

WARM BELLY ADVENTURE FARM

MADISON

DANE COUNTY, WISCONSIN



Certification # Seal:

PRELIMINARY
 FOR REVIEW
 PURPOSES ONLY

MARK	DATE	DESCRIPTION
	2023-02-16	DATE ISSUED:
		ISSUE PHASE: CUP SUBMITTAL
PROJECT TITLE:		
WARM BELLY ADVENTURE FARM		
PROJECT OWNER:		
FRANCIS WISNIEWSKI		
PROJECT LOCATION:		
4311 VILAS HOPE ROAD MADISON, WI 53527		
SHEET TITLE:		
TITLE SHEET		
SCALE: NONE		
PROJECT NUMBER	57625	
SHEET NUMBER	COO1	

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE
811 OR 1-800-242-8511

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

SHEET INDEX	
GENERAL:	
C-001	TITLE SHEET
CIVIL:	
C-100	EXISTING CONDITIONS
C-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-200	PROPOSED SITE PLAN
C-300	STORM DRAINAGE & GRADING PLAN

PROJECT INFORMATION		
PROJECT DATA:	OWNER:	CIVIL ENGINEER:
NAME: WARM BELLY ADVENTURE FARM	WARM BELLY FARM W8974 COUNTY RD C FORT ATKINSON, WI 53538	RAMAKER & ASSOCIATES, INC 855 COMMUNITY DR. SAUK CITY, WI 53583
ADDRESS: 4311 VILAS HOPE ROAD MADISON, WI 53527	PH.: (312) 719-4739 CONTACT: FRANCIS WISNIEWSKI EMAIL: WIZ@WARMBELLY.FARM	PH.: (608) 643-4100 CONTACT: KATHERINE HALVERSON, P.E. EMAIL: KHALVERSON@RAMAKER.COM
COUNTY: DANE COUNTY		

PROJECT SUMMARY
WARM BELLY FARM IN COTTAGE GROVE DESIRES TO DEVELOP THEIR EXISTING FARM INTO A "FAMILY ADVENTURE FARM". WITH THE ASSISTANCE OF RAMAKER THEY ARE REQUESTING A CONDITIONAL USE PERMIT (CUP) TO ALLOW FOR AGRICULTURAL ENTERTAINMENT TO TAKE PLACE ON SITE. RAMAKER WILL ASSIST WITH THE PROPOSED SITE DESIGN INCLUDING:
<ul style="list-style-type: none"> • DEMOLITION PLAN FOR EXISTING INFRASTRUCTURE • IMPROVEMENTS TO THE EXISTING PARKING LOT AND A NEW PARKING LAYOUT • ADDITION OF A GRAVEL PARKING LOT WITH DRIVE AISLES • ADDITION OF 6,000 SQ-FT FARM STORE • ADDITIONAL 2,000 SQ-FT STORAGE BUILDING WITH LOADING AND UNLOADING ZONE • AREAS FOR TRASH ENCLOSURES • ADDITIONAL ON SITE LIGHTING IMPROVEMENTS • GRADING PLANS AND DETAILS FOR SITE STORMWATER CONTROL

- REFERENCES**
- SITE TOPOGRAPHIC SURVEY PROVIDED BY RAMAKER & ASSOCIATES.
 - TOPOGRAPHIC SURVEY IS FOR THE DESIGN OF CIVIL/SITE IMPROVEMENTS - THESE DOCUMENTS ARE NOT A BOUNDARY SURVEY.
 - ELEVATION CONTOURS ARE IN 1 FOOT INTERVALS.
- GENERAL NOTES**
- PROMPTLY INFORM THE ENGINEER OF ANY ERROR OR DISCREPANCY DISCOVERED IN THESE DRAWINGS OR SPECIFICATIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS IN ORDER THAT ADJUSTMENTS CAN BE MADE.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS ASSOCIATED WITH UTILITIES, ROADS, DRAINAGE AREAS, ETC. SHOWN OR OTHERWISE.
 - THE USE OF EXPLOSIVES AS A DEMOLITION METHOD WILL NOT BE PERMITTED.
 - ALL DEBRIS FROM CONCRETE REMOVAL TO BE TAKEN OFF SITE AND PROPERLY DISPOSED OF BY CONTRACTOR.
 - CONTRACTOR TO REPAIR/REPLACE ANY PORTIONS OF EXISTING SIDEWALK DAMAGED BY CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
 - IF SEPTIC TANK OR OTHER UNDERGROUND TANKS OR UTILITIES ARE ENCOUNTERED, CONTRACTOR SHOULD IMMEDIATELY NOTIFY ENGINEER AND OWNER TO COORDINATE A REMOVAL OR ABANDONMENT PLAN. CONCERTED EFFORT TO LOCATE ALL EXISTING UTILITIES WAS MADE, HOWEVER, SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR SHALL CONTACT REGIONAL AND LOCAL UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DEMOLITION AND OR EXCAVATION ACTIVITIES.
 - ALL DEMOLITION DEBRIS, INCLUDING THAT FROM CLEARING ACTIVITIES TO BE DISPOSED OF OFF SITE AND SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - STRIPPED TOPSOIL AND EXCAVATED FILL MATERIAL SHALL BE STOCKPILED SEPARATELY.

LEGEND

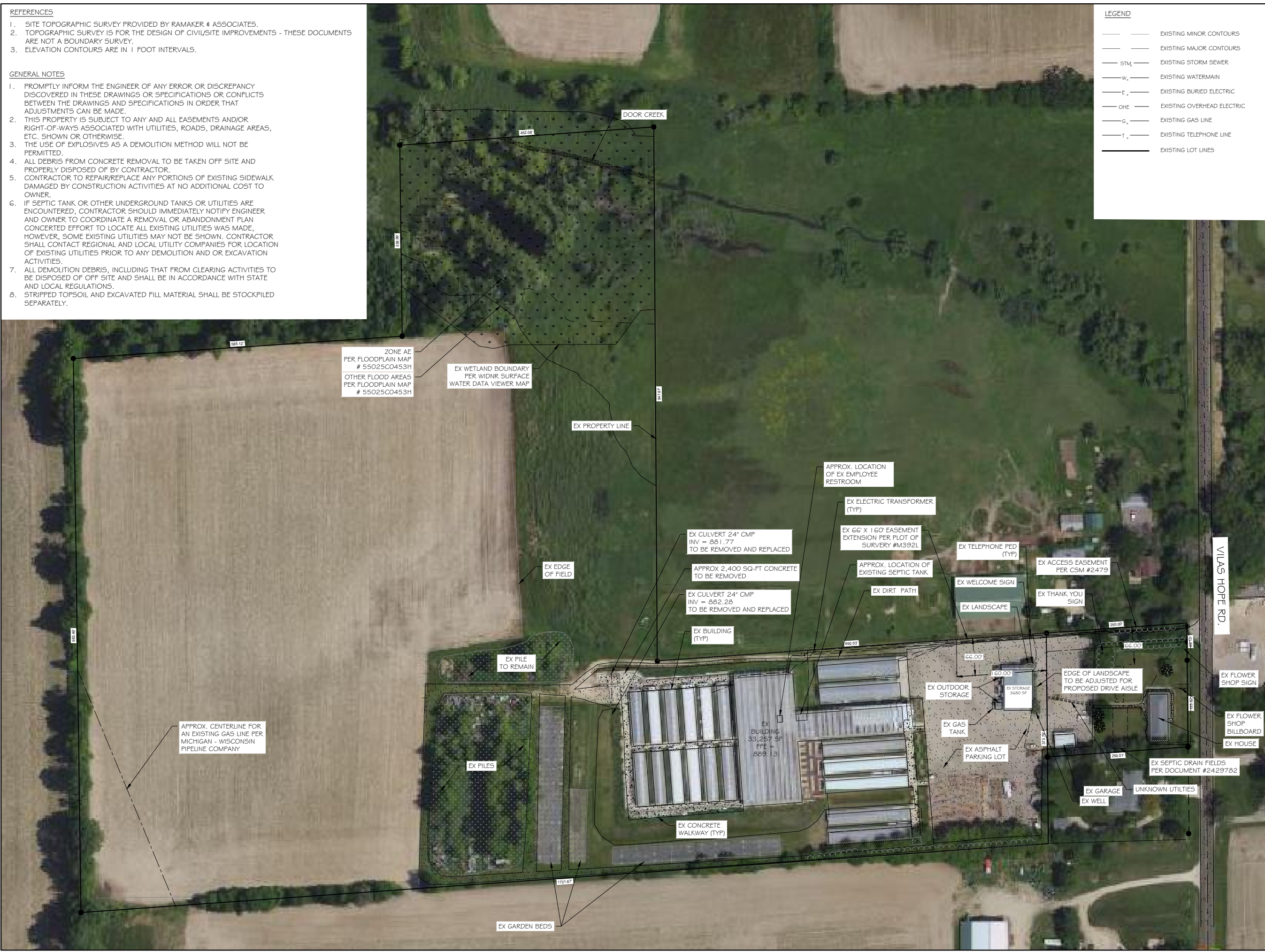
---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
---	EXISTING STORM SEWER
---	EXISTING WATERMAIN
---	EXISTING BURIED ELECTRIC
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING LOT LINES



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MARK	DATE	DESCRIPTION
DATE ISSUED:	2023-02-16	
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PROJECT LOCATION:	4311 VILAS HOPE ROAD MADISON, WI 53527	
SHEET TITLE:	EXISTING CONDITIONS	
PROJECT NUMBER:	57625	
SHEET NUMBER:	C100	



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 7. ALL DEMOLITION DEBRIS, INCLUDING THAT FROM CLEARING ACTIVITIES TO BE DISPOSED OF OFF SITE AND SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 8. STRIPPED TOPSOIL AND EXCAVATED FILL MATERIAL SHALL BE STOCKPILED SEPARATELY.

LEGEND

---	EXISTING MINOR CONTOURS
---	EXISTING MAJOR CONTOURS
—STM—	EXISTING STORM SEWER
—W ₂ —	EXISTING WATERMAIN
—E ₂ —	EXISTING BURIED ELECTRIC
—OHE—	EXISTING OVERHEAD ELECTRIC
—G ₂ —	EXISTING GAS LINE
—T ₂ —	EXISTING TELEPHONE LINE
---	EXISTING LOT LINES



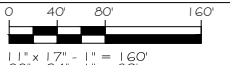
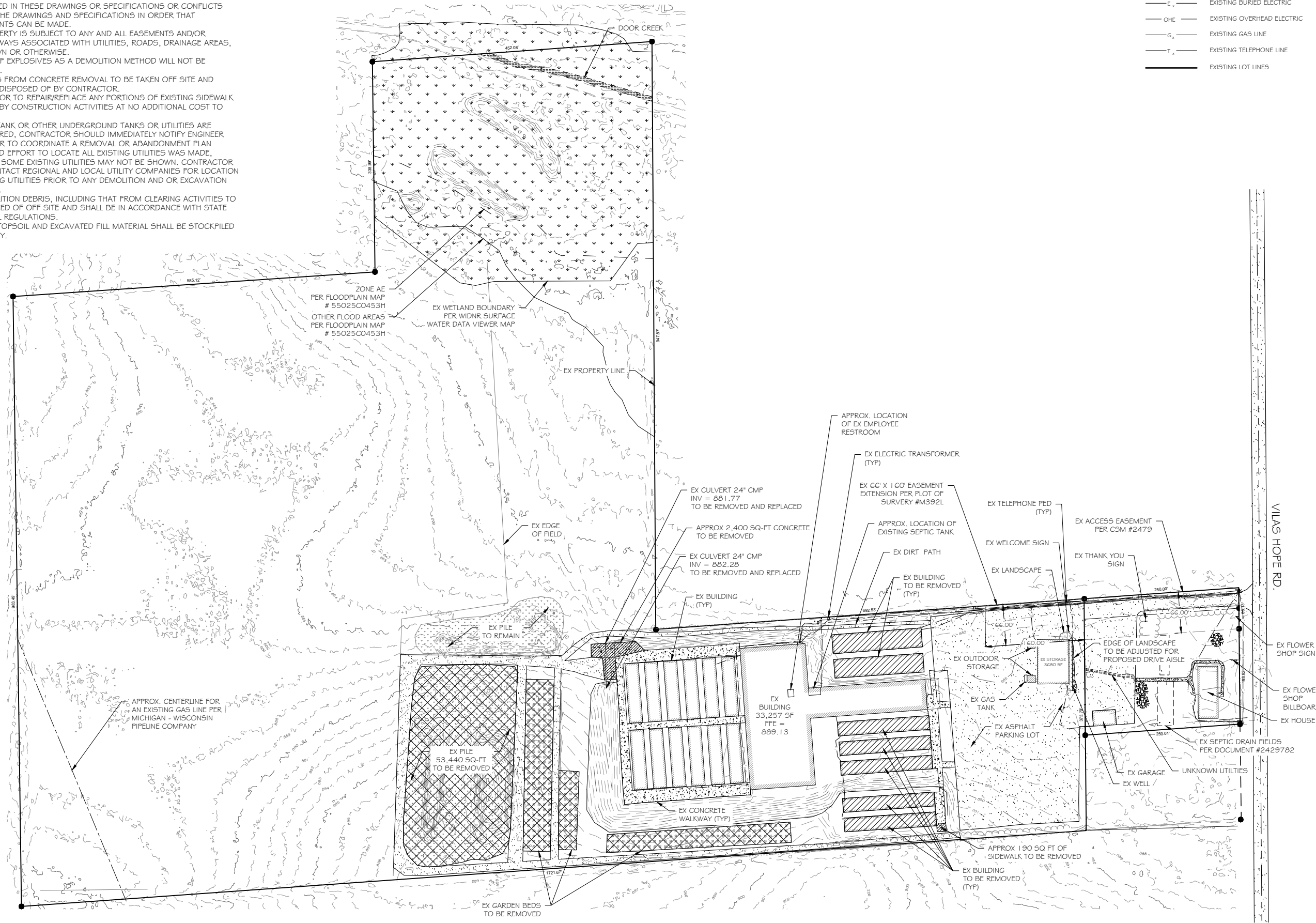
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 (608) 643-4100 www.ramaker.com



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PROJECT LOCATION:	4311 VILAS HOPE ROAD MADISON, WI 53527	
SHEET TITLE:	EXISTING CONDITIONS & DEMOLITION PLAN	
PROJECT NUMBER:	57625	
SHEET NUMBER:	C101	



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- AREAS OF SITE**
- TOTAL AREA OF SITE = ± 34.24 ACRES
 - TOTAL AREA DISTURBED = ± 5.61 ACRES

- GRADING AND STORM DRAINAGE NOTES**
- ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 - CLEAR ALL TREES, BRUSH, STUMPS AND OTHER ORGANIC MATERIAL FROM AREAS TO BE FILLED.
 - REMOVE ALL UNSUITABLE MATERIAL (MUCK OR NON-COMPACTABLE MATERIAL) FROM AREAS TO BE FILLED.
 - CONTRACTOR SHALL, WHEN GRADING BETWEEN CONTOURS AND BETWEEN POINTS OF SPOT ELEVATIONS, GRADE ON A UNIFORM SLOPE.
 - CONTRACTOR SHALL, FOR ALL GRASSED AREAS, BE RESPONSIBLE FOR REPLACING ERODED SOIL, GRASS SEED AND/OR MULCH UNTIL AN APPROVED STAND OF GRASS IS ESTABLISHED.
 - CONTRACTOR SHALL, BEFORE BEGINNING GRADING WORK ON SITE, INSTALL SILT FENCE AS SHOWN ON THE PLANS, AS SEDIMENT BUILDS UP AROUND SILT FENCE, REMOVE SEDIMENT AND REPLACE WHERE EROSION HAS TAKEN PLACE.
 - EACH SECTION OF PIPE SHALL BE LAID TO SPECIFIED LINE AND LAID UPGRADE.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OFF SITE UNLESS OTHERWISE ADVISED BY OWNER.
 - CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO THE SITE CLEAN DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE AWARE OF EXISTING UTILITY LINES DURING PIPE LINE INSTALLATION. CALL ALL UTILITY COMPANIES FOR LOCATIONS ON SITE.
 - ALL ROADWAY AND DRAINAGE CONSTRUCTION ARE TO CONFORM TO LOCAL AGENCY STANDARD SPECIFICATIONS. (LATEST REVISION AT THE BEGINNING OF CONSTRUCTION.)
 - ALL NEWLY CONSTRUCTED SLOPES WHICH ARE 4:1 OR STEEPER MUST BE STABILIZED BY INSTALLATION OF EROSION CONTROL MATTING AND SEEDS AS SOON AS PRACTICABLE.

- LEGEND**
- EXISTING PROPERTY CORNER
 - EXISTING MINOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - PROPOSED MINOR CONTOURS
 - - - SWALE
 - - - ACCEPTING CURB
 - STM — PROPOSED STORM SEWER
 - STM — EXISTING STORM SEWER
 - EXISTING LOT LINES



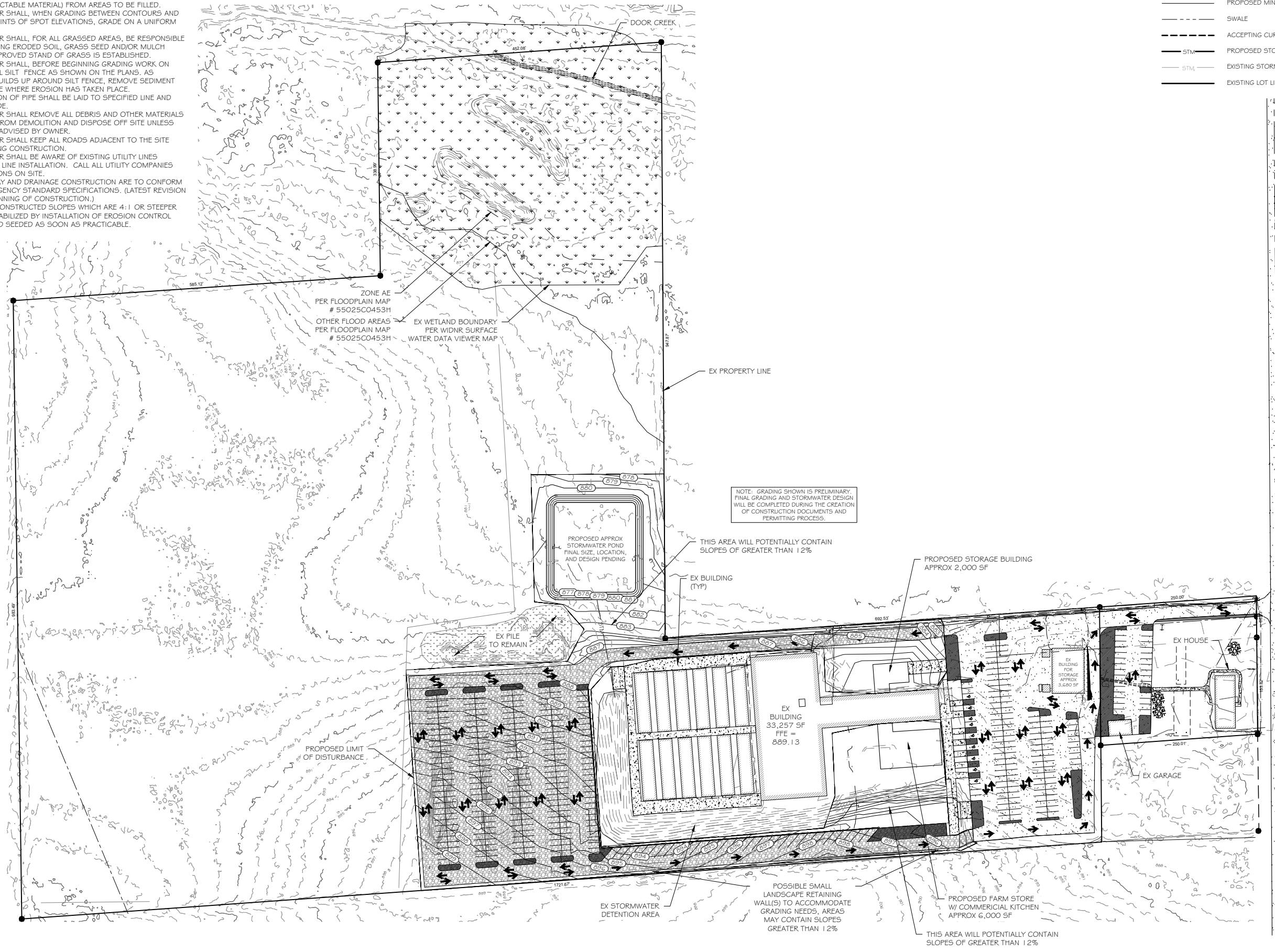
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 (608) 643-4100 www.ramaker.com



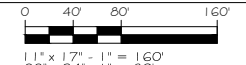
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SHEET TITLE:	STORM DRAINAGE & GRADING PLAN	
PROJECT NUMBER:	57625	
SHEET NUMBER:	C300	



VILAS HOPE RD.



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GENERAL ELECTRICAL NOTES

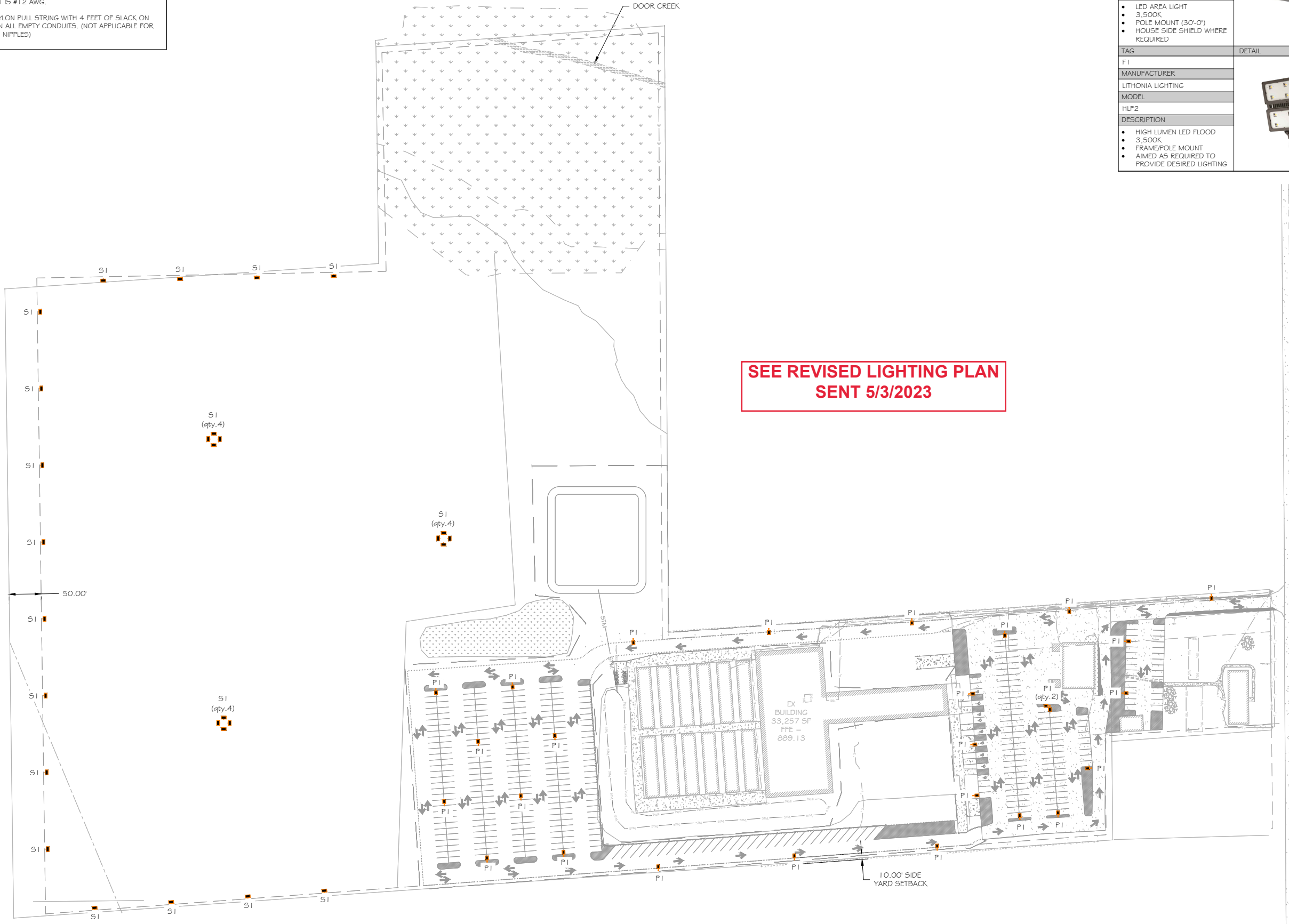
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL CODES AND ORDINANCES. ANY VARIANCES MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE VERIFIED ON SITE BEFORE INSTALLATION.
- MINIMUM CONDUCTOR SIZE THAT SHALL BE USED THROUGHOUT IS #12 AWG.
- PROVIDE A NYLON PULL STRING WITH 4 FEET OF SLACK ON BOTH ENDS IN ALL EMPTY CONDUITS. (NOT APPLICABLE FOR SLEEVES AND NIPPLES)

LIGHT FIXTURE SCHEDULE	
TAG	DETAIL
P1	
MANUFACTURER	
LITHONIA LIGHTING	
MODEL	
CSX2 LED	
DESCRIPTION	
F1	
MANUFACTURER	
LITHONIA LIGHTING	
MODEL	
HLF2	
DESCRIPTION	
<ul style="list-style-type: none"> LED AREA LIGHT 3,500K POLE MOUNT (30'-0") HOUSE SIDE SHIELD WHERE REQUIRED 	<ul style="list-style-type: none"> HIGH LUMEN LED FLOOD 3,500K FRAME/POLE MOUNT AIMED AS REQUIRED TO PROVIDE DESIRED LIGHTING



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**SEE REVISED LIGHTING PLAN
 SENT 5/3/2023**

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PROJECT LOCATION:	4311 VILAS HOPE ROAD MADISON, WI 53527	
SHEET TITLE:	SITE LIGHTING PLAN	
 1" = 17' - 1" = 160' 2" = 34' - 1" = 80'		
PROJECT NUMBER	57625	
SHEET NUMBER	E200	