



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).

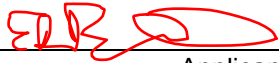
Landscaping:

- 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:  _____ 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:



June 23, 2022

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Promega Greenhouse – ADR Submittal
EOR Project Number: 1838-0009

Dear Deanna:

On behalf of Promega Corporation, I am submitting the Architectural Design Review application for a proposed greenhouse located on Lot 2 of CSM 14838. The property doesn't have an address listed on Dane County's interactive map but is located behind 5300 Lacy Road. See enclosed Civil Plans for a location map.

Enclosed are the following materials:

ADR Application
Project Narrative
Building Elevations
Civil Plans

If you have any questions or concerns about the submittal materials, please give me a call at 608-839-6205.

Sincerely,

A handwritten signature in black ink that reads 'Deborah J. Hatfield'.

Deborah J. Hatfield, P.E.
Senior Civil Engineer

Enc.

cc: Eric Benkert

Promega Greenhouse Project Narrative

Architectural Design and Review Application submission for Promega Corporation.

Promega Corporation is proposing to construct a prefab greenhouse on Lot 2 of CSM 14838. The greenhouse will be located north of 5300 Lacy Road. The greenhouse will be located adjacent to an existing culinary garden that supplies some of the produce used in Promega cafeterias. The greenhouse will extend the growing season for the produce to provide “farm to table” year long.

The facility specifics include:

Building footage	2,880 SFT
Parking	5 stalls
Landscaping	Existing
Lighting	No site lighting, light on building

Building

The greenhouse will be a prefab Harnois Greenhouse. The pre-engineered greenhouse will be anchored to a permanent grade beam concrete foundation. The greenhouse will have polycarbonate panels.

Stormwater Management

Stormwater Management requirements will be triggered because over 20,000 SFT of impervious will be added. An Erosion Control and Stormwater Management permit application and supporting information will be submitted.

Driveway

The proposed gravel driveway will connect to Lacy at an existing field entrance. A driveway permit application will be submitted.

Landscaping

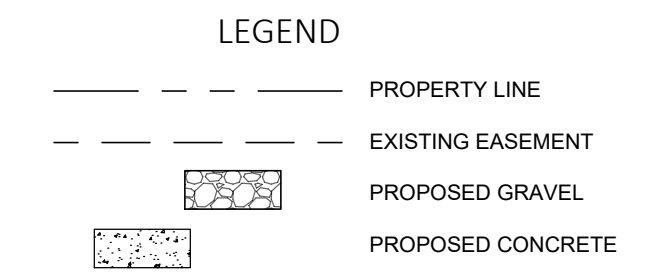
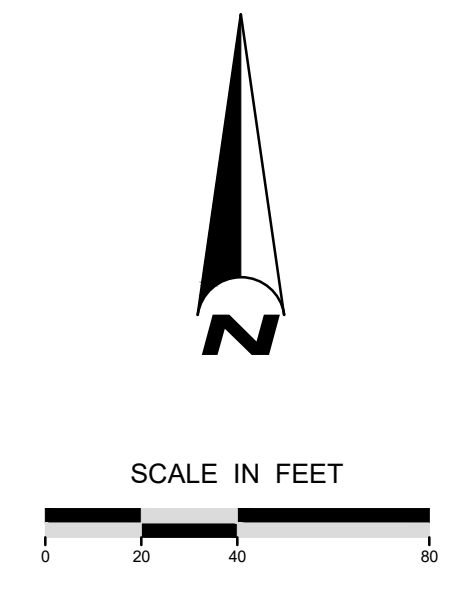
The greenhouse is located approximately 550 feet from Lacy Road. The location is behind existing houses and mature vegetation. No new landscaping is proposed.

Lighting

No site lighting is proposed.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-3511 TOLL FREE
 WISCONSIN STATE STATUTE 48.127(1)(M) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS 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.

NOT FOR CONSTRUCTION



- NOTES**
- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS.
 - USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.

SITE INFORMATION

SITE PARCEL: 060910499402
 LOT ACREAGE: 29.54 AC
 ZONING: A-S SMALL LOT AGRICULTURE

SETBACKS:
 FRONT YARD: 35 FT
 REAR YARD: 50 FT
 SIDE YARD: 10 FT

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
 NEW IMPERVIOUS SURFACE AREA: 23,303 SQ. FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 23,303 SQ. FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 0.00%
 PROPOSED: 1.81%

OPEN SPACE
 EXISTING: 100.00%
 PROPOSED: 98.19%

BUILDING AREA: 2,880 SQ. FT.
 PAVEMENT AREA: 0 SQ. FT.
 GRAVEL AREA: 20,279 SQ. FT.
 CONCRETE AREA: 144 SQ. FT.
 PROPOSED PARKING STALLS: 5
 PROPOSED ADA STALLS: 1
 DISTURBANCE LIMITS: 60,690 SQ. FT.



Plot Date: 06/23/2022
 Project: Promega Corporation - Project 10009 - Promega Greenhouse Drawings (Sheets) Location Map.dwg
 User: EOR\jrb\jrb\Survey\2018\2022_Engineers

5				
4				
3				
2				
1				
0				
NO	DATE	BY	REVISION	

ISSUE DATE:
6/23/22

DESIGN BY: CKP DRAWN BY: CKP

FOR PROJECT NO.
1838-0009

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 MADISON, WI 53703
 Tele: 608.839.4422
 www.eorinc.com

PROMEGA
COROPORATION

PARCEL 060910499402
 LACY ROAD
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

LOCATION MAP

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

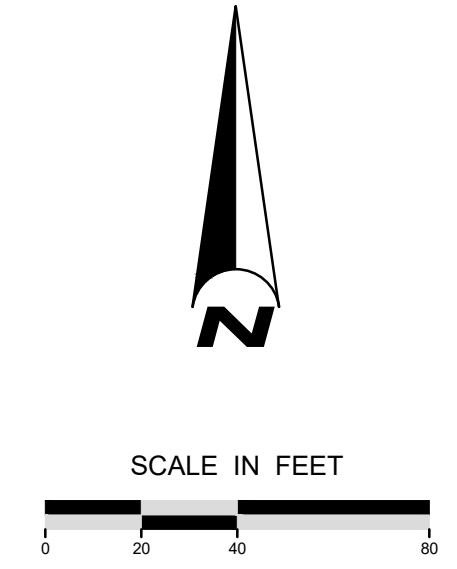


CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

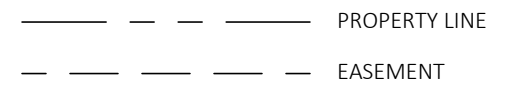
WISCONSIN STATE STATUTE (SLS/15/1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS 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.

NOT FOR CONSTRUCTION

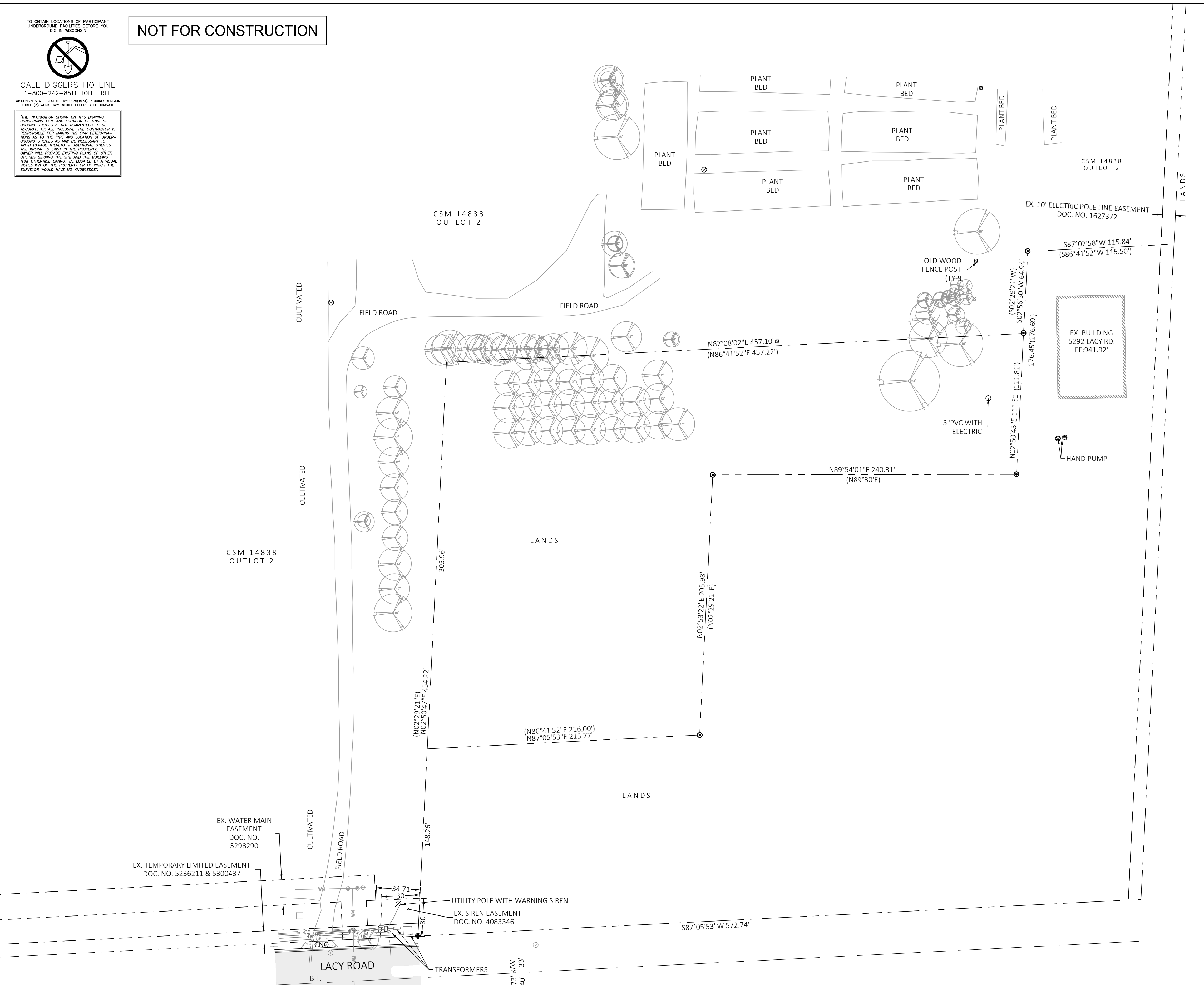


LEGEND



NOTES

- EXISTING CONDITIONS SHOWN ARE FROM A SURVEY CONDUCTED BY BURSE ENGINEERING, INC. DATED MAY 31, 2022. EMMONS & OLIVIER RESOURCES, INC. (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 THAT 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.



Plot Date: 06/23/2022
 Project: Promega Corporation - Project 0009 - Promega Greenhouse Drawings (Sheets) C100 - Existing Conditions.dwg
 User: EOR\1010-034-Survey\2018

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE: 6/23/22	
DESIGN BY: CKP	DRAWN BY: CKP
EOR PROJECT NO. 1838-0009	

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 WATER MADISON, WI 53703
 ecology Tele: 608.839.4422
 community www.eorinc.com

PROMEGA
COROPORATION

PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

EXISTING CONDITIONS

C100

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



CALL DIGGERS HOTLINE

1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (SLS/15/1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

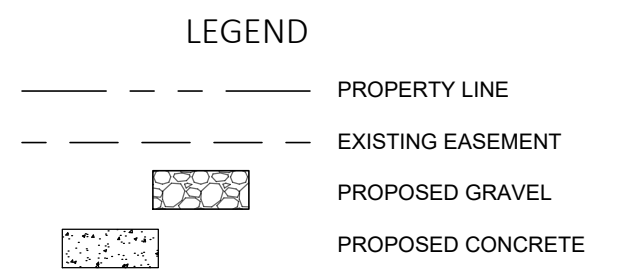
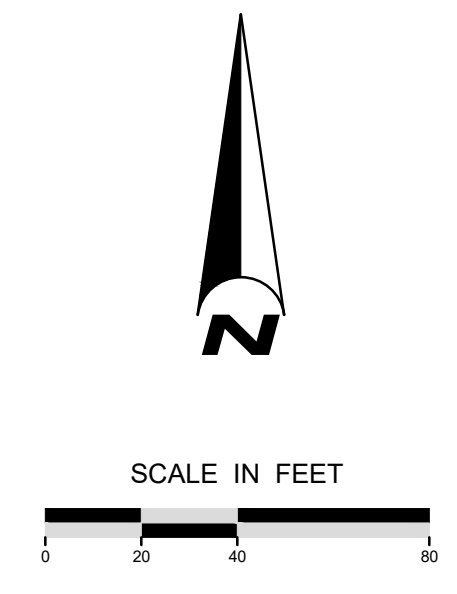
THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF 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.

NOT FOR CONSTRUCTION

CSM 14838
OUTLOT 2

CSM 14838
OUTLOT 2

CSM 14838
OUTLOT 2



NOTES

- ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS.
- USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.

SITE INFORMATION

SITE PARCEL: 060910499402
 LOT ACREAGE: 29.54 AC
 ZONING: A-S SMALL LOT AGRICULTURE

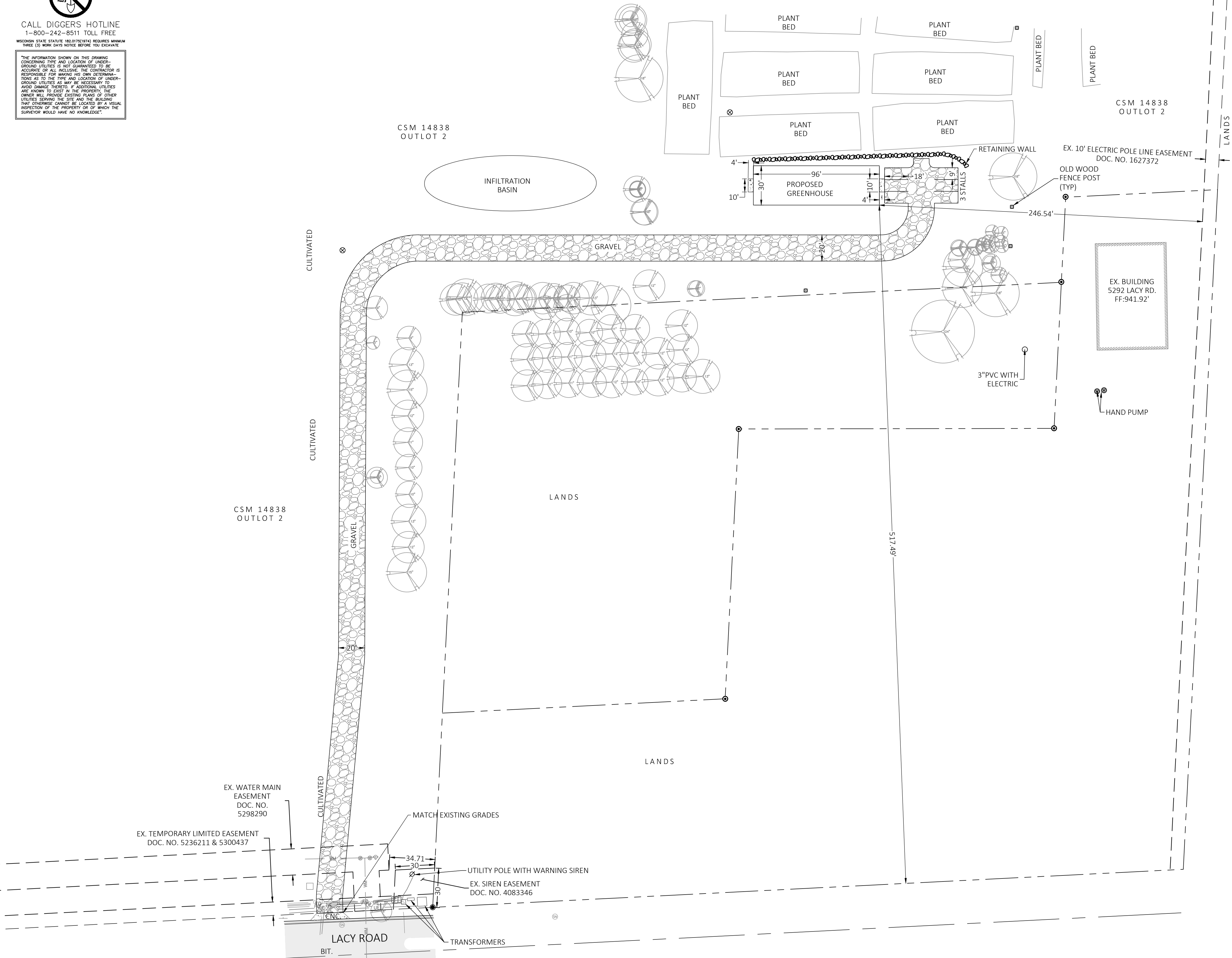
SETBACKS:
 FRONT YARD: 35 FT
 REAR YARD: 50 FT
 SIDE YARD: 10 FT

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
 NEW IMPERVIOUS SURFACE AREA: 23,303 SQ. FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 23,303 SQ. FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 0.00%
 PROPOSED: 1.81%

OPEN SPACE
 EXISTING: 100.00%
 PROPOSED: 98.19%

BUILDING AREA: 2,880 SQ. FT.
 PAVEMENT AREA: 0 SQ. FT.
 GRAVEL AREA: 20,279 SQ. FT.
 CONCRETE AREA: 144 SQ. FT.
 PROPOSED PARKING STALLS: 5
 PROPOSED ADA STALLS: 1
 DISTURBANCE LIMITS: 76,320 SQ. FT.



5			
4			
3			
2			
1			
0			
NO	DATE	BY	REVISION

ISSUE DATE: 6/23/22
DESIGN BY: CKP DRAWN BY: CKP
EOR PROJECT NO. 1838-0009

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 WATER MADISON, WI 53703
 ecology Tele: 608.839.4422
 community www.eorinc.com

PROMEGA
COROPORATION

PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

SITE PLAN - OVERALL

C110

Plot Date: 06/23/2022
 Project: 1838_Promega_Coroporation_Promega_Greenhouse_Drawing(Sheet)C110 - Site Plan - Overall.dwg
 User: EOR\ckp
 Version: 1.0

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

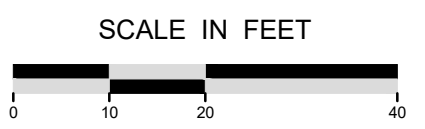
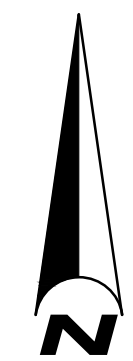


CALL DIGGERS HOTLINE
1-800-242-8511 TOLL FREE

WISCONSIN STATE STATUTE (SLS/15/170A) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS 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.

CSM 14838
OUTLOT 2



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- [Pattern] PROPOSED GRAVEL
- [Pattern] PROPOSED CONCRETE

NOTES

1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY OF FITCHBURG REQUIREMENTS.
2. USE 4" WIDE, LATEX BASED, HIGH VISIBILITY PAINT FOR STALL LINES. COORDINATE COLOR WITH OWNER.

SITE INFORMATION

SITE PARCEL: 060910499402
 LOT ACREAGE: 29.54 AC
 ZONING: A-S SMALL LOT AGRICULTURE

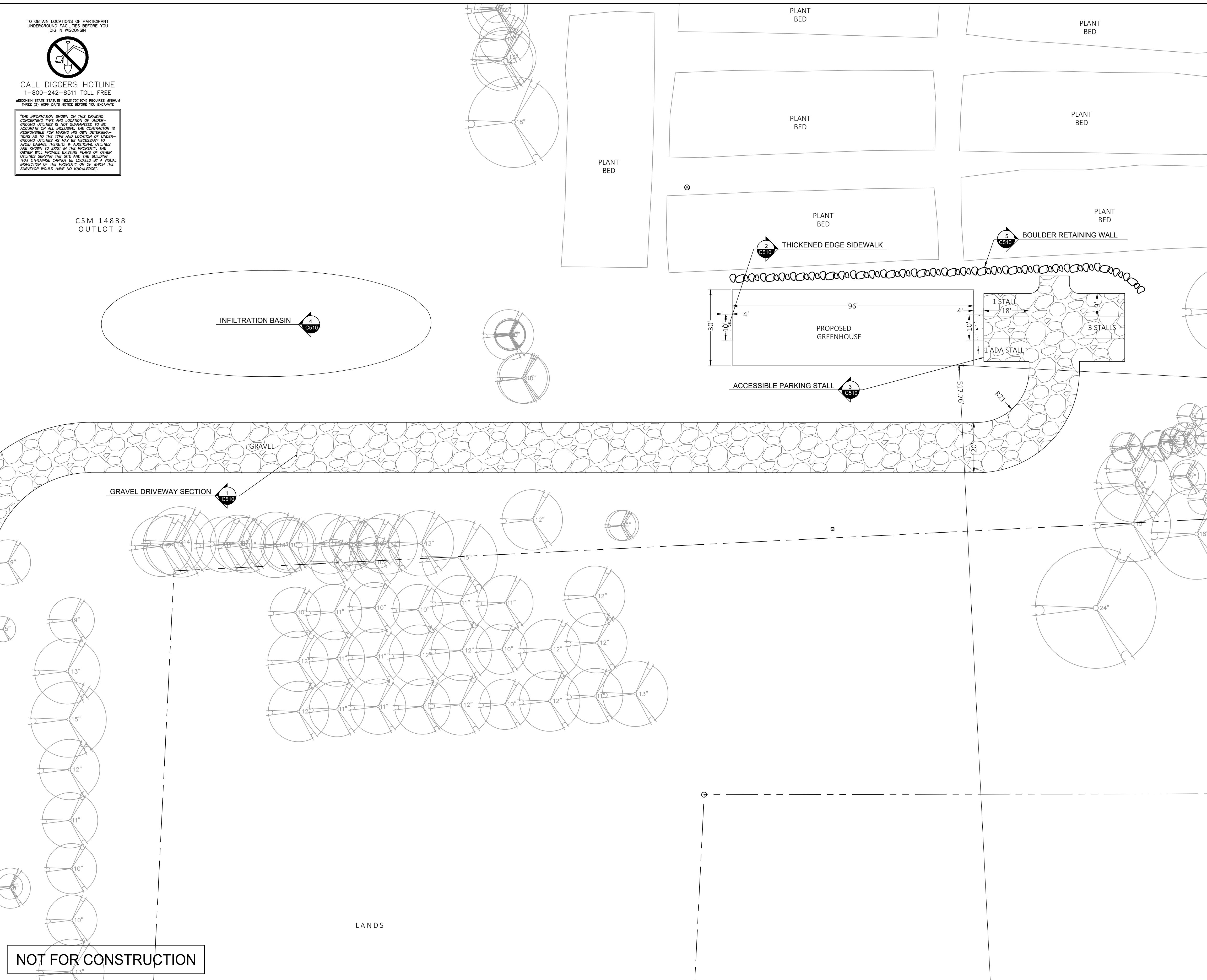
SETBACKS:
 FRONT YARD: 35 FT
 REAR YARD: 50 FT
 SIDE YARD: 10 FT

EXISTING IMPERVIOUS SURFACE AREA: 0 SQ. FT.
 NEW IMPERVIOUS SURFACE AREA: 23,303 SQ. FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 23,303 SQ. FT.

PERCENT LOT IMPERVIOUS:
 EXISTING: 0.00%
 PROPOSED: 1.81%

OPEN SPACE
 EXISTING: 100.00%
 PROPOSED: 98.19%

BUILDING AREA: 2,880 SQ. FT.
 PAVEMENT AREA: 0 SQ. FT.
 GRAVEL AREA: 20,279 SQ. FT.
 CONCRETE AREA: 144 SQ. FT.
 PROPOSED PARKING STALLS: 5
 DISTURBANCE LIMITS: 76,320 SQ. FT.



NOT FOR CONSTRUCTION

Plot Date: 06/23/2022
 Project: 060910499402_Promega_Corporation_Greenhouse_Site_Plan.dwg
 User: EOR\NLJ\NLJ
 Version: 1.0

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE: 6/21/22
DESIGN BY: NLJ DRAWN BY: NLJ
EOR PROJECT NO. 1838-0009

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 WATER MADISON, WI 53703
 ecology Tele: 608.839.4422
 community www.eorinc.com

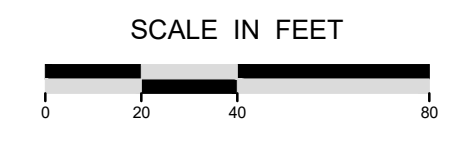
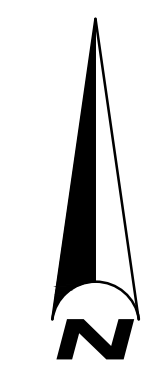
PROMEGA
COROPORATION

PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

SITE PLAN - GREENHOUSE

C111

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE STATUTE (SLS/12/19/04) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE USER IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS 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.



LEGEND

---	PROPERTY LINE
- - - -	BUILDING SETBACK
▨	PROPOSED GRAVEL
▩	PROPOSED CONCRETE
---	EXISTING MINOR CONTOUR
945	EXISTING MAJOR CONTOUR (5-FT)
944	PROPOSED MINOR CONTOUR
945	PROPOSED MAJOR CONTOUR (5-FT)

NOTES

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 (dnr.wi.gov).
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 THE CITY OF FITCHBURG REQUIREMENTS AND 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% (5H:1V) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION CONTROL MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION CONTROL 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.



NOT FOR CONSTRUCTION

5			
4			
3			
2			
1			
0			
NO	DATE	BY	REVISION

ISSUE DATE: 6/23/22	
DESIGN BY: CKP	DRAWN BY: CKP
EOR PROJECT NO. 1838-0009	

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 WATER MADISON, WI 53703
 ecology Tele: 608.839.4422
 community www.eorinc.com

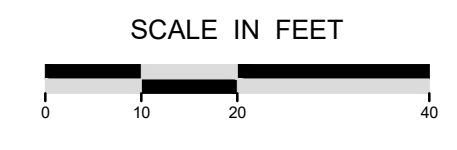
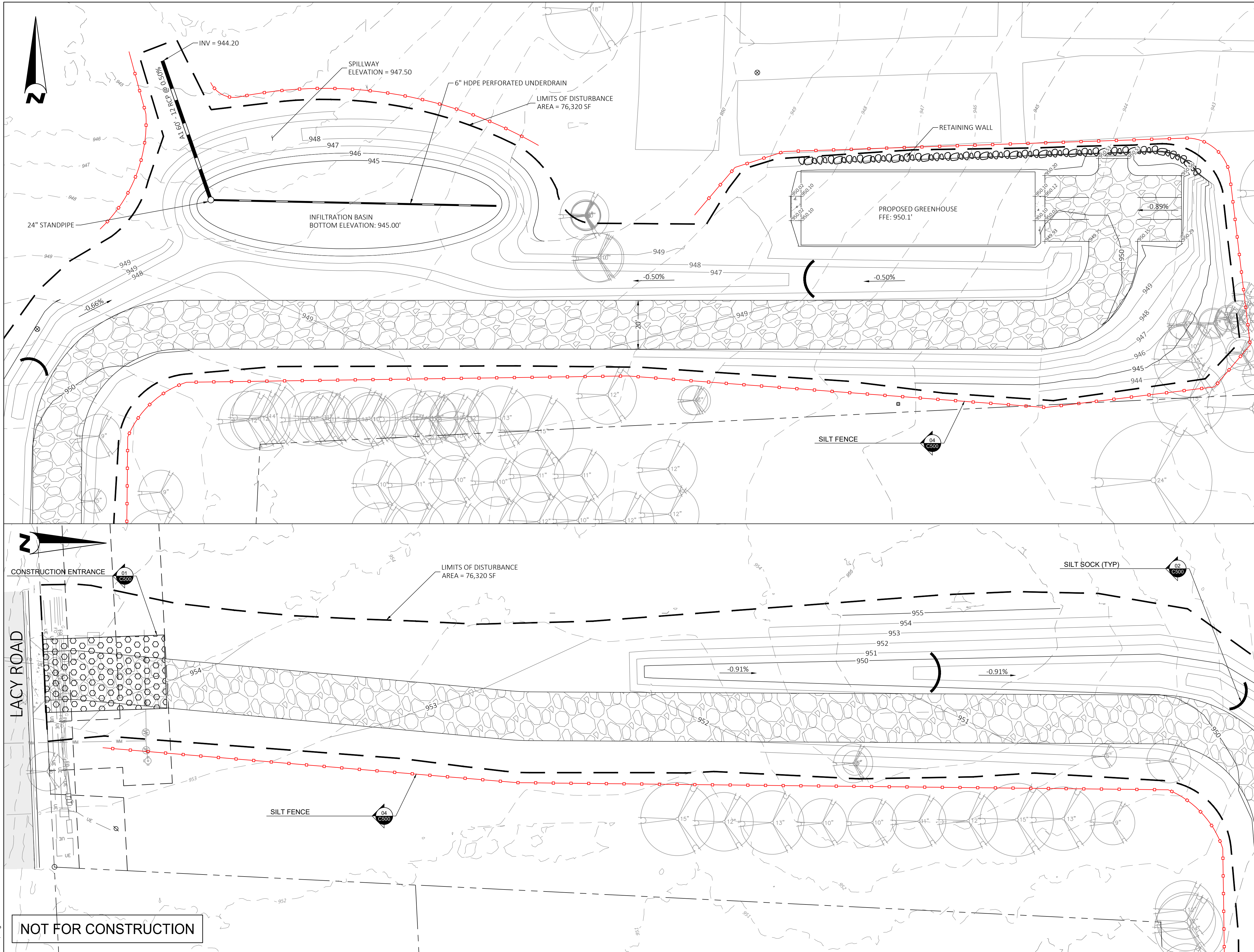
PROMEGA
COROPORATION

PARCEL 060910499402
 LACY ROAD
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

GRADING PLAN- OVERALL

C120

Plot Date: 06/23/2022
 Project: 1838_Promega_Corporation
 Drawing: 1838_Promega_Greenhouse/Drawings/Sheet/C120 - Grading Plan - Overall.dwg
 Author: EOR/CKP
 Date: 06/23/2022



LEGEND

---	PROPERTY LINE
- - -	BUILDING SETBACK
[Pattern]	PROPOSED GRAVEL
[Pattern]	PROPOSED CONCRETE
---	EXISTING MINOR CONTOUR
- - -	EXISTING MAJOR CONTOUR (5-FT)
---	PROPOSED MINOR CONTOUR
- - -	PROPOSED MAJOR CONTOUR (5-FT)

NOTES

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 (dnr.wis.gov).
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 THE CITY OF FITCHBURG REQUIREMENTS AND 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% (5H:1V) SHALL BE STABILIZED WITH A CLASS I, TYPE A URBAN EROSION CONTROL MAT.
8. ALL SWALES SHALL BE STABILIZED WITH A CLASS II, TYPE C EROSION CONTROL 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.

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

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

WISCONSIN STATE STATUTE 182.017(1974) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREIN. 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 WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE."

NOT FOR CONSTRUCTION

Plot Date: 06/23/2022
Project: 060910499402_Promega Greenhouse/Drawings/Sheet/C121_Grading Plan.dwg
Author: ESR/10/24/Sur/12/18/2018/Engineer

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE:
6/23/22

DESIGN BY: CKP
DRAWN BY: CKP

FOR PROJECT NO.
1838-0009

EOE Emmons & Olivier Resources, Inc.
1334 DEWEY COURT
MADISON, WI 53703
Tele: 608.839.4422
www.eorinc.com

PROMEGA
COROPORATION

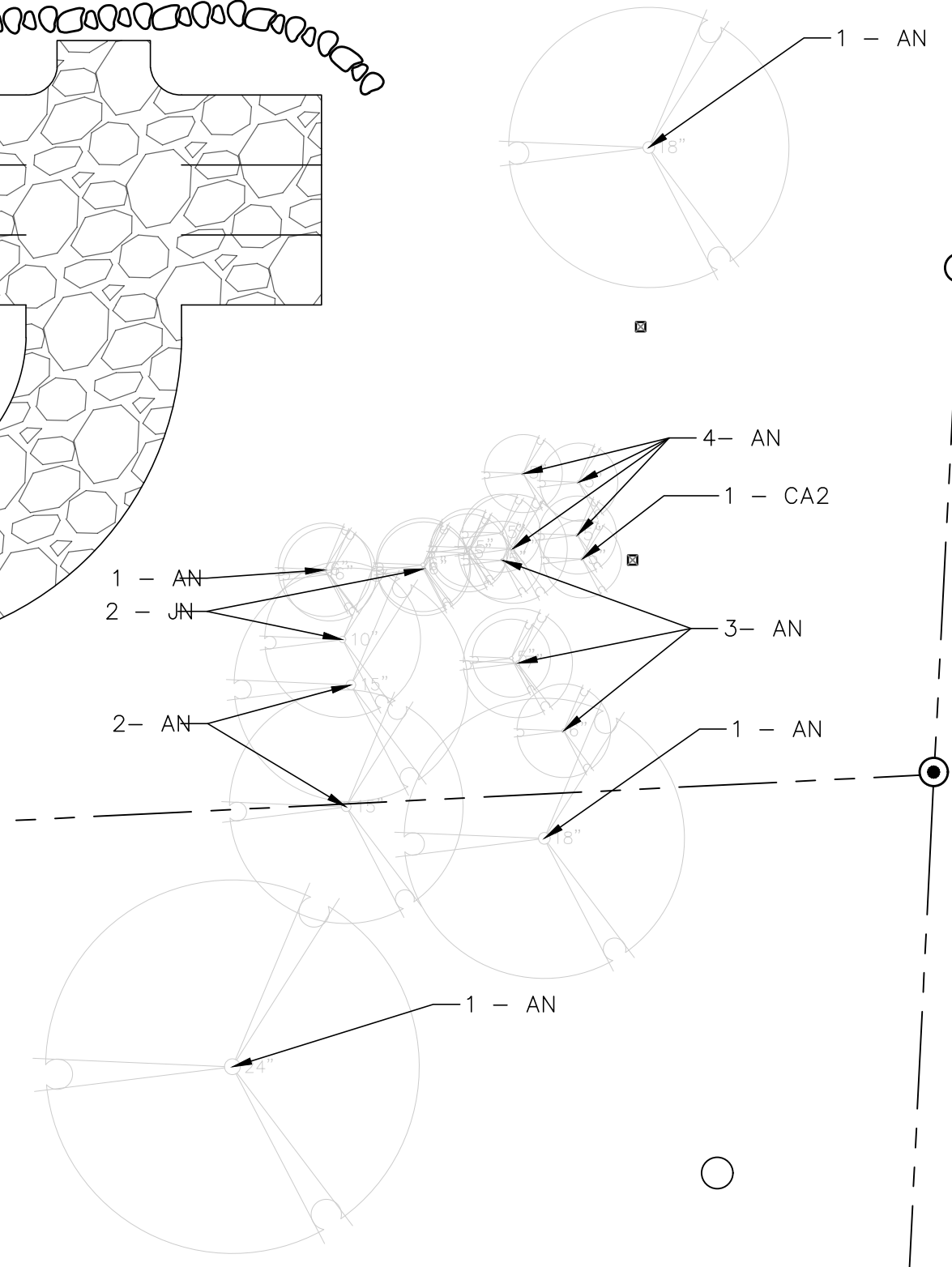
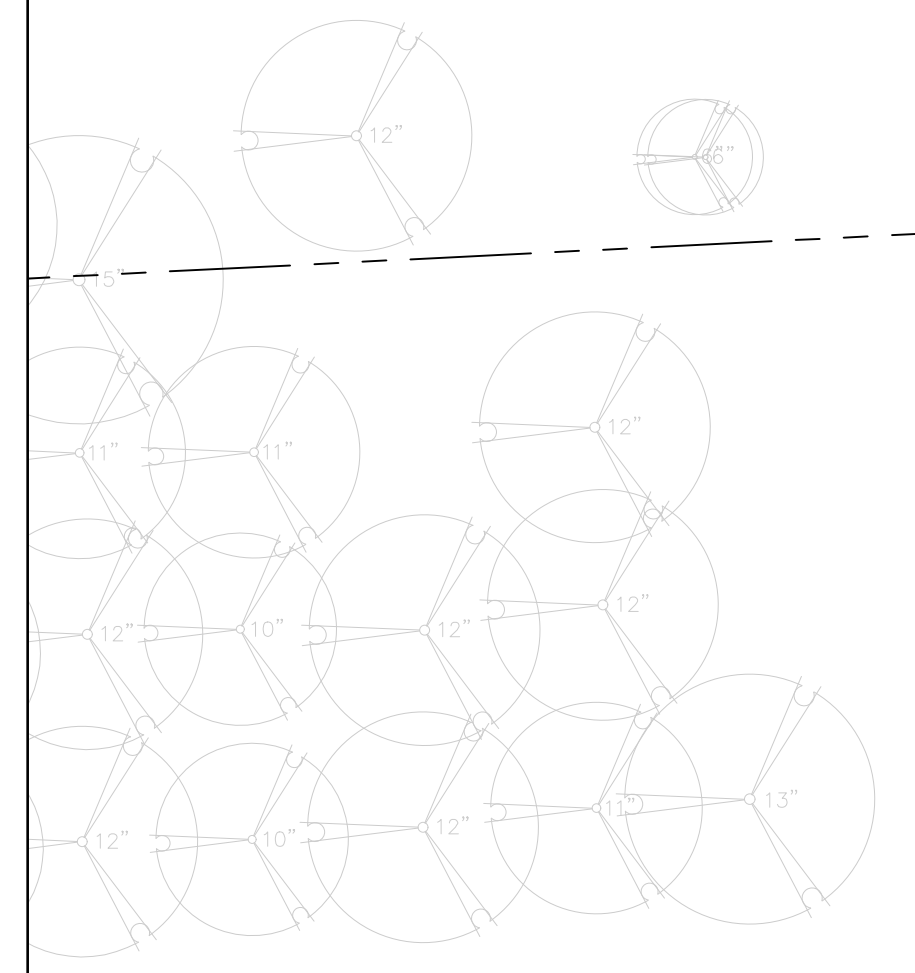
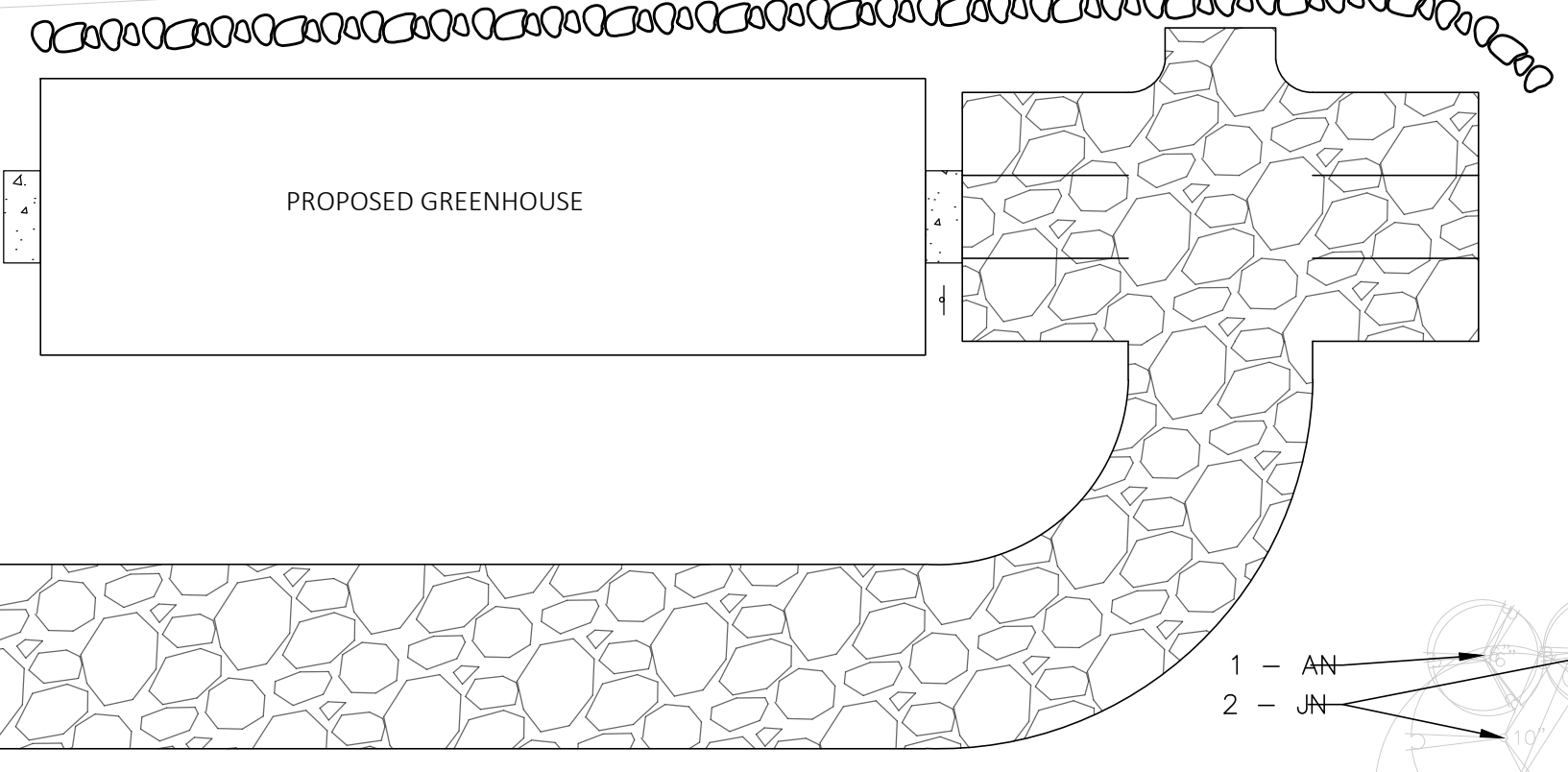
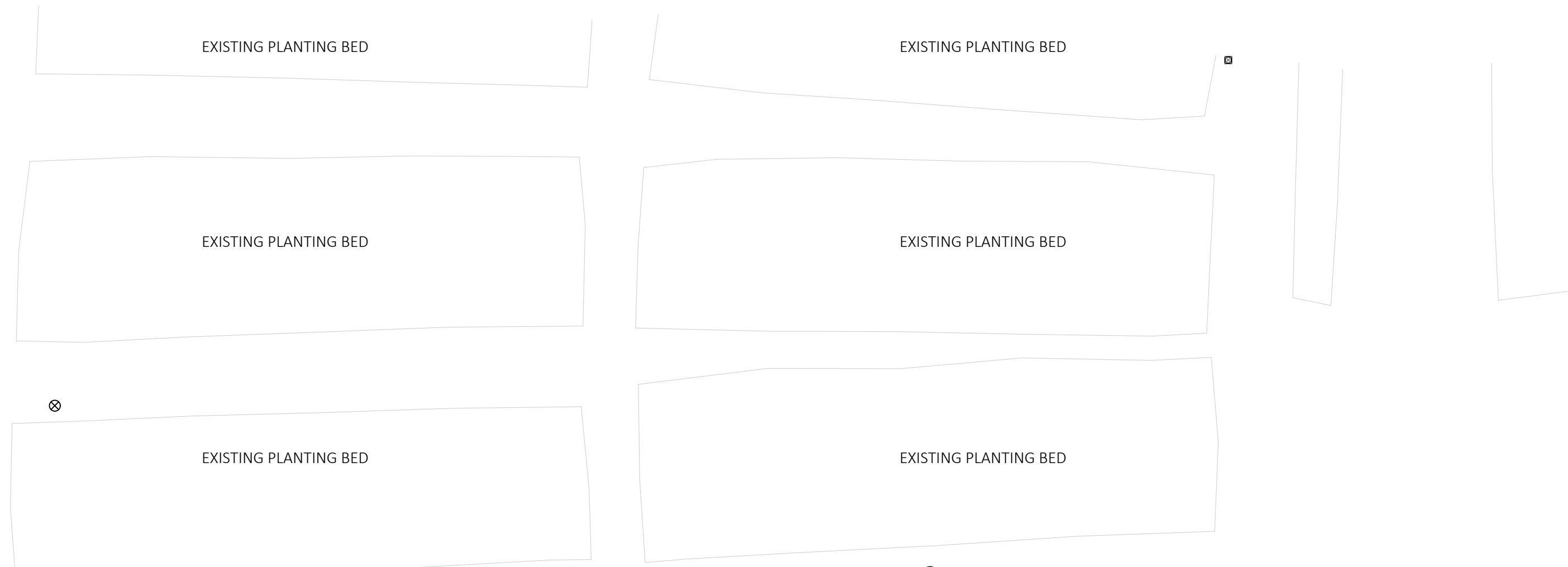
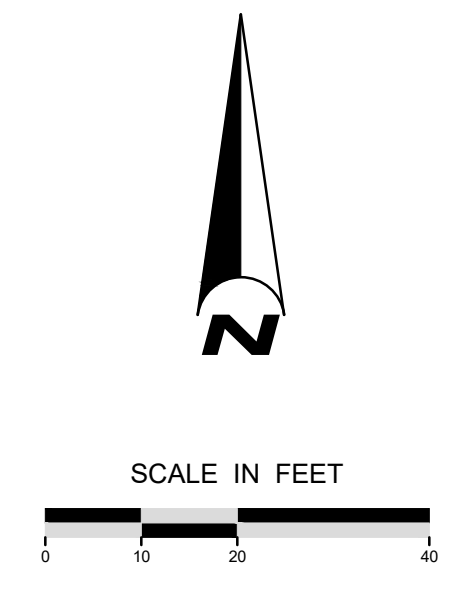
PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

GRADING PLAN

C121

TO OBTAIN LOCATIONS OF PARTICIPANT UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
 1-800-242-8511 TOLL FREE
 WISCONSIN STATE STATUTE (SUTS) 19.09(4) REQUIRES MINIMUM THREE (3) WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS 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.



EXISTING PLANT SCHEDULE			
DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	QTY
AN	Acer negundo / Box Elder	Varies	14
CA2	Cornus alternifolia / Pagoda Dogwood	Varies	1
JN	Juglans nigra / Black Walnut	Varies	2

NOT FOR CONSTRUCTION

Plot Date: 06/23/2022
 Project: 1838 - Promega Corporation, Project: 0002 - Promega Greenhouse Drawings (Sheet) C130 - Landscaping Plan.dwg
 User: EOR\NLJ
 Version: 1.0

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE:
6/21/22
 DESIGN BY: NLJ
 DRAWN BY: NLJ
 EOR PROJECT NO.
1838-0009

EOR Emmons & Olivier Resources, Inc.
 1334 DEWEY COURT
 MADISON, WI 53703
 water ecology community
 Tele: 608.839.4422
 www.eorinc.com

PROMEGA
COROPORATION

PARCEL 060910499402
 LACY ROAD
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

LANDSCAPING PLAN

C130

MATERIAL NOTES

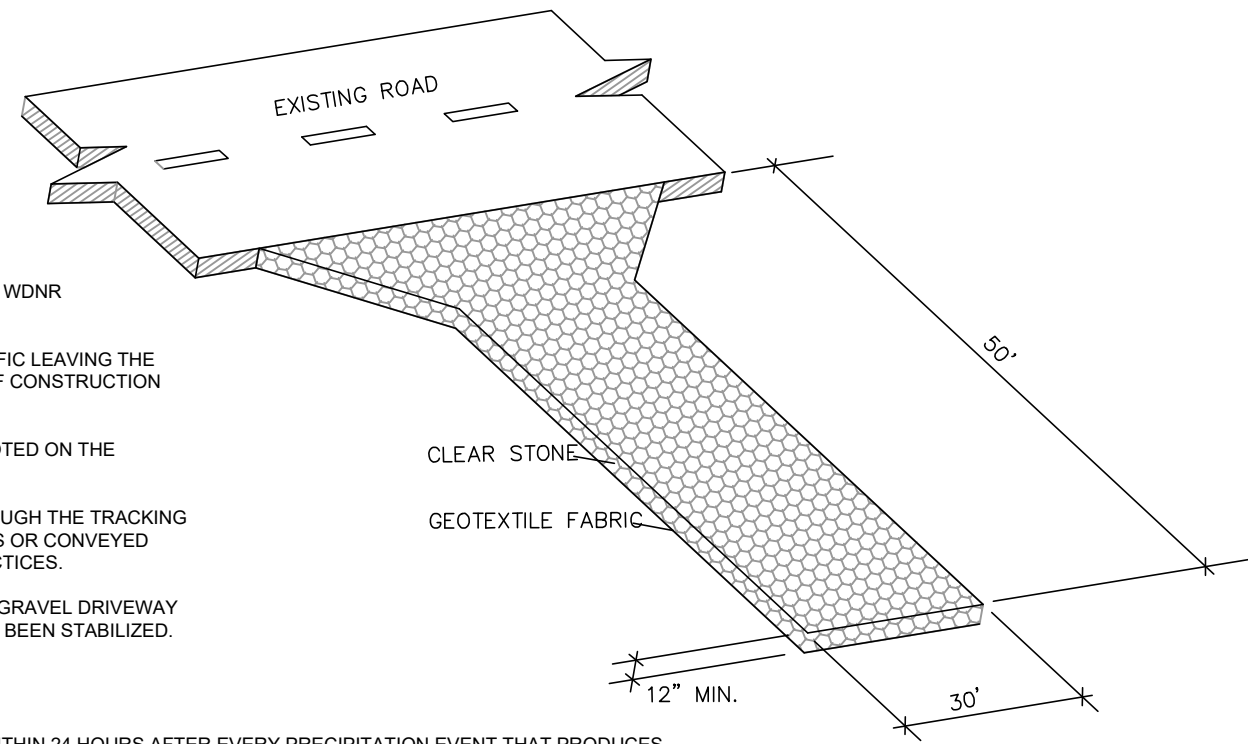
1. THE AGGREGATE FOR TRACKING PAD SHALL BE 3-6" CLEAR STONE.
2. THE TRACKING PAD SHALL BE UNDERLAIN WITH A WDOT TYPE HR GEOTEXTILE FABRIC.

INSTALLATION NOTES

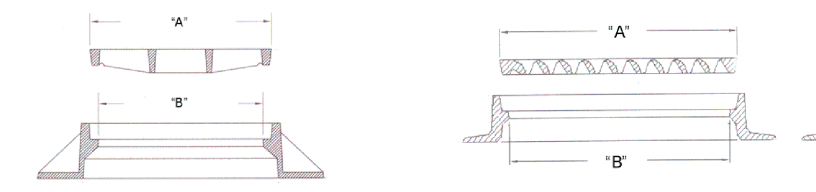
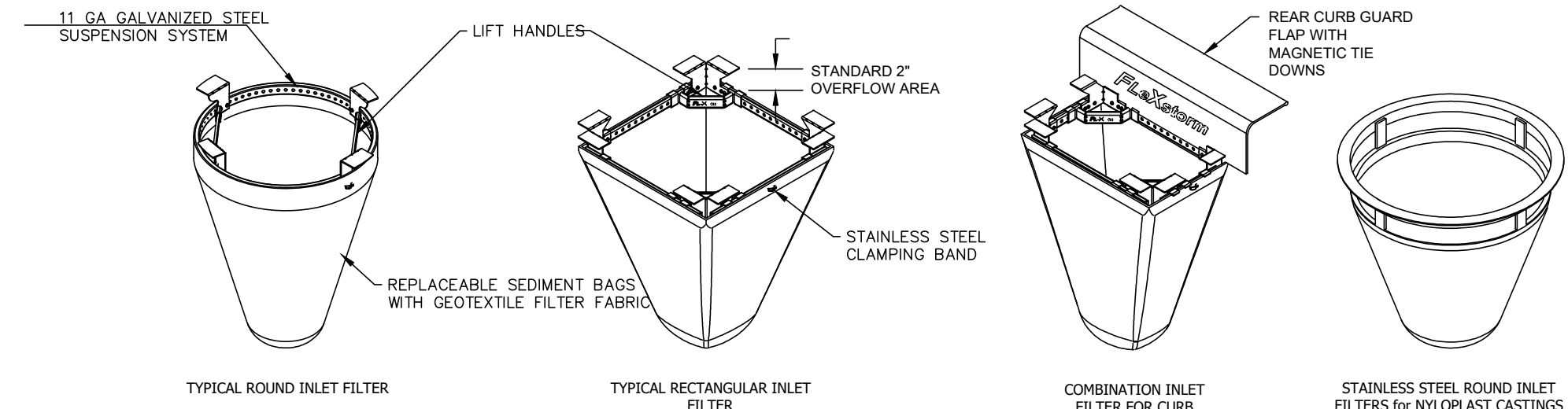
1. INSTALLATION SHALL CONFORM WITH THE REQUIREMENTS OF WDNR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. STONE TRACKING PAD SHALL BE USED AT ALL POINTS OF CONSTRUCTION EGRESS.
3. DIMENSIONS OF THE TRACKING PAD SHALL BE MINIMUM AS NOTED 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.



01 STONE TRACKING PAD
C500

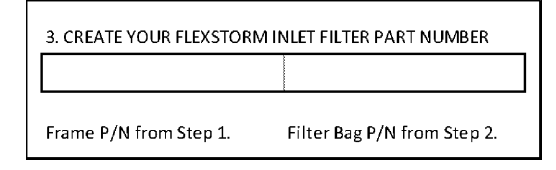


1. IDENTIFY YOUR FRAME STYLE AND SIZE

STYLE	FRAME STYLE AND SIZE	Frame #/N
ROUND	Small Round (up to 20.0" dia grates (A) dim)	G2SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	G2MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	G2LRD
	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia openings (B))	G2XLRD
RECT / SQUARE	Small Rect / Square (up to 36" (B) x 36" (D) openings or 64" perimeter)	G2SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	G2MSQ
	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	G2LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 30" (D) openings)	G2XLSQ
COMBO INLETS	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	G2SCB
	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	G2MCB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	G2LCB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	G2XLCB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	G212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	G215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	G218NY

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS	(22" depth)	(12" depth)	Clean Water Flow Rate (GPM/SqF)	Min A.O.S. (US Sieve)
FX: Standard Woven Bag	FX	FX-S	200	40
IL: IDOT Non-Woven Bag	IL	IL-S	145	70



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.

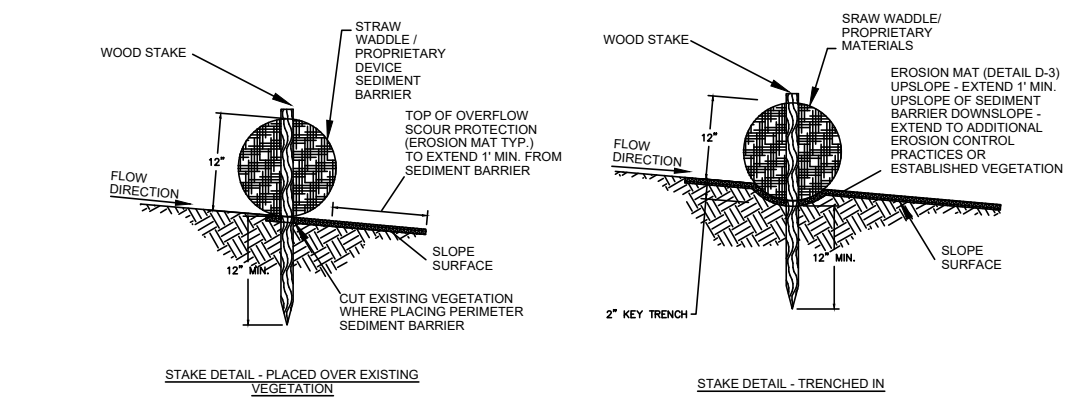
INSTALLATION NOTES

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	Solids Storage (CuFt)	Filtered Flow Rate at 50% Max (CFS)	FX (Woven)	IL (NonWoven)
Small	1.6	1.2	1.7	0.9
Medium	2.1	1.7	2.3	1.3
Large	3.8	2.7	1.9	1.9
XL	4.2	3.6	2.6	2.6

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



MATERIAL NOTES

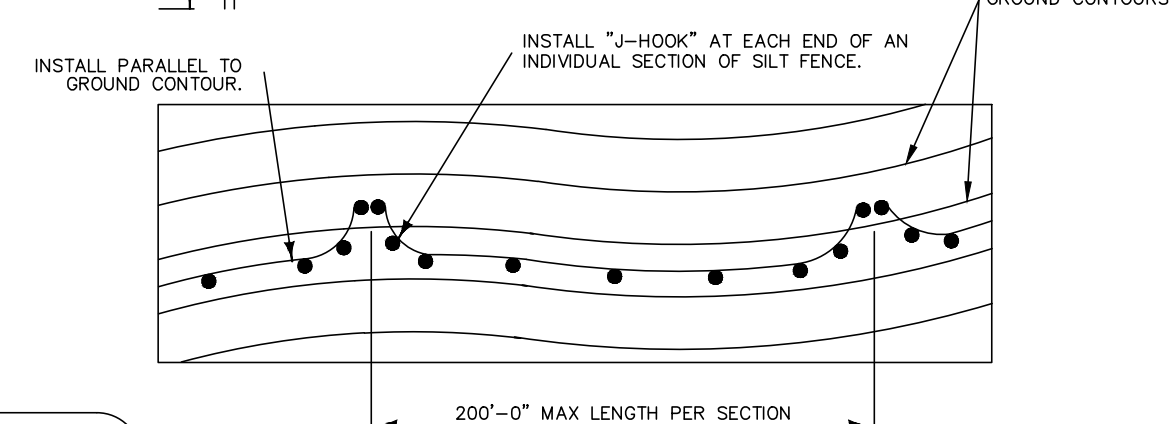
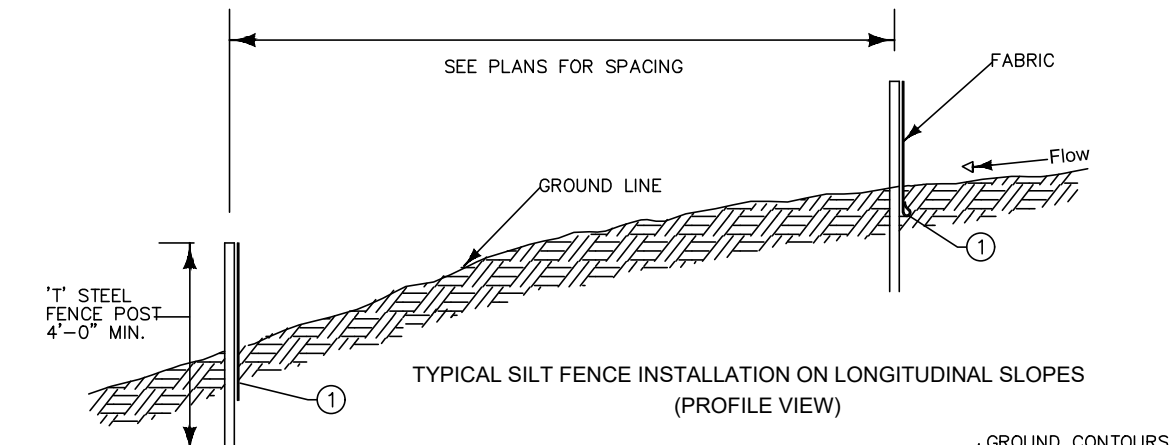
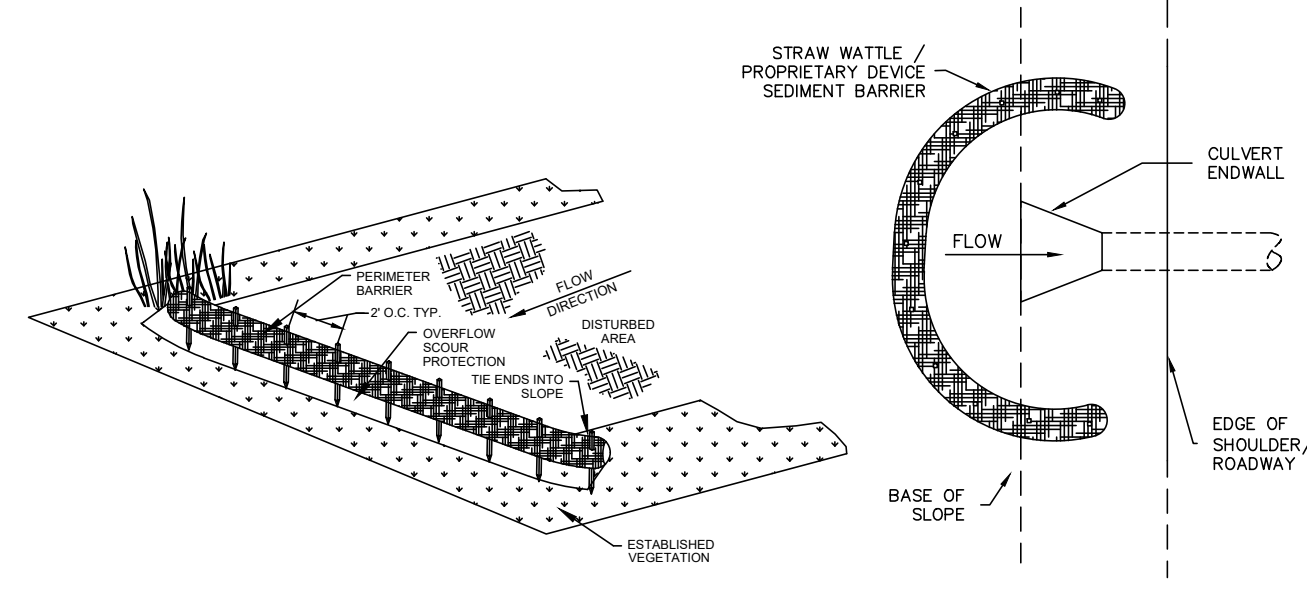
1. PERIMETER SEDIMENT CONTROL PRACTICES SHALL CONSIST OF STRAW WATTLES OR PROPRIETARY MATERIALS.
2. EROSION MAT SHALL BE SELECTED AND INSTALLED PER THE REQUIREMENTS LISTED IN STANDARD DETAIL D2.
3. WOOD STAKES SHALL BE AIR OR KILN DRIED HICKORY OR OAK WITH THE FOLLOWING DIMENSIONS:
1/2" X 1/2" X REQUIRED 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
10-33%	25 FEET
>33%	20 FEET

02 SILT SOCK
C500



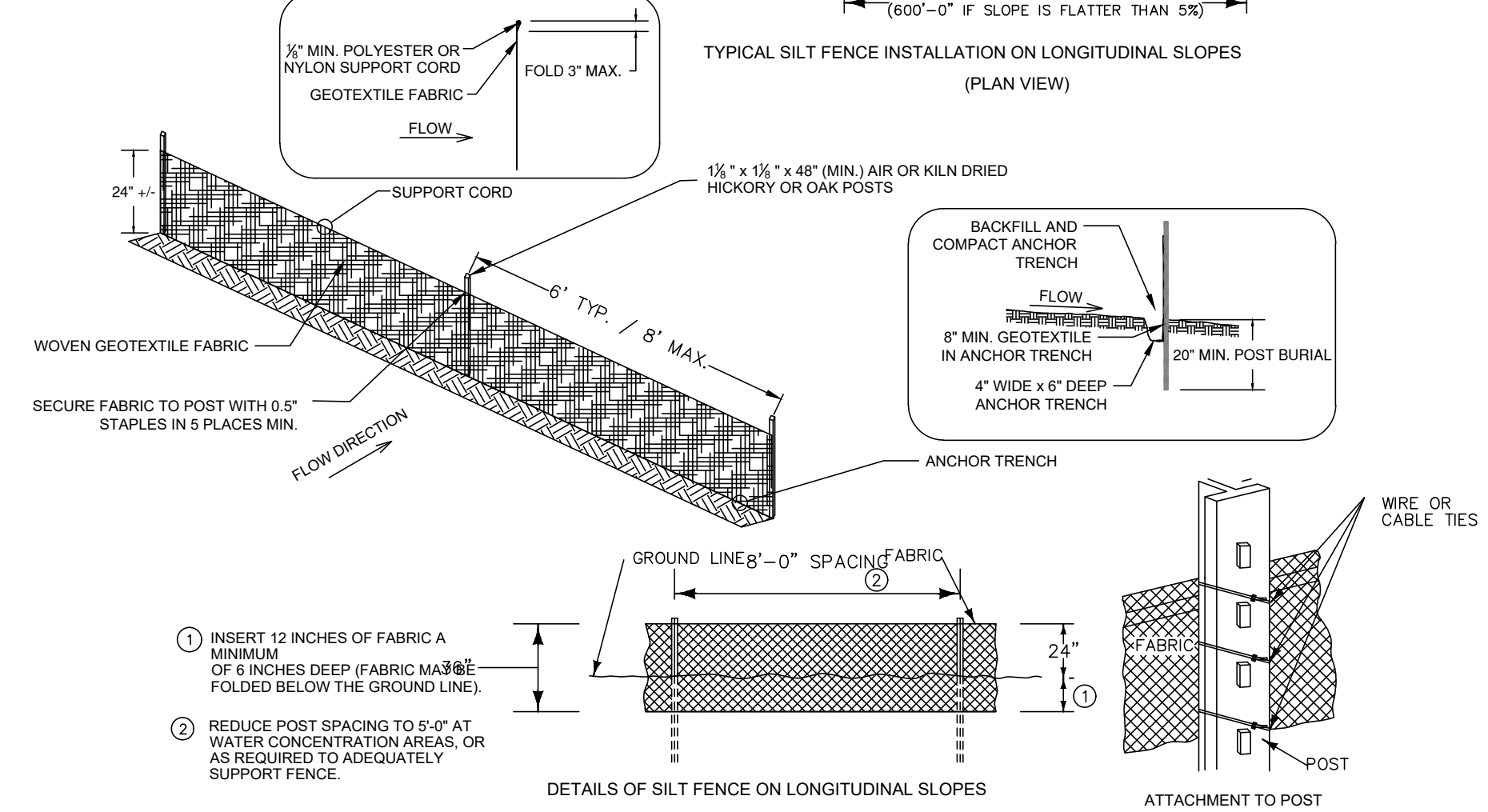
MATERIAL NOTES

1. GEOTEXTILE FABRIC SHALL BE WOVEN AND SHALL CONFORM TO THE MATERIAL REQUIREMENTS LISTED IN SECTION 628 OF THE WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2018 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 ADJOINING 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
10-33%	25 FEET
>33%	20 FEET



04 SILT FENCE
C500

NOT FOR CONSTRUCTION

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE: 6/21/22
DESIGN BY: NLJ DRAWN BY: NLJ
FOR PROJECT NO. 1838-0009

EOR Emmons & Olivier Resources, Inc.
1334 DEWEY COURT
MADISON, WI 53703
Tele: 608.839.4422
www.eorinc.com

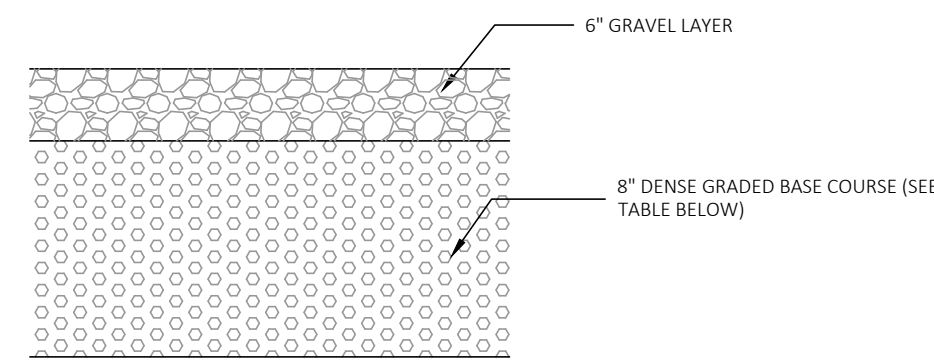
PROMEGA CORPORATION

PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

EROSION CONTROL DETAILS

C500

Plot Date: 06/23/2022
 Drawing name: P:\1838_Promega_Corporation_Projects\1838_Promega_Greenhouse\Drawings\Sheets\C500 - Erosion Control Details.dwg
 User:

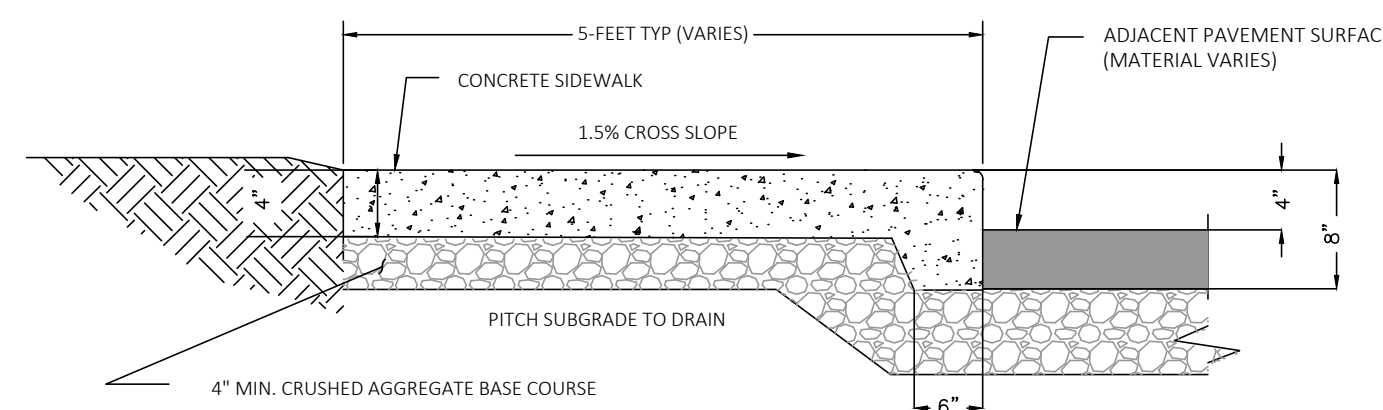


RECOMMENDED MEDIUM-DUTY PAVEMENT SECTION		
MATERIAL	LAYER THICKNESS, IN.	WDOT SPECIFICATION
SURFACE AGGREGATE GRAVEL	6	
DENSE GRADED BASE COURSE	8	SECTIONS 301 AND 305, 75 AND 31.5 mm
GEOTEXTILE	<0.1	TENSAR BIAXIAL GEOGRID (BX 1200) OR EQUIV.
TOTAL THICKNESS	14	

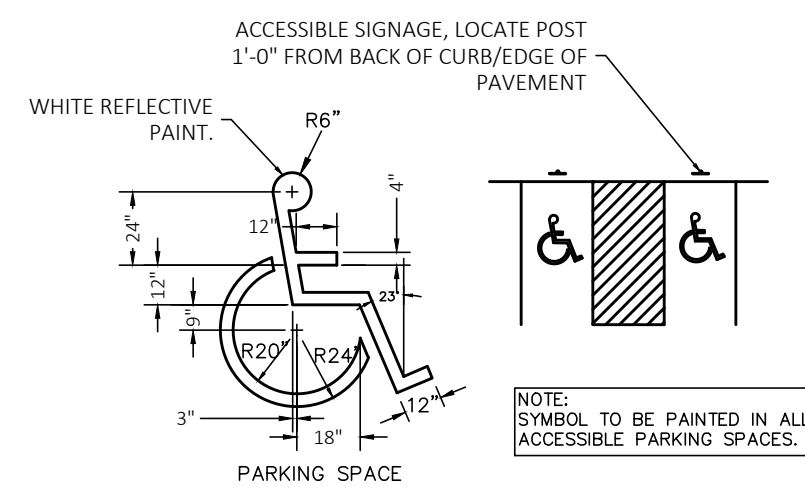
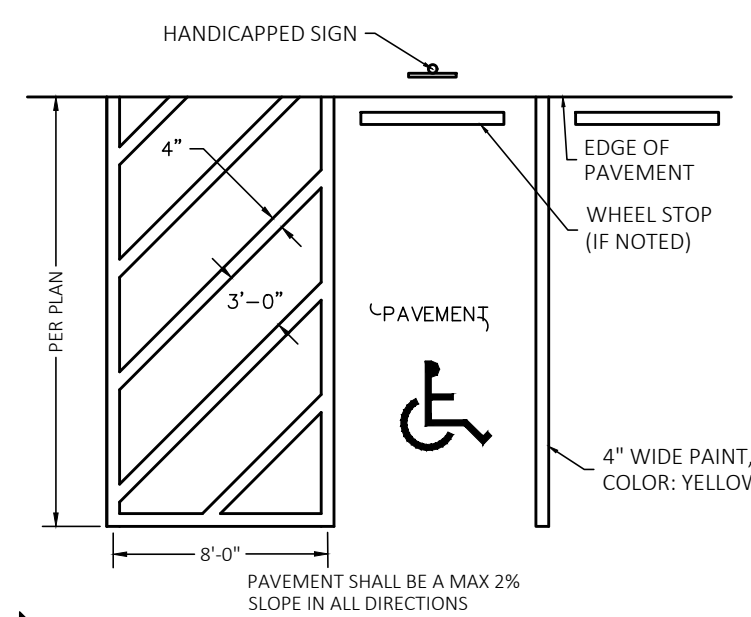
NOTES:

1. WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, INCLUDING SUPPLEMENT SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
2. COMPACTION REQUIREMENTS:
-BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION

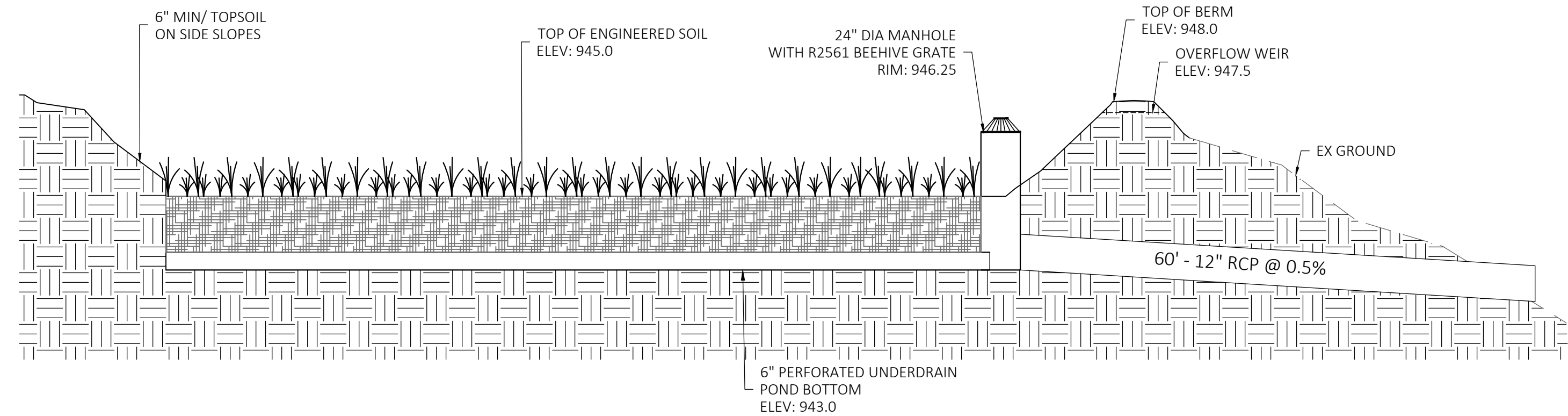
1
C510
MEDIUM PAVEMENT SECTION



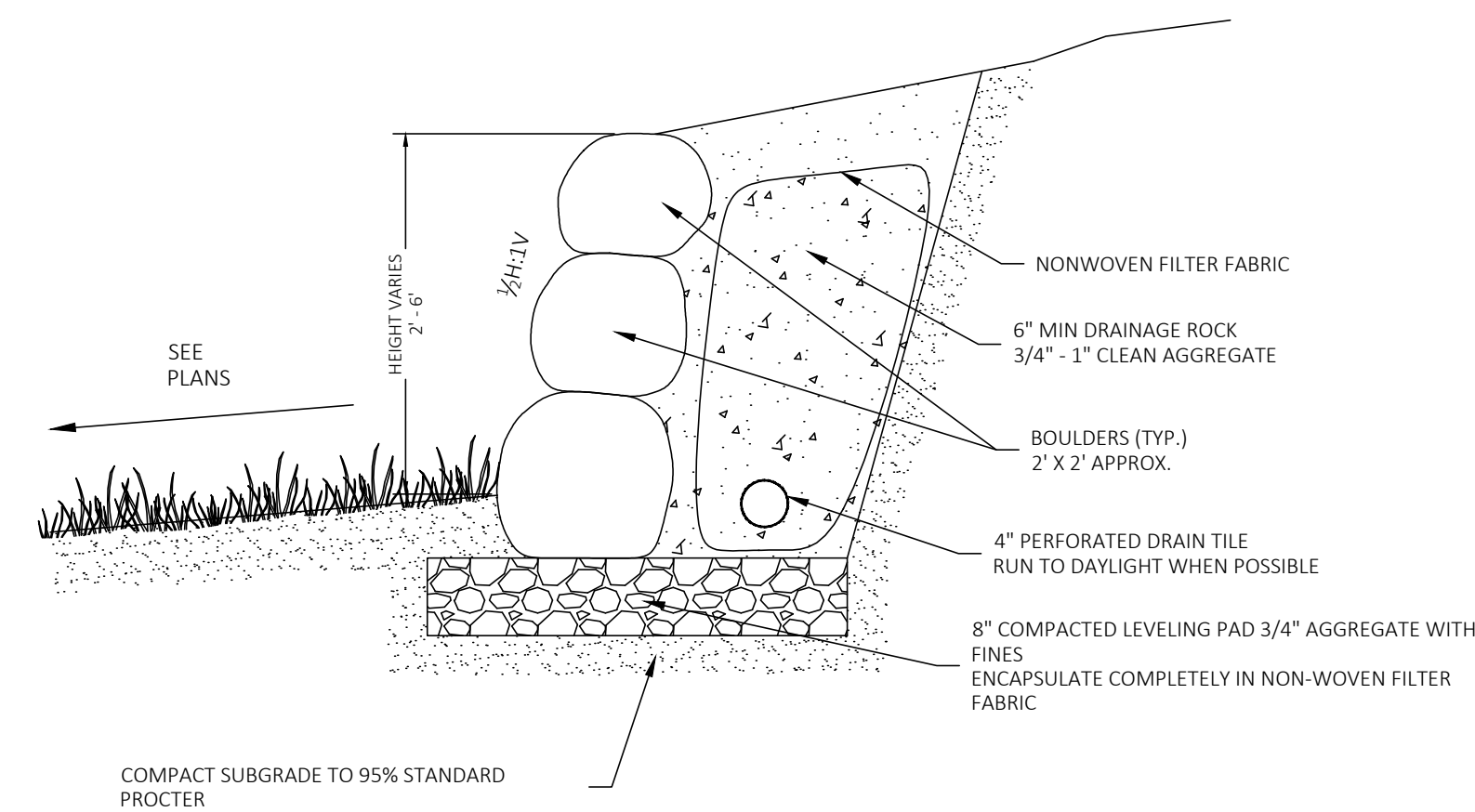
2
C510
THICKENED EDGE CONCRETE SIDEWALK



3
C510
ACCESSIBLE PARKING



4
C510
INFILTRATION BASIN



5
C510
BOULDER RETAINING WALL

NOT FOR CONSTRUCTION

NO	DATE	BY	REVISION
5			
4			
3			
2			
1			
0			

ISSUE DATE:	6/21/22
DESIGN BY:	NLJ
DRAWN BY:	NLJ
EOR PROJECT NO.	1838-0009

EOR Emmons & Olivier Resources, Inc.
1334 DEWEY COURT
MADISON, WI 53703
Tel: 608.839.4422
www.eorinc.com

PROMEGA
COROPORATION

PARCEL 060910499402
LACY ROAD
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

CIVIL DETAILS

C510