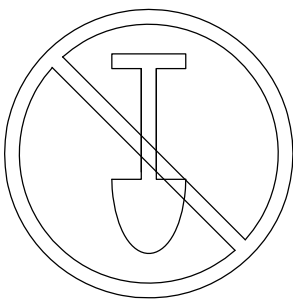


EXISTING SITE PLAN
SCALE : 1" = 20'-0"



CAUTION! CALL DIGGERS HOTLINE BEFORE DIGGING!
This is a property survey and a topographic survey; but it was not required by proposal and does not show underground utilities and their easements; also beyond the scope of this survey, and not shown is the possibility of underground storage facilities, structures, contaminants, burials, etcetera.
Wis. statute 182.0175 requires EACH excavator and planner to have notified Diggers Hotline and have their own ticket number! The markings are also considered out of date after 10 days from the start date on each ticket!

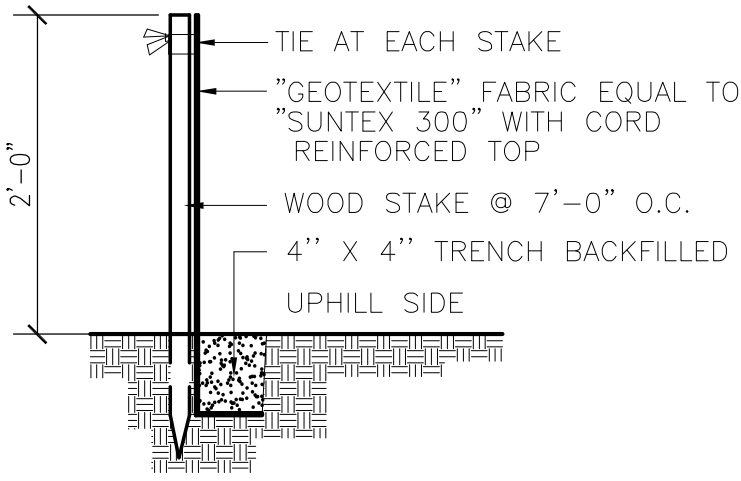


SITE LOCATION

LEGEND

- EXISTING TELEPHONE BOX
- PROPOSED STORM INLET - N/A
- EXISTING HYDRANT
- EXISTING ELEVATION
- PROPOSED ELEVATION
- ACCESSIBLE SIGN
- PARKING LOT LIGHT POLE - N/A
- EXISTING 3/4"x 24" IRON ROD
- UTILITY POLE / STREET LIGHT - N/A

SILT FENCE INSTALLATION DETAIL



- INSTALLATION PROCEDURE
- STEP 1: EXCAVATE A 4"x4" TRENCH ALONG PATH OF SILT FENCE.
 - STEP 2: STAKE THE SILT FENCE ON DOWNSLOPE SIDE OF TRENCH AND EXTEND 8" OF FABRIC INTO THE TRENCH.
 - STEP 3: WHEN JOINTS ARE NECESSARY, OVERLAP ENDS FOR THE DISTANCE BETWEEN THE STAKES.
 - STEP 4: BACKFILL AND COMPACT THE EXCAVATED SOIL.

EXISTING SITE INFORMATION
AND
BUILDING STATISTICS

Site Address	2514 FISH HATCHERY ROAD
Zoning District	M1 - LIMITED MANUFACTURING DISTRICT
Existing Site Acreage	1.27 ACRES (55,580 SF)
Proposed Site Acreage	1.71 ACRES (74,852 SF)
Number of Building Stories (above grade)	2 (WITH 424 SQ.FT BASEMENT)
Building Height	-
Type of Construction	-
Existing Occupancy Type	B - BUSINESS
Use	OFFICE
Total Area of Existing Building	27,647 SF (GROSS)

Area of Existing Impervious Surfaces (Two Sites Combined Including Building Area)	65,517 SF
Area of Proposed Impervious Surfaces (Two Sites Combined Including Building Area)	63,417 SF
Area of Proposed Green Space (Two Sites Combined)	11,435 SF

Number of Bicycle Stalls Shown	7
Number of Parking Existing Stalls	39
Small Cars	0
Standard Cars	37
Accessible Stalls	2
Number of Parking Proposed Stalls	70
Small Cars	0
Standard Cars	67
Accessible Stalls	3

ALL STREET IMPROVEMENTS TO BE APPROVED BY THE BOARD OF PUBLIC WORKS.

SHEET INDEX

- C1.0 EXISTING SITE PLAN
- C1.1 EXISTING BUILDING PHOTOS
- C1.2 PROPOSED SITE PLAN
- C1.3 GRADING & EROSION CONTROL PLAN
- L1.0 LANDSCAPE PLAN
- E1.0 SITE LIGHTING PLAN
- SITE RENDERINGS

Integrating Building Design
and Construction Services



The Renschler Company, Inc.
3 Point Place
Madison, WI 53719
P 608 833 2321
F 608 833 7964
www.renschler.com

VITA PLUS



2514 FISH HATCHERY ROAD
MADISON, WISCONSIN

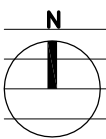
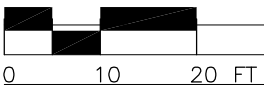
Issued	
2-11-08	SCHEMATIC DESIGN
3-9-08	SCHEMATIC DESIGN
6-18-08	PLAN COMMISSION SUBMITAL

Revised	
-	-

© 2008, THE RENSCHLER COMPANY, INC.

Project Number -

EXISTING SITE PLAN



C1.0



EXISTING BUILDING



EXISTING BUILDING



EXISTING BUILDING



EXISTING BUILDING

Project
VITA PLUS



2514 FISH HATCHERY ROAD
MADISON, WISCONSIN

Issued	
2-11-08	SCHEMATIC DESIGN
3-8-08	SCHEMATIC DESIGN
6-18-08	PLAN COMMISSION SUBMITTAL

Revised

© 2008, THE RENSCHLER COMPANY, INC.

Project Number

EXISTING BUILDING
PHOTOS

C1.1



The Renschler Company, Inc.
3 Point Place
Madison, WI 53719
P 608 833 2321
F 608 833 7964
www.renschler.com

Project
VITA PLUS



2514 FISH HATCHERY ROAD
MADISON, WISCONSIN

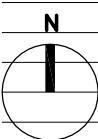
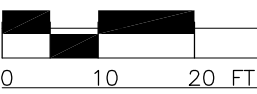
Issued	
2-11-08	SCHEMATIC DESIGN
3-9-08	SCHEMATIC DESIGN
5-18-08	PLAN COMMISSION SUBMITTAL

Revised	

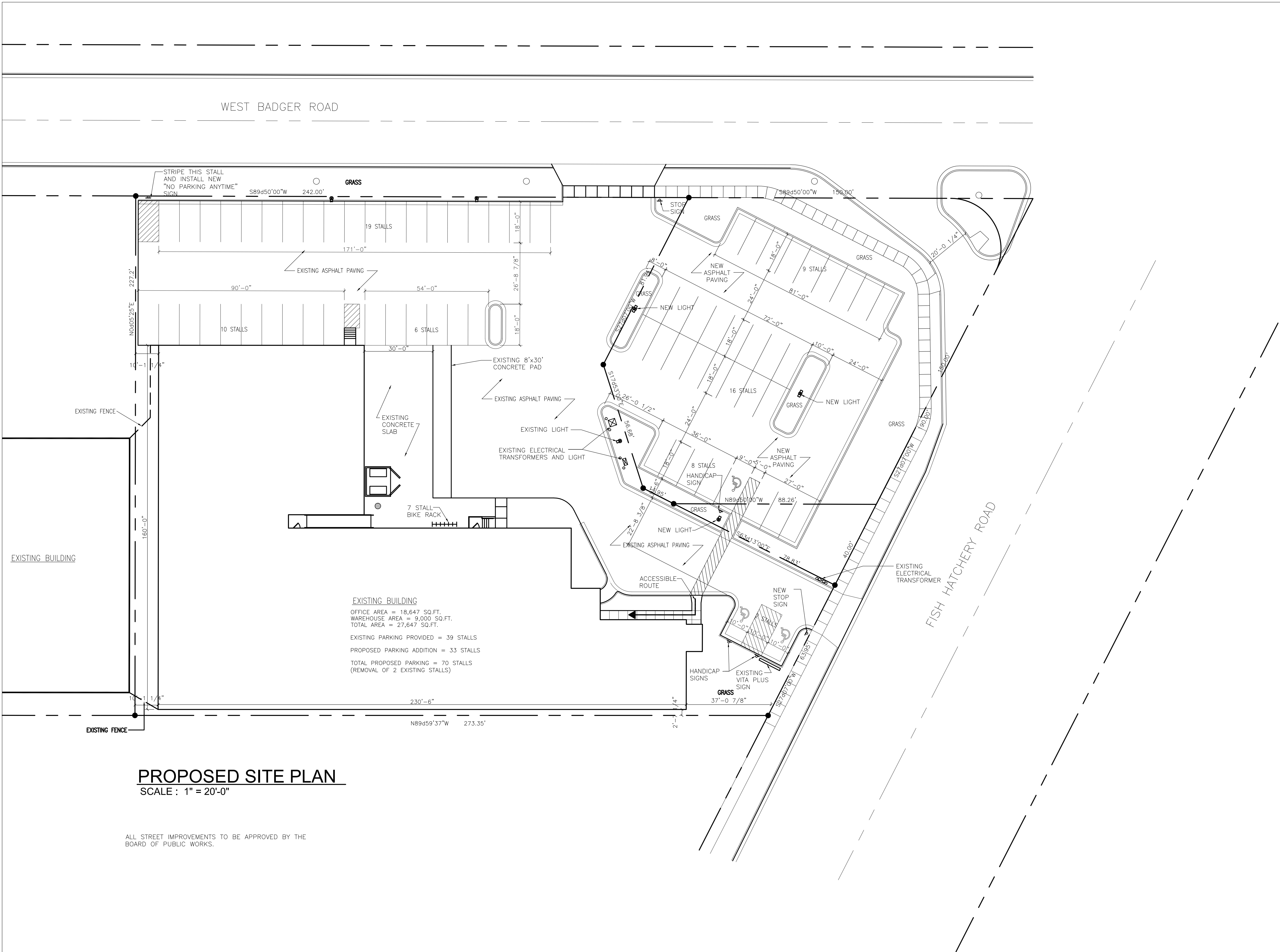
© 2008, THE RENSCHLER COMPANY, INC.

Project Number -

PROPOSED SITE PLAN

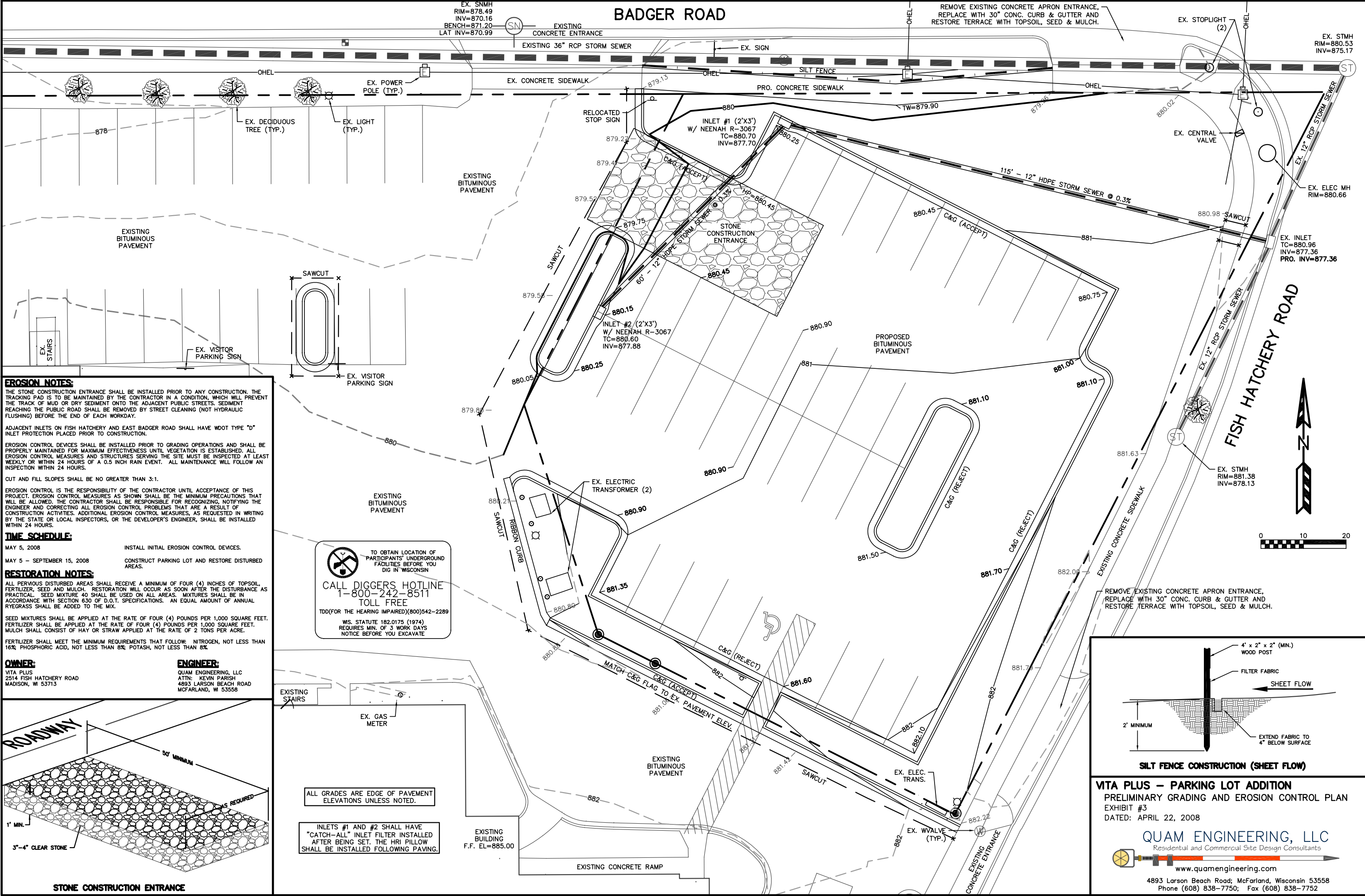


C1.2



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

ALL STREET IMPROVEMENTS TO BE APPROVED BY THE
BOARD OF PUBLIC WORKS.



EROSION NOTES:
THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

ADJACENT INLETS ON FISH HATCHERY AND EAST BADGER ROAD SHALL HAVE WDOT TYPE "D" INLET PROTECTION PLACED PRIOR TO CONSTRUCTION.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING, NOTIFYING THE ENGINEER AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

MAY 5, 2008 INSTALL INITIAL EROSION CONTROL DEVICES.

MAY 5 - SEPTEMBER 15, 2008 CONSTRUCT PARKING LOT AND RESTORE DISTURBED AREAS.

RESTORATION NOTES:

ALL PREVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:

VITA PLUS
2514 FISH HATCHERY ROAD
MADISON, WI 53713

ENGINEER:

QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
4893 LARSON BEACH ROAD
MCFARLAND, WI 53558

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289
WS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

STONE CONSTRUCTION ENTRANCE

3'-4" CLEAR STONE

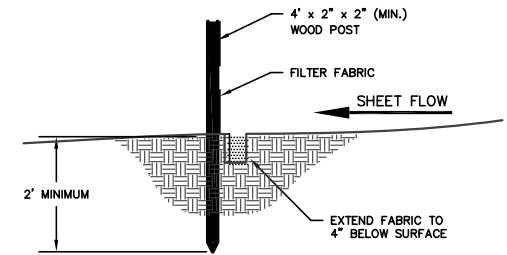
1' MIN.

50' MINIMUM

AS REQUIRED

ALL GRADES ARE EDGE OF PAVEMENT ELEVATIONS UNLESS NOTED.

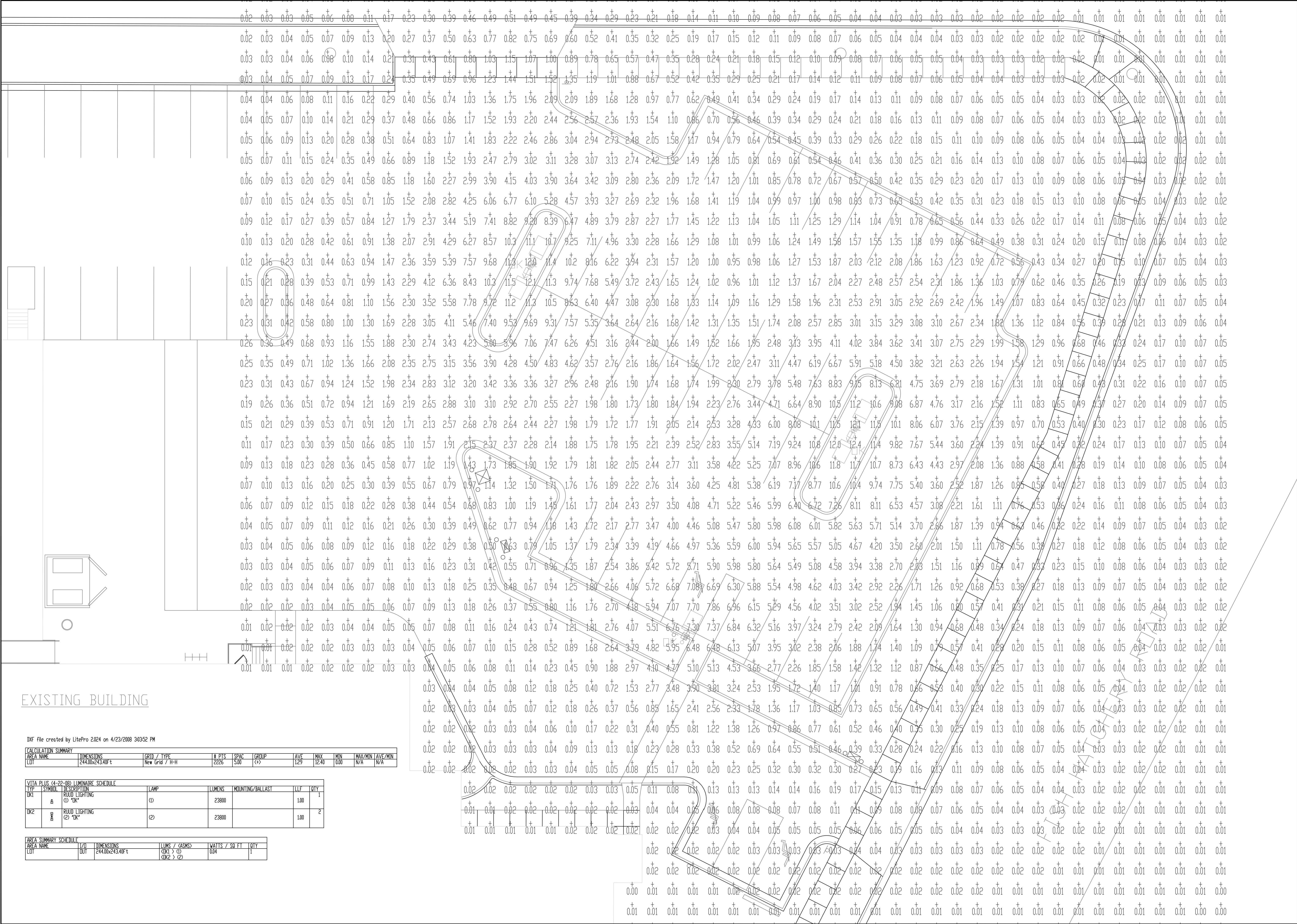
INLETS #1 AND #2 SHALL HAVE "CATCH-ALL" INLET FILTER INSTALLED AFTER BEING SET. THE HRI PILLOW SHALL BE INSTALLED FOLLOWING PAVING.



SILT FENCE CONSTRUCTION (SHEET FLOW)

VITA PLUS - PARKING LOT ADDITION
PRELIMINARY GRADING AND EROSION CONTROL PLAN
EXHIBIT #3
DATED: APRIL 22, 2008

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4893 Larson Beach Road, McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



TOWN & COUNTRY ELECTRIC
a Faith Technologies, Inc. brand

800 Wilbur Road
Sun Prairie, WI 53590
(608) 834-6222 office, (608) 834-2226 fax
www.fath-technologies.com

VITA PLUS

MADISON, WI

SITE LIGHTING CALCULATION

REVISIONS	
NO.	DATE

DRAWN BY:	RCG
CHECKED BY:	TE
APPROVED BY:	RB
FIELD TECH:	RB
DATE:	4/23/2008
SCALE:	1"=20'-0"

JOB NO:	OV00610
---------	---------

SHEET
ES1.0

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF FAITH TECHNOLOGIES, INC. AND WAS PREPARED FOR THE EXCLUSIVE USE OF FAITH TECHNOLOGIES, INC. FOR THE SERVICES PERFORMED BY FAITH TECHNOLOGIES, INC. NO USE, REPRODUCTION, OR DUPLICATION OF THIS DRAWING, IN PART OR WHOLE MAY BE MADE WITHOUT WRITTEN PERMISSION OF FAITH TECHNOLOGIES, INC.



The Renschler Company, Inc.
3 Point Place
Madison, WI 53719
P 608.833.2321
F 608.833.7964
www.renschler.com

Project
VITA PLUS



2514 FISH HATCHERY ROAD
MADISON, WISCONSIN

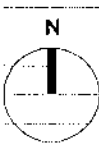
Issued
2-11-08 SCHEMATIC DESIGN
3-5-08 SCHEMATIC DESIGN
6-18-08 PLAN CONSTRUCTION SUBMITTAL

Revised

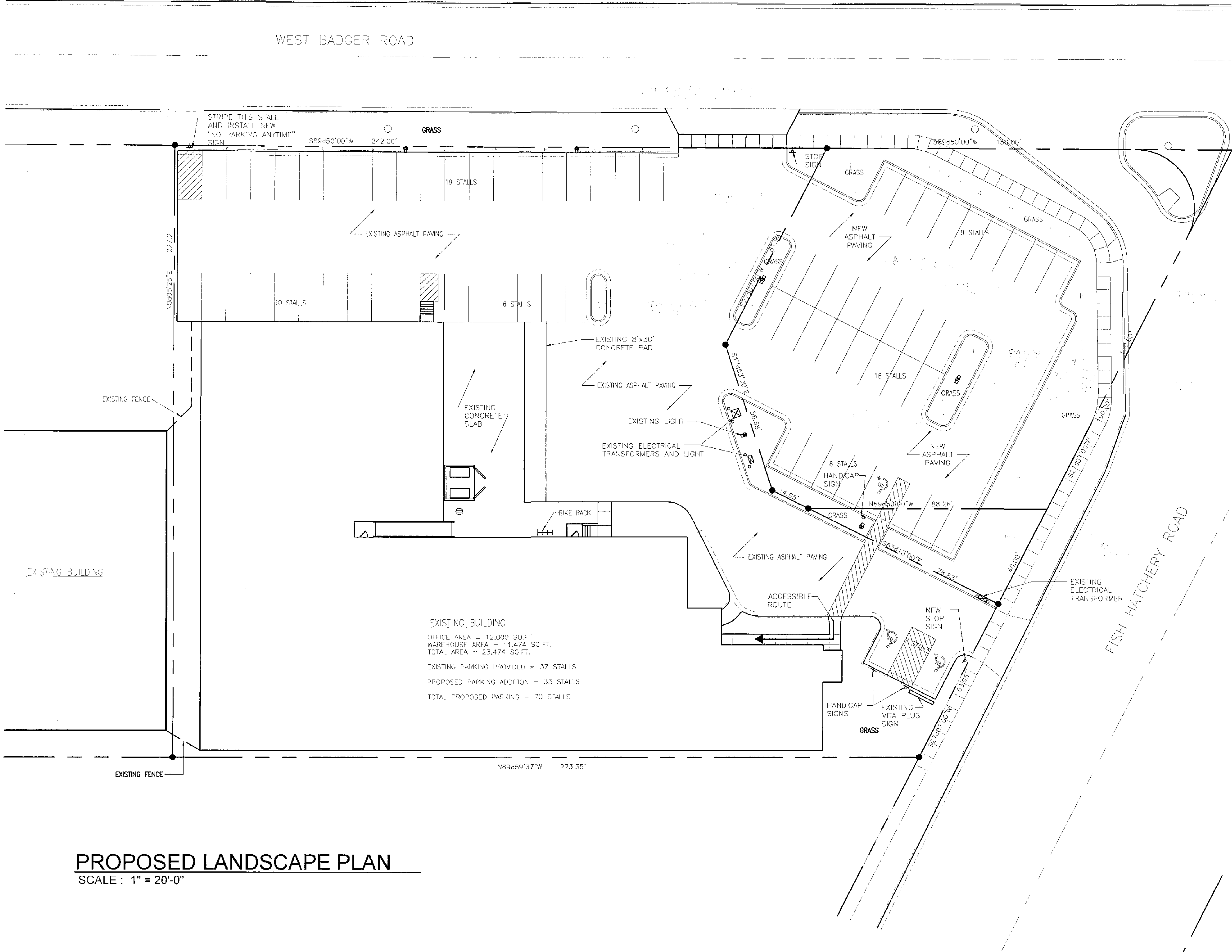
© 2008 THE RENSCHLER COMPANY, INC.

Project Number

**PROPOSED
LANDSCAPE PLAN**



L1.0



PROPOSED LANDSCAPE PLAN

SCALE : 1" = 20'-0"

COMMON NAME	QTY.	SIZE	ROOT
Canopy Trees			
Burgundy Bell Maple	5	2" caliper	B&B
Ivory Silk Lilac	14	2" caliper	B&B
Ornamental Trees			
Amelanchier Candensis	2	4' ht.	B&B
Deciduous Shrubs			
Miss Kim Lilac	26	#3	Potts
Magic Carpet Spirea	11	#2	Potts
Perennials			
Daylily	24	#1	Potts

CITY OF MADISON LANDSCAPE POINT SCHEDULE

Landscape Points Requirements	
-number of parking stalls	70
-number of 2" minimum caliper trees required for proposed stalls	6
-loading areas	
 Solution	
11 Canopy Trees 2" caliper	385 pts.
38 Deciduous Shrubs	76 pts.
 Total Proposed Landscape Points Achieved	461 pts.
 Total Required City of Madison Points Schedule for Landscape Elements	344.5 pts.





