

PRELIMINARY SITE CIVIL & LANDSCAPE PLANS
FOR
LOV-IT BRANDS CAMPUS
BRISTOL, WI

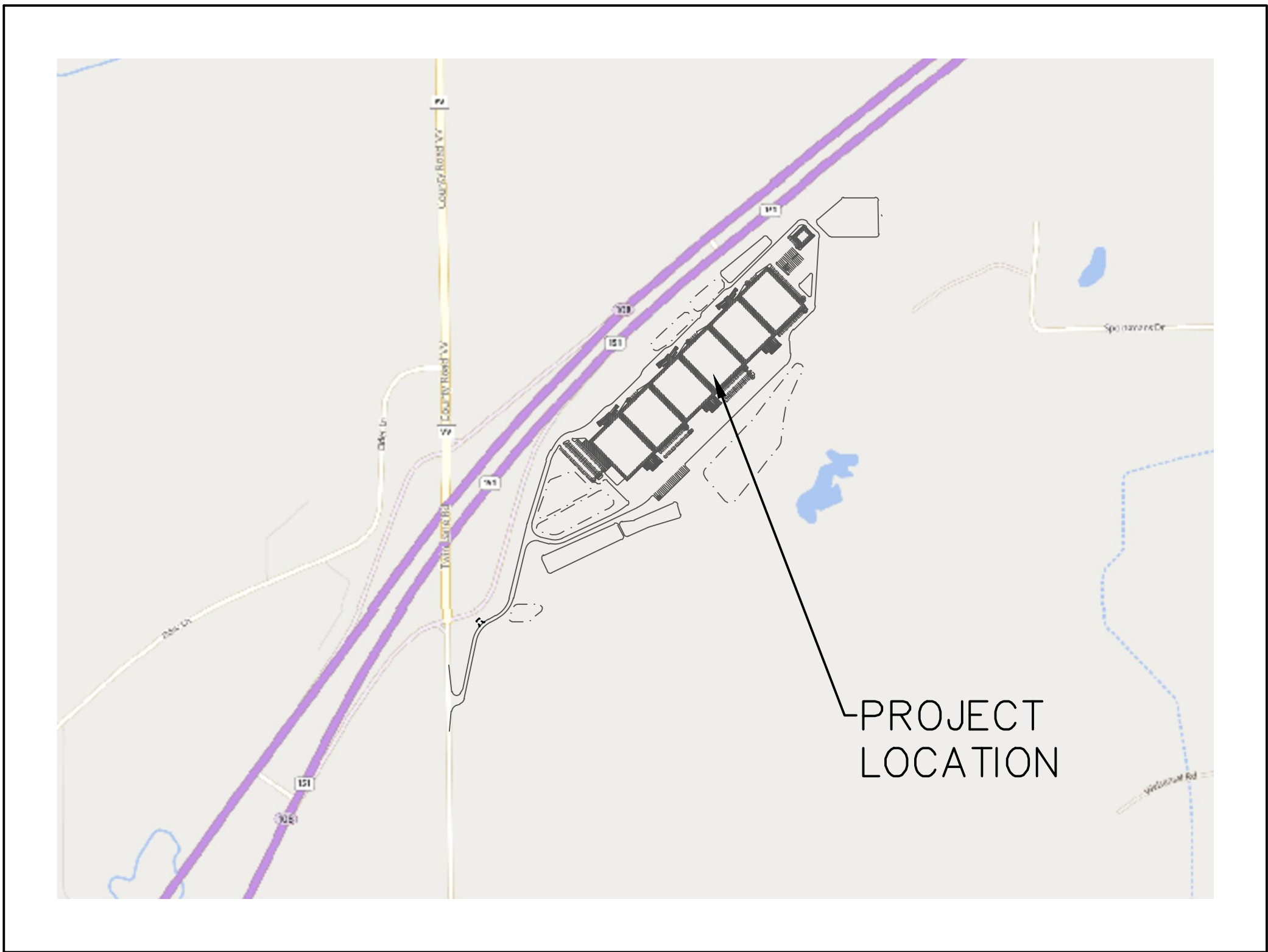
LEGEND
(PROPOSED FEATURES)

- ⊗ TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS) SIGN
- HEAVY-DUTY CONCRETE PAVEMENT WITH STEEL REINFORCEMENT
- HEAVY-DUTY CONCRETE PAVEMENT WITHOUT STEEL REINFORCEMENT
- BITUMINOUS PAVEMENT-TRUCK TURNING AREA
- HEAVY-DUTY BITUMINOUS PAVEMENT
- STANDARD-DUTY BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- MULTI-USE PATH
- PROPOSED 18" REVERSE CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED ACCESSIBLE PAVEMENT MARKING VAN ACCESSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
- PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- PROPOSED 1-FOOT GRADE CONTOUR
- PROPOSED 5-FOOT GRADE CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
- PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED TELEPHONE LINE
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BUREAU ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C200-C203	SITE PLANS
C300	PRELIMINARY GRADING PLAN
C400	PRELIMINARY UTILITY PLAN
L100	LANDSCAPE PLAN
HX-01	EXISTING HYDROLOGY EXHIBIT
HX-02	PROPOSED HYDROLOGY EXHIBIT
AT-01-AT-02	TOWN ROAD IMPROVEMENT TRUCK TURNS

DESIGN-BUILDER/
CONSTRUCTION MANAGER:

FA™

FoxArneson

5972 Executive Drive
Suite 100
Madison, WI 53719
608.276.4400
FOXARNESON.COM

CIVIL ENGINEER &
LANDSCAPE ARCHITECT:

raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: PAUL MCILHERAN, P.E.
PROJECT ENGINEER: ANDREW STASIUKVICIUS, P.E.



Know what's below.
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PLAN DATE: 05/22/2024

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DESCRIPTION

DATE

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(262) 781-1000
rasmith.com

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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LOV-IT BRANDS CAMPUS
TOWN OF BRISTOL, WI

TITLE SHEET

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DATE: 05/22/2024

SCALE: 1" = 800'

JOB NO. 3230212

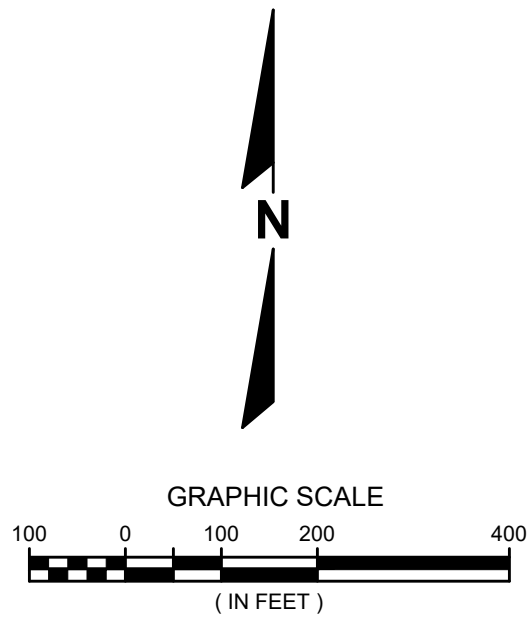
PROJECT MANAGER:
PAUL V. MCILHERAN, P.E.

DESIGNED BY: JHP

CHECKED BY: AJS3

SHEET NUMBER

C100



NOTES

AERIAL MAP PER CIVIL 3D GEOMAP
PARCEL BOUNDARIES DELINEATED BY WAGNER EXCAVATING ON 7/21/2023

OLD ROADBED LOCATION IS ESTIMATED FROM A 1974 AERIAL IMAGE

PROPERTY AREA = 101.29 AC.
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC.

LEGEND

- WETLAND SETBACK
- 100-YR FLOOD LINE
- PROPOSED STORMWATER BASIN
- DELINEATED WETLANDS
- APPROXIMATE WETLANDS FROM DNR SURFACE WATER DATA VIEWER

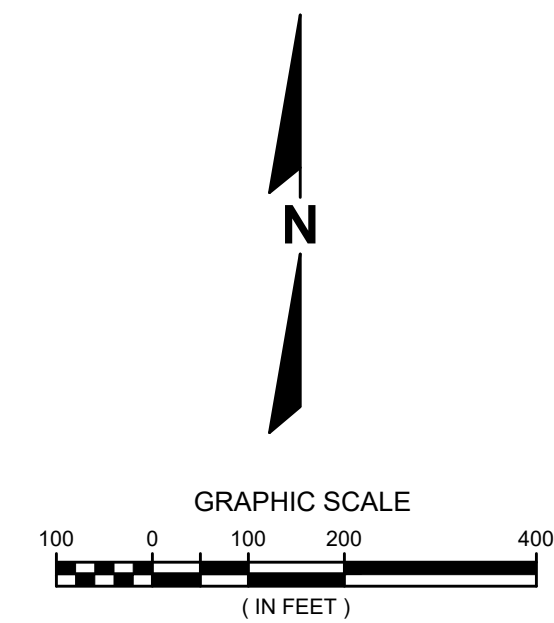
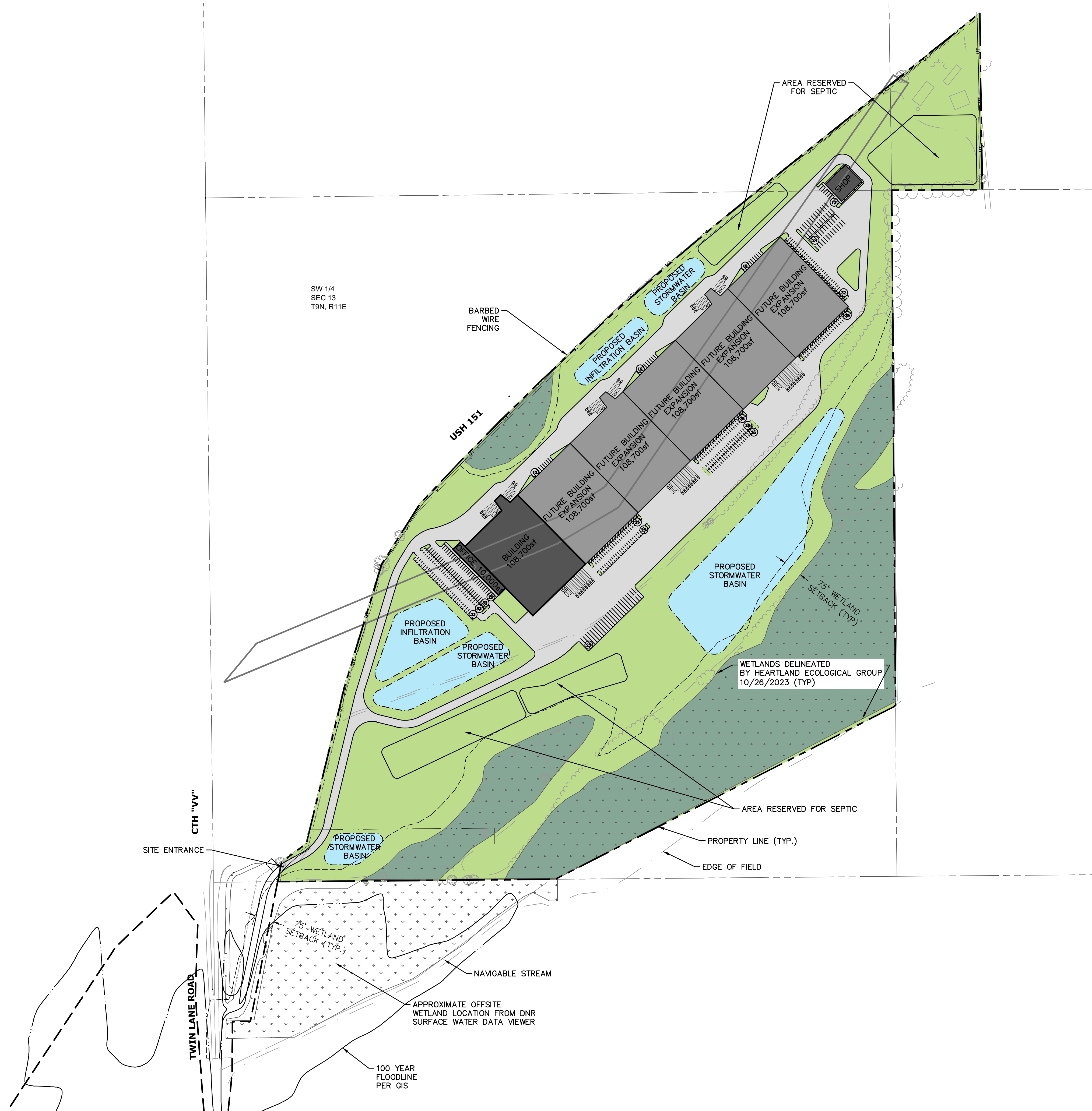


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raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI	
OVERALL SITE PLAN	
© COPYRIGHT 2024 R.A. Smith, Inc. DATE: 05/22/2024 SCALE: 1" = 200' JOB NO. 3230212 PROJECT MANAGER: PAUL V. MCILHERAN, P.E. DESIGNED BY: JHP CHECKED BY: AJS3	
SHEET NUMBER C200	





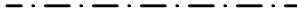








NOTES

PARCEL BOUNDARIES DELINEATED BY WAGNER EXCAVATING ON
7/21/2023

EXISTING CONTOURS FROM WAGNER EXCAVATING SURVEY AND FROM
DANE COUNTY GIS

PROPERTY AREA = 101.29 AC.
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC.

LEGEND


- | | |
|---|---|
|  | WETLAND SETBACK |
|  | 100-YR FLOOD LINE |
|  | PROPOSED STORMWATER BASIN |
|  | DELINEATED WETLANDS |
|  | APPROXIMATE WETLANDS FROM DNR SURFACE WATER DATA VIEWER |
|  | PROPOSED BUILDING |
|  | PROPOSED FUTURE BUILDING |
|  | PROPOSED PAVEMENT |
|  | PROPOSED GREENSPACE |
|  | PROPOSED STORMWATER BASIN |
|  | EXISTING WETLAND – NO DISTURBANCE |



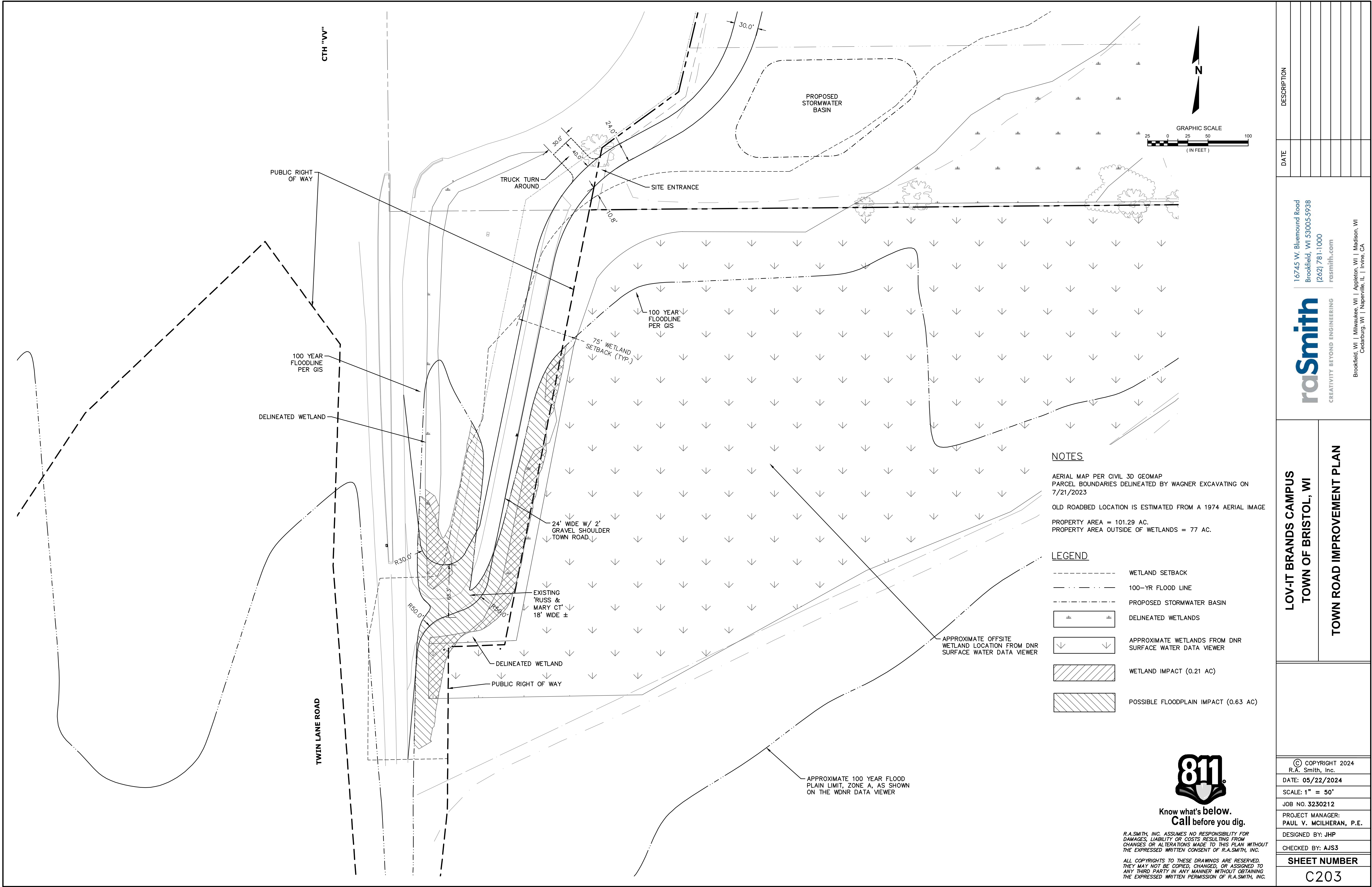
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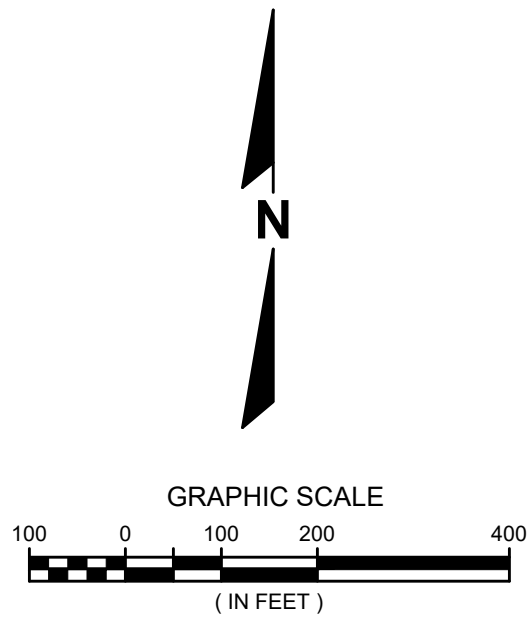
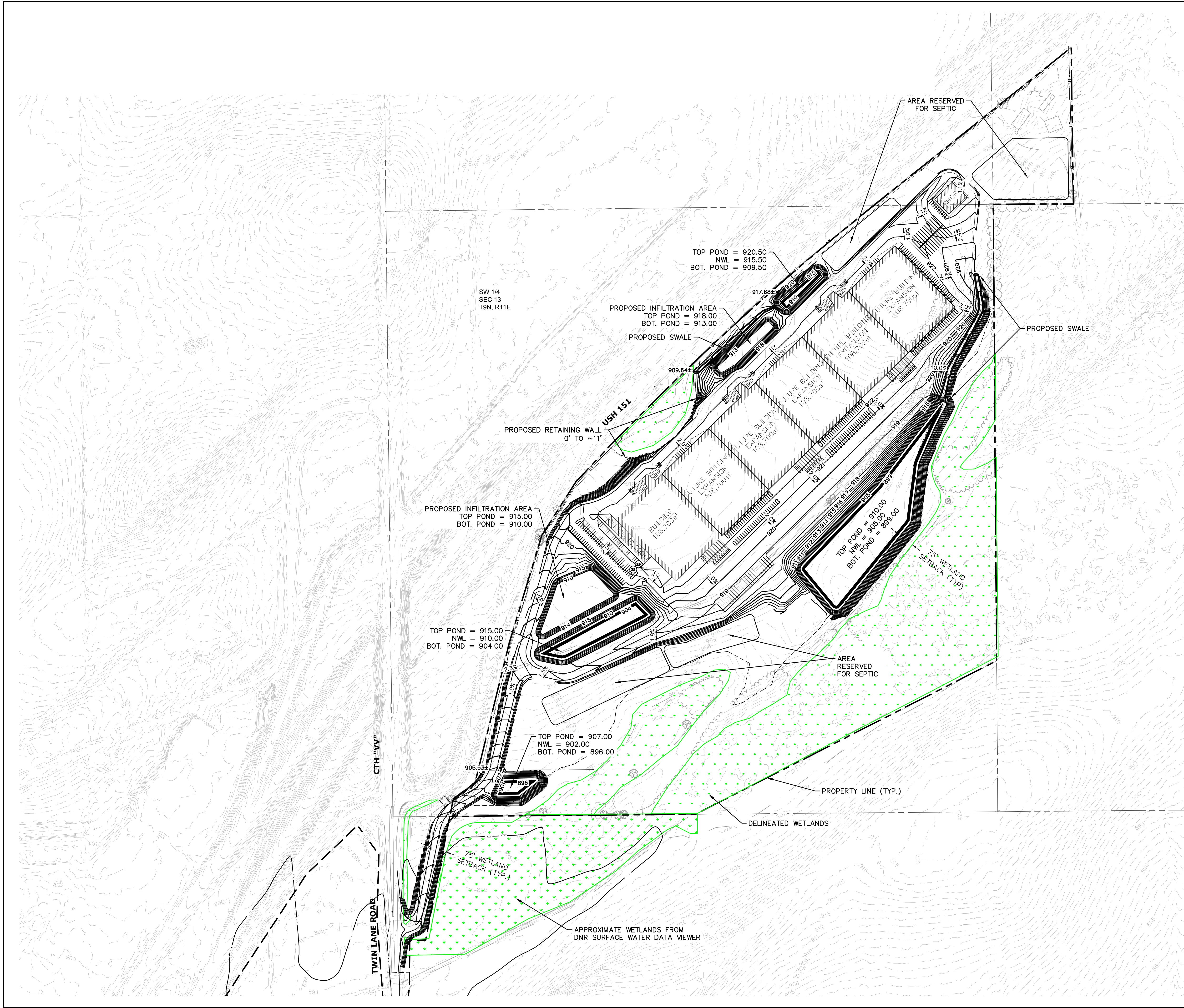
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LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI		 CREATIVITY BEYOND ENGINEERING	16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	DATE	DESCRIPTION
PRELIMINARY COLOR SITE PLAN					
<div>© COPYRIGHT 2024 R.A. Smith, Inc.</div> <div>DATE: 05/22/2024</div> <div>SCALE: 1" = 200'</div> <div>JOB NO. 3230212</div> <div>PROJECT MANAGER: PAUL V. MCILHERAN, P.E.</div> <div>DESIGNED BY: JHP</div> <div>CHECKED BY: AJS3</div> <div>SHEET NUMBER</div> <div>C202</div>					

P:\3230212\Drawg\Sheets\3230212-SP03.dwg, TOWN ROAD IMPROVEMENT, 5/22/2024, 4:47:31 PM, 0353



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raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI TOWN ROAD IMPROVEMENT PLAN	
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DATE: 05/22/2024	
SCALE: 1" = 50'	
JOB NO. 3230212	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: JHP	
CHECKED BY: AJS3	
SHEET NUMBER	
C203	



NOTES

PARCEL BOUNDARIES DELINEATED BY WAGNER EXCAVATING ON 7/21/2023

EXISTING CONTOURS FROM WAGNER EXCAVATING SURVEY AND FROM DANE COUNTY GIS

PROPERTY AREA = 101.29 AC.
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC.

LEGEND

- WETLAND SETBACK
- . - . - 100-YR FLOOD LINE
- [Green dotted box] DELINEATED WETLANDS
- [Green dashed box] APPROXIMATE WETLANDS FROM DNR SURFACE WATER DATA VIEWER

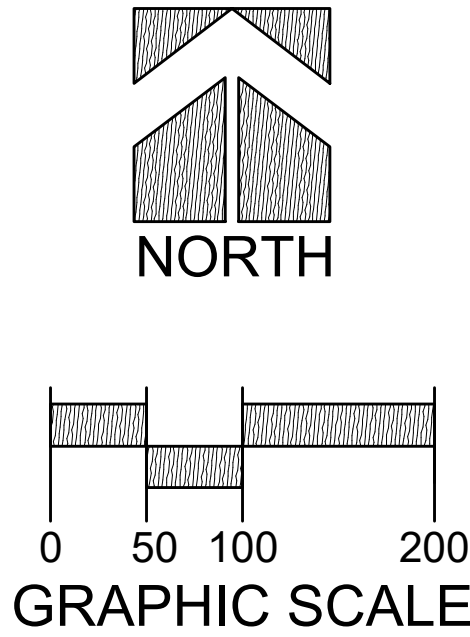
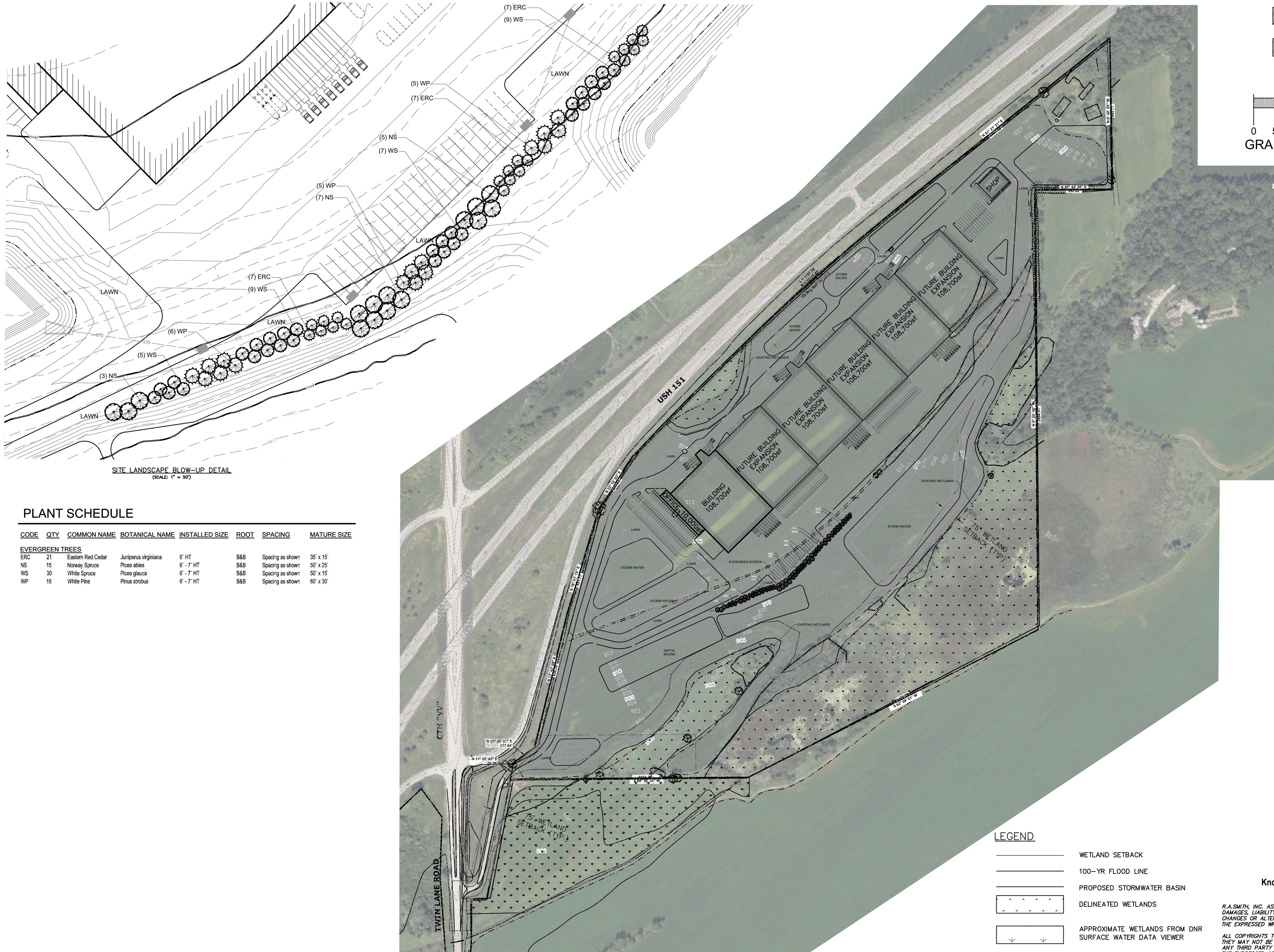


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LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI	
PRELIMINARY GRADING PLAN	
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DATE: 05/22/2024	
SCALE: 1" = 200'	
JOB NO. 3230212	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: JHP	
CHECKED BY: AJS3	
SHEET NUMBER	
C300	



PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MATURE SIZE
EVERGREEN TREES							
ERC	21	Eastern Red Cedar	Juniperus virginiana	6' HT	B&B	Spacing as shown	35' x 15'
NS	15	Norway Spruce	Picea abies	6' - 7' HT	B&B	Spacing as shown	50' x 25'
WS	30	White Spruce	Picea glauca	6' - 7' HT	B&B	Spacing as shown	50' x 15'
WP	16	White Pine	Pinus strobus	6' - 7' HT	B&B	Spacing as shown	60' x 30'

LEGEND

- WETLAND SETBACK
- 100-YR FLOOD LINE
- PROPOSED STORMWATER BASIN
- DELINEATED WETLANDS
- APPROXIMATE WETLANDS FROM DNR SURFACE WATER DATA VIEWER



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LOV-IT BRANDS CAMPUS
TOWN OF BRISTOL, WI

LANDSCAPE PLAN

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DATE: 05/22/2024

SCALE: 1" = 200'

JOB NO. 3230212

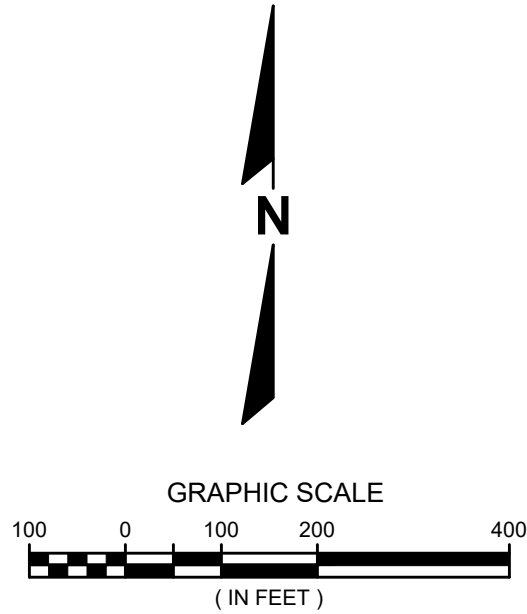
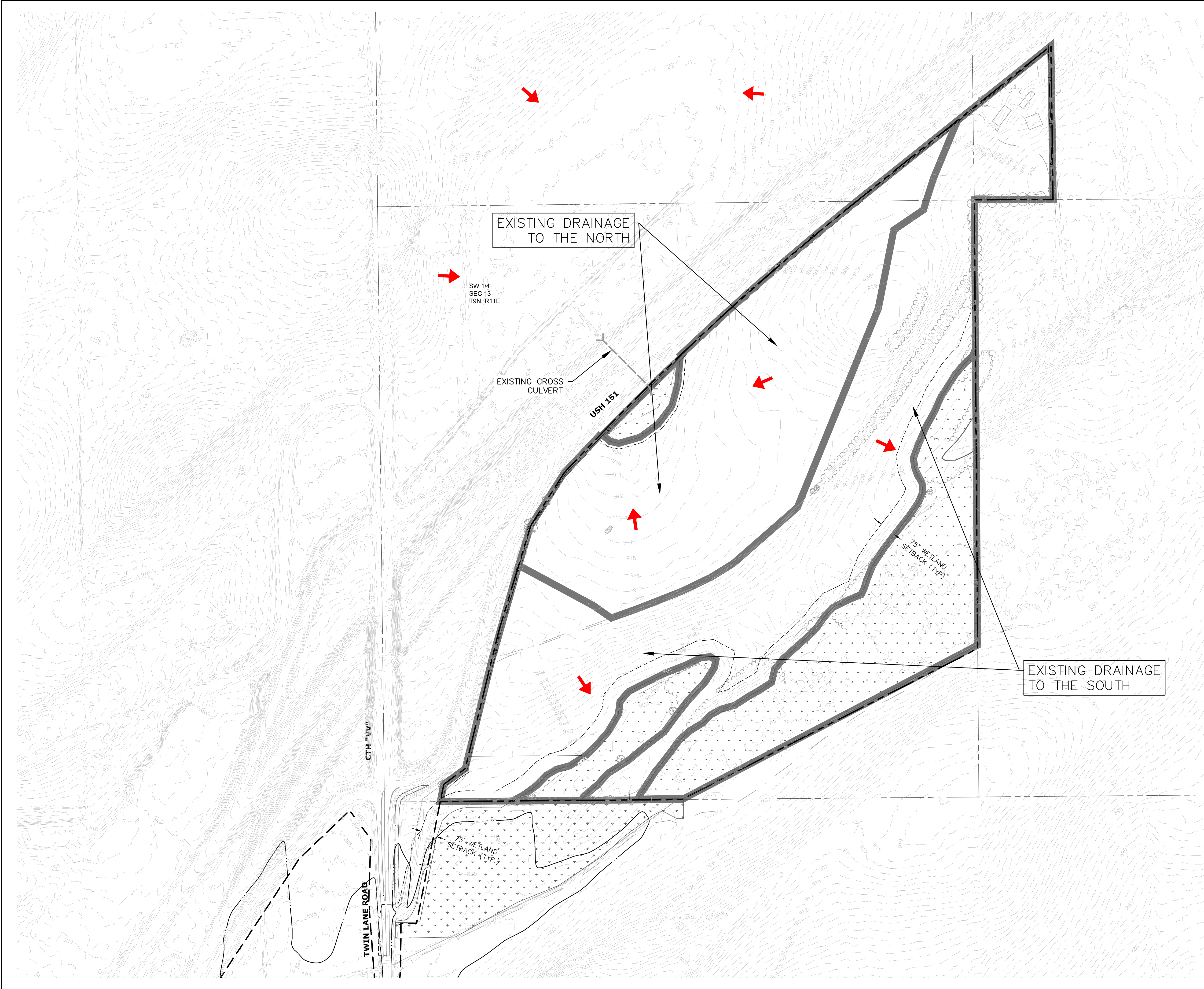
PROJECT MANAGER:
PAUL V. MCILHERAN, P.E.

DESIGNED BY: JHP

CHECKED BY: AJS3

SHEET NUMBER

L100



NOTES & LEGEND

PARCEL BOUNDARIES DELINEATED BY WAGNER
EXCAVATING ON 7/21/2023

PROPERTY AREA = 101.29 AC.
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC.

 EXISTING WATERSHED BOUNDARY



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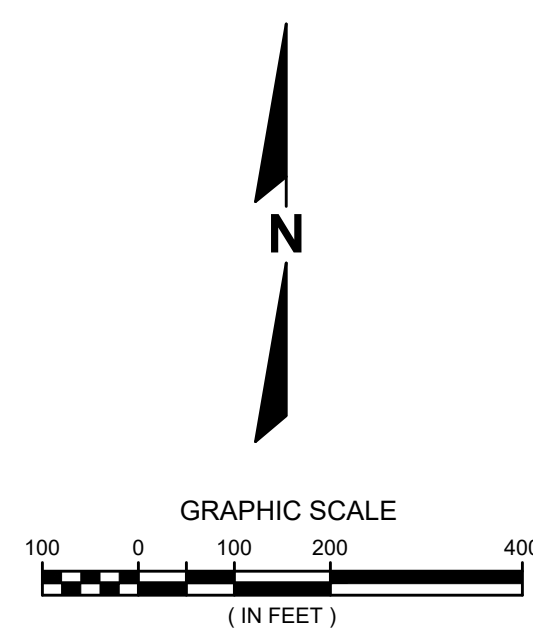
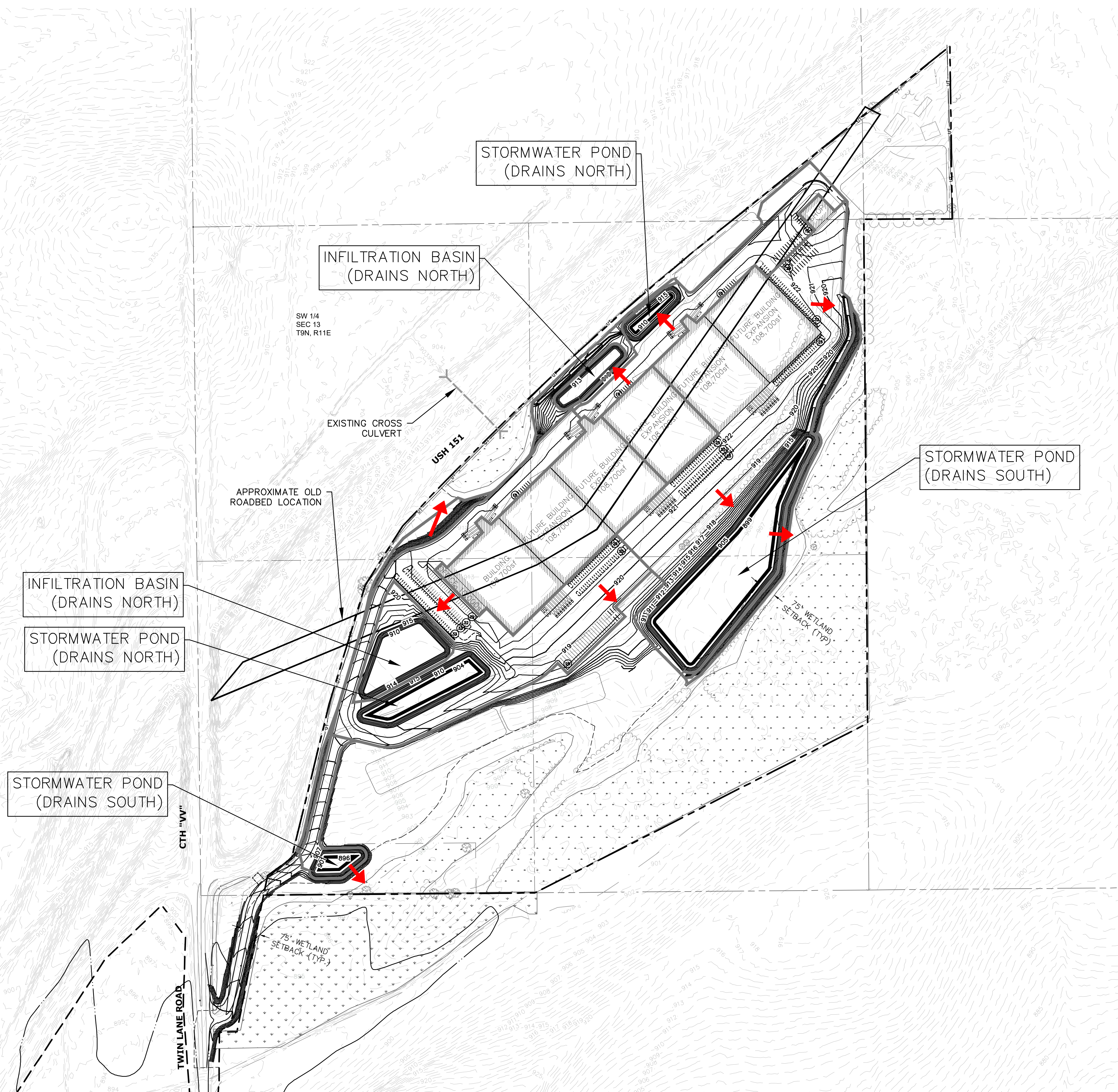
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DESCRIPTION	
DATE	
LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI	
EXISTING HYDROLOGY EXHIBIT	
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DATE: 05/22/2024	
SCALE: 1" = 200'	
JOB NO. 3230212	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: AJS3	
CHECKED BY: PVM	
SHEET NUMBER	
HX-01	

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Cedarburg, WI | Naperville, IL | Irvine, CA



NOTES & LEGEND

PARCEL BOUNDARIES DELINEATED BY WAGNER
EXCAVATING ON 7/21/2023

PROPERTY AREA = 101.29 AC
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC

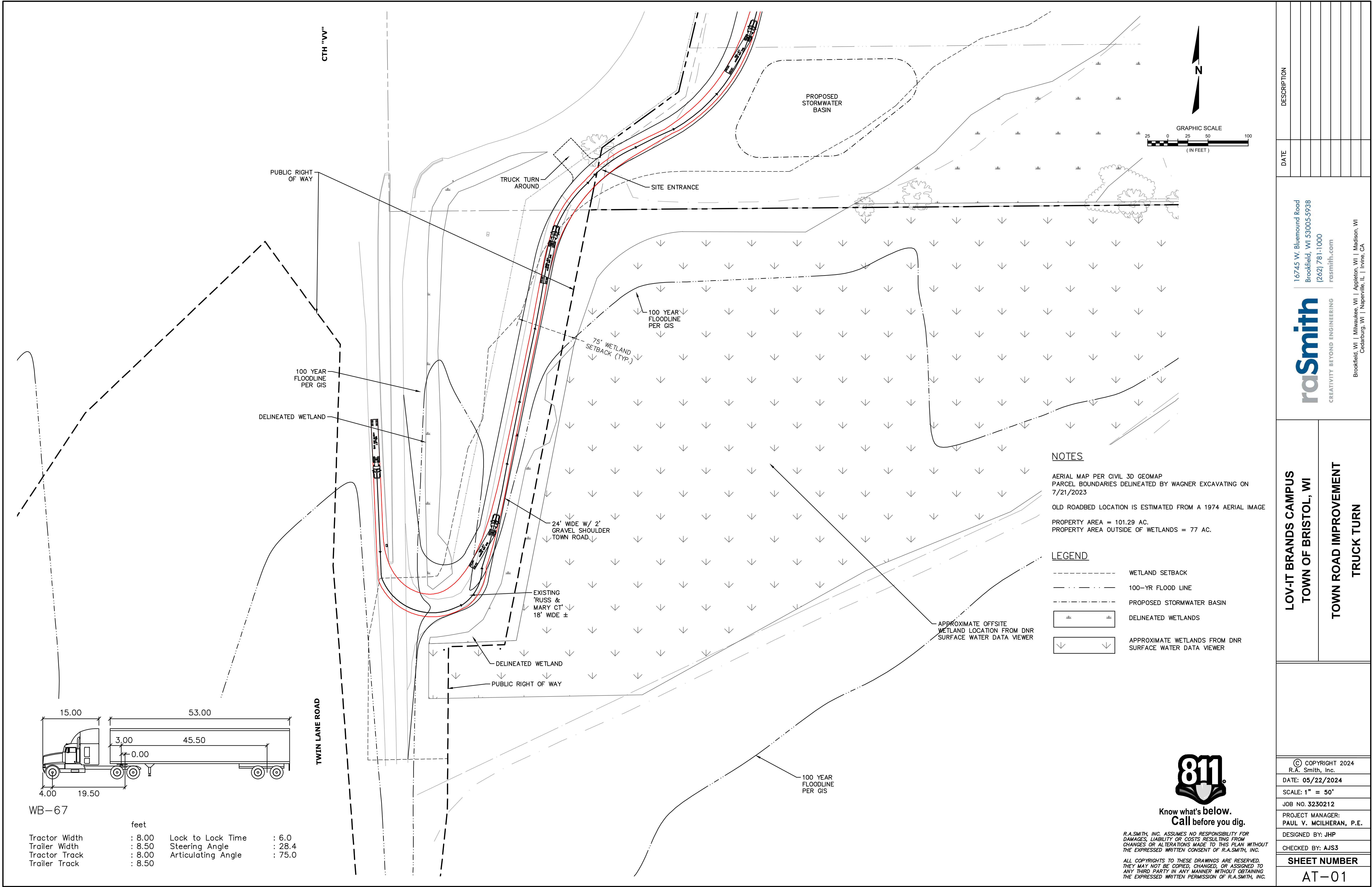
PROPOSED WATERSHED BOUNDARY

STORMWATER REQUIREMENT

NOTE: THESE REQUIREMENTS PER DANE COUNTY
ORDINANCE, CHAPTER 14.

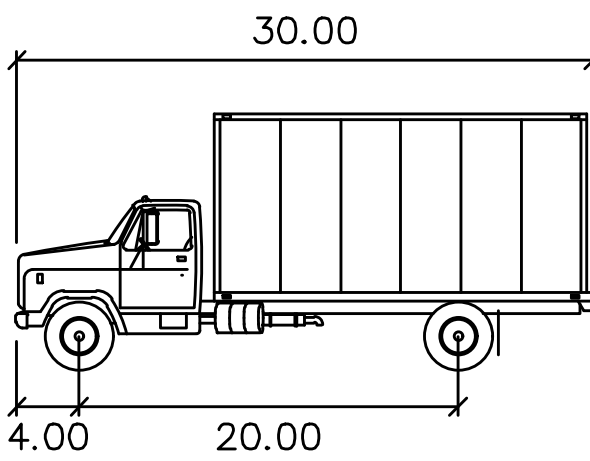
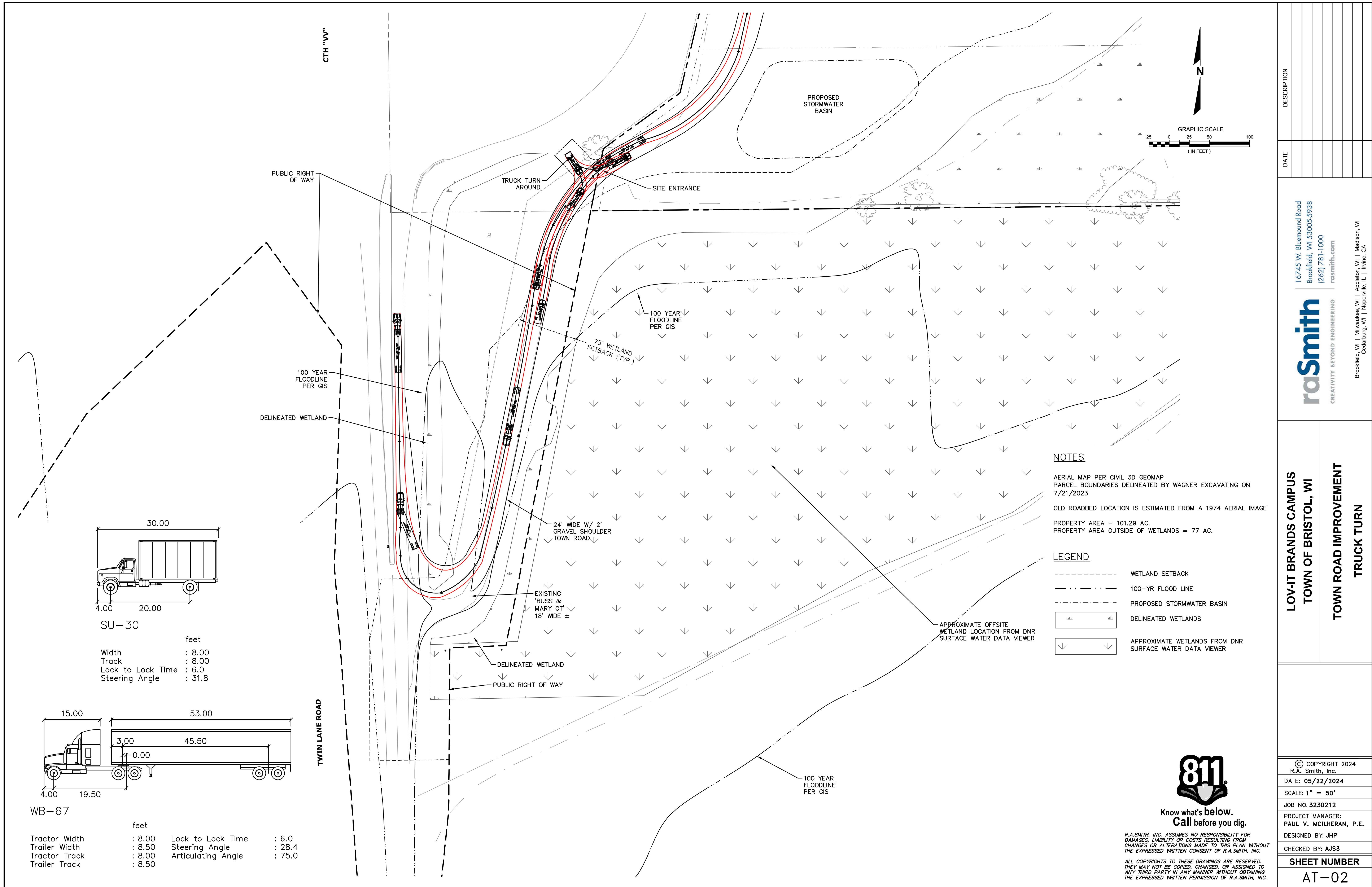
RUNOFF RATE CONTROL: POST-DEVELOPMENT PEAK
RELEASE RATES MATCH PRE-DEVELOPMENT PEAK

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LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI		TOWN ROAD IMPROVEMENT TRUCK TURN	
© COPYRIGHT 2024 R.A. Smith, Inc.		DATE: 05/22/2024	
SCALE: 1" = 50'		JOB NO. 3230212	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.		DESIGNED BY: JHP	
CHECKED BY: AJS3		SHEET NUMBER	
AT-01			

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SU-30

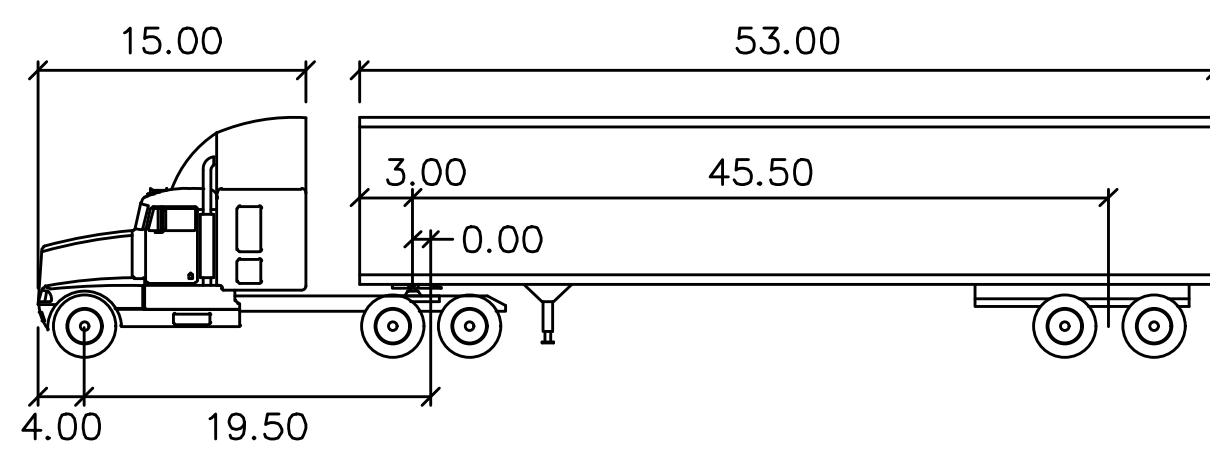
feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

Steering Angle : 31.8



WB-67

feet

Tractor Width : 8.00

Tractor Width : 8.50

Tractor Track : 8.00

Tractor Track : 8.50

Lock to Lock Time : 6.0

Steering Angle : 28.4

Articulating Angle : 75.0

NOTES

AERIAL MAP PER CIVIL 3D GEOMAP
PARCEL BOUNDARIES DELINEATED BY WAGNER EXCAVATING ON 7/21/2023

OLD ROADBED LOCATION IS ESTIMATED FROM A 1974 AERIAL IMAGE

PROPERTY AREA = 101.29 AC.
PROPERTY AREA OUTSIDE OF WETLANDS = 77 AC.

LEGEND

----- WETLAND SETBACK

- - - - - 100-YR FLOOD LINE

----- PROPOSED STORMWATER BASIN

DELINEATED WETLANDS

APPROXIMATE WETLANDS FROM DNR SURFACE WATER DATA VIEWER

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
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Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
LOV-IT BRANDS CAMPUS TOWN OF BRISTOL, WI	
TOWN ROAD IMPROVEMENT TRUCK TURN	
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JOB NO. 3230212	
PROJECT MANAGER: PAUL V. MCILHERAN, P.E.	
DESIGNED BY: JHP	
CHECKED BY: AJS3	
SHEET NUMBER	
AT-02	



VIEW LOOKING NORTH
BRISTOL, WISCONSIN



VIEW LOOKING NORTHEAST

BRISTOL, WISCONSIN



Larson & Darby Group
Architecture Engineering Interiors



2024-056

3-7-2024



VIEW LOOKING SOUTHEAST

BRISTOL, WISCONSIN



Larson & Darby Group
Architecture Engineering Interiors



2024-056

3-7-2024



VIEW LOOKING NORTH
BRISTOL, WISCONSIN



VIEW LOOKING NORTH
BRISTOL, WISCONSIN



Larson & Darby Group
Architecture Engineering Interiors



2024-056

3-7-2024



VIEW LOOKING EAST
BRISTOL, WISCONSIN



VIEW LOOKING SOUTHEAST

BRISTOL, WISCONSIN



Larson & Darby Group
Architecture Engineering Interiors



2024-056

3-7-2024