
2. PROVIDE 23' OF #6 BARE COPPER STRANDED GROUNDING ELECTRODE CONDUCTOR.
3. EXTEND 3' OF CONDUCTOR OUT THE TOP OF POLE BASE FOR POLE GROUNDING.
4. SPIRAL 10' MINIMUM OF CONDUCTOR AROUND OUTSIDE OF REBAR CAGE.
5. LOOP REMAINING CONDUCTOR AROUND REBAR CAGE AT BOTTOM OF POLE BASE IN CONTACT WITH EARTH.



B BURIED ELECTRIC UTILITY TRENCH
SCALE: NTS



C LIGHT POLE PROFILE DETAIL
SCALE: NTS

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CLIENT:

SITE LIGHTING DETAILS
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:

INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	E-501

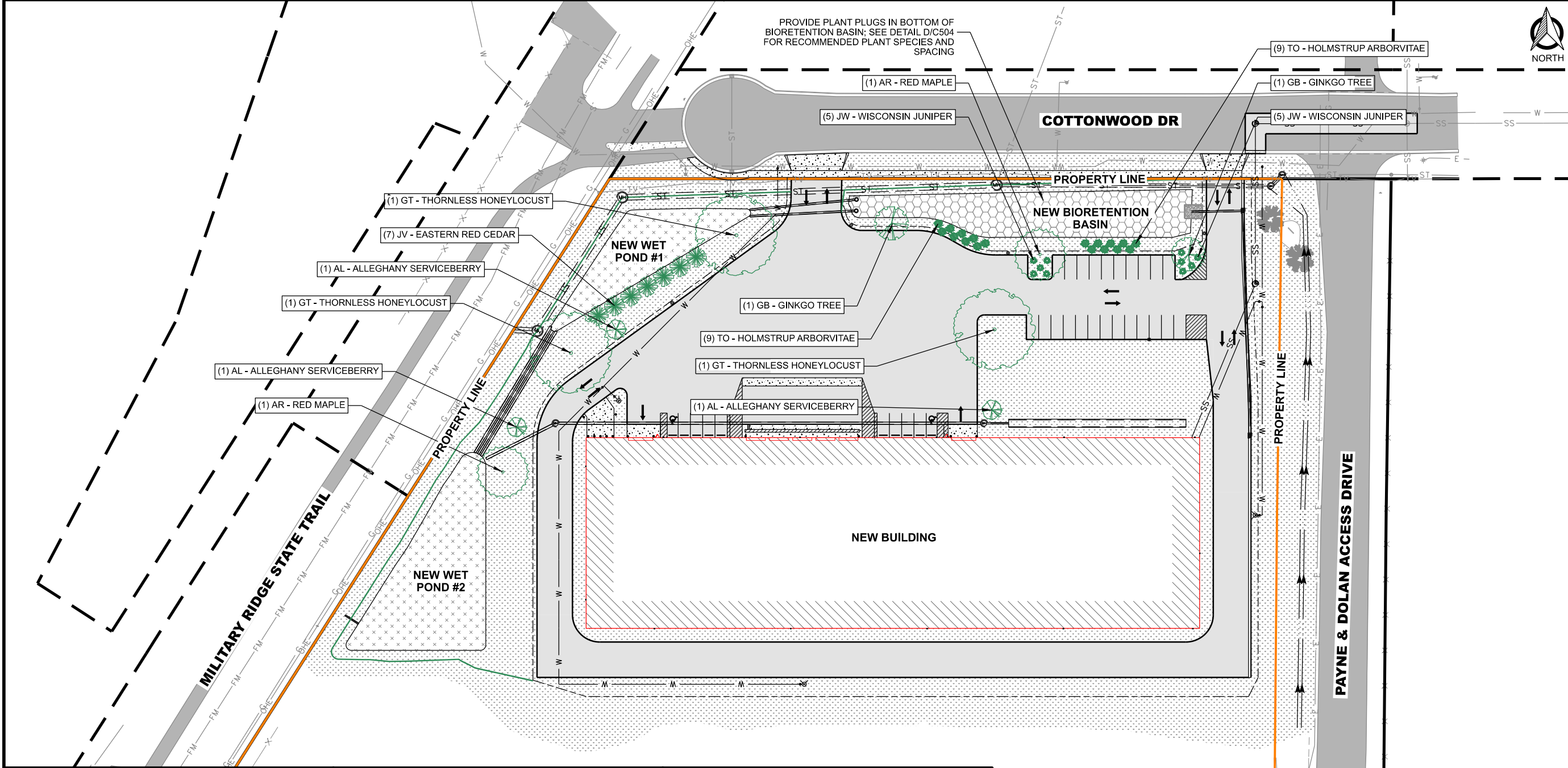
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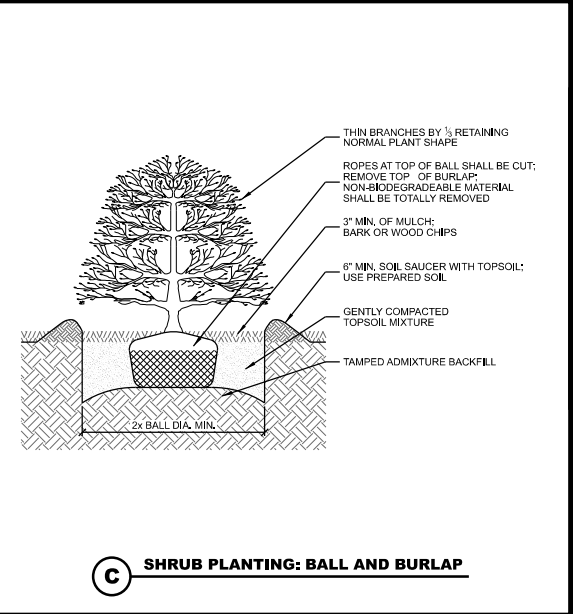
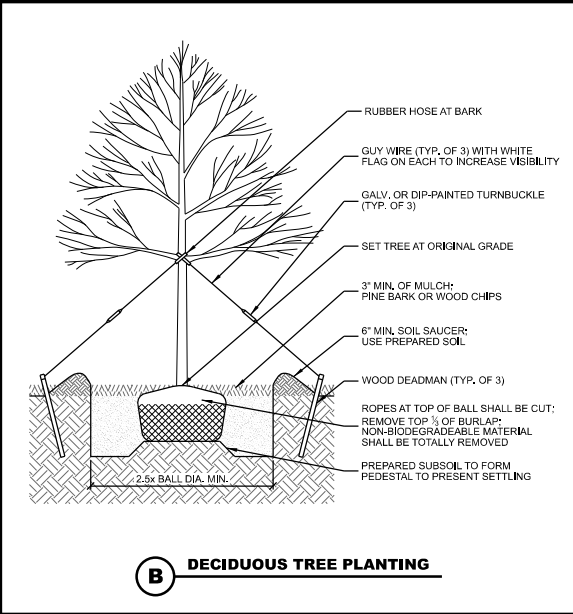
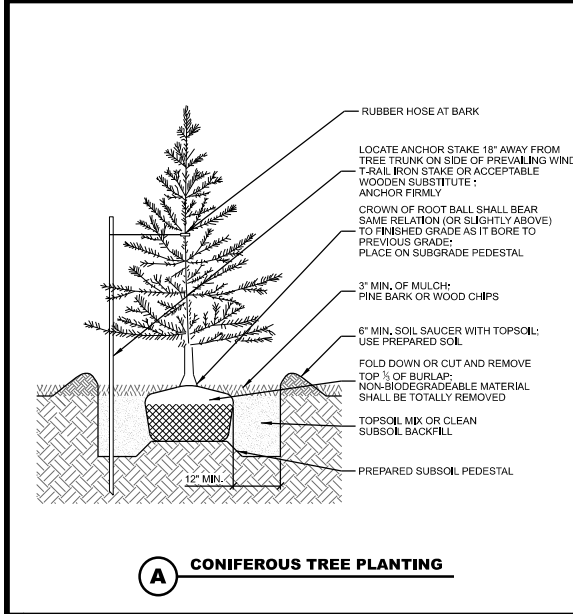
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LANDSCAPE PLAN
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



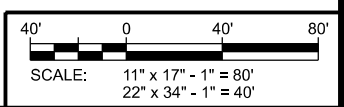
PROVIDE PLANT PLUGS IN BOTTOM OF BIORETENTION BASIN; SEE DETAIL D/C504 FOR RECOMMENDED PLANT SPECIES AND SPACING



CITY OF FITCHBURG - GENERAL BEVERAGE DEVELOPMENT (PHASE 1)

LANDSCAPING SPECIES SUMMARY

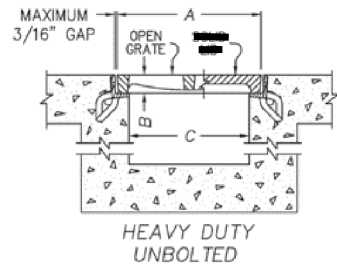
Symbol	Quantity	Scientific Name	Common Name	Height	Spread	Size
TREES						
AL	3	<i>Amelanchier laevis</i>	Alleghany Serviceberry	25'	15'	1-1/2" BB
AR	2	<i>Acer rubrum</i>	Red Maple	40-70'	30-50'	2" BB
GB	2	<i>Ginkgo biloba</i> 'Magyar'	Magyar Ginkgo	50'	25'	1-1/2" BB
GT	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honeylocust	60'	60'	2" BB
JV	7	<i>Juniperus virginiana</i>	Eastern Red Cedar	30-60'	8-20'	6-8'
TO	18	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Arborvitae	12-16'	2-4'	5'
SHRUBS						
JW	10	<i>Juniperus horizontalis</i> 'Wisconsin'	Wisconsin Juniper	8"	5'	3 gal.



SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:
DRAWN BY:	AWK	
CHECKED BY:	BJB	
PLOT DATE:	3/17/2022	
PROJECT NUMBER:	24248	
SET TYPE:	CD	
SHEET NUMBER:	L-101	

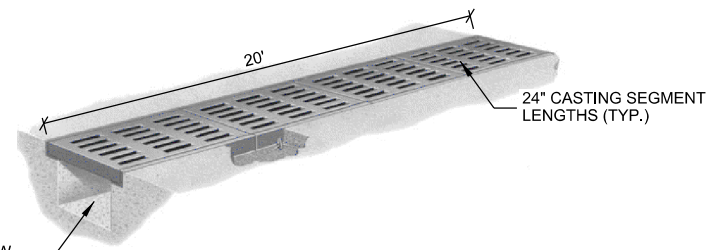
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R-4990-CX W/ TYPE 'A' GRATE
SECTION DIMENSIONS

- A: 12"
- B: 1 1/2"
- C: 10"

CROSS SECTION



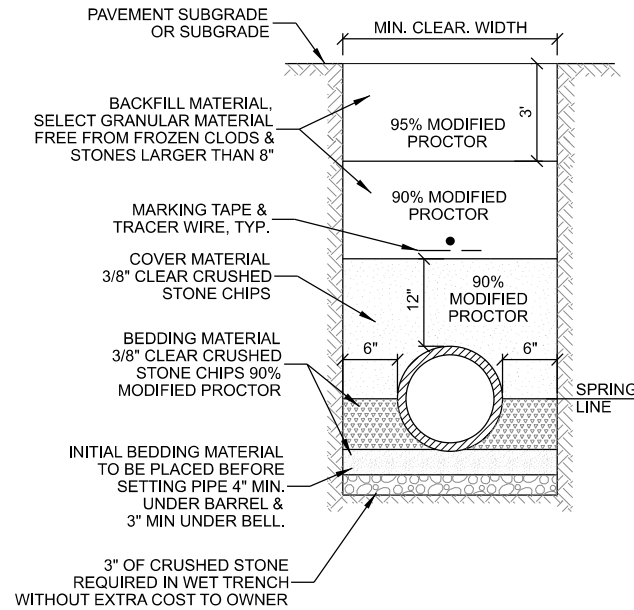
ISOMETRIC VIEW

SET CONCRETE FLOW LINE SLOPE AT 1% MIN BELOW CASTING (DEPTH VARIES)

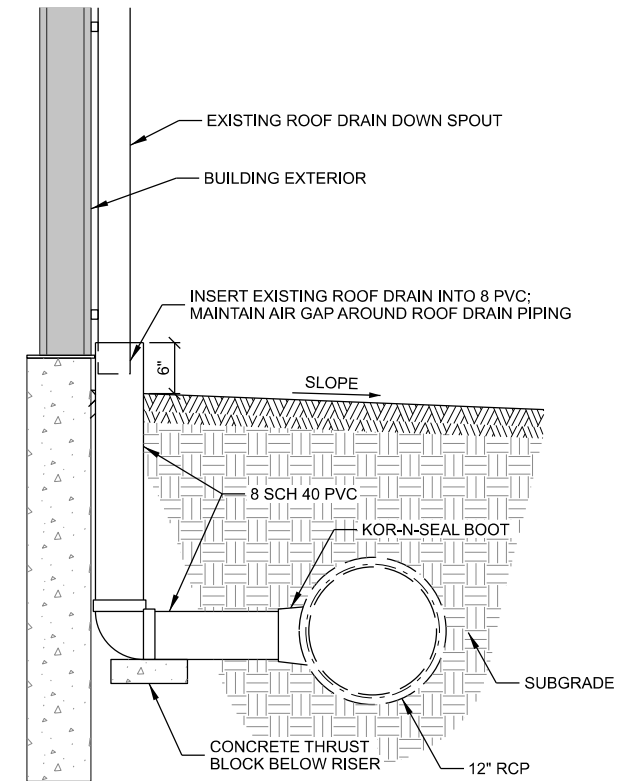
NOTES

1. IMAGES FROM THE NEENAH FOUNDRY PRODUCT CATALOG, 15TH EDITION, FOR THE R-4990 SERIES OF TRENCH DRAINS.
2. NEENAH PROVIDES SUGGESTED CONCRETE FLOWLINE FORMING TECHNIQUES ON PAGE 283 OF THEIR PRODUCT CATALOG, 15TH EDITION.

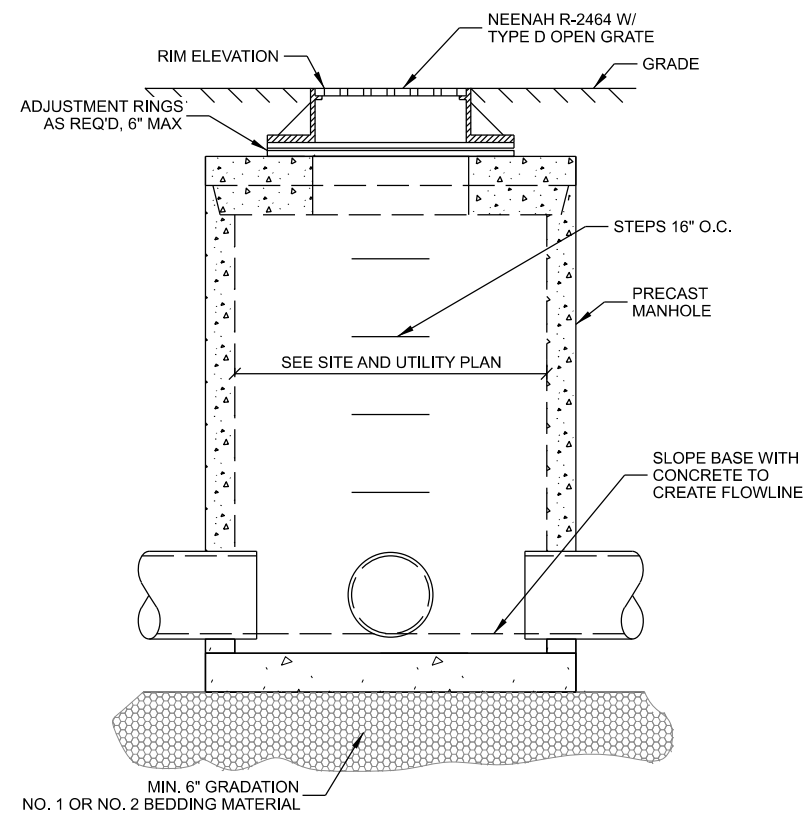
A TRENCH DRAIN DETAIL
SCALE: NTS



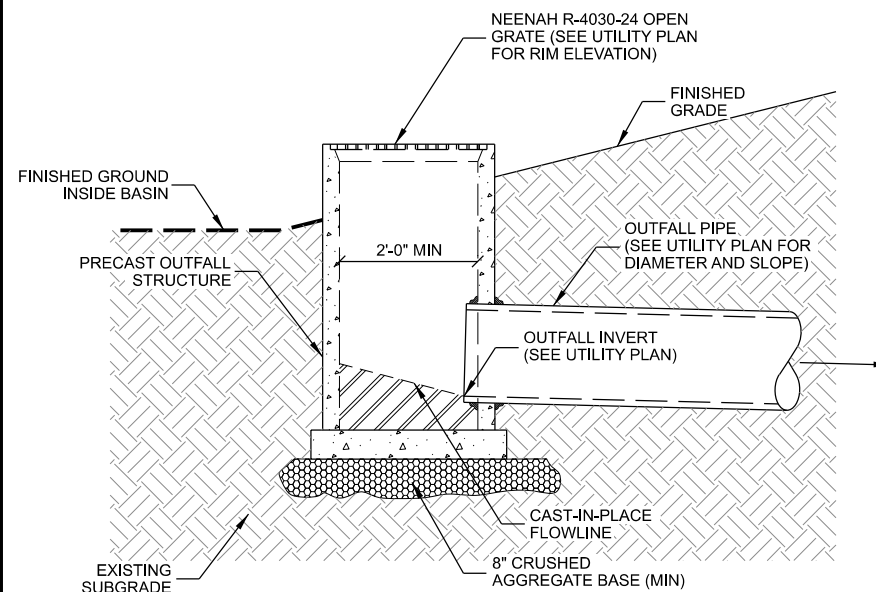
B PIPE BEDDING DETAILS
SCALE: NTS



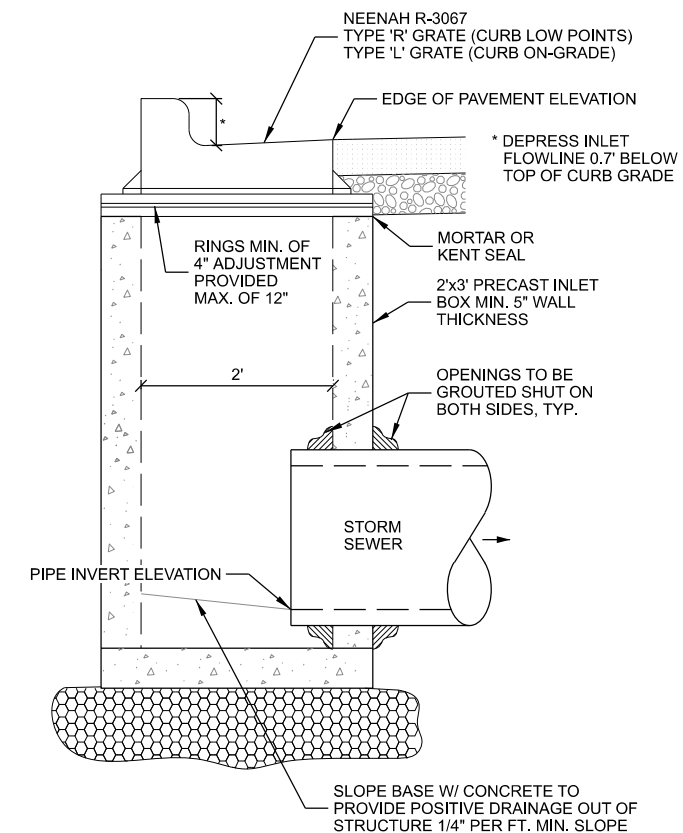
C DOWNSPOUT DETAIL
SCALE: NTS



D PRECAST STORM SEWER MANHOLE DETAIL
SCALE: NTS



E BASIN OUTFALL DETAIL
SCALE: NTS



F 2' x 3' PRECAST INLET DETAIL
SCALE: NTS

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CLIENT:

SITE DETAILS
GENERAL BEVERAGE DEVELOPMENT - PHASE 1
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

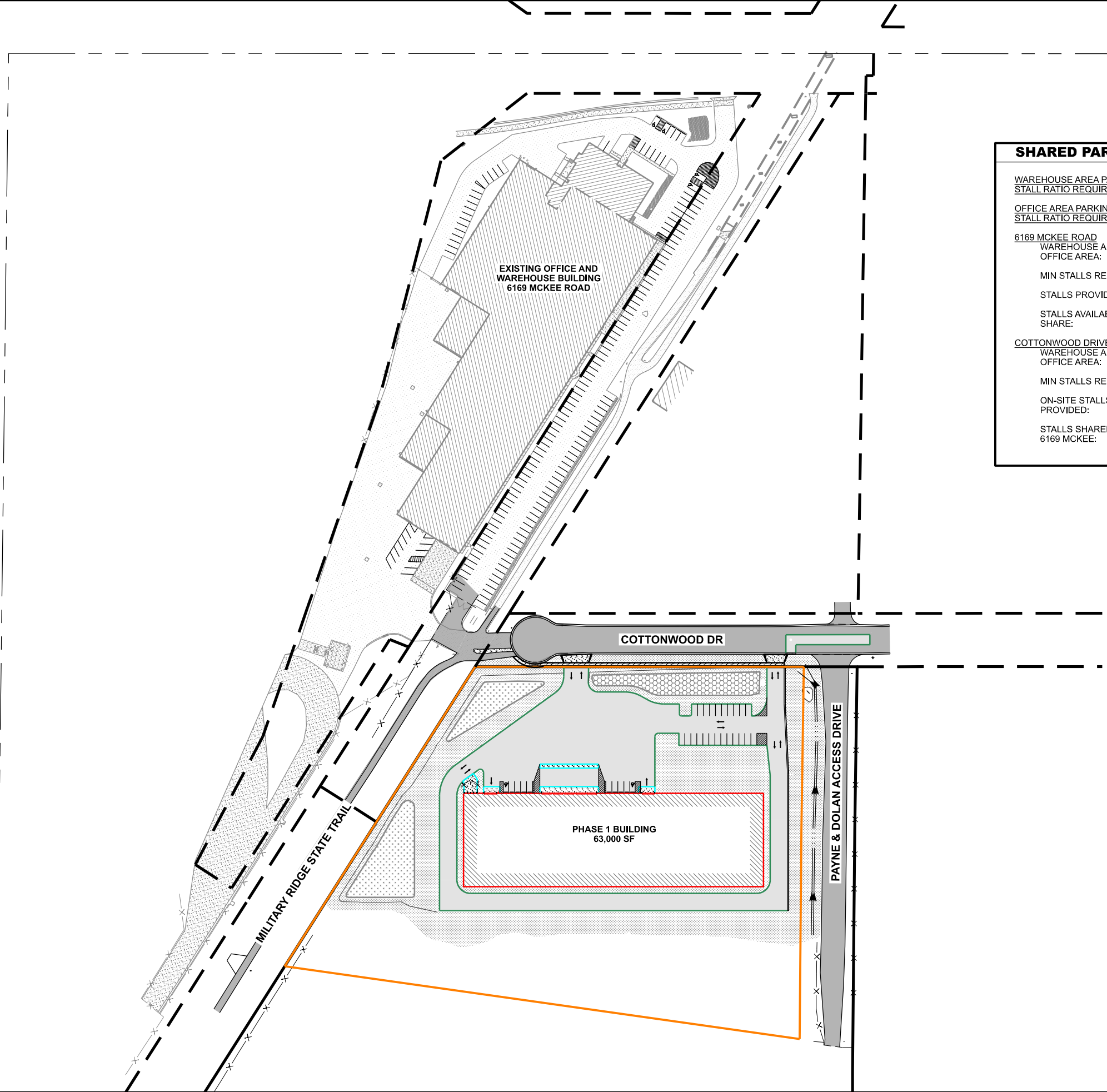
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CHECKED BY:	BJB
PLOT DATE:	3/17/2022
PROJECT NUMBER:	24248
SET TYPE:	CD
SHEET NUMBER:	C-502



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SHARED PARKING SUMMARY	
WAREHOUSE AREA PARKING STALL RATIO REQUIREMENT:	0.75 STALLS PER 1,000 SQ. FT.
OFFICE AREA PARKING STALL RATIO REQUIREMENT:	1 STALL PER 300 SQ. FT.
6169 MCKEE ROAD	
WAREHOUSE AREA:	99,330 SQ. FT.
OFFICE AREA:	8,820 SQ. FT.
MIN STALLS REQ'D:	105
STALLS PROVIDED:	172
STALLS AVAILABLE TO SHARE:	67
COTTONWOOD DRIVE	
WAREHOUSE AREA:	63,000 SQ. FT.
OFFICE AREA:	0 SQ. FT.
MIN STALLS REQ'D:	48
ON-SITE STALLS PROVIDED:	33
STALLS SHARED AT 6169 MCKEE:	15



SHARED PARKING PLAN - PHASE 1
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	PARK-1

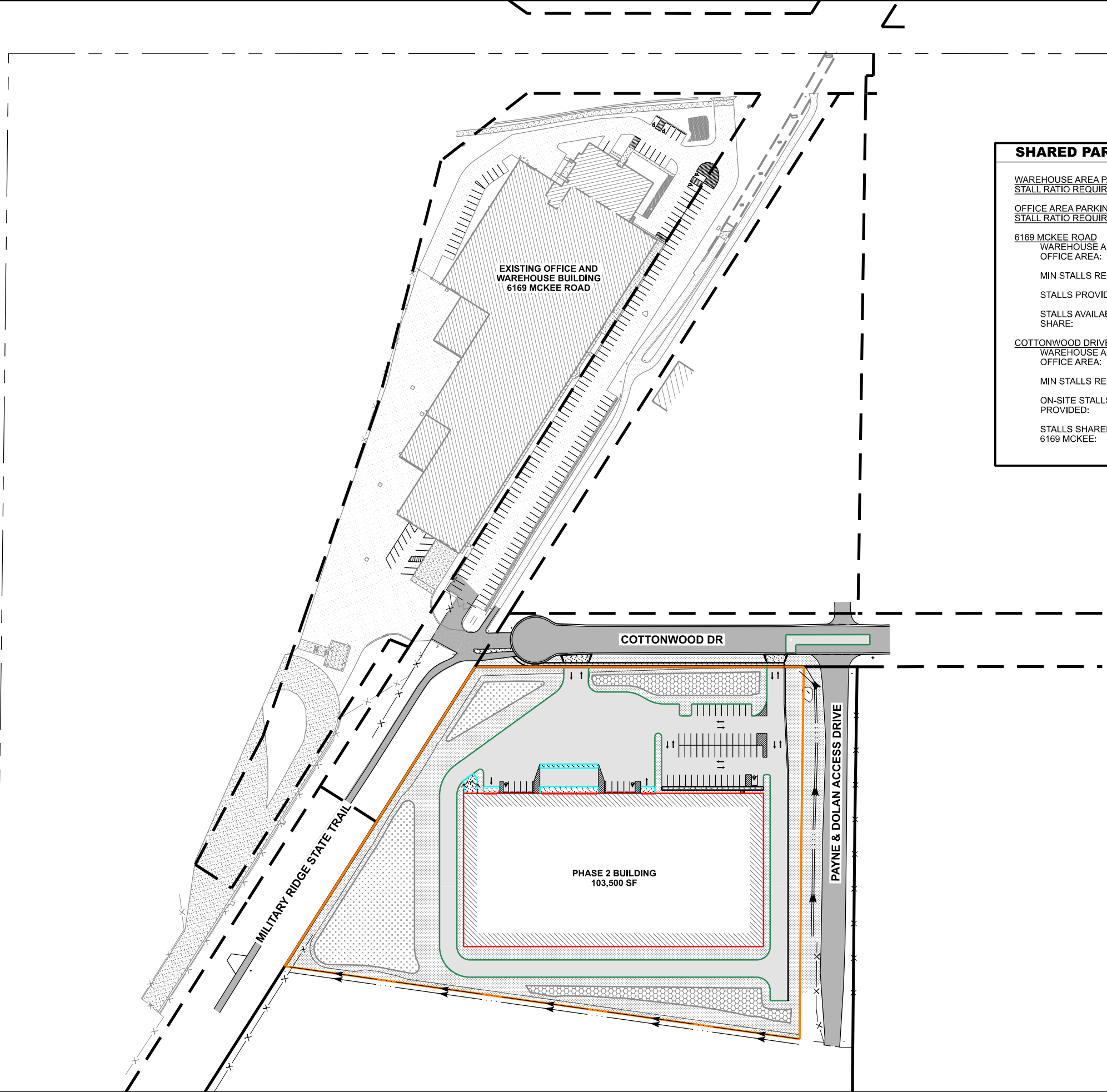
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SHARED PARKING SUMMARY	
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OFFICE AREA PARKING STALL RATIO REQUIREMENT:	1 STALL PER 300 SQ. FT.
6169 MCKEE ROAD	
WAREHOUSE AREA:	99,330 SQ. FT.
OFFICE AREA:	8,820 SQ. FT.
MIN STALLS REQ'D:	105
STALLS PROVIDED:	172
STALLS AVAILABLE TO SHARE:	67
COTTONWOOD DRIVE	
WAREHOUSE AREA:	103,500 SQ. FT.
OFFICE AREA:	0 SQ. FT.
MIN STALLS REQ'D:	78
ON-SITE STALLS PROVIDED:	63
STALLS SHARED AT 6169 MCKEE:	15



SHARED PARKING PLAN - PHASE 2
 GENERAL BEVERAGE DEVELOPMENT - PHASE 1
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

SHEET TITLE:

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

DRAWN BY	AWK
CHECKED BY	BJB
PLOT DATE	3/17/2022
PROJECT NUMBER	24248
SET TYPE	CD
SHEET NUMBER	PARK-2

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