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7780 ELMWOOD AVENUE  
MIDDLETON, WI 53562  
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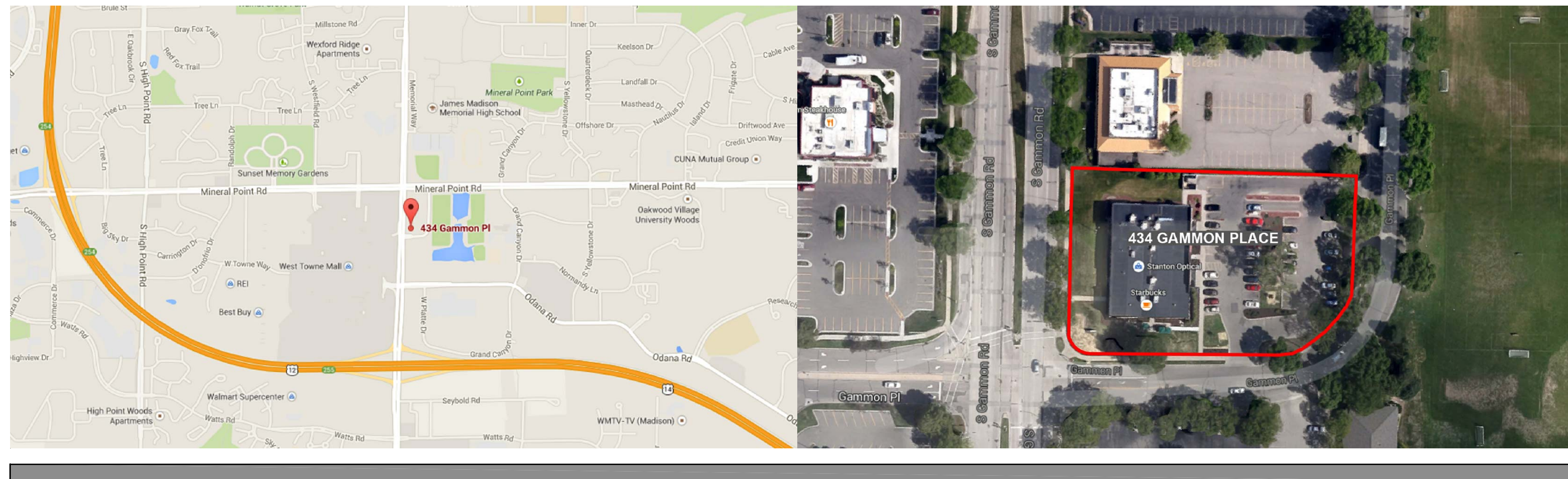
# EXTERIOR RETAIL RENOVATION AT

434 GAMMON PLACE  
MADISON, WISCONSIN

## PLAN COMMISSION SUBMITTAL

APRIL 8, 2015

### PROJECT LOCATION:



### OWNER / DEVELOPER :

434 GAMMON INVESTORS, LLC  
7601 UNIVERSITY AVENUE  
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### CIVIL ENGINEER

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201 1/2 EAST MAIN STREET  
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PHONE: (608) 843-3388  
EMAIL: wade.wyse@wyserengineering.com  
CONTACT: WADE WYSE

### LANDSCAPE DESIGNER

OLSON TOON LANDSCAPING, INC.  
4387 SCHWARTZ ROAD  
MIDDLETON, WISCONSIN 53562  
PHONE: (608) 827-9401  
EMAIL: brad@olsontoon.com  
CONTACT: BRAD FREGIEN

### SHEET INDEX

T-1 COVER SHEET, PROJECT CONTACTS & SHEET INDEX

CIVIL DRAWINGS  
C100 SITE PLAN  
C200 GRADING AND EROSION CONTROL PLAN

LANDSCAPE DRAWINGS  
L1.0 LANDSCAPE PLAN

ARCHITECTURAL DRAWINGS  
A2.02 FLOOR PLAN  
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PROJECT: 434 GAMMON PLACE  
434 GAMMON PLACE  
MADISON, WISCONSIN 53719  
DEVELOPER: 434 GAMMON INVESTORS, LLC  
7601 UNIVERSITY AVENUE, SUITE 202  
MIDDLETON, WISCONSIN 53562

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PROJECT: 201503  
DRAWN BY:  
DATE: 04/08/2015  
SCALE: AS NOTED  
P.C. SUBMITTAL 04/08/2015

COVER SHEET  
PROJECT INFO.  
SHEET INDEX



NOTE:  
ALL SLOPES GREATER THAN 4:1 SHALL HAVE EROSION MATTING OR TEMPORARY SEED AND MULCH WITHIN 2 WEEKS OF DISTURBANCE.  
SLOPES LESS THAN 5% DO NOT REQUIRE COVER THROUGHOUT CONSTRUCTION UNLESS OTHERWISE SPECIFIED BY THE CITY OF MADISON OR SIGNIFICANT EROSION IS VISIBLE.

14

BIORETENTION BASIN.  
BASIN BOTTOM = 1044.5  
BASIN TOP = 1045.0  
5' OVERFLOW WEIR = 1045.0  
INSTALL 24" OF ENGINEERED SOIL OVER 36" OF GRAVEL OR SAND STORAGE. PLANT BASIN USING NATIVE PLUG PLANTS AS RECOMMENDED BY A LICENSED LANDSCAPE ARCHITECT ALL PER THE WDNR TECHNICAL STANDARD 1004 FOR BIORETENTION CONSTRUCTION.

CONSTRUCTION LIMITS  
13,000 SF

3' WIDE CURB CUT  
BIORETENTION BASIN.  
BASIN BOTTOM = 1044.5  
BASIN TOP = 1045.0  
5' OVERFLOW WEIR = 1045.0  
INSTALL 24" OF ENGINEERED SOIL OVER 36" OF GRAVEL OR SAND STORAGE. PLANT BASIN USING NATIVE PLUG PLANTS AS RECOMMENDED BY A LICENSED LANDSCAPE ARCHITECT ALL PER THE WDNR TECHNICAL STANDARD 1004 FOR BIORETENTION CONSTRUCTION.

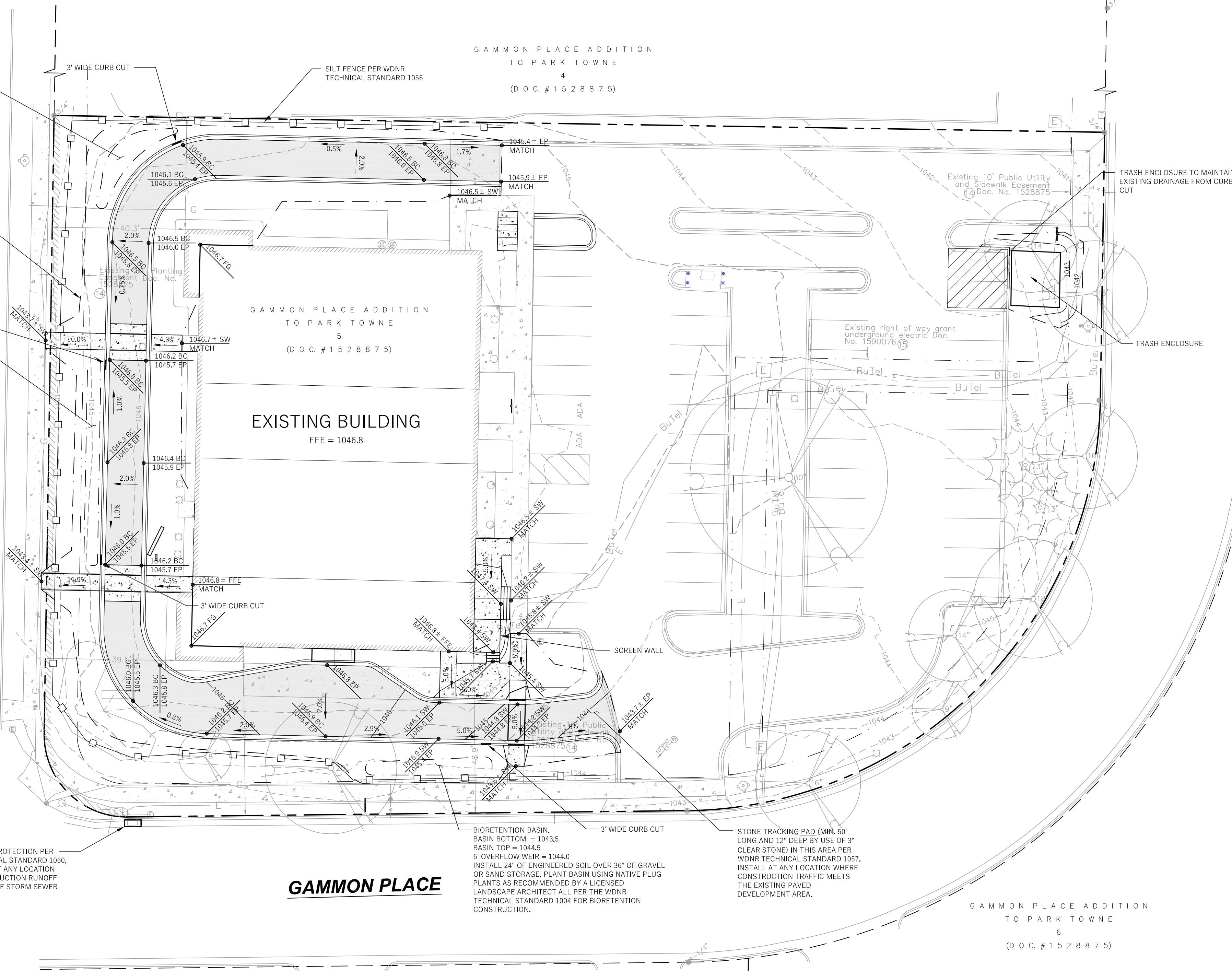
SOUTH GAMMON ROAD

TYPE D INLET PROTECTION PER WDNR TECHNICAL STANDARD 1060. TYP. INSTALL AT ANY LOCATION WHERE CONSTRUCTION RUNOFF DRAINS INTO THE STORM SEWER SYSTEM.

GAMMON PLACE

BIORETENTION BASIN.  
BASIN BOTTOM = 1043.5  
BASIN TOP = 1044.5  
5' OVERFLOW WEIR = 1044.0  
INSTALL 24" OF ENGINEERED SOIL OVER 36" OF GRAVEL OR SAND STORAGE. PLANT BASIN USING NATIVE PLUG PLANTS AS RECOMMENDED BY A LICENSED LANDSCAPE ARCHITECT ALL PER THE WDNR TECHNICAL STANDARD 1004 FOR BIORETENTION CONSTRUCTION.

STONE TRACKING PAD (MIN. 50' LONG AND 12" DEEP BY USE OF 3" CLEAR STONE) IN THIS AREA PER WDNR TECHNICAL STANDARD 1057. INSTALL AT ANY LOCATION WHERE CONSTRUCTION TRAFFIC MEETS THE EXISTING PAVED DEVELOPMENT AREA.



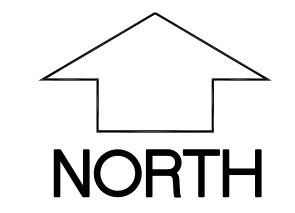
LOT 1 CSM # 1953  
(D.O.C. # 1461836)

**EROSION CONTROL CONSTRUCTION SCHEDULE**

- 3/15/2015 - INITIAL LAND DISTURBING - INSTALL ALL PERIMETER EROSION CONTROL DEVICES INCLUDING STONE TRACKING PAD, SILT FENCE AND INLET PROTECTION OF EXISTING INLETS, INCLUDING PUBLIC INLETS WITHIN THE PUBLIC STREET.
- DURING CONSTRUCTION
  - SOIL STOCKPILES WHICH ARE LEFT UNUSED FOR MORE THAN 7 DAYS SHALL BE STABILIZED AND SILT FENCE INSTALLED AROUND THE PILE.
  - ALL SLOPES GREATER THAN 4:1 SHALL BE STABILIZED WITHIN TWO MONTHS (60 DAYS) OF BEING DISTURBED.
  - NO CONSTRUCTION VEHICLES SHALL BE DRIVEN ON THE PROPOSED BIORETENTION BASINS TO MINIMIZE COMPACTION.
- 7/15/2015 - BIORETENTION CONSTRUCTION INCLUDING SUBSURFACE MATERIALS, FINAL PLANTING TO BE COMPLETED WHEN CONSTRUCTION SITE HAS BEEN STABILIZED.
- 7/25/2015 - FINAL SITE STABILIZATION - ALL PERVIOUS AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH A MINIMUM OF 6" OF TOPSOIL, FERTILIZER, SEED, AND MULCH WITHIN SEVEN (7) DAYS OF FINAL GRADING.

**LEGEND (PROPOSED)**

- PROPERTY BOUNDARY
- - - EASEMENT
- ▭ BUILDING FOOTPRINT
- ▬ 18" CURB AND GUTTER
- ▬ ASPHALT PAVEMENT
- ▬ CONCRETE PAVEMENT
- ▬ PROPOSED MAJOR CONTOUR
- ▬ PROPOSED MINOR CONTOUR
- SILT FENCE
- INLET PROTECTION
- DITCH CHECK
- SPOT GRADE
- ➔ DRAINAGE ARROW



**GENERAL NOTES**

- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
- CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN CITY LANDS. A CONSTRUCTION MEETING IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- WYSER ENGINEERING 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.
- 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.
- ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF MADISON STANDARD SPECIFICATIONS.

**CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS**

- 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).
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE.
- ENGINEER / CITY OF MADISON HAS THE RIGHT TO REQUIRE CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR MUST NOTIFY THE CITY OF MADISON A MINIMUM OF TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBANCE ACTIVITIES.
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ONCE PER WEEK AND FOLLOWING EACH RAINFALL EVENT. INSPECTION REPORTING SHALL BE IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A PRE-CONSTRUCTION MEETING IS REQUIRED TO GO OVER IMPLEMENTATION OF THIS EROSION CONTROL PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION AND SEDIMENT CONTROL PRACTICES IN WORKING ORDER. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- DEWATERING PRACTICES SHALL COMPLY WITH TECHNICAL STANDARD 1061.
- ALL SLOPES EXCEEDING 20% (5:1) SHALL BE STABILIZED WITH A CLASS I, TYPE B EROSION MAT.
- DUST CONTROL SHALL BE MITIGATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING FINAL GRADING ACTIVITIES.
- SEED MIX AND RATE SHALL BE, AT A MINIMUM, IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE VEGETATION PLAN FOR ENGINEER / OWNER APPROVAL. VEGETATION PLAN AND BIORETENTION INSTALLATION SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
- CONTRACTOR TO PROVIDE SOLID LID OR METAL PLATE ON ALL OPEN MANHOLES DURING CONSTRUCTION TO MINIMIZE SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.

**GRADING, SEEDING & RESTORATION NOTES**

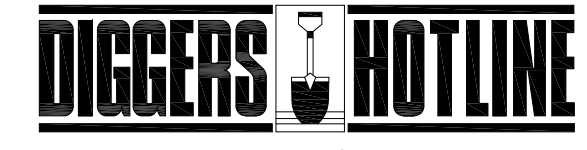
- ALL GRADES SHOWN ARE FINAL FINISHED SURFACE GRADES.
- AREAS TO BE SEEDED SHALL HAVE A MINIMUM 6 INCHES TOPSOIL UNLESS OTHERWISE NOTED.
- RESTORATION SHALL OCCUR AS SOON AS PRACTICABLE AFTER THE DISTURBANCE, WITHIN 7 DAYS OF TOPSOILING.
- AREAS NOT RESTORED WITH EROSION MATTING OR OTHER STABILIZATION MEASURES SHALL BE STABILIZED WITH MULCH.
- APPLY ANIONIC POLYMER TO DISTURBED AREAS IF EROSION BECOMES PROBLEMATIC.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES AND PROVIDE TEMPORARY SEEDING ON STOCKPILES WHICH ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
- CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES THE STORMWATER MANAGEMENT FACILITY JUST PRIOR TO SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SEEDING AND MULCHING.
- MULCH SHALL BE WEED-FREE STRAW AND SHALL BE INSTALLED AT THE RATE OF 2 TONS PER ACRE PER SECTION 627 OF "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" (WISDOT 2014)
- PERMANENT SEEDING SHALL NOT OCCUR BETWEEN SEPTEMBER 15TH AND APRIL 15TH. ALTERNATE SEEDING/PLANTING METHODS AND/OR EROSION PROTECTION MAY BE NECESSARY FOR SEEDING/PLANTING THAT OCCURS DURING THAT TIME. COORDINATE WITH THE OWNER AS NECESSARY.
- TEMPORARY STABILIZATION SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING OPTIONS:
  - TEMPORARY SEEDING CONSISTING OF ANNUAL RYE GRASS APPLIED AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.
  - WISDOT PAL CLASS I TYPE B URBAN EROSION CONTROL MAT.
- ALL SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITHIN 1-WEEK OF DISTURBANCE WITH TEMPORARY SEEDING AND CLASS I, TYPE B (URBAN) EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B MATTING.



434 GAMMON PLACE  
CITY OF MADISON, DANE COUNTY, WI  
Sheet Title: GRADING AND EROSION CONTROL PLAN

Revisions:		
No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
Wyser Number	14-0127
Set Type	PERMIT
Date Issued	04/08/2015
Sheet Number	C200



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File: W:\2014\14-0127-Kramer-434 Gammon Place.dwg | 4-0127-Civil Design.dwg | Layout: C200 | User: dansc\_000 | Plotted: Apr 06, 2015 - 12:39pm

**KRAEMER - GAMMON PLACE RETAIL**

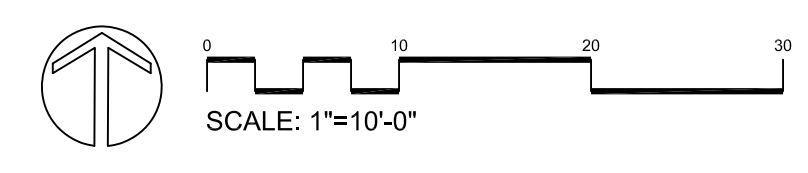
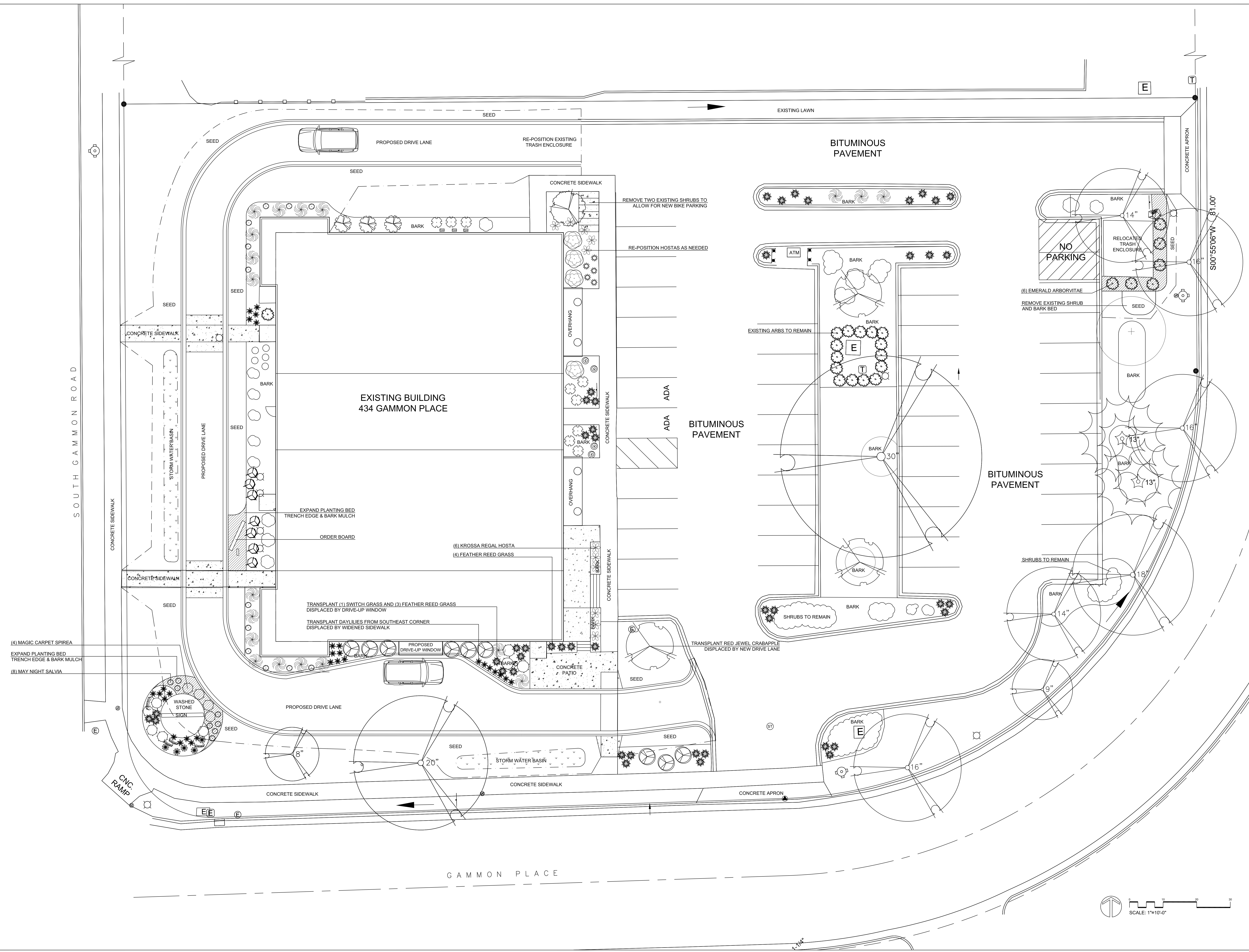
434 Gammon Place  
Madison, Wisconsin

Date: 6-9-12  
Scale: 1"=10'-0"  
Designer: BNF

Seal:  
To protect against legal liability,  
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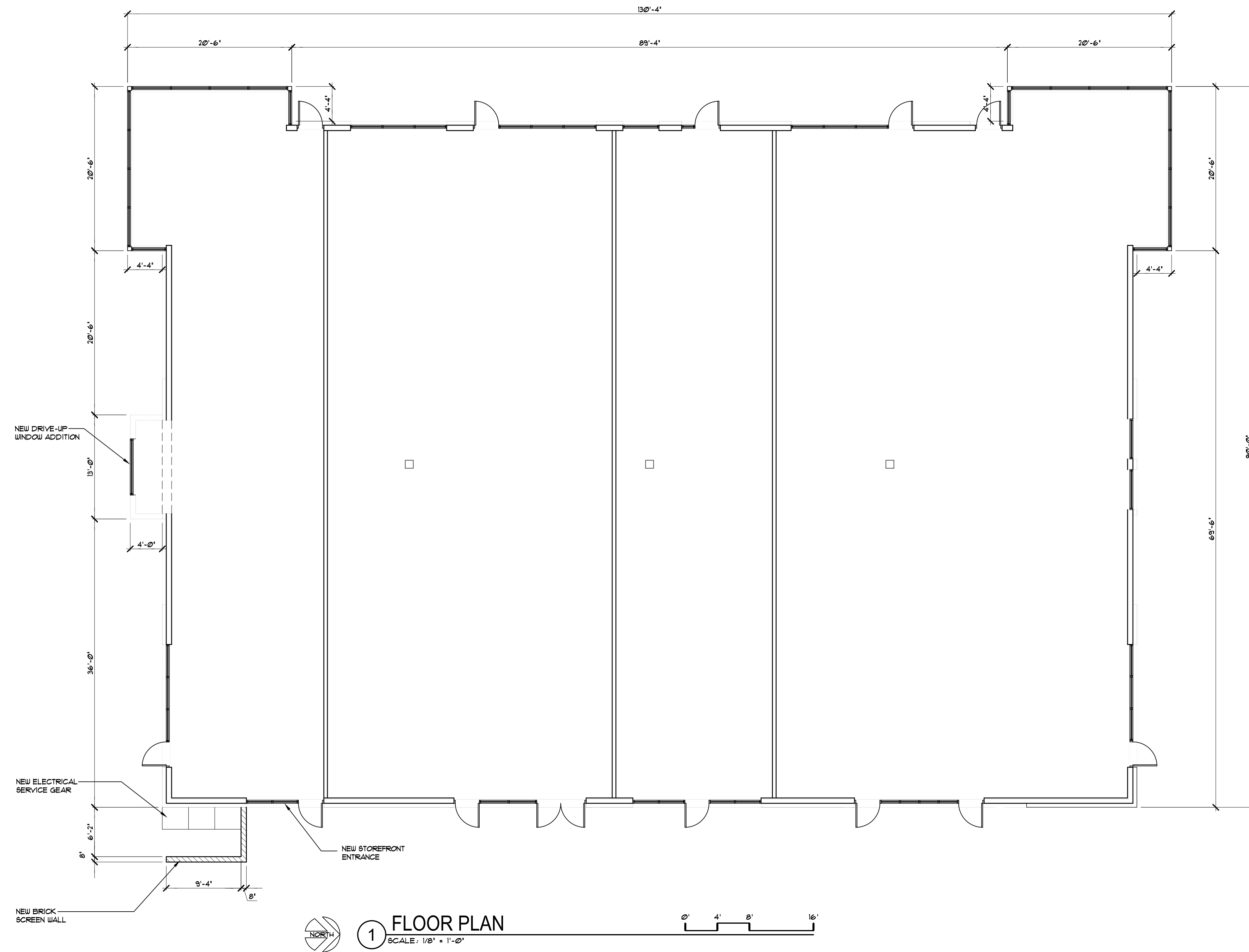
Revisions:  
March 2, 2015  
April 7, 2015

Reference Name:  
Jeff Kraemer





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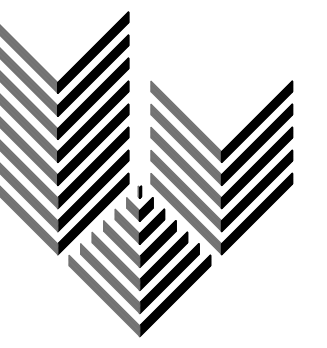


**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

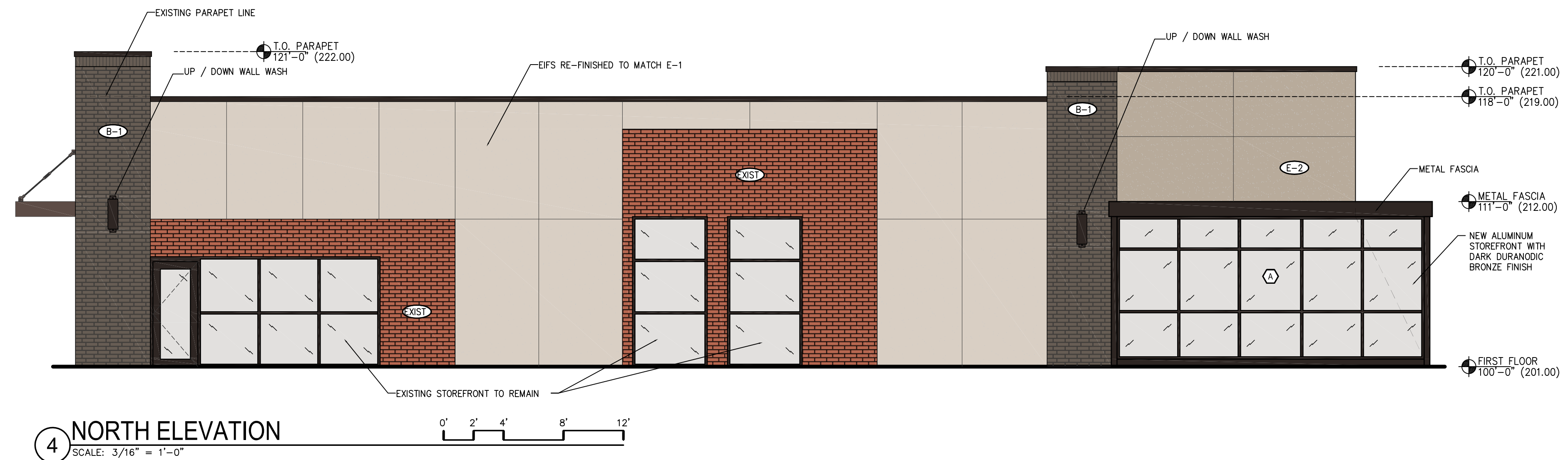
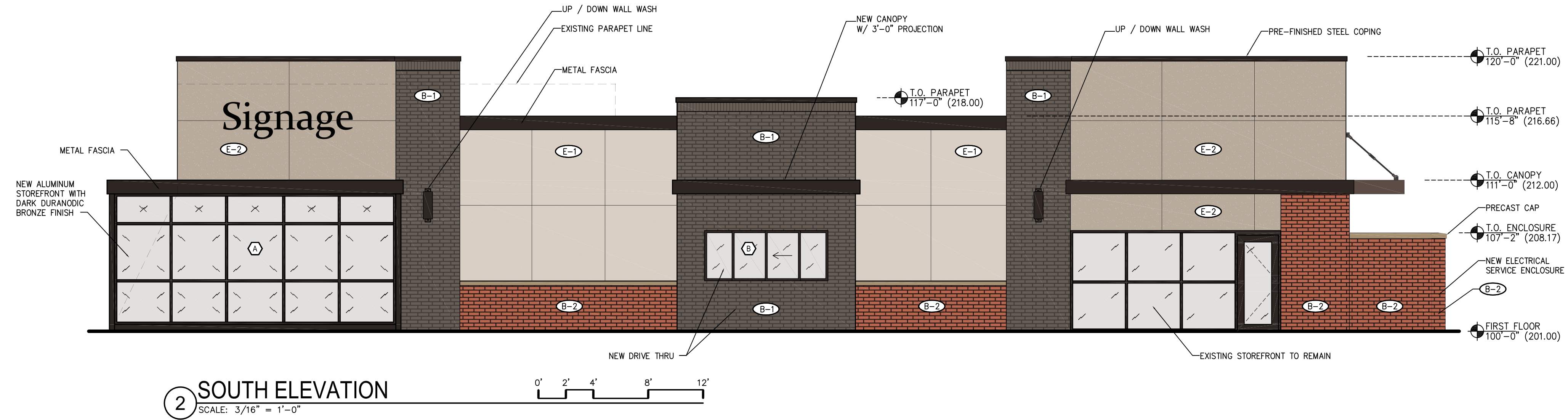
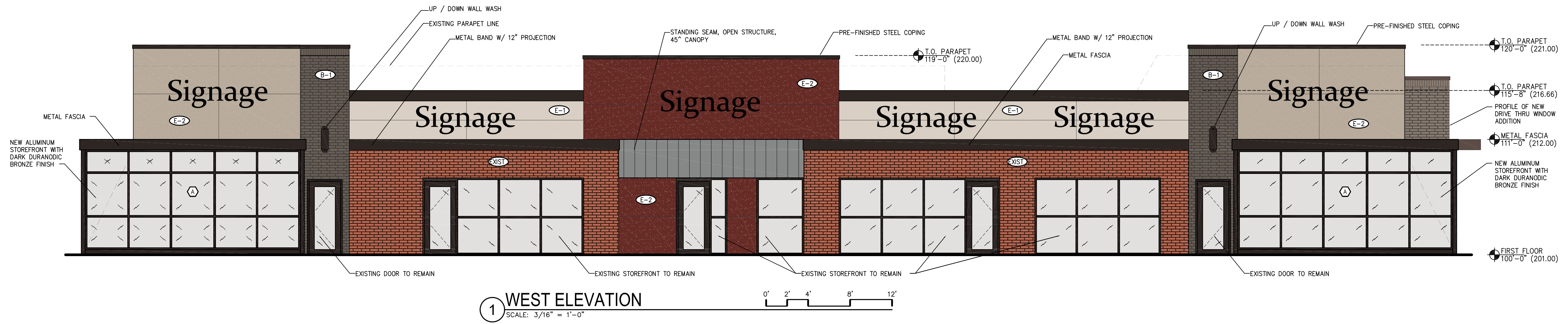
PROJECT: **434 GAMMON PLACE**  
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MADISON, WISCONSIN 53719  
DEVELOPER: **434 GAMMON INVESTORS, LLC**  
7601 UNIVERSITY AVENUE, SUITE 202  
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PROJECT: 201503  
DRAWN BY:  
DATE: 04/08/2015  
SCALE: AS NOTED



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GRAPHIC	KEY	EXTERIOR FINISH DESCRIPTION
	EIFS-1	EIFS-1: SIZE: REFER TO ELEVATIONS COLOR: BM, BRANDY CREAM (OC-4)
	EIFS-2	EIFS-2: SIZE: REFER TO ELEVATIONS COLOR: BM, PISMO DUNES (AC-32)
	EIFS-3	EIFS-3: SIZE: REFER TO ELEVATIONS COLOR: BM, COTTAGE RED (EXT. RM)
	BRICK-1	BRICK-1: MANUFACTURER: WATSONTOWN BRICK CO. SIZE: MODULAR COLOR: HOLLAND SMOOTH T-8
	BRICK-2	BRICK-2: SIZE: MATCH EXISTING BRICK COLOR: MATCH EXISTING BRICK
	—	STANDING SEAM STEEL CANOPY: MANUFACTURER: PAC-GLAD COLOR: SLATE GRAY
	—	PRE-FINISHED STEEL COPINGS & FASCIA: MANUFACTURER: PAC-GLAD COLOR: DARK BRONZE

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PROPOSED  
ELEVATIONS  
A6.01