Project and Storm water Narrative – Workshop

Epic Systems Corporation (Epic) has determined the need for a Workshop that will be used for woodwork and paint work. The Workshop will be screened and hidden from public view and access due to location on the property.

The proposed Workshop is located south of the Annex building that will provide an ideal access for the personal through Annex driveway to the Workshop parking lot. Access road to the southwest to existing gravel road to the Workshop will be used infrequently for delivering large bulk materials and garbage collection.

The building will be owned and developed by Epic Systems Corporation and constructed in collaboration with Graef-USA, JP Cullen and Sons Inc, D'onofrio Kottke and Associates Inc. and others.

The proposed building location is currently zoned Suburban Industrial, and the use of the building is suited to that zoning. The building is intended to include office space, paint shop, art studio and wood working shop.

The building is intended to be a premanufactured metal building bearing on concrete slab/foundation similar in style to the Annex contractor building and Fleet Shop it will be located near.

The addition of this building, and its access routes will add a small amount (0.77acres total) of impervious surface to a large (61.6 acre) watershed, wholly contained on Epic's property, just East of Country View Road.

This watershed was analyzed and reported on in 2014 prior to the construction of the Annex. During this analysis, and subsequent construction, the storm water facility was sized to accommodate peak flow and sediment reduction requirements as stipulated by City and State ordinance.

The addition of the Workshop building adds approximately 0.77 acres of impervious surface to this watershed, which does not affect the existing Weighted Curve Number or the time of concentration that was used to design the existing detention facility. However, since 2014, the impervious area has been increased within the 61.6 acres of watershed. This triggers a new watershed analysis to determine appropriate stormwater management facilities to accept increased stormwater runoff from approximately 9.80 acres of imperviousness from Annex, Fleet Shop, Fuel Storage, Horse Pad and all access roads, and proposed Workshop. A stormwater management report is included with this submittal. Therefore, Epic proposed to modify existing detention pond to sufficient capacity to handle peak flow and sediment control from the increased stormwater runoff within watershed.

The additional impervious surface from the Workshop has been analyzed and determined that the infiltration requirements will be met with an infiltration and bioretention basins. However, the final design of these facilities will be determined after soil tests and report are completed.

Other site erosion control will be managed using best practices, staked silt sock, silt fence and stone weepers will be used to help prevent soil loss and fouling of storm sewer. A stone construction entrance will be used to limit vehicle tracking, though it is unlikely that any public roads will be affected.

Epic will continue to meet City requirements for landscaping by planting a variety of trees in and around the area of the building. This landscaping will be carried out by Epic's in-house horticulture team with assistance and guidance as required from consulting Landscape Architects and any requests from City staff.

The exterior lighting plan is currently being developed with the guidelines of minimal exterior lights expect those required to meet safe work requirements during the hours of operation.

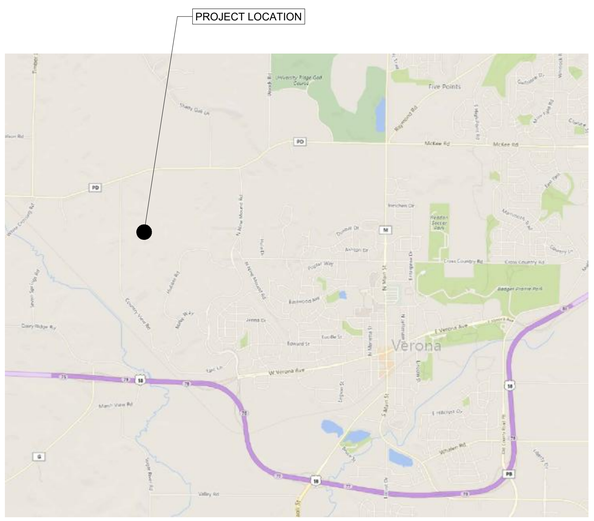
STATE OF WISCONSIN

Epic - 2019

WORKSHOP

CUP APPLICATION REVIEW

CITY OF VERONA
DANE COUNTY, WISCONSIN



PROJECT LOCATION MAP
N.T.S.

PROJECT LOCATION MAP
N.T.S.

Sheet List Ta le

Sheet Num er	Sheet Title
C-001	COVER SHEET
C-100	EXISTING SITE PLAN
C-101	DEMOLITION PLAN
C-102	PROPOSED SITE PLAN
C-103	GRADING PLAN
C-104	EROSION CONTROL PLAN
C-105	UTILIT PLAN
C-10	SANITAR PLAN PROFILE
C-10	WATER PLAN PROFILE
C-108	GEOTHERMAL PLAN PROFILE
C-109	DUCT ANK PLAN PROFILE
C-110	STORM SEWER PLAN PROFILE
C-111	STORM SEWER PLAN PROFILE
L-112	LANDSCAPE PLAN
X-113	DETAILS
WS-E800	PHOTOMETRIC PLAN
A-101	FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-901	RENDERINGS

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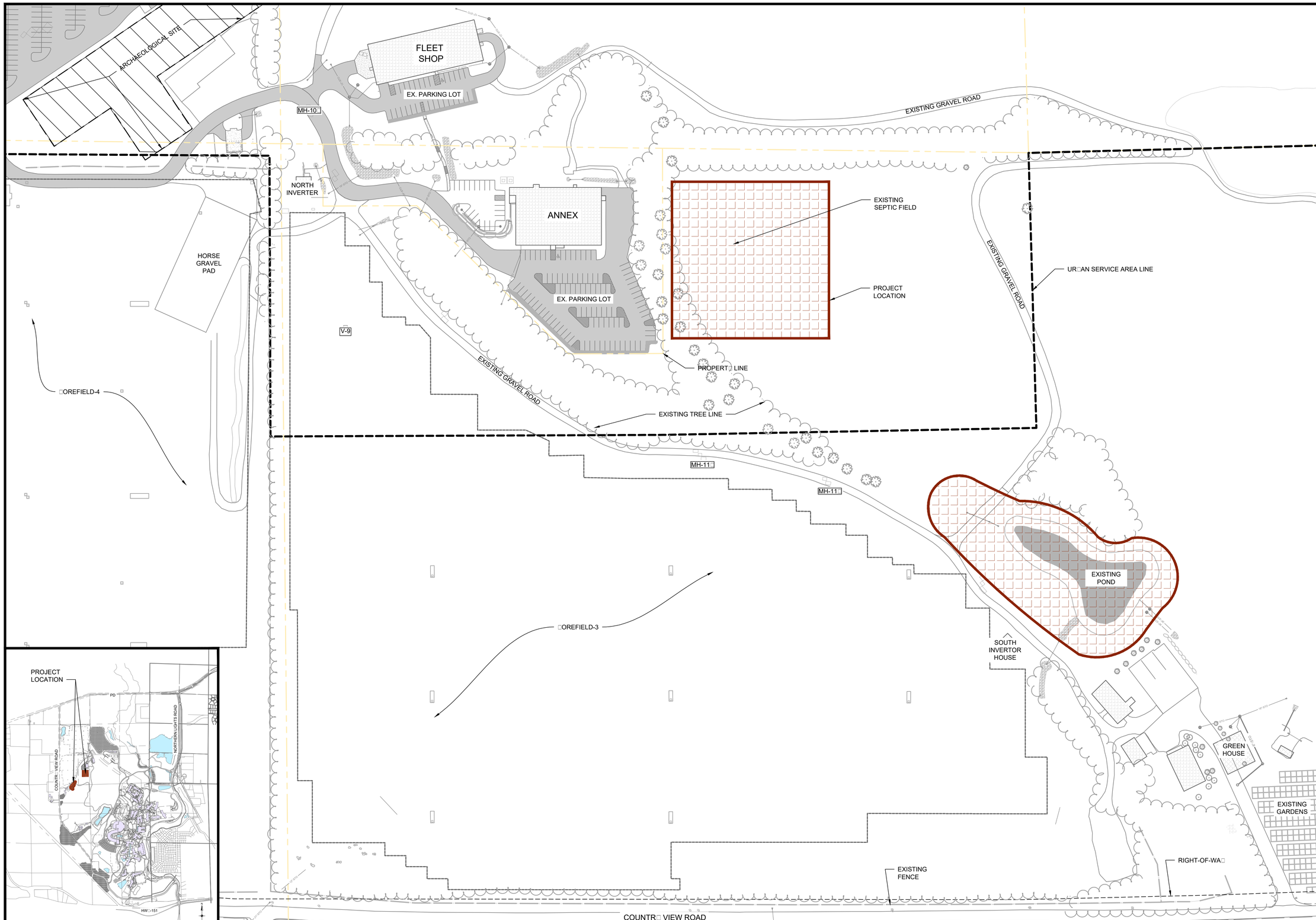
COVER SHEET
EPIC - 2019
CUP APPLICATION REVIEW
City of Verona, Dane County, Wisconsin

PLANS SCALE FOR :22"X34"

DATE: 12-20-19
REVISED: REV # DR #

DRAWN BY: YM
FN: 12-05-130
Sheet Number:
C-001



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EXISTING SITE PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 80

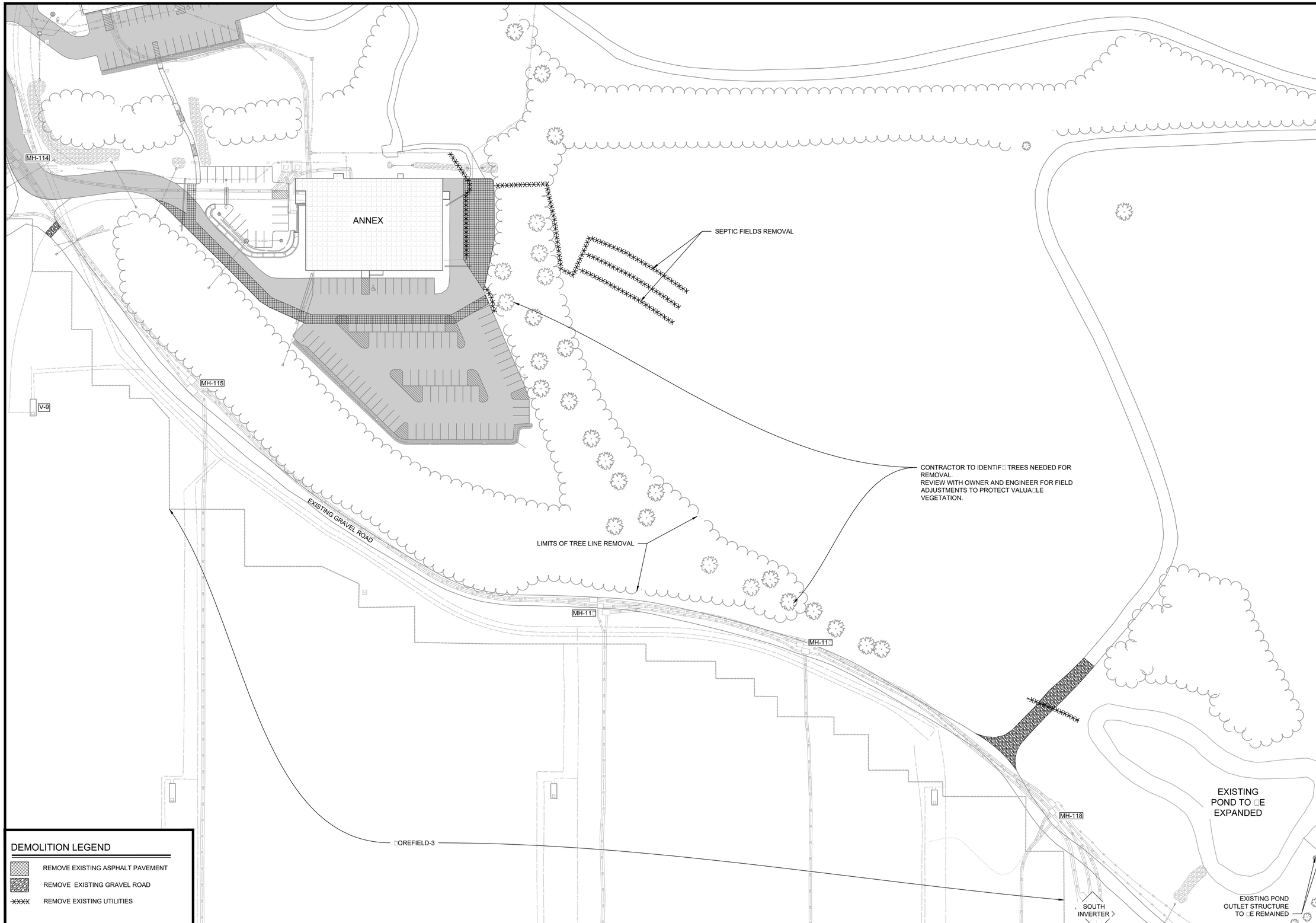
DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

C-100



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DEMOLITION PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 50□

DATE: 12-20-19

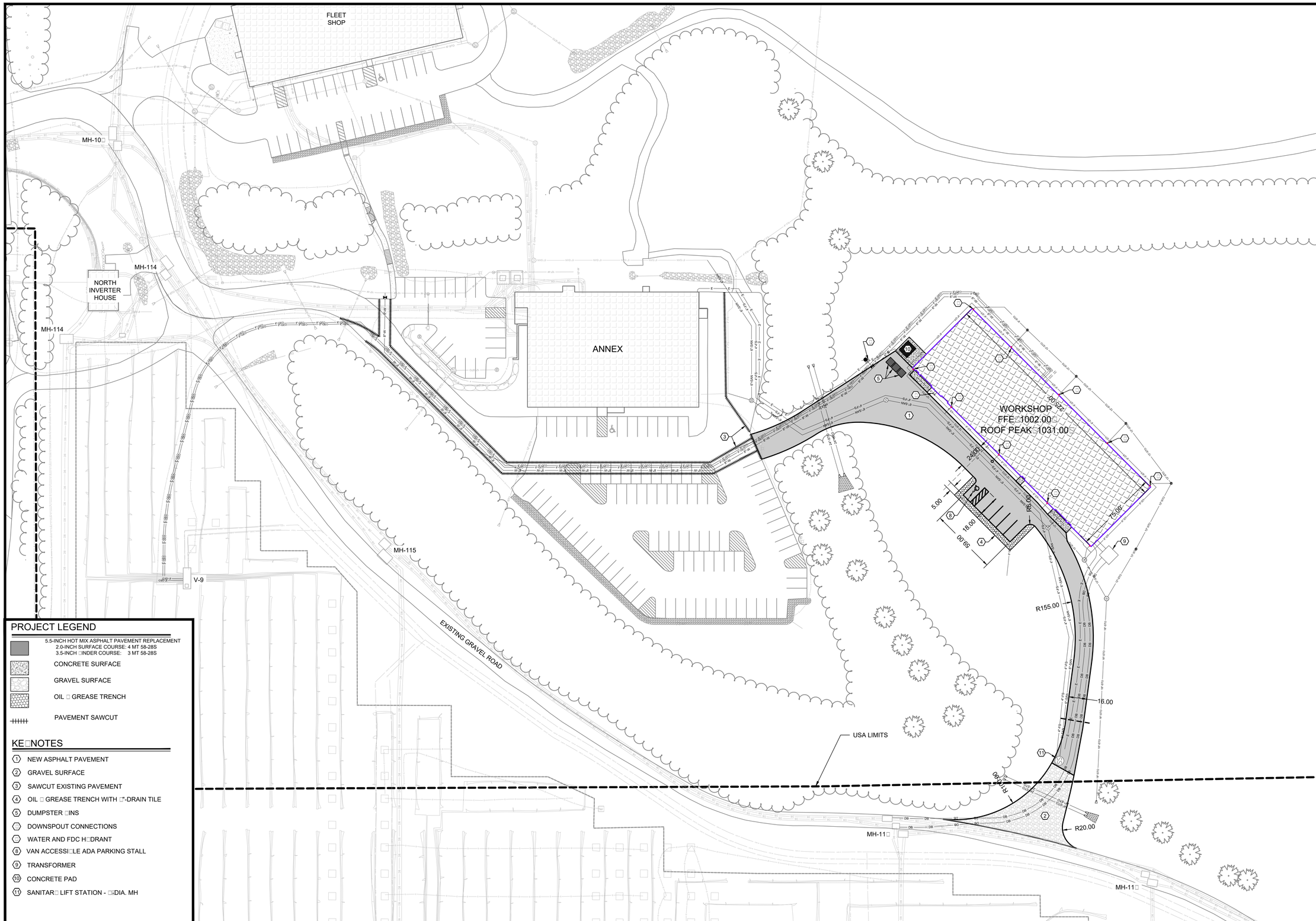
REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

C-101

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-101 DEMOLITION PLAN.dwg C-101 Plotted: Dec 19, 2019 - 11:09pm



PROJECT LEGEND

- 5.5-INCH HOT MIX ASPHALT PAVEMENT REPLACEMENT
  2.0-INCH SURFACE COURSE: 4 MT 58-28S
  3.5-INCH □INDER COURSE: 3 MT 58-28S
- CONCRETE SURFACE
- GRAVEL SURFACE
- OIL □ GREASE TRENCH
- PAVEMENT SAWCUT

KE□NOTES

1. NEW ASPHALT PAVEMENT
2. GRAVEL SURFACE
3. SAWCUT EXISTING PAVEMENT
4. OIL □ GREASE TRENCH WITH □-DRAIN TILE
5. DUMPSTER □INS
6. DOWNSPOUT CONNECTIONS
7. WATER AND FDC H□DRANT
8. VAN ACCESSI□LE ADA PARKING STALL
9. TRANSFORMER
10. CONCRETE PAD
11. SANITAR□ LIFT STATION - □□DIA. MH

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PROPOSED SITE PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

C-102

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-102 PROPOSED SITE PLAN.dwg C-102 Plotted: Dec 19, 2019 - □04pm

PRELIMINAR□ - FOR REVIEW ONL□

INL-1 WS
RIM:998.28
INV W 24"=995.78'

WORKSHOP
FFE□1002.00□
ROOF PEAK□1031.00□

-8.9%

-5.1%

-2.0%

OULET-1 WS
RIM:992.06
INV E 24"=989.56'

EXISTING
PARKING LOT

CB-2 DIA=48" WS
RIM:995.39
INV SE 12"=990.53'
INV NE 12"=990.53'
INV W 18"=989.03'

EXISTING GRAVEL ROAD

INLET-2 WS
RIM:977.22
INV SW 24"=974.72'

OUTLET-3 WS
RIM:976.72
INV E 18"=974.80'

MH-11□

EXISTING GRAVEL ROAD

MH-11□

OUTLET-2 WS
RIM:976.36
INV NE 24"=973.86'

PROPOSED
EXPANSION
OF
EXISTING
POND

PROTECT EXISTING
OUTLET STRUCTURE□
REGRADE

MH-118

SOUTH
INVERTOR
HOUSE

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GRADING PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

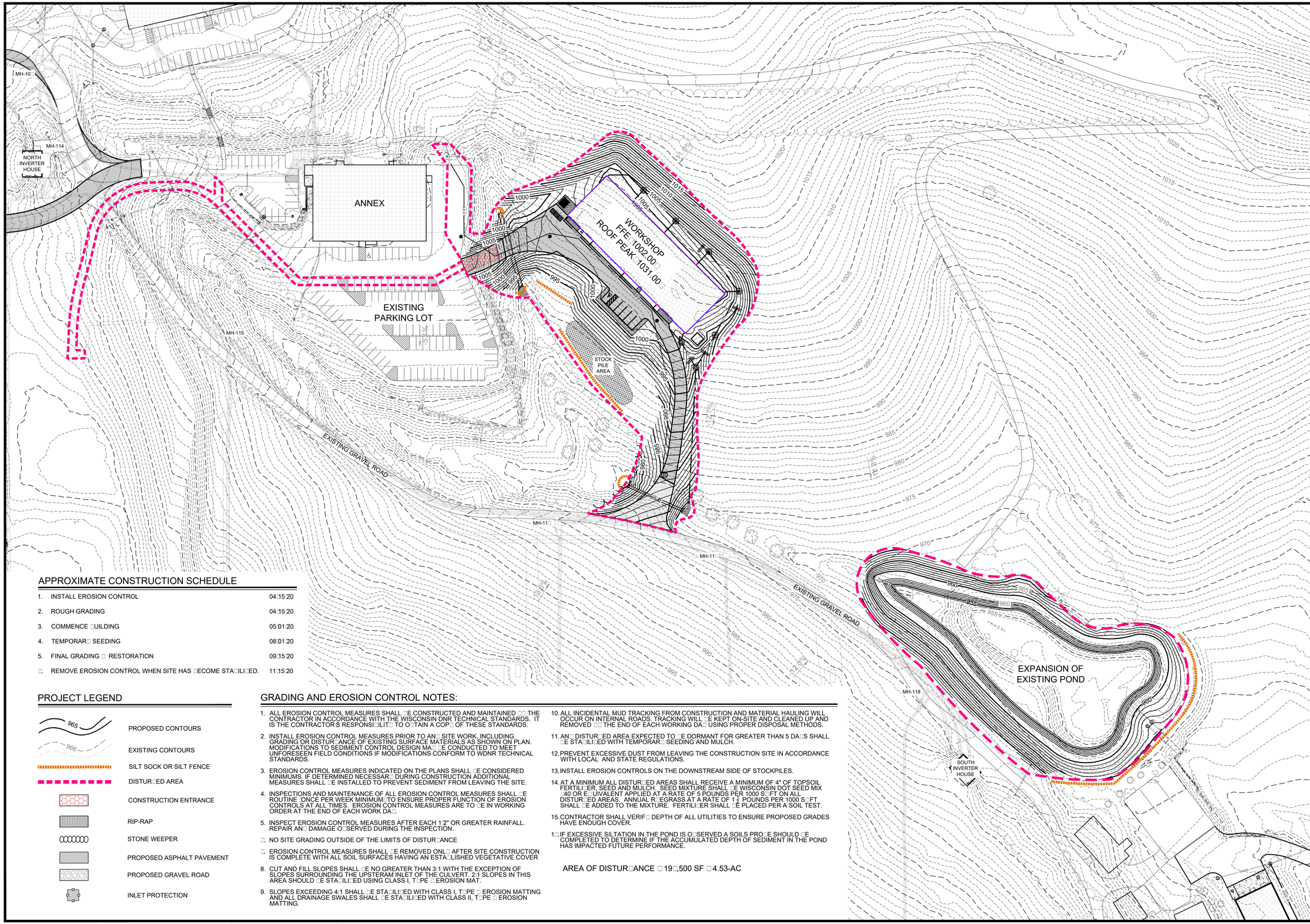
0 40□

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:
C-103



APPROXIMATE CONSTRUCTION SCHEDULE

1.	INSTALL EROSION CONTROL	04/15/20
2.	ROUGH GRADING	04/15/20
3.	COMMENCE BUILDING	05/01/20
4.	TEMPORARY SEEDING	08/01/20
5.	FINAL GRADING & RESTORATION	09/15/20
6.	REMOVE EROSION CONTROL WHEN SITE HAS BECOME STABILIZED.	11/15/20

PROJECT LEGEND

- 965 — PROPOSED CONTOURS
- 966 — EXISTING CONTOURS
- SILT SOCK OR SILT FENCE
- DISTURBED AREA
- CONSTRUCTION ENTRANCE
- RIP-RAP
- STONE WEEPER
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRAVEL ROAD
- INLET PROTECTION

GRADING AND EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS.
2. INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS SHALL BE CONSIDERED MINIMUMS. IF DETERMINED NECESSARY DURING CONSTRUCTION ADDITIONAL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
4. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
5. INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
6. NO SITE GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER
8. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1 WITH THE EXCEPTION OF SLOPES SURROUNDING THE UPSTERAM INLET OF THE CULVERT. 2:1 SLOPES IN THIS AREA SHOULD BE STABILIZED USING CLASS I, TYPE A EROSION MAT.
9. SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING AND ALL DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE A EROSION MATTING.
10. ALL INCIDENTAL MUD TRACKING FROM CONSTRUCTION AND MATERIAL HAULING WILL OCCUR ON INTERNAL ROADS. TRACKING WILL BE KEPT ON-SITE AND CLEANED UP AND REMOVED BY THE END OF EACH WORKING DAY USING PROPER DISPOSAL METHODS.
11. ANY DISTURBED AREA EXPECTED TO BE DORMANT FOR GREATER THAN 5 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCH.
12. PREVENT EXCESSIVE DUST FROM LEAVING THE CONSTRUCTION SITE IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
13. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
14. AT A MINIMUM ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL FERTILIZER, SEED AND MULCH. SEED MIXTURE SHALL BE WISCONSIN DOT SEED MIX #40 OR EQUIVALENT APPLIED AT A RATE OF 5 POUNDS PER 1000 SQ FT ON ALL DISTURBED AREAS. ANNUAL RYEGRASS AT A RATE OF 1½ POUNDS PER 1000 SQ FT SHALL BE ADDED TO THE MIXTURE. FERTILIZER SHALL BE PLACED PER A SOIL TEST.
15. CONTRACTOR SHALL VERIFY DEPTH OF ALL UTILITIES TO ENSURE PROPOSED GRADES HAVE ENOUGH COVER.

1 IF EXCESSIVE SILTATION IN THE POND IS OBSERVED A SOILS PROFILE SHOULD BE COMPLETED TO DETERMINE IF THE ACCUMULATED DEPTH OF SEDIMENT IN THE POND HAS IMPACTED FUTURE PERFORMANCE.

AREA OF DISTURBANCE = 19,500 SF = 4.53-AC

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EROSION CONTROL PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 10

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:

C-104

PRELIMINAR□ - FOR REVIEW ONL□

CONNECT NEW □" SANITAR□ PIPE TO EXISTING. FIELD FIT □ VERIF□ LOCATION. RECORD AS-□UILT.

CONNECT NEW 4" FORCE SANITAR□ PIPE TO EXISTING 4" FORCE SANITAR□ PIPE

EXISTING GRAVEL ROAD

CONNECT NEW 8" WATER PIPE TO EXISTING 10" WATER MAIN

MH-114

NEW GEOTHERMAL PIPES

ROOFTOP DRAIN

N□LOPLAST INLET NP-1 DIA=12" WS

PROP.STU□ OUTS

N□LOPLAST INLET NL-2 DIA=12" WS

EX.UTILIT□ SLEEVE

ANNEX

INL-1 WS RIM:998.28 INV W 24"=995.78'

NEW WATER H□DRANT □ VALVE

CONNECT NEW 4" SANITAR□ PIPE TO EXISTING

EX.UTILIT□ SLEEVE

NEW FDC H□DRANT

EX.UTILIT□ SLEEVE

WORKSHOP FFE□1002.00□ ROOF PEAK□1031.00□

N□LOPLAST INLET NP-3 DIA=12" WS

MH-3 DIA=48" WS RIM:1008.20 INV E 6"=1000.40' INV N 4"=1001.00' INV SW 6"=1000.30'

NEW GEOTHERMAL PIPES

NEW 8" WATER MAIN

MH-2 DIA=48" WS RIM:1000.52 INV NW 6"=994.52' INV S 6"=994.42'

PROP.UTILIT□ SLEEVE

N□LOPLAST INLET NP-4 DIA=12" WS

CLEANOUT-1 WS RIM:1001.82 INV NE 12"=996.88' INV SE 6"=997.39' INV SW 12"=996.89'

ROOFTOP DRAIN

STORM CULVERT - 1

NEW □" GRAVIT□ SANITAR□ PIPE

OULET-1 WS RIM:992.06 INV E 24"=989.56'

MH-115

GREASE□OIL TRENCH 5□W X4□D

N□LOPLAST INLET NP-5 DIA=12" WS

VAULT-9

OUTLET-4 WS INV E 6"=995.01'

ROOFTOP DRAIN

MH-1 DIA=48" WS RIM:1001.66 INV NE 6"=992.53' INV SE 6"=994.00' INV W 6"=992.35'

CB-2 DIA=48" WS RIM:995.39 INV SE 12"=990.53' INV NE 12"=990.53' INV W 18"=989.03'

NEW 8" GEOTHERMAL PIPES CONNECTION TO EXISTING VAULT

CB-1 DIA=48" WS RIM:999.61 INV NE 12"=995.68' INV E 6"=996.16' INV SW 12"=990.92'

NEW 4" FORCE SANITAR□ PIPE

PROP. UTILIT□ SLEEVE

STORM CULVERT - 2

LIFT STATION DIA=72" RIM:989.13 INV E 6"=977.06' INV E 4"=978.00'

INLET-2 WS RIM:977.22 INV SW 24"=974.72'

OUTLET-3 WS RIM:976.72 INV E 18"=974.80'

NEW DUCT □ANK CONNECTION

EXISTING GRAVEL ROAD

MH-11□

OUTLET-2 WS RIM:976.36 INV NE 24"=973.86'

MH-11□

□OREFIELD-3

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UTILITY PLAN

EPIC - 2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 40□

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number: C-105

PRELIMINAR□ - FOR REVIEW ONL□

□EFORE CONSTRUCTION □EGIN FIELD VERIF□ EXACT LOCATION FOR THESE SANITAR□ PIPES. FIELD FIT ALL THE PIPE FITTINGS AND RECORD AS-□UILT INFORMATION.

WORKSHOP
FFE□1002.00□
ROOF PEAK□1031.00□

CONN. 4-IN FORCED SAN. TO EXIST
RIM:1003.55
INV SW 4"=1003.18'

CONN. 6-IN SAN. TO EXIST
RIM:1007.02
INV SW 6"=1006.48'

STA:0+00

STA:0+50

INL-1 WS
RIM:998.28
INV W 24"=995.78'

STA:1+00

STA:2+00

STA:2+50

STA:3+00

STA:3+50

STA:4+00

STA:4+50

STA:5+00

STA:5+50

STA:6+00

STA:6+50

STA:6+77

STA:1+50

DIA=4" - 21.42' PVC @ 14.85%

CONN. 4-IN SAN. TO EXIST.
RIM:1004.55
INV S 4"=1004.18'

MH-3 DIA=48" WS
RIM:1008.20
INV E 6"=1000.40'
INV N 4"=1001.00'
INV SW 6"=1000.30'

ANNEX

MH-2 DIA=48" WS
RIM:1000.52
INV NW 6"=994.52'
INV S 6"=994.42'

OULET-1 WS
RIM:992.06
INV E 24"=989.56'

PROPOSED SANITARY SEWER ALIGNMENT

MH-1 DIA=48" WS
RIM:1001.66
INV NE 6"=992.53'
INV SE 6"=994.00'
INV W 6"=992.35'

LIFT STATION DIA=72"
RIM:989.13
INV E 6"=977.06'
INV E 4"=978.00'

OUTLET-2 WS
RIM:976.36
INV NE 24"=973.86'

MH-11□

INLET-2 WS
RIM:977.22
INV SW 24"=974.72'

EXISTING GRAVEL ROAD

0 40□

PROPOSED SANITAR□ SEWER ALIGNMENT

STA 0□00 TO □□□□

NOTE: PROPOSED GRADE IS SU□JECT TO CHANGE

CONNECT PROP. □-IN SANITAR□ TO EXISTING I.E.□1004.□2□ (FIELD VERIF□ EXACT LOCATION□)

DIA□□" - □0.5□PVC □ 4.44□

SAN. FORCE DIA□4"

SLOPE SU□JECT TO FIELD VERIFICATION OF EXISTING PIPE

MANHOLE INVERT MA□ □E SU□JECT TO CHANGE DUE TO AS-□UILT CONDITIONS

PROP. GEO□8□

PROP. WAT□8□

SAN. FORCE DIA□4"

MH-3 DIA□48□WS
RIM:1008.20
INV E □"□1000.40□
INV N 4"□1001.00□
INV SW □"□1000.30□

DIA□□" - 80.81 PVC □ 4.2□□

MH-2 DIA□48□WS
RIM:1000.52
INV NW □"□994.52□
INV S □"□994.42□

SAN. FORCE DIA□4"

DIA□□" - 15□1.91□PVC □ 1.00□

DIA□□" - 3□03□PVC □ 1.00□

PROP. STORM□24□

PROP. STORM□24□

DIA□□" - 54..8□PVC □ 4.2□□

MH-1 DIA□48□WS
RIM:1001.□□
INV NE □"□992.53□
INV SE □"□994.00□
INV W □"□992.35□

PROPOSED GRADE

EXISTING GRADE

SAN. FORCE DIA□4"

DIA□□" - 99.□□PVC □ .25□

DIA□□" - 111.32 PVC □ .25□

LIFT STATION DIA□□2□□
RIM:989.13
INV E □"□9□□.0□□
INV E 4"□9□8.00□

1010 1005 1000 995 990 985 980 9□5 9□2

1009.0 1008.5 1008.24 1008.2 1008.19 100□ 1000.1 1000.49 995.3 1005.□ 993.49 1003.32 999.□ 1001.19 1002.13 1000.45 1003.05 1001.11 1003.33 1001.3□ 1003.08 1001.42 1002.8 1001.□0 1002.49 1001.□8 1002.12 1001.9 1001.8 1000.45 1001.39 99.1 1000.09 994.3 999.80 992.9 995.0 989.24 993.48 98.25 991.1 994.28 988.93 989.9 98.□.9 1.50 984.4

0□00 1□00 2□00 3□00 4□00 5□00 □□00 □□□□

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-10□SANITAR□ PLAN.dwg C-10□ Plotted: Dec 19, 2019 - □23pm

REVISED: REV # DR #

FN: 12-05-130DATE: 12-20-19

WORKSHOP
FOR REVIEW

SANITARY PLAN & PROFILE
C-106

PRELIMINAR□ - FOR REVIEW ONL□

CONNECT NEW 8-IN WATER MAIN TO EXIST. 10-IN WATER MAIN

CONN. 4-IN FORCED SAN. TO EXIST
RIM:1003.55
INV SW 4"=1003.18'

CONN. 6-IN SAN. TO EXIST
RIM:1007.02
INV SW 6"=1006.48'

INL-1 WS
RIM:998.28
INV W 24"=995.78'

MH-114

NORTH INVERTER HOUSE

MH-114A

STA:0+00

STA:0+50

STA:1+00

STA:1+50

STA:2+00

STA:2+50

STA:3+00

STA:3+50

STA:4+00

STA:4+50

STA:5+00

STA:5+50

STA:6+00

STA:6+50

STA:7+00

STA:7+50

STA:7+74

45°

45°

34°

15°

45°

ANNEX

MH-3 DIA=48" WS
RIM:1008.20
INV E 6"=1000.40'
INV N 4"=1001.00'
INV SW 6"=1000.30'

1-H□DRANT
1-GATE VALVE
1-90° TEE

CONNECT NEW □-IN WATER MAIN TO □LDG

FDC
H□DRANT

WORKSHOP
FFE□1002.00□
ROOF PEAK□1031.00□

MH-2 DIA=48" WS
RIM:1000.52
INV NW 6"=994.52'
INV S 6"=994.42'

PROPOSED WATER MAIN ALIGNMENT

OULET-1 WS
RIM:992.06
INV E 24"=989.56'

MH-115

VAULT-9

MH-1 DIA=48" WS
RIM:1001.66
INV NE 6"=992.53'
INV SE 6"=994.00'
INV W 6"=992.35'

N

0 40□

PROPOSED WATER MAIN

STA 0□00 TO □□□4

NOTE: PROPOSED GRADE IS SU□JECT TO CHANGE

1025
1020
1015
1010
1005
1000
995
990
985
980

EX.ELECTRIC

EX. GEO□□□

EX. D□

CONNECT NEW 8-IN WATER MAIN TO EXIST. 10-IN WATER MAIN

EX. STORM□24□□

EX. STORM□12□□

PROP. GEO□8□□

EXISTING GRADE

PROPOSED GRADE

EX.ELECTRIC

PROP. STORM□□□

PROP. STORM□□□

WAT. 8" - DI

PROP. SAN□□□

PROP. SAN□4□

WAT. □" - DI

PROP. STORM□24□

PROP. STORM□24□

PROP. WAT. H□D. LATERAL□□□

1022.1□ 1020.49 1018.43 101□.35 1014.25 1012.30 1010.18 1008.15 100□.5□ 100□.53 100□.53 100□.55 100□.49 100□.50 100□.49 100□.□□ 1008.24 1003.38 1008.1□ 998.92 100□.82 992.9□ 1004.54 996.5 1002.48 1001.98 1001.0□ 1003.40 1001.0□ 1005.4□ 1001.2□ 100□.9□ 1003.2□ 1010.95 100□.04 1012.00 1004.□0 1010 1005.50 1010.32 1005.3□ 1010.0□ 1005.23

0□00 1□00 2□00 3□00 4□00 5□00 □□00 □□00 □□□4

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-10□ WATER PLAN.dwg C-10□ Plotted: Dec 19, 2019 - 4:48pm

REVISED: REV #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

WATER PLAN & PROFILE
C-107

PRELIMINAR□ - FOR REVIEW ONL□

NORTH INVERTER HOUSE

MH-114

MH-114A

ANNEX

CONN. 4-IN FORCED SAN. TO EXIST
RIM:1003.55
INV SW 4"=1003.18'
CONN. 6-IN SAN. TO EXIST
RIM:1007.02
INV SW 6"=1006.48'

INL-1 WS
RIM:998.28
INV W 24"=995.78'

MH-3 DIA=48" WS
RIM:1008.20
INV E 6"=1000.40'
INV N 4"=1001.00'
INV SW 6"=1000.30'

WORKSHOP
FFE□1002.00□
ROOF PEAK□1031.00□

MH-2 DIA=48" WS
RIM:1000.52
INV NW 6"=994.52'
INV S 6"=994.42'

MH-1 DIA=48" WS
RIM:1001.66
INV NE 6"=992.53'
INV SE 6"=994.00'
INV W 6"=992.35'

OULET-1 WS
RIM:992.06
INV E 24"=989.56'

MH-115

VAULT-9
STA:0+00

GEO. CONNECTION
LOCATION □ ELEVATION
T□D □□ OTHERS

PROPOSED GEOTHERMAL SYSTEM ALIGNMENT

STA:0+50 · STA:1+00 · STA:1+50 · STA:2+00 · STA:2+50 · STA:3+00 · STA:3+50 · STA:4+00 · STA:4+50 · STA:5+00 · STA:5+50 · STA:6+00 · STA:6+50 · STA:7+00 · STA:7+50 · STA:8+00 · STA:8+50 · STA:9+00 · STA:9+50 · STA:10+00 · STA:10+50 · STA:11+00 · STA:11+30

0 40□

PROPOSED GEOTHERMAL S□STEM

STA 0□00 TO 11□30

NOTE: PROPOSED GRADE IS SU□JECT TO CHANGE

V-9
RIM:1039.□4
SUMP□1024.83

EX. D□
EX. D□
EX. D□
EX. GEO□3□□
EX. GEO□3□□
EX. STORM□24□
EX.ELECTRIC
EX. STORM□24□
EX.ELECTRIC
WAT. 8" - DI
EX. STORM□24□
EX. STORM□12□
EX.ELECTRIC
EXISTING GRADE
PROPOSED GRADE
WAT. 8" - DI
GEO - 8"
PROP. STORM□□□
PROP. STORM□□□
WAT. 8" - DI
WAT. □" - DI
PROP. SAN□□□
PROP. FORCE SAN□4□
PROP. STORM□24

File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-108 GEOTHERMAL PLAN.dwg C-108 Plotted: Dec 19, 2019 - 5:14pm

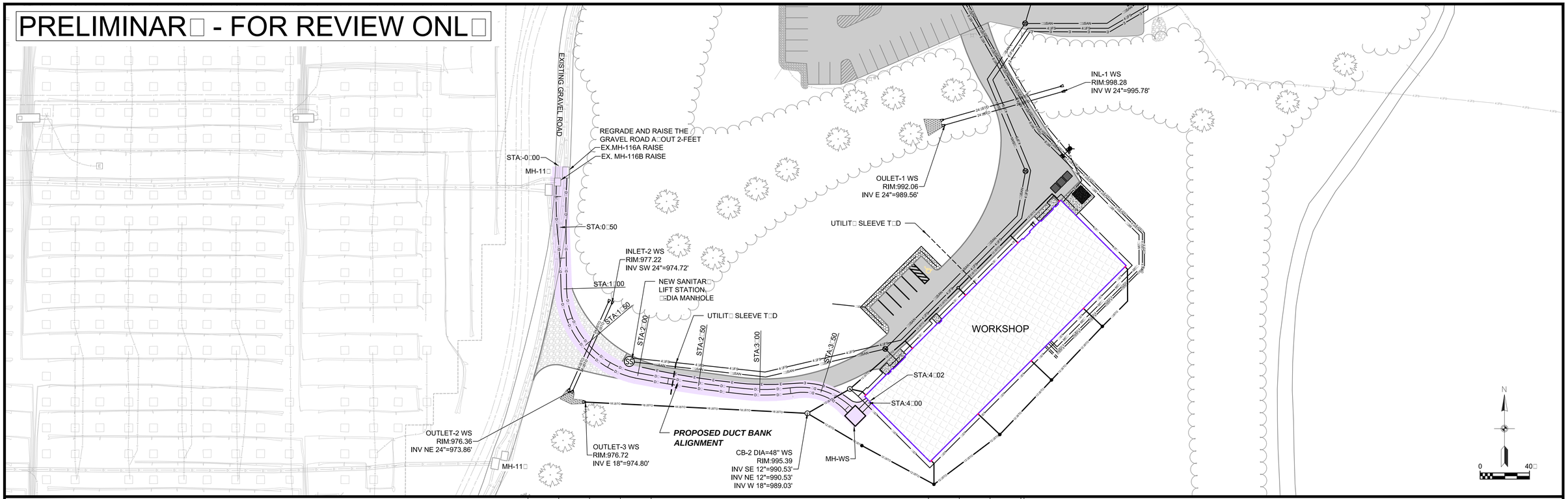
REVISED: REV #

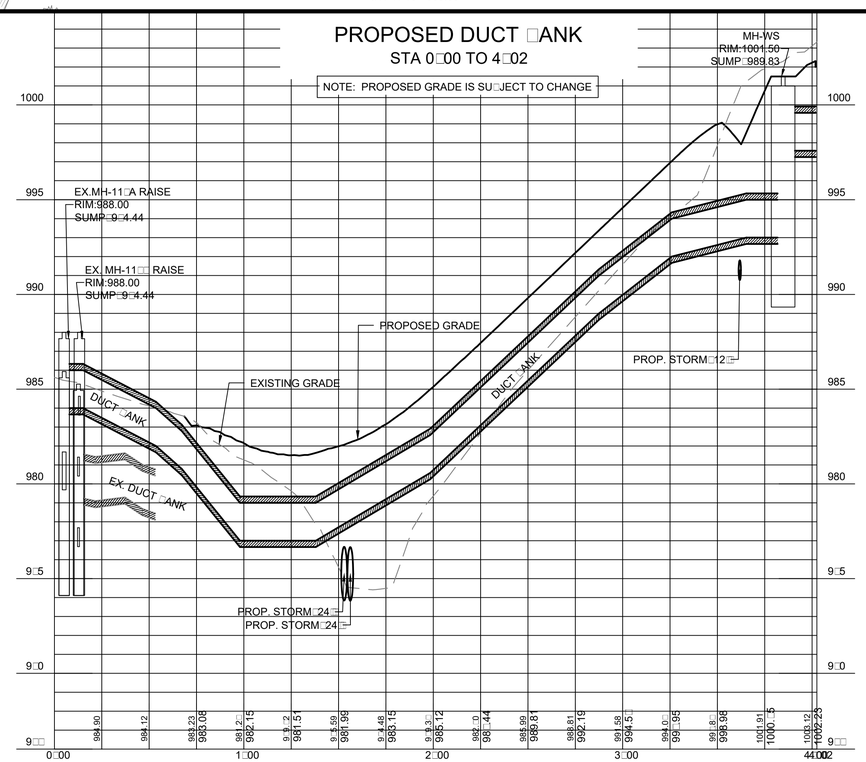
FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

GEOTHERMAL PLAN & PROFILE
C-108

PRELIMINAR□ - FOR REVIEW ONL□





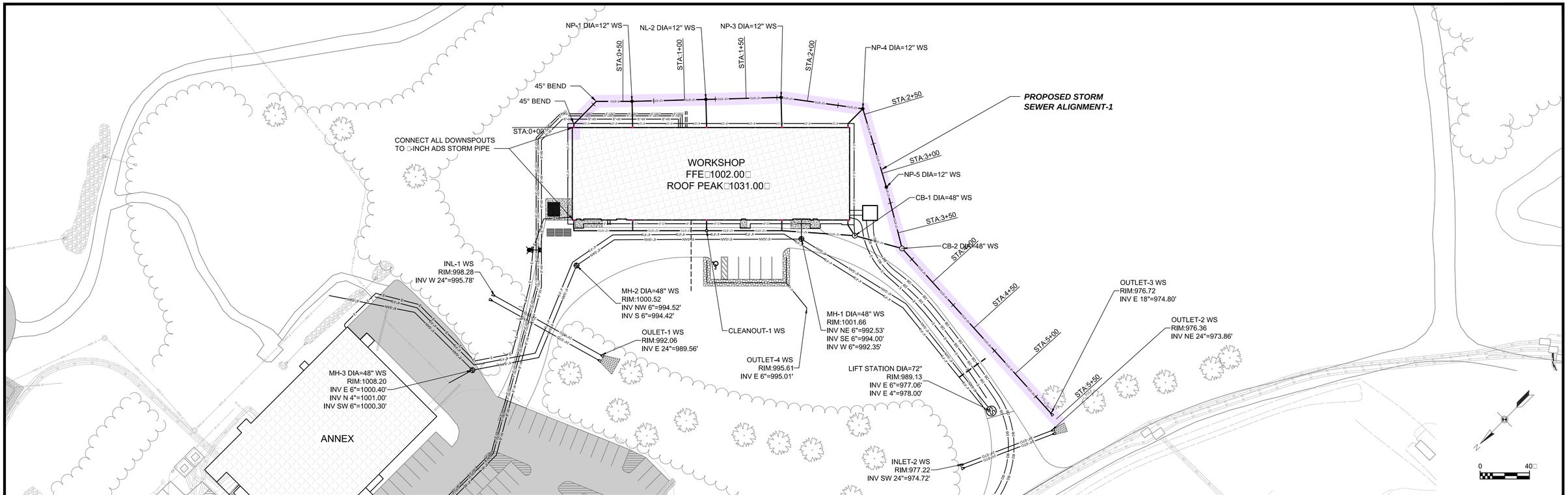
File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-109 DUCT □ANK.dwg C-109 Plotted: Dec 20, 2019 - 10:32am

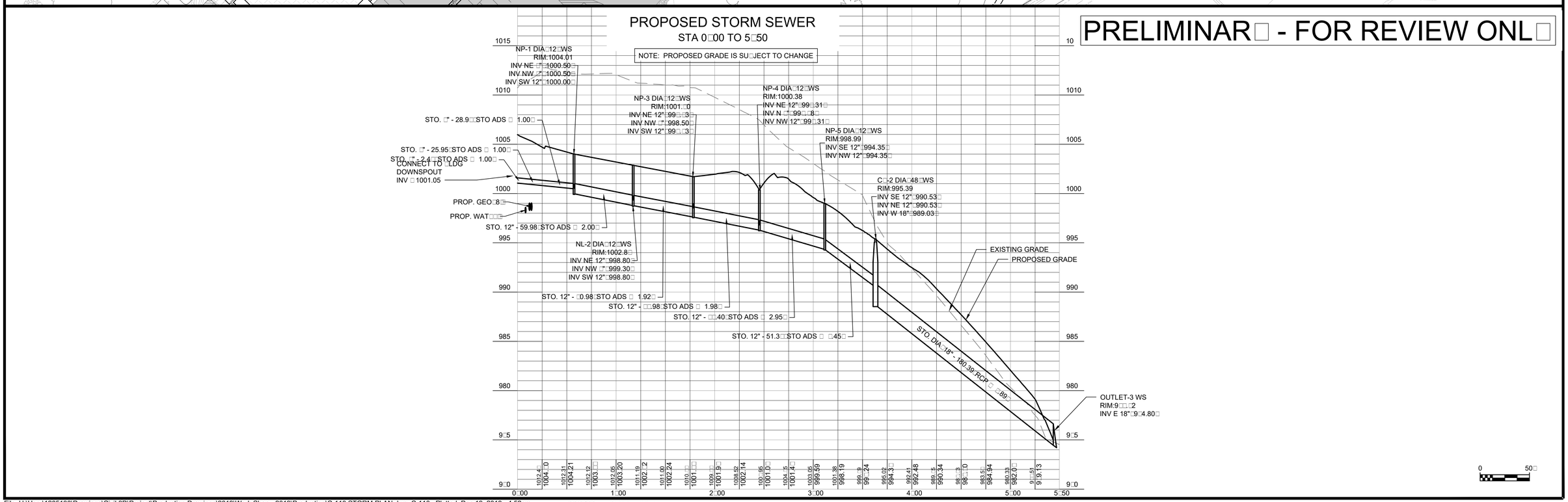
REVISED:	REV #	DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

DUCT BANK PLAN & PROFILE
C-109





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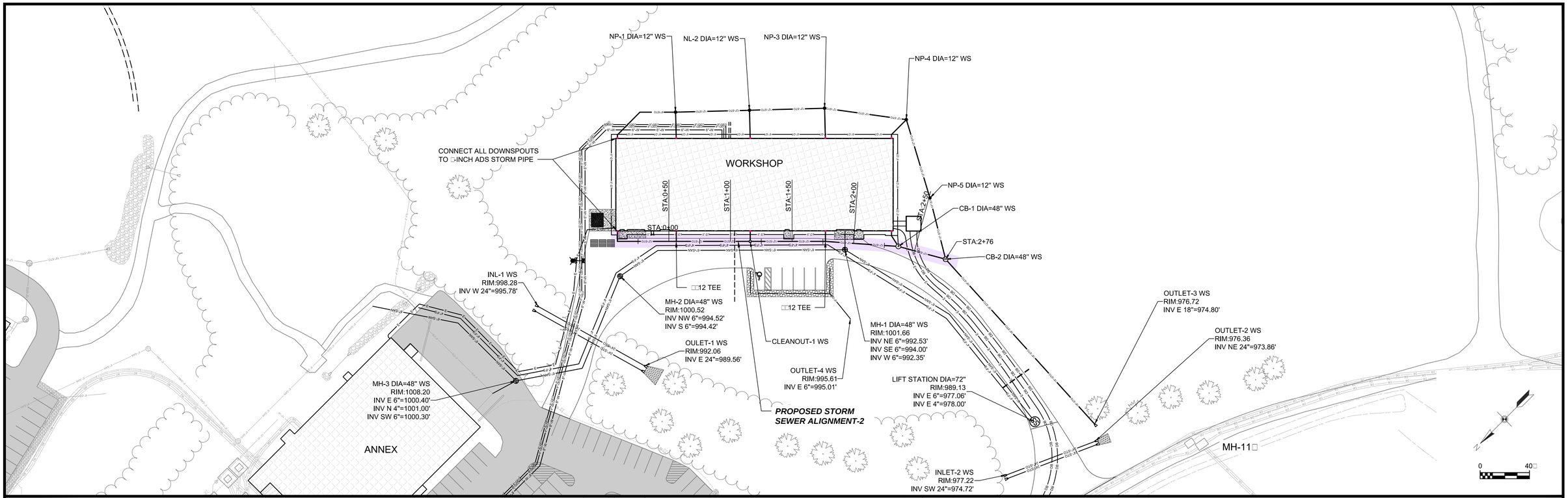
REVISED: REV # DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-110

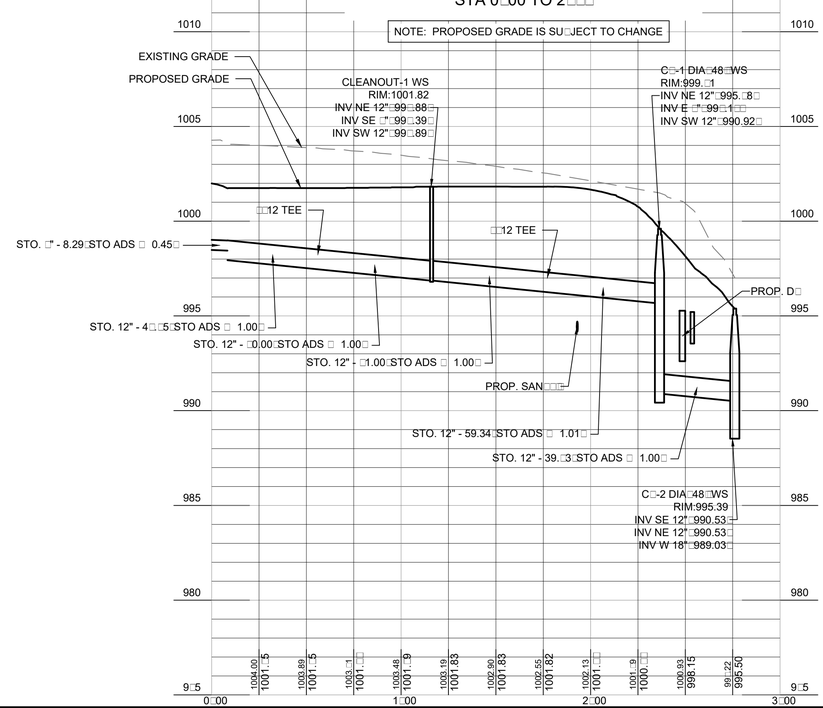


PRELIMINAR□ - FOR REVIEW ONL□

PROPOSED STORM SEWER

STA 0□00 TO 2□□□

NOTE: PROPOSED GRADE IS SU□JECT TO CHANGE



0 40□

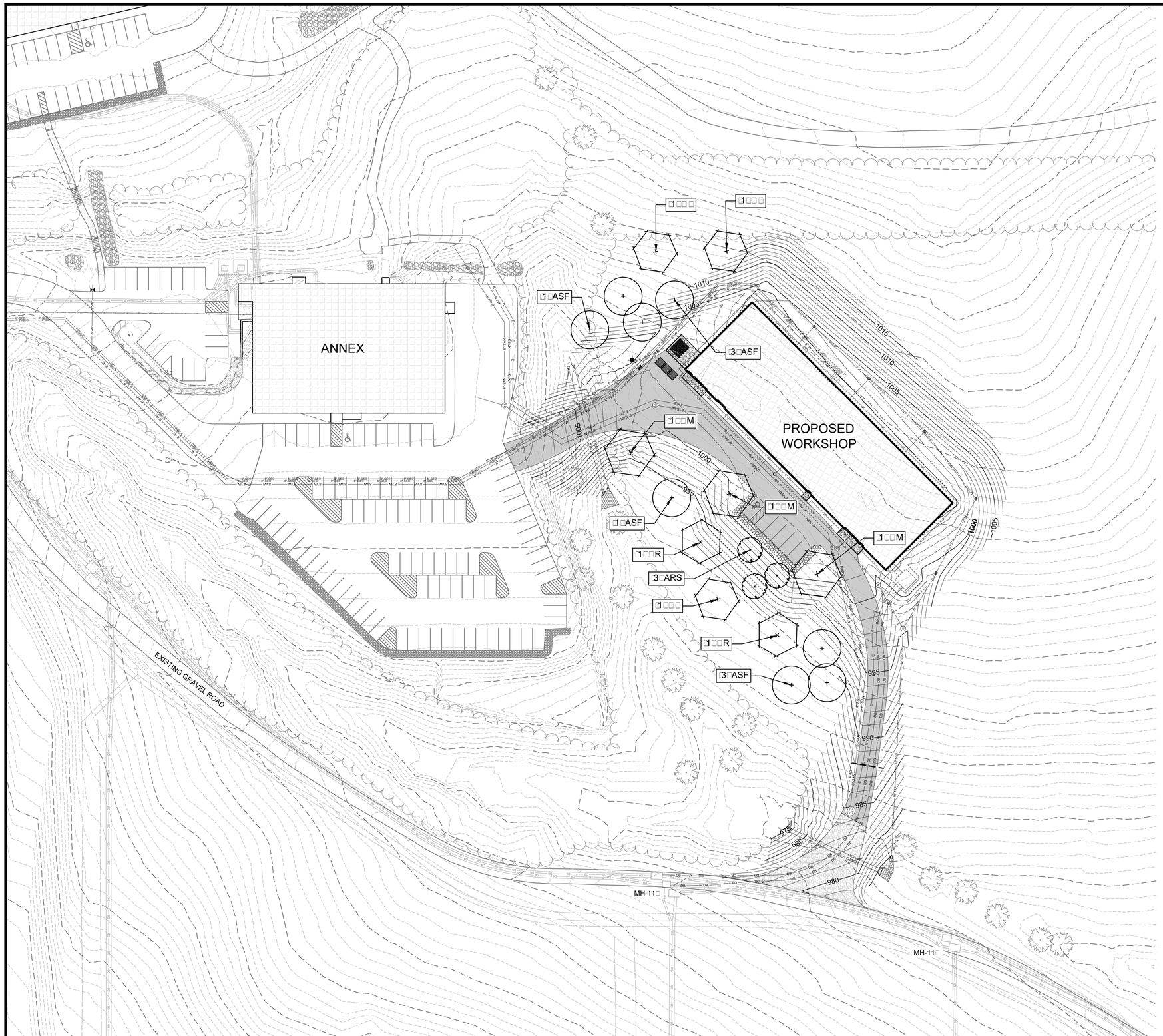
File: U:\User\1205130\Drawings\Civil 3D\Project\Production Drawings\2019\Work Shop - 2019\Production\C-110 STORM PLAN.dwg C-111 Plotted: Dec 19, 2019 - 4:54pm

REVISED:	REV #	DR #

FN: 12-05-130 DATE: 12-20-19

WORKSHOP
FOR REVIEW

STORM SEWER PLAN & PROFILE
C-111



LANDSCAPE PLAN - GENERAL NOTES

1. ALL AREAS TO □E RESTORED SHALL □E FINISH GRADED, FERTIL□ED, □ SEEDED IN ACCORDANCE WITH ***OWNER'S*** SPECIFICATIONS
2. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM □" COMPACTED DEPTH OF TOPSOIL
3. ALL LANDSCAPING SHALL □E IN ACCORDANCE WITH THE CIT□ □ONING ORDINANCE.
4. PLANT INSTALLATION SHALL NOT OCCUR UNDER SATURATED SOIL CONDITIONS
5. SEE DETAILS FOR PLANTING INSTALLATION.

□UILDING FOUNDATION RE□UIREMENT

FOUNDATION LENGTH □□00 LF
POINTS RE□UIRED □40 POINTS PER 100LF□□ 240 POINTS

DEVELOPED LOT RE□UIREMENT

□UILDING AREA □ 1□,8□5 SF
POINTS RE□UIRED □10 POINTS PER 1000 SF□□ 1□9 POINTS

STREET FRONTAGE RE□UIREMENT

NOT APPLICA□LE

PAVED AREA RE□UIREMENT

PAVED AREA □ 1□,900 SF
POINTS RE□UIRED □80 POINTS PER 10,000 SF□□ 135 POINTS

TOTAL POINTS REQUIRED = 544 POINTS

PLANT SCHEDULE

CODE	SCIENTIFIC NAME	COMMON NAME	QTY	PTS PER PLANT	SUB-TOTAL	SIZE	ROOT COND	NOTES
TALL DECIDUOUS TREES								
ARS	Acer rubrum 'Scarsen'	Scarsen Maple	3	30	90	1.5"	B&B	
ASF	Acer saccharum 'Fall Fiesta'	Fall Fiesta Maple	8	30	240	1.5"	B&B	
QB	Quercus bicolor	Swamp White Oak	3	30	90	1.5"	B&B	
QM	Quercus macrocarpa	Bur Oak	3	30	90	1.5"	B&B	
QR	Quercus rubra	Northern Red Oak	2	30	60	1.5"	B&B	
				TOTAL:	**570**	**POINTS**		

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LANDSCAPE PLAN

EPIC-2019

CUP APPLICATION REVIEW

CITY OF VERONA, DANE COUNTY, WISCONSIN

0 40□

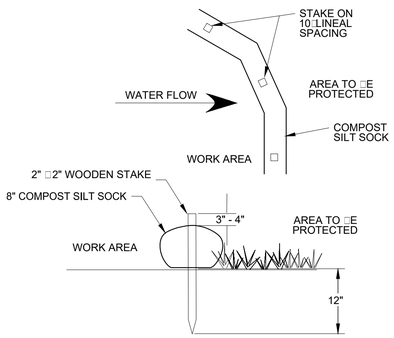
DATE: 12-20-19

REVISED: REV # DR #

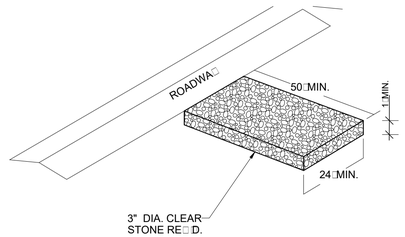
DRAWN BY: MS

Sheet Number:

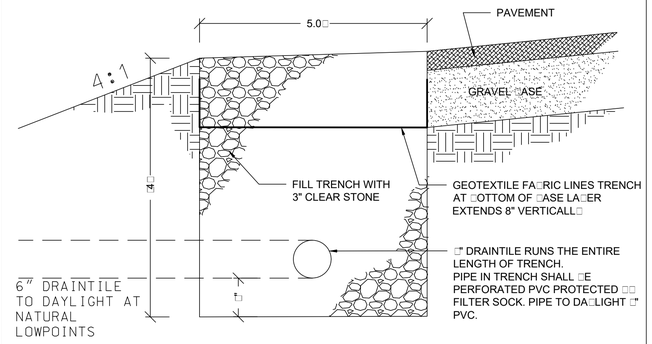
L-112



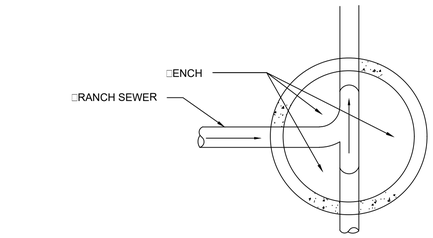
8" COMPOST SILT SOCK



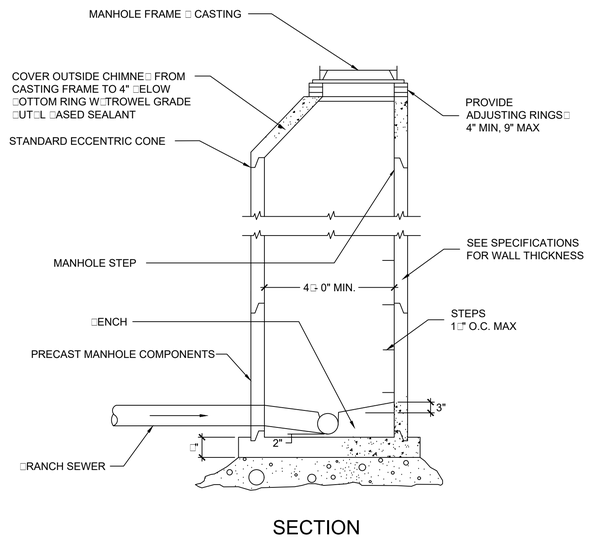
STONE TRACKING PAD DETAIL



OIL□GREASE CONTROL TRENCH

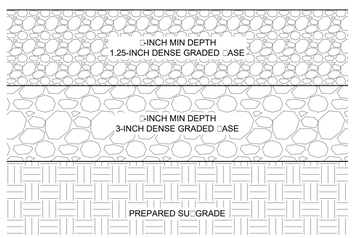


PLAN

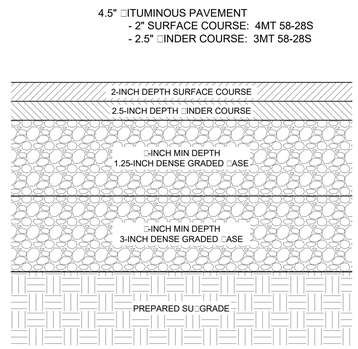


SECTION

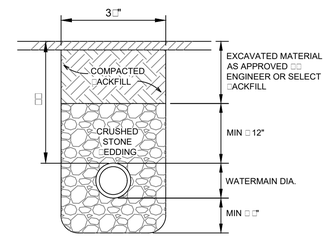
SANITAR□ MANHOLE



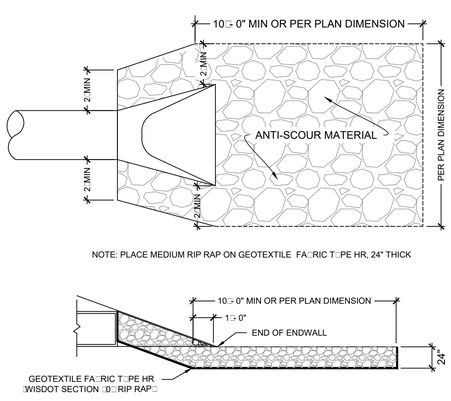
GRAVEL DRIVEWA□ T□PICAL STRUCTURE



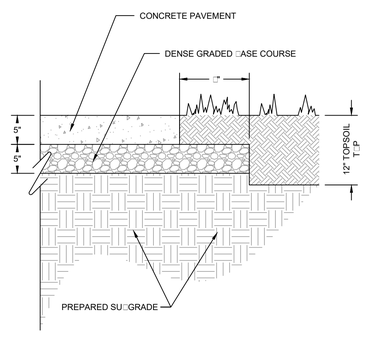
ROAD PAVEMENT T□PICAL STRUCTURE



WATERMAIN □ SAN. SEWER □EDDING



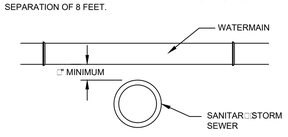
ENDWALL STRUCTURE W□RIPRAP



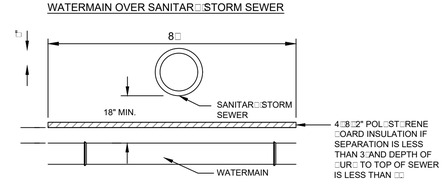
NOTES:
- CONTRACTION JOINTS SHALL □E SPACED NO MORE THAN 10□0" to 15□0" O.C.
- CONCRETE PANEL LENGTHS SHALL NOT EXCEED 1.5 TIMES THE CONCRETE PANEL WIDTH

CONCRETE PAVEMENT

NOTE:
AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL □E
CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORI□ONTAL
SEPARATION OF 8 FEET.

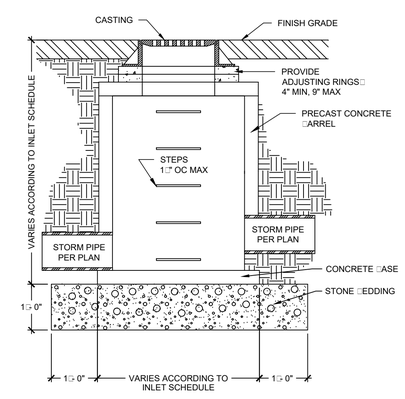


WATERMAIN OVER SANITAR□STORM SEWER



SANITAR□STORM SEWER OVER WATERMAIN

WATERMAIN - SEWER SEPARATION



STORM SEWER CATCH □ASIN

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DETAILS

EPIC - 2019

CUP APPLICATION REVIEW

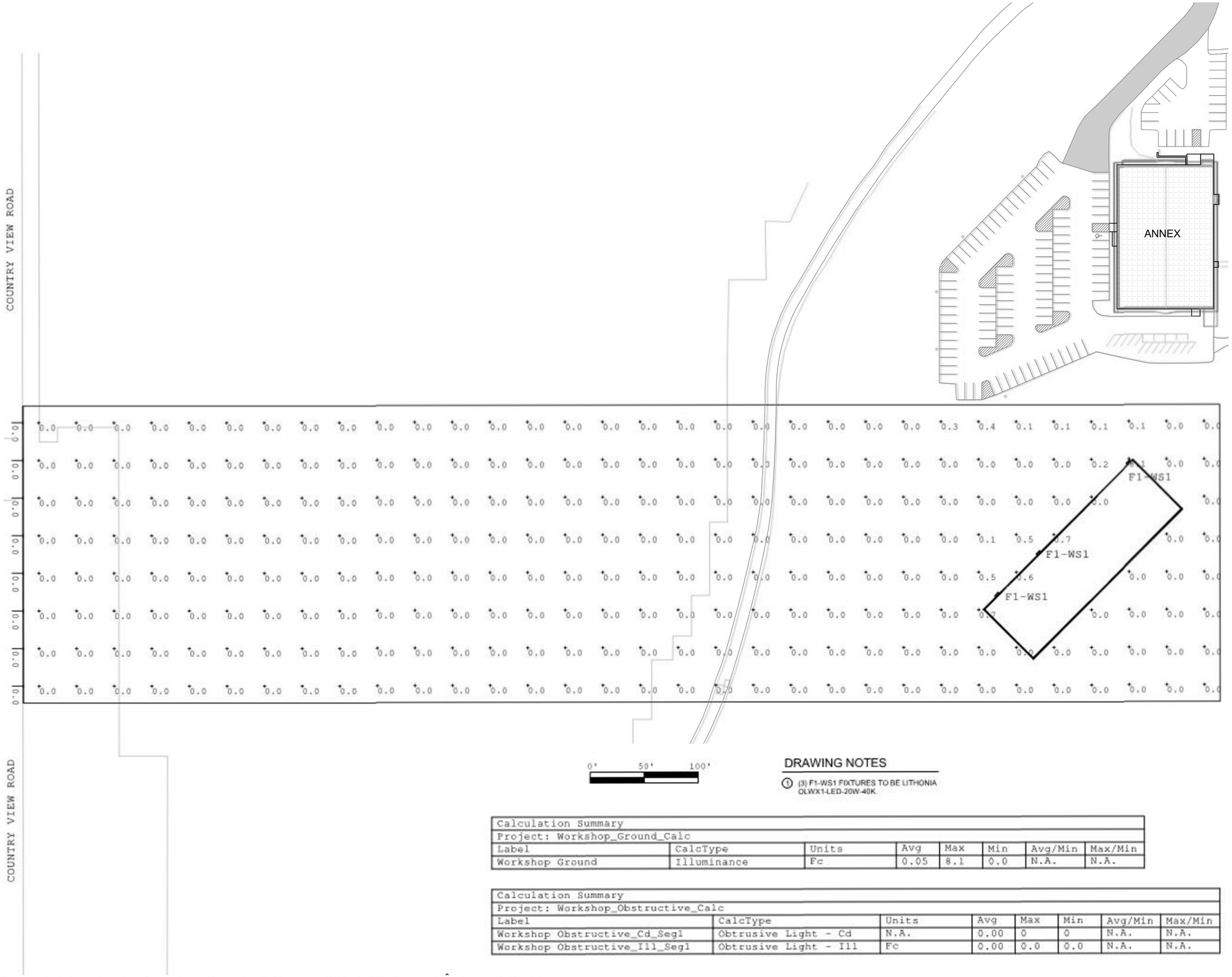
CITY OF VERONA, DANE COUNTY, WISCONSIN

DATE: 12-20-19

REVISED: REV # DR #

DRAWN BY: YM

Sheet Number:
X-113



DRAWING NOTES

1. (3) F1-WS1 FIXTURES TO BE LITHONIA OLWX1-LED-20W-40K

Calculation Summary							
Project: Workshop_Ground_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Ground	Illuminance	Fc	0.05	8.1	0.0	N.A.	N.A.

Calculation Summary							
Project: Workshop_Obstructive_Calc							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Workshop Obstructive_Cd_Seg1	Obtrusive Light - Cd	N.A.	0.00	0	0	N.A.	N.A.
Workshop Obstructive_Ill_Seg1	Obtrusive Light - Ill	Fc	0.00	0.0	0.0	N.A.	N.A.

Consultant

THE MORSE GROUP

BELOIT, WI 608.229.0170 - FREEPORT, IL 815.266.4200 - LAS VEGAS, NV 702.257.4400
Beloit Office:
1390 Gateway Boulevard
Beloit, WI 53511
Main Phone: 608-299-0180
Fax Number: 608-299-0175
www.themorsegroup.com

Revisions

No.	Date	Description

Date:	11/12/19
PIC / AIC:	SJB
Drawn By:	JPD
Checked By:	MAW
Document Phase:	PLAN REVIEW
Comm. No.:	55806

Project Title

Epic

WORKSHOP

Release

PLAN REVIEW

Sheet Title

SITE PHOTOMETRICS

Sheet Number

WS-E800

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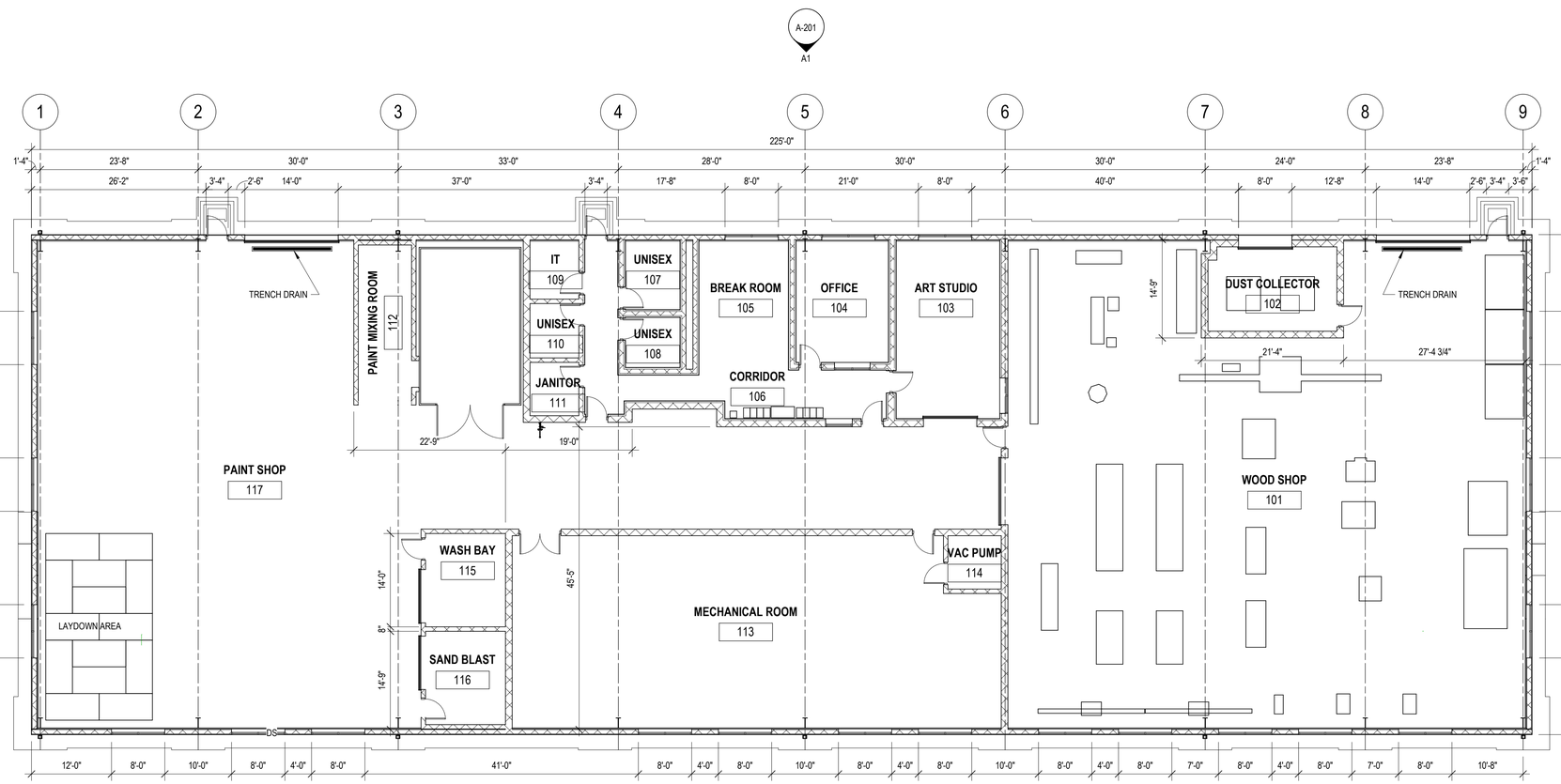
11/14/2019 7:08:06 AM



A1 FLOOR PLAN - OVERALL

3/32" = 1'-0"

11/20/2019 10:26:43 AM

GRAEF

1010 East Washington Ave,
Suite 202
Madison, WI 53703-3130
608 / 242 1550
608 / 242 0787 fax

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[redacted] CLIENT:

EPIC

[redacted] PROJECT TITLE:

NOT FOR CONSTRUCTION

[redacted] ISSUE:

[redacted] PROJECT INFORMATION:

PROJECT NUMBER: 2019-5012.00

DATE: 11/21/19

DRAWN BY: JDJ

CHECKED BY:

APPROVED BY:

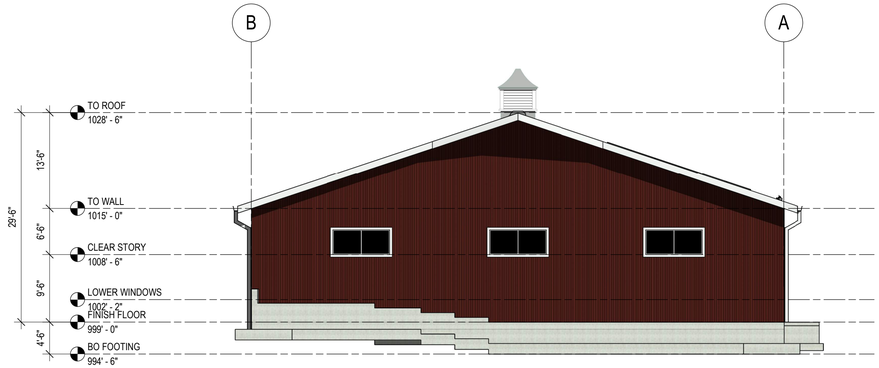
SCALE: AS NOTED

[redacted] SHEET TITLE:

FLOOR PLAN

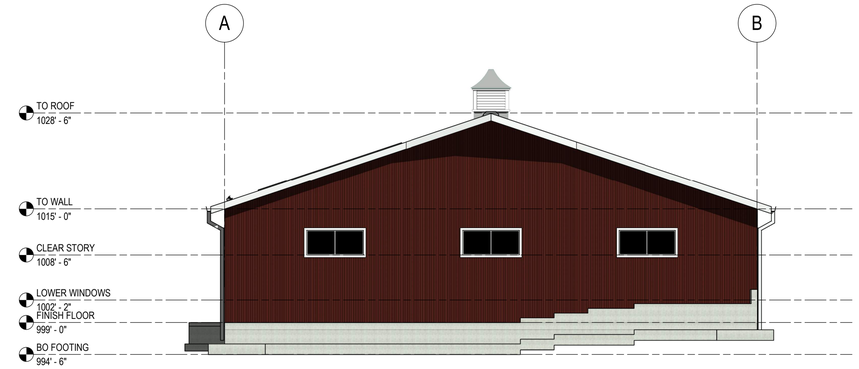
[redacted] SHEET NUMBER:

A-101



C1 EAST ELEVATION

3/32" = 1'-0"



C4 WEST ELEVATION

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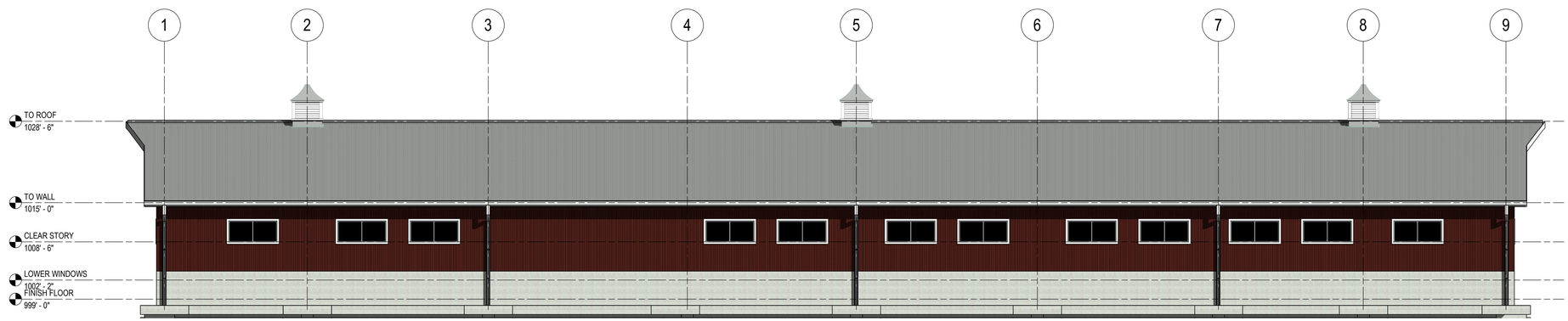

B1 SOUTH ELEVATION

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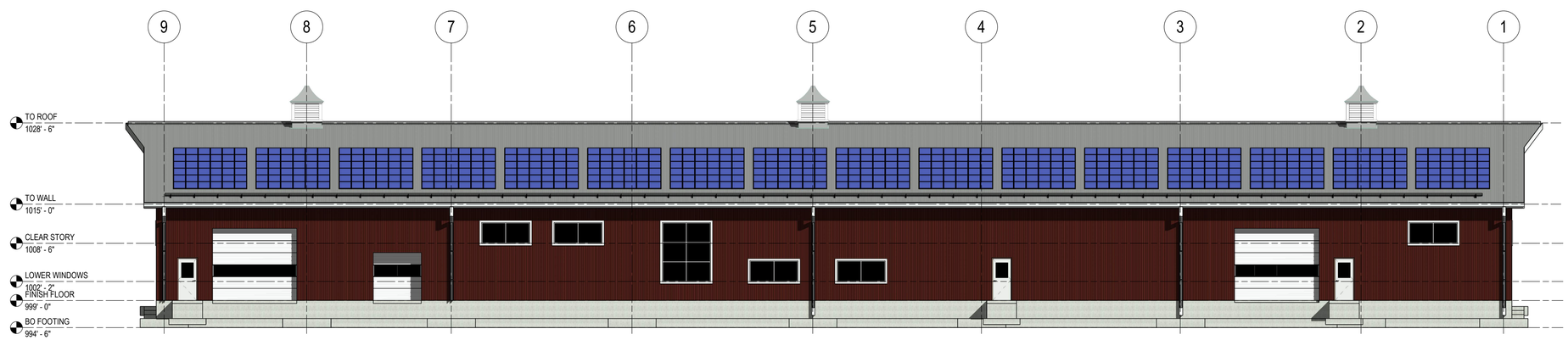

A1 NORTH ELEVATION

3/32" = 1'-0"

11/20/2019 10:26:53 AM

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DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

PHOTO RENDERING - DRONE VIEW

PHOTO RENDERING - COUNTRY VIEW RD.

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608 / 242 0787 fax

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CLIENT:
EPIC

PROJECT TITLE:
WOOD SHOP

PROJECT ADDRESS

ISSUE:

NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2019-5012.00
DATE:	11/21/19
DRAWN BY:	JDJ
CHECKED BY:	
APPROVED BY:	
SCALE:	AS NOTED

SHEET TITLE:
RENDERINGS

SHEET NUMBER:

A-901

11/22/2019 12:33:00 PM