COSTCO WHOLESALE CORPORATION

General Development Plan

Verona Technology Park

Verona, WI

October 6, 2020

PROPOSED COSTCO WHOLESALE

VERONA TECHNOLOGY PARK, VERONA, WI

TABLE OF CONTENTS

NARRATIVE

1.0 Property Owner and Project Team

2.0 Introduction and Subject Property

3.0 General Development Plan Proposal

EXHIBITS

Exhibit A Location Map

Exhibit B Aerial Photo

Exhibit C Verona Technology Park Plat

Exhibit D ROW Vacation & Certified Survey Map

Exhibit E Site Plan

Exhibit F Site Context Plan with Aerial Overlay

Exhibit G Landscape Plan

Exhibit H Lighting Plan

Exhibit I Grading, Drainage, Erosion Control, Sanitary Sewer, Water Main & Storm Sewer Plans

Exhibit J Warehouse Floor Plan

Exhibit K Warehouse Elevations & Signage

Exhibit L Warehouse Building Perspectives

Exhibit M Fueling Facility Elevations & Signage

Exhibit N Site Sections

Exhibit O Off-site Roadway Improvements

TABLE OF CONTENTS
(continued)

ATTACHMENTS

Attachment 1 Seller Authorization Letter

Attachment 2 Plan Commission Application – General Development Plan Review

Attachment 3 Stormwater Management Plan

PROPOSED COSTCO WHOLESALE

VERONA TECHNOLOGY PARK, VERONA, WI

1.0 Property Owner and Project Team

Property Owner:	Anorev LLC 2248 Deming Way, Suite 200 Middleton, WI 53562
Contract Purchaser:	Costco Wholesale Corporation 999 Lake Drive Issaquah, WA 98027
Real Estate Consultant:	Brian Whelan Senior Vice President Northwest Atlantic 2311 W. 22nd Street, Suite 208 Oak Brook, IL 60523
Development Manager:	Stephen Cross President Cross Engineering & Associates, Inc. 1955 Raymond Drive, Suite 119 Northbrook, IL 60062
Architect:	Risa Yuki Principal MG2 1101 Second Avenue, Suite 100 Seattle, WA 98101
Engineer, Surveyor And Traffic Consultant:	Brent Pitcher, PE Vice President, Principal Graef 275 West Wisconsin Avenue, Suite 300 Milwaukee, WI 53203

PROPOSED COSTCO WHOLESALE

VERONA TECHNOLOGY PARK, VERONA, WI

2.0 Introduction and Subject Property

Costco Wholesale Corporation (Costco) began operations in 1983 in Seattle, Washington. In October 1993, Costco merged with The Price Company, which pioneered the membership warehouse concept in 1976. In January 1997, after the spin-off of most of its non-warehouse assets to Price Enterprises, Inc., the Company changed its name to Costco Wholesale Corporation, which trades under the NASDAQ symbol "COST".

Costco originated the warehouse club concept in 1976 and continues to be an industry leader in terms of service, quality, value, and innovation. Costco has grown to become, in terms of sales, the third largest Global retailer and the largest operator of membership clubs worldwide.

Costco has two existing warehouses within the Madison area. The closest facility is in the City of Middleton, approximately 8 miles north of the City of Verona. The other facility is in the City of Sun Prairie, approximately 20 miles northeast of the City of Verona. Currently, approximately 45% of all households in Verona have a Costco membership and travel outside of the community to shop at one of the other Madison area locations.

Costco has entered into an agreement to purchase Lots 1 through 8, 11 through 15, and part of Lot 16 of the Verona Technology Park, located at the northeast corner of the intersection of County Highway PB and American Way, in order to develop a members only warehouse retail store and free standing fueling facility *(see Exhibit A – Location Map, and Exhibit B – Aerial Photo)*. The Verona Technology Park was platted, and the park infrastructure was constructed in 2004. Underground utilities have been installed along the John P Livesey Boulevard right-of-way between American Way and Thousand Oaks Trail that runs between the subject lots, however, the final grading, curb and gutter, pavement, sidewalk and street lights have not been installed. The subject lots were graded as part of the park improvements, and stormwater detention is provided within the existing stormwater management facility located on the south side of American Way.

To construct the Costco warehouse and fueling facility, a portion of the John P Livesey Boulevard right-of-way (ROW) will need to be vacated. Included in this General

Development Plan submittal is a preliminary Plat of Vacation and Certified Survey Map (CSM), prepared by the developer's engineer. It should be noted that the portion of John P. Livesey Boulevard remaining west of Thousand Oaks Trail is proposed to be renamed "Batker Court". The Batker family owned the farm located on this property in the early 19oo's, and we are proposing this name at the request of their descendants in acknowledgement of the property's history, and the family's contribution to the City of Verona. The proposed lots to be purchased by Costco are Lots 1, 2, 3 and 4 of the submitted CSM, and Lot 2 of the Verona Technology Park. The vacated ROW area has been included in the proposed Costco development Lot 1 area as shown in the CSM. The Costco warehouse and fuel facility will be developed on Lot 1 of the CSM, with the remaining lots as platted outlots for future commercial uses. The combined lot area of all the Costco lots is 23.79 acres. As part of the Costco project, Costco will construct the public roadway within the remaining John P Livesey Boulevard ROW, to be renamed Batker Court to serve the Costco development project and the four outlots.

The Costco warehouse and fueling facility would utilize approximately 17.81 acres of the 23.79 acre property purchase, with four (4) outlots totaling approximately 5.98 acres for future sale and development.

The existing zoning is Suburban Commercial, which would allow for the proposed Costco warehouse and ancillary uses. However, due to the size of the development, a Planned Unit Development overlay is required.

3.0 General Development Plan Proposal

The goal of the proposed General Development Plan is to develop the vacant parcels with a Costco warehouse and free-standing fueling facility. The proposed Costco building will be approximately 160,430 sf, and the overall site plan will provide for approximately 784 parking stalls. *(See Exhibit E – Site Plan, Exhibit F – Site Context Plan with Aerial Overlay)* The parking count will provide a ratio of 4.88 stalls per 1,000 sf of building area, which provides ample parking based on Costco's anticipated initial member use.

The property will be accessed from County Highway PB and American Way at the southwest corner of the development and County Highway M and Thousand Oaks Trail on the east side. Both access points have excellent access to the adjacent highways, as well as access to US 18/151. Four access driveways have been designed to provide multiple locations to enter and exit the Costco site. Parking has been efficiently distributed around the south and west sides of the warehouse to maximize the

convenient parking spaces proximate to the customer entrance and exit located at the southwest corner of the building.

A large heritage oak tree is located near the northwest corner of the property near the intersection of County Highway PB and County Highway M. The site plan has been designed to protect this tree.

Architecture:

The proposed warehouse design is a timeless solution utilizing a mixture of modern, traditional, and sustainable materials in a warm color palette of browns and beige. Horizontal and vertical articulation are achieved through color, texture, and material distribution along the facades. Materials used include high quality, recycled, architectural metal panels, structural brick, integral color split-face concrete masonry units and cultured stone veneer. The warehouse entry is a focal point to the site and incorporates pedestrian scaled detailing and the use of glass. Enhanced landscaping along the north façade will compliment this elevation providing depth, softening and visual interest. The fueling facility design takes cues from the warehouse and incorporates similar materials, colors and textures creating a visual connection. *(See Exhibit J – Warehouse Floor Plan, Exhibit K – Warehouse Elevations & Signage, Exhibit L – Warehouse Concept Building Perspectives, Exhibit M – Fueling Facility Elevations & Signage, Exhibit N – Site Sections)*

<u>*Sustainable Design*</u>: Awareness and responsibility to design, construct and operate Costco sites and buildings into an energy-efficient, sustainable, and environmentally responsible manner are embedded into the Costco program. This includes, but are not limited to:

- The building structure steel system and architectural metal panels are comprised of 80% recycled content with the associated batt insulation comprised of greater than 50% of recycled content.

- The roof maintains reflectance, emittance and SRI rates that lessen heat gain and the premanufactured building system provides erection efficiency reducing impacts to the carbon footprint.

- Landscaping exceeds minimum requirements and had been designed to create a high impact and beautiful landscape through larger caliper trees, native vegetation, and drought tolerant species, which in turn minimize irrigation needs.

- All site and building lighting systems utilize LED Technology.

- Implementation of the APANA water management system drive operational efficiency to lower wastewater and sewer use.

The fueling facility will initially provide three islands with 18 pumping locations (9 dispensers). It has been planned to allow for a future expansion to extend the islands in order to add three more dispensers (one per island) that will provide an additional 6 pumping locations. In the ultimate configuration, the fueling facility could provide a total of 24 pumping locations.

The fuel facility placement within the Costco site has been designed to provide access from the internal driveways, Batker Court or via American Way. It is anticipated that 70-80% of the members visiting the warehouse will also purchase gasoline during the same site visit.

Renewable Energy Installation:

Costco is also proposing to install a solar panel system on the fueling facility canopy. The installation of this feature is projected to provide the electricity required for the fueling facility lighting as well as two Electrical Vehicle charging stations located just east of the

Traffic/Roadway Improvements:

The subject properties were initially included in a Traffic Impact Analysis (TIA) for the Liberty Business Park and Verona Technology Park dated October 2017, and prepared by AECOM on behalf of the City of Verona. Costco's consultant, Graef, completed a Costco-specific TIA that was provided to City staff for review and comment. Consequently our team worked closely with City staff to develop a list of roadway improvements that are needed within the Technology Park as a result of the Costco project, and the roadway improvements outside Technology Park that are needed, due primarily to existing background traffic.

Based on the Graef TIA and staff discussions the following improvements have been identified for the development to support not only Costco, but also the general community. *(See Exhibit E – Site Plan, Exhibit F – Site Context Plan with Aerial Overlay)* The extent of these improvements is summarized as follows:

Costco Roadway Improvements (within Verona Technology Park):

- Provide an Eastbound left turn lane at American Way onto Batker Court.
- Provide a southbound right turn lane at Thousand Oaks Trail into the Costco site and median modifications at Thousand Oaks Trail.
- Provide a westbound right turn lane at American Way onto County Highway PB and re-stripe west end of American Way.
- Construct the Batker Court cul-de-sac (formerly known as John P Livesey Boulevard).

(See Exhibit O – Off-site Improvements)

Roadway Improvements (outside Verona Technology Park to be improved by others):

- County Highway PB/M Intersection upgrades with dedicated left turn lanes and signals.
- County Highway PB and eastbound US 151 off ramp traffic signal and turn lane improvements.
- Traffic signal modifications to County Highway PB and westbound US 151 off ramp.

Construction of these improvements will be addressed by the City, property seller and DOT with an anticipated completion timeline for the fall of 2022.

Additional public improvements that will be completed by Costco as part of this development includes the construction of the Batker Court roadway, as well as relocation or removal of any public utilities that are within the ROW to be vacated. Utilities to service the project have already been extended to the property, and our research indicates they provide adequate capacity for the proposed Costco development, as well as the four remaining outlots.

Stormwater management facilities constructed on the south side of American Way as part of the overall Verona Technology Park improvements provide the required stormwater detention. *(See Attachment 3 - Stormwater Management Plan)* The proposed on-site infiltration facilities for best management practices are being provided for the development of the Costco Parcel.

Operations:

In addition to the floor merchandise, the warehouse also provides other specialty department and services such as bakery, photo center, tire center, pharmacy, optical and hearing aid departments.

The loading dock is located at the southeast corner of the building, adjacent to Thousand Oaks Trail. Apart from local vendors/suppliers and delivery services such as UPS or Fedex, all deliveries to the warehouse are controlled by Costco. Most deliveries are completed during the morning hours, prior to the store opening.

The anticipated warehouse and fueling facility operation hours are as follows:

Days	Warehouse	Fuel
Monday-Friday	10:00 am – 8:30 pm	6:00 am – 9:00 pm
Saturday	9:30 am - 6:00 pm	7:00 am – 7:00 pm
Sunday	10:00 am – 6:00 pm	7:00 am – 7:00 pm

It is anticipated that the Costco Warehouse opening will coincide with the roadway improvements that are being constructed outside the Technology Park. Based on initial feedback from City staff, it is anticipated that these improvements will be complete in the fall of 2022.

Employees:

Costco takes pride in their employees and provides an excellent benefit package that includes, yet not limited to: medical, dental, vision, pharmacy, life insurance disability, long term care, employee stock purchase program, paid holidays, college student retention program, 401(k). Part-time employees working more than 23 hours per week are also eligible for core benefits (medical, dental and vacation benefits) after 6 months of employment. Currently, 91% of U.S. employees are eligible for the above benefits. On a local level, Costco recruits primarily within the community where it is located, and their objective is to hire promotable employees who have a desire to build a career. A typical warehouse employs upon opening approximately 150 to 200 employees with the ratio of part-time/full-time of 50% each. Costco pays among the highest hourly wages in the industry. Due to their philosophy that Costco's employees are just as important as their customer, they experience a low turnover rate with only 13% within the first year and only 7% turnover after one year.

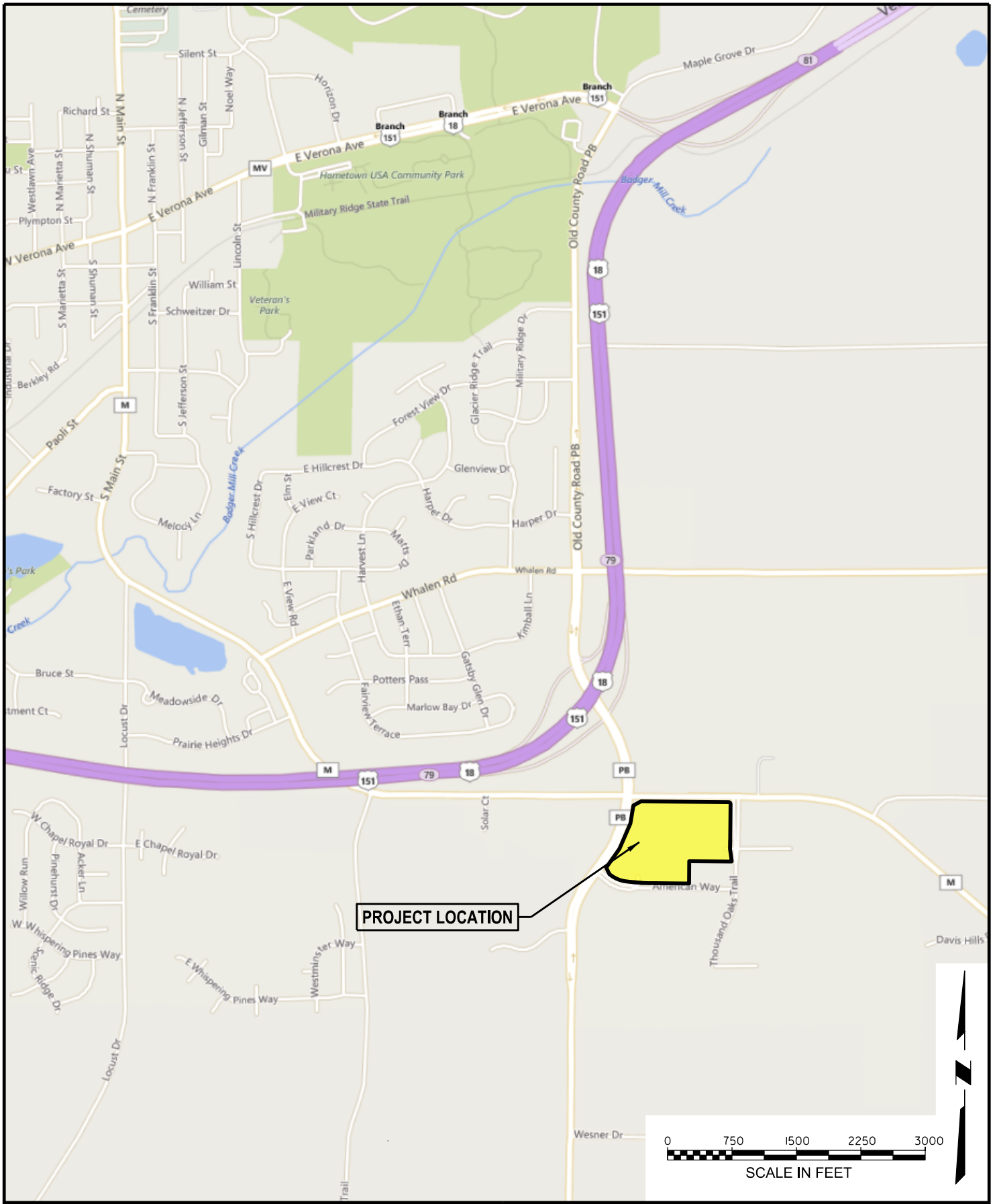
PROPOSED COSTCO WHOLESALE

VERONA TECHNOLOGY PARK, VERONA, WI

EXHIBITS

EXHIBIT A

LOCATION MAP

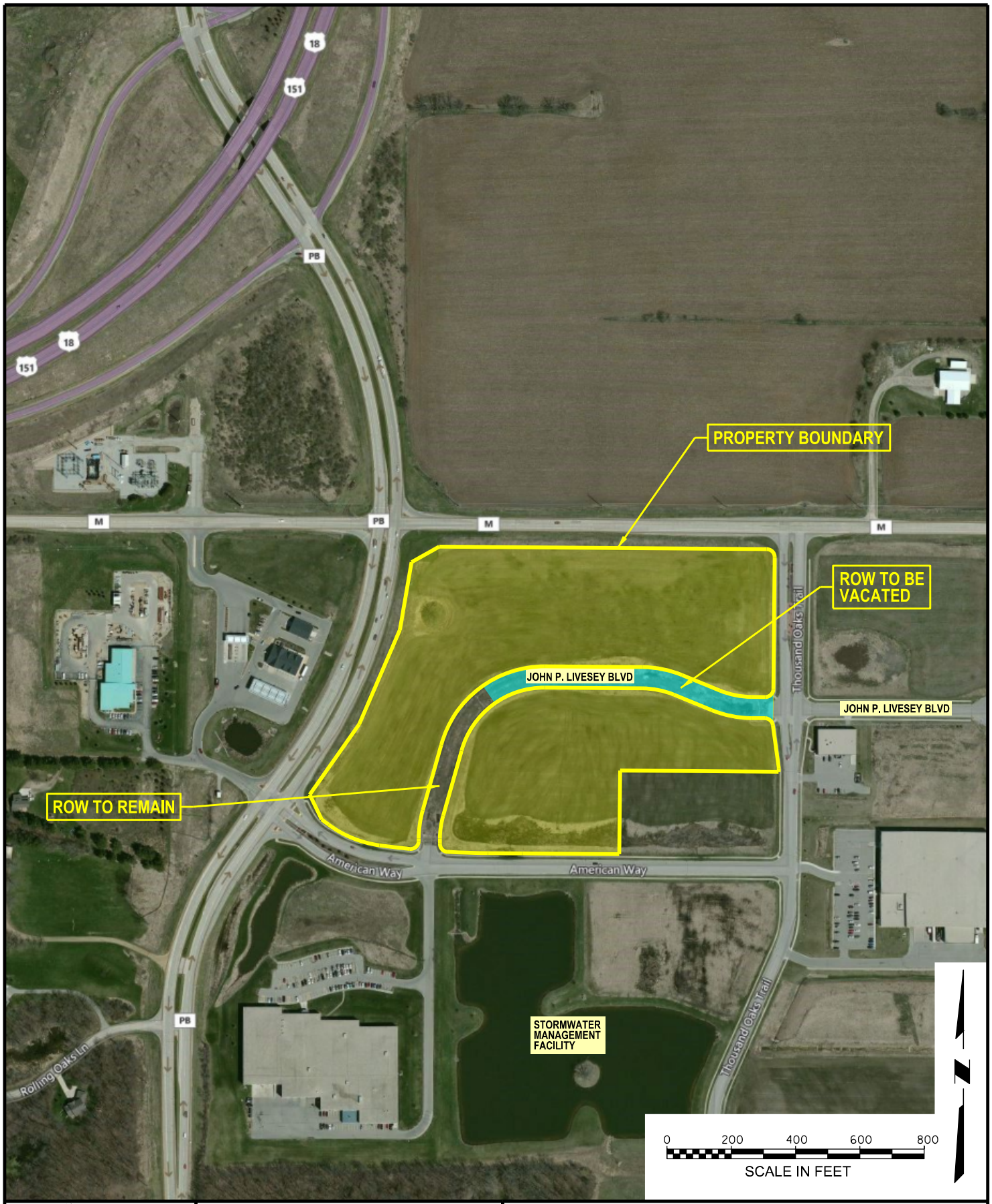


Cross Engineering & Associates, Inc. 1955 Raymond Drive, Suite 119 Northbrook, IL 60062 Tel: 847/498-0800	Prepared for: **Costco Wholesale** 999 Lake Drive Issaquah, WA 98027	Title: LOCATION MAP Project: Costco Wholesale - Verona, WI	
		Project #: 2008	Date: 6/8/20	Sheet #: Exhibit A

©2020 Microsoft Corporation ©2020 HERE

EXHIBIT B

AERIAL PHOTO



Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

Prepared for:

Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Title:	AERIAL PHOTO		
Project:	Costco Wholesale - Verona, WI		
Project #: 2008	Date: 6/8/20	Sheet #: Exhibit B	

©2020 Microsoft Corporation ©2020 DigitalGlobe ©CNES (2020) Distribution Airbus DS ©2020 TerraMetrics ©2020 HERE

EXHIBIT C

VERONA TECHNOLOGY PARK PLAT

VOL 58-059A PLATS PAGE 313

VERONA TECHNOLOGY PARK #3969930

Part of Lot 2, Certified Survey Map No.9950 & a Parcel of Land
located in the NE1/4, NW1/4, SW1/4 and SE1/4 of the NE1/4 of Section 26, T6N, R8E,
City of Verona, Dane County, Wisconsin

LEGEND AND NOTES

- Found Dane County Aluminum Monument.
- Found 1-1/4" diameter solid round iron stake.
- Found 3/4" diameter solid round iron stake.
- Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs / ft. All other lot and outlot corners are marked with 3/4" x 18" solid round iron rebar stakes, weighing 1.50 lbs / ft.

Distances, lengths and widths are measured to the nearest hundredth of a foot.

Distances shown along curves are chord lengths.

Public utility easement

"Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner."

County Trunk Highways "M" and "PB" are controlled access highways pursuant to Chapter 75, Dane County Code of Ordinances.

Individual lots within this plat will be required to infiltrate where practical the first 1/2 inch of runoff from building rooftops. Runoff from parking lots will be pre-treated for oil and grease before it is allowed to commingle with other runoff.

Minimum unprotected foundation opening elevation for this plat shall be 936.5.

This instrument was drafted by O'Onofrio, Kotter & Associates, Inc.

F.N.: 04-07-108

LEGEND

- COSTCO PURCHASE PARCELS
- ROW VACATION

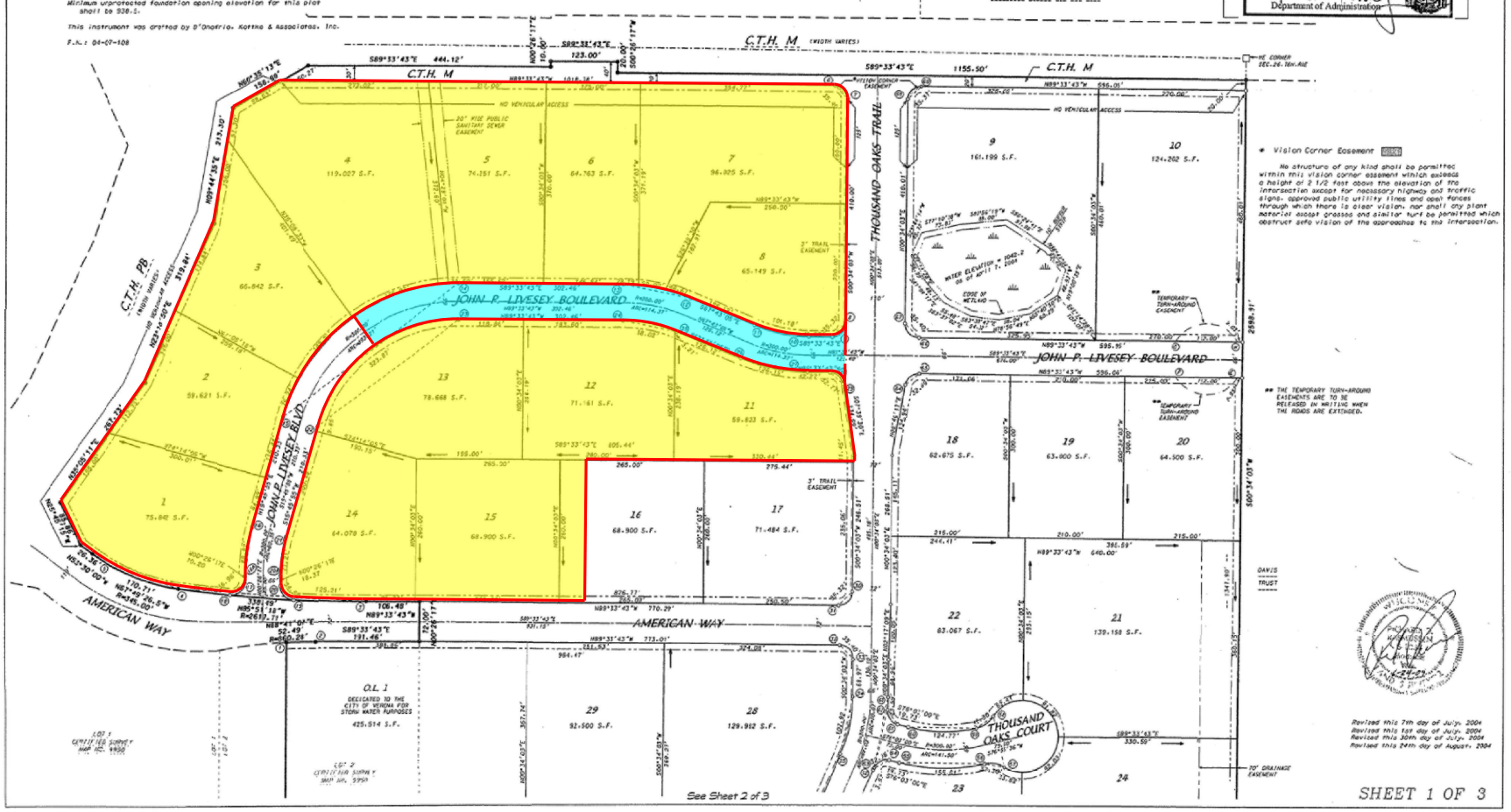
Bearings are referenced to the East line of the NE1/4 of Section 26-T6N-R8E, Wisconsin State Plane Coordinate System (South Zone) NAD 1927 Grid Bearing N00°34'03"E

LOCATION MAP
NOT TO SCALE

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 8th, 2004

Department of Administration



SHEET 1 OF 3

Cross Engineering & Associates, Inc.
1955 Raymond Drive, Suite 119
Northbrook, IL 60062
Tel: 847/498-0800

PROJECT:
Costco Wholesale
Verona Technology Park
NEx County Hwy PB / American Way
Verona, WI

PREPARED FOR:
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

NO.	DATE	DESCRIPTION
	6/8/20	Date Issued

CROSS ENGINEERING & ASSOCIATES, INC. © 2020

VERONA TECHNOLOGY PARK PLAT

EXHIBIT C

JOB NO. 2008

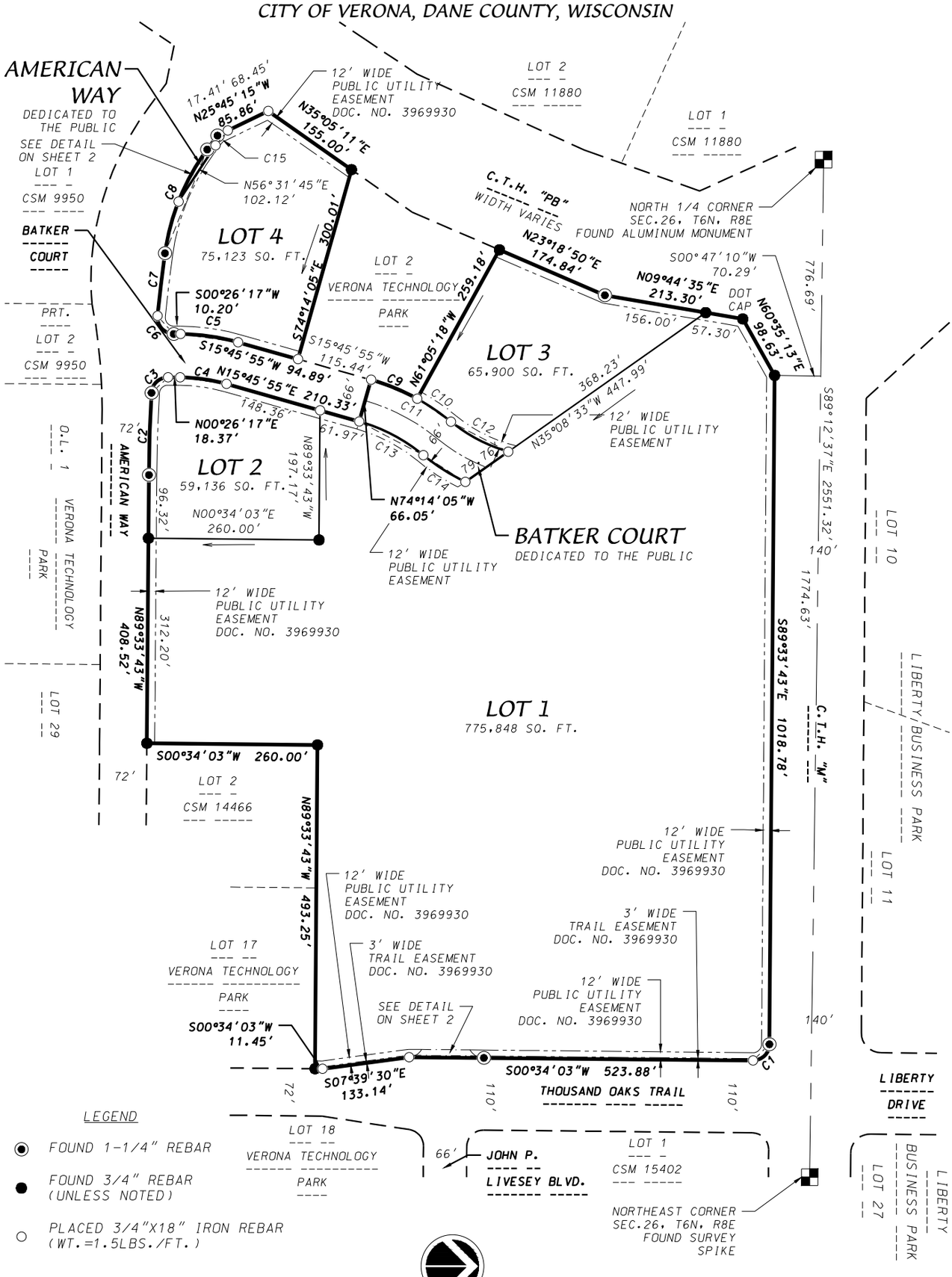
PAGE 1 OF 1

EXHIBIT D

ROW VACATION AND CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



LEGEND

- FOUND 1-1/4" REBAR
- FOUND 3/4" REBAR (UNLESS NOTED)
- PLACED 3/4"X18" IRON REBAR (WT.=1.5LBS./FT.)

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

THE NORTH LINE OF THE NE1/4 OF SECTION 26, T6N, R8E IS ASSUMED TO BEAR S89°12'37"E

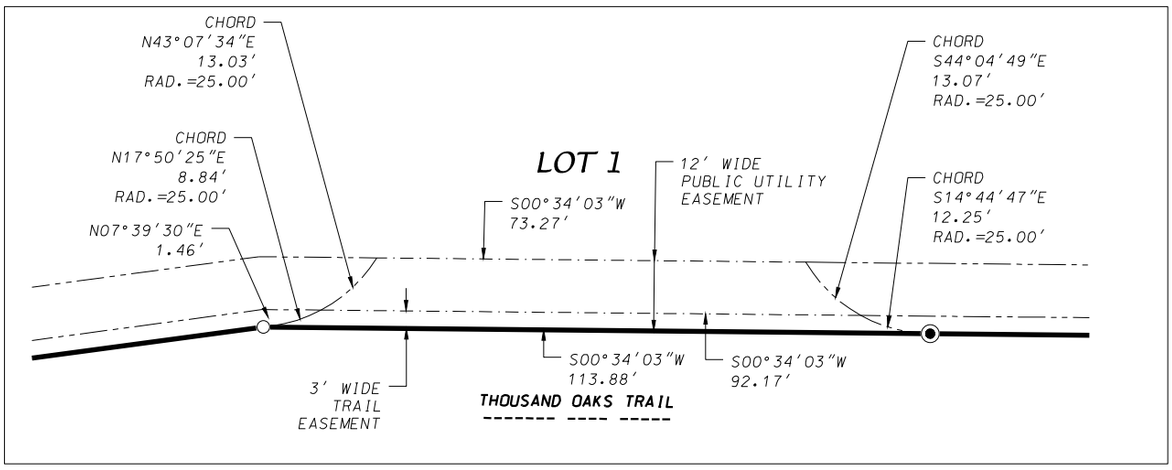
0 200

Scale 1" = 200'

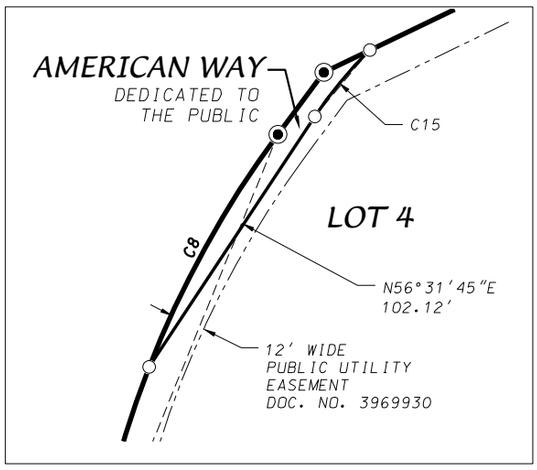
DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN



EASEMENT DETAILS
1"=30'



RIGHT-OF-WAY DETAIL
1"=60'

CURVE TABLE

CURVE NUMBER	LOT	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1		25.00	35.40	39.33	S44°29'50"E	90°07'46"	
C2		2671.17	125.20	125.21	N88°11'29.5"E	02°44'26"	OUT-N86°49'16"E
C3		25.00	34.50	38.07	N43°11'29.5"W	87°15'33"	
					(N43°11'28"W)	(87°15'30")	
C4		267.00	71.21	71.43	N08°06'06"E	15°19'38"	
C5		333.00	88.82	89.08	S08°06'06"W	15°19'38"	
C6		25.00	36.96	41.59	S48°05'38"W	95°18'42"	OUT-N84°15'01"W
C7		2671.17	96.04	96.05	N83°11'57"W	02°06'08"	OUT-N82°08'53"W
			(96.05)	(96.06)		(02°06'08")	
C8		345.00	170.71	172.50	N67°49'27"W	28°38'53"	
	4	345.00	81.67	81.86	N75°21'03"W	13°35'40"	
	ROW	345.00	90.38	90.64	N61°01'37"W	15°03'13"	
C9		333.00	76.24	76.40	N22°20'18"E	13°08'46"	
C10		333.00	62.21	62.30	N34°16'16"E	10°43'10"	OUT-N39°37'51"E
C11		333.00	137.70	138.71	N27°41'53"E	23°51'56"	
C12		237.00	98.33	99.05	N27°39'27"E	23°56'48"	OUT-N15°41'03"E
C13		267.00	110.41	111.21	N27°41'53"E	23°51'56"	OUT-N39°37'51"E
C14		303.00	75.83	76.03	N32°26'33"E	14°22'36"	OUT-N25°15'15"
C15		135.00	29.44	29.49	N50°16'13"W	12°31'04"	OUT-N44°00'41"W

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

THE NORTH LINE OF THE NE1/4 OF SECTION 26, T6N, R8E IS ASSUMED TO BEAR S89°12'37"E

DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Verona, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:
Lots 1, 3-8 and 11-14, Verona Technology Park, and Lot 1, Certified Survey Map No. 14466 and portion of John P. Livesey Boulevard, within Verona Technology Park vacated by the City of Verona, RES-_____, recorded as Doc. No._____, located in the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 26, T6N, R8E, City of Verona, Dane County.
Containing 990,730 square feet (22.744 acres).

Dated this 2nd day of October, 2020.

_____
Brett T. Stoffregan, Professional Land Surveyor S-2742

NOTES

1. Notes from Verona Technology Park plat

   -Individual lots within this plat will be required to infiltrate where practical, the first 1/2 inch of runoff from building rooftops. Runoff from parking lots will be pre-treated for oil and grease before it is allowed to commingle with other runoff.

   -Minimum unprotected foundation opening elevation for this plat shall be 938.5.

   - ←——— Arrows indicate the direction of drainage flows in various components resulting from site grading and the construction of required public improvements. The drainage flow components located in easements shall be maintained and preserved by the property owner.

   - Vision Corner Easement: No structure of any kind shall be permitted within this vision corner easement which exceeds a height of 2 1/2 feet above the elevation of the intersection except for necessary highway and traffic signs, approved public utility lines and open fences through which there is clear vision, nor shall any plant material except grasses and similar turf be permitted which obstruct safe vision of the approaches to the intersection.

2. The Lots of this Certified Survey Map are subject to the following recorded documents:
   -Declaration of Covenants, Conditions and Restrictions recorded as Doc. No. 4242114.
   -Declaration of Restrictive Covenants recorded as Doc. No. 4362894.

3. Public Utility Easement herein set forth are for the use of public bodied and private public utiliites having the right to serve the area.

4. Surveyed for:
   Anorev, LLC
   2248 Deming Way, Suite 200
   Middleton, WI 53562

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

Anorev, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Anorev, LLC, does also certify that this map is required by s.236.34, Wisconsin State Statutes, to be submitted to the City of Verona for approval.

IN WITNESS WHEREOF, the said Anorev, LLC, has caused these presents to be signed by said corporate officer(s), this _____ day of _____ , 2020.

Anorev, LLC

_____

By: John K. Livesey

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Dane County, Wisconsin
My commission _____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA
LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Oregon Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Oregon Community Bank has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto affixed this _____ day of _____ , 2020.

Oregon Community Bank

_____

STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this _____ day of _____ , 2020, the above named corporate officer(s), to me known to be the person(s) who executed the foregoing instrument, and to me known to be such officer(s) of said corporation, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of said corporation, by its authority.

_____
Notary Public, Dane County, Wisconsin
My commission expires_____

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____
VOL. _____ SHEET _____

CERTIFIED SURVEY MAP

LOTS 1, 3-8 AND 11-14, VERONA TECHNOLOGY PARK, LOT 1, CERTIFIED SURVEY MAP NO. 14466, AND A PORTION OF JOHN P. LIVESEY BLVD. VACATED BY THE CITY OF VERONA LOCATED IN THE NE1/4 OF THE NE1/4 AND THE NW1/4 OF THE NE1/4 OF SECTION 26, T6N, R8E, CITY OF VERONA, DANE COUNTY, WISCONSIN

CITY OF VERONA APPROVAL

Resolved that this Certified Survey Map is hereby acknowledged and approved, including the roadway dedication shown hereon, by the City of Verona this_____day of_____, 2020.

Approved on_____.

_____
Ellen Clark, Clerk, City of Verona

REGISTER OF DEEDS CERTIFICATE

Received for recording this_____day of_____,

2020 at_____.M. and recorded in Volume_____of Certified Survey Maps on

Pages_____as Document Number_____.

_____
Kristi Chlebowski, Dane County Register of Deeds

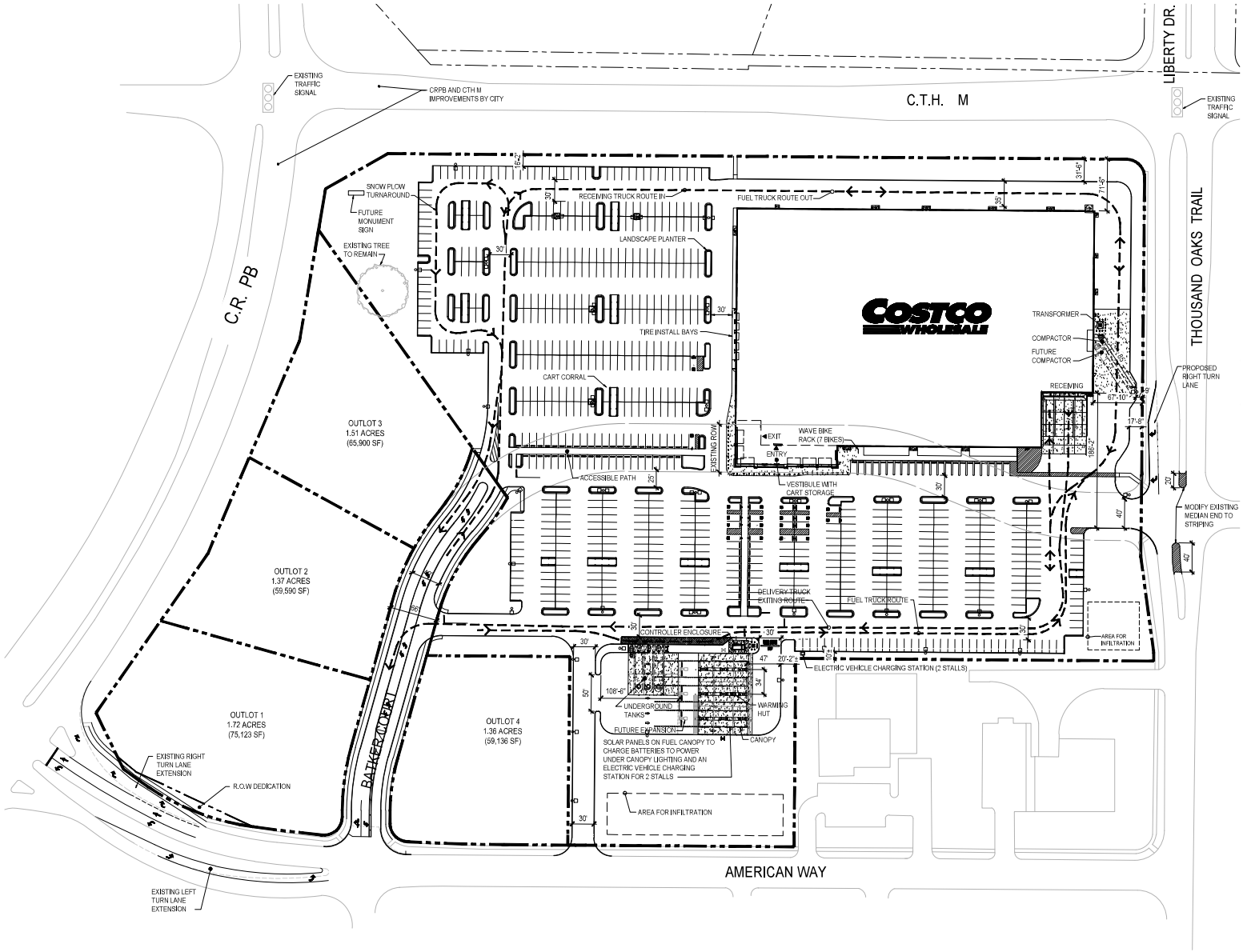
D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: October 2, 2020
F.N.: 20-07-109
C.S.M. NO. _____
DOC. NO. _____

VOL._____SHEET_____

EXHIBIT E

SITE PLAN



PROJECT DATA

CLIENT:	COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	NWC AMERICAN WAY & THOUSAND OAKS TRAIL VERONA, WI

SITE DATA:

TOTAL SITE AREA:	23.77 ACRES (1,035,597 SF)
INCLUDES:	
COSTCO SITE AREA:	17.81 ACRES (775,848 SF)
OUTLOT 1:	1.72 ACRES (75,123 SF)
OUTLOT 2:	1.37 ACRES (59,590 SF)
OUTLOT 3:	1.51 ACRES (65,900 SF)
OUTLOT 4:	1.36 ACRES (59,136 SF)
JURISDICTION:	CITY OF VERONA
ZONING:	SUBURBAN COMMERCIAL

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	160,430 SF
INCLUDES:	
NET SALES FLOOR	**151,074 SF**
NET MECHANICAL / FIRE	2,459 SF
NET VESIBULE	4,737 SF
BUILDING ENVELOPE	2,160 SF

PARKING DATA:

TOTAL PARKING:	784 STALLS
INCLUDES:	
MAIN LEVEL PARKING PROVIDED:	
⊙ 10' WIDE STALLS	762 STALLS
⛢ ACCESSIBLE STALLS	20 STALLS
ELECTRIC VEHICLE STALLS	2 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	4.88 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.

0 25' 50' 100'
1" = 50'-0"

COSTCO WHOLESALE
VERONA, WI

MG2

19-5367-01
SEPTEMBER 24, 2020

CONCEPT
SITE PLAN

DD11-05

© MG2 Inc. All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.

COSTCO WHOLESALE

VERONA, WISCONSIN

CONCEPT SITE PLAN

SEPTEMBER 24, 2020

EXHIBIT F

SITE CONTEXT PLAN WITH AERIAL OVERLAY

MG2

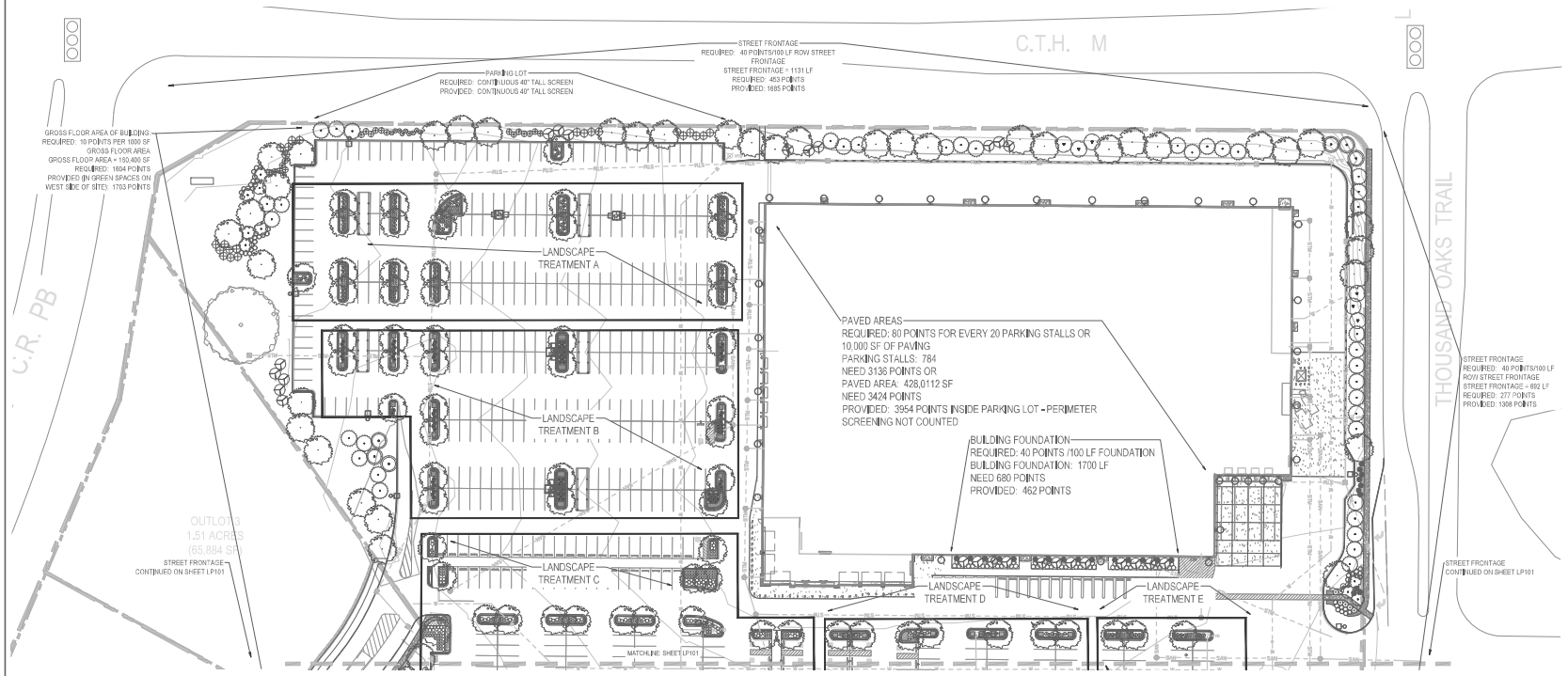
OCTOBER 5, 2020
19-5367-01
VERONA, WI

SITE CONTEXT

COSTCO WHOLESALE

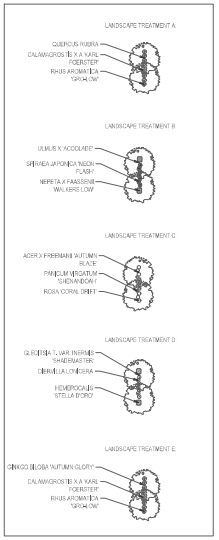
EXHIBIT G

LANDSCAPE PLAN



PLANT PALETTE

Botnical Nme	Common Name	Size	Form	Notes	Size at Natuity
CANOPY TREES					
Acer saccharum 'Green Mountain'	Green Mountain sugar maple	2.5" Cal.	B&B	Ful, well-branched, single central leader	50' x 40'
Acer x freemanii 'Autumn Blaze'	Autumn Blaze red maple	2.5" Cal.	B&B	Ful, well-branched, single central leader	60' x 40'
Ginkgo biloba 'Autumn Gold'	Autumn Gold ginkgo	2.5" Cal.	B&B	Ful, well-branched, single central leader	45' x 35'
Gleditsia t. var. inermis 'Shademaster'	Shademaster honeylocust	2.5" Cal.	B&B	Ful, well-branched, single central leader	45' x 35'
Quercus macrocarpa	Bur oak	2.5" Cal.	B&B	Ful, well-branched, single central leader	60' x 45'
Quercus rubra	Red oak	2.5" Cal.	B&B	Ful, well-branched, single central leader	50' x 45'
Tilia americana 'Redmond'	Redmond linden	2.5" Cal.	B&B	Ful, well-branched, single central leader	35' x 25'
Ulmus x 'Accolade'	Accolade elm	2.5" Cal.	B&B	Ful, well-branched, single central leader	70' x 60'
ORNAMENTIL/UNDERSTORY TREES					
Amelanchierx grandiflora 'Autumn Brilliance'	Autumn Brilliance serviceberry	6' Ht.	B&B	Well-branched, multi-stem, Min. 3 stems	20-25' x 15'
Malus 'Luthie'	Crabapple	2" Cal.	B&B	Well-branched, single central leader	18' x 15'
Ostrya virginiana	Ironwood	2" Cal.	B&B	Well-branched, single central leader	40' x 25'
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese tree lilac	6' Ht.	B&B	Well-branched, multi-stem, Min. 3 stems	20' X 15'
CONIFEROUS TREES					
Juniperus scopulorum 'Wichita Blue'	Wichita Blue juniper	4' Ht.	B&B	Ful to ground, unsheared, 5' O.C.	15-18' x 5-7
Picea abies	Norway spruce	6' Ht.	B&B	Ful to ground, unsheared	50-70' X 30
Picea glauca	White spruce	6' Ht.	B&B	Ful to ground, unsheared	40-60' x 20-25'
Pinus strobus	White pine	6' Ht.	B&B	Ful to ground, unsheared	70-80' X35-40'
Thuja occidentalis 'Emerald'	Emerald arborvitae	4' Ht.	B&B	Ful to ground, unsheared, 4' O.C.	10-15' x 3-4
SHRUBS					
Diervilla lonicera	Bush honeysuckle	18" Ht.	No. 3 Cont.	Well-branched, 3' O.C.	3-4' x 3-4'
Hydrangea arborescens 'Invincibelle Ruby'	Invincibelle Ruby hydrangea	24" Ht.	No. 3 Cont.	Well-branched, 4' O.C.	3-4' x 3-4'
Juniperus chinensis 'Sea Green'	Sea Green juniper	24" Spd.	No. 3 Cont.	Ful, unsheared, 4' O.C.	3-3' x 6'
Physocarpus opulifolia 'Summerwine'	Summerwine ninebark	30" Ht.	No. 5 Cont.	Well-branched, 5' O.C.	3-5' x 3-4'
Rhus aromatica 'Gro-low'	Gro-low fragrant sumac	24" Spd.	No. 3 Cont.	Well-branched, 3.5' O.C.	3' x 4-6'
Rosa 'Coral Drift'	Coral Drift rose	24" Spd.	No. 3 Cont.	Well-branched, 3' O.C.	2' x 3'
Spiraea japonica 'Neon Flash'	neon Flash spirea	18" Ht.	No. 3 Cont.	Well-branched, 3' O.C.	3' x 3'
Syringa patua 'Miss Kim'	Miss Kim lilac	30" Ht.	No. 5 Cont.	Well-branched, 5' O.C.	6-7' x 5-6'
Viburnum lantana 'Mohican'	Mohican viburnum	3' Ht.	B&B	Well-branched, 7' O.C.	8-9' x 6-8'
Weigela florida 'Spilled Wine'	Spilled Wine weigela	30" Ht.	No. 5 Cont.	Well-branched, 4' O.C.	3' x 4'
PERENNIALS/ORNAMENTAL GRASSES					
Calamagrostis a. 'Kar Foerster'	Karl Foerster feather reed grass	1 Gal.	No. 1 Cont.	Well-rooted; 24" O.C.	3-4' x 18-24
Echinacea purpurea 'Fixie Meadowbrite'	Fixie Meadowbrite coneflower	1 Gal.	No. 1 Cont.	Well-rooted; 18" O.C.	24" x 18"
Hemerocallis 'Rosy Returns'	Stella d'Oro daylily	1 Gal.	No. 1 Cont.	Well-rooted; 18" O.C.	24" x 18"
Nepeta x faassenii 'Walker's Low'	Walker's Low catmint	1 Gal.	No. 1 Cont.	Well-rooted; 24" O.C.	18-24" x 24-30"
Panicum virgatum 'Northwind'	North Wind switchgrass	1 Gal.	No. 1 Cont.	Well-rooted; 36" O.C.	5-6' x 2-3'
Panicum virgatum 'Shenandoah'	Shenendoah switchgrass	1 Gal.	No. 1 Cont.	Well-rooted; 30" O.C.	3-4' x 2-3'
Pensternon digitalis 'Husker Red'	Husker Red beardtongue	1 Gal.	No. 1 Cont.	Well-rooted; 30" O.C.	18-24" x 18'



GENERAL NOTES:
1. ALL AREAS NOT SHOWN LANDSCAPE BEDS SHALL RECEIVE SOD UNLESS OTHERWISE NOTED.
2. ALL SHRUB BEDS (GROUPINGS AND TREE SAUCERS SHALL RECEIVE 2" COMPOSTED SHREDDED HARDWOOD BARK MULCH.
3. ALL BEDS SHALL BE GRADED TO DRAIN. PARKING LOT ISLANDS SHALL BE MOUNDED.
4. ALL PLANTS SHALL CONFORM TO AAN Z 60.1 STANDARDS.
5. ALL LANDSCAPE SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN GOOD CONDITION BY CONTRACTORS SPECIALIZING IN SUCH WORK.
7. TREE TO REMAIN WILL BE PROTECTED BY TREE PROTECTION FENCE ERECTED AT THE CRITICAL ROOT ZONE (NOT THE DRIPLINE).

SUMMARY OF LANDSCAPE ORDINANCE REQUIREMENTS

BUILDING FOUNDATIONS:
REQUIRED: 40 POINTS PER 100 LF OF BUILDING FOUNDATION
BUILDING FOUNDATION LENGTH = 1700 LF
680 POINTS REQUIRED
PROVIDED: 462 POINTS

GROSS FLOOR BUILDING AREA:
REQUIRED: 10 POINTS PER 1000 SF GROSS FLOOR AREA
GROSS FLOOR AREA = 160, 400 SF
1604 POINTS REQUIRED
PROVIDED: 1703 POINTS (IN GREEN SPACES ON WEST SIDE OF SITE)

STREET FRONTAGES:
REQUIRED: 40 POINTS PER 100 LF STREET FRONTAGE THAT ABUTS PUBLIC ROW
CTHM = 1131 LF — 453 POINTS REQUIRED
THOUSAND OAKS TRAIL = 892 LF — 277 POINTS REQUIRED
AMERICAN WAY = 312 LF — 125 POINTS REQUIRED
PROVIDED
CTHM: 1685 POINTS
THOUSAND OAKS TRAIL: 1308 POINTS
AMERICAN WAY: 290 POINTS

PAVED AREAS:
REQUIRED: 80 POINTS FOR EVERY 20 PARKING SPACES OR 10,000 SF OF PAVEMENT (WHICHEVER REQUIRES THE MOST LANDSCAPING)
PARKING SPACES = 784 STALLS — 3,136 POINTS REQUIRED
PAVEMENT AREA = 428,012 SF — 3424 POINTS REQUIRED
PROVIDED: 3954 POINTS ONLY INTERIOR LANDSCAPE COUNTED. 40' PERIMETER SCREENING NOT INCLUDED

COSTCO
WHOLESALE
VERONA, WI

Street address
VERONA, WI ZIPCODE

Owner:
COSTCO WHOLESALE
999 Lake Drive
Issaquah, WA 98027

SMITHGROUP
201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.667.4457
www.smithgroup.com

ISSUED FOR:	REV	DATE
CITY REVIEW		10.06.20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN
SHEET 1 OF 2

SCALE: 1" = 30'

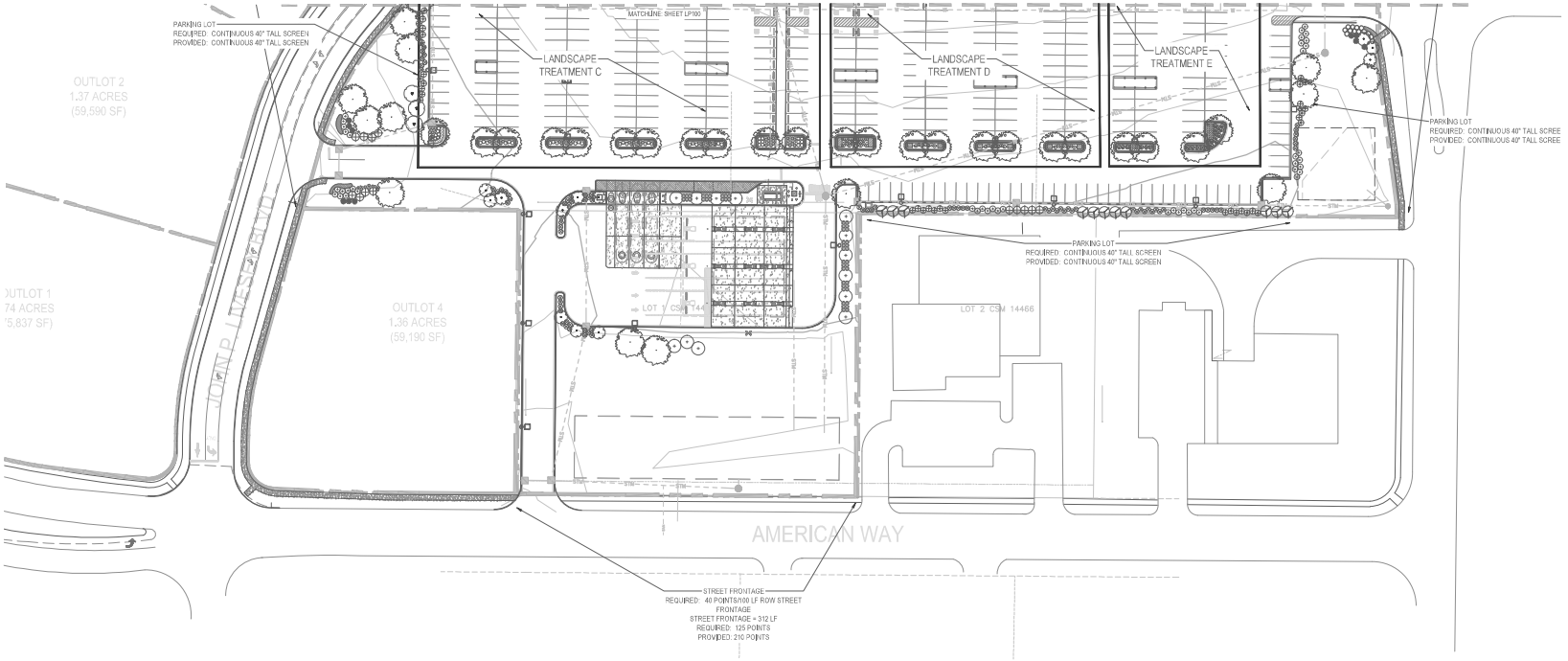
SCALE 12437.000

PROJECT NUMBER

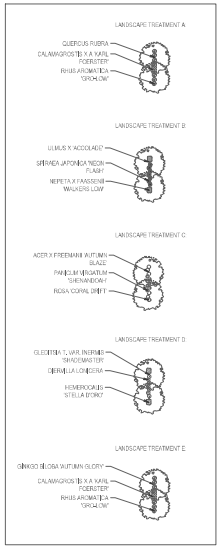
LP100

DRAWING NUMBER

FILE G:\Users\vanbuhl\Appdata\Local\Temp\AcPublish_28\81\Verona L+SHEET_10-05-20.dwg USER:vanbuhl DATE:10-05-20 TIME: 05:48 pm



FOR PLANT PALETTE AND GENERAL LANDSCAPE NOTES SEE SHEET LP100
FOR SUMMARY OF CITY LANDSCAPE ORDINANCES, SEE SHEET LP100



COSTCO
WHOLESALE
VERONA, WI

Street address
VERONA, WI ZIPCODE

Owner:
COSTCO WHOLESALE
999 Lake Drive
Issaquah, WA 98027

SMITHGROUP

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.667.4457
www.smithgroup.com

ISSUED FOR:	REV	DATE
CITY REVIEW		10.06.20

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

PROJECT NORTH

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN
SHEET 2 OF 2

SCALE: 1" = 30'

SCALE: 12437.000

PROJECT NUMBER

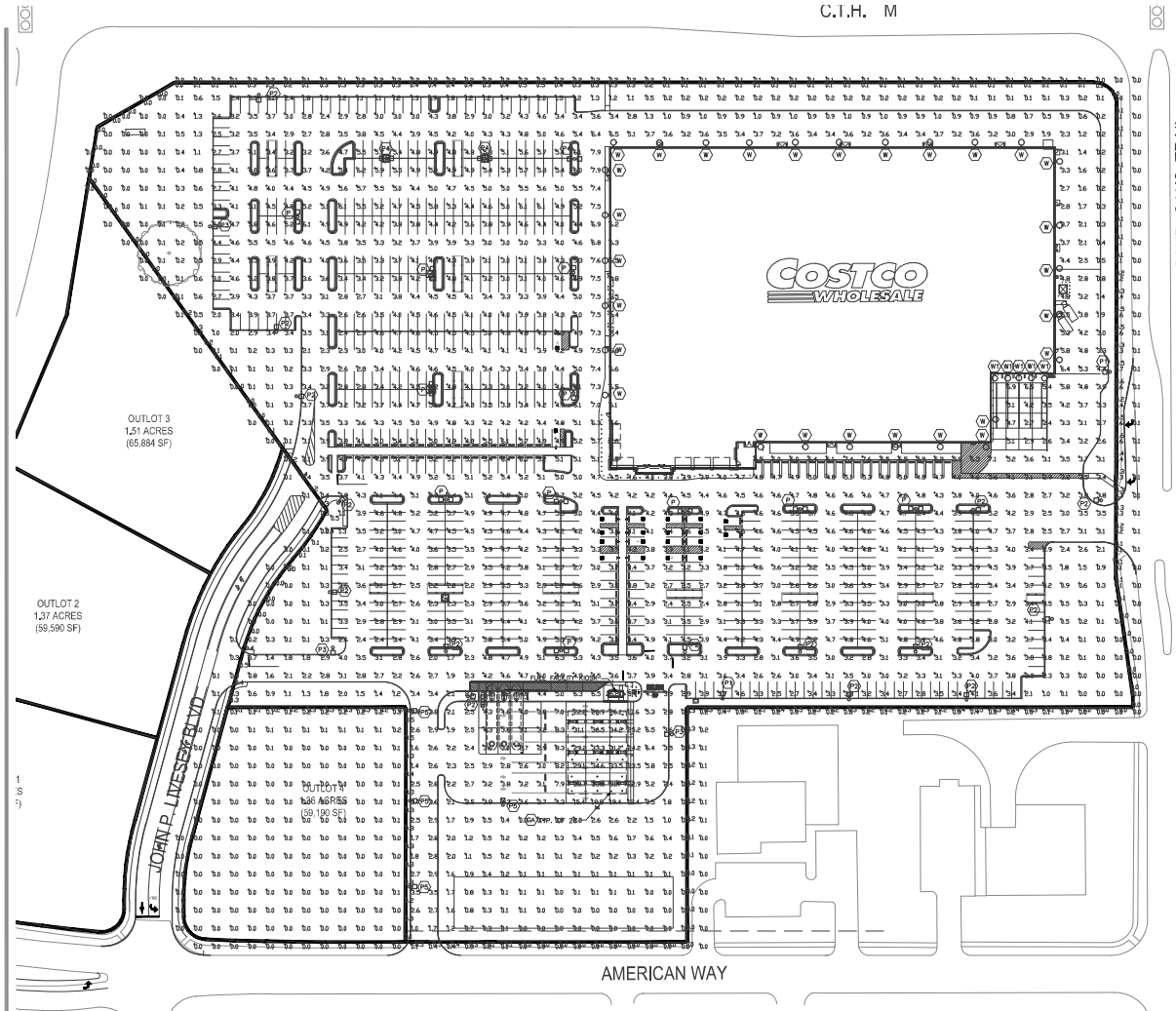
LP101

DRAWING NUMBER

FILE G:\Users\ashulta\Appdata\Local\Temp\AshRafa...0R81\Verona 1 - SHEET_10-05-20.dwg USER:ashulta DATE:Oct. 05, 2020 TIME: 05:48 pm

EXHIBIT H

LIGHTING PLAN



SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

37'6" AND 25'0" STATISTICS

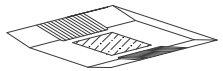
	AVERAGE* FC	PL FC
MAX	36.5	0.5
AVG	2.9	0.2
MIN	0.0	0.0
AVG/MIN	--	--

38 POLES
49 FIXTURES

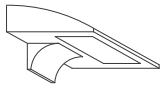
0.8 LLF

FIXTURE DESCRIPTION

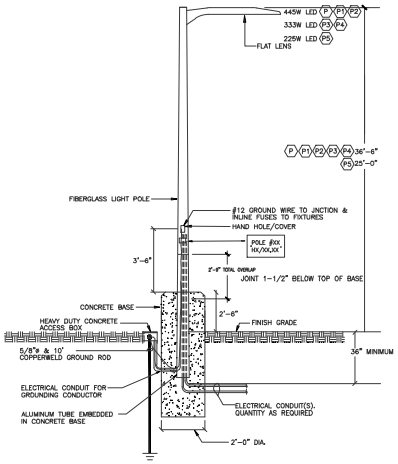
P	COOPER GALLEON GLEON-AF-8-LED-E1-5NQ-BZ, 445W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 37'-6" ABOVE GRADE, WITH 2'-6" BASE.
P1	COOPER GALLEON GLEON-AF-8-LED-E1-SL3-HSS-BZ, 445W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 37'-6" ABOVE GRADE, WITH 2'-6" BASE.
P2	COOPER GALLEON GLEON-AF-8-LED-E1-SL4-HSS-BZ, 445W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 37'-6" ABOVE GRADE, WITH 2'-6" BASE.
P3	COOPER GALLEON GLEON-AF-6-LED-E1-SL2-HSS-BZ, 333W TYPE 2 DISTRIBUTION. FIBERGLASS POLE 37'-6" ABOVE GRADE, WITH 2'-6" BASE.
P4	COOPER GALLEON GLEON-AF-6-LED-E1-5NQ-BZ, 333W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 37'-6" ABOVE GRADE, WITH 2'-6" BASE.
P5	COOPER GALLEON GLEON-AF-4-LED-E1-SL4-HSS-BZ, 225W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 25'-0" ABOVE GRADE, WITH 2'-6" BASE.
W	LITHONIA DSXW2-LED-40K-30C-1000-T2M, 109W LED, 20' MOUNTING HEIGHT.
W1	LITHONIA DSXW2-LED-40K-30C-530-TFTM, 54W LED, 20' MOUNTING HEIGHT.
GA	96W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT



FUEL FACILITY - LED (GA)
NO SCALE



TYPICAL WALL PACK DETAIL (W,W1)
SCALE: NTS



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

PLANNING SUBMITTAL

37FT AND 25FT ALTERNATE

PROJECT NO:20-214

© NO PART OF THIS DOCUMENT MAY BE USED OR COPIED IN WHOLE OR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E.INC.

ARCHITECT REFERENCE NO:

REVISION DATE:

ISSUE DATE: MAY 2020

DRAWN: NLV

CHECKED: ANT/JSM

T.E., Inc.
800 N. RIVERSIDE DRIVE
SUITE 200
RENTON, WA. 98057
PHONE: 425-970-3765
FAX: 425-970-3765

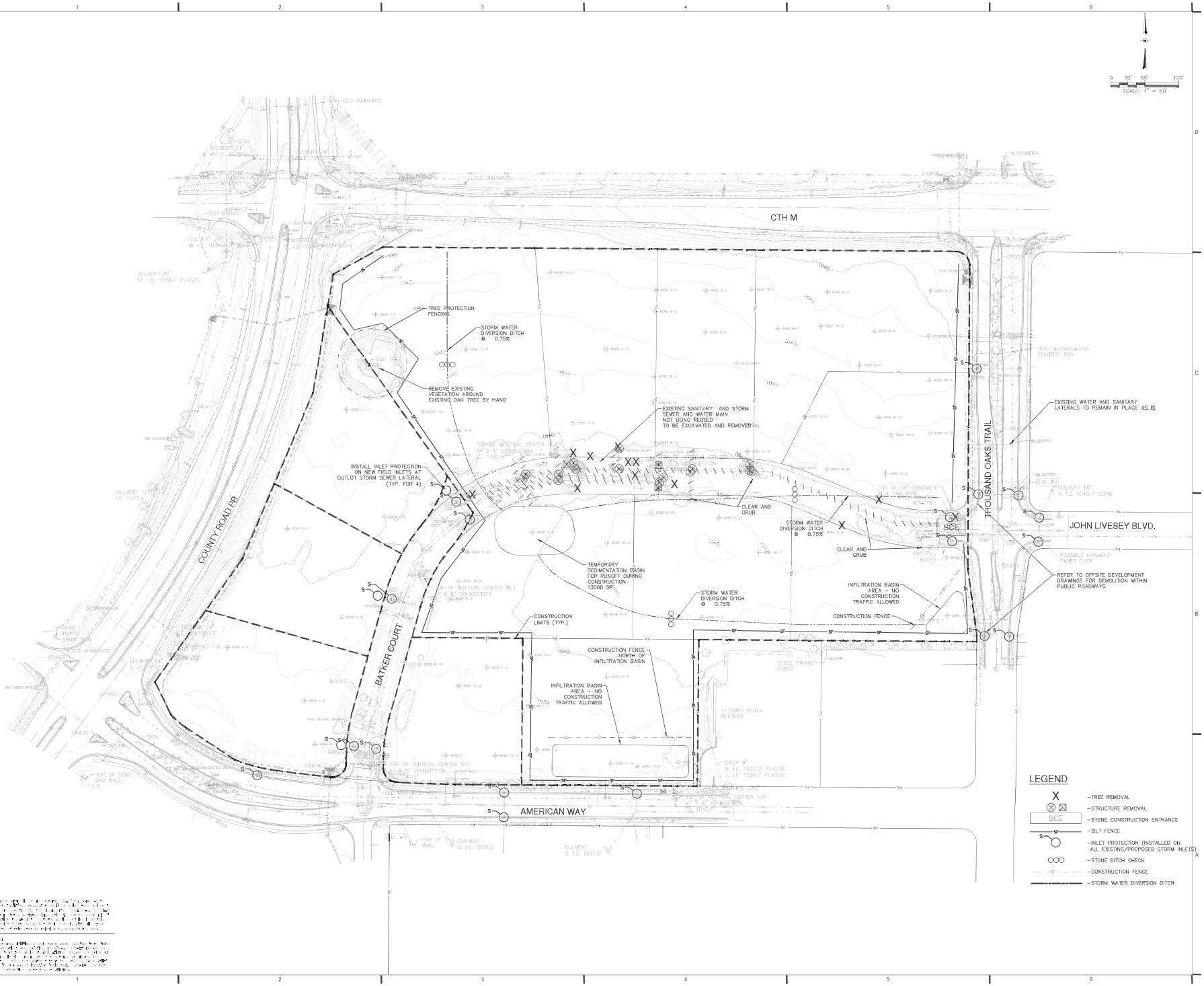
DD PACKAGE

NWC AMERICAN WAY &
THOUSAND OAKS TRAIL
VERONA, WI

SE-1

EXHIBIT I

GRADING, DRAINAGE, EROSION CONTROL, SANITARY SEWER, WATER, AND STORM SEWER PLANS



GRAEF
5126 West Terrace Drive,
Suite 111
Madison, WI 53718-8346
608 / 242 1550
608 / 242 0787 fax
www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
COSTCO WHOLESALE
WAREHOUSE
VERONA, WISCONSIN

NWC AMERICAN WAY & THOUSAND OAKS TRAIL, VERONA, WISCONSIN

ISSUE:

NO.	DATE	REVISIONS	BY
	10/6/20	CITY SUBMITTAL - GDP REVIEW	

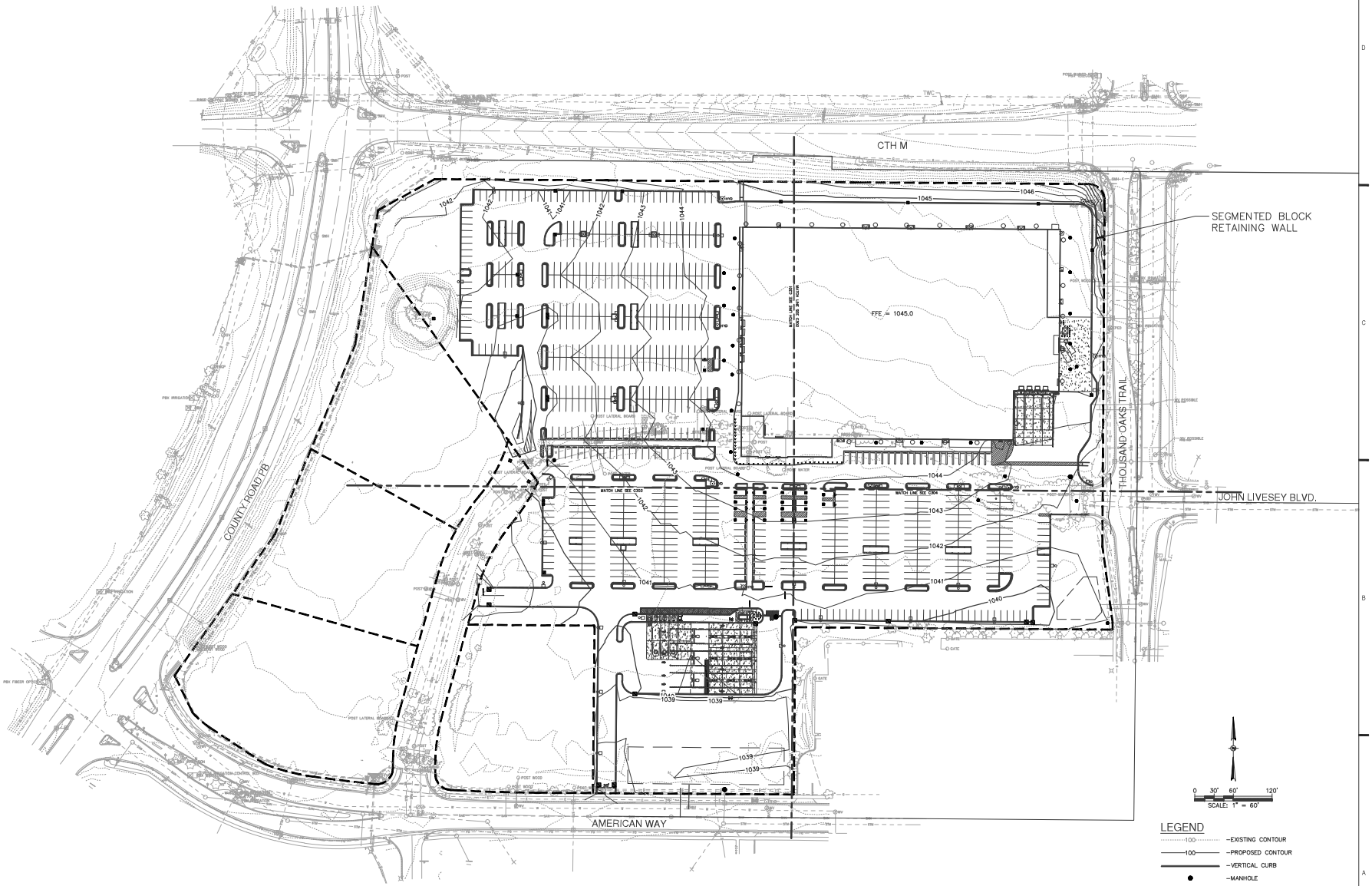
PROJECT INFORMATION:

PROJECT NUMBER:	2020-0131
DATE:	10/06/2020
DRAWN BY:	TRY
CHECKED BY:	AAL
APPROVED BY:	BTP
SCALE:	AS SHOWN

SHEET TITLE:
SITE DEMOLITION AND EROSION CONTROL PLAN

SHEET NUMBER:
C200

\\gsenet.gsea.com\all\Multi\Shared\All Proj\MD\2020\20200131\Design\Civil\00WHIC_00_C200_DemoEECPlan_0131
10/6/2020 5:01 PM



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GRADING NOTES

1. ALL PARKING LOT SLOPES BETWEEN 1% AND 2%.

GRAEF
5126 West Terrace Drive,
Suite 111
Madison, WI 53718-8346
608 / 242 1550
608 / 242 0787 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
COSTCO WHOLESALE
WAREHOUSE
VERONA, WISCONSIN

NWC AMERICAN WAY & THOUSAND OAKS TRAIL; VERONA, WISCONSIN

ISSUE:

NO.	DATE	REVISIONS	BY
	10/6/20	CITY SUBMITTAL - GDP REVIEW	

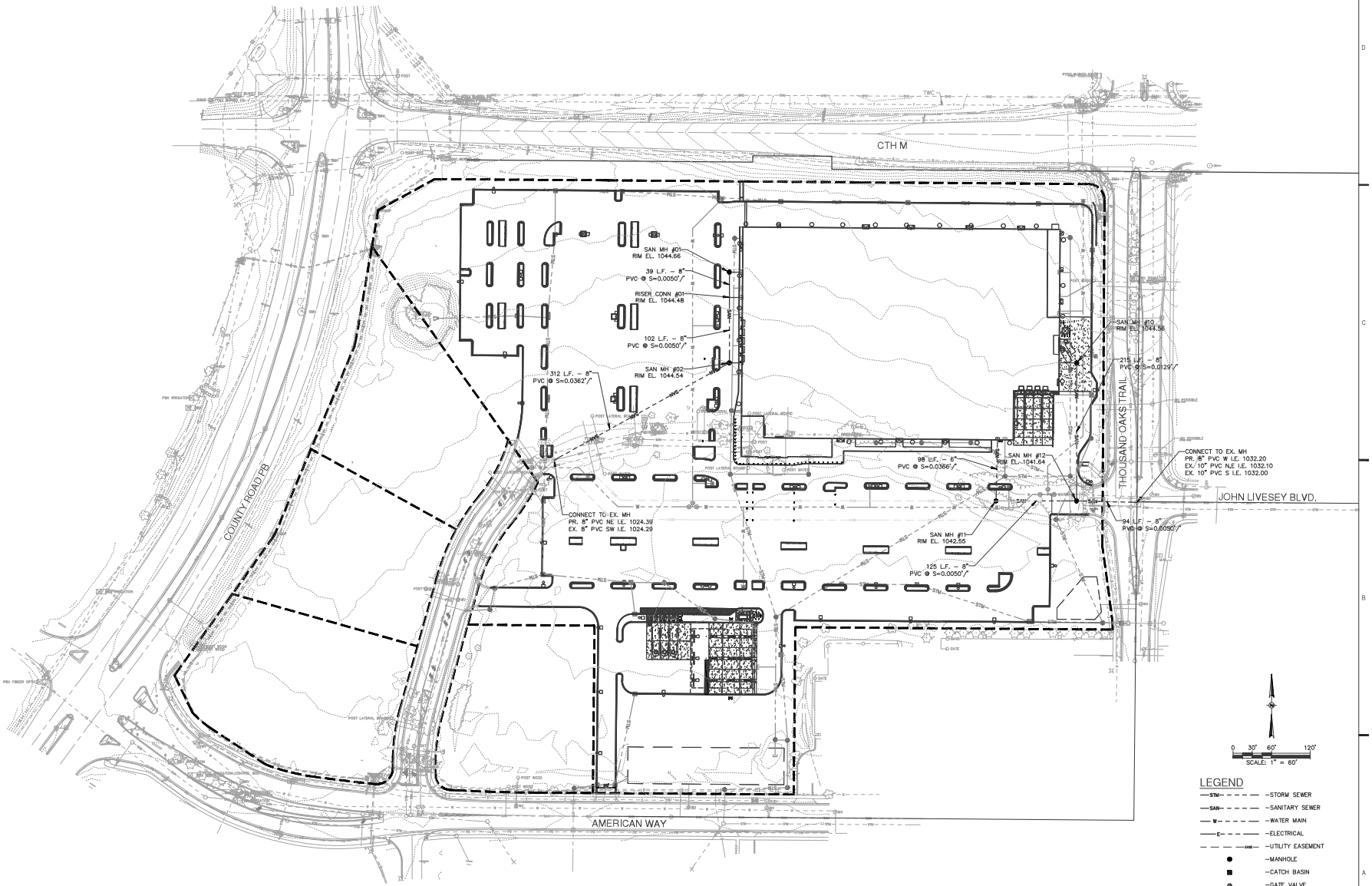
PROJECT INFORMATION:

PROJECT NUMBER:	2020-0131
DATE:	10/06/2020
DRAWN BY:	TRY
CHECKED BY:	AAL
APPROVED BY:	BTP
SCALE:	AS SHOWN

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
C400

X:\MD\2020\20200131\Design\Civil\00WHIC_00_C400_OverallGradingPlan_0131
10/5/2020 5:25 PM



LEGEND

- —STM— — — — —STORM SEWER
- —SAN— — — — —SANITARY SEWER
- —W— — — — —WATER MAIN
- —E— — — — —ELECTRICAL
- — — — —UE— —UTILITY EASEMENT
- —MANHOLE
- —CATCH BASIN
- —GATE VALVE
- —HYDRANT
- —UTILITY PLUG

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GRAEF
5126 West Terrace Drive,
Suite 111
Madison, WI 53718-8346
608 / 242 1550
608 / 242 0787 fax
www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
COSTCO WHOLESALE
WAREHOUSE
VERONA, WISCONSIN

NWC AMERICAN WAY & THOUSAND OAKS TRAIL; VERONA, WISCONSIN

ISSUE:

NO.	DATE	REVISIONS	BY
	10/6/20	CITY SUBMITTAL - GDP REVIEW	

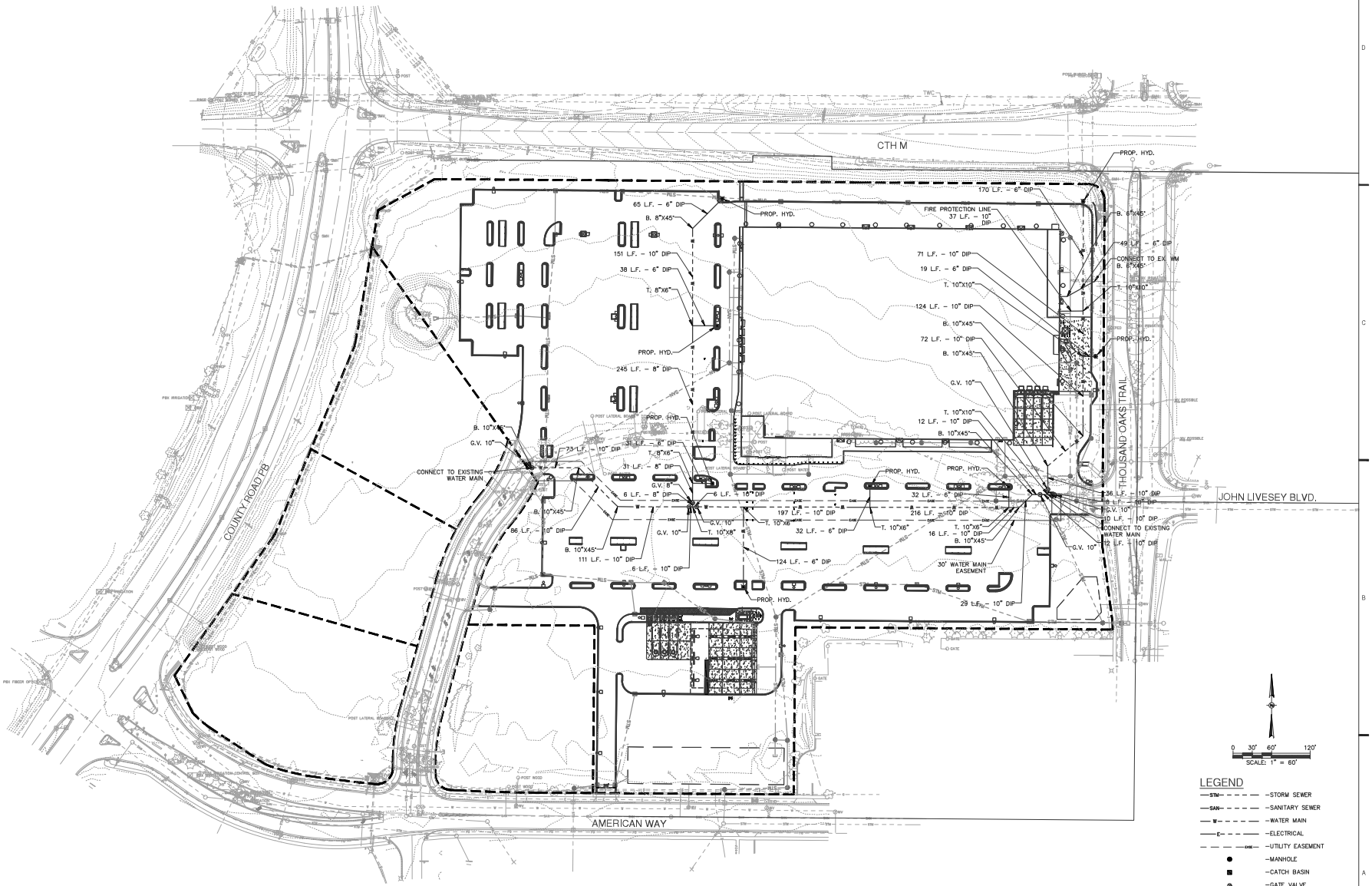
PROJECT INFORMATION:

PROJECT NUMBER:	2020-0131
DATE:	10/06/2020
DRAWN BY:	TRY
CHECKED BY:	AAL
APPROVED BY:	BTP
SCALE:	AS SHOWN

SHEET TITLE:
OVERALL SANITARY SEWER PLAN

SHEET NUMBER:
C501

X:\MD\2020\2020131\Design\Civil\00WHC_00_C500_OverallUtilityPlan_0131
10/5/2020 5:35 PM



0 30' 60' 120'
SCALE: 1" = 60'

LEGEND

- STM — STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN
- E — ELECTRICAL
- UE — UTILITY EASEMENT
- MANHOLE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- UTILITY PLUG

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GRAEF
5126 West Terrace Drive,
Suite 111
Madison, WI 53718-8346
608 / 242 1550
608 / 242 0787 fax
www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
COSTCO WHOLESALE
WAREHOUSE
VERONA, WISCONSIN

NWC AMERICAN WAY & THOUSAND OAKS TRAIL; VERONA, WISCONSIN

ISSUE:

NO.	DATE	REVISIONS	BY
	10/6/20	CITY SUBMITTAL - GDP REVIEW	

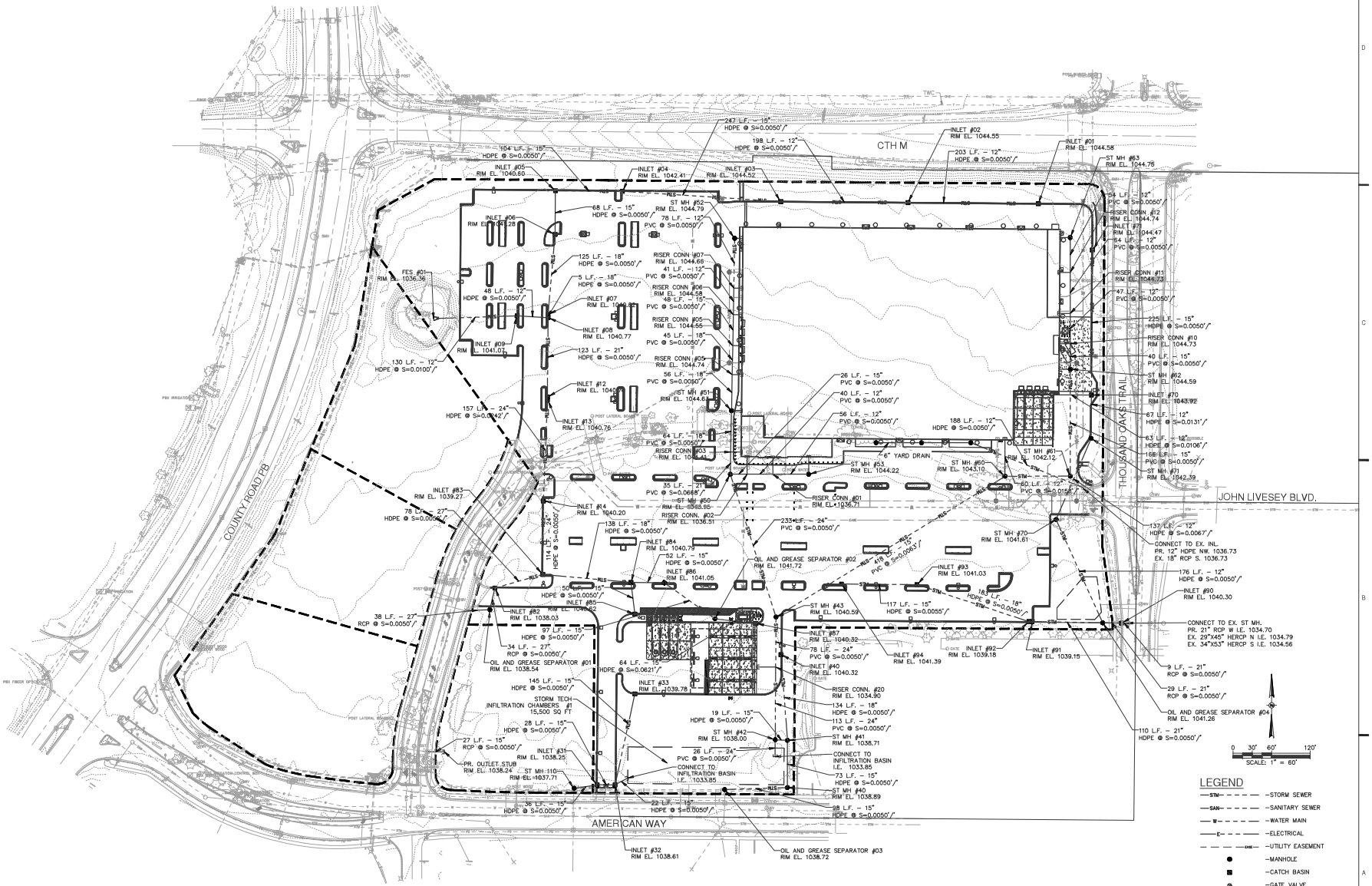
PROJECT INFORMATION:

PROJECT NUMBER:	2020-0131
DATE:	10/06/2020
DRAWN BY:	TRY
CHECKED BY:	AAL
APPROVED BY:	BTP
SCALE:	AS SHOWN

SHEET TITLE:
OVERALL WATER MAIN PLAN

SHEET NUMBER:
C502

X:\MD\2020\2020131\Design\Civil\00WHC_00_C500_OverallUtilityPlan_0131
10/6/2020 3:35 PM



LEGEND

- —STM— – STORM SEWER
- —SAN— – SANITARY SEWER
- —W— – WATER MAIN
- —E— – ELECTRICAL
- —UE— – UTILITY EASEMENT
- ● – MANHOLE
- ■ – CATCH BASIN
- ⊕ – GATE VALVE
- ⊕ – HYDRANT
- ℄ – UTILITY PLUG

GENERAL NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.

UTILITY NOTES

1. SEE SHEET C900 FOR UTILITY NOTES.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GRAEF
5126 West Terrace Drive,
Suite 111
Madison, WI 53718-8346
608 / 242 1550
608 / 242 0787 fax
www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
COSTCO WHOLESALE WAREHOUSE
VERONA, WISCONSIN

NWC AMERICAN WAY & THOUSAND OAKS TRAIL, VERONA, WISCONSIN

ISSUE:

NO.	DATE	REVISIONS	BY
	10/6/20	CITY SUBMITTAL - GDP REVIEW	

PROJECT INFORMATION:

PROJECT NUMBER:	2020-0131
DATE:	10/06/2020
DRAWN BY:	TRY
CHECKED BY:	AAL
APPROVED BY:	BTP
SCALE:	AS SHOWN

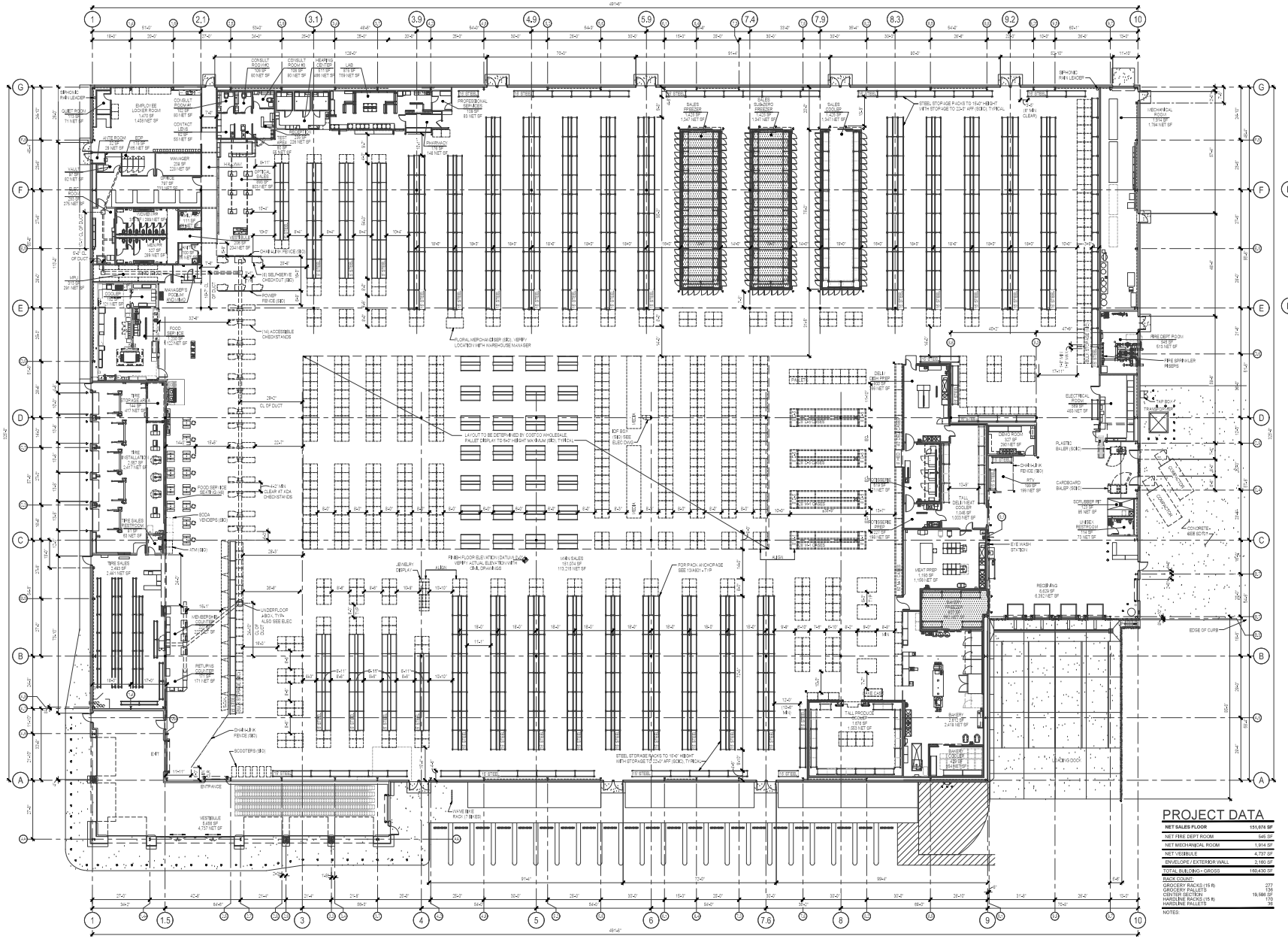
SHEET TITLE:
OVERALL STORM SEWER PLAN

SHEET NUMBER:
C503

X:\MD\2020\2020131\Design\Civil\00\WHC_00_C500_OverallUtilityPlan_0131
10/5/2020 5:35 PM

EXHIBIT J

WAREHOUSE FLOOR PLAN

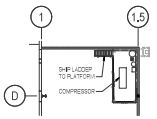


COSTCO WHOLESALE

VERONA, WISCONSIN

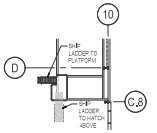
CONCEPT FLOOR PLAN

SEPTEMBER 4, 2020



COMPRESSOR PLATFORM

SCALE: 1/16" = 1'-0"



EQUIPMENT PLATFORM

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

1/16" = 1'-0"

COSTCO WHOLESALE

VERONA, WI

MG2

PROJECT DATA

NET SALES FLOOR	**151,876 SF**
NET FIRE DEPT ROOM	546 SF
NET MECHANICAL ROOM	1,914 SF
NET VESTIBULE	4,737 SF
ENVELOPE / EXTERIOR WALL	2,180 SF
TOTAL BUILDING - GROSS	160,430 SF

RACK COUNT	
GROCERY RACKS (15 ft)	277
GROCERY PALLETS	139
CENTER SECTION	19,586 SF
HARDLINE RACKS (15 ft)	170
HARDLINE PALLETS	35

NOTES:

19-5367-01
SEPTEMBER 4, 2020

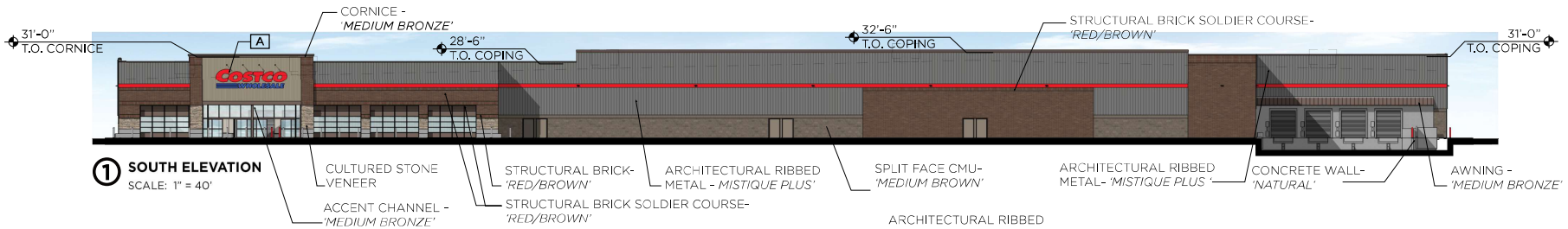
CONCEPT
FLOOR PLAN

DD21-02

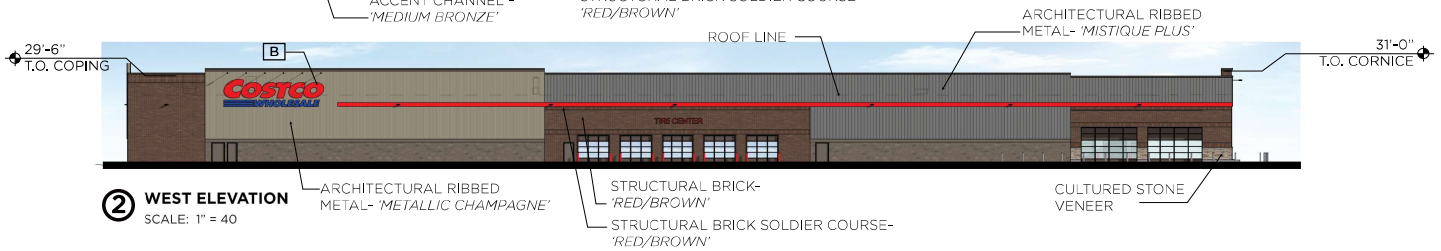
© All rights reserved. No part of this document may be reproduced in any form or by any means without permission in writing from MG2.

EXHIBIT K

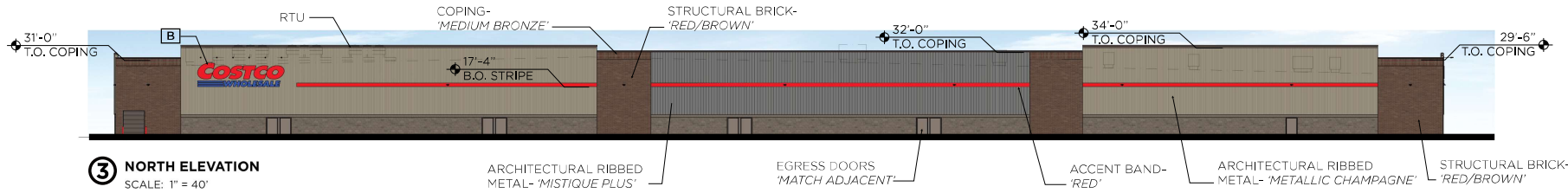
WAREHOUSE ELEVATIONS & SIGNAGE



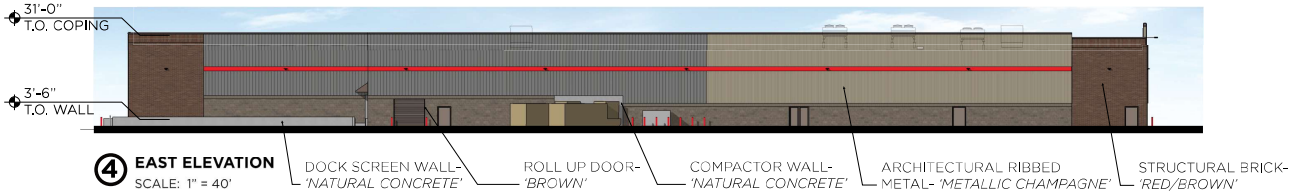
1 SOUTH ELEVATION
SCALE: 1" = 40'



2 WEST ELEVATION
SCALE: 1" = 40



3 NORTH ELEVATION
SCALE: 1" = 40'

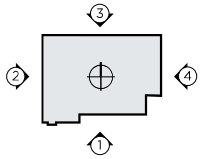


4 EAST ELEVATION
SCALE: 1" = 40'

SIGN TABLE

	QUANTITY	SIGN	SIZE	AREA	TOTAL SF
A	1	COSTCO WHOLESALE	5'-0" C	184 SF	184 SF
B	2	COSTCO WHOLESALE	6'-0" C	280 SF	560 SF
C	1	TIRE CENTER	17'-4" x 1'-9"	31 SF	31 SF
				TOTAL SIGN AREA	775 SF

5 WAREHOUSE SIGNS
SCALE: 1" = 40'



MG2

OCTOBER 2, 2020
19-5367-01
VERONA, WI

CONCEPT WAREHOUSE ELEVATIONS

COSTCO WHOLESALE

EXHIBIT L

WAREHOUSE BUILDING PERSPECTIVES

MG2

OCTOBER 2, 2020
19-5367-01
VERONA, WI

COSTCO WHOLESALE

MG2

OCTOBER 2, 2020
19-5367-01
VERONA, WI

SOUTHEAST PERSPECTIVE

COSTCO WHOLESALE

MG2

OCTOBER 2, 2020
19-5367-01
VERONA, WI

NORTHWEST PERSPECTIVE

COSTCO WHOLESALE

MG2

OCTOBER 2, 2020
19-5367-01
VERONA, WI

SOUTH PERSPECTIVE

COSTCO WHOLESALE

MG2

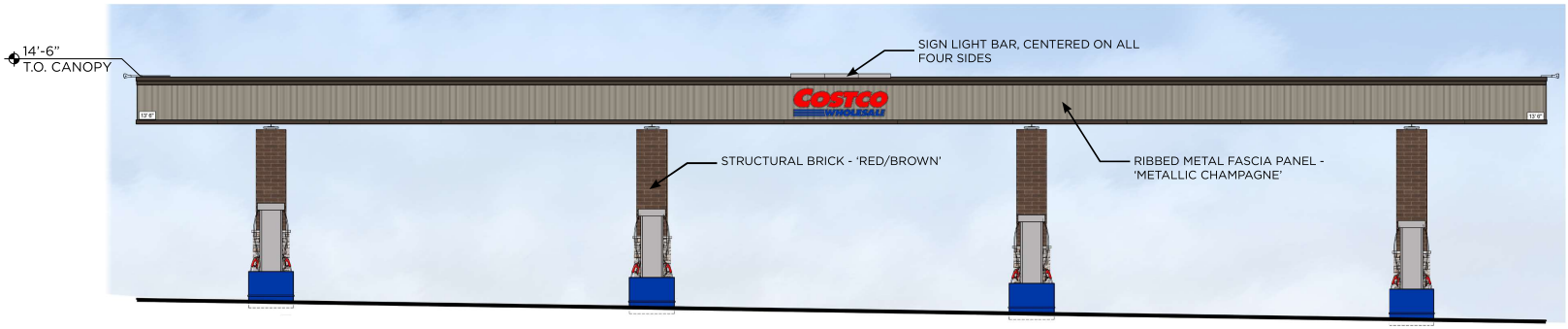
OCTOBER 2, 2020
19-5367-01
VERONA, WI

SOUTHWEST PERSPECTIVE

COSTCO WHOLESALE

EXHIBIT M

FUELING FACILITY ELEVATIONS & SIGNAGE



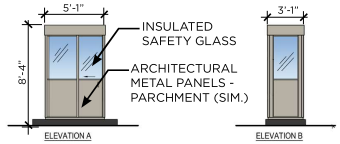
1 EAST & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"

2 NORTH & SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"

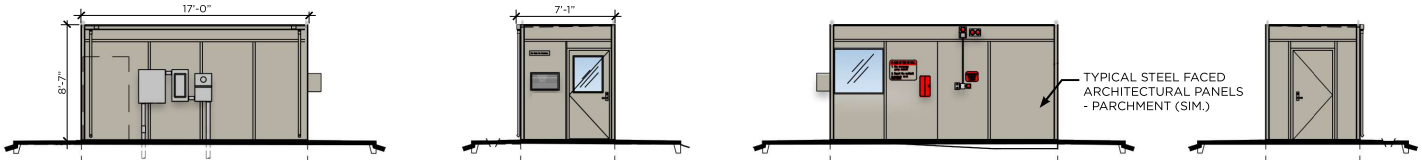
SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF)EA	TOTAL SF
4	COSTCO WHOLESALE	2'-6" x 8'-7"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF

COSTCO WHOLESALE

4 CANOPY SIGN
SCALE: 1/2" = 1'-0" (SUPPLIED AND INSTALLED BY CANOPY SUPPLIER)



5 WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"



MG2

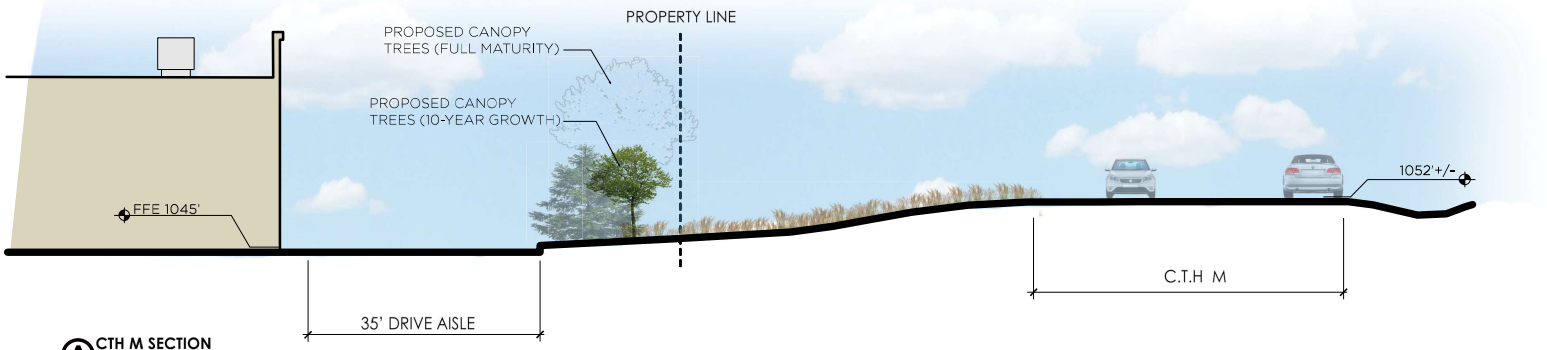
JUNE 8, 2020
19-5367-01
VERONA, WI

CONCEPT FUEL ELEVATIONS

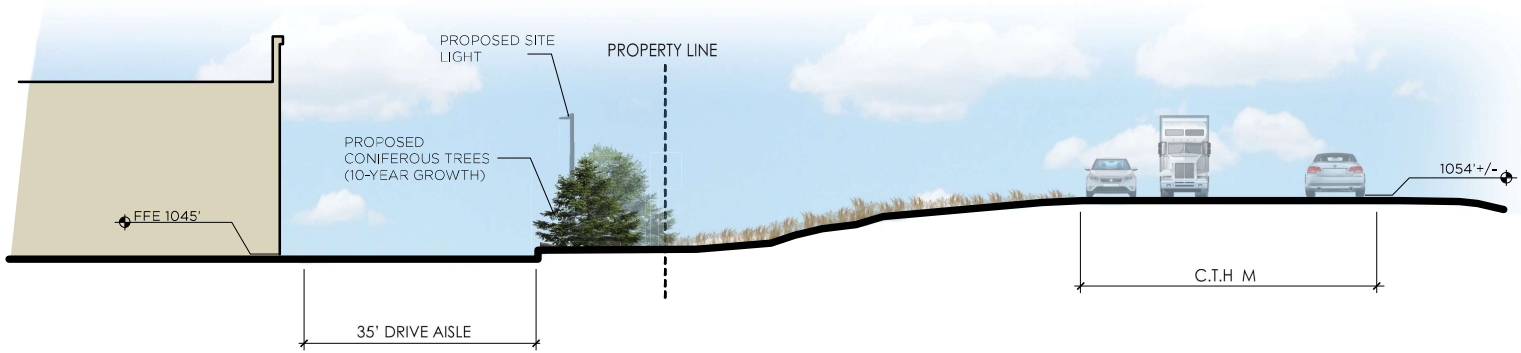
COSTCO WHOLESALE

EXHIBIT N

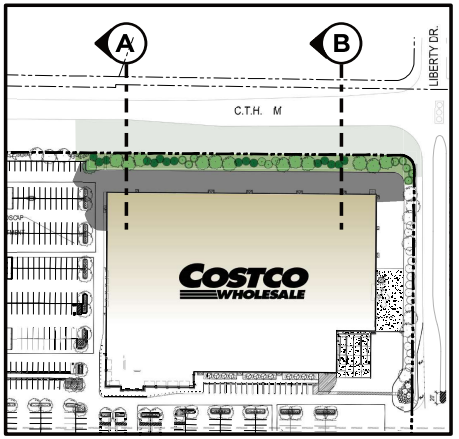
SITE SECTIONS



A CTH M SECTION
SCALE: NTS



B CTH M SECTION
SCALE: NTS



SITE PLAN
SCALE: NTS

MG2

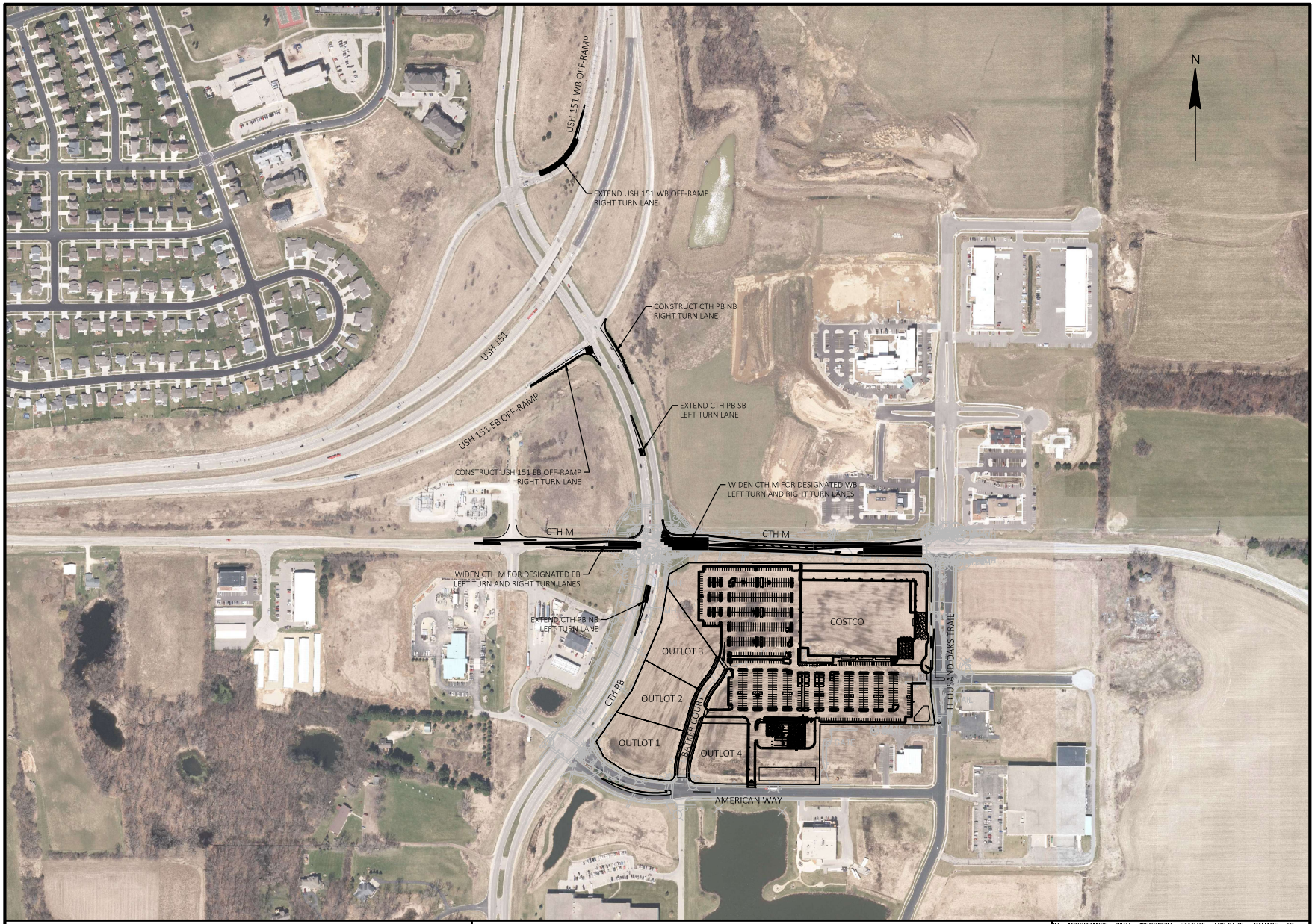
OCTOBER 5, 2020
19-5367-01
VERONA, WI

PRELIMINARY SITE SECTION

COSTCO WHOLESALE

EXHIBIT O

OFF-SITE IMPROVEMENTS



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:23 PM
X:\MD\2020\2020013 1\DESIGN\TRANSPORTATION\SHEETSPLAN\020202_PD.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI

OFF-DEVELOPMENT IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2020-0131

DATE:

DRAWN BY: JAC

CHECKED BY: ACO

APPROVED BY:

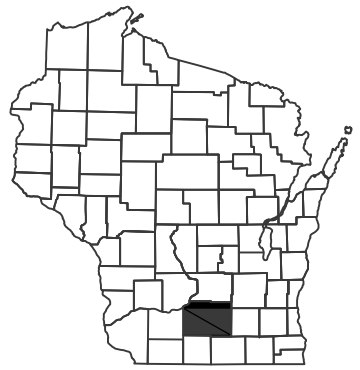
SCALE: 1" = 400'

SHEET TITLE:

PROJECT OVERVIEW

SHEET NUMBER:

3



N

PLAN OF PROPOSED IMPROVEMENT

COSTCO WHOLESALE - OFFSITE IMPROVEMENTS
AMERICAN WAY, BATKER COURT, THOUSAND OAKS TRAIL

CITY OF VERONA, WISCONSIN
DANE COUNTY

ORDER OF SHEETS

SHEET	1	TITLE
SHEET	2	GENERAL NOTES
SHEET	3	PROJECT OVERVIEW
SHEET	4-6	TYPICAL SECTIONS
SHEET	7-11	REMOVAL PLAN
SHEET	12-16	PLAN DETAILS
SHEET	17-21	DRAINAGE & ELEVATIONS
SHEET	XX-XX	LIGHTING PLAN
SHEET	XX-XX	TRAFFIC CONTROL
SHEET	XX-XX	PAVEMENT MARKING & SIGNING
SHEET	XX	ALIGNMENT PLAN
SHEET	22-23	PLAN & PROFILES
SHEET	XX-XX	CROSS SECTIONS

TOTAL SHEETS = 23

GRAEF PROJECT NUMBER
2020-0131

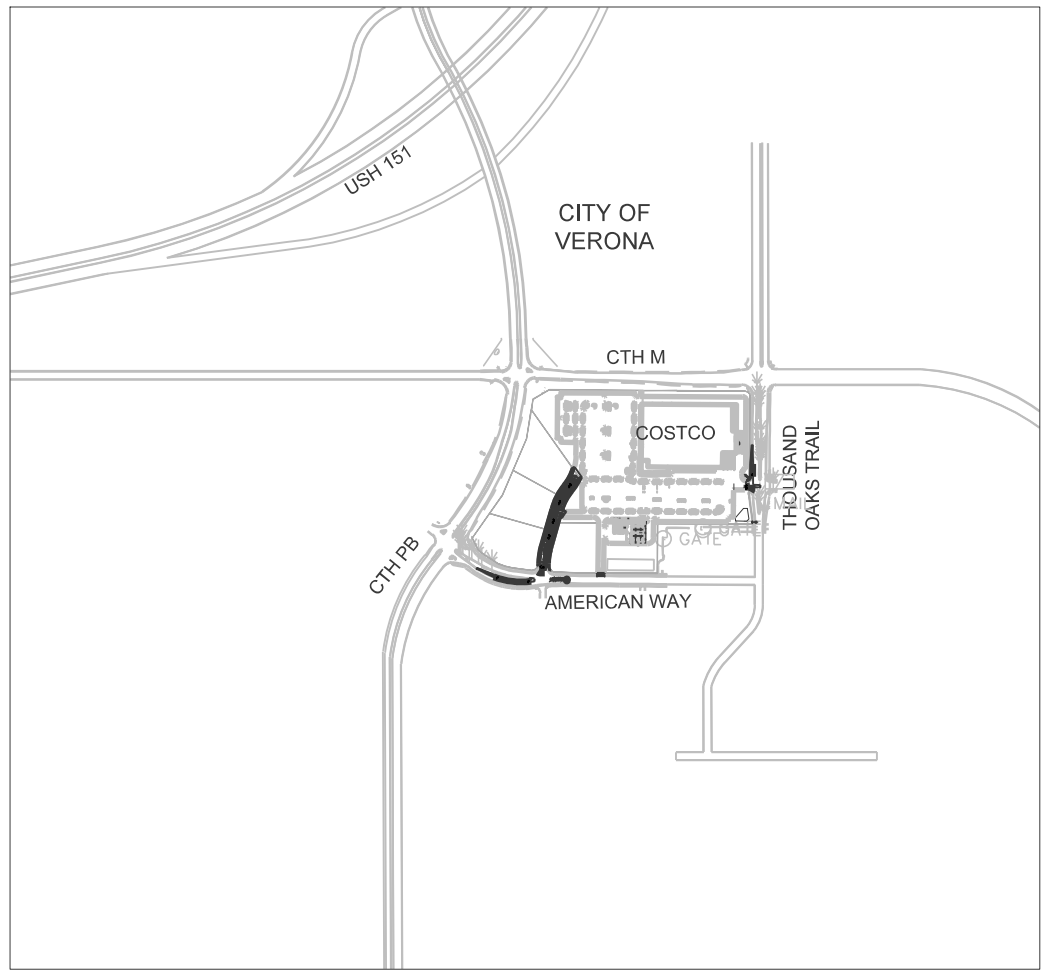
CITY SUBMITTAL - GDP REVIEW
NOT FOR CONSTRUCTION
OCTOBER 6, 2020

CONVENTIONAL SYMBOLS

PLAN
- CORPORATE LIMITS
- PROPERTY LINE
- LOT LINE
- LIMITED HIGHWAY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED OR NEW R/W LINE
- SLOPE INTERCEPT
- REFERENCE LINE (300'EB')
- EXISTING CULVERT
- PROPOSED CULVERT (Box or Pipe)
- COMBUSTIBLE FLUIDS (CAUTION)
- MARSH AREA
- WOODED OR SHRUB AREA

PROFILE
- GRADE LINE
- ORIGINAL GROUND
- MARSH OR ROCK PROFILE (To be noted as such) (ROCK)
- SPECIAL DITCH (LABEL)
- GRADE ELEVATION (95.36)
- CULVERT (Profile View)

UTILITIES
- ELECTRIC (E)
- FIBER OPTIC (FO)
- GAS (G)
- SANITARY SEWER (SAN)
- STORM SEWER (SS)
- TELEPHONE (T)
- WATER (W)
- UTILITY PEDESTAL
- POWER POLE
- TELEPHONE POLE



LAYOUT
SCALE 0 1,000 FT

TOTAL NET LENGTH OF CENTERLINE = 1.2 MI

COORDINATES ON THIS PLAN ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (WSPCS), SOUTH ZONE (NAD27), IN U.S. SURVEY FEET.

GRAEF-USA Inc.
275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

E

GENERAL NOTES

NO TREES OR SHRUBS ARE TO BE REMOVED UNLESS INDICATED FOR REMOVAL BY THE ENGINEER.

ALL HOLES OR OPENINGS BELOW SUBGRADE RESULTING FROM THE ABANDONMENT OR REMOVAL OF EXISTING STRUCTURES OR FROM GRUBBING OF TREES OR STUMPS SHALL BE BACKFILLED WITH GRANULAR BACKFILL. GRANULAR BACKFILL MATERIAL IS INCIDENTAL TO THE REMOVAL ITEM.

ALL RADIUS DIMENSIONS FOR CURB & GUTTER ARE GIVEN TO THE FLANGE.
ALL ELEVATIONS ALONG CURB & GUTTER ARE GIVEN TO THE FLANGE.
OFFSETS NOTED ARE TO THE FLANGE OR EDGE OF LANE IF NO CURB, UNLESS OTHERWISE NOTED.

STRUCTURE STATION, OFFSETS AND RIM ELEVATIONS ARE TO THE FACE OF CURB/FLOWLINE.

THE LOCATION OF KNOWN EXISTING UTILITIES IN THE VICINITY OF THE PROJECT ON THE PLANS IS APPROXIMATE. THERE MAY BE OTHER UTILITIES IN THE AREA THAT ARE NOT SHOWN.

ASPHALT AND CONCRETE DRIVEWAYS SHALL BE SAWCUT AT THE MATCH LINE AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

HMA PAVEMENT WHERE INDICATED ON THE PLANS, SHALL CONSIST OF LAYERS AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.

$4\frac{3}{4}$" DEPTH	$2\frac{1}{4}$ " HMA PAVEMENT 4 LT 58-28 S AS UPPER LAYER
	$2\frac{1}{2}$" HMA PAVEMENT 3 LT 58-28 S AS LOWER LAYER

THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE AND AFFECTED UTILITIES PRIOR TO THE START OF WORK. ANY LOCAL MUNICIPAL UTILITY WHICH IS NOT A MEMBER OF THE DIGGERS HOTLINE MUST BE CONTACTED SEPARATELY.

INLET PROTECTION IS REQUIRED AT ALL INLETS AS PER DETAIL OR AS DIRECTED BY THE ENGINEER. PLEASE REFER TO COSTCO SITE PLANS FOR NECESSARY EROSION CONTROL MEASURES AND LOCATIONS.

TRAFFIC CONTROL DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.

CONCRETE JOINTS SHALL MATCH ABUTTING PAVEMENT AND CURB AND GUTTER JOINTS UNLESS OTHERWISE DESIGNATED BY THE ENGINEER.

RE-TOPSOIL OF GRADED AREAS, AS DESIGNATED BY THE ENGINEER, IMMEDIATELY AFTER GRADING IS COMPLETED WITHIN THOSE AREAS. IF GRADED AREAS ARE LEFT EXPOSED FOR MORE THAN (14) CALENDAR DAYS, SEED THOSE AREAS WITH TEMPORARY SEED AND MULCH.

STOCKPILE EXCESS MATERIAL OR SPOILS ON UPLAND AREAS. STOCKPILED SOIL SHALL BE PROTECTED AGAINST EROSION. IF STOCKPILED MATERIAL IS LEFT FOR MORE THAN FOURTEEN (14) CALENDAR DAYS, SEED THE STOCKPILE WITH TEMPORARY SEED AND MULCH.

STANDARD ABBREVIATIONS

AEW	APRON END WALL
AGG	AGGREGATE
BAD	BASE AGGREGATE DENSE
BM	BENCH MARK
C&G	CURB AND GUTTER
C/L	CENTER OR CONSTRUCTION LINE
CONC	CONCRETE
CP	CULVERT PIPE
CPCM	CULVERT PIPE CORRUGATED METAL
CPRC	CULVERT PIPE REINFORCED CONCRETE
CPRCHE	CULVERT PIPE REINFORCED CONCRETE HORIZONTAL ELLIPTICAL
CSCP	CORRUGATED STEEL CULVERT PIPE
CSPA	CORRUGATED STEEL PIPE ARCH
CSD	CONCRETE SURFACE DRAIN
CY	CUBIC-YARD
D	DEGREE OF CURVE
Δ	DELTA
DISCH	DISCHARGE
FE	FIELD ENTRANCE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HMA	HOT MIX ASPHALT
INV	INVERT
L	LENGTH OF CURVE
LHF	LEFT HAND FORWARD
LT	LEFT
MIN	MINIMUM
M/L	MATCHLINE
NB	NORTHBOUND
NC	NORMAL CROWN
NTS	NOT TO SCALE
PAVT	PAVEMENT
PB	PULL BOX
PC	POINT-OF-CURVE
PCC	POINT OF COMPOUND CURVE
PE	PRIVATE ENTRANCE
PI	POINT OF INTERSECTION
PLE	PERMANENT LIMITED EASEMENT
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS OF CURVE
R/L	REFERENCE LINE
R/W	RIGHT OF WAY
RAD	RADIUS
RC	REVERSE CROWN
RCAEW	APRON ENDWALL FOR CULVERT PIPE REINFORCED CONCRETE
RCHESS	REINFORCED CONCRETE HORIZONTAL ELLIPTICAL STORM SEWER
RCPSS	REINFORCED CONCRETE PIPE - STORM SEWER
REQD	REQUIRED
RHF	RIGHT HAND FORWARD
RO	RUN OFF LENGTH
RT	RIGHT
SALV	SALVAGED
SB	SIGNAL BASE
SDD	STANDARD DETAIL DRAWING
SE	SUPER ELEVATION
SF	SQUARE FOOT
STA	STATION
SY	SQUARE YARD
T	TANGENT LENGTH
TC	TOP OF CURB
TLE	TEMPORARY LIMITED EASEMENT

AGENCIES

CITY OF VERONA
MR. THERAN JACOBSON
410 INVESTMENT COURT
VERONA, WI 53593
(608) 845-5761
THERAN.JACOBSON@CI.VERONA.WI.US

ENGINEERING LIASON
MS. CARLA FISCHER, P.E.
CARLA.FISCHER@AECOM.COM

DEPT. OF NATURAL RESOURCES

WISCONSIN DEPT. OF NATURAL RESOURCES
MR. ERIC S RORTVEDT
3911 FISH HATCHERY RD
FITCHBURG, WI 53711
(608) 273-5612
ERIC.RORTVEDT@WISCONSIN.GOV

DESIGN CONTACT

GRAEF
MS. JULIE CHAPMAN, P.E.
275 W. WISCONSIN AVENUE, SUITE 300
MILWAUKEE, WI 53203
(414) 266-9127
JULIE.CHAPMAN@GRAEF-USA.COM

UTILITIES

LIST OF UTILITIES

INDEX OF TYPICAL SECTION AND DETAIL SHEETS

PROJECT OVERVIEW
TYPICAL SECTIONS
REMOVAL PLAN
PLAN DETAILS
DRAINAGE & ELEVATIONS
PLAN & PROFILES

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:00 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\020101_GN.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

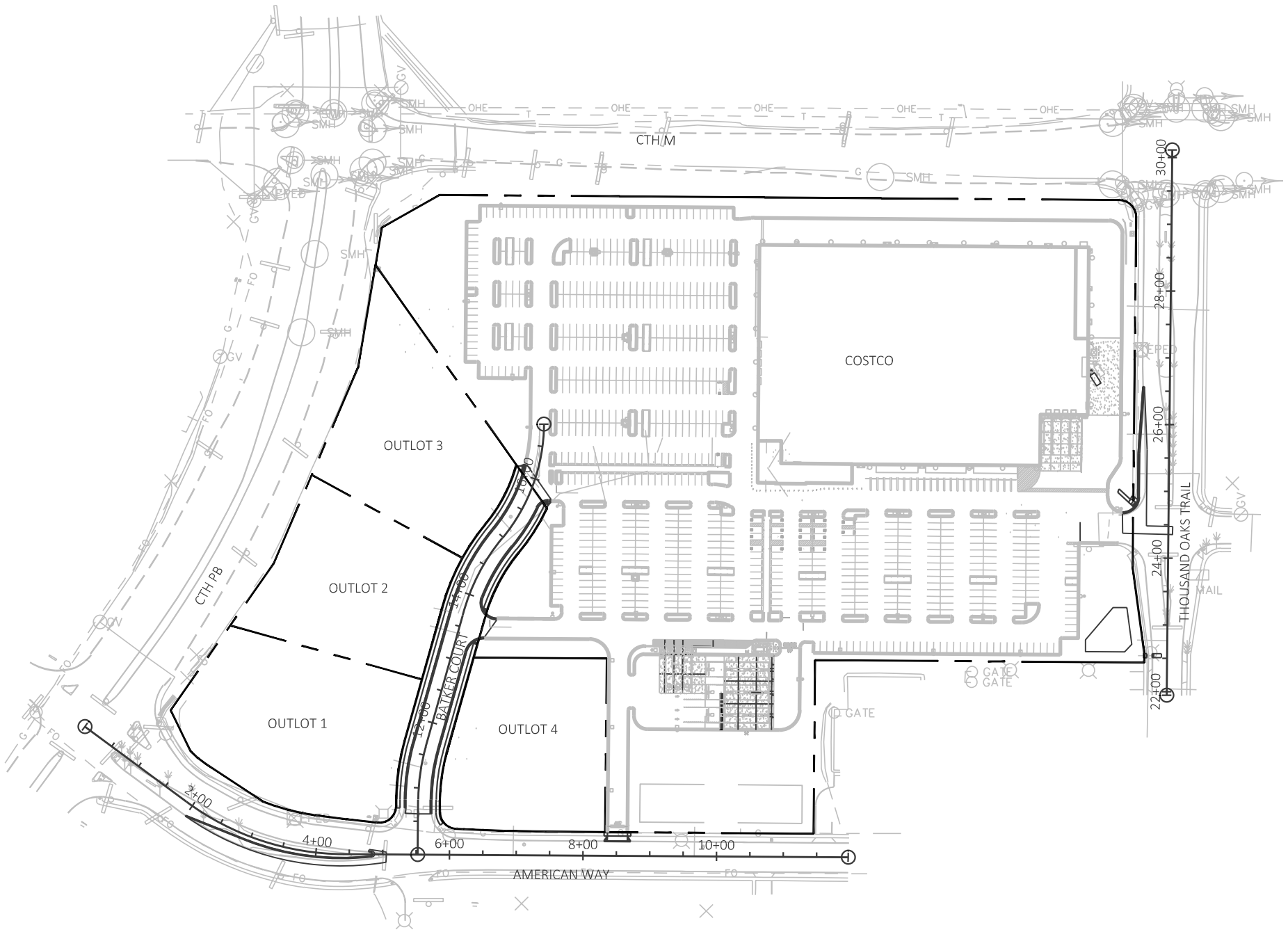
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: N/A

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

2



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\020201_PO.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

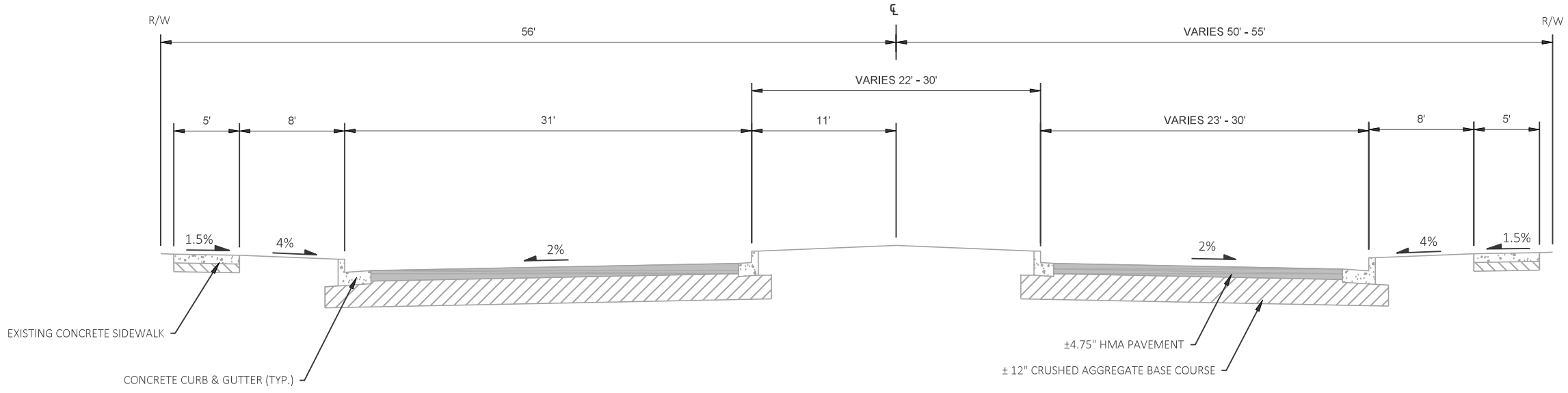
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 200'

SHEET TITLE:

PROJECT OVERVIEW

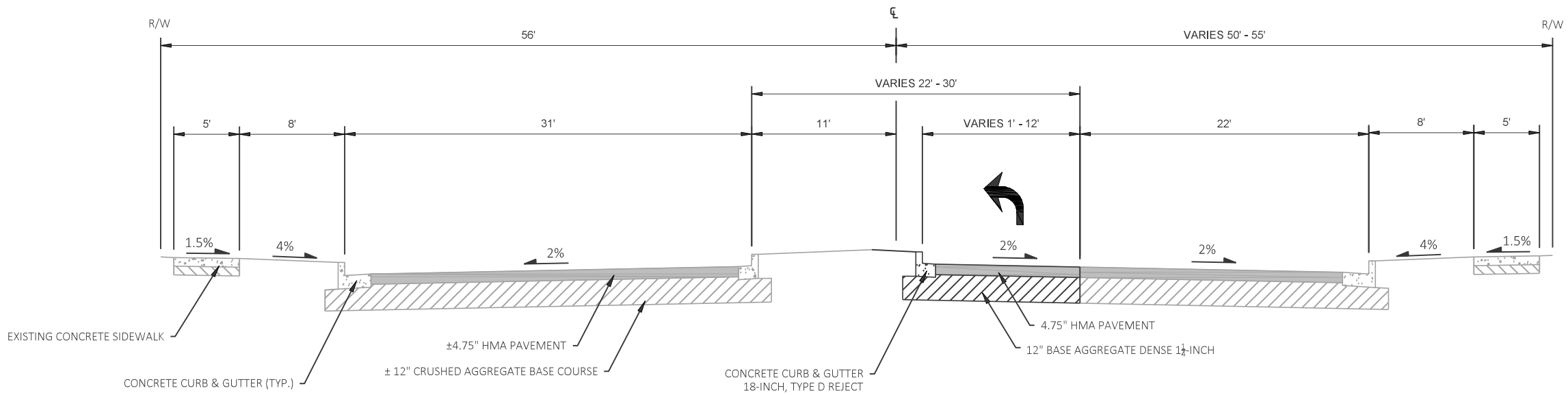
SHEET NUMBER:

3



EXISTING TYPICAL SECTION

AMERICAN WAY
STA. 2+00 TO STA. 5+05



FINISHED TYPICAL SECTION

AMERICAN WAY
STA. 2+00 TO STA. 5+05

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\020301_TS.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

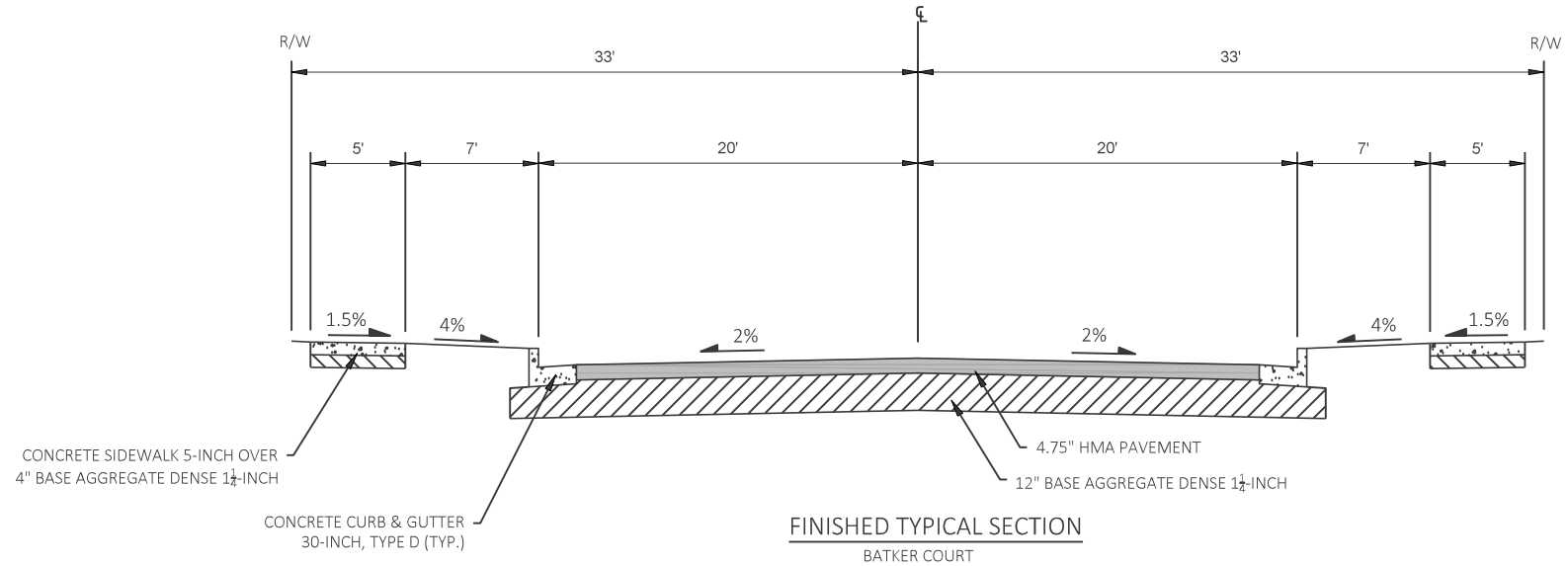
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 10'

SHEET TITLE:

TYPICAL SECTIONS
AMERICAN WAY

SHEET NUMBER:

4



FINISHED TYPICAL SECTION

BATKER COURT
STA. 10+61 TO STA. 16+03

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\020301_TS.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

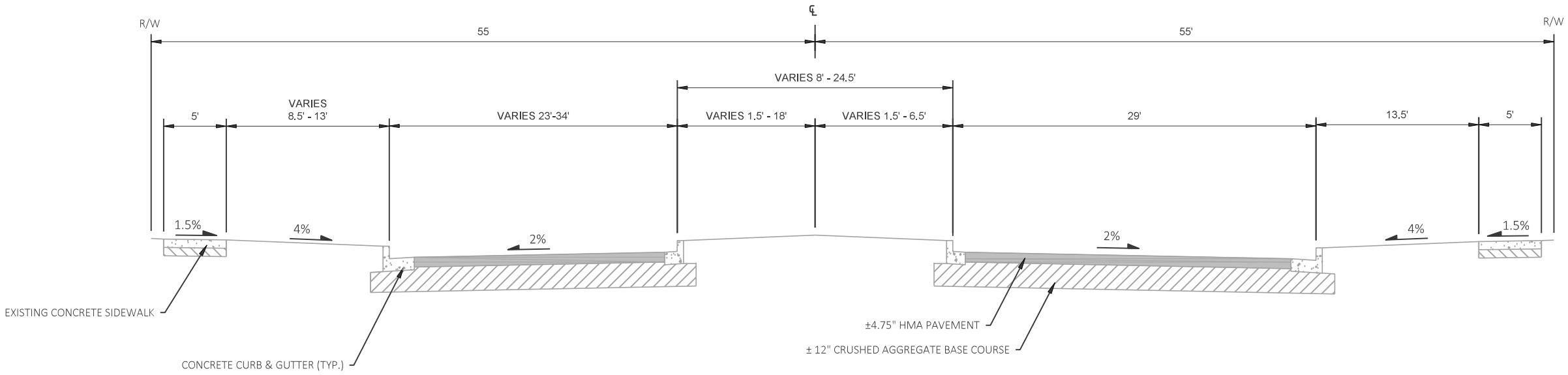
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 10'

SHEET TITLE:

TYPICAL SECTIONS
BATKER COURT

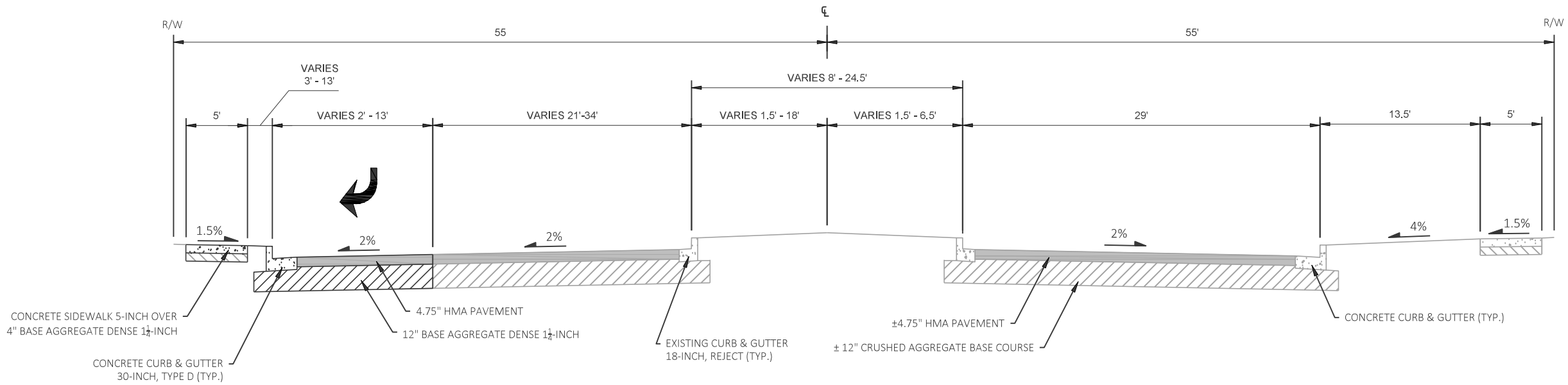
SHEET NUMBER:

5



EXISTING TYPICAL SECTION

THOUSAND OAKS TRAIL
STA. 24+45 TO STA. 26+56



EXISTING TYPICAL SECTION

THOUSAND OAKS TRAIL
STA. 24+45 TO STA. 26+56

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\020301_TS.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

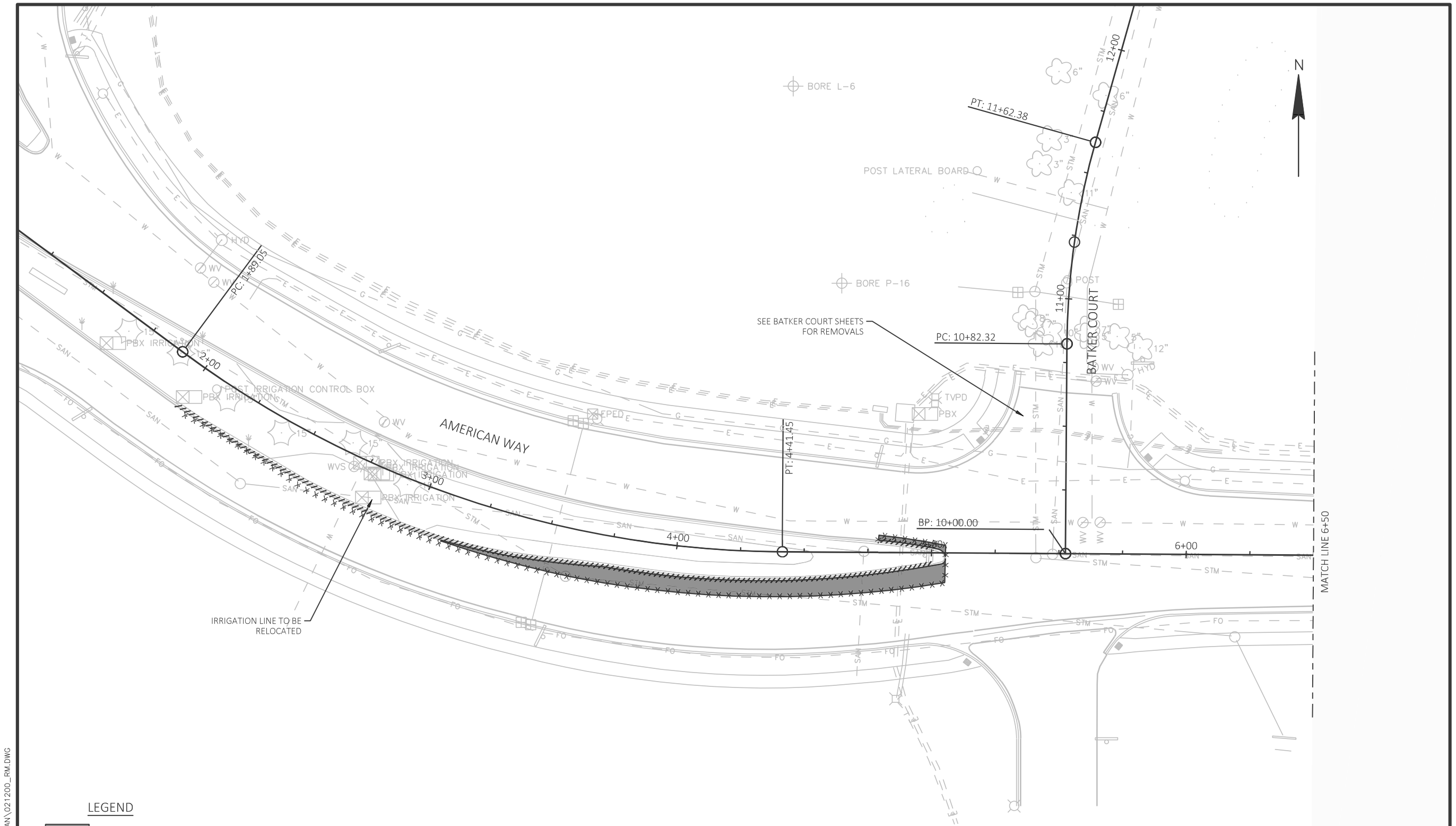
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 10'

SHEET TITLE:

TYPICAL SECTIONS
THOUSAND OAKS TRAIL

SHEET NUMBER:

6



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021200_RM.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

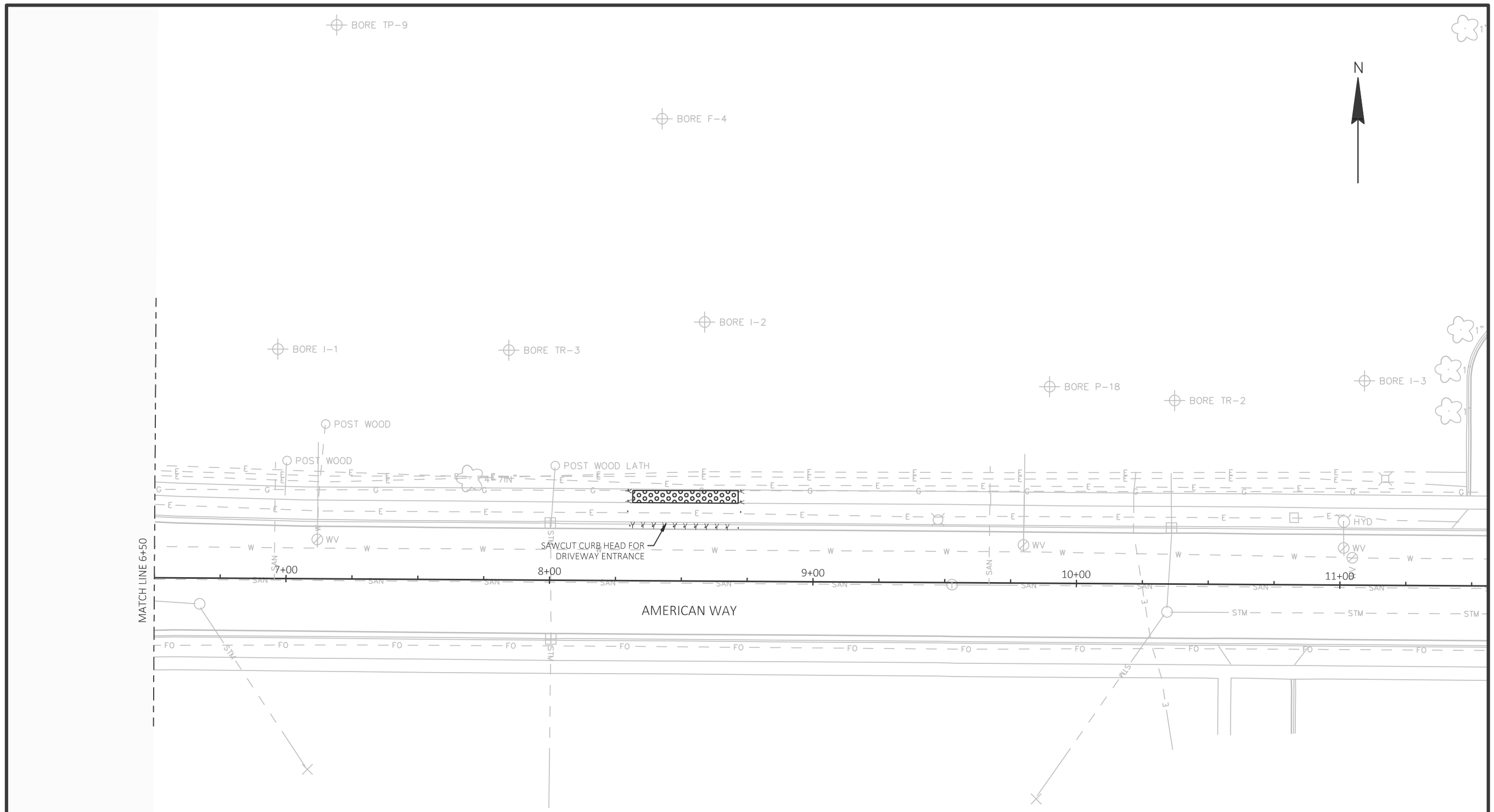
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

REMOVAL PLAN
AMERICAN WAY

SHEET NUMBER:

7



LEGEND

- REMOVING PAVEMENT
- REMOVING CURB & GUTTER
- REMOVE STORM SEWER
- SAWCUT ASPHALT
- SAWCUT CONCRETE
- REMOVE CONCRETE SIDEWALK
- TREE REMOVAL

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

REMOVAL PLAN
AMERICAN WAY

SHEET NUMBER:

8

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021200_RM.DWG

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:01 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021200_RM.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

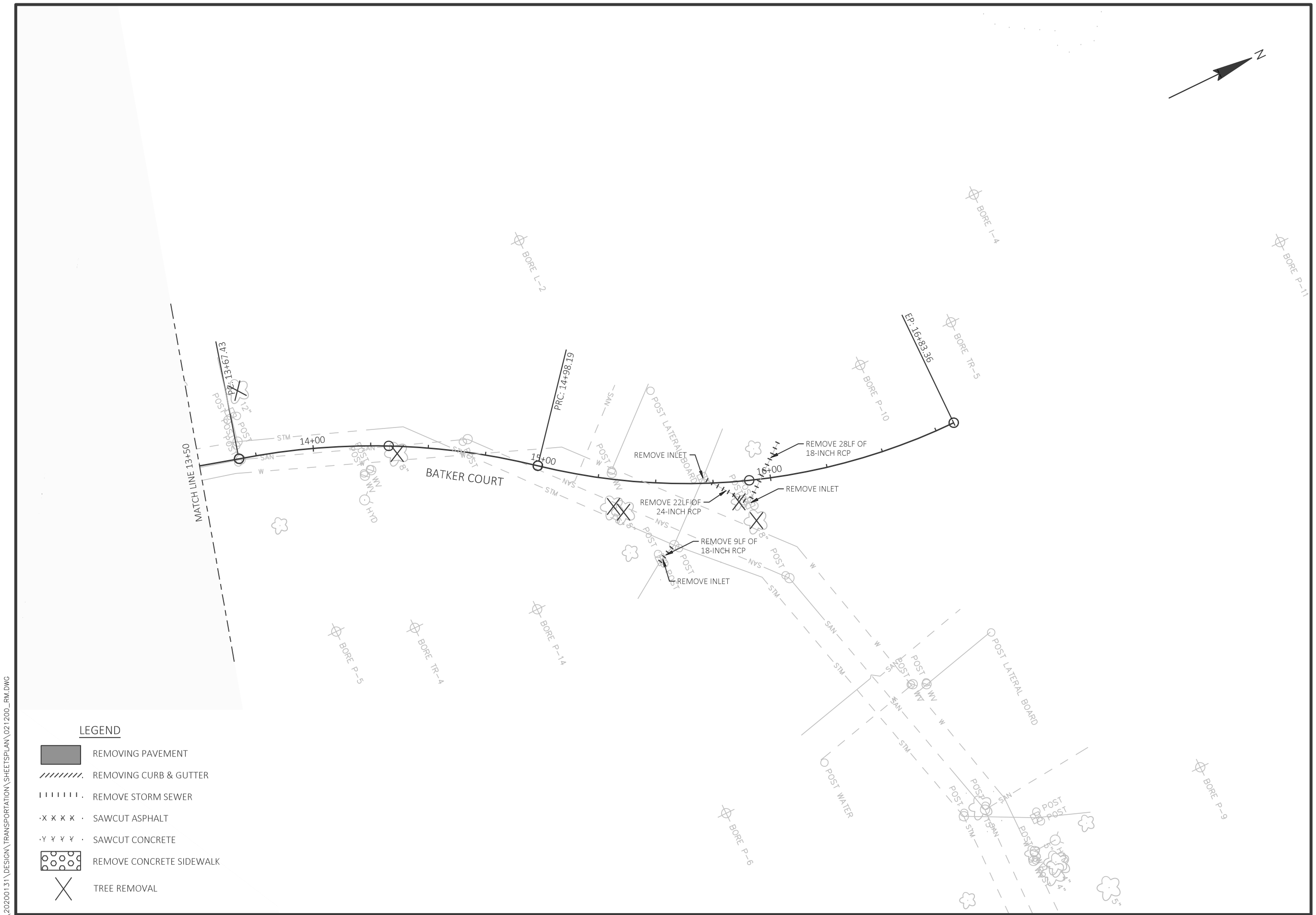
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

REMOVAL PLAN
BATKER COURT

SHEET NUMBER:

9



LEGEND

- REMOVING PAVEMENT
- REMOVING CURB & GUTTER
- REMOVE STORM SEWER
- SAWCUT ASPHALT
- SAWCUT CONCRETE
- REMOVE CONCRETE SIDEWALK
- TREE REMOVAL

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\2020131\DESIGN\TRANSPORTATION\SHEETSPLAN\021200_RM.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

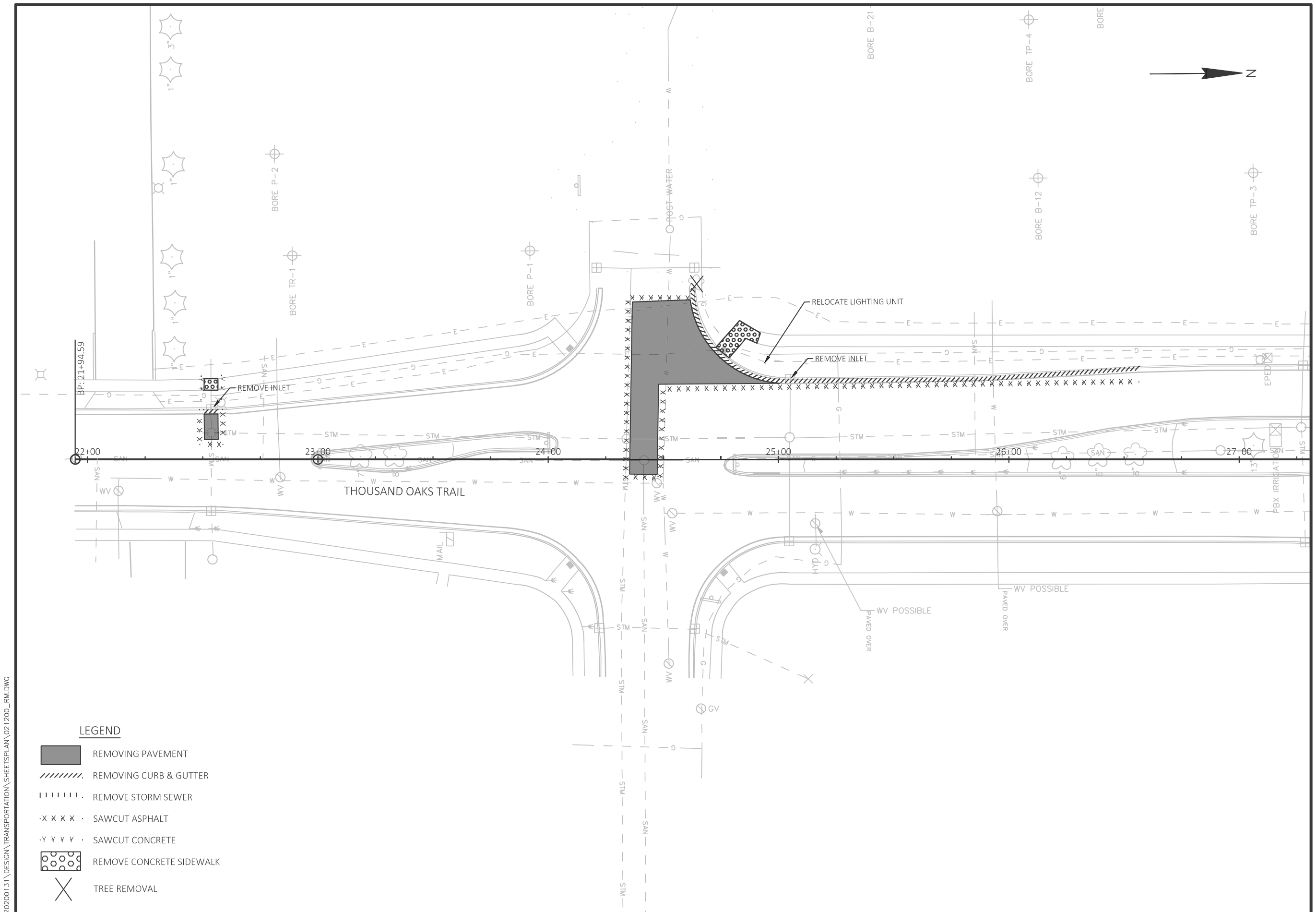
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

REMOVAL PLAN
BATKER COURT

SHEET NUMBER:

10



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021200_RM.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

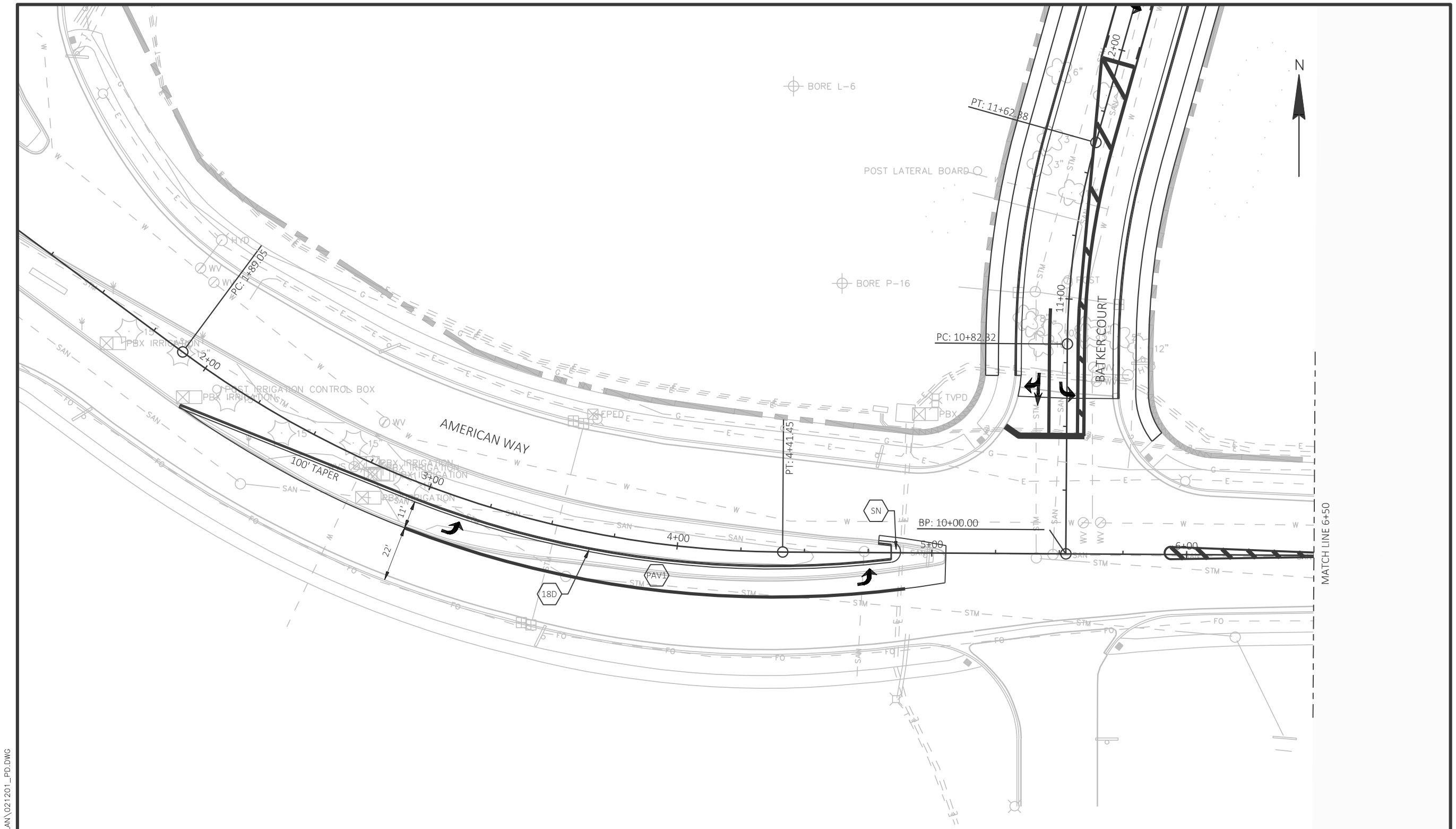
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

REMOVAL PLAN
THOUSAND OAKS TRAIL

SHEET NUMBER:

11



LEGEND

- PAV1 — $4\frac{3}{4}$" HMA PAVEMENT OVER 12" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- 30D — CONCRETE CURB & GUTTER, 30-INCH TYPE D
- 18D — CONCRETE CURB & GUTTER, 18-INCH REJECT TYPE D
- SWX — CONCRETE SIDEWALK X-INCH OVER 4" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- SN — CONCRETE SLOPE NOSE

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021201_PD.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

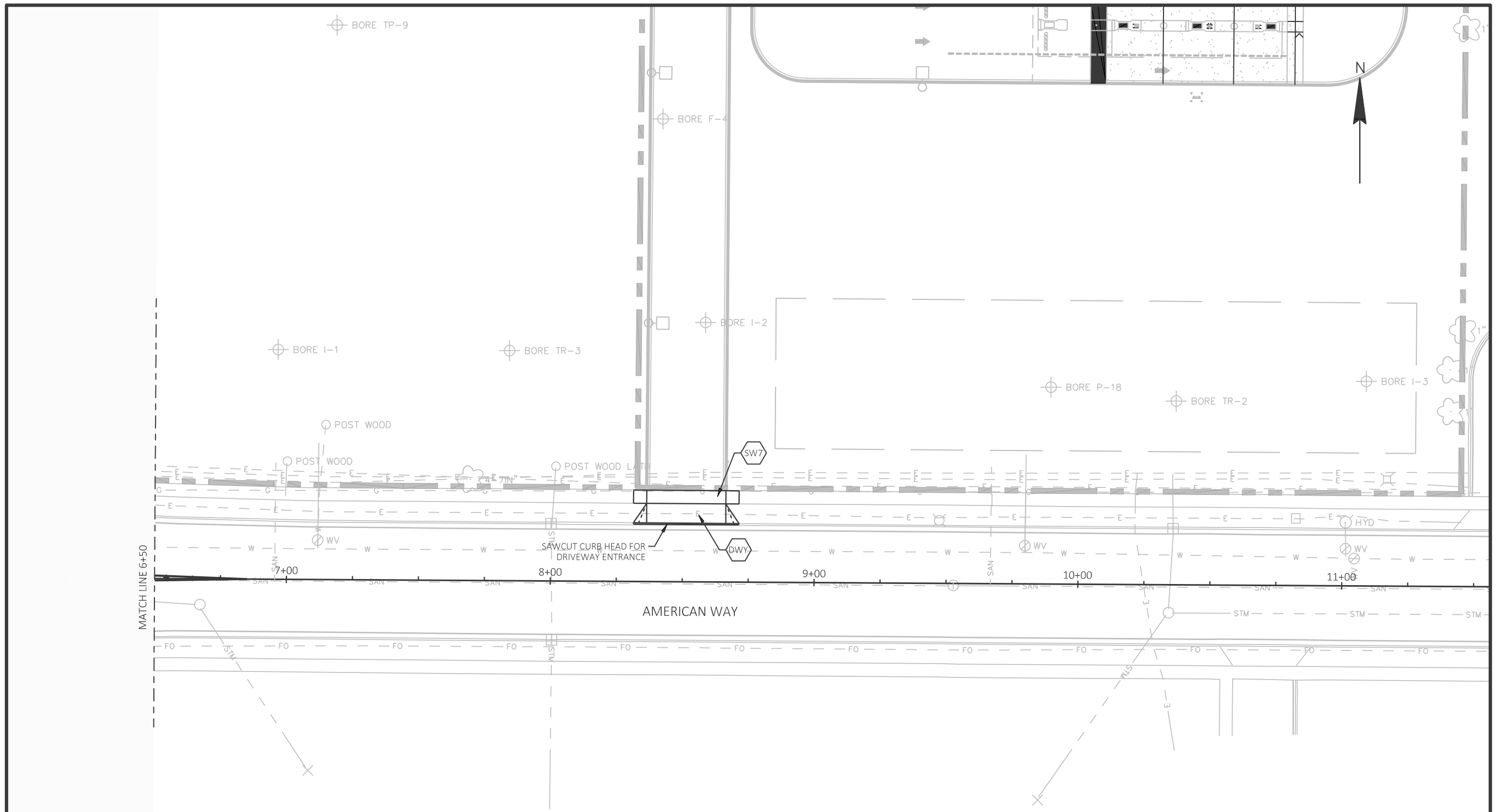
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN DETAIL
AMERICAN WAY

SHEET NUMBER:

12



LEGEND

- PAV1 — $4\frac{3}{4}$" HMA PAVEMENT OVER 12" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- 30D — CONCRETE CURB & GUTTER, 30-INCH TYPE D
- 18D — CONCRETE CURB & GUTTER, 18-INCH REJECT TYPE D
- SWX — CONCRETE SIDEWALK X-INCH OVER 4" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- SN — CONCRETE SLOPE NOSE

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021201_PD.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

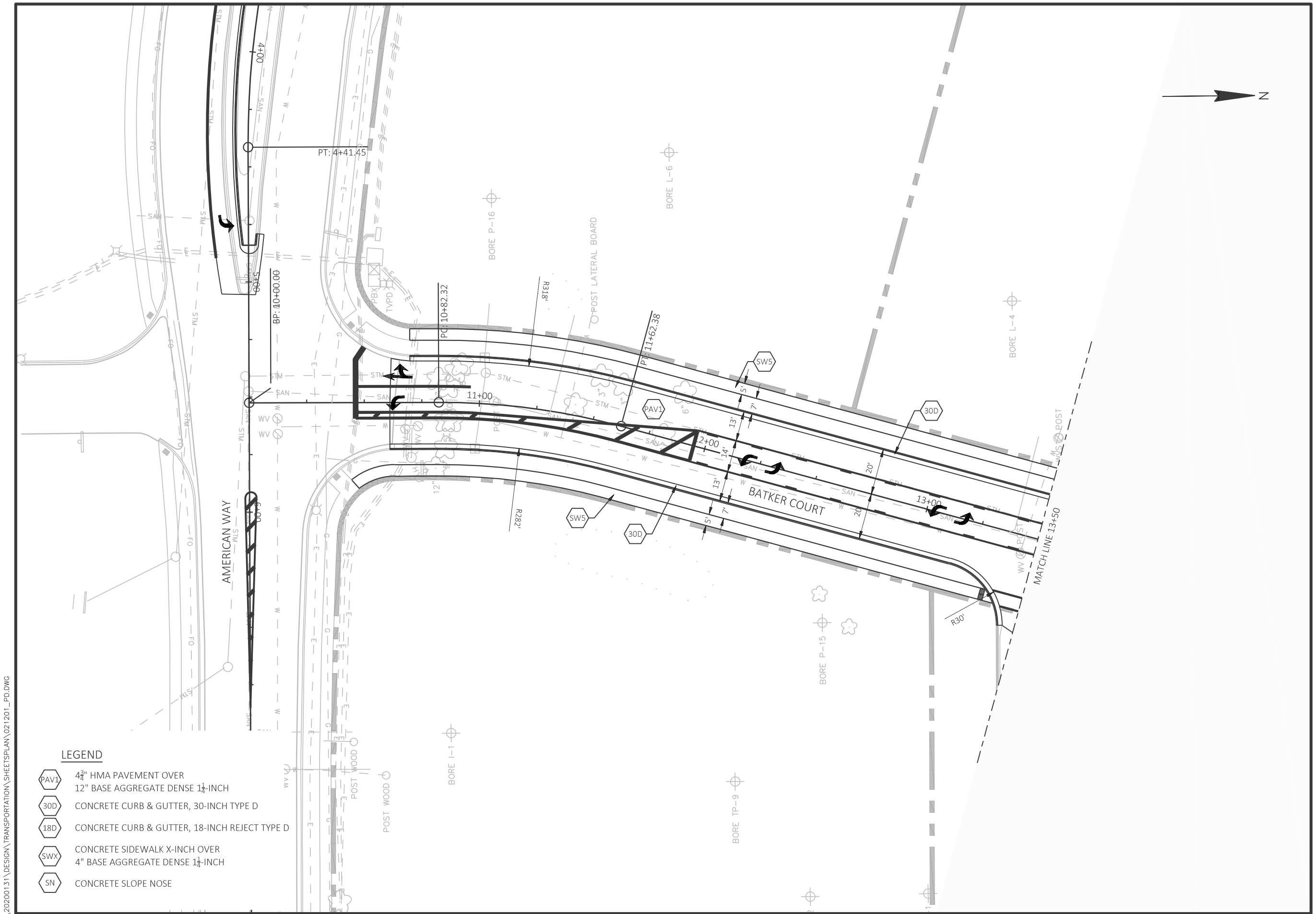
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN DETAIL
AMERICAN WAY

SHEET NUMBER:

13



LEGEND

- PAV1 — $4\frac{3}{4}$" HMA PAVEMENT OVER 12" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- 30D — CONCRETE CURB & GUTTER, 30-INCH TYPE D
- 18D — CONCRETE CURB & GUTTER, 18-INCH REJECT TYPE D
- SWX — CONCRETE SIDEWALK X-INCH OVER 4" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- SN — CONCRETE SLOPE NOSE

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021201_PD.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

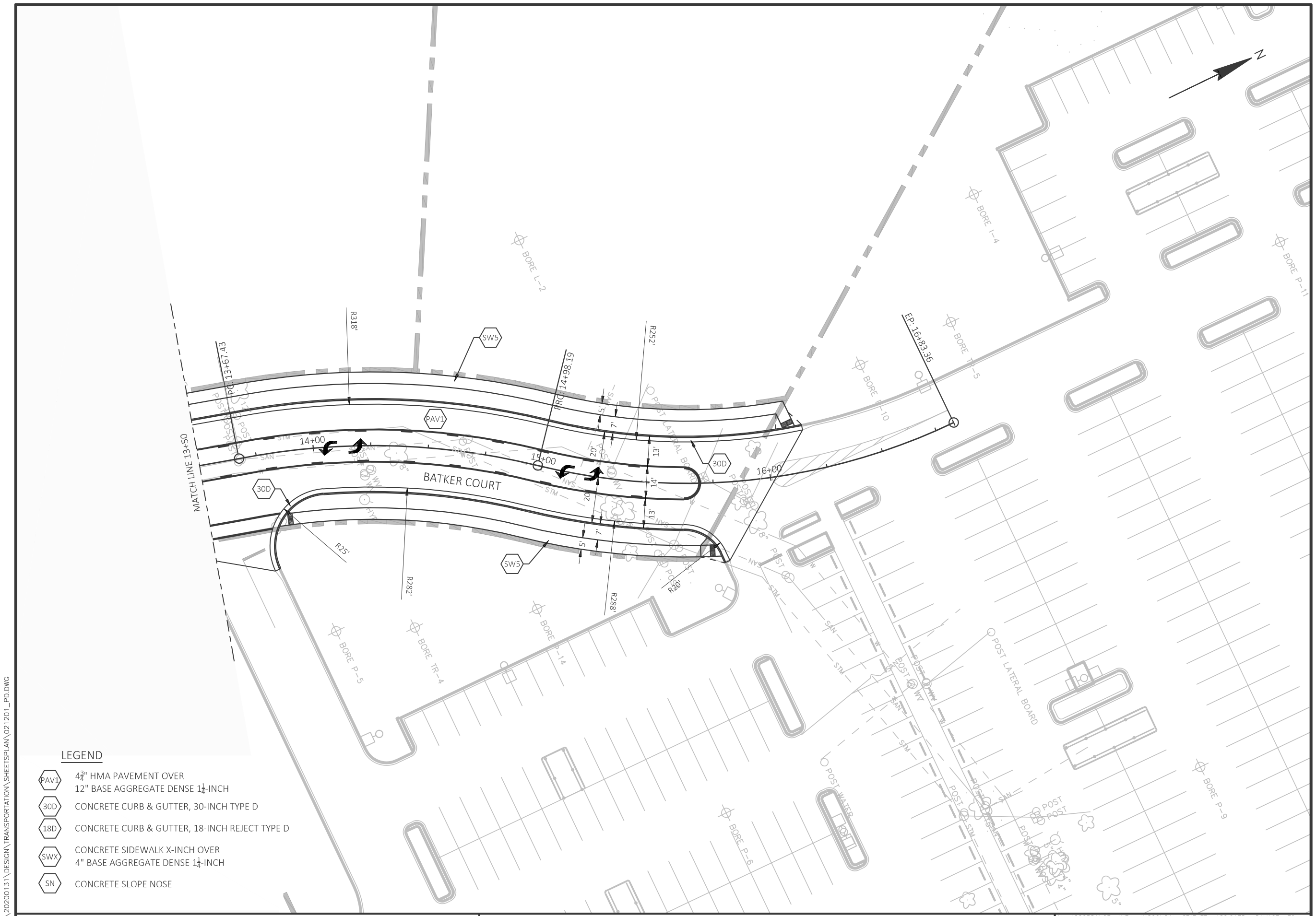
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN DETAIL
BATKER COURT

SHEET NUMBER:

14



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021201_PD.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

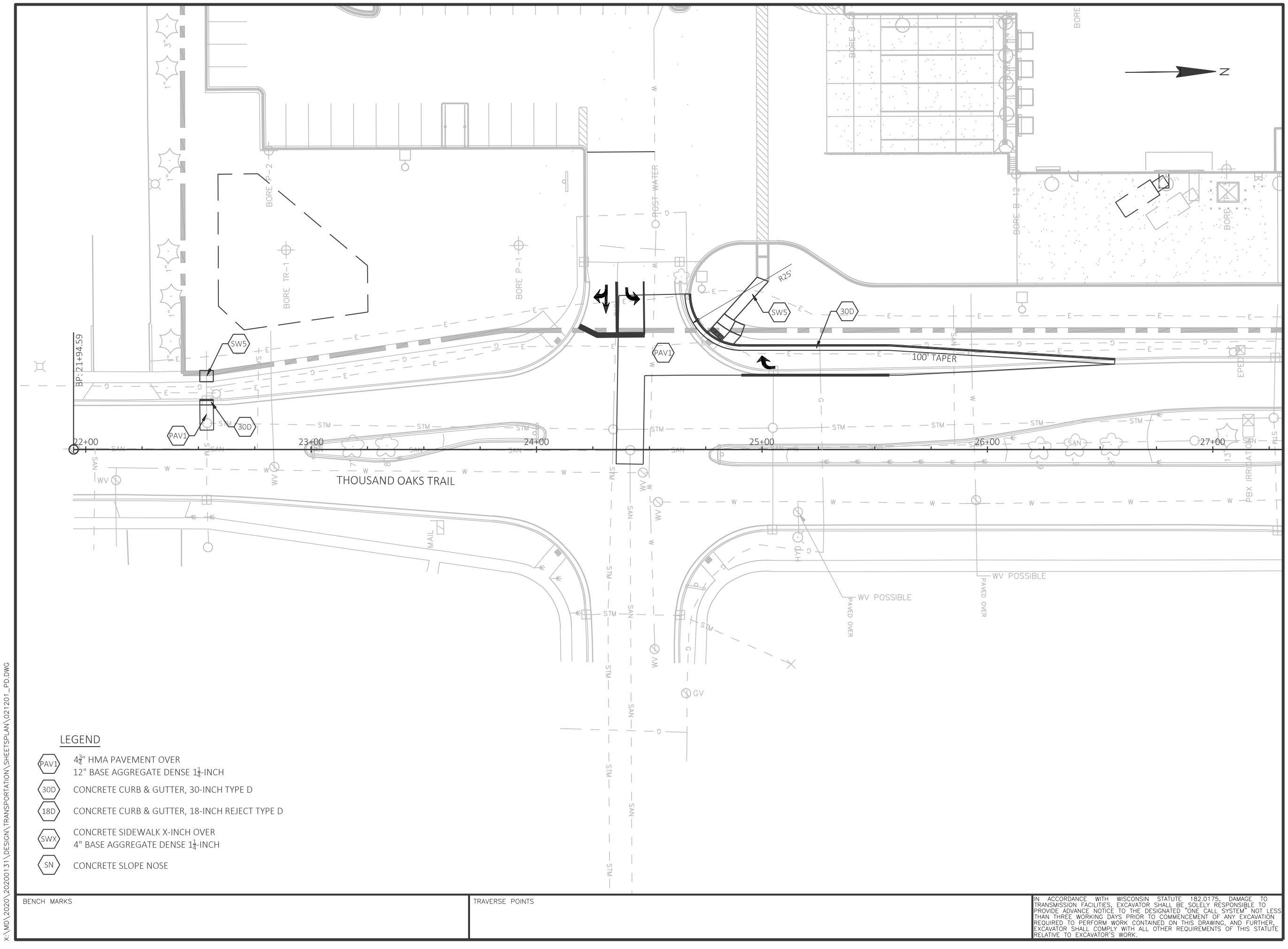
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN DETAIL
BATKER COURT

SHEET NUMBER:

15



LEGEND

- PAV1 — $4\frac{3}{4}$" HMA PAVEMENT OVER 12" BASE AGGREGATE DENSE $1\frac{1}{2}$-INCH
- 30D — CONCRETE CURB & GUTTER, 30-INCH TYPE D
- 18D — CONCRETE CURB & GUTTER, 18-INCH REJECT TYPE D
- SWX — CONCRETE SIDEWALK X-INCH OVER 4" BASE AGGREGATE DENSE $1\frac{1}{4}$-INCH
- SN — CONCRETE SLOPE NOSE

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:02 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\021201_PD.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

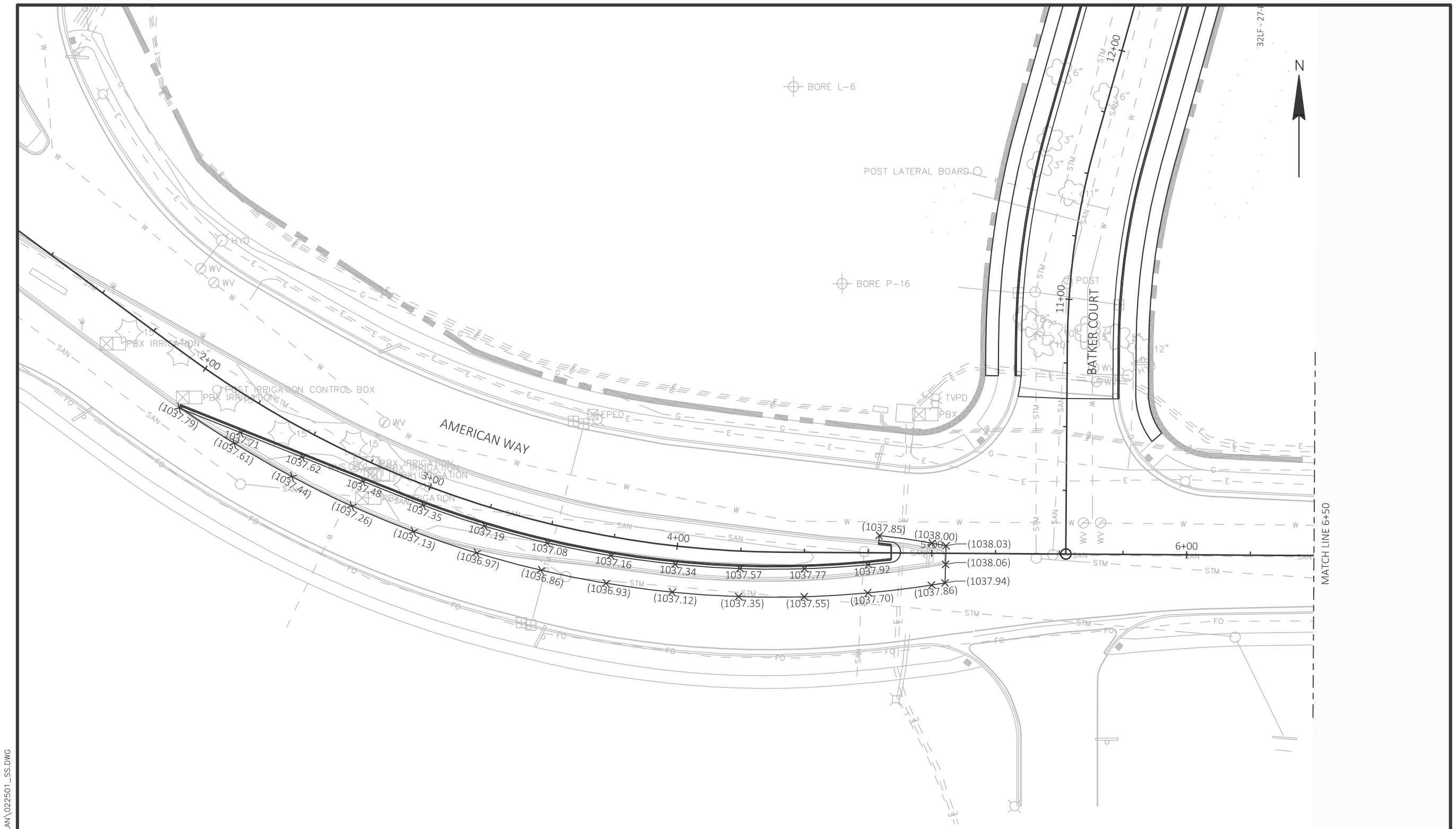
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN DETAIL
THOUSAND OAKS TRAIL

SHEET NUMBER:

16



LEGEND

(XXXX.XX) EXISTING ELEVATION

XXXX.XX PROPOSED ELEVATION

BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:03 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\022501_SS.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

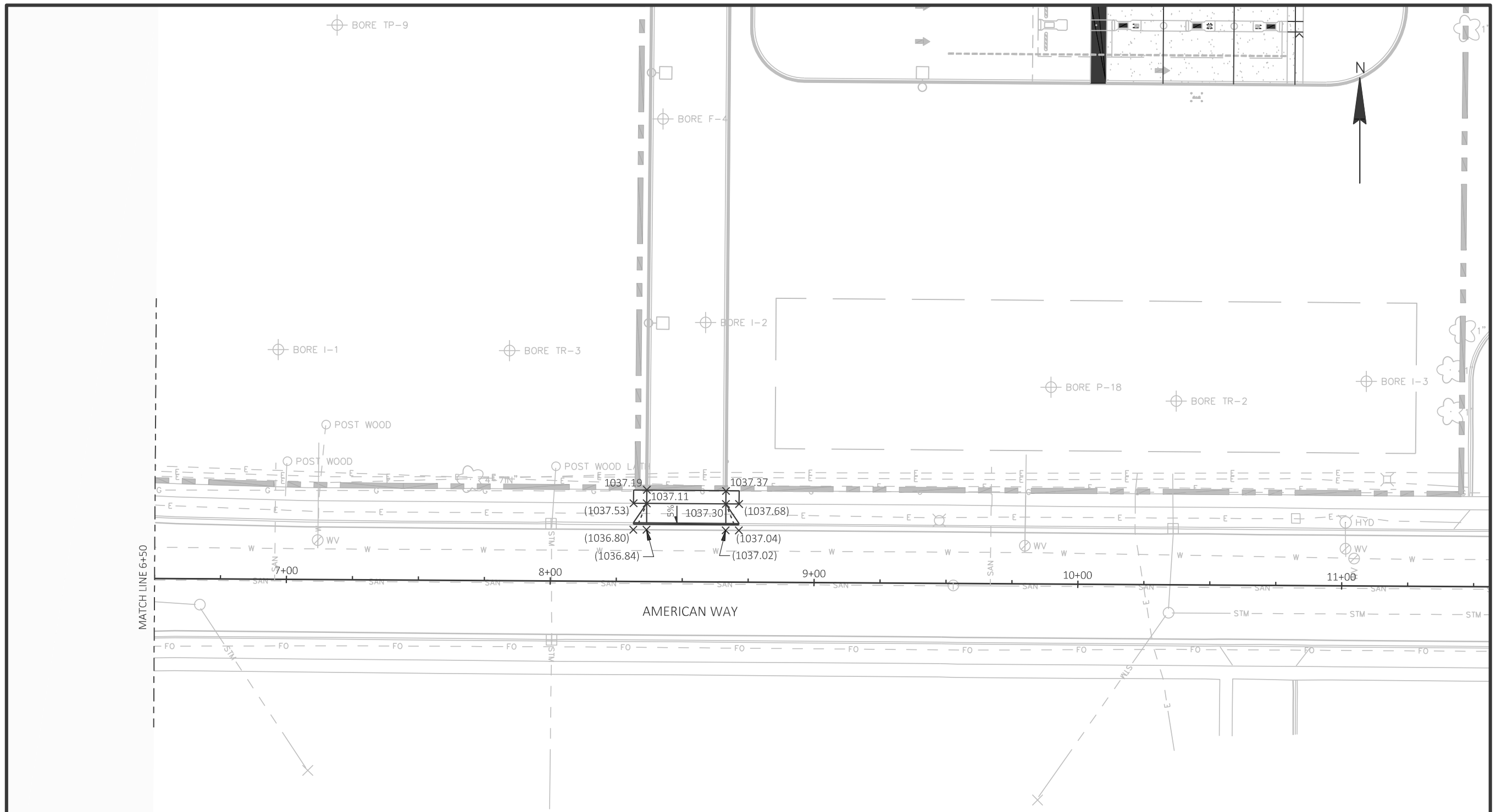
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

GRADING & UTILITIES
AMERICAN WAY

SHEET NUMBER:

17



LEGEND

(XXXX.XX) EXISTING ELEVATION

XXXX.XX PROPOSED ELEVATION

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:03 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\022501_SS.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

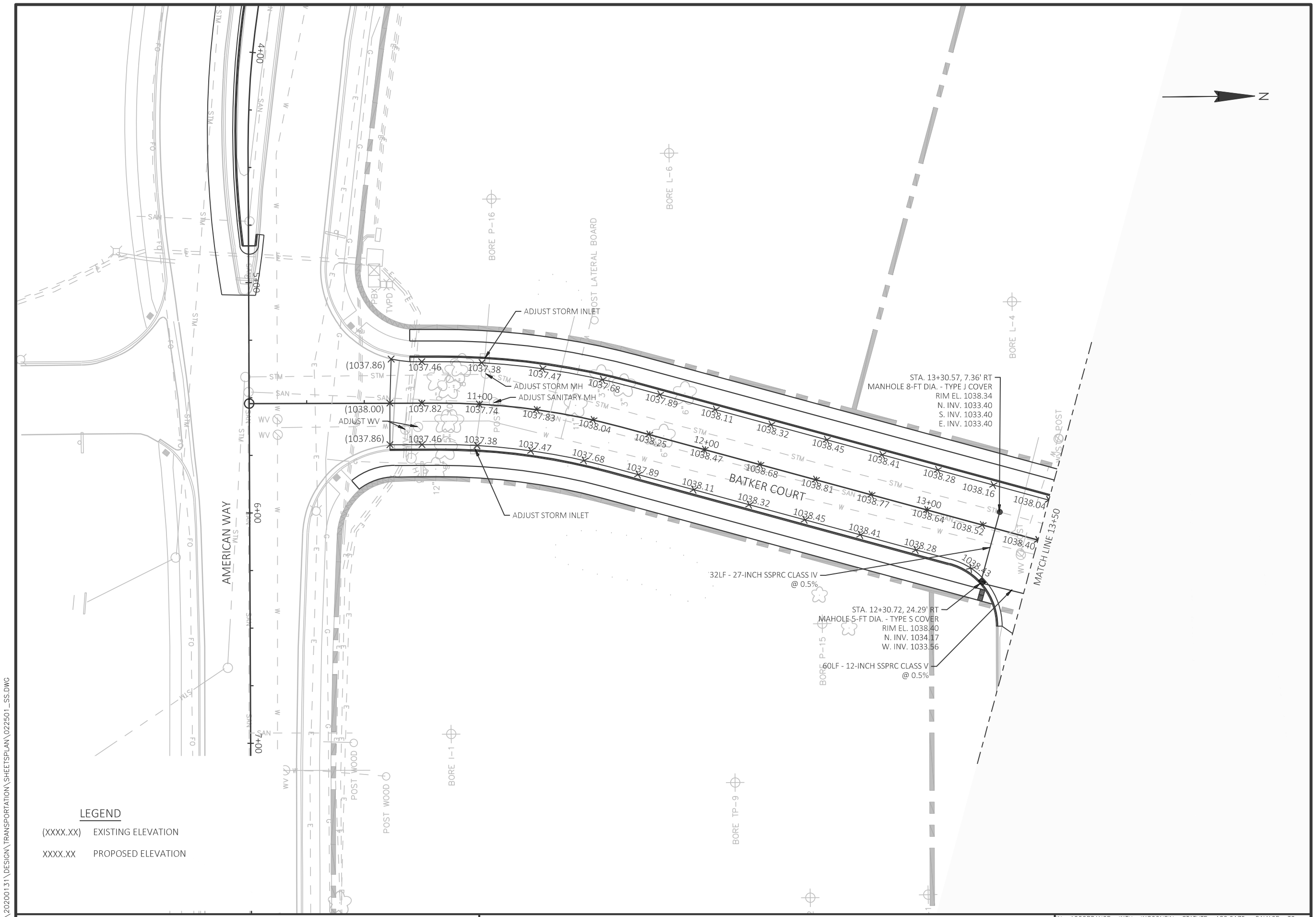
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

GRADING & UTILITIES
AMERICAN WAY

SHEET NUMBER:

18



LEGEND

(XXXX.XX) EXISTING ELEVATION

XXXX.XX PROPOSED ELEVATION

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:03 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\022501_SS.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

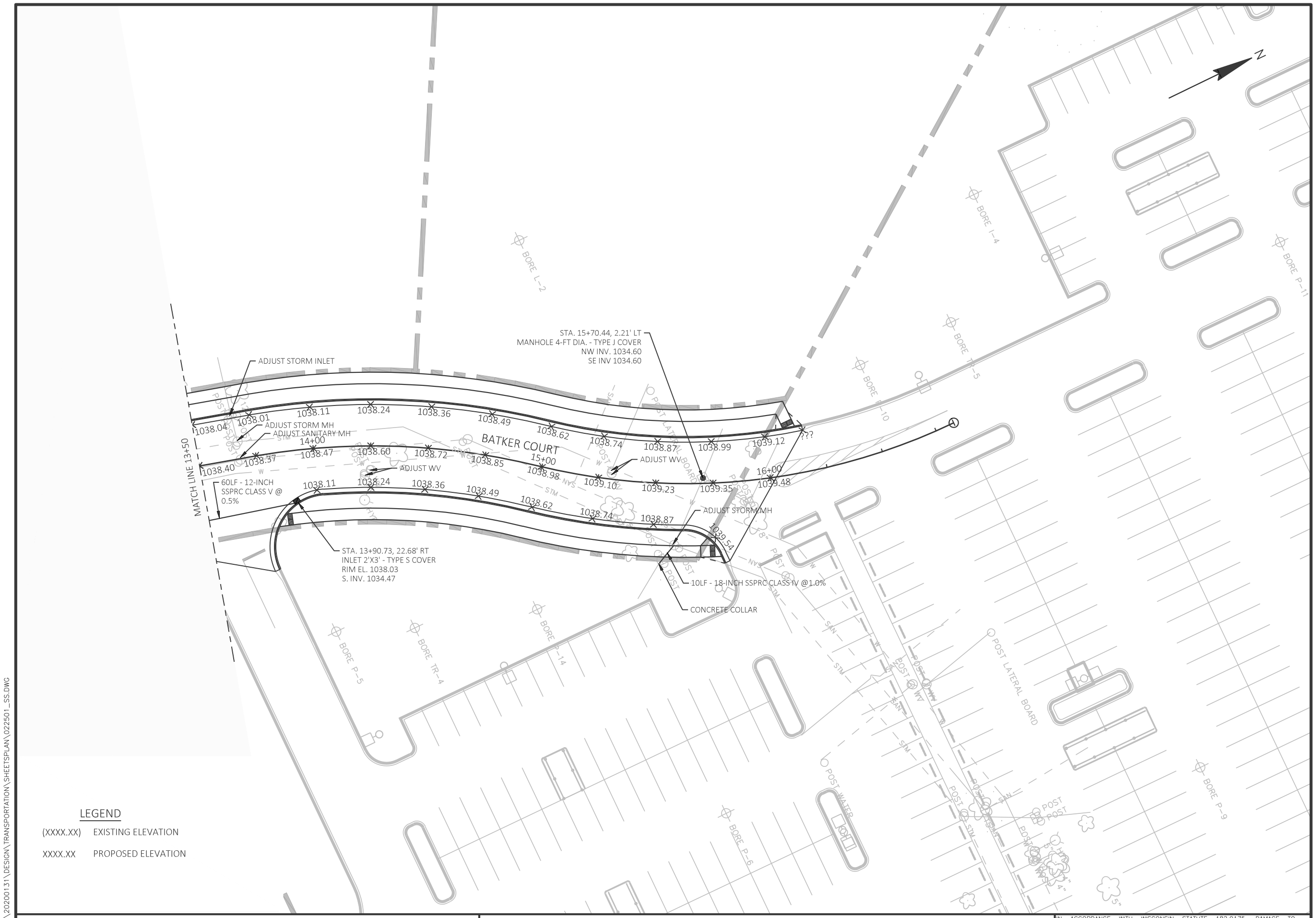
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

GRADING & UTILITIES
BATKER COURT

SHEET NUMBER:

19



LEGEND

(XXXX.XX) EXISTING ELEVATION

XXXX.XX PROPOSED ELEVATION

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:03 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\022501_SS.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

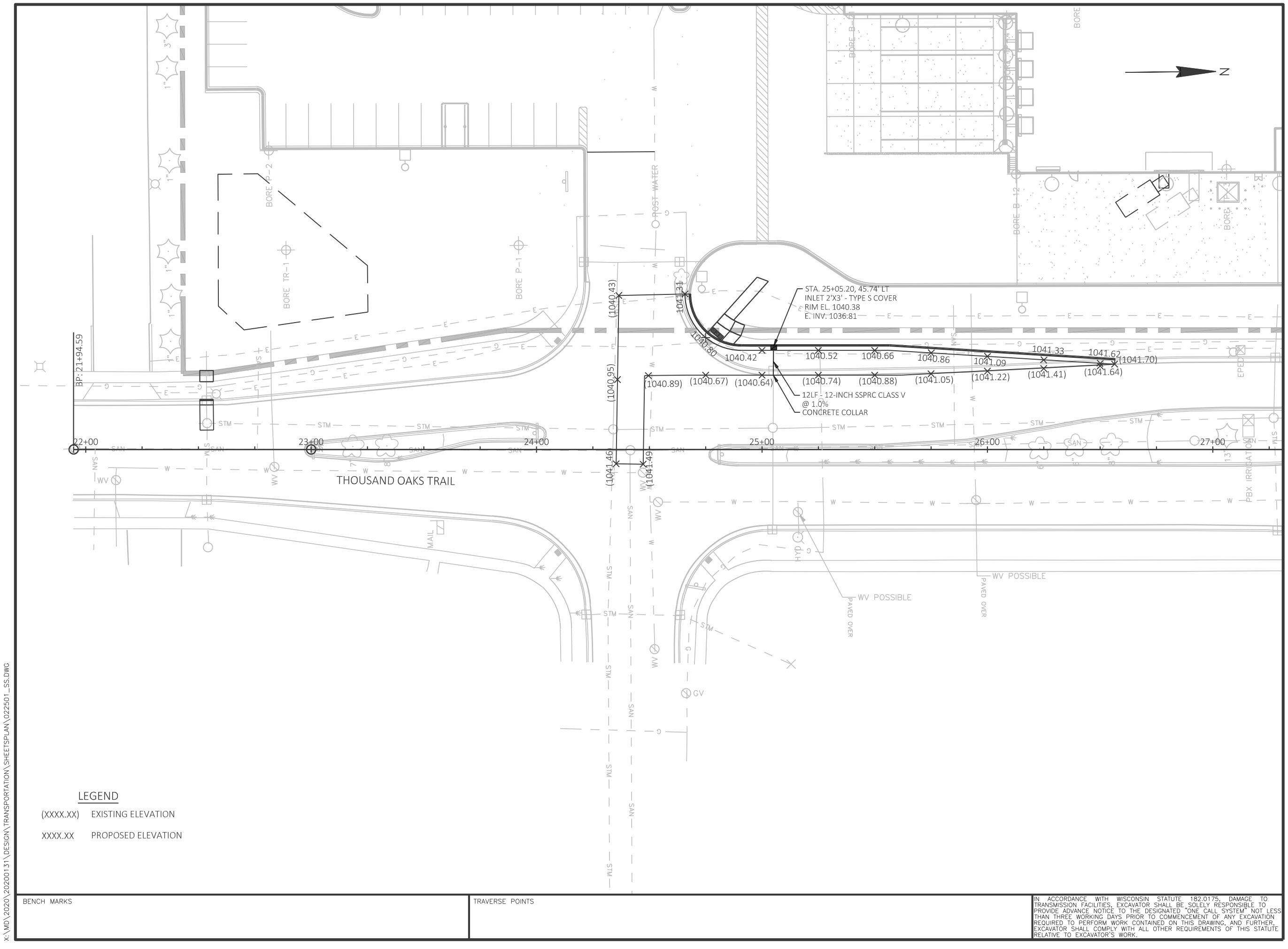
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

GRADING & UTILITIES
BATKER COURT

SHEET NUMBER:

20



LEGEND

(XXXX.XX) EXISTING ELEVATION

XXXX.XX PROPOSED ELEVATION

BENCH MARKS	TRAVERSE POINTS	IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:03 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\022501_SS.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

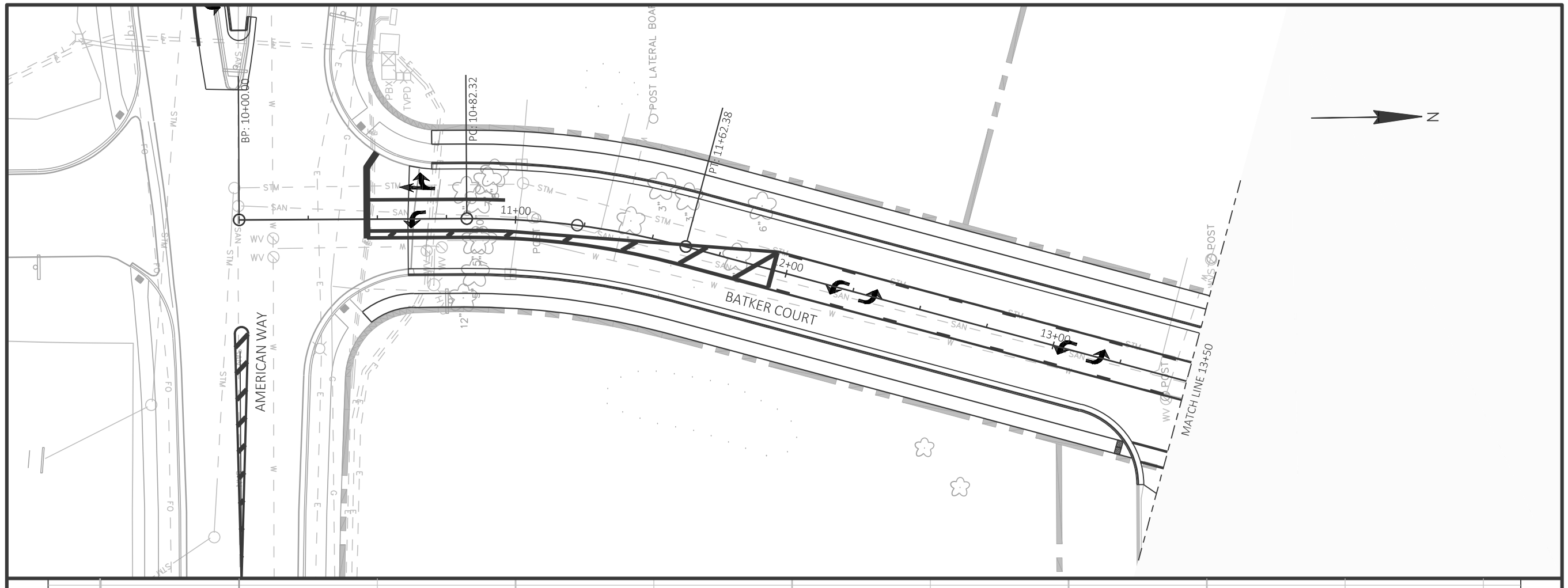
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

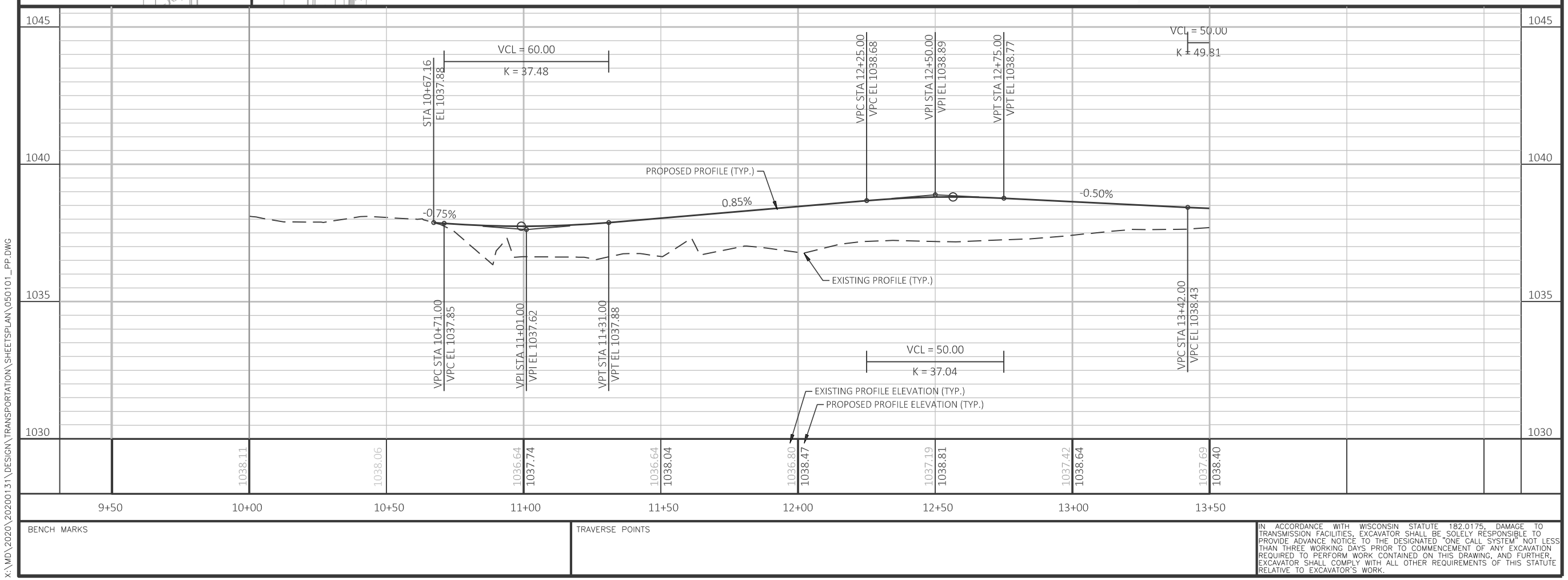
SHEET TITLE:

GRADING & UTILITIES
THOUSAND OAKS TRAIL

SHEET NUMBER:

21





BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:04 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\050101_PP.DWG

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

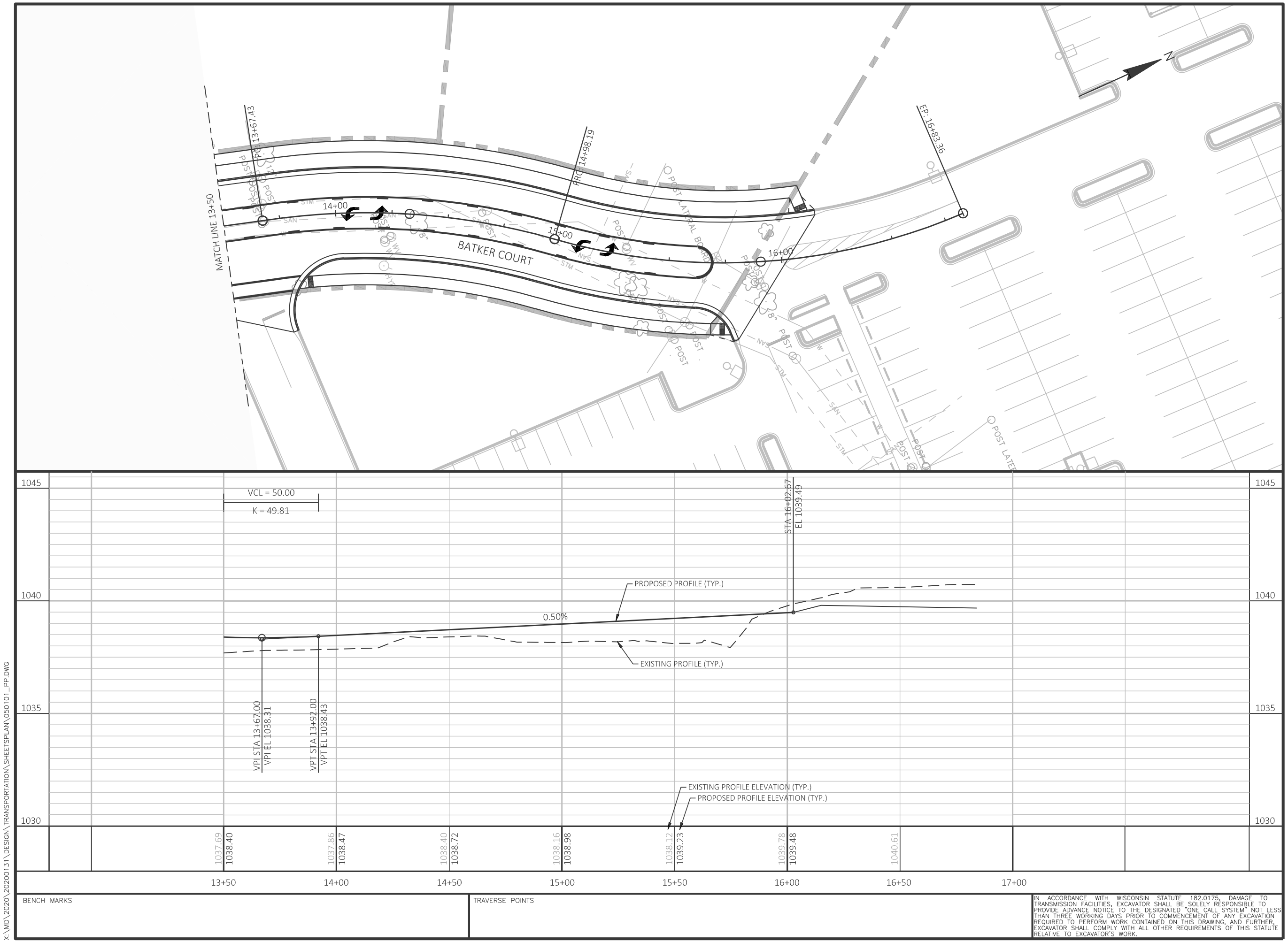
PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN & PROFILES
BATKER COURT

SHEET NUMBER:

22



BENCH MARKS

TRAVERSE POINTS

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

October 5, 2020
4:04 PM
X:\MD\2020\20200131\DESIGN\TRANSPORTATION\SHEETSPLAN\050101_PP.DWG

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

COSTCO - VERONA, WI
OFFSITE IMPROVEMENTS

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2020-0131
DATE:
DRAWN BY: JAC
CHECKED BY: ACO
APPROVED BY:
SCALE: 1" = 40'

SHEET TITLE:

PLAN & PROFILES
BATKER COURT

SHEET NUMBER:

23