



City of Fitchburg
 Planning/Zoning Department
 5520 Lacy Road
 Fitchburg, WI 53711
 (608-270-4200)

ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Kevin Yeska, JSD Professional Services

Address: 161 Horizon Drive, Suite 101

Phone Number of Contact Person: 608-848-5060

City, State, Zip Code: Verona, WI 53593

Email of Contact Person: kevin.yeska@jzdinc.com

Project Address: 2991 County Highway MM

Lot: _____ **Subdivision:** @ Edge Live/Work

Project Type: **Multi-Family** **Commercial** _____ **Industrial** _____ **Other**
 New _____ **Addition**

Impervious Surface Ratio (ISR): See Plan (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

-A photometric plan and cut sheets for the A3 and A4 parking lots as well as the Thee Way private drive will be provided in the coming days.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

***It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

Signed:  Date: 1-23-18
Applicant or Authorized Agent

***** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

FOR CITY USE ONLY

Date Received: _____ Plan Commission Date: _____

Comments:

Memorandum

www.jsdinc.com

To: Susan Badtke, Community Planner, City of Fitchburg
From: Kevin Yeska, JSD
Re: @Edge Live/Work
JSD Project #: 16-7678
Date: January 23, 2018
cc: Randy Alexander, Torque Real Estate; Chris Gosch, Populance; Hans Justeson, JSD; Rachel Holloway, JSD; Bill Dunlop, JSD

Overview

On behalf of Torque Companies, JSD Professional Services, Inc. (JSD) is requesting consideration and approval of a Specific Implementation Plan (under Planned Development District zoning) and Final Plat for the *@Edge Live/Work* development, which is generally located south of the intersection of CTH MM and McCoy Road, between U.S. Highway 14 and CTH MM. This submittal consists of:

1. A Final PLAT based on the Preliminary Plat that was conditionally approved on January 9, 2018
2. Engineering Plans for the development
3. A SIP based on the GIP that was conditionally approved on January 9, 2018 (a copy of the recorded GIP will be provided as it was recorded at the Register of Deeds on 01-22-18)
4. A street right-of-way Discontinuance Request (recorded Lis Pendens) for Loniello Court (a copy of the recorded Lis Pendens will be provided as it was recorded at the Register of Deeds on 01-22-18)
5. A Certified Survey Map (CSM) for the Dale Osborn property adjacent to the south, to memorialize new lot boundaries associated with the Loniello Court discontinuance
6. Materials for Architectural Design Review for buildings in Phase 1 of @Edge

As previously presented, the project will contain multi-tenant work spaces, live-work units, and residential apartment complexes meant to cater to entrepreneurs and tech-oriented individual/groups. The location of the project site provides a viable opportunity for market rate renters and owner occupied commercial uses.

Project Lands

The project is comprised of 34.08 acres across four parcels of land situated at 2991 County Highway MM. The subject property includes Lot 3 of CSM 3535, Lots 1 & 2 of CSM 3598, and a portion of an unplatted parcel owned by Dale Osborn that runs along USH 14, which will be transferred to Torque Companies for use as an outlot as part of this development. Following City approvals, the intended sequence of recordings is to record the discontinuance order for Loniello Court, followed by the CSM to establish new lot boundaries, transfer ownership of the 1.2-acre outlot via Quit Claim Deed, and record the Final Plat.

Municipal Coordination and Feedback to Date

The applicants have coordinated with City staff and other agencies throughout the project. Meetings held to date include the following:

- July 18, 2017 – Pre-Application conference with the Plan Commission
- May 18, 2017 - Neighborhood Meeting #1
- August 14, 2017 – Neighborhood Meeting #2
- November 9, 2017 – Meeting with City Public Works Staff to discuss access, streets, and design options
- December 1, 2017 – Traffic Study Coordination Meeting with City and County staff
- December 21, 2017 – On-Site Coordination Meeting with City Public Works and Fire Department Staff to discuss utilities and clarify review comments
- January 5, 2017 – On-Site Meeting with City Staff on sanitary sewer easement and multi-use trail
- January 10, 2018 – CTH MM Draft TIA Review and Improvements Concept Review meeting with City and County Staff
- January 18, 2018 – Weekly Coordination Meeting with City Engineering to discuss design details

Coordination on final engineering design for CTH MM improvements is continuing at the time of this submittal, and weekly engineering meetings are currently scheduled. The final TIA is a part of this submittal and design details for the improvements of CTH MM through the development require additional input from and coordination with Dane County Highways, the City, the City of Madison Traffic Engineering (the City's design agent for signals), and Alliant Energy (utility relocations.)

Final Plat

The project site is currently comprised of 34.08 acres, including the following:

- Lot 1 CSM 3598/PIN 225/060901399400 (1 acre)
- Lot 2 CSM 3598/PIN 225/060901395404 (14.108 acres)
- Lot 3 CSM 3535/PIN 225/060901381704 (17.68 acres)
- Unplatted lands adjacent to USH 14 (1.16 acres, currently owned by Dale Osborn)

The Plat will result in the creation of 17 buildable lots and 3 outlots for stormwater management and open space. Since the approval of the Preliminary Plat, coordination with City Staff in order to meet the conditions of approval in Resolution R-23-18 requiring that the applicants address public works comments on the engineering plans prior to, or with submission of, the Final Plat. The enclosed plan documents and data tables reflect these efforts and provide additional details.

The release of two utility easements to the Town of Fitchburg must be completed prior to the recording of the plat. The two easements are noted on Lot 1 CSM No. 3598 per document no. 1676046, and another per document no. 1676938. A specific request will be submitted separately to the City.

Future Subdividing of Lands

At a future date, the ownership group may wish to subdivide Lots 10 and 11 via CSM to establish additional lots within Lot 10 and Lot 11. Building G1, G2, G3 and Building G4, G5, G6, although connected, will be designed to accommodate a property line division with a fire wall separation. The architectural team has been working closely with the City of Fitchburg Fire Department to accommodate this potential future subdivision.

Land Use

The project will mirror Fitchburg's tradition of recycling material, re-use, and reduction. It will be a national model for redevelopment into an environmentally conscious and vibrant community. Sustainability practices

include a variety of live/work options, efficient building and site design, passive and active solar, water catchment, community gardens and recreational venues. The development will create a modern urban live/work environment where design, art, agriculture, community, and commerce are in balance with nature.

The development proposal includes the construction of a mixed-use development hosting a variety of non-residential uses, including commercial space (i.e. retail, restaurant, professional office) and residential apartment-style dwelling units, including efficiency, one- and two-bedroom, and live/work units.

The development proposal includes private street, path and pedestrian walkway to promote an environment that is friendly to non-motorized transportation while accommodating resident and visitor vehicular traffic. Narrow, urban street with a variety of parking options, stop controlled intersections and wider walks and paths are used to create the desired urban environment within the development. Each of these features have been designed with public safety and specifically emergency vehicle access in mind to ensure the improvements promote public safety. Refer to the following Exhibits for additional development details:

- 04.0 - @Edge Master Plan
- 04.1 – @Edge Land Use, Unit Count, Vehicular Parking Count Summary Table
- 04.3 – @Edge Bike Parking Count Summary Table
- 04.4 – @Edge Phasing Plan

Site Access, Circulation, and Parking

@Edge Live/Work will be served by three points of access from CTH MM. Today, the site is served by three points of access; however, due to studies of the sight distances as part of the TIA and topographic constraints two of the three existing access drives will be relocated. The locations of these access points have been reviewed and approved by the City and Dane County Highway Department. The access point furthest south, currently Loniello Court, is an existing access from CTH MM that is today a cul-de-sac. This access will remain in place and will be improved as an urban street and re-named Runa Way. The engineering plans enclosed in this submittal reflect the recommendations in the traffic analysis and the discussions that have taken place to date with City and County officials. The plans contained in this submittal are will be submitted concurrently to Dane County for review.

Torque Companies and JSD have had substantial discussions with City and County regarding the anticipated intersections proposed.

- JSD proposes a signalized, full movement intersection at CTH MM and Runa Way, including right turn lane into and required tapers out of the development.
- The Bier Way/MM intersection proposed to be a right-in, right-out intersection. Based on the results of the TIA and guidance from the City and County this intersection will be right-in only until the speed along CTH MM is reduced and/or the roadway is fully developed into a four-lane urban section. The plans reflect the current improvements and an allowance for future improvements.

It is understood that all access points and intersection designs will be confirmed with City and County staff prior to the recording of the Final Plat.

In the course of coordinating with City Public Works staff on the details of street design, the applicant team has attempted to accommodate the City's feedback as much as possible. However, certain challenges arose

that would have required significant redesign to the project in order to meet requirements for right-of-way widths (specifically, the widths for travel lanes, parking stalls and terraces). It is our belief that the current proposed design provides adequate space for rights-of-way to serve the development in a safe and efficient manner, both for day-to-day use and emergency services. In order to resolve the concerns of City Staff the streets serving @Edge are now proposed to be entirely private rights-of-way. All streets and sidewalks will be maintained per the Developer Agreement.

Bicycle Transportation and Parking

@Edge Live/Work is excited to bring forward a development with multi-modal forms of transportation for residents of and visitors to the City of Fitchburg. A multi-use path is proposed for this development on the west side of Runa Way that will provide connectivity through the development as well as future connections to the larger multi-use path system, including the Lacy Road/County MM bike path and Captial City Trail located at the corner of East Clayton Road and County MM. The proposed multi-use path will improve pedestrian and bicycle safety in the area by diverting pedestrian and bike traffic away from County MM into the project site, allowing them to experience the @Edge Live/Work development first-hand.

Residents of @Edge Live/Work will have the opportunity to park their bicycles in either long-term secure bicycle parking within the buildings or in short-term, public bike parking spaces. Refer to Exhibit 04.1 – Land Use, Unit Count, Vehicular Parking Count Summary Table for additional detail.

Building Design

Industrial modern design is about exposing what lies beneath to uncover a creative and unique energy and style. What others are at pains to hide, we boldly put on display. There is no trim to cover imprecise craftsmanship, the details celebrate the process of how materials are made, how all of the pieces fit together, and the many talented tradespeople coming together in a coordinated assembly.

The form and structural elements are turned into expressive showpieces, a natural and beautiful visual language that inspires inside and out. Throughout, there are opportunities to juxtapose the raw with the refined, and incredible thought goes into every detail. Form and function are both equally important in the design of the project and public and private spaces.

Outside, textural interplay of grainy, earthy wood and smooth, lustrous metal provide a way to accentuate and define materials in a way that is true to their form and function. Well placed accents and lighting define spaces and edges for a sense of understanding of the project as a whole. Concrete plays an essential role in modern industrial design, either polished to a high gloss or left matte or unfinished, the versatility and durability of concrete is unparalleled for the industrial modern design aesthetic. Broad brushstrokes of xeriscape plantings and hand-packed gabion retaining wall structures compliment the material palette, and supplement the crisp geometric forms with softened edges

Inside, exposed beams, visible duct work, conduit, and sprinklers add interest and visual dimension against a surface that is normally painfully concealed in other design styles, exposing the thought process by tracing their design. The most basic and important element- sunlight- tracks through the interior reflecting off the variety of materials and textures, creating an environment that is both inspirational and functional. Open spaces are flexible to allow room to expand, move, adapt, and grow. Spaces have different functions, but can be combined in many different ways. Creative ways of using and combining space allow for an ever changing and stimulating environment

Intended Signage Design

Clear and memorable signage is consistent and integrated with the building and site design and takes advantage of the rich and unique material palette that is part of the project. Consistent themes include the interplay of materials and graphics while maintaining an underlying logic that assists in wayfinding and communication.

Clear and legible letter and number styles provide high visibility and a style that is at home with the residents of this development.

Intended Fencing Design

To establish a form of privacy for residents the development will propose a number of 6' and 8' tall privacy fences. An 8' tall perimeter screening fence will be constructed between the @Edge development and the Osborn fill/excavation property to the south during Phase 1. A 6' tall fence with the same architectural style will also be proposed at the "B" Live/Work units to separate backyards and create privacy between neighbors. Refer to architectural plans for fence details. The fence will be comprised of 4'x4' wood posts with white flashing over black stained slats.

Landscape Design

The landscape materials and design will compliment and build on visual themes and styles established by the proposed architecture within the @Edge Live/Work development. Landscaping and diverse outdoor spaces/amenities will be provided throughout the development to create welcoming places to sit or walk between the buildings.

A variety of plantings will be used to highlight and define the edges of the overall development and architecture. An emphasis will be placed on low maintenance practices by using a biodiversity of native perennial species, particularly grasses and wildflowers, around building foundations. The species provided will be carefully selected to provide four season interest throughout the development by use of texture, flower color, fall color, and form. Open space areas and courtyards throughout the development will be highlighted with trees, shrubs and perennials that soften the hardscape/density of buildings and create outdoor rooms for various amenities highlighted in the site amenities plan.

Intended Open Space Design

Open space remains a critical component to the @Edge Live/Work development. The organization of buildings in the central block creates a communal courtyard space, functioning as an amenity that is usable space for residents and visitors.

The master plan incorporates a 8-foot wide public multi-use path along the west side of Runa Way to connect to anticipate future path development along CTH MM. Furthermore, the path provides a link to the Capital City Trail, which crosses CTH MM just north of the project site. Auxiliary walking paths linking to the multi-use path, creating an internal path network, are incorporated on the west side of the development. These paths will provide opportunities for both active and passive recreation, as well as safe routes for active recreation and walking pets.

Public Improvements

Public improvements associated with the development proposal include the construction of:

- Approximately 3,400 linear feet of private roadways to provide public access incorporating varying right-of-way widths, parallel parking stalls, and reverse angle parking
- 5-foot wide sidewalks adjacent to proposed private streets;
- 8-foot wide multi-use path;
- County Highway MM roadway and intersection improvements; and
- Sanitary, storm and water utilities to services the proposed buildings.

Stormwater Management, Utilities, and Environmental Remediation

Stormwater will be retained on-site by two detention basins and a water catchment system that will provide water for the community gardens, community dog wash, and a community car wash station.

Remediation of the site will involve the removal (approximately 93,000 cubic yards) of potentially unstable materials from all building footprint areas, road/drive areas, and utility trench areas. The concrete, blacktop, and other masonry materials will be crushed and if compliant with city specifications will be re-utilized for roads, utility trenches, and building footprints once steel and plastic materials are separated. Additional new, engineered fill meeting city specifications will be imported for the construction of roads, utility trenches, and building footprints. A geo-synthetic grid will be used to reinforce the new engineered fill.

The project site is marked by its significant topography as one moves across the site from the south to the north. Both the northern and western edges of the site are unbuildable, with very steep slopes. These slopes are comprised of concrete slabs, some the size of cars, that retain the 50-75 feet of fill on the balance of the site. Interspersed between the concrete and rubble are invasive trees and plants. Remediation of these areas will require the removal of these trees. The shavings from these trees will be used in the redeveloped landscape and gardens. After the removal of steel and plastics, the concrete will be broken into smaller aggregates. Recycling of these materials, along with construction waste, will be implemented, along with appropriate measures for erosion control. New soils will be placed on these slopes and planted with native species that are non-invasive and drought resistant. Terracing will create walking paths, a small amphitheater, and gardens for the site's future occupants.

Schedule of Completion

Construction is anticipated to begin spring 2018 with initial occupancy anticipated for late summer 2019. Overall, construction is estimated to take approximately three years, with an anticipated completion date of July 2021. Occupancy would be absorbed equally over the course of construction (refer to Exhibit 4.4 –Phasing Plan).



SHEET INDEX

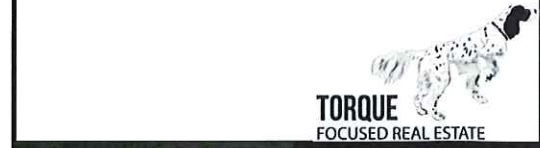
- C0 1: EXISTING CONDITIONS SURVEY
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- C202: SITE PLAN BLDG G2
- C203: SITE PLAN BLDG G3
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- L206.3: LANDSCAPE PLAN BLDG B6
- A3-A102: BUILDING A3 FLOOR PLAN
- A3-A401: BUILDING A3 ELEVATIONS
- A4-A101: BUILDING A4 FLOOR PLAN
- A4-A401: BUILDING A4 ELEVATIONS
- B3-A101: BUILDING B3 FLOOR PLAN
- B3-A401: BUILDING B3 ELEVATIONS
- B3-A501: BUILDING B3 DETAILS
- B4-S-A101: BUILDING B4-S FLOOR PLAN
- B4-S-A401: BUILDING B4-S ELEVATIONS
- B6-A101: BUILDING B6 FLOOR PLAN
- B6-A401: BUILDING B6 ELEVATIONS
- E4-A101: BUILDING E4 FLOOR PLAN
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- E4-A401: BUILDING E4 ELEVATIONS
- E4-A501: BUILDING E4 DETAILS
- E4-A502: BUILDING E4 DETAILS
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- G1-A401: BUILDING G1 ELEVATIONS
- G1-A501: BUILDING G1 DETAILS
- G2/G3-A100: BUILDING G2/G3 FLOOR PLAN
- G2/G3-A400: BUILDING G2/G3 ELEVATIONS
- G2/G3-A401: BUILDING G2/G3 ELEVATIONS
- G2/G3-A501: BUILDING G2/G3 DETAILS

- AB-101: ACCESSORY BUILDING @ A4
- AB-102: ACCESSORY BUILDING @ G4
- AB-103: ACCESSORY BUILDING @ G1, TRASH ENCLOSURE, CARPORT, FENCE

- A501: TYPICAL BUILDING SECTIONS AND CONSTRUCTION TYPE
- A601: INSULATED METAL PANEL DETAILS

- M101: MATERIALS
- M102: MATERIALS
- M103: MATERIALS
- M104: MATERIALS

- S101: SIGNAGE TYPES
- S102: SIGNAGE TYPES
- S103: SIGNAGE TYPES
- S104: SIGNAGE TYPES
- S105: SIGNAGE TYPES
- S106: SIGNAGE TYPES
- S107: SIGNAGE LOCATION MAP



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

WWW.POPULANCE.COM	
STUDIO@POPULANCE.COM	
608.393.1926	
DATE	01.23.18

TORQUE COMPANIES

@EDGE
COUNTY HIGHWAY MM
FITCHBURG, WI

COVER



OVERALL SITE PLAN

@EDGE LIVE/WORK
CITY OF FITCHBURG, WISCONSIN
JANUARY, 2017

MASTER PLAN



- 10 BUILDINGS**
- 4 MULTI-FAMILY
 - 4 LIVE/WORK
 - 1 COMMUNITY BUILDING
 - 1 COMMERCIAL BUILDING

PHASE I

EXISTING CONDITIONS SURVEY

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14, PAGES 124-125, AS DOCUMENT 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 3895, RECORDED IN VOLUME 14, PAGES 234-235, AS DOCUMENT 1691387, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

BENCHMARKS		
CONTROL POINT	ELEVATION	DESCRIPTION
BM-200	856.89	3/4" REBAR
BM-201	864.69	3/4" REBAR
BM-202	951.35	3/4" REBAR
BM-203	915.64	3/4" REBAR

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N87°10'24"W	88.55'
	(N87°33'17"W)	(88.55')
L-2	N08°23'08"W	23.34'
	(NR)	(NR)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	136.86'	174.00'	44°59'55"	133.17'	N84°40'24"W
	(NR)	(174.00')	(43°59'00")	(133.17')	(N85°33'17"W)
C-2	69.85'	60.00'	88°44'01"	66.00'	S47°47'31"W
	(NR)	(60.00')	(NR)	(NR)	(NR)
C-3	128.38'	540.00'	13°37'17"	128.00'	N35°21'47"W
	(NR)	(NR)	(NR)	(NR)	(NR)
C-4	850.01'	1883.34'	28°06'13"	842.89'	S15°29'01"E
	(NR)	(1883.34')	(28°06'14")	(842.89')	(S15°51'49"E)

- LEGEND**
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - CONTROL POINT
 - SETTLING PLATE
 - W/LEAKAGE
 - IRON
 - ENDWALL/END OF PIPE
 - STORM MANHOLE
 - POWER POLE W/OUT TELEPHONE
 - TELEPHONE
 - DECIDUOUS TREE
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - PARCEL BOUNDARY
 - PROPERTY LINE
 - EASEMENT LINE
 - FENCE LINE
 - EDGE OF GRAVEL
 - STORM SEWER
 - OVERHEAD LINE
 - UNDERGROUND TELEPHONE
 - EDGE OF WOODS OR BUSH
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - DITCH LINE
 - SPOT ELEVATION
 - BRUSHWOOD PAVEMENT
 - GRAVEL
 - EDGE OF BRUSHWOOD
- () DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRAIED BY THIS SURVEY

- NOTES**
- FIELD WORK COMPLETED BY JSD PROFESSIONAL SERVICES, INC. ON MAY & SEPTEMBER 2017.
 - BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), DANE COUNTY ZONE, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 01-06-09, BEARS N 85°59'25" W.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A RAIL ROAD SPIKE MARKING THE SOUTH 1/4 CORNER OF SECTION 01, TOWN ROSE, ELEVATION = 948.82'
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGERS HOTLINE TICKET NO. 20171003784, 20171003835, AND 20171003890, WITH A CLEAR DATE OF MARCH 13, 2017.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE: CITY OF FITCHBURG MOSE (ELECTRIC AND GAS) WISCONSIN INDEPENDANT NETWORK CHARTER COMMUNICATIONS AT&T
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED, FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - JSD PROFESSIONAL SERVICES, INC. DOES NOT GUARANTEE THAT THE CONTROL POINT ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.
 - THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
 - COUNTY TRUNK HIGHWAY 14 IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79 OF THE DANE COUNTY CODE OF ORDINANCES.
 - U.S.H. "14" IS A CONTROLLED ACCESS HIGHWAY PER STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION 233

LEGAL DESCRIPTION

LOT 3, CERTIFIED SURVEY MAP No. 3535, RECORDED IN VOLUME 14 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 124-125 AS DOCUMENT NUMBER 1676937 AND LOTS 1 AND 2, CERTIFIED SURVEY MAP No. 3895, RECORDED IN VOLUME 14 OF DANE COUNTY CERTIFIED SURVEY MAPS ON PAGES 234-235 AS DOCUMENT NUMBER 1691387, TOWN OF FITCHBURG (OWN CITY OF FITCHBURG), LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 01, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

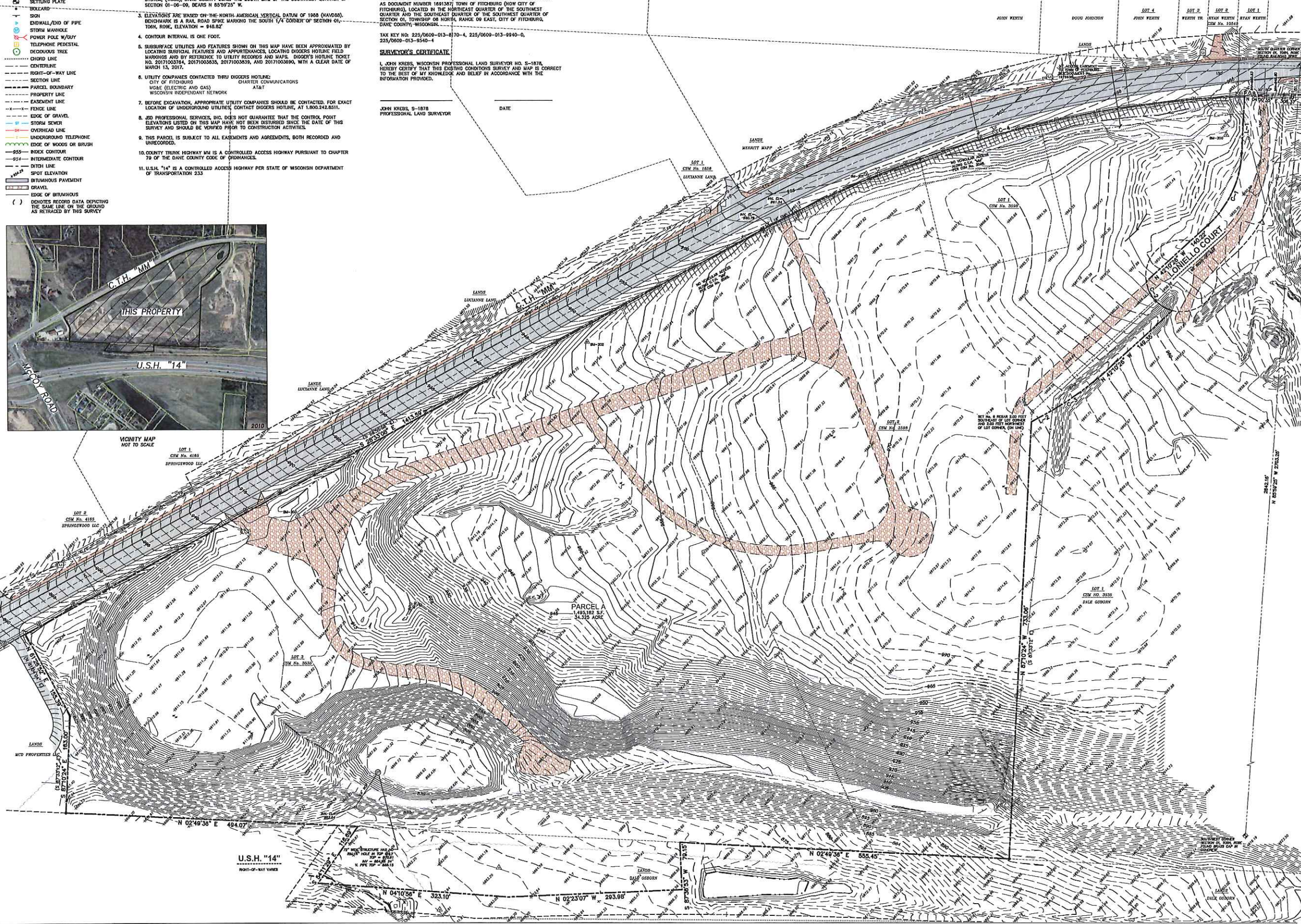
TAX KEY NO. 225/0609-013-010-4, 225/0609-013-9940-0, 225/0609-013-9540-4

SURVEYOR'S CERTIFICATE

I, JOHN KREBS, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1878, HEREBY CERTIFY THAT THIS EXISTING CONDITIONS SURVEY AND MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

DATE _____

JOHN KREBS, S-1878
PROFESSIONAL LAND SURVEYOR



GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SITE PLAN NOTES

- ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF FITCHBURG.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.

CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS (CSECR) NOTES:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE CURRENT DEPARTMENT OF NATURAL RESOURCES EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS WHICH ARE AVAILABLE AT: <http://www.dnr.state.wi.us/runoff/stormwater/techstds.htm>
- INSTALL EROSION CONTROL MEASURES PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIALS AS SHOWN ON PLAN. MODIFICATIONS TO SEDIMENT CONTROL DESIGN MAY BE CONDUCTED TO MEET UNFORESEEN FIELD CONDITIONS IF MODIFICATIONS CONFORM TO WDR TECHNICAL STANDARDS.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- INSPECT EROSION CONTROL MEASURES AFTER EACH 1/2" OR GREATER RAINFALL. REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- INSTALL A TRACKING PAD, 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. TRACKING PADS ARE TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.
- INSTALL TEMPORARY SEDIMENT TRAPS PER LATEST EDITION OF WDR STORM WATER CONSTRUCTION TECHNICAL CONSTRUCTION SITE EROSION & SEDIMENT CONTROL STANDARDS NOTE 1063. SEDIMENT TRAPS SHALL BE SIZED BASED ON MEDIUM SOIL TEXTURAL CLASS. SEDIMENT TRAPS SHALL BE INSPECTED WITHIN 24 HOURS AFTER EVERY RAIN EVENT PRODUCING 0.5 INCHES OF RAIN OR MORE AND AT A MINIMUM SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES A DEPTH OF 1 FOOT OR WHEN OUTLET BECOMES CLOGGED. SEDIMENT TRAPS SHALL BE REMOVED AND THE LOCATION STABILIZED AFTER THE DISTURBED AREA DRAINING TO THE SEDIMENT TRAP IS STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED.
- INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AND IN FRONT OF SILT FENCING IN ANY LOW AREA ALL IN ACCORDANCE WITH WDR TECHNICAL STANDARDS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZATION.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDR REQUIREMENTS.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDR TECHNICAL STANDARD 1068.
- STABILIZATION PRACTICES:**
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

GRADING AND SEEDING NOTES

- ALL DISTURBED AREAS SHALL BE SOODED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES WITH SILT FENCING FOR EROSION CONTROL UNTIL CONSTRUCTION IS COMPLETED AND NOTICE OF TERMINATION FILED.
- CONTRACTOR SHALL CHISEL-PLow OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SOODED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PEROUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF FITCHBURG TWO (2) WORKING DAYS IN ADVANCE OF ANY SOIL DISTURBING ACTIVITY.
- IF GRADING ACTIVITIES STOP ON ANY PORTION OF LAND FOR 14 OR MORE CALENDAR DAYS, THE AREA IN QUESTION MUST BE TEMPORARILY STABILIZED.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.

UTILITY NOTES:

- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WSDOT, WSPS, AND WDR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE MUNICIPAL WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(B)(8)4.A.
- ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8 INCLUDING AT LEAST 8' OF HORIZONTAL DISTANCE BETWEEN WATER PIPING AND SANITARY SEWER FROM CENTER OF PIPE TO CENTER OF PIPE AND 6' OF SEPARATION BETWEEN STORM SEWER AND WATER PIPING.
- ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSED THE TOP AND SIDES OF WATER MAIN.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	TS - TOP OF STEP
	BS - BOTTOM OF STEP
	SW - SIDEWALK
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
	WATER CATCHMENT (REFER TO ARCHITECTURAL)



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 VERONA, WISCONSIN 53593
 P. 608.848.5060



**PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL**

TORQUE COMPANIES

WWW.POPULANCE.COM
 STUDIO@POPULANCE.COM
 608.333.1926

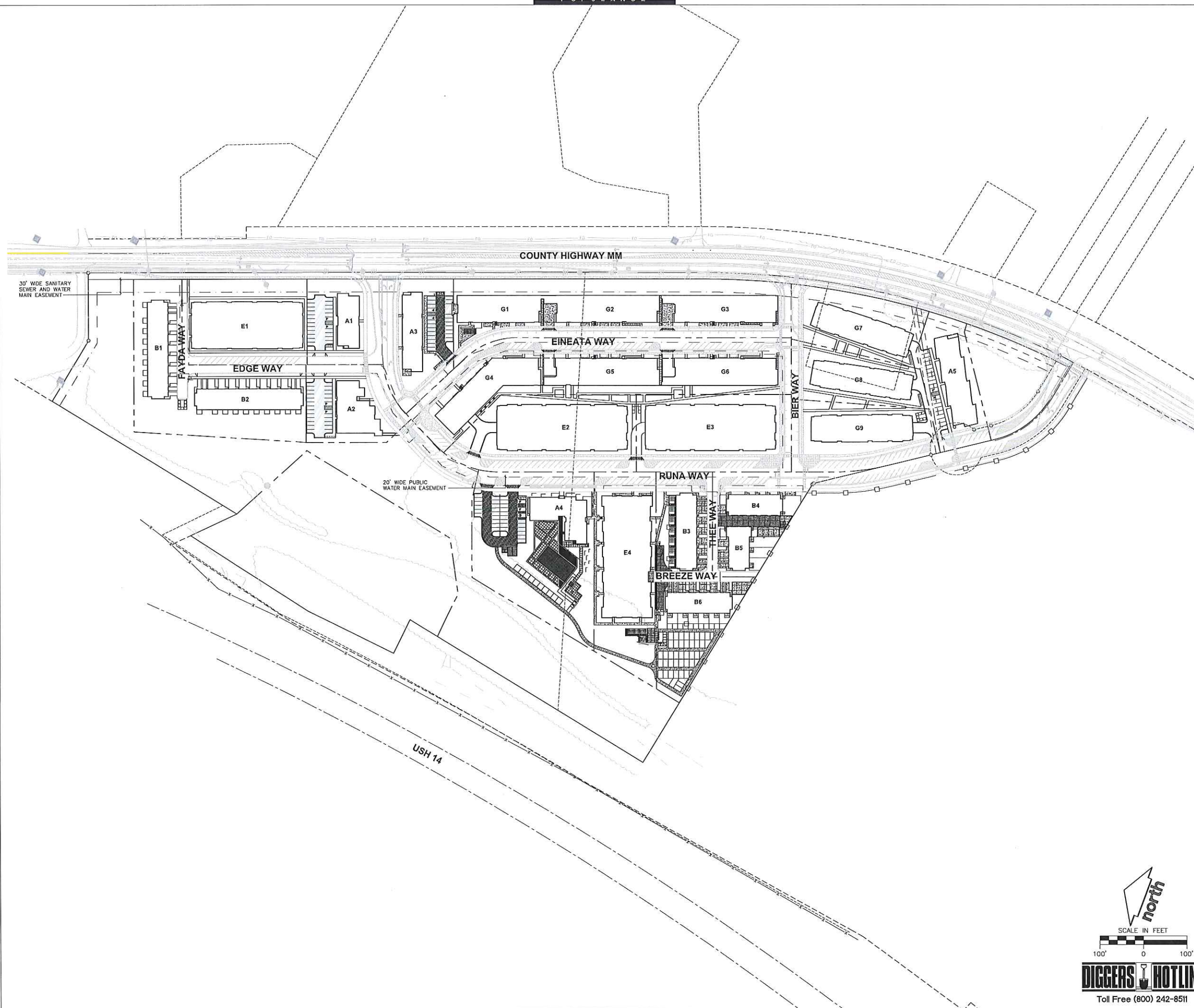
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 Toll Free (800) 242-8511

COUNTY HIGHWAY MM
 FITCHBURG, WI

GENERAL NOTES AND LEGENDS

C100



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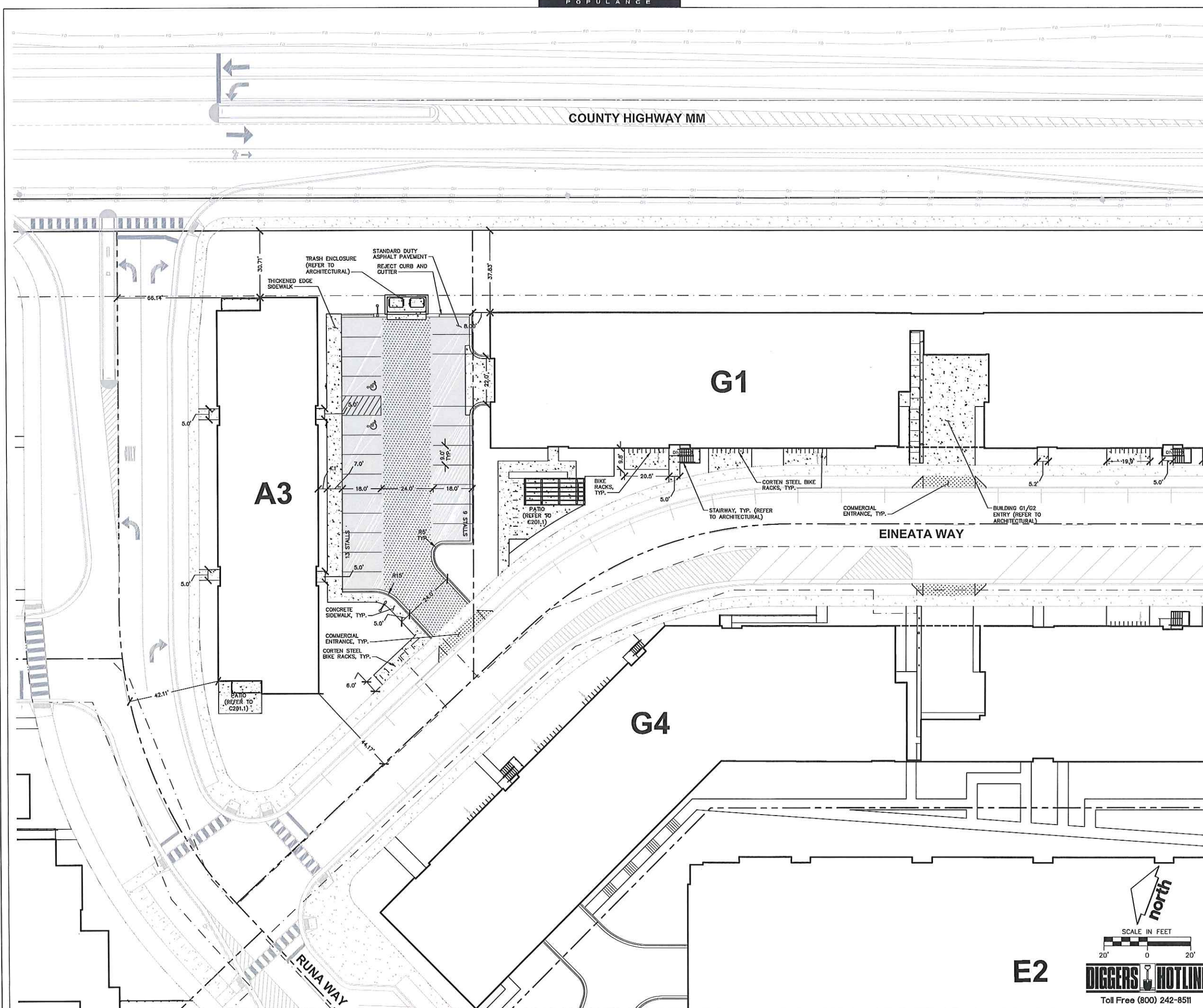
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COUNTY HIGHWAY MM
FITCHBURG, WI
OVERALL
SITE PLAN

C200

SCALE IN FEET
100' 0 100'
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LOT 9 SITE INFORMATION BLOCK (BUILDING A3)	
Site Acreage	0.982
Use of property	Commercial
Number of Bike Parking Stalls:	12
Proposed Impervious Surface Area Ratio	0.718

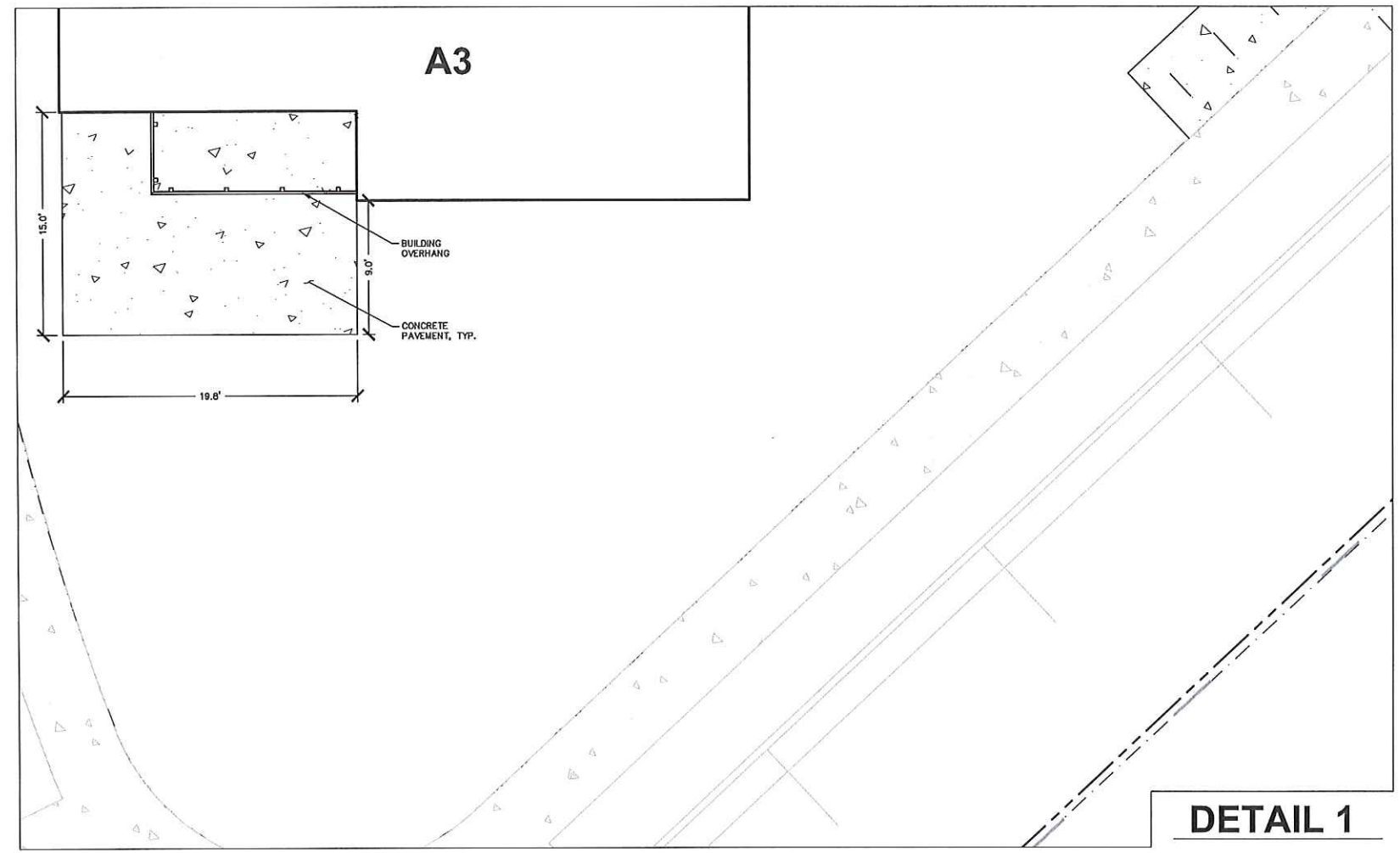


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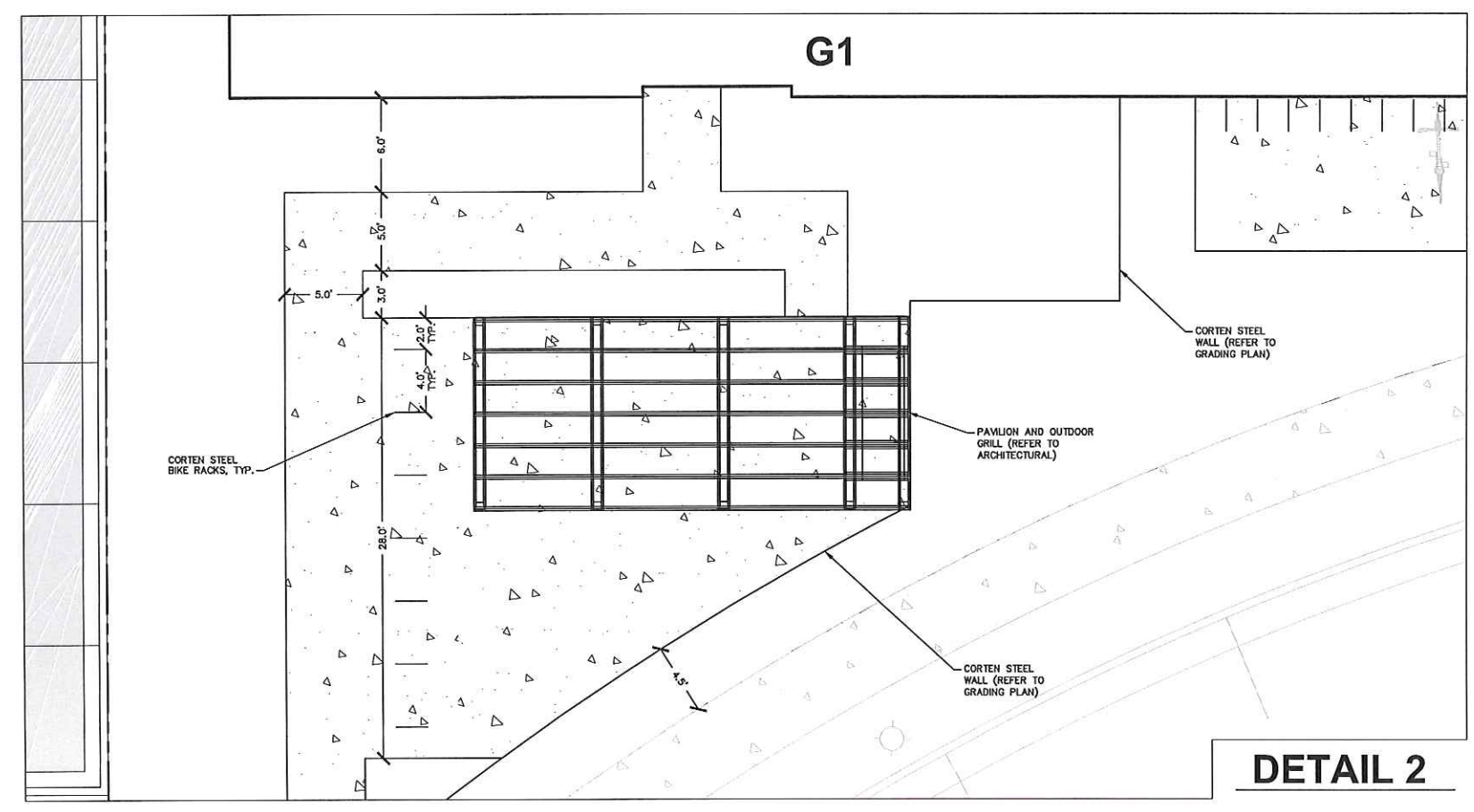


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COUNTY HIGHWAY MM FITZBURG, WI	C201
SITE PLAN BLDG A3 & G1	



DETAIL 1



DETAIL 2



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 P. 608.848.5268



PLAN COMMISSION
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TORQUE COMPANIES

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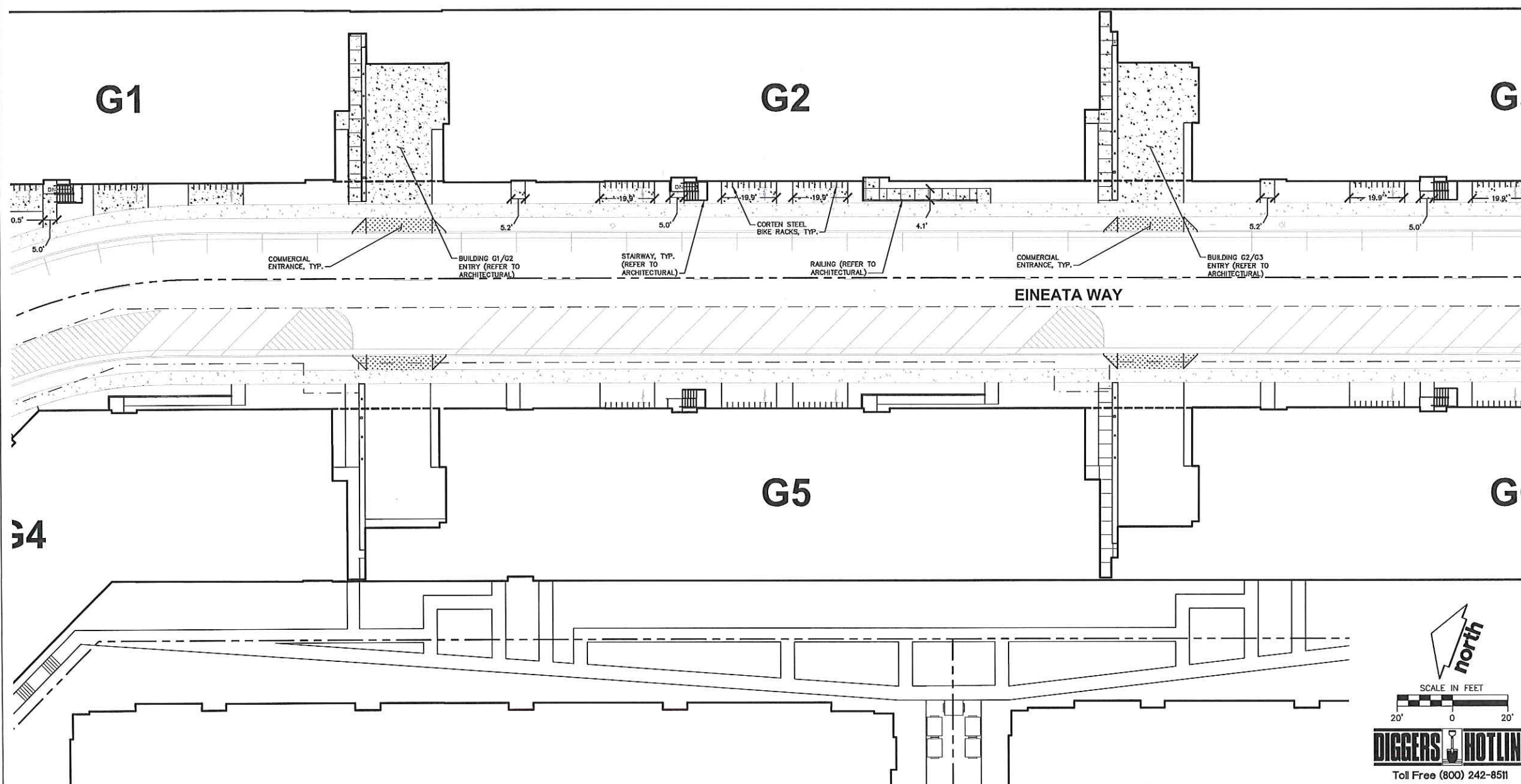
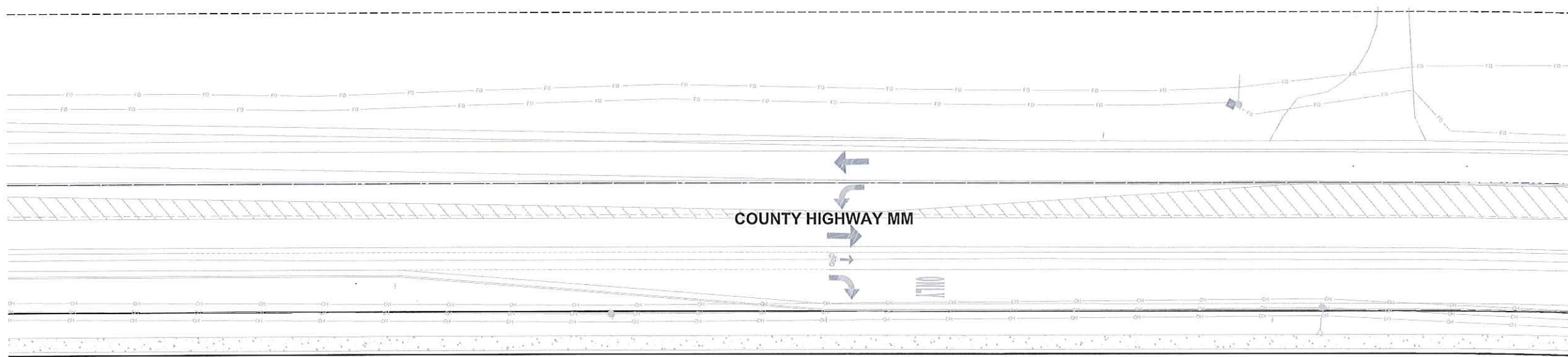
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COUNTY HIGHWAY MM
 FITCHBURG, WI

DETAILED SITE PLAN
 A3 & G1 PATIO

C201.1

LOT 10 SITE INFORMATION BLOCK (BUILDINGS G1/G2/G3)	
Site Acreage	2.467
Use of property	Residential
Number of Bike Parking Stalls:	104
Proposed Impervious Surface Area Ratio	0.662



SCALE IN FEET

20' 0 20'

DIGGERS HOTLINE

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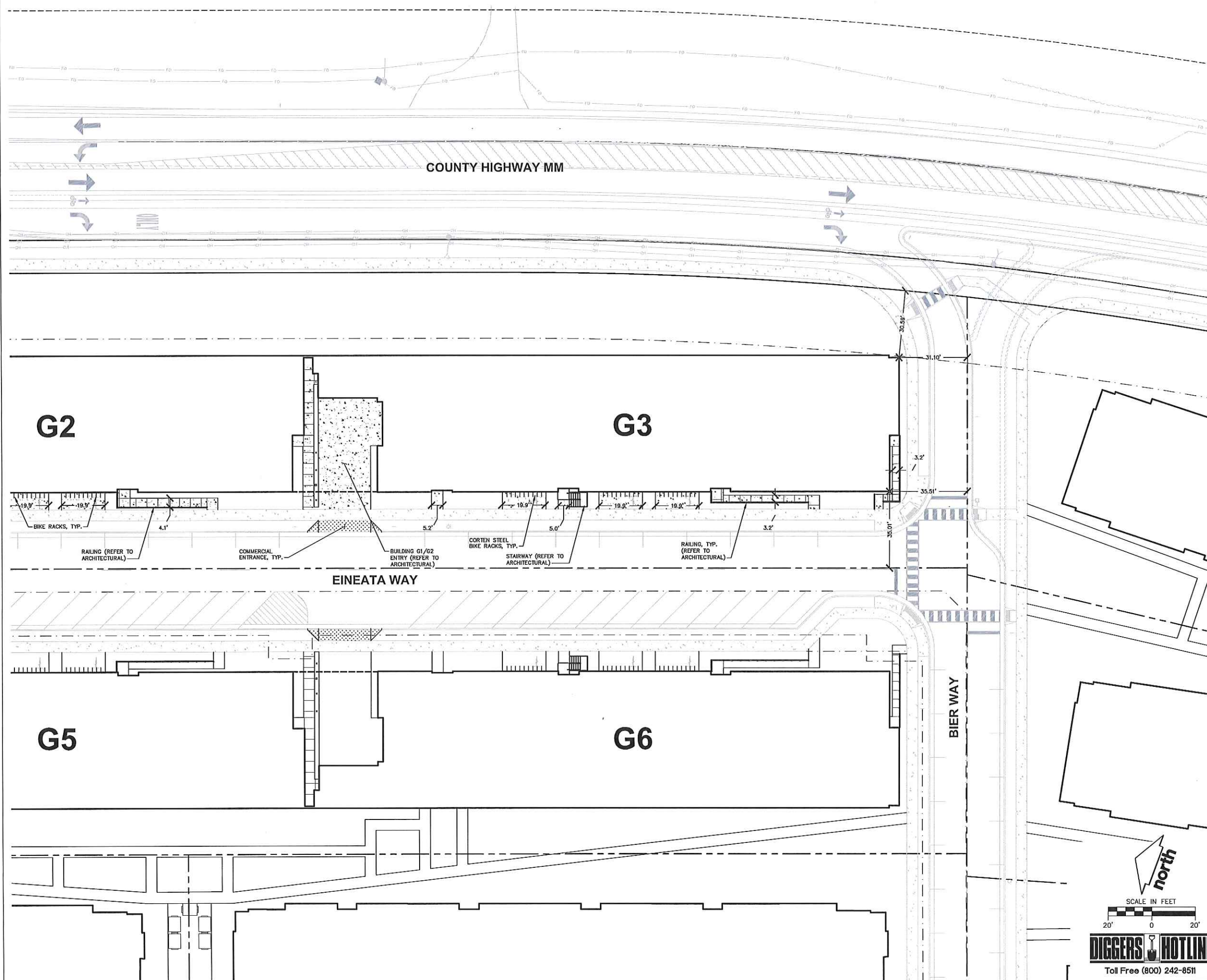
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141 HORIZON DRIVE, SUITE 111
VERONA, WISCONSIN 53593
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PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI	C202
SITE PLAN BLDG G2	



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 VERONA, WISCONSIN 53593
 P. 608.848.5568



PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE
 COMPANIES

COUNTY HIGHWAY MM
 FITCHBURG, WI

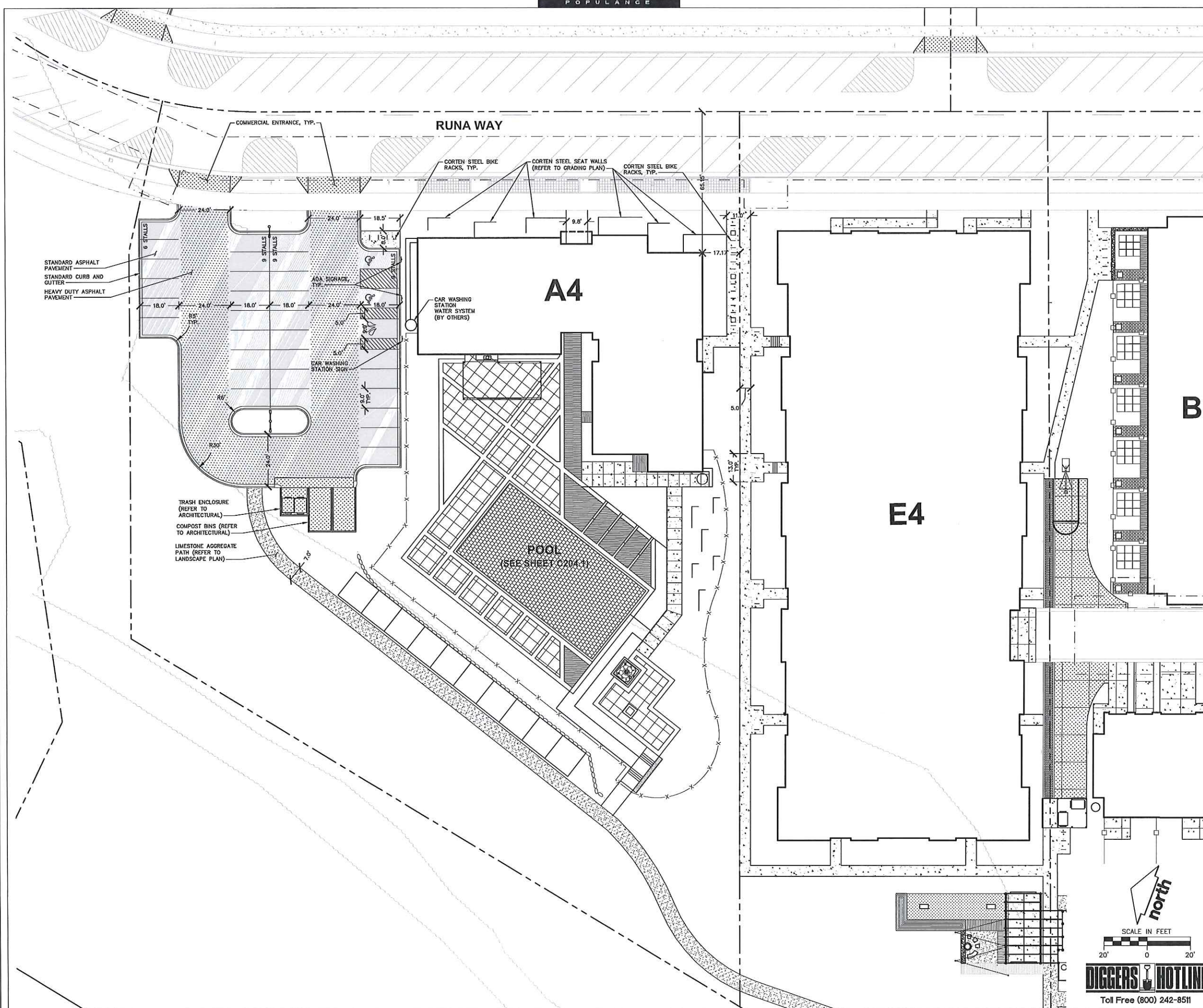
SITE PLAN
 BLDG G3

WWW.POPULANCE.COM
 STUDIO@POPULANCE.COM
 608.233.1926
 DATE
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C203

DIGGERS HOTLINE
 Toll Free (800) 242-8511

LOT 4 SITE INFORMATION BLOCK (BUILDING A4)	
Site Acreage	2.105
Use of property	Mixed-Use
Number of Bike Parking Stalls	28
Proposed Impervious Surface Area Ratio	0.551

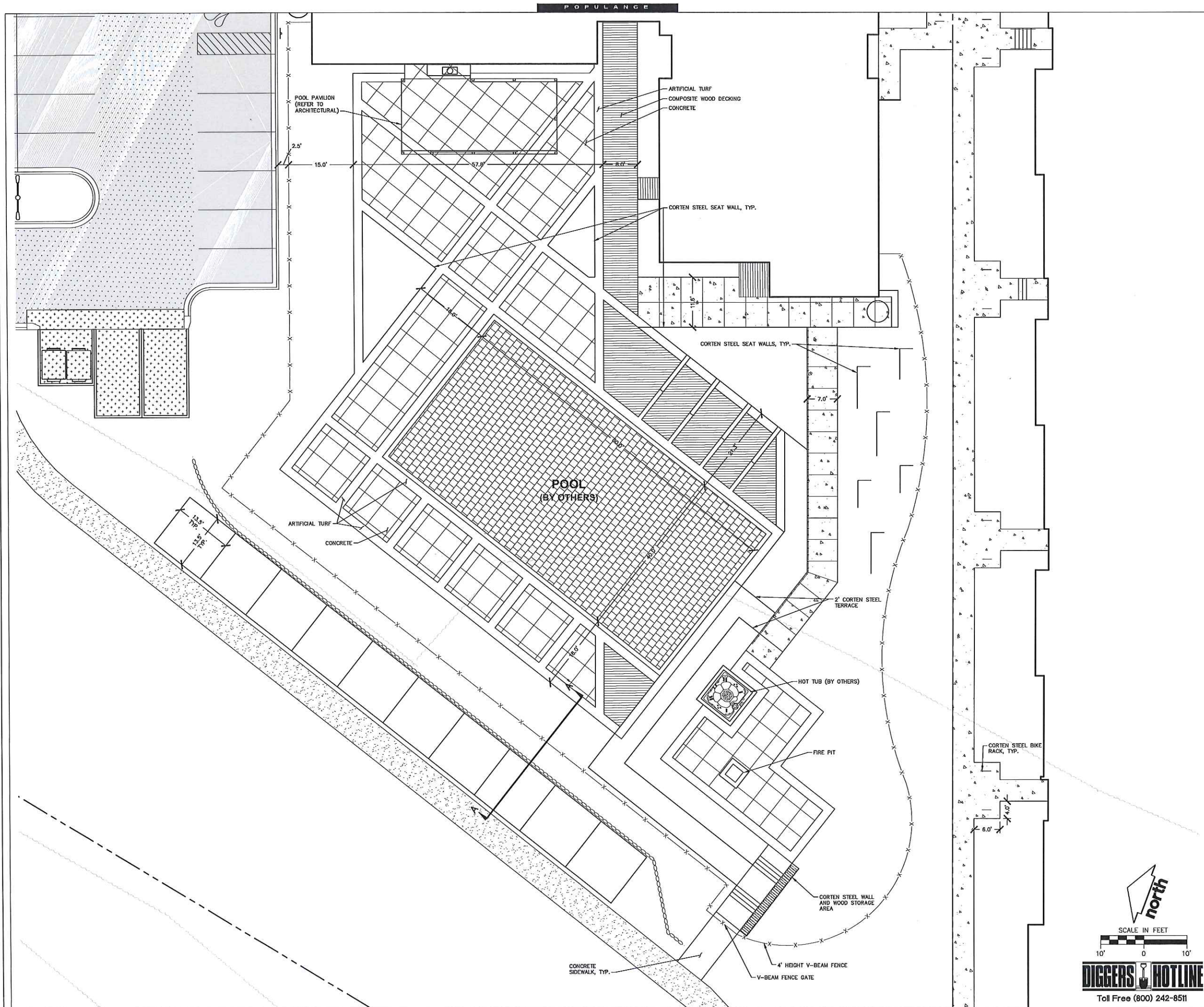


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161 HORIZON DRIVE, SUITE 131
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PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE COMPANIES	WWW.POPULANCE.COM
	STUDIO@POPULANCE.COM
COUNTY HIGHWAY MM FITZBURG, WI	608.333.1926
	DATE 01.23.18
SITE PLAN BLDG A4	C204



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TORQUE
COMPANIES

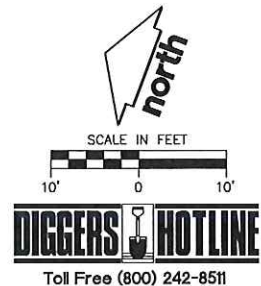
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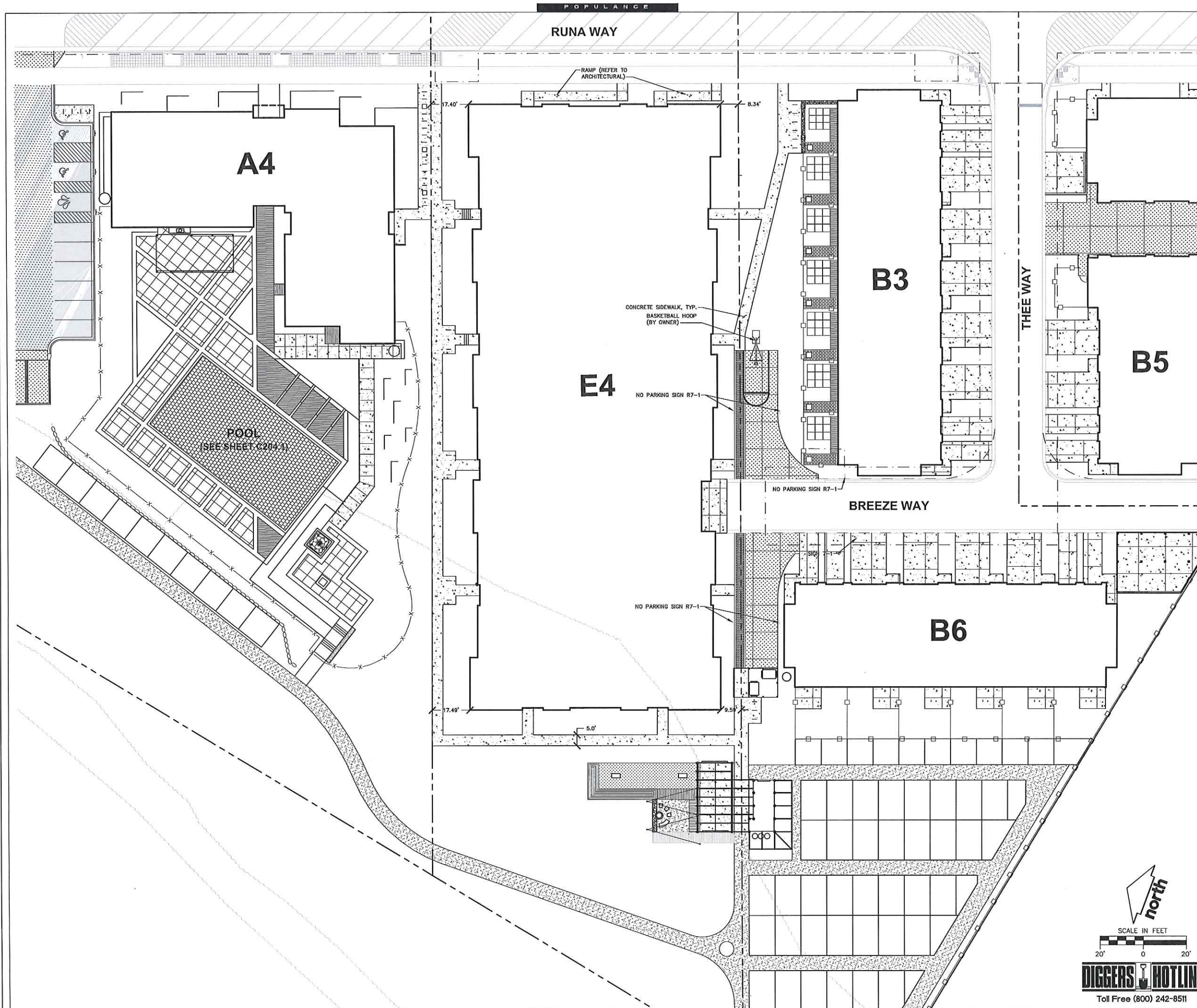
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DETAILED SITE PLAN
A4 PATIO

C204.1



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LOT 3 SITE INFORMATION BLOCK (BUILDING E4)

Site Acreage	1.494
Use of property	Residential
Number of Bike Parking Stalls:	16
Proposed Impervious Surface Area Ratio	0.673

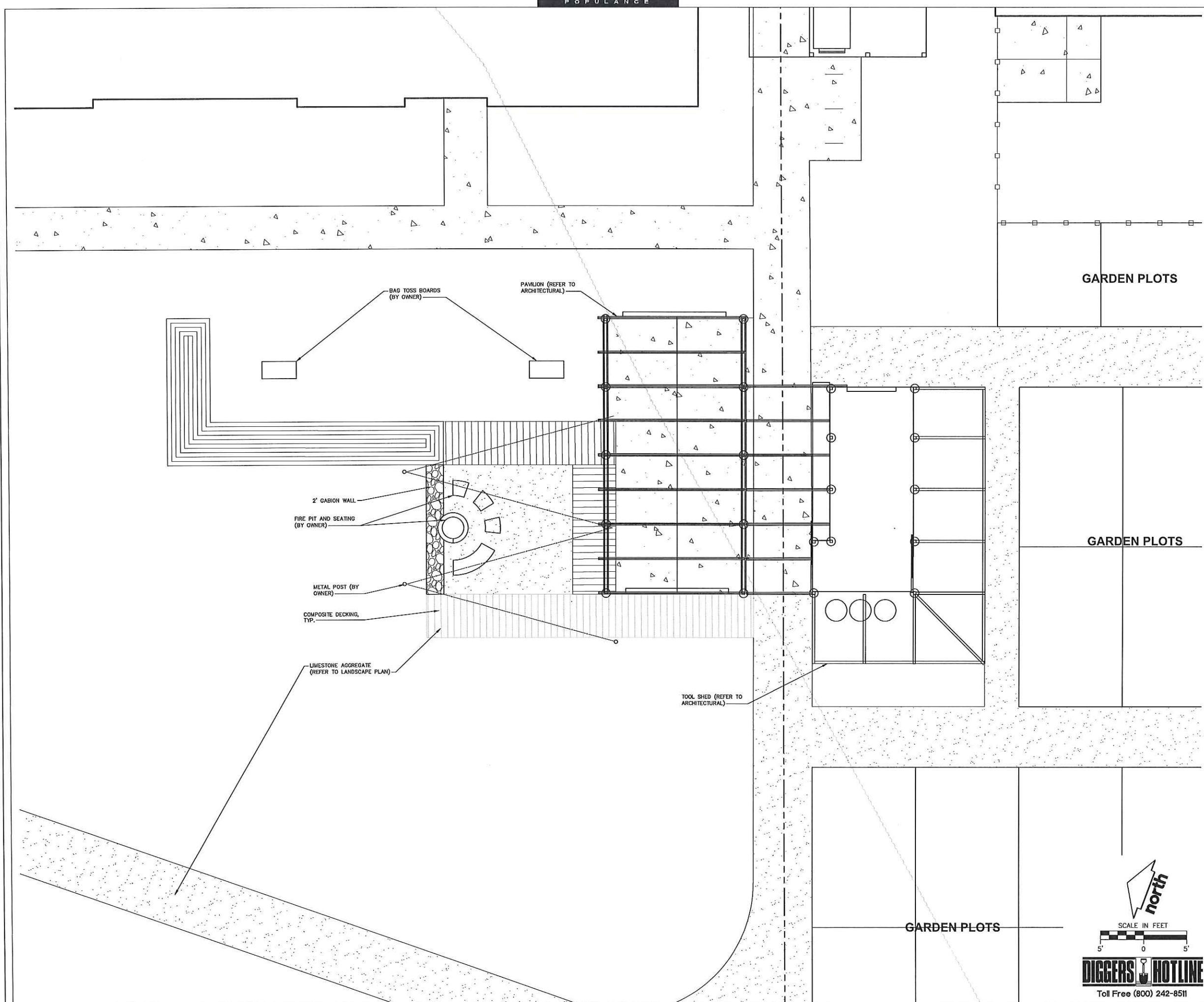
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 VERONA, WISCONSIN 53593
 P. 608.848.5060



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 FOCUSED REAL ESTATE
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
COUNTY HIGHWAY MM FITZBURG, WI	SITE PLAN BLDG E4

C205



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PLAN COMMISSION
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TORQUE COMPANIES

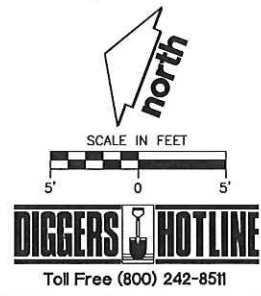
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 608.333.1926

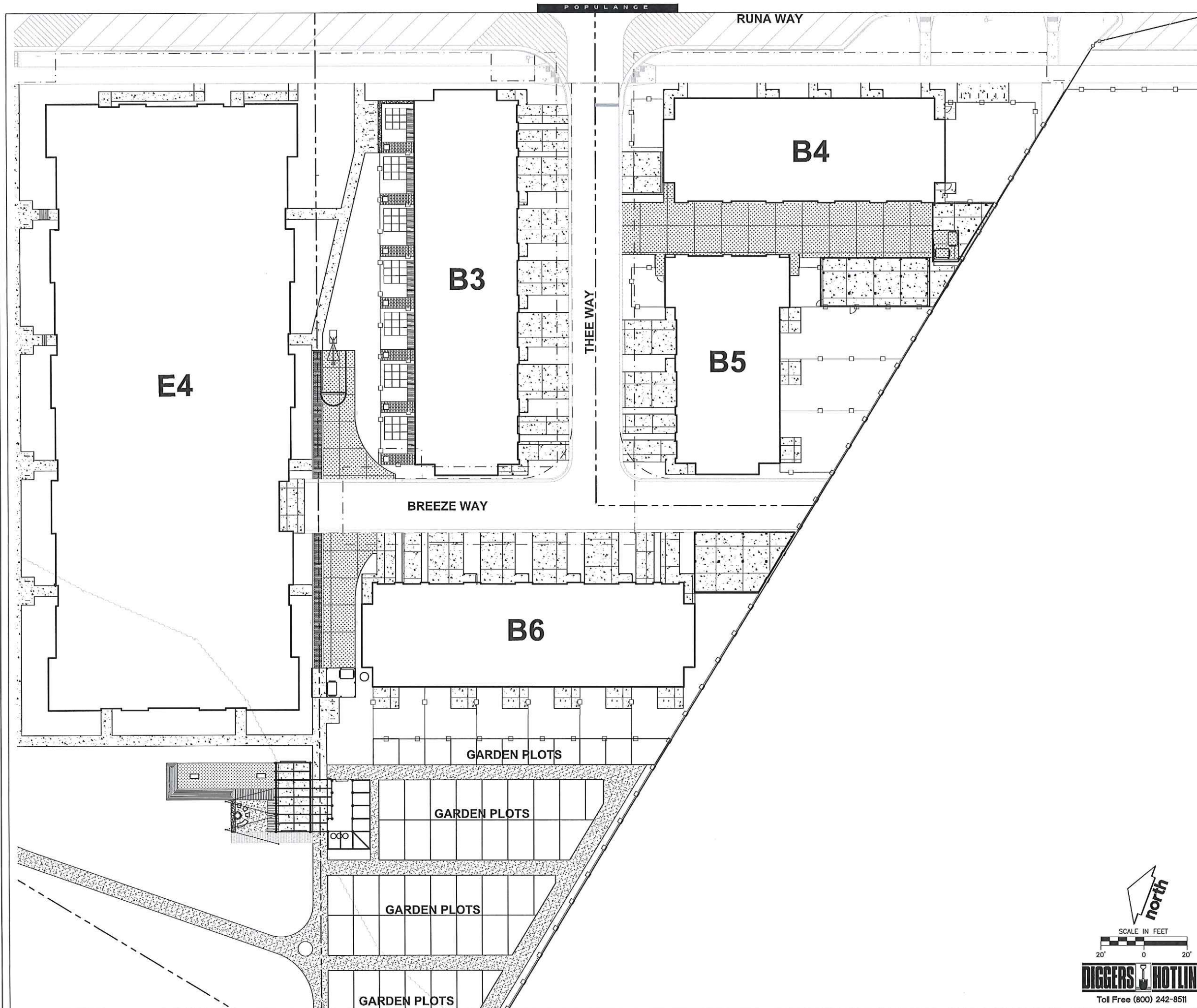
DATE
 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI

SITE PLAN
 BLDG E4 PAVILION

C205.1





LOT 2 SITE INFORMATION BLOCK (BUILDING B3/B9)	
Site Acreage	1.494
Use of property	Residential
Number of Bike Parking Stalls	18
Proposed Impervious Surface Area Ratio	0.652

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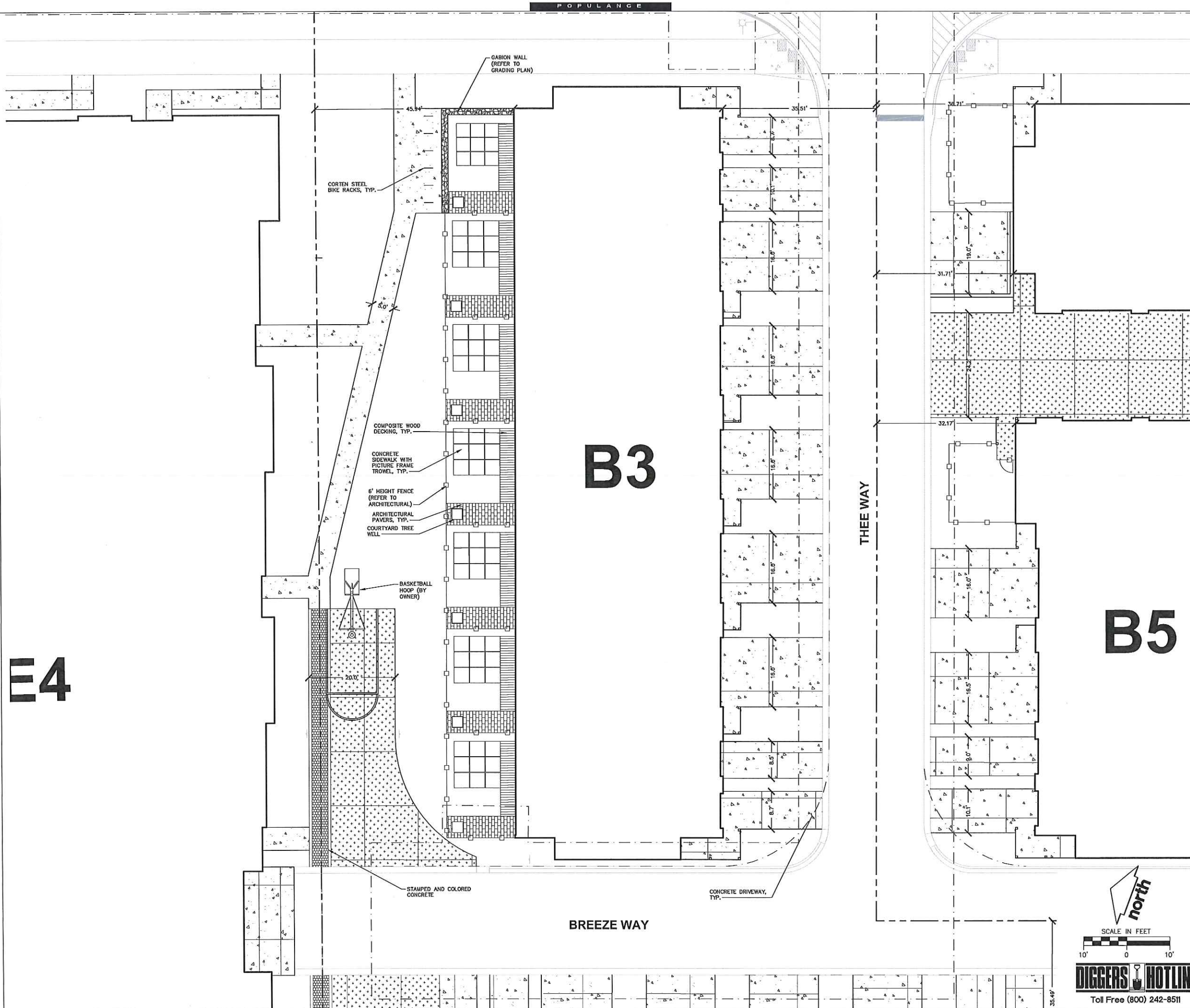
TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI
 SITE PLAN
 BLDG B3, B4, B5 & B6

C206

SCALE IN FEET
 20' 0 20'

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TORQUE
COMPANIES

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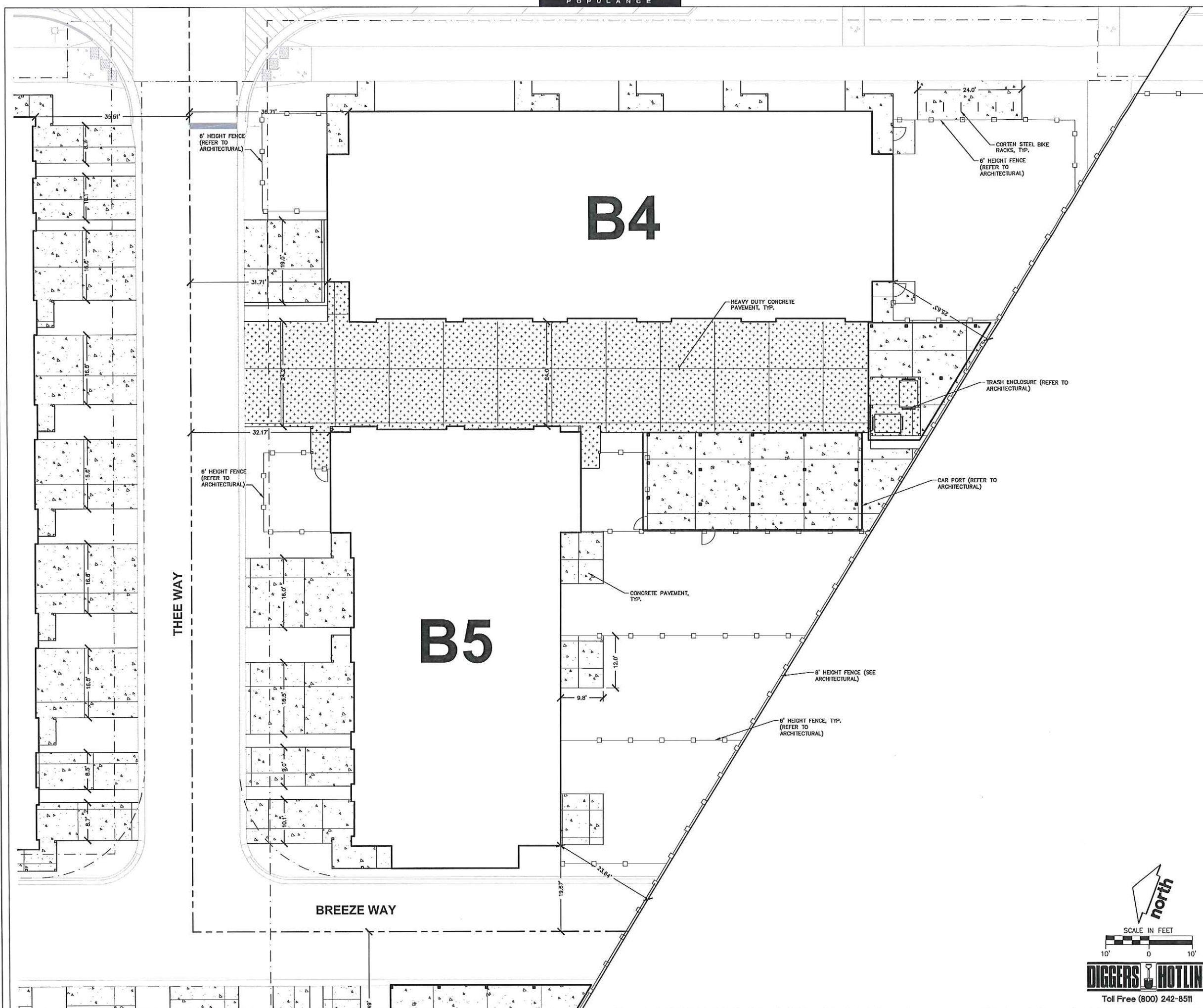
DATE
01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

SITE PLAN
BLDG B3

C206.1

LOT 1 SITE INFORMATION BLOCK (BUILDING B4/B5)	
Site Acreage	0.998
Use of property	Residential
Number of Bike Parking Stalls:	12
Proposed Impervious Surface Area Ratio	0.715



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PLAN COMMISSION
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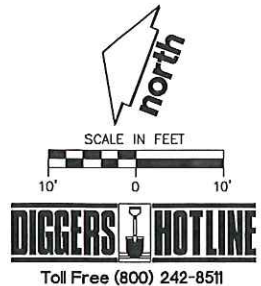
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 COMPANIES

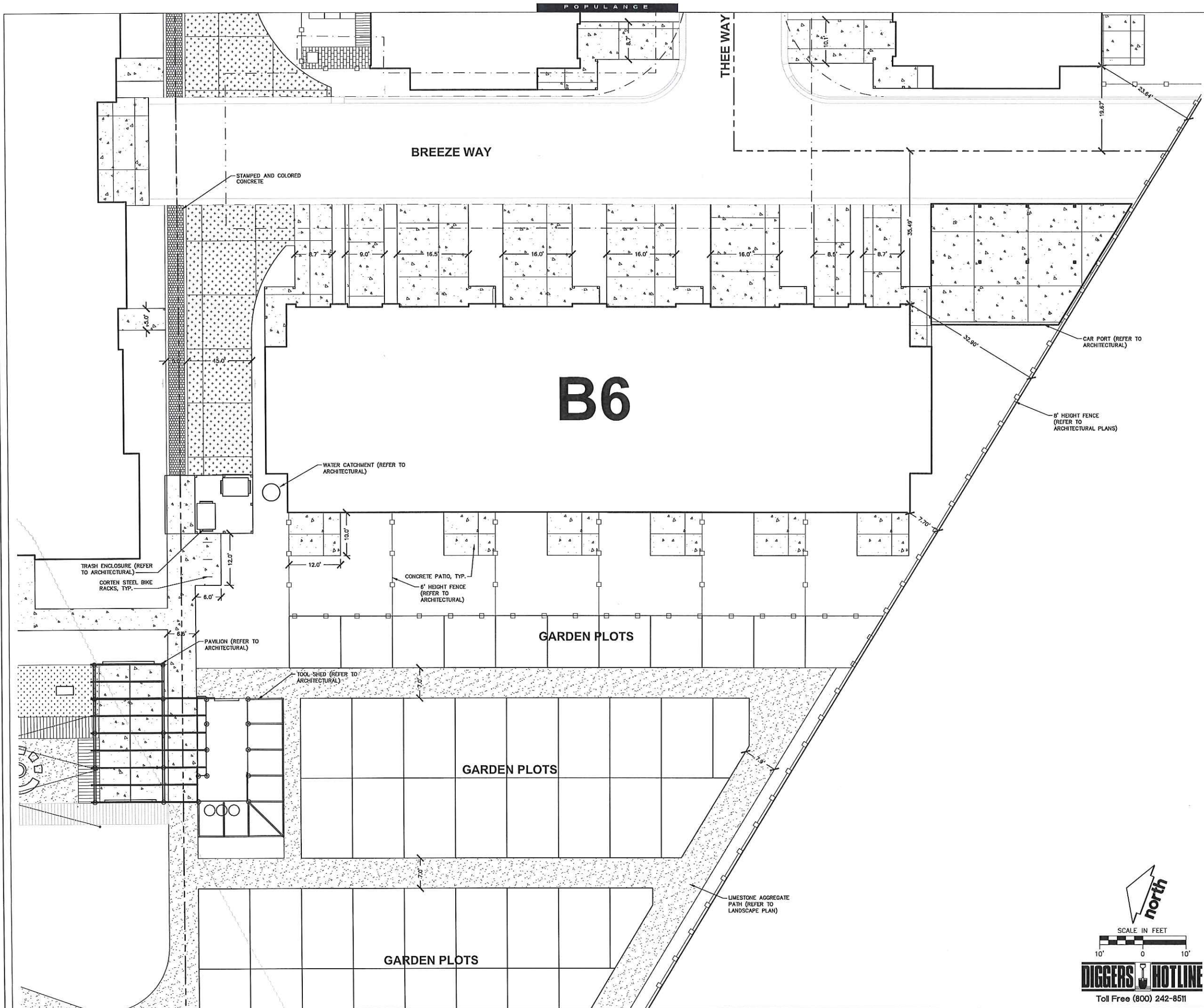
WWW.POPULANCE.COM
STUDIO@POPULANCE.COM
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COUNTY HIGHWAY MM
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SITE PLAN
 BLDG B4 & B5

C206.2





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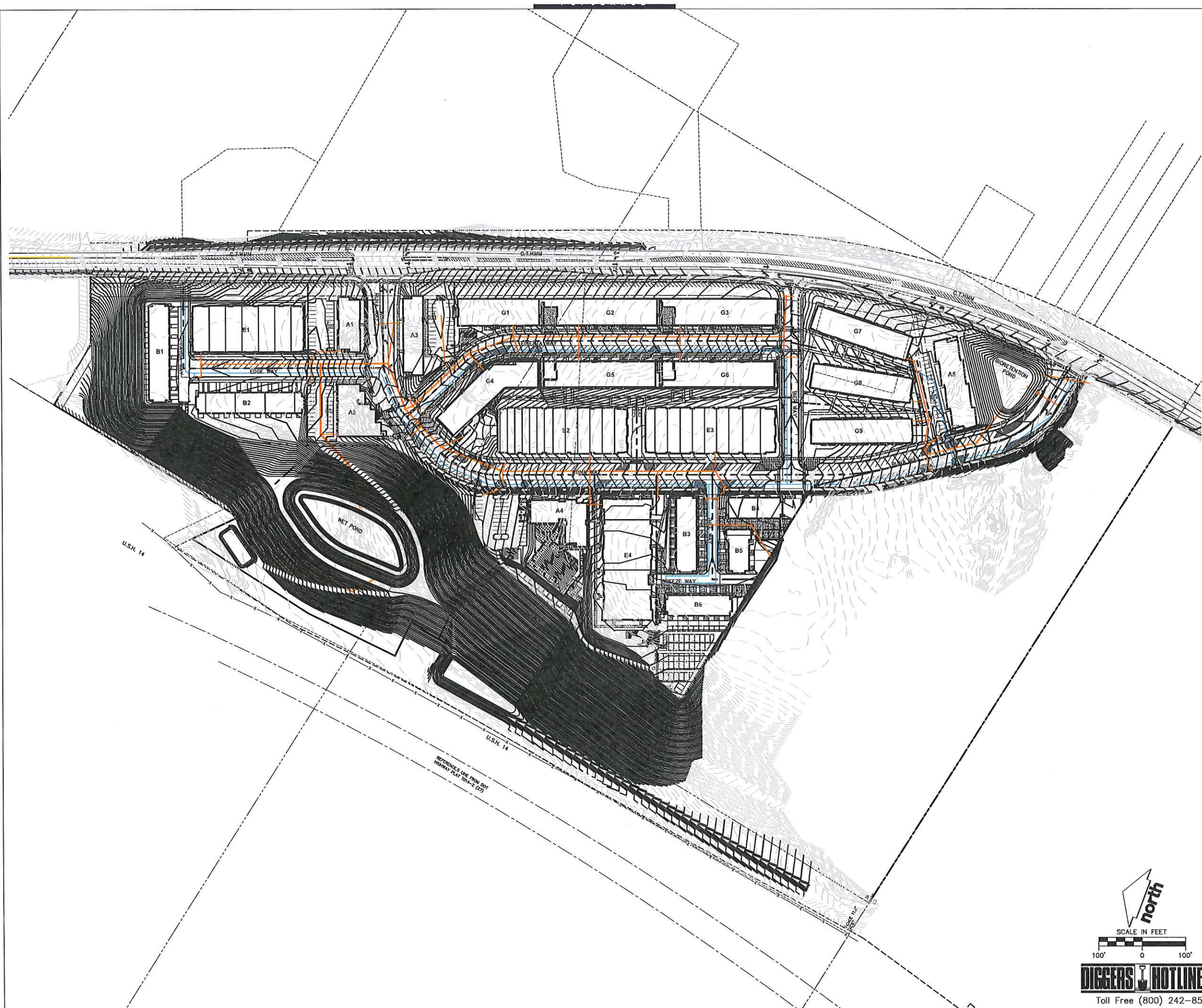


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	DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI	C206.3
SITE PLAN BLDG B6	

SCALE IN FEET
10' 0 10'

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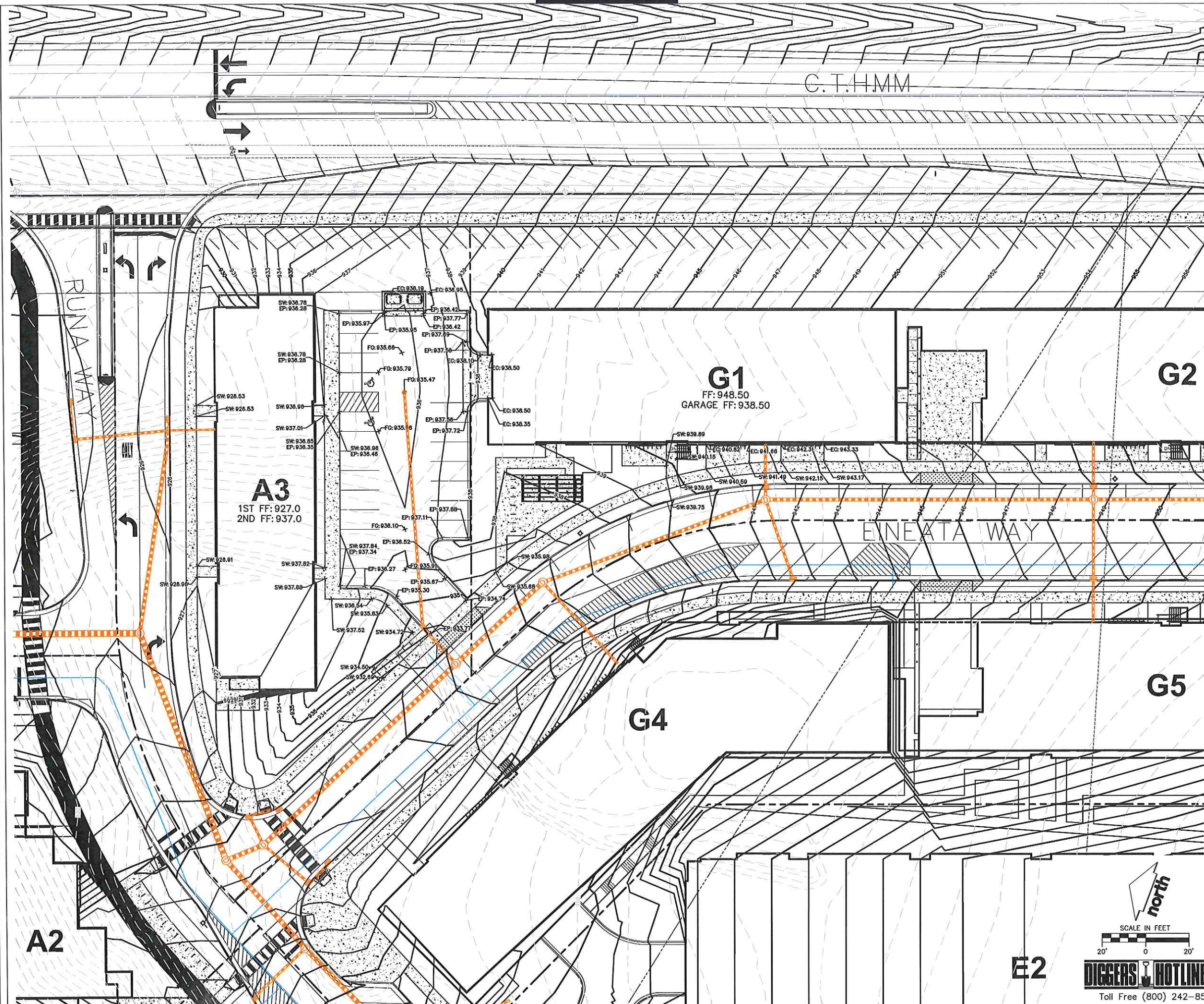


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COUNTY HIGHWAY MM FITCHBURG, WI	C300
OVERALL GRADING PLAN	

C.T.HMM



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DATE
01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

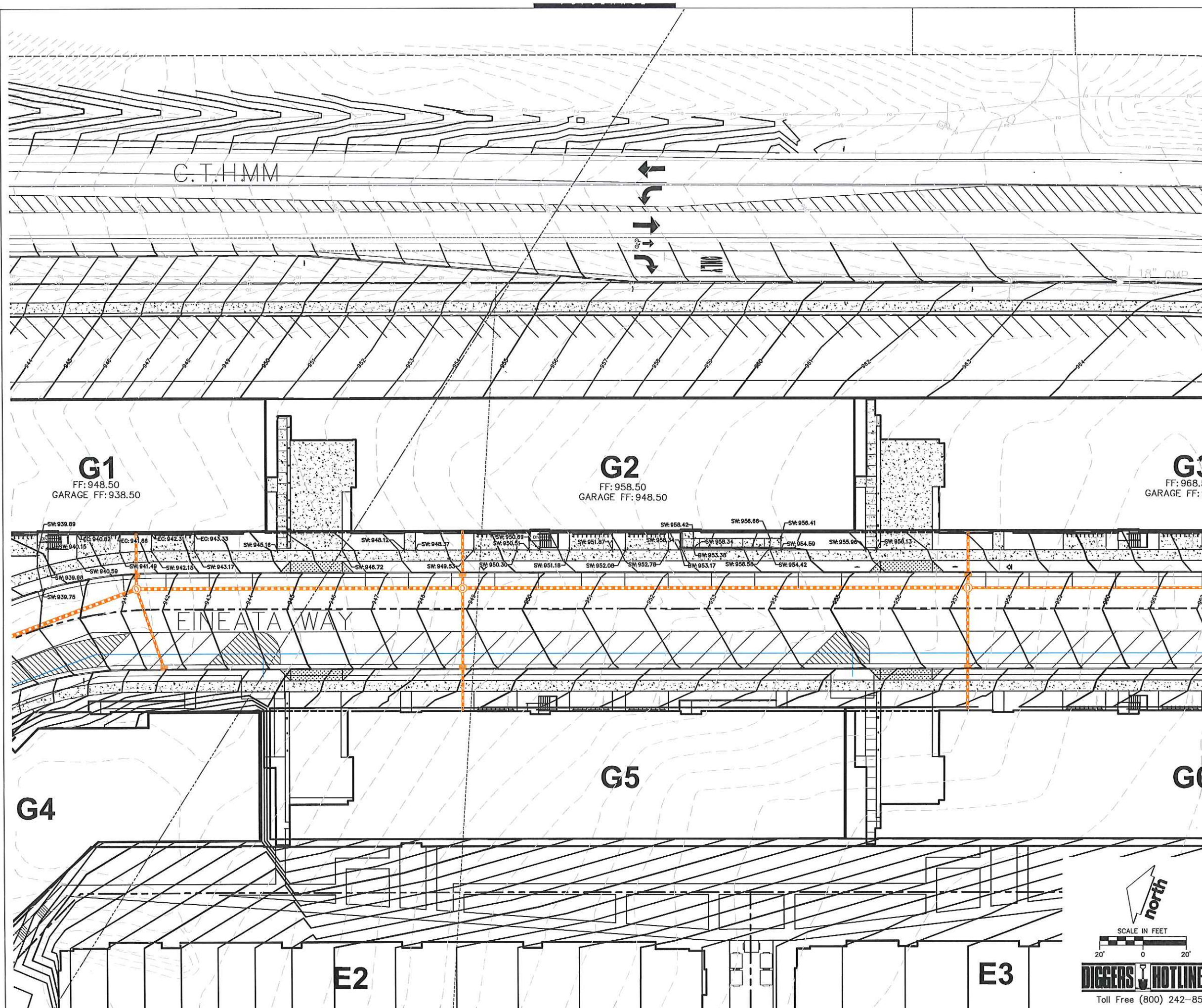
GRADING PLAN -
BLDG A3 & G1

C301

north

SCALE IN FEET
20' 0 20'

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Toll Free (800) 242-8511



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PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE
COMPANIES

COUNTY HIGHWAY MM
FITCHBURG, WI

GRADING PLAN - BLDG G2

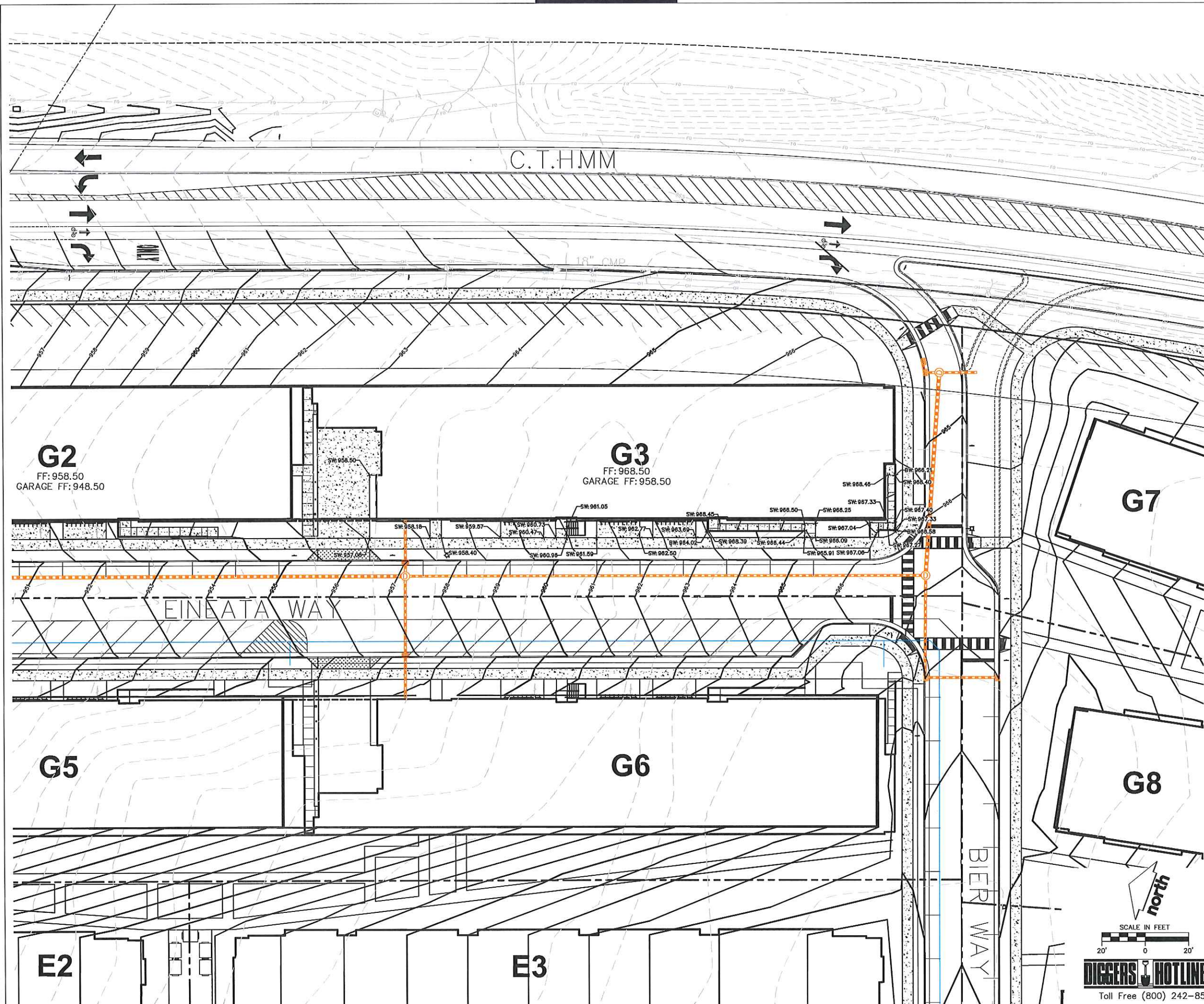
DATE
01.23.18

C302

north

SCALE IN FEET
20' 0 20'

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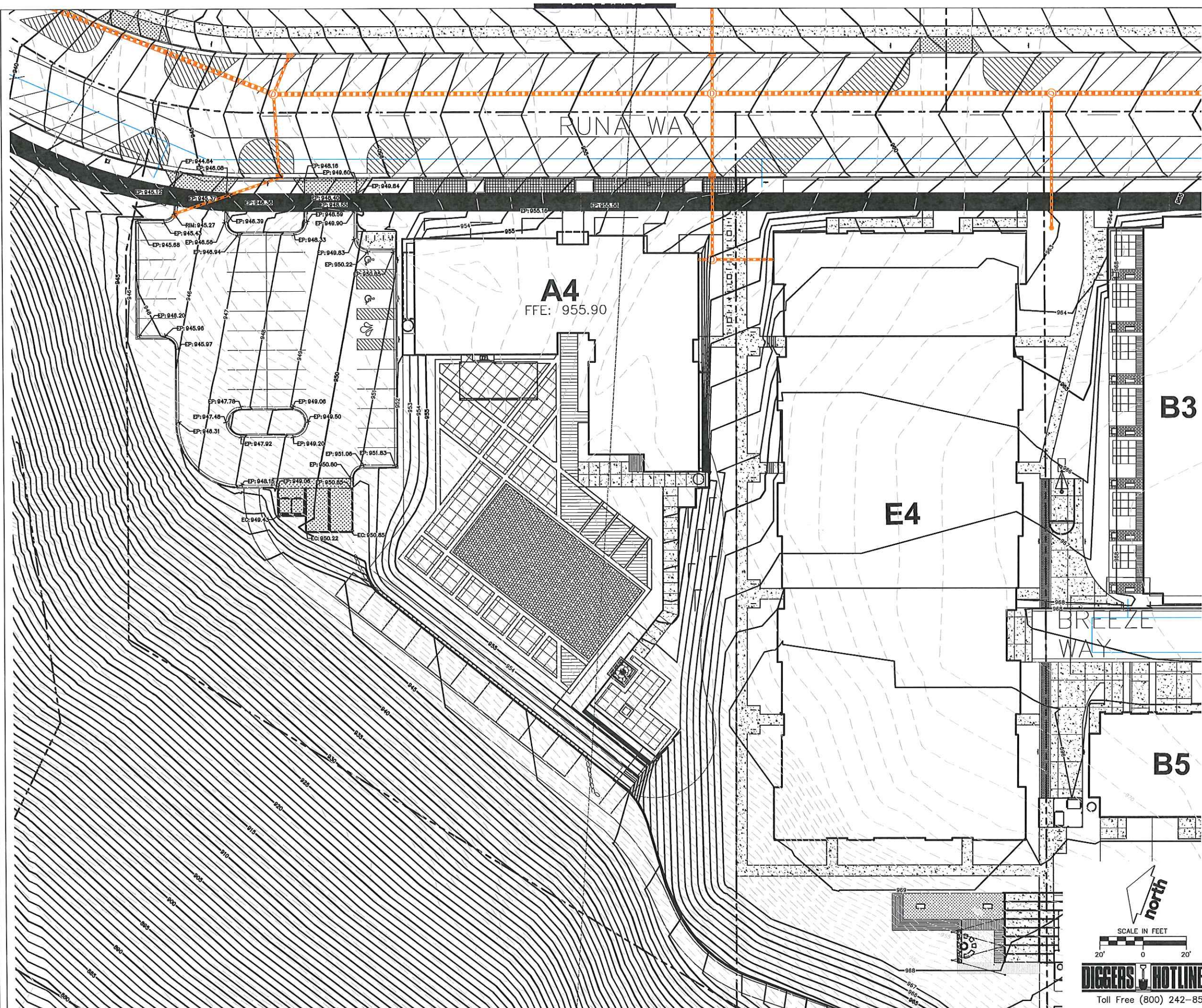


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PLAN COMMISSION
PHASE 1 ADR
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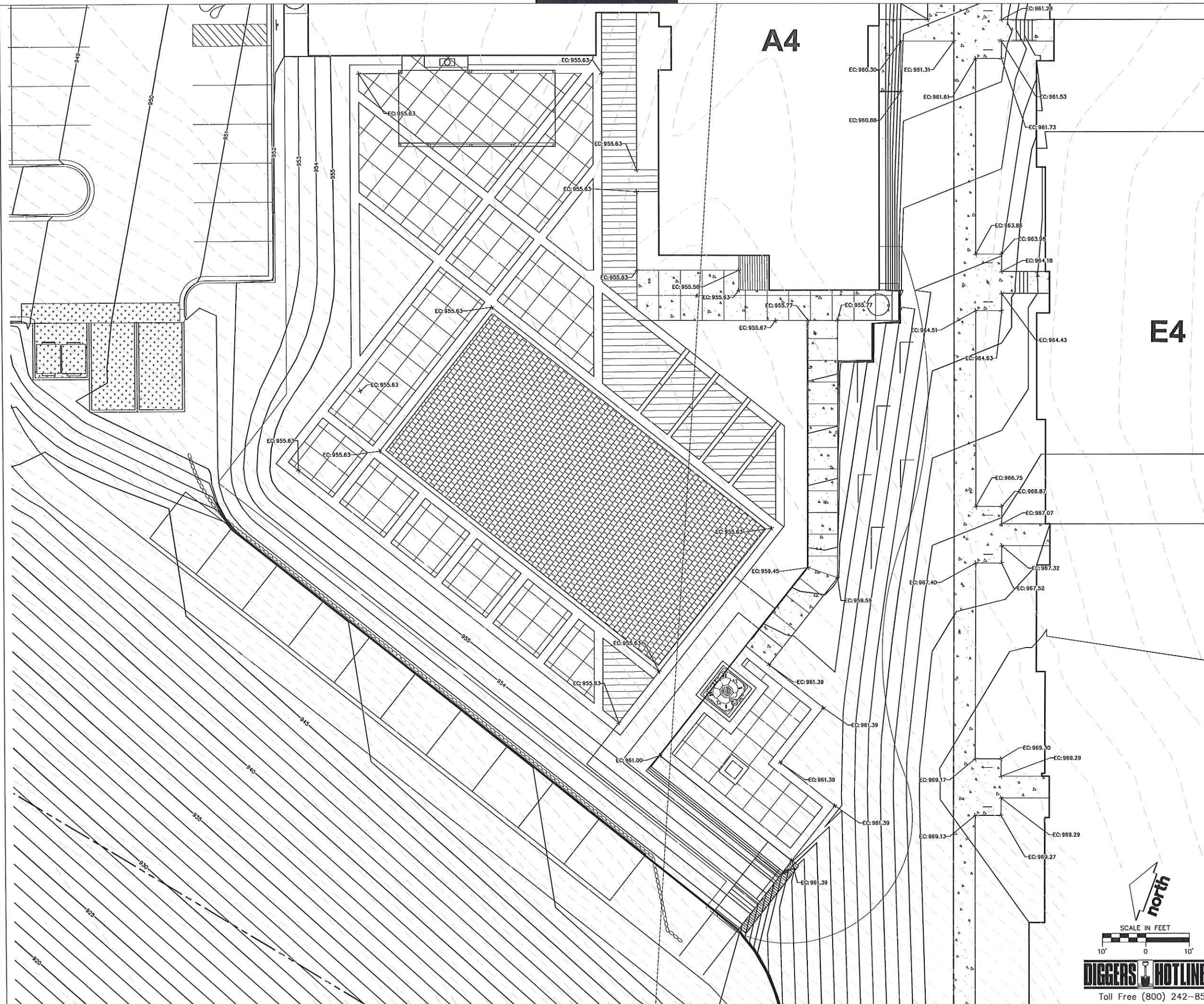
COUNTY HIGHWAY MM
FITCHBURG, WI
C303
GRADING PLAN - BLDG G3

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A4

E4



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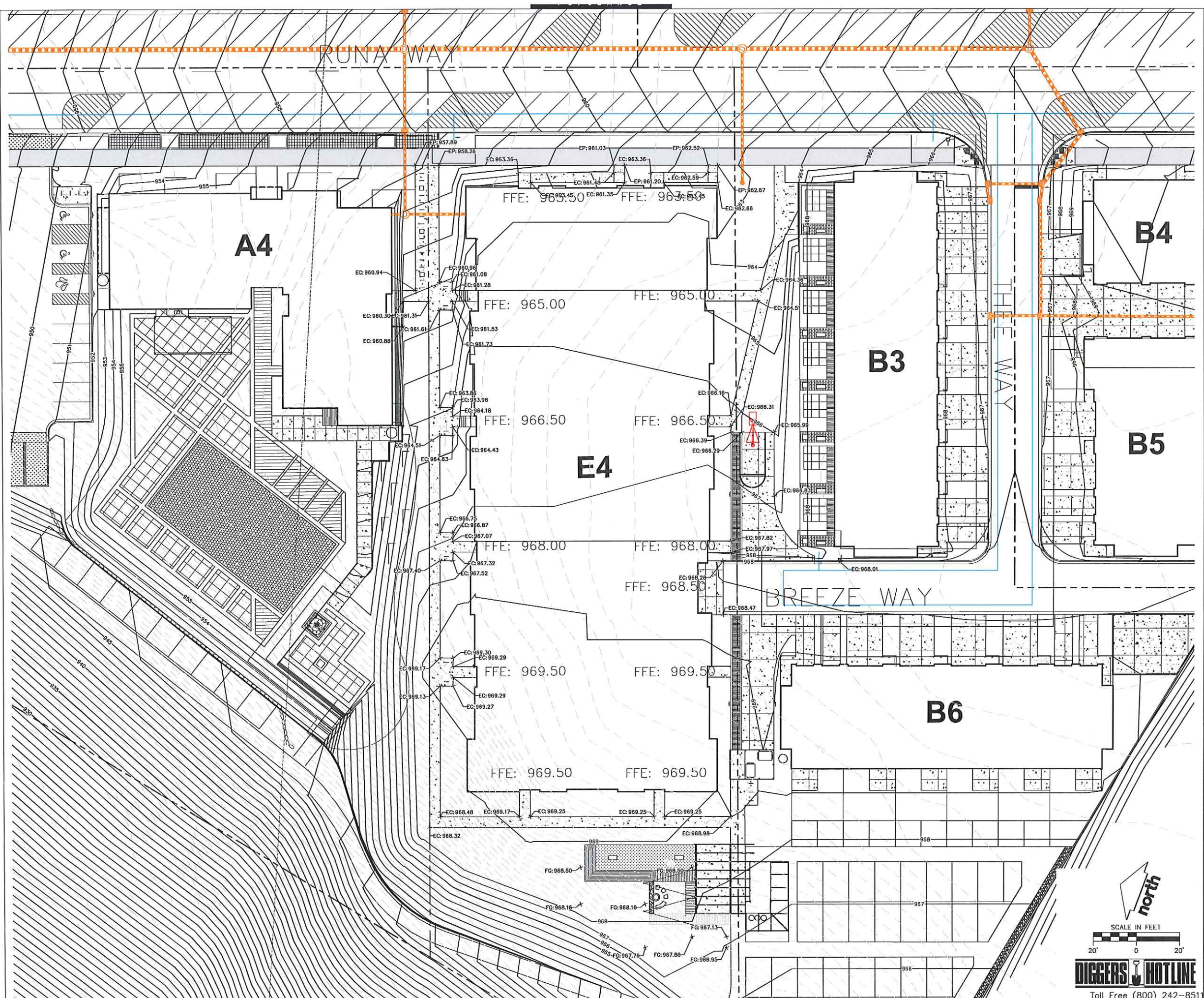


TORQUE COMPANIES
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES	DATE
	01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI
C304.1
 DETAILED GRADING PLAN
 A4 PATIO

SCALE IN FEET
 10' 0 10'
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COUNTY HIGHWAY MM
FITZBURG, WI

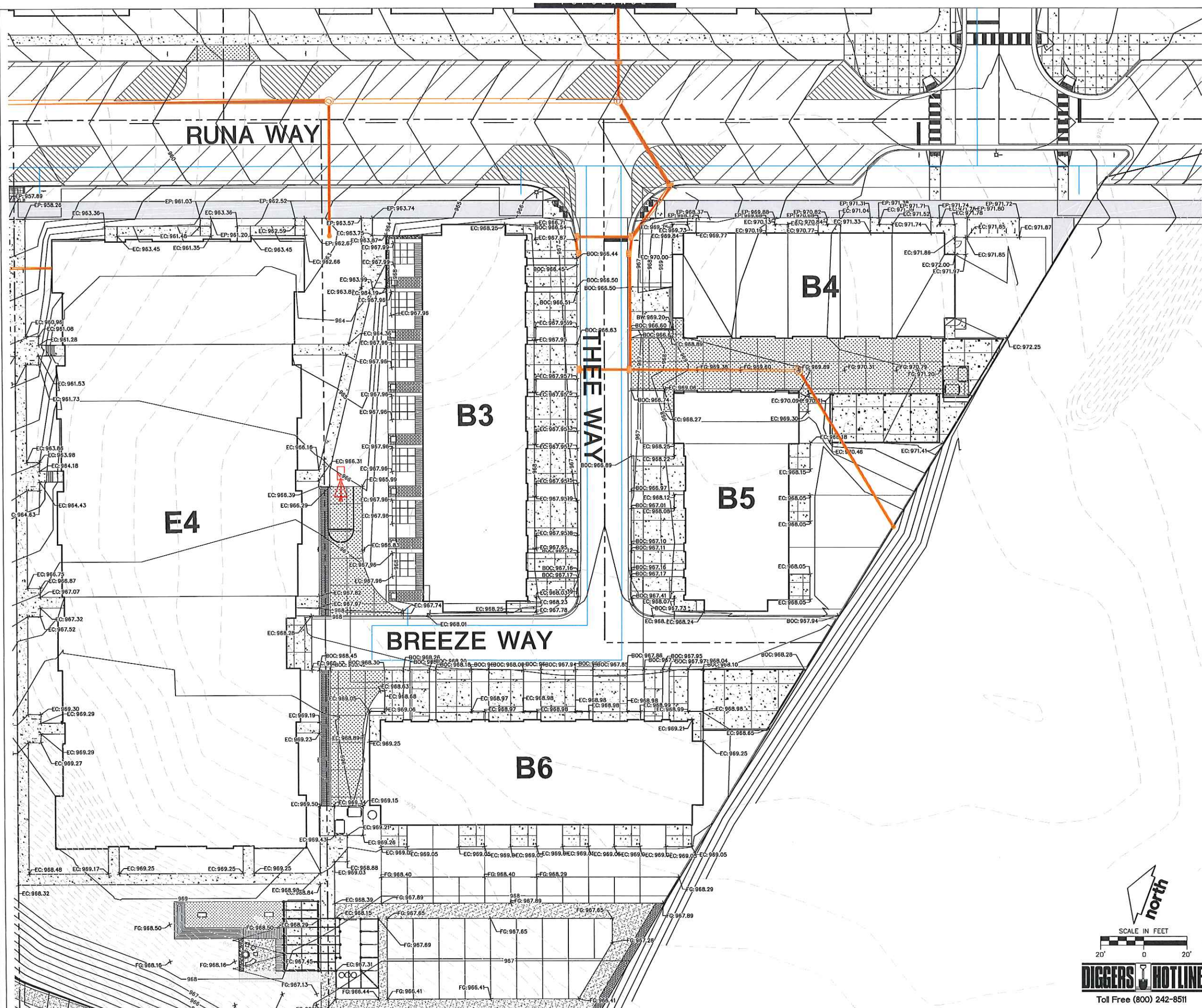
GRADING PLAN - BLDG E4

C305

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SCALE IN FEET
20' 0 20'

north



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PLAN COMMISSION
PHASE 1 ADR
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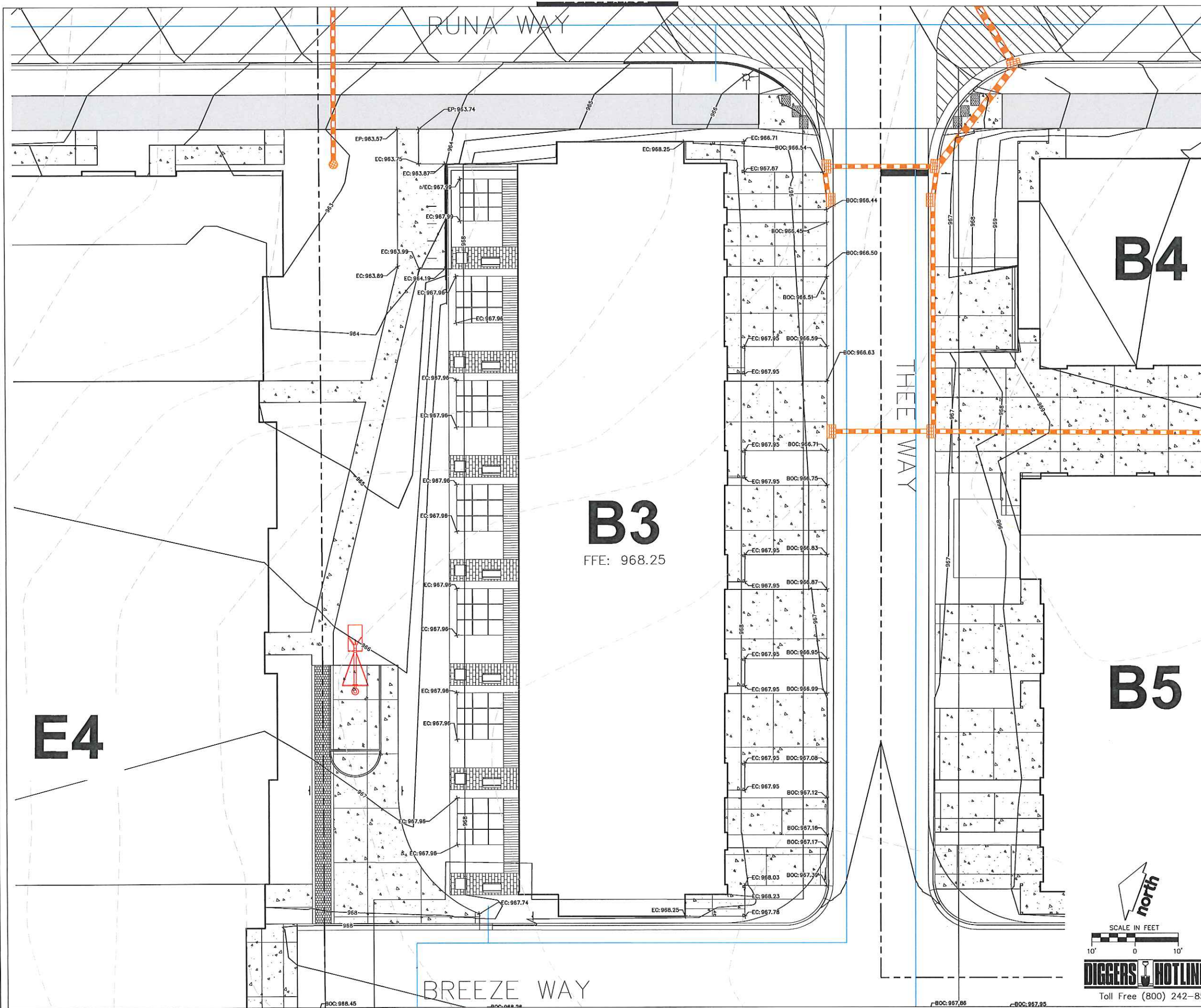
DATE
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COUNTY HIGHWAY MM
FITCHBURG, WI

GRADING PLAN -
BLDG B3, B4 & B5

C306

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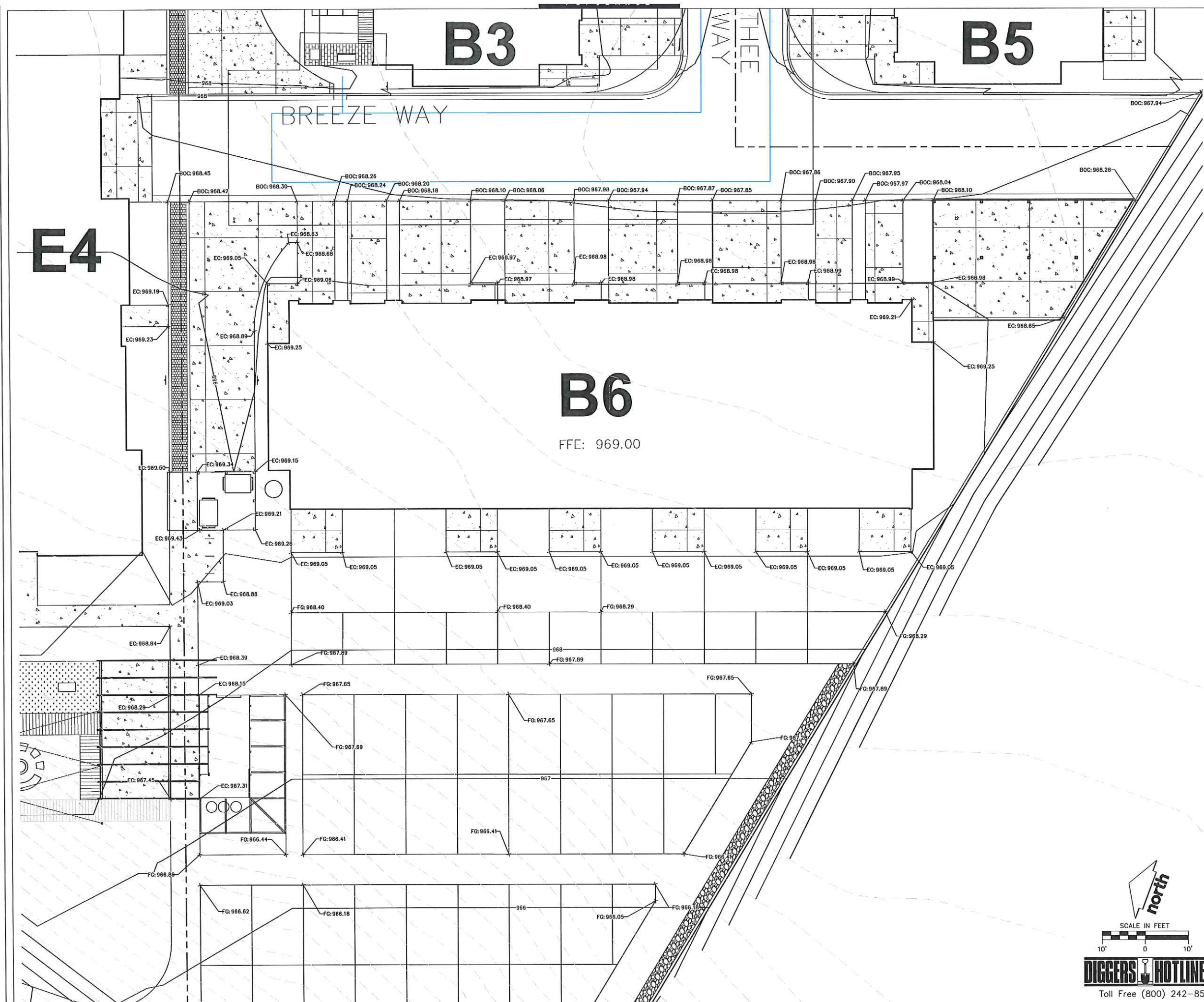


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COUNTY HIGHWAY MM FITCHBURG, WI	C306.1
GRADING PLAN - BLDG B3	

north
SCALE IN FEET
10' 0 10'
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STUDIO@PDFPLAN.COM
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COUNTY HIGHWAY MM
FITCHBURG, WI

GRADING PLAN - BLDG B6

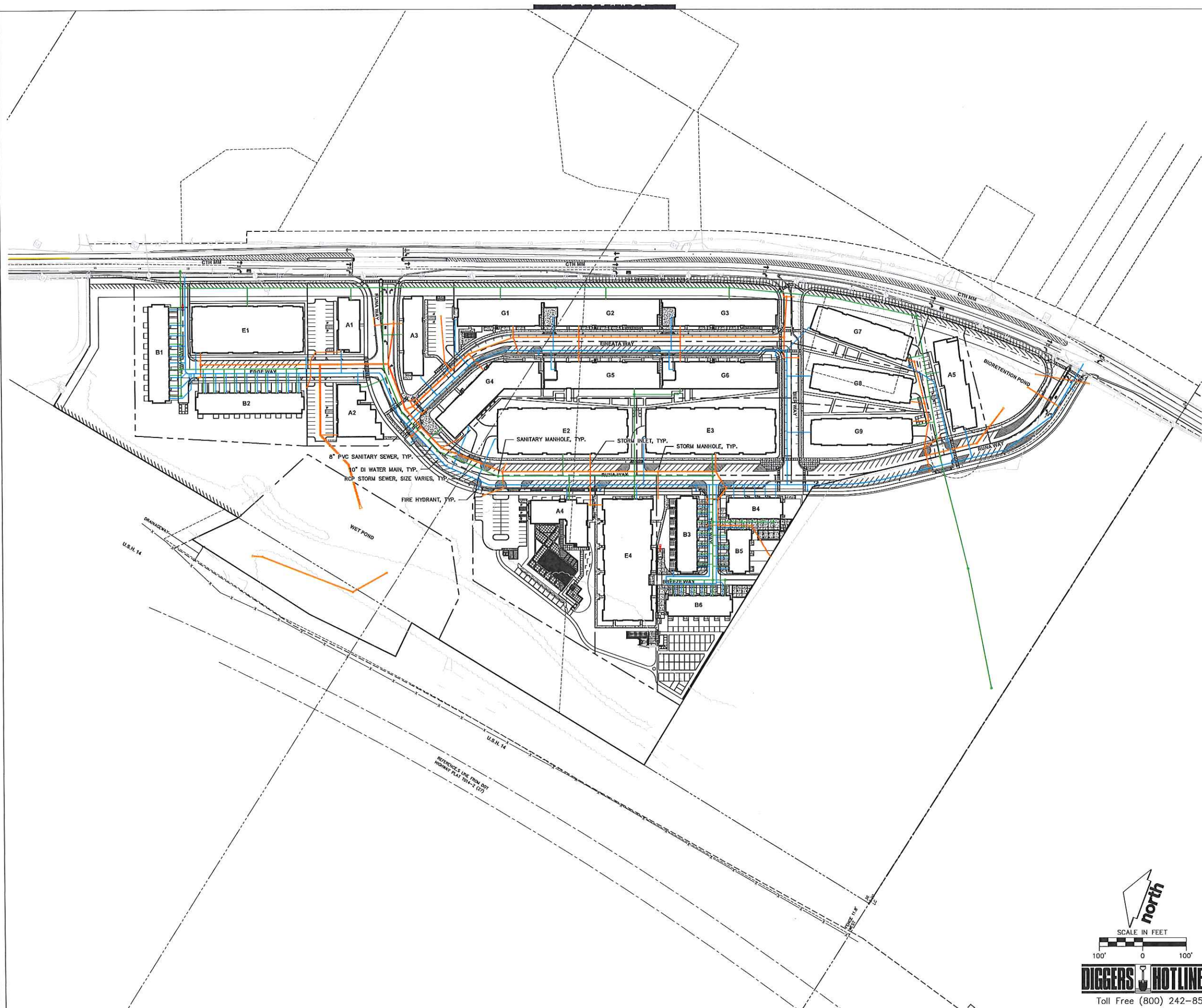
C306.3

north

SCALE IN FEET

10' 0 10'

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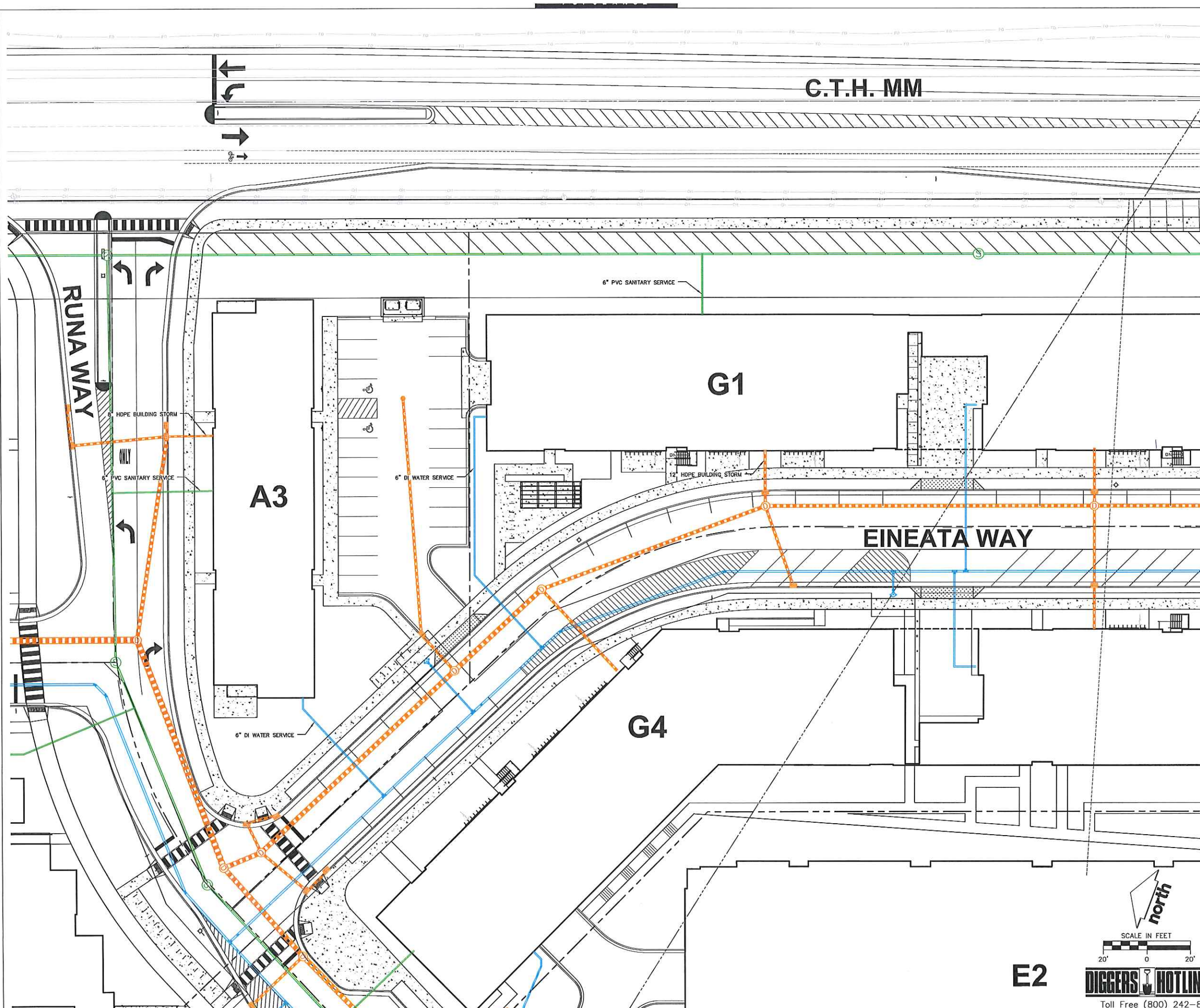
TORQUE COMPANIES	www.pdpulance.com STUDIO@PDPULANCE.COM 608.333.1926
	DATE 01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI
OVERALL UTILITY PLAN

C400

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C.T.H. MM



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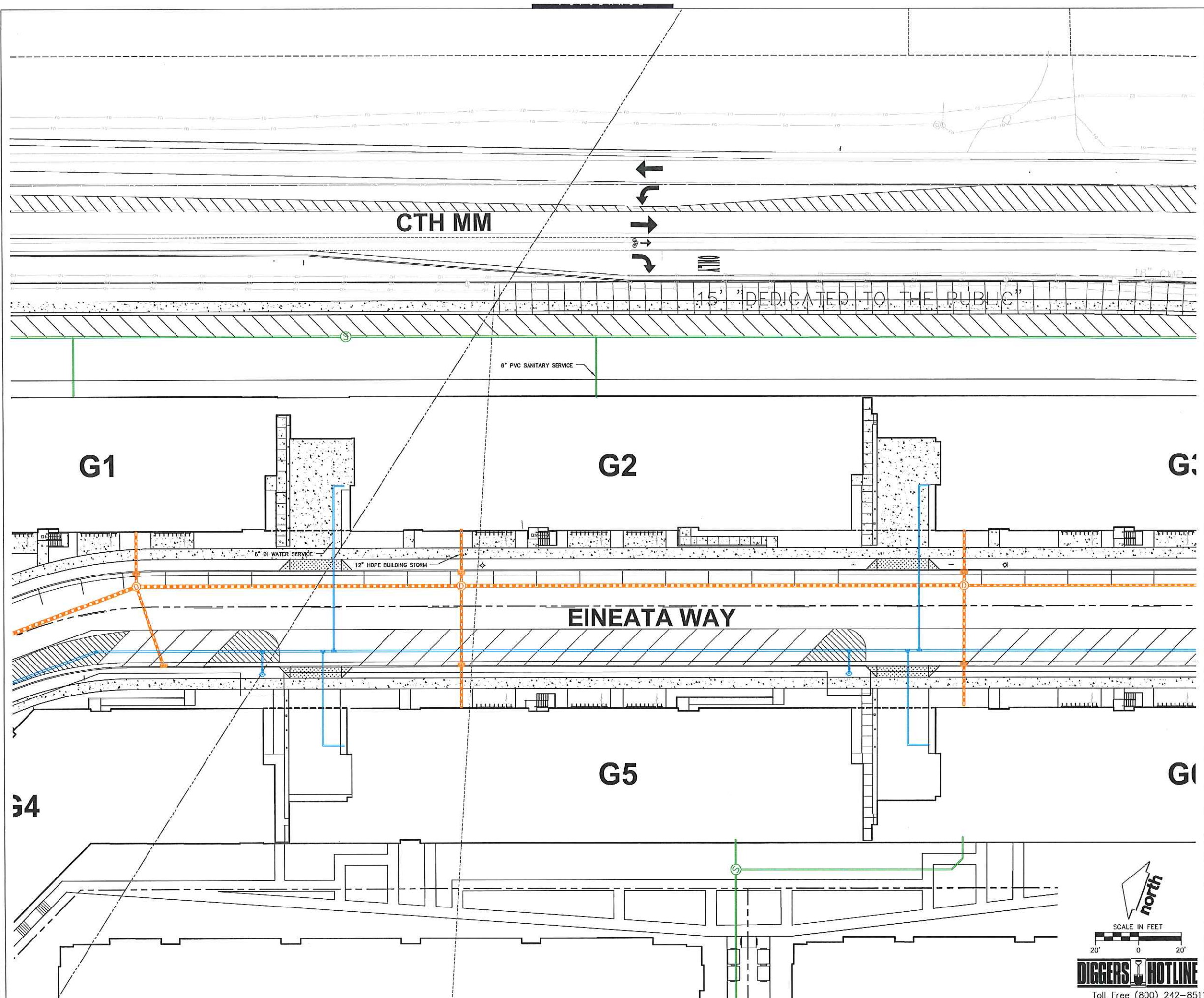
COUNTY HIGHWAY MM
FITCHBURG, WI

C401

E2

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UTILITY PLAN - BLDG A3 & G1



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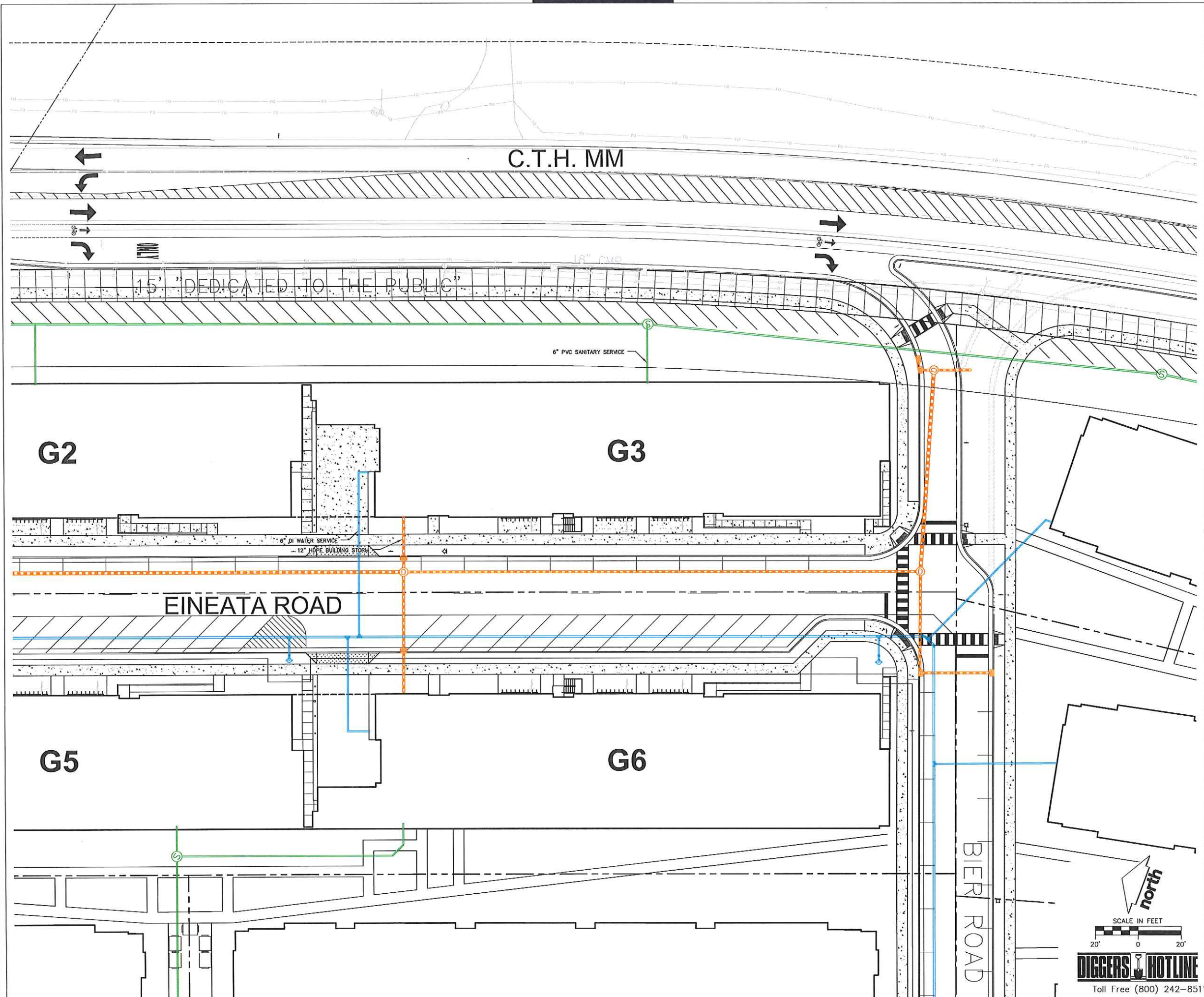
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FITCHBURG, WI
UTILITY PLAN - BLDG G2

DATE
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C402

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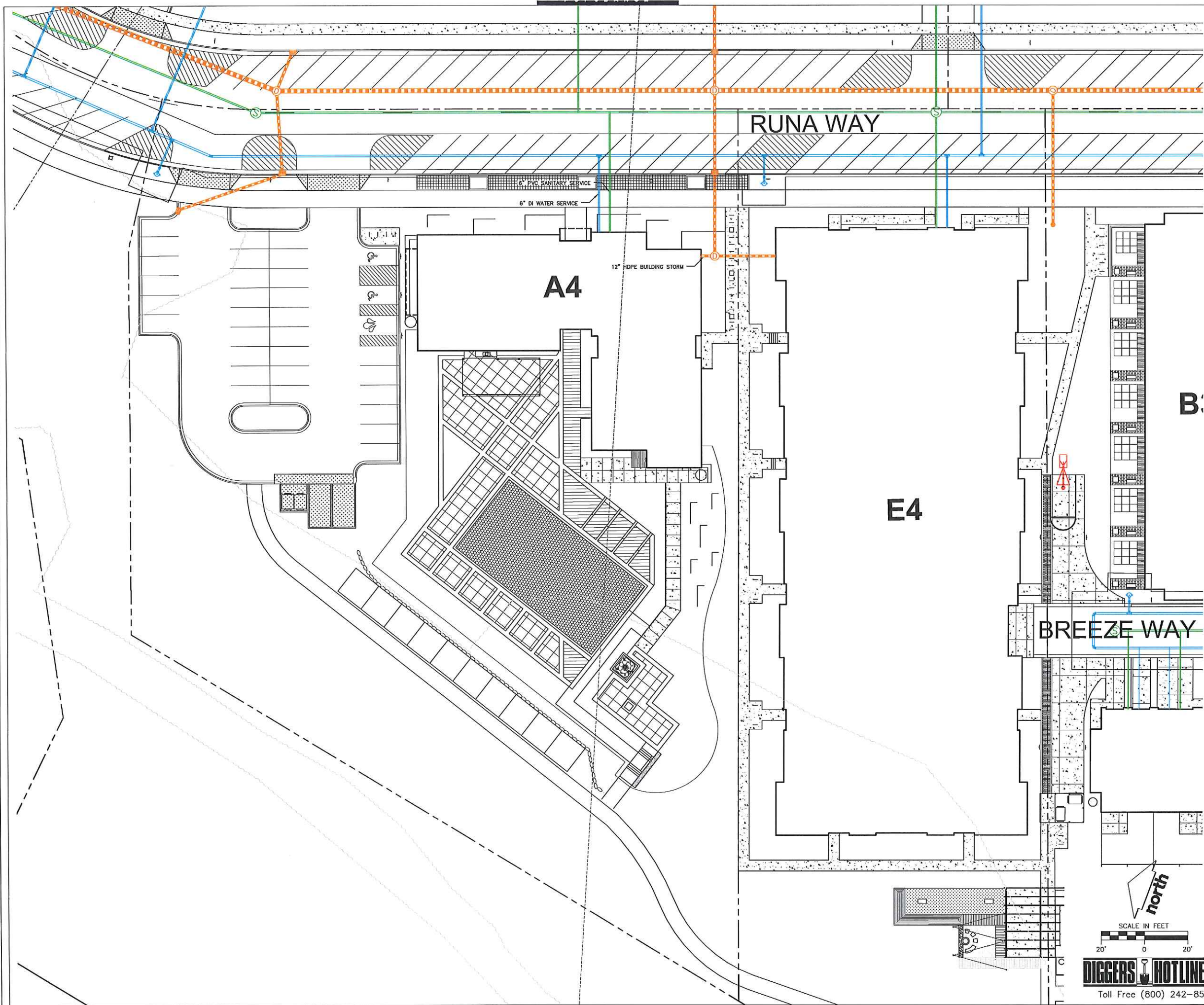
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COUNTY HIGHWAY MM
FITCHBURG, WI
UTILITY PLAN - BLDG G3

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COUNTY HIGHWAY MM
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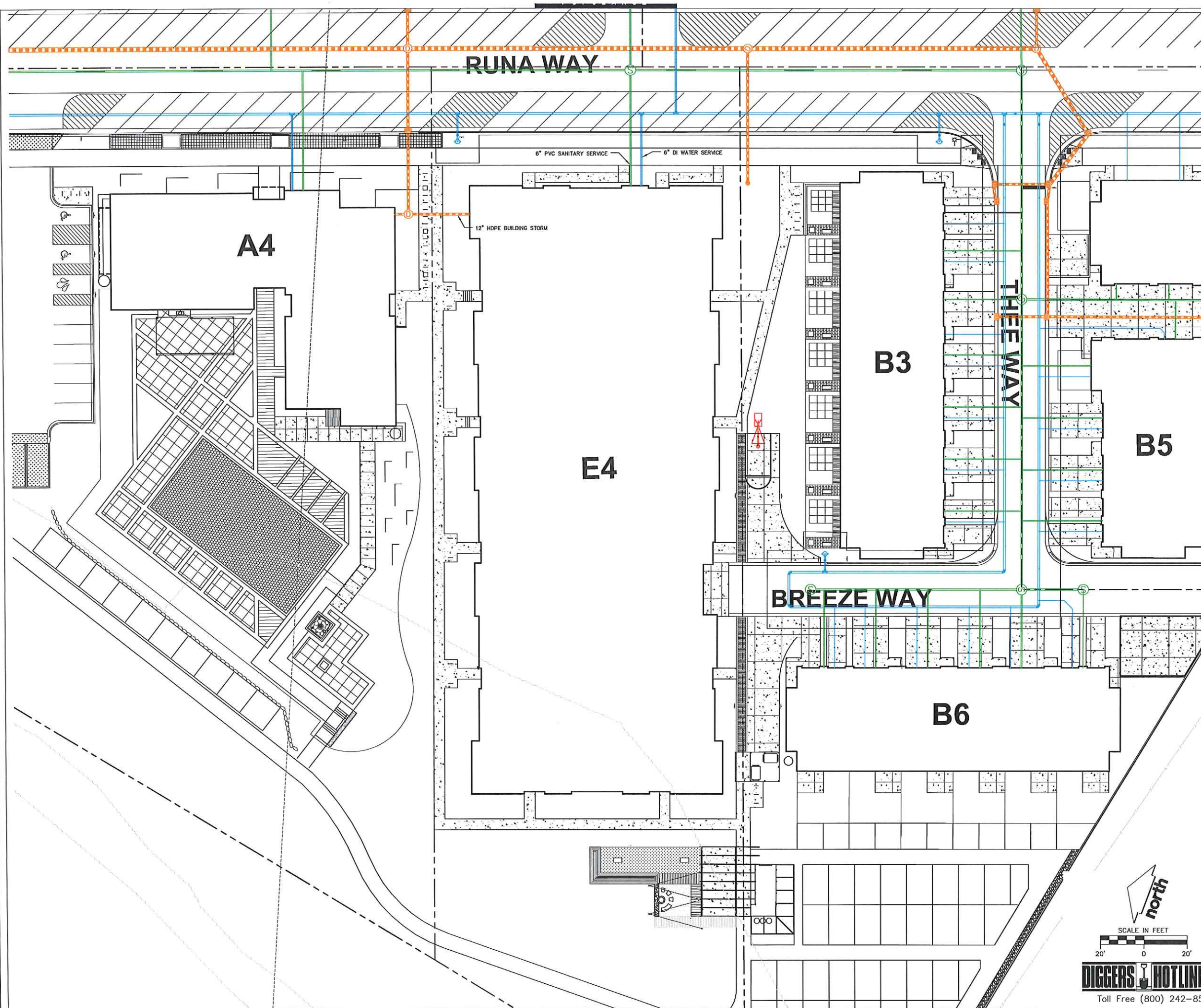
UTILITY PLAN - BLDG A4

C404

north

SCALE IN FEET
20' 0 20'

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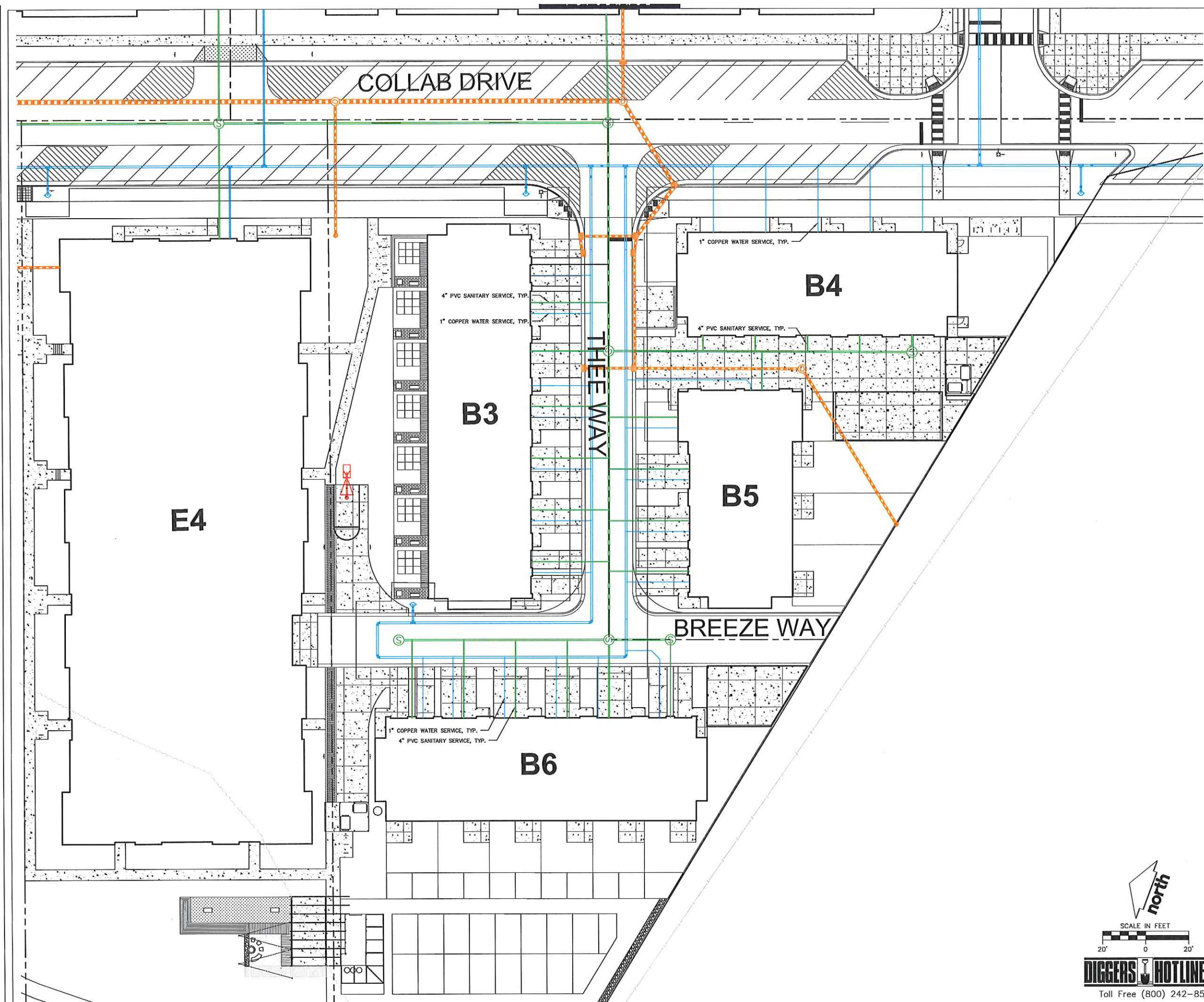
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COUNTY HIGHWAY MM FITCHBURG, WI	C405
UTILITY PLAN - BLDG E4	



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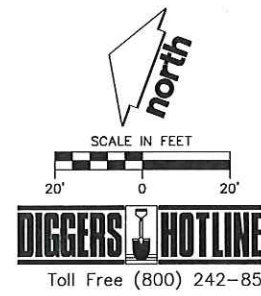
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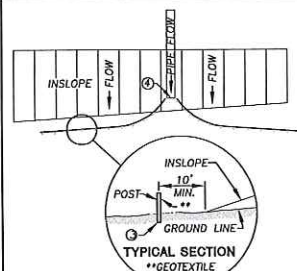
DATE
01.23.18

COUNTY HIGHWAY MM
FITZBURG, WI

UTILITY PLAN - BLDG B3,
B4, B5 & B6

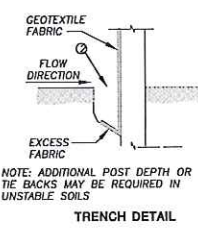
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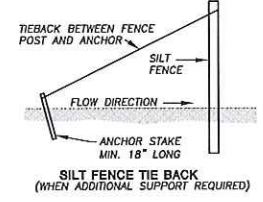


SILT FENCE TYPICAL SECTION
N.T.S.

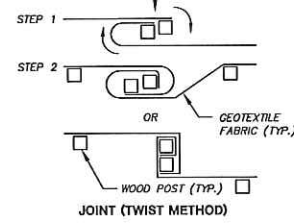
- SILT FENCE ALONG SLOPES & OUTFALLS**
- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" WIDE AND 6" DEEP TRENCH OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
 - FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF DRIED OAK OR HICKORY.
 - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
 - SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDMR TECHNICAL STANDARD 1056.
 - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8'-0" FOR WOVEN & 3'-0" FOR NON-WOVEN)



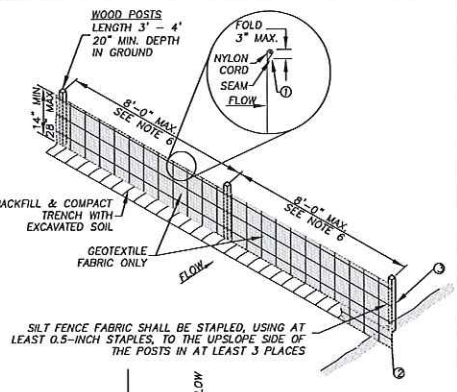
TRENCH DETAIL
N.T.S.



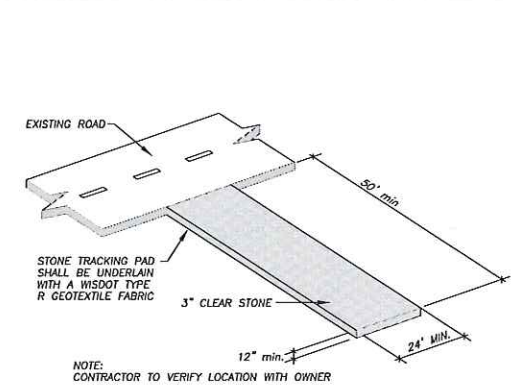
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)
N.T.S.



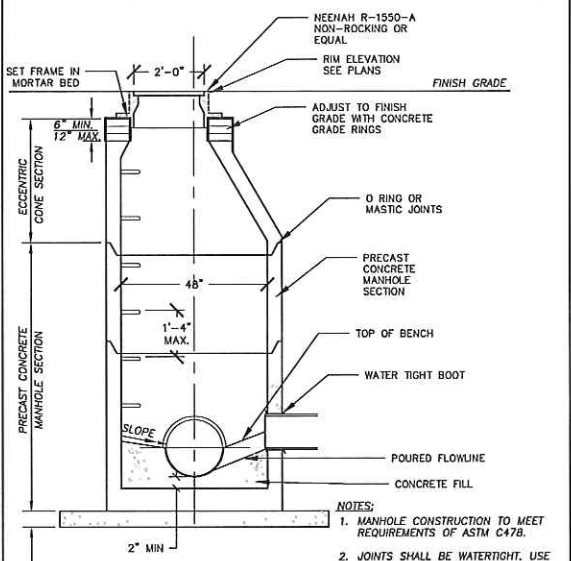
SILT FENCE JOINTS
N.T.S.



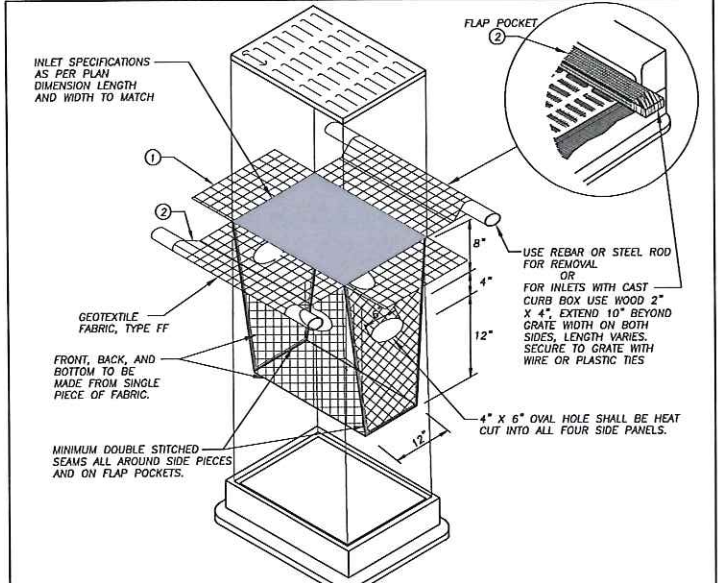
SILT FENCE FABRIC STAPLING
N.T.S.



CONSTRUCTION ENTRANCE
N.T.S.



SANITARY MANHOLE
N.T.S.

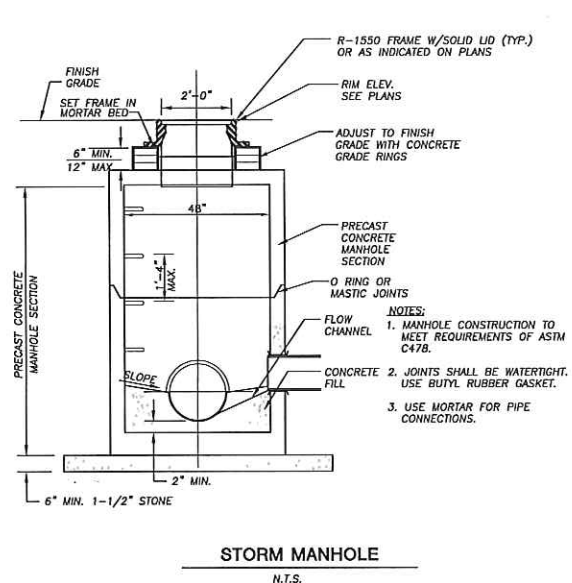


INLET PROTECTION, TYPE D
N.T.S.

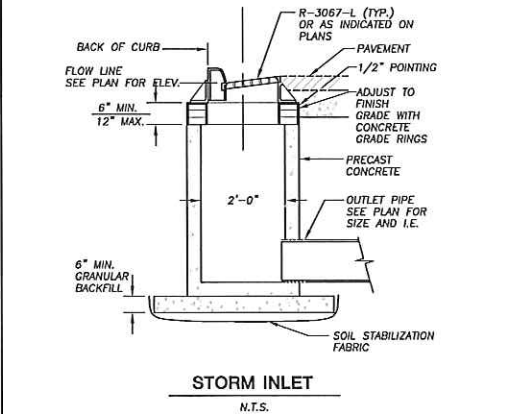
GENERAL NOTES
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

- FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

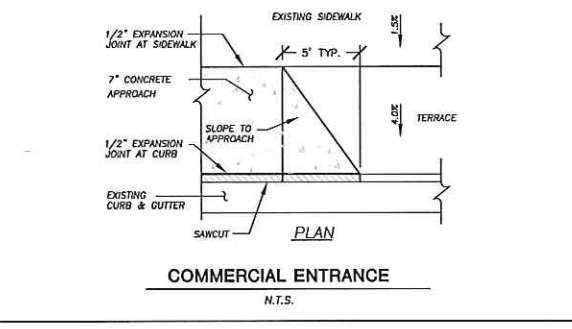
INSTALLATION NOTES
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



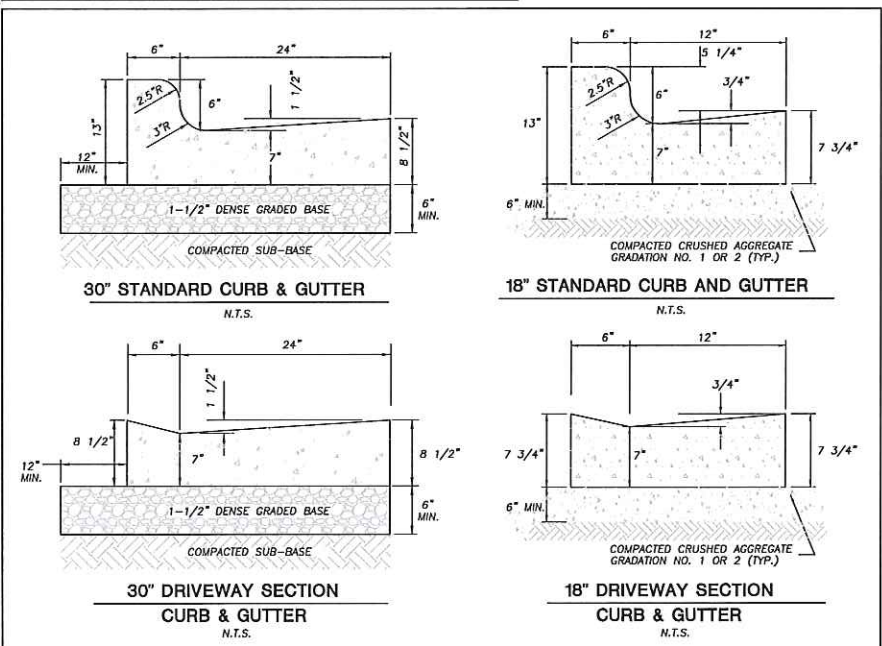
STORM MANHOLE
N.T.S.



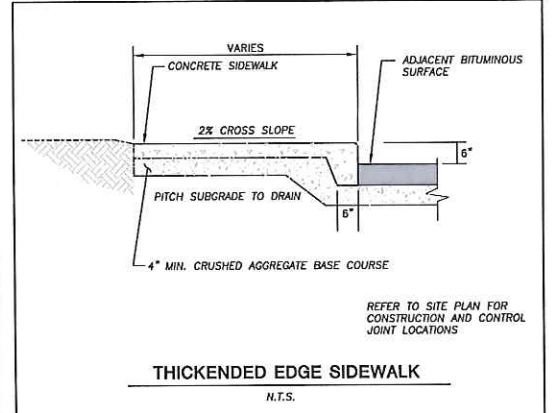
STORM INLET
N.T.S.



COMMERCIAL ENTRANCE
N.T.S.



GENERAL NOTES:
LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.



THICKENED EDGE SIDEWALK
N.T.S.



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MADISON REGIONAL OFFICE
16 HARRISON DRIVE, SUITE 101
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P. 608.948.5060

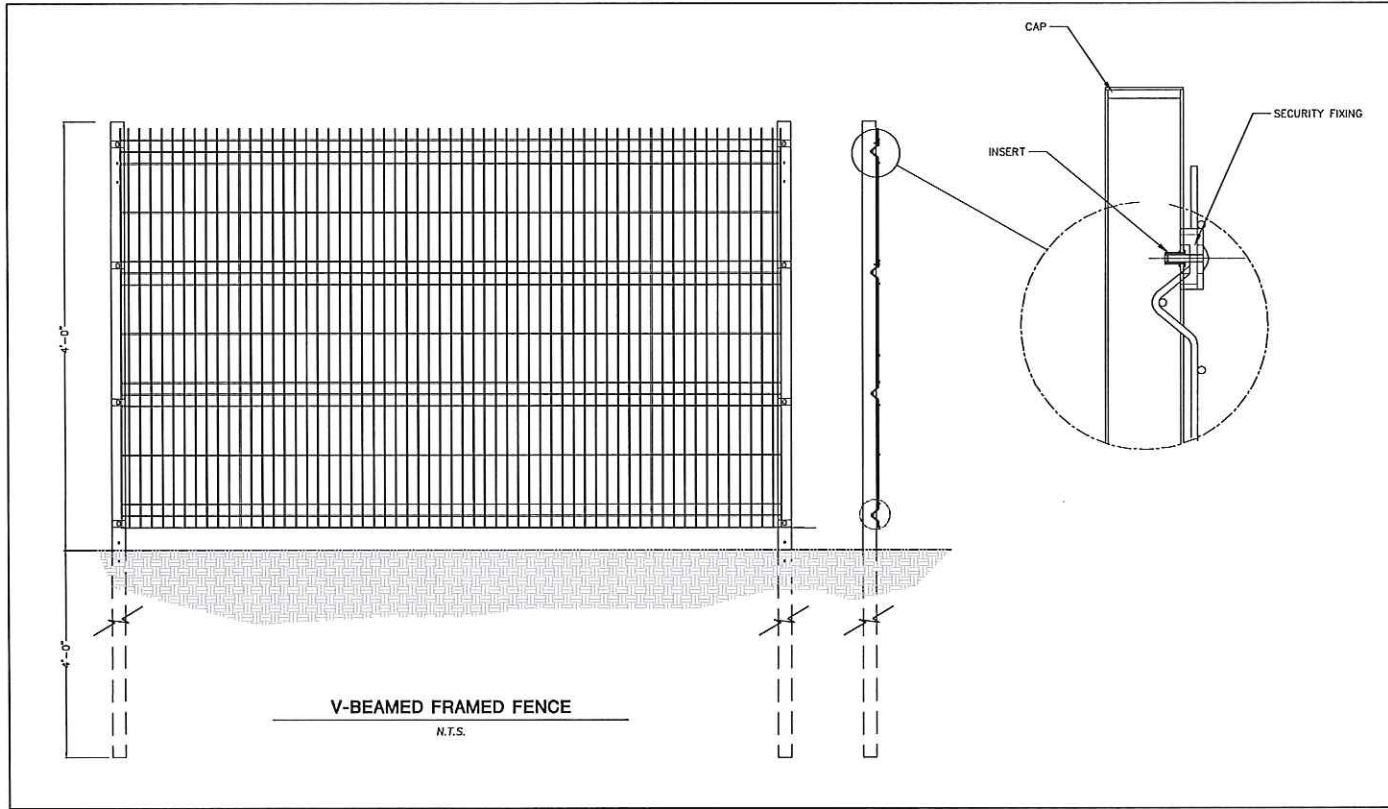
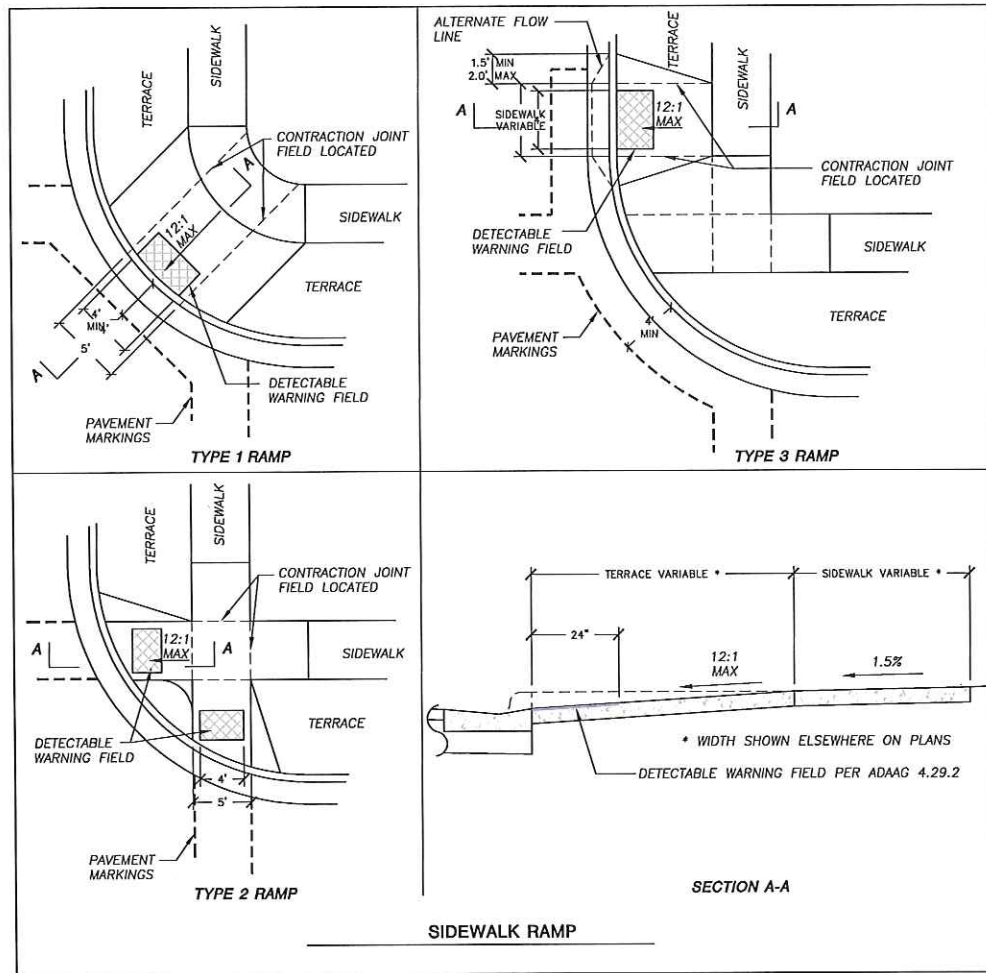


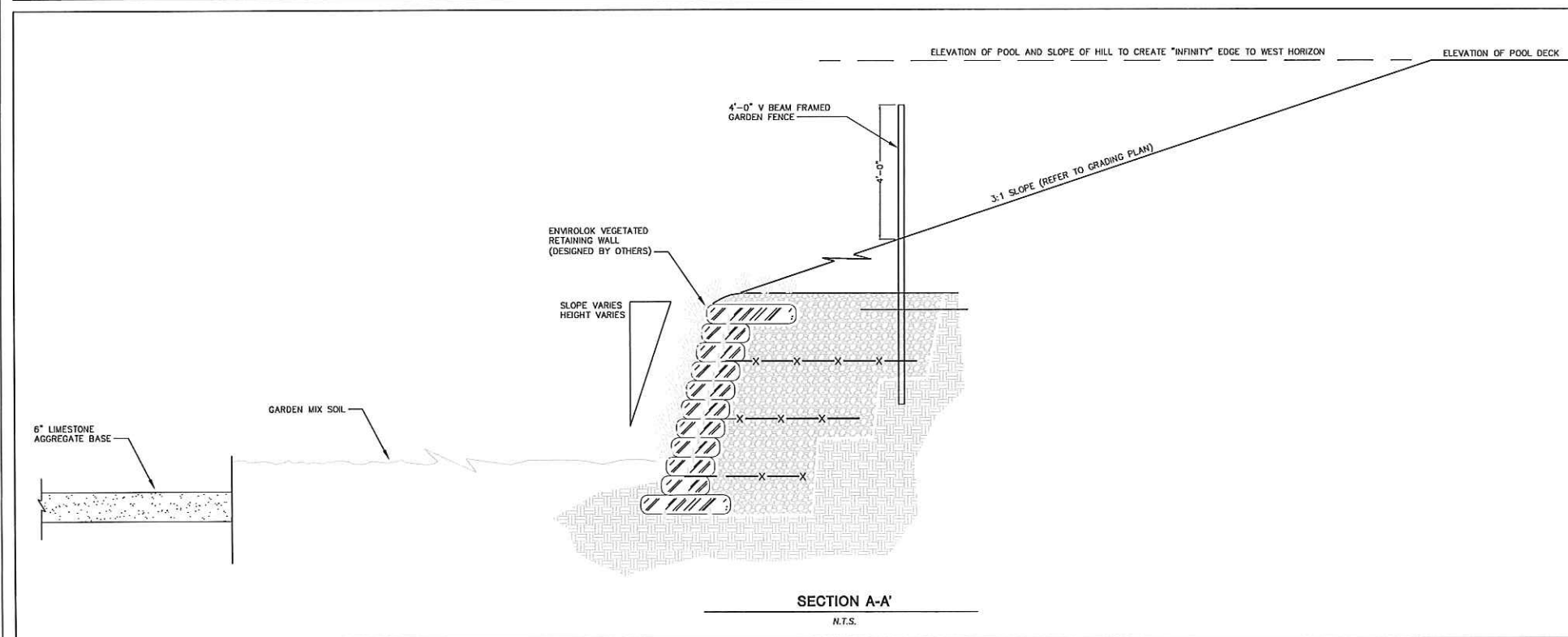
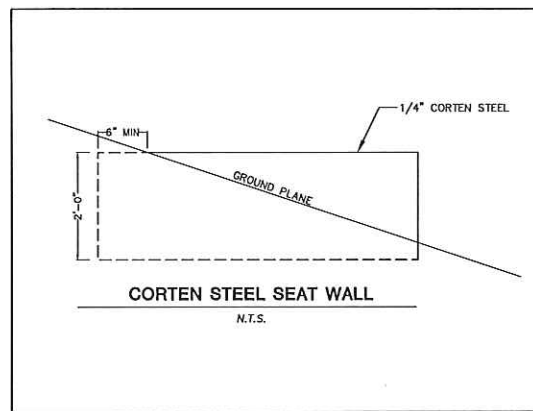
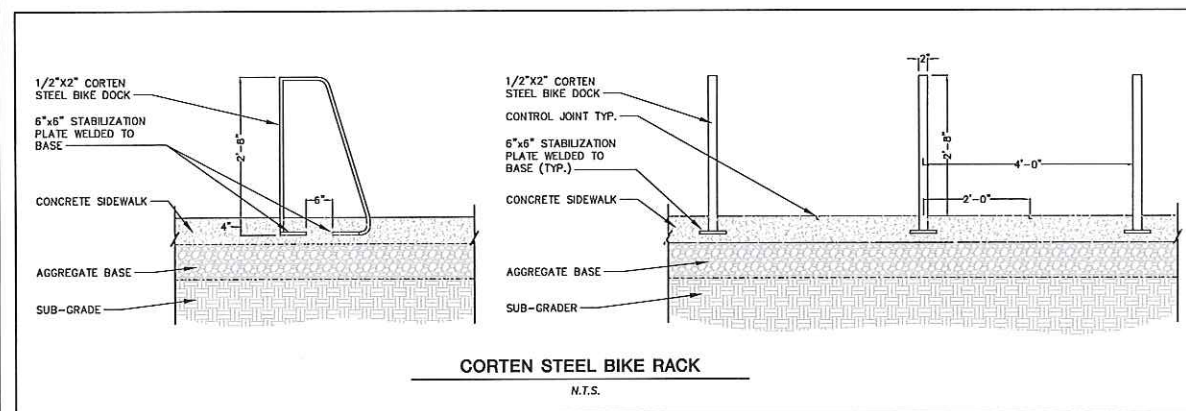
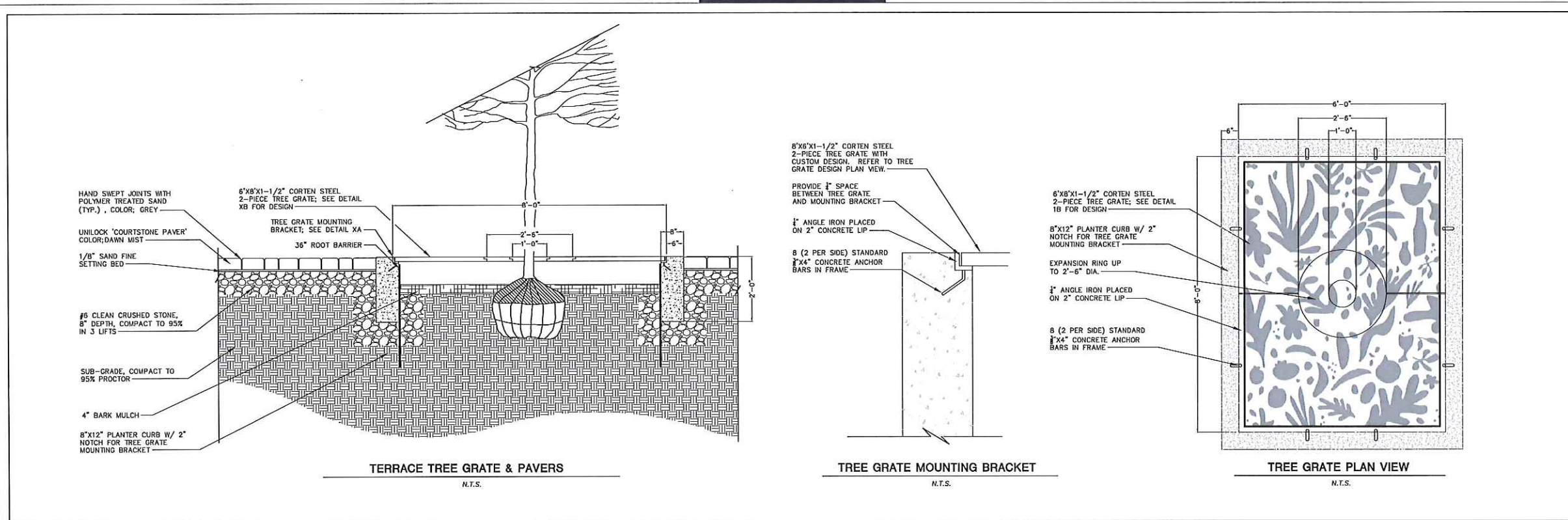
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Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
185 HORIZON DRIVE, SUITE 100
VERONA, WISCONSIN 53593
P. 608.848.5000

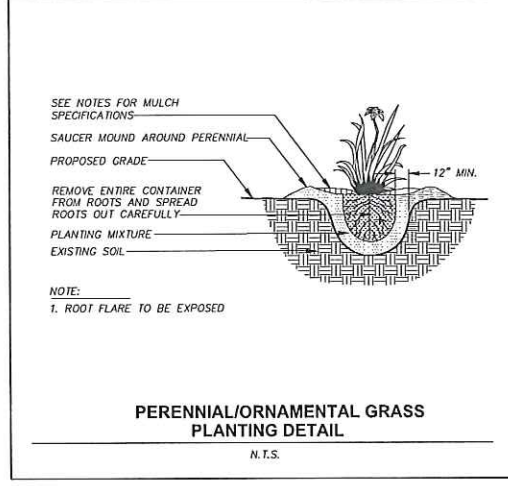
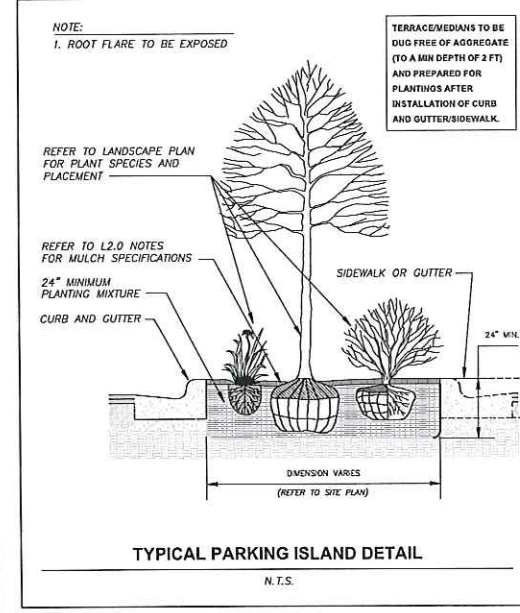
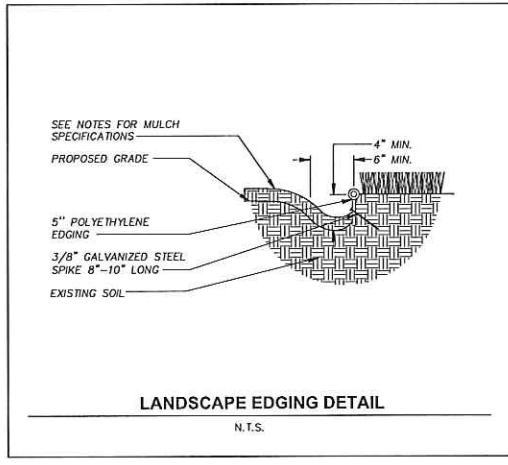
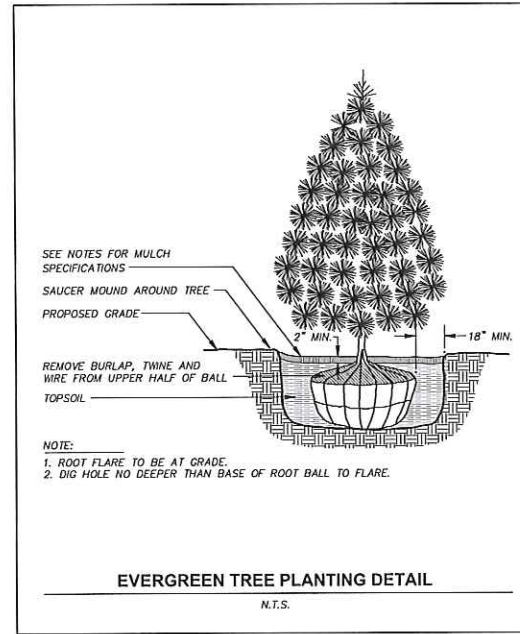
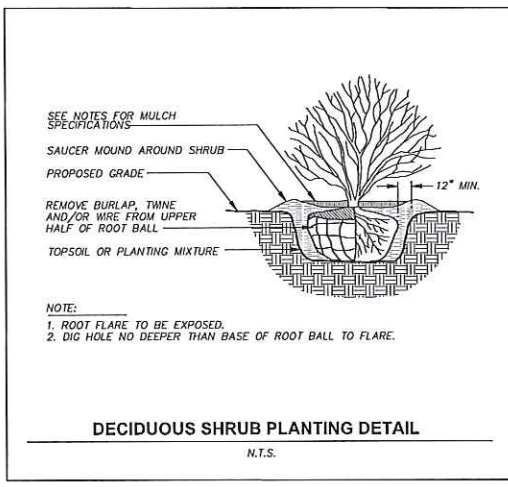
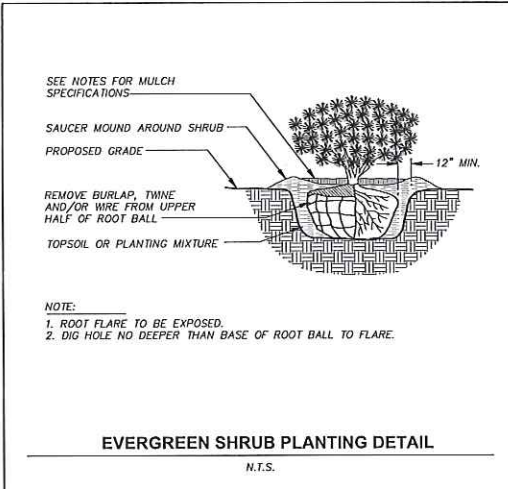
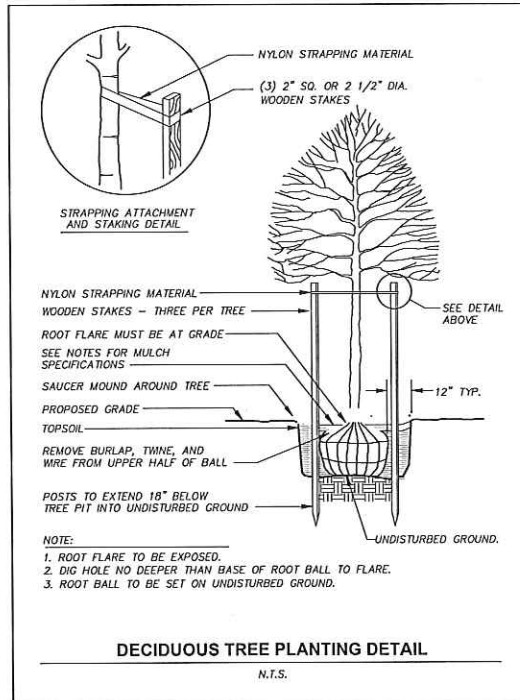


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DETAILS



PLANT SCHEDULE						
ORNA	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONV	SIZE
AG	27		Autumn Brilliance Senecio	<i>Aurelanchia grandiflora 'Autumn Brilliance'</i>	B & B	1.5' Cal
CD4	15		Eastern Redbud	<i>Cercis canadensis 'Columbus Strain'</i>	B & B	1.5' Cal
OVERSTORY DECIDUOUS TREES						
ASB	8		Fall Fiesta Sugar Maple	<i>Acer saccharum 'Fiesta'</i>	B & B	1.5' Cal
BN	50		River Birch Multi-Trunk	<i>Betula nigra</i>	B & B	1.5' Cal
GT	37		Skyline Thomas Honey Locust	<i>Gleditsia bicinctus nemis 'Skyline' TM</i>	B & B	1.5' Cal
OB	11		Swamp White Oak	<i>Quercus bicolor</i>	B & B	1.5' Cal
OE	43		Northern Pin Oak	<i>Quercus elipsooides</i>	B & B	1.5' Cal
OM	36		Burr Oak	<i>Quercus macrocarpa</i>	B & B	1.5' Cal
TD	16		Shansee Brave Bald Cypress	<i>Taxodium distichum 'Shansee Brave'</i>	B & B	1.5' Cal
TALL EVERGREEN TREES						
PG	37		Black Hills Spruce	<i>Picea glauca 'Densata'</i>	B & B	Min. 4' Ht.
PP2	5		Weeping White Spruce	<i>Picea glauca 'Pendula'</i>	B & B	Min. 4' Ht.
PGM	17		Sunburst Black Hills Spruce	<i>Picea glauca densata 'MonChef'</i>	B & B	Min. 4' Ht.
DECIDUOUS SHRUBS						
EC	8		Compact Burning Bush	<i>Euonymus alatus 'Compactus'</i>	2 gal	18" Min. Ht.
RG2	74		Go-Low Fragrant Sumac	<i>Rhus aromatica 'Go-Low'</i>	3 gal	18" Min. Ht.
RG4	203		Smooth Sumac	<i>Rhus glabra</i>	3 gal	3-4' Ht.
RB	9		Tiger Eyes Sumac	<i>Rhus typhina 'Baltzer' TM</i>	3 gal	3-4' Ht.
SS2	73		Sam Ash Leaf Spirea	<i>Sorbaria sorbifolia 'Sam'</i>	3 gal	18" Min. Ht.
EVERGREEN SHRUBS						
CS	7		Weeping Blue Atlas Cedar	<i>Cedrus atlantica 'Glauca Pendula'</i>	3 gal	3-4' Ht.
JPG	82		Gold Coast Juniper	<i>Juniperus x pfitzeriana 'Gold Coast'</i>	3 gal	18" Tall Wide
MD	122		Siberian Carpet Cypress	<i>Microbiota decussata</i>	3 gal	18" Tall Wide
PP3	3		Pendulous White Pine	<i>Pinus strobus 'Pendula'</i>	3 gal	3-4' Ht.
ORNAMENTAL GRASSES						
CK2	79		Feather Reed Grass	<i>Calamagrostis x acediflora 'Karl Foerster'</i>	1 gal	Cont.
HS	112		Blue Oat Grass	<i>Helictotrichon sempervirens</i>	1 gal	Cont.
MP	68		Silver Grass	<i>Miscanthus purpurascens</i>	1 gal	Min. 12"-24"
PV	457		Northwind Switch Grass	<i>Panicum virgatum 'North Wind'</i>	1 gal	10-12' Ht.
PVP	372		Red Switch Grass	<i>Panicum virgatum 'Prairie Fire'</i>	1 gal	Min. 12"-24"
PS3	301		Switch Grass	<i>Panicum virgatum 'Shenandoah'</i>	1 gal	Cont.
PERENNIALS						
DR	46		Robert Mole Fern	<i>Dryopteris x complanata 'Robert'</i>	1 gal	Cont.
PA	173		Russian Sage	<i>Pieris x atriplicifolia</i>	1 gal	Cont.
RT3	134		Brown-eyed Susan	<i>Rudbeckia bicolor</i>	1 gal	Cont.
SAJ	127		Autumn Joy Sedum	<i>Sedum x 'Autumn Joy'</i>	1 gal	Cont.
VINE SPALIER						
GTS	73		Sweet Autumn Clematis	<i>Clematis temifolia 'Sweet Autumn'</i>	3 gal	18" Tall Wide
HLC	41		Cascade Hops	<i>Humululus lupulica 'Cascade'</i>	3 gal	18" Tall Wide
PL	9		Small Leaf Boston Ivy	<i>Parietocissus viticoides 'Loxii'</i>	3 gal	18" Tall Wide

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, AND SEEDING AREA: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

GENERAL NOTES

- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, PRODUCE GOOD GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCOGNISCUOUS LATEX BASED WOUNDSEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

- MATERIALS - SOIL:** PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
A. PLANTING AREAS = 24"
B. TREE PITS = SEE DETAILS
- PLANTING SOIL:** TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - STONE MULCH:** ALL STONE MULCH & MAINTENANCE STRIP AREAS LABELED ON PLAN SHALL RECEIVE 3/4"-1" DECORATIVE WASH STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDING LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 5 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC:** ALL DECORATIVE STONE MULCH PLANTING AREAS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - EDGING:** EDGING SHALL BE 5" DEEP, METAL EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH EARTR CARPET'S "MADISON PARKS" OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - NUTRI-PAK:** ALL TREES AND SHRUBS TO RECEIVE NUTRI-PAK, 3-YEAR TIME RELEASE FERTILIZER PACKETS FOR "TREES, SHRUBS AND EVERGREENS" WITH A NUTRIENT FORMULATION OF 16-8-8. INSTALL PACKETS PER PRODUCT MANUFACTURER'S RECOMMENDATIONS AND IN THE QUANTITIES RECOMMENDED.
- MULCHING/SLOPE STABILIZATION:** PLACE MULCH OVER ALL PRAIRIE SEED MIX AREAS IN ACCORDANCE WITH WISCONSIN STATE STANDARD SPECIFICATIONS, SUBSECTION 627.3.2.3 (METHOD C), WITH THE FOLLOWING EXCEPTIONS:
1) HAY MAY NOT BE USED FOR MULCHING DUE TO THE PRESENCE OF WEED SEEDS AND OTHER UNDESIRABLE PLANT CONTAMINANTS. USE CERTIFIED WEED FREE STRAW ONLY.
2) WOOD CHIPS SHALL NOT BE USED FOR MULCHING NATIVE PRAIRIE SEEDINGS.
3) EROSION MATS SHALL CONSIST OF LIGHT DUTY STRAW OR EXCELSIOR MATERIAL, WITH AN UPPER PLASTIC NETTING WITH 1/4 INCH BY 1/4 INCH OPENINGS IN THE MESH.

LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- 30" STANDARD CURB AND GUTTER
- 30" REJECT CURB AND GUTTER
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STORMWATER MANAGEMENT AREA
- 950 PROPOSED 1 FOOT CONTOUR
- 960 PROPOSED 5 FOOT CONTOUR
- 970 EXISTING 1 FOOT CONTOUR
- 980 EXISTING 5 FOOT CONTOUR
- SILT FENCE
- SANITARY SEWER
- WATERMAIN
- STORM SEWER
- ELECTRIC
- GAS
- CORTEN STEEL RETAINING WALL
- V-BEAM FRAMED GARDEN FENCE LINE
- V-BEAM FRAMED GARDEN FENCE LINE
- ENVIROLOK RETAINING WALL
- GABION WALL
- RECYCLED CONCRETE COBBLES (3"-6" SIZE)
- INFILTRATION BASIN PLUG PLANTINGS
- PRAIRIE SEED MIX
- LIMESTONE AGGREGATE GARDEN PATH
- COMPOSITE WOOD DECKING
- LANDSCAPE PAVERS 1
- STREET LIGHT
- STREET LIGHT WITH SIGN
- STREET LIGHT WITH ROADWAY NAMES
- SIGN
- BIKE RACK
- STREET TERRACE PAVERS
- DETECTABLE WARNING
- WATER CATCHMENT (REFER TO ARCHITECTURAL)

GENERAL NOTES:

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
- REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
MADISON REGIONAL OFFICE
161 HORIZON DRIVE, SUITE 111
VERONA, WISCONSIN 53593
P. 608.848.5560

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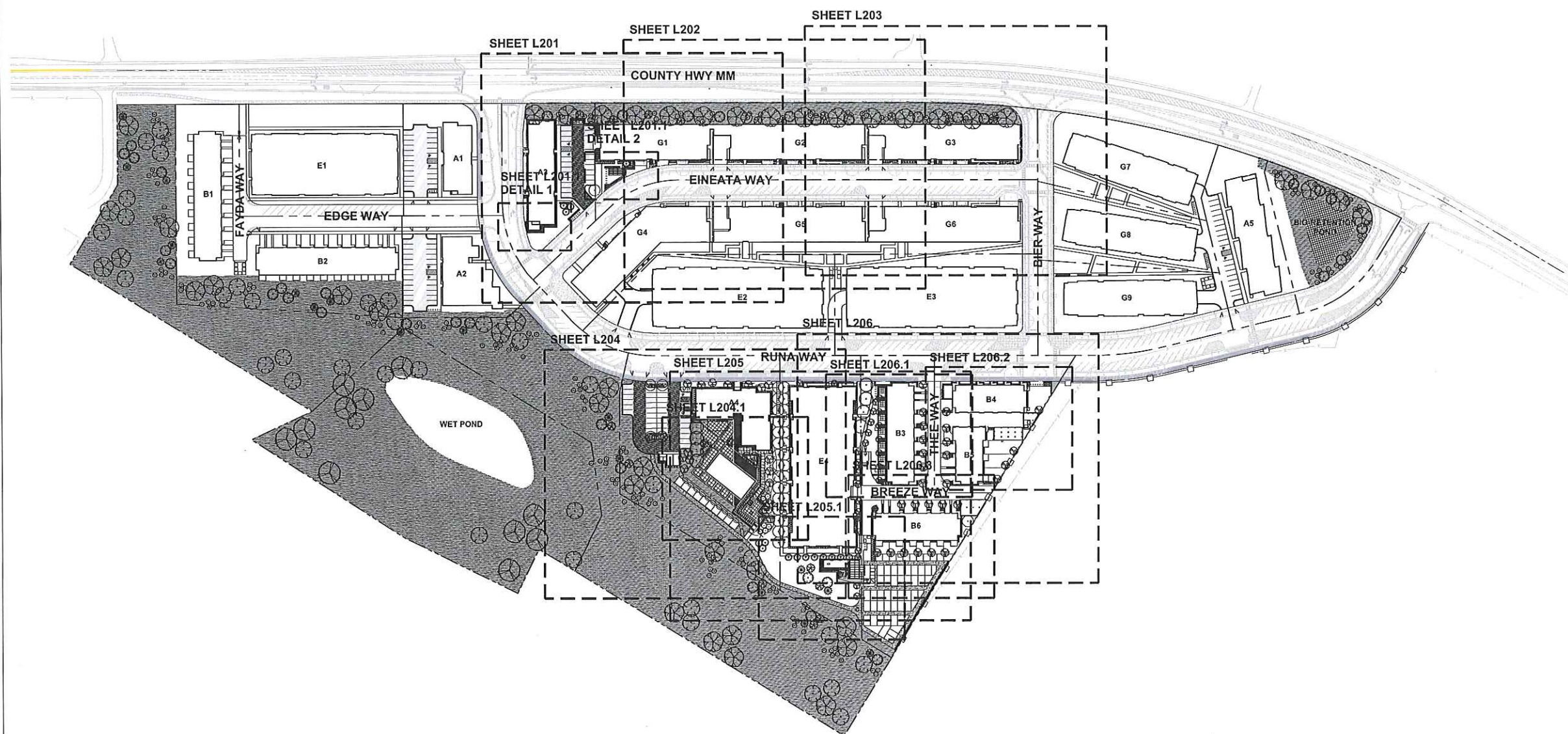
COUNTY HIGHWAY MM
FITCHBURG, WI

LANDSCAPE NOTES,
DETAILS & SPECIFICATIONS

L100

WWW.POPULANCE.COM
 STUDIO@POPULANCE.COM
 608.333.1926
 DATE
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Toll Free (800) 242-8511



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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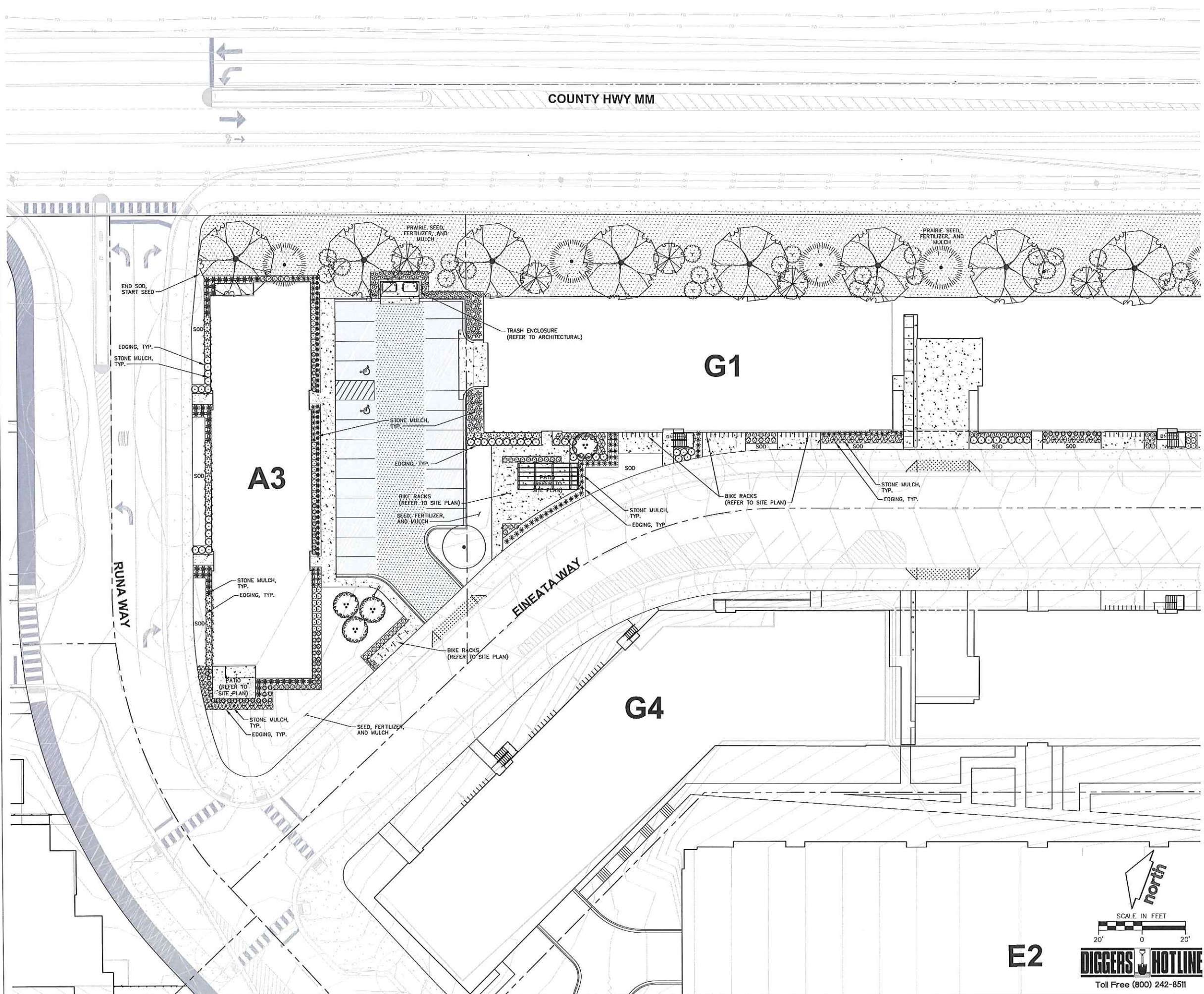


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 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

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 studio@POPULANCE.COM
 608.333.1926
 DATE
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COUNTY HIGHWAY MM
 FITCHBURG, WI
 OVERALL
 LANDSCAPE PLAN
L200

DIGGERS HOTLINE
 Toll Free (800) 242-8511



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	30" STANDARD CURB AND GUTTER
---	30" REJECT CURB AND GUTTER
---	18" STANDARD CURB AND GUTTER
---	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
---	STREET LIGHT
---	STREET LIGHT WITH SIGN
---	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
---	WATER CATCHMENT (REFER TO ARCHITECTURAL)

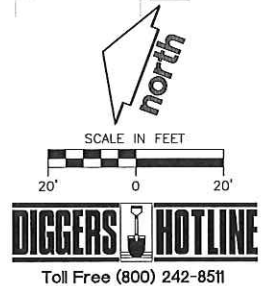
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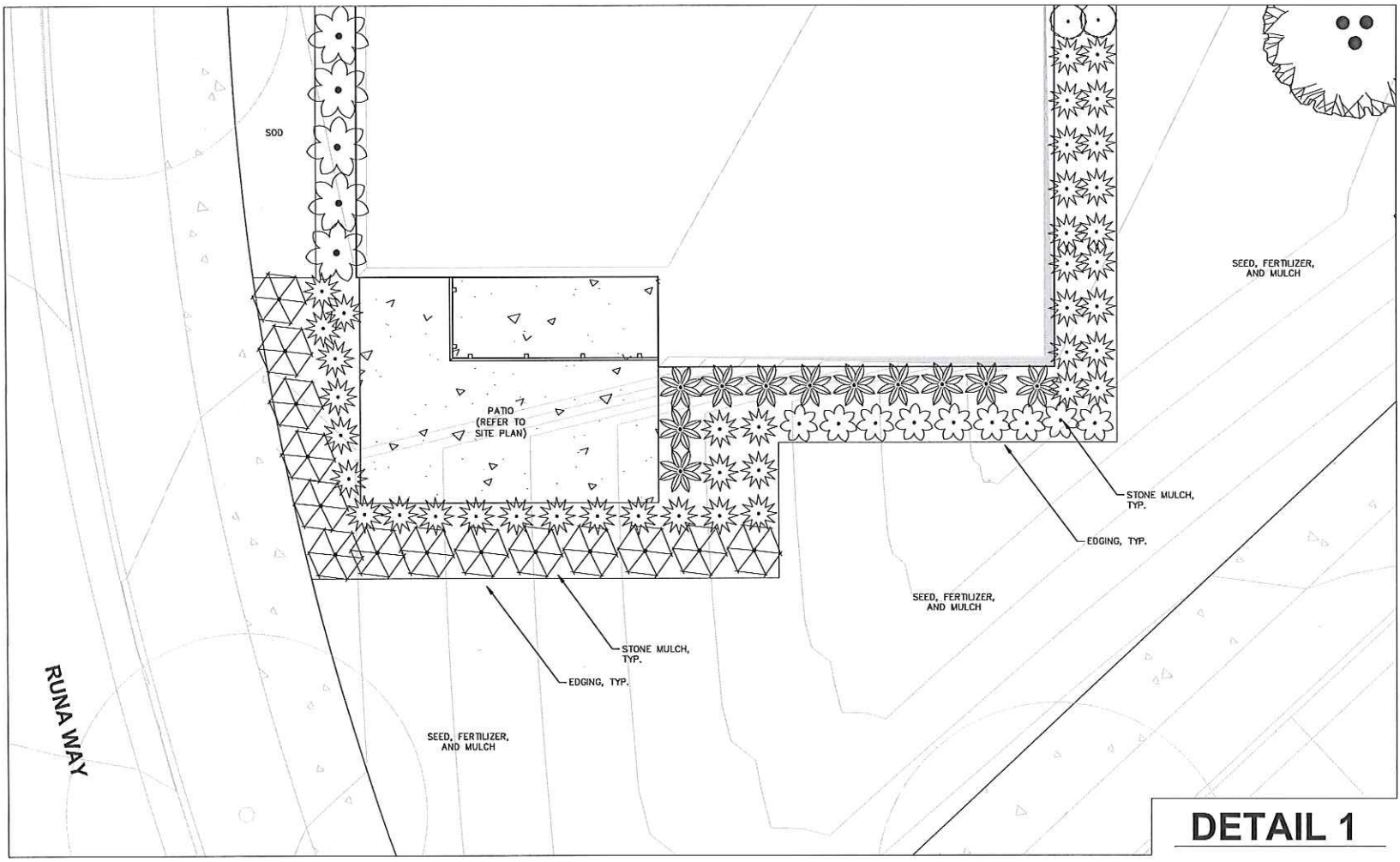


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 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

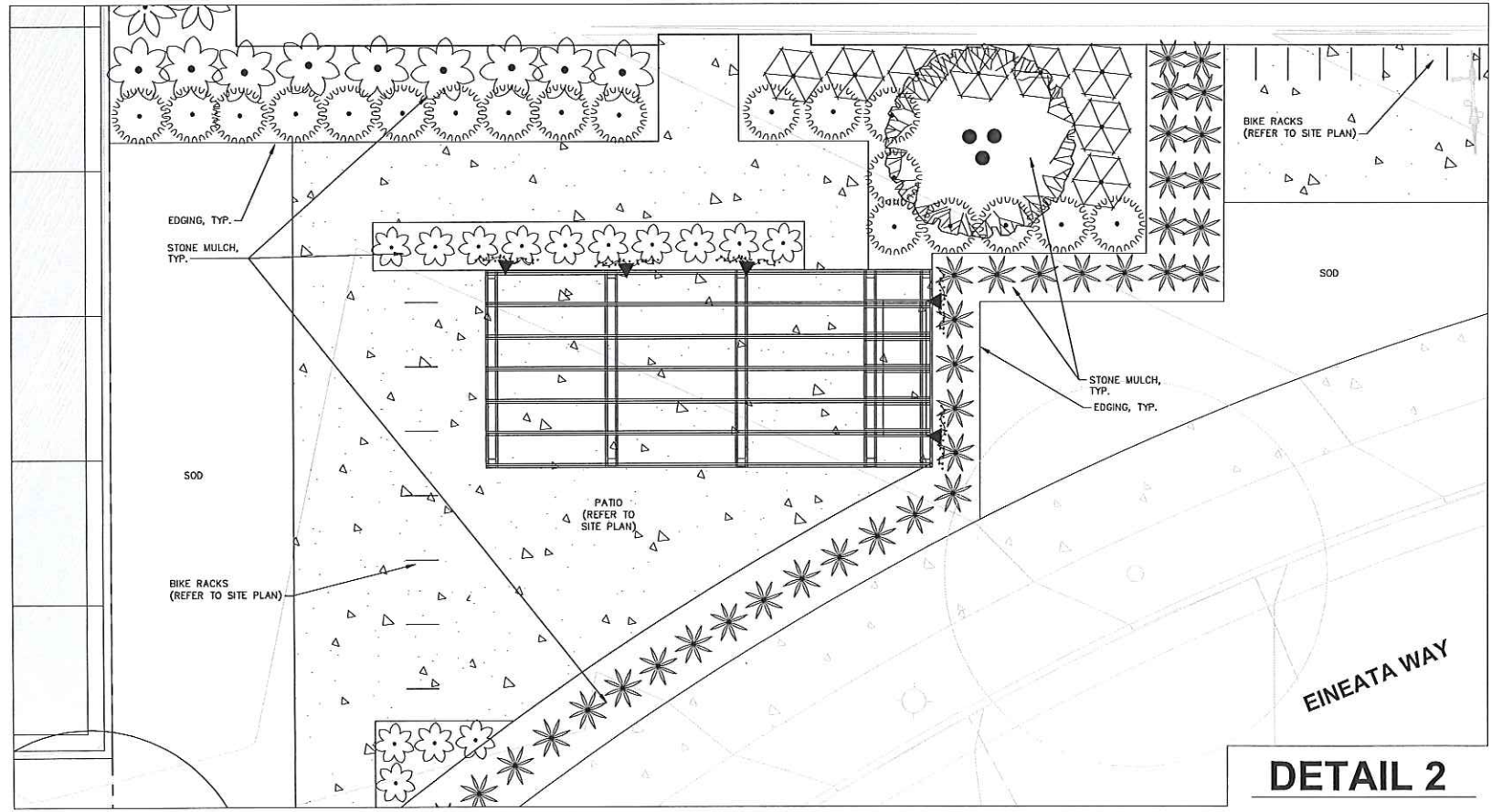
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	STUDIO@POPULANCE.COM
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	DATE 01.23.18
LANDSCAPE PLAN BLDG A3 & G1	L201



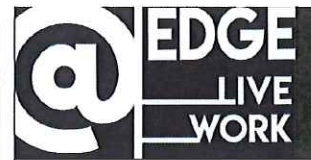
E2



DETAIL 1



DETAIL 2



LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	950 PROPOSED 1 FOOT CONTOUR
---	960 PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENWROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
□	STREET LIGHT
□	STREET LIGHT WITH SIGN
□	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
○	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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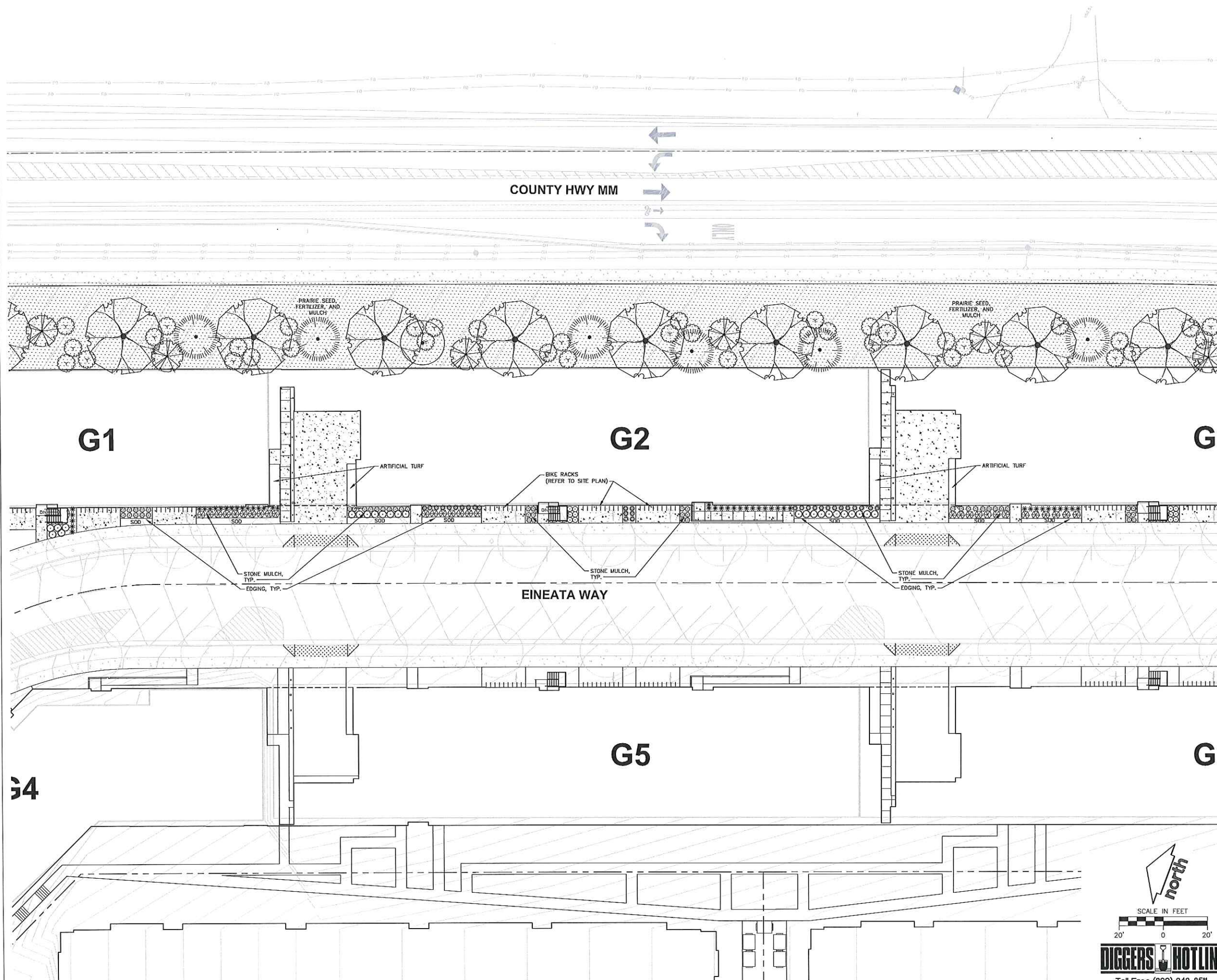
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COUNTY HIGHWAY MM
 FITCHBURG, WI

DETAILED LANDSCAPE PLAN
 A3 & B1 PATIO

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 STUDIO@POPULANCE.COM
 608.333.1926
 DATE
 01.23.18

L201.1



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- . - . -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVIROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
□	STREET LIGHT
□	STREET LIGHT WITH SIGN
□	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
I	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
O	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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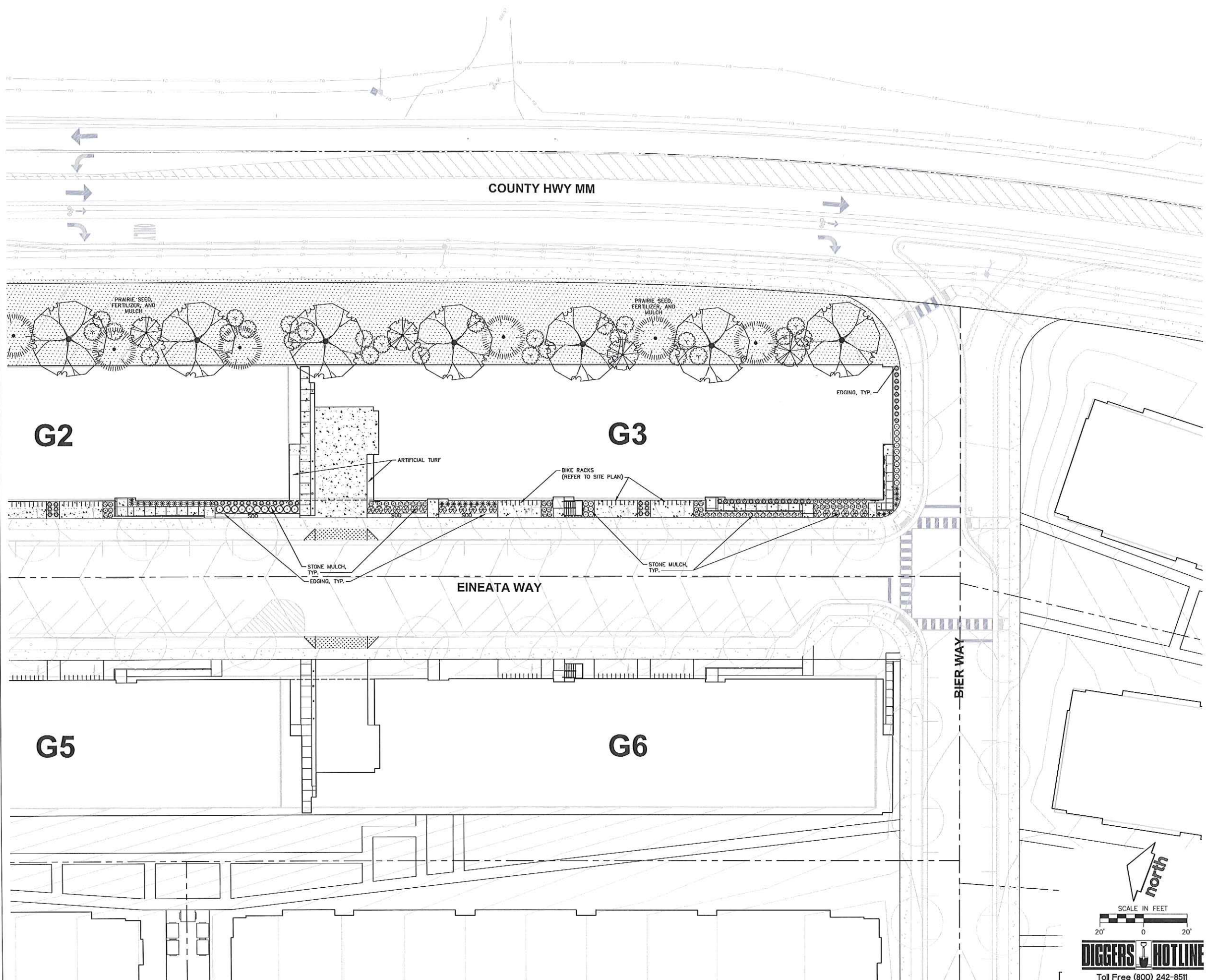
COUNTY HIGHWAY MM
FITCHBURG, WI

LANDSCAPE PLAN
BLDG G2

L202

DIGGERS HOTLINE
Toll Free (800) 242-8511

34



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	959 PROPOSED 1 FOOT CONTOUR
	960 PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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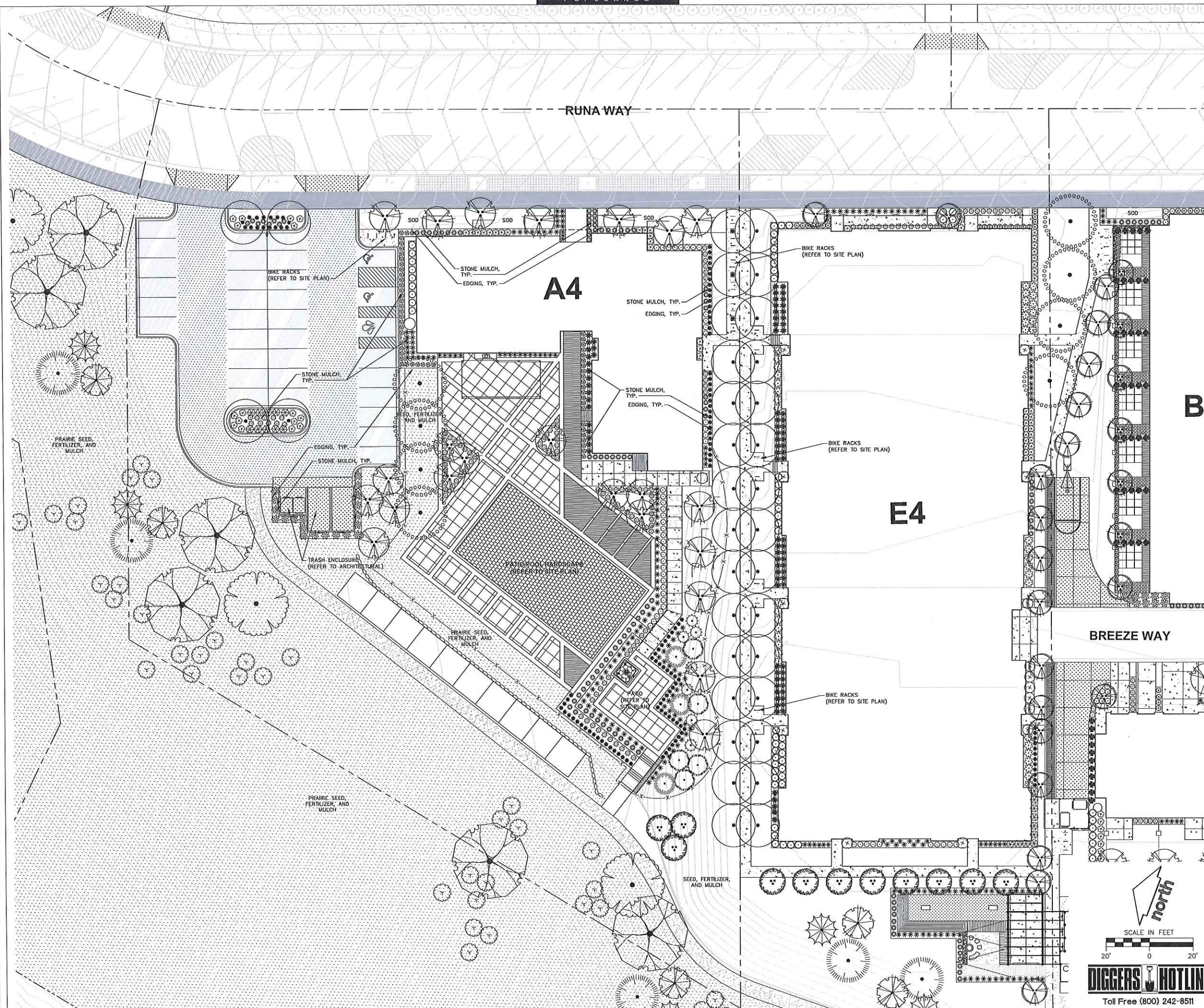
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 PLAN COMMISSION
 PHASE 1 ADR
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COUNTY HIGHWAY MM FITCHBURG, WI	DATE 01.23.18

SCALE IN FEET
 20' 0 20'

 Toll Free (800) 242-8511

LANDSCAPE PLAN
 BLDG G3
L203



LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- - -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
----	ASPHALT PAVEMENT
----	CONCRETE PAVEMENT
----	HEAVY DUTY CONCRETE PAVEMENT
----	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVIROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
□	STREET LIGHT
□	STREET LIGHT WITH SIGN
---	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
○	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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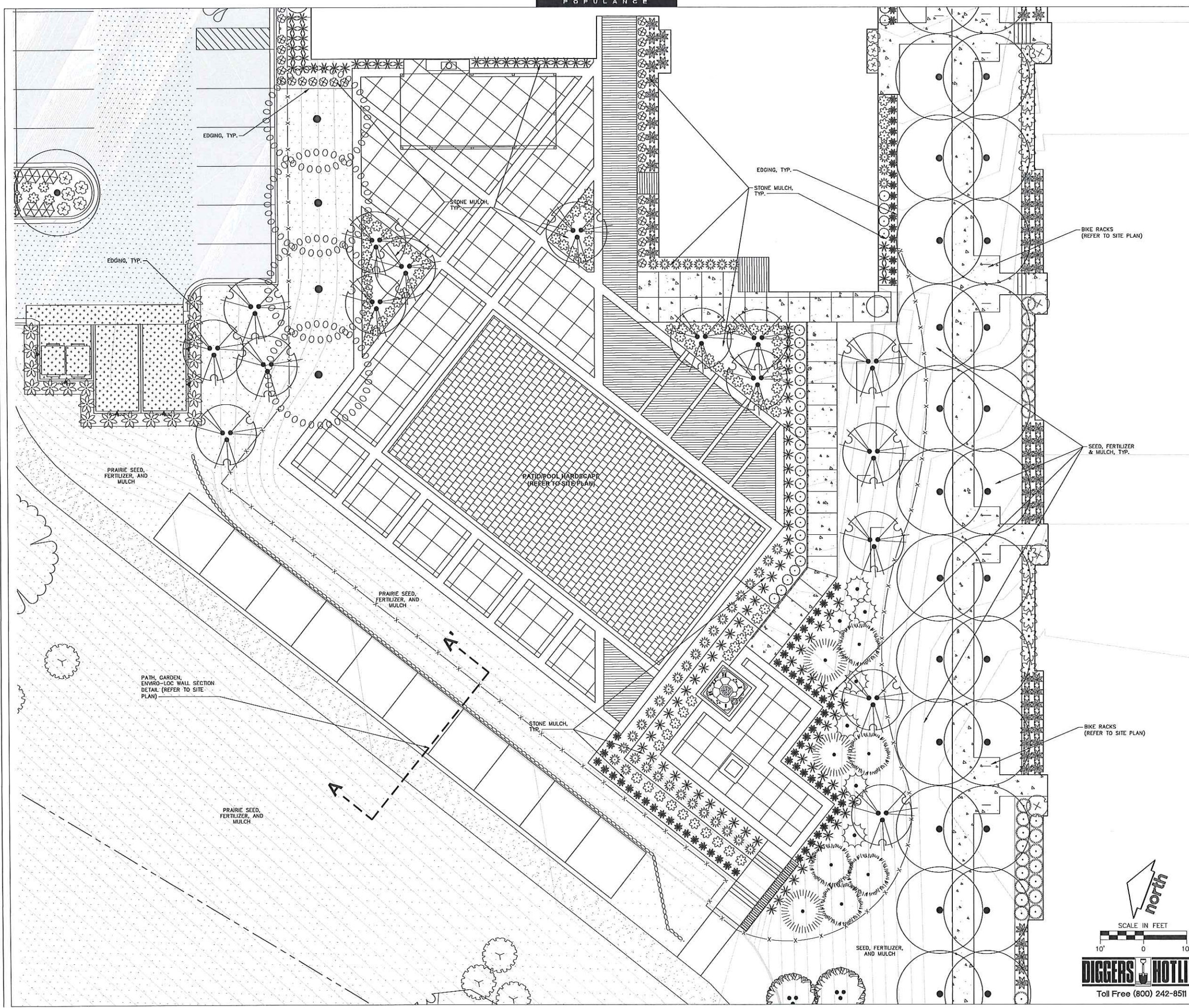
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COUNTY HIGHWAY MM
FITCHBURG, WI
LANDSCAPE PLAN
BLDG A4

L204

SCALE IN FEET
20' 0 20'

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Toll Free (800) 242-8511



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
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	SIGN
	BIKE RACK
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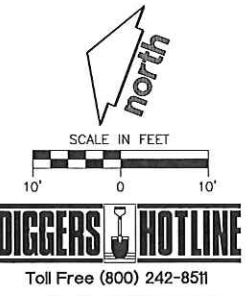
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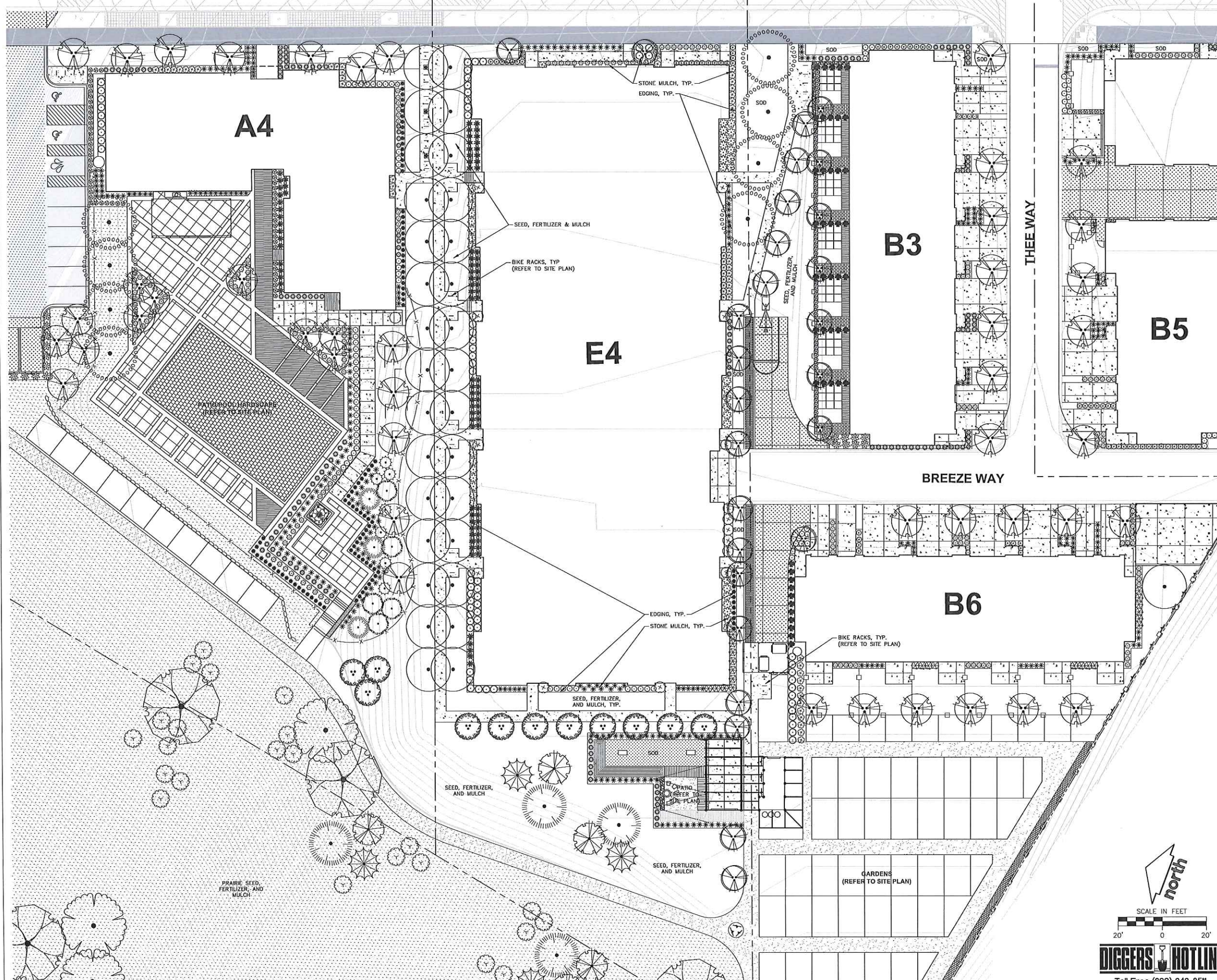


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 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI
 DETAILED LANDSCAPE PLAN
 A4 PATIO
L204.1





LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	30" STANDARD CURB AND GUTTER
---	30" REJECT CURB AND GUTTER
---	18" STANDARD CURB AND GUTTER
---	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
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---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
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---	GAS
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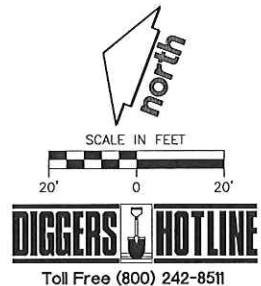
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 161 HORIZON DRIVE, SUITE 131
 VERONA, WISCONSIN 53593
 P. 608.848.5969



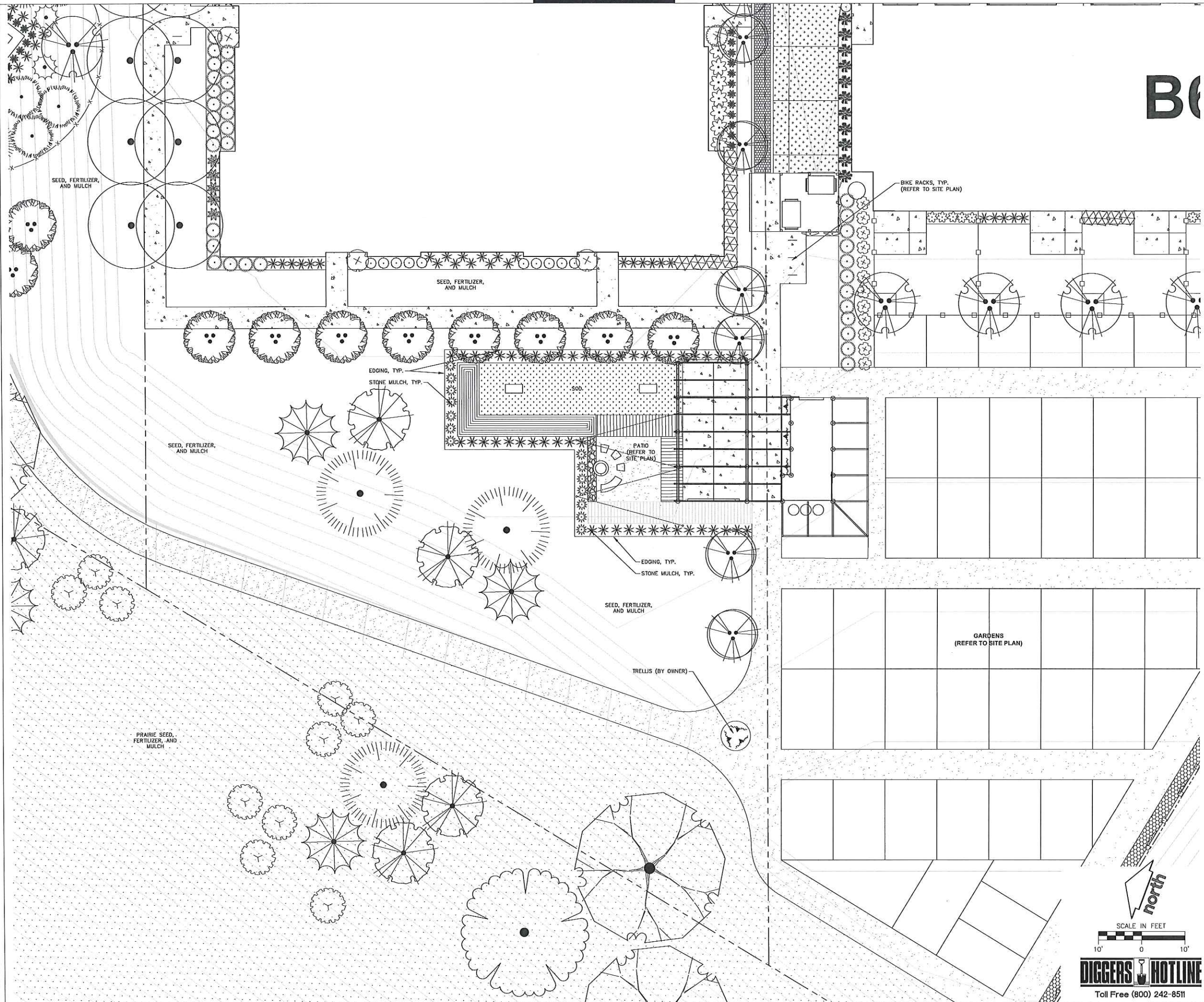
TORQUE COMPANIES
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

WWW.POPULANCE.COM
 STUDIO@POPULANCE.COM
 608.333.1926
 DATE
 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI
 LANDSCAPE PLAN
 BLDG E4
L205



B



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
- · - · -	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
---	30" STANDARD CURB AND GUTTER
---	30" REJECT CURB AND GUTTER
---	18" STANDARD CURB AND GUTTER
---	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVIROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
---	STREET LIGHT
---	STREET LIGHT WITH SIGN
---	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
---	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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 VERONA, WISCONSIN 53593
 P. 608.848.5568



PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE COMPANIES

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 STUDIO@POPULANCE.COM
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DATE
 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI

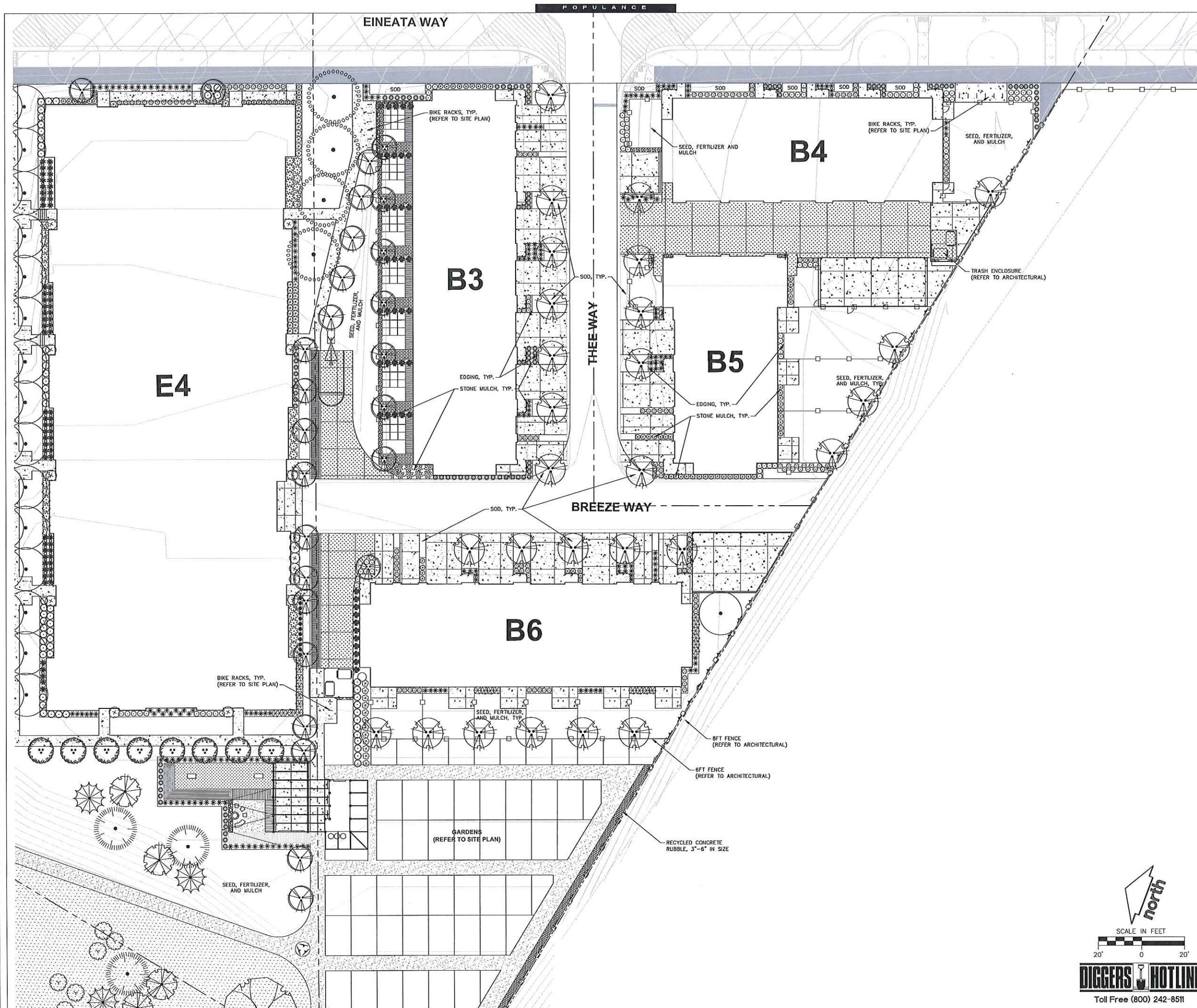
LANDSCAPE PLAN
BLDG E4 PAVILION

L205.1

SCALE IN FEET

10' 0 10'

DIGGERS HOTLINE
 Toll Free (800) 242-8511



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	959 PROPOSED 1 FOOT CONTOUR
	960 PROPOSED 5 FOOT CONTOUR
	959 EXISTING 1 FOOT CONTOUR
	960 EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
	CORTEN STEEL RETAINING WALL
	V-BEAM FRAMED GARDEN FENCE LINE
	V-BEAM FRAMED GARDEN FENCE LINE
	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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 161 HORIZON DRIVE, SUITE 131
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 P. 608.848.5060

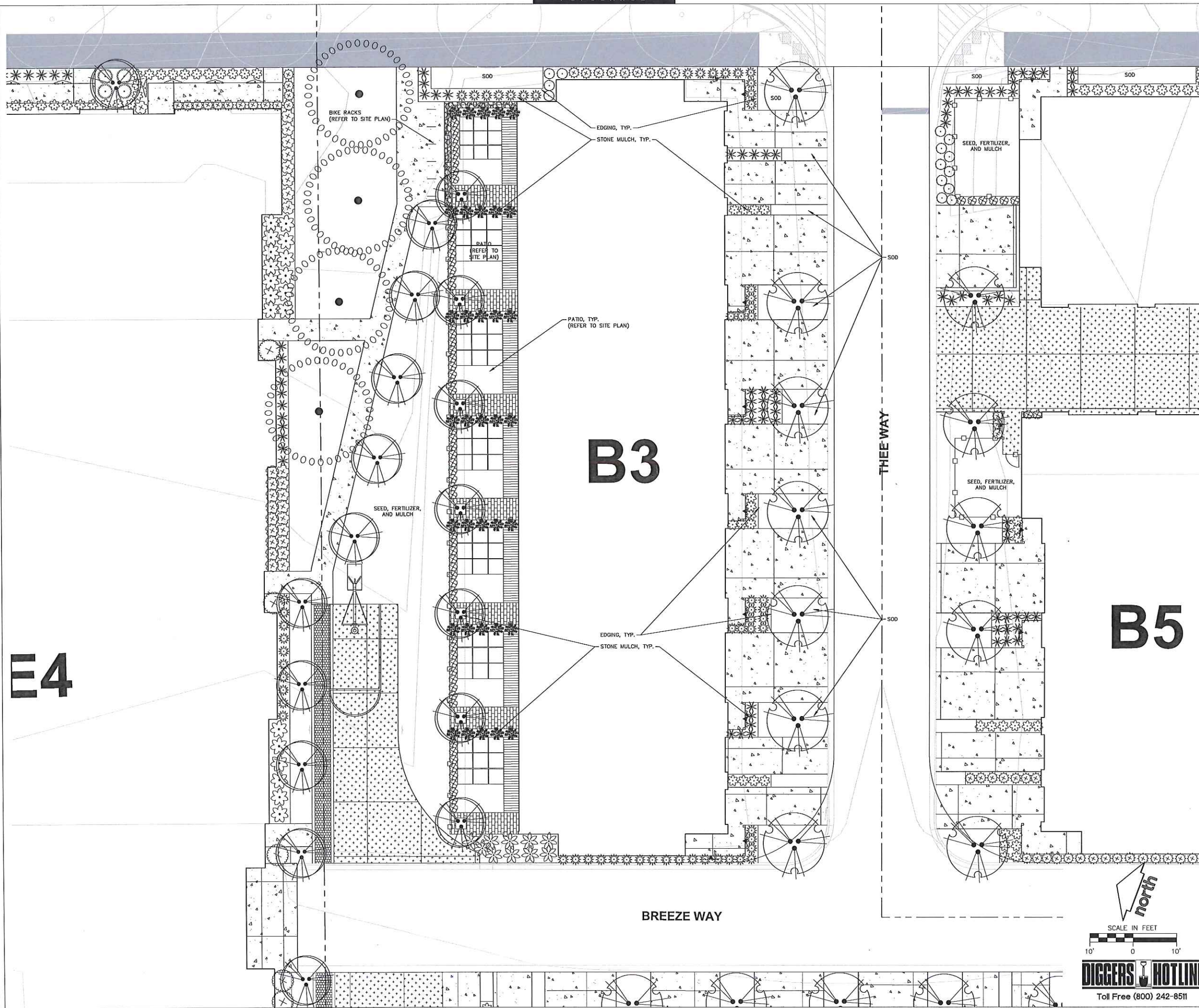
TORQUE COMPANIES
 PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES COUNTY HIGHWAY MM FITCHBURG, WI	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
LANDSCAPE PLAN BLDG B3, B4, B5 & B6	

SCALE IN FEET
 20' 0 20'

DIGGERS HOTLINE
 Toll Free (800) 242-8511

L206



LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- . - .	EASEMENT LINE
---	BUILDING OUTLINE
---	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	STORMWATER MANAGEMENT AREA
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	SILT FENCE
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	ELECTRIC
---	GAS
---	CORTEN STEEL RETAINING WALL
---	V-BEAM FRAMED GARDEN FENCE LINE
---	V-BEAM FRAMED GARDEN FENCE LINE
---	ENVIROLOK RETAINING WALL
---	GABION WALL
---	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
---	INFILTRATION BASIN PLUG PLANTINGS
---	PRAIRIE SEED MIX
---	LIMESTONE AGGREGATE GARDEN PATH
---	COMPOSITE WOOD DECKING
---	LANDSCAPE PAVERS 1
□	STREET LIGHT
□	STREET LIGHT WITH SIGN
---	STREET LIGHT WITH ROADWAY NAMES
---	SIGN
---	BIKE RACK
---	STREET TERRACE PAVERS
---	DETECTABLE WARNING
○	WATER CATCHMENT (REFER TO ARCHITECTURAL)

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 VERONA, WI 53593-1311
 P. 608.848.5960

TORQUE
FOCUSED REAL ESTATE

PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES

WWW.POPULANCE.COM
 STUDIO@POPULANCE.COM
 608.333.1926

DATE
 01.23.18

COUNTY HIGHWAY MM
 FITCHBURG, WI

LANDSCAPE PLAN
 BLDG B3

L206.1

SCALE IN FEET
 10' 0 10'

DIGGERS HOTLINE
 Toll Free (800) 242-8511

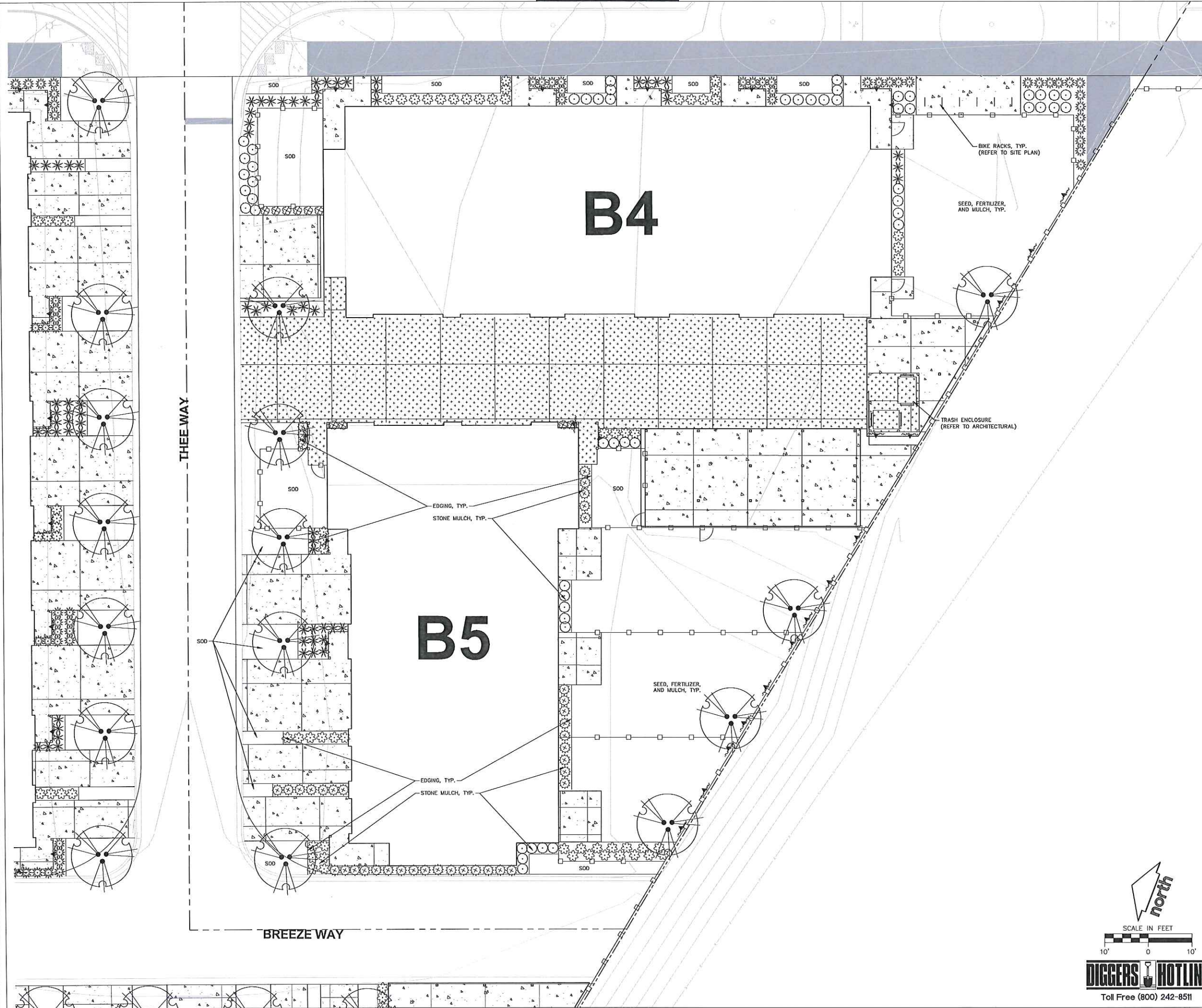
E4

B3

B5

BREEZE WAY

THEE WAY



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
	18" REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	STORMWATER MANAGEMENT AREA
	959 PROPOSED 1 FOOT CONTOUR
	960 PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
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	GAS
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	ENVIROLOK RETAINING WALL
	GABION WALL
	RECYCLED CONCRETE COBBLES (3"-6" SIZE)
	INFILTRATION BASIN PLUG PLANTINGS
	PRAIRIE SEED MIX
	LIMESTONE AGGREGATE GARDEN PATH
	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
	STREET TERRACE PAVERS
	DETECTABLE WARNING
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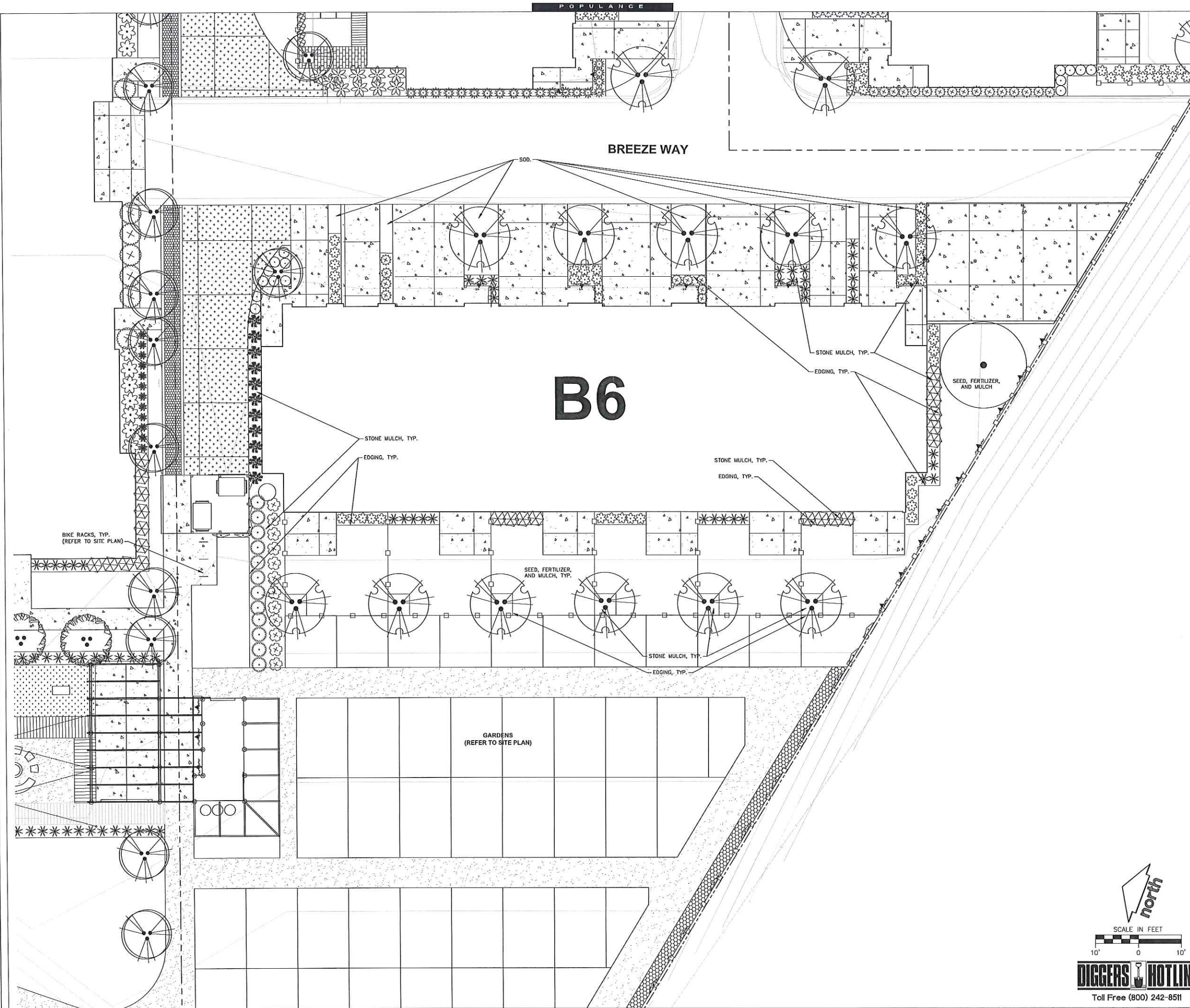
TORQUE
FOCUSED REAL ESTATE

PLAN COMMISSION
 PHASE 1 ADR
 SUBMITTAL

TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI	L206.2
LANDSCAPE PLAN BLDG B4 & B5	

SCALE IN FEET
 10' 0 10'

DIGGERS HOTLINE
 Toll Free (800) 242-8511



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	30" STANDARD CURB AND GUTTER
	30" REJECT CURB AND GUTTER
	18" STANDARD CURB AND GUTTER
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	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
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	959 PROPOSED 1 FOOT CONTOUR
	960 PROPOSED 5 FOOT CONTOUR
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	EXISTING 5 FOOT CONTOUR
	SILT FENCE
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	ELECTRIC
	GAS
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	V-BEAM FRAMED GARDEN FENCE LINE
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	PRAIRIE SEED MIX
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	COMPOSITE WOOD DECKING
	LANDSCAPE PAVERS 1
	STREET LIGHT
	STREET LIGHT WITH SIGN
	STREET LIGHT WITH ROADWAY NAMES
	SIGN
	BIKE RACK
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P. 608.848.5560



TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE 1 ADR
SUBMITTAL

TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI	LANDSCAPE PLAN BLDG B6
L206.3	

SCALE IN FEET
10' 0 10'
DIGGERS HOTLINE
Toll Free (800) 242-8511

GENERAL NOTES

DRAWING NOTES



CODE NOTES



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

**TORQUE
COMPANIES**

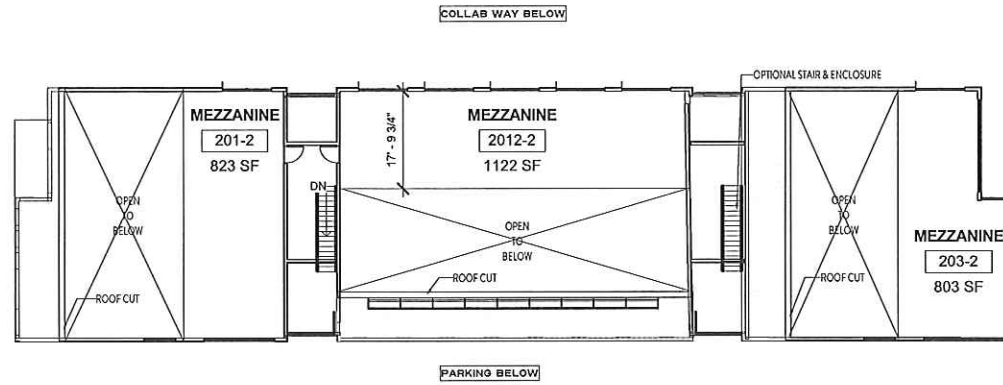
DATE
01.29.19

COUNTY HIGHWAY MM
FITCHBURG, WI

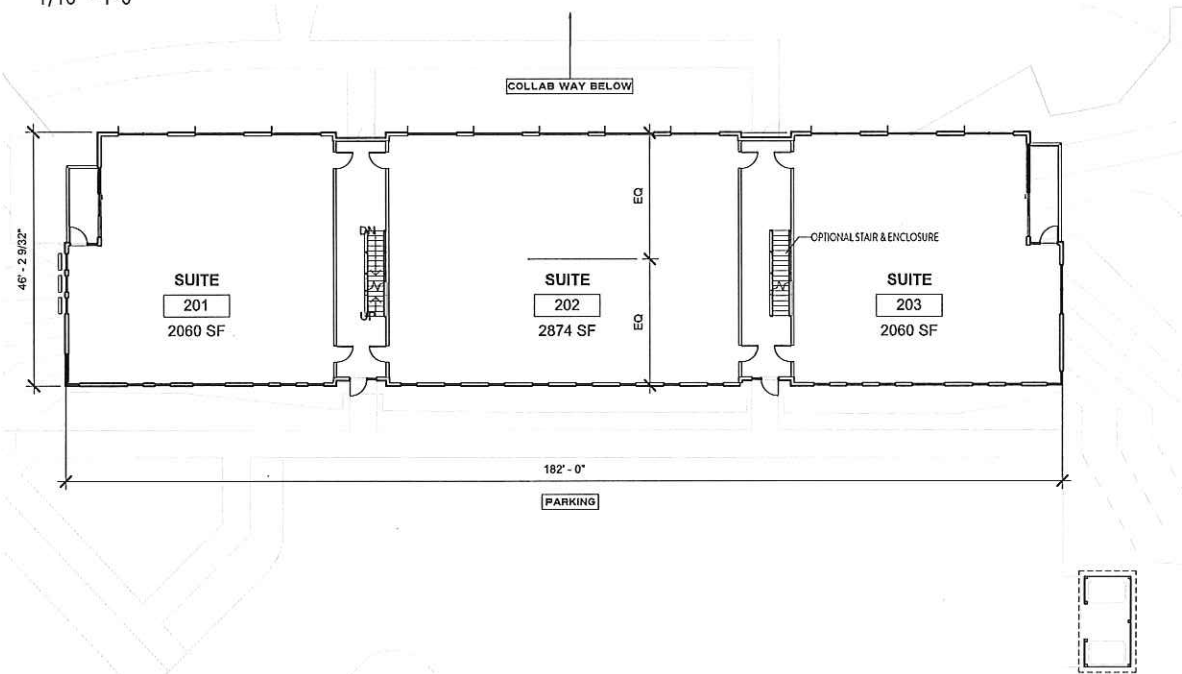
**BUILDING A3- FLOOR
PLANS**

A3-A102

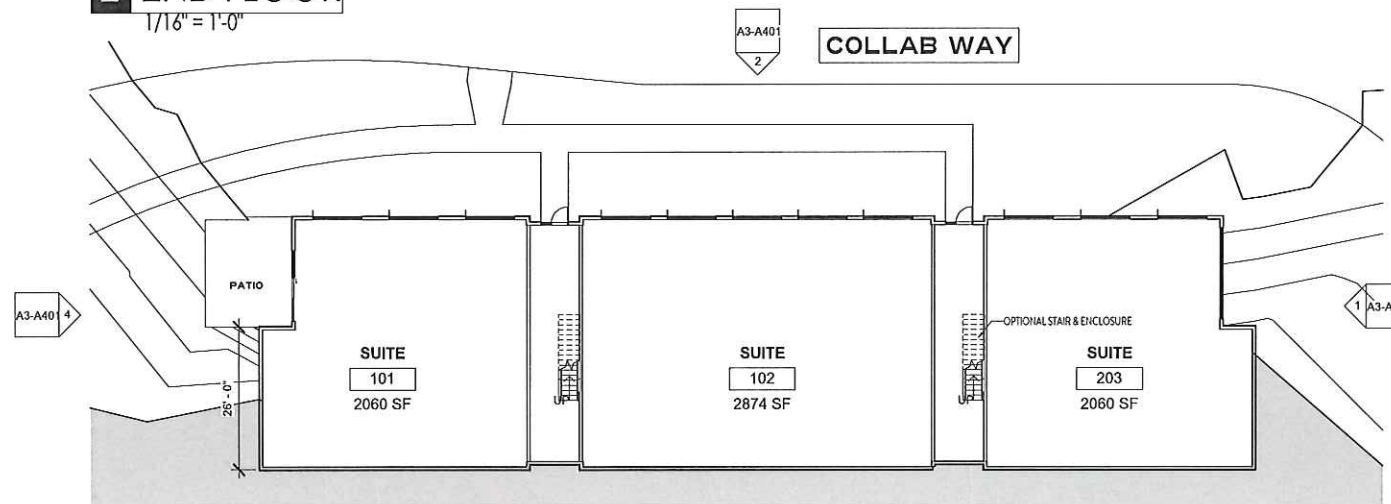
SCALE: 1/8" = 1'-0"



3 MEZZANINE
1/16" = 1'-0"



2 2ND FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"

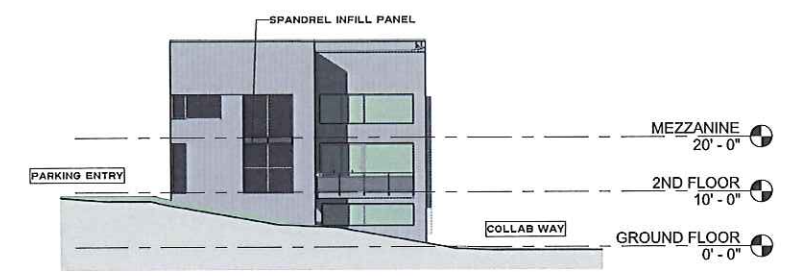
GENERAL NOTES

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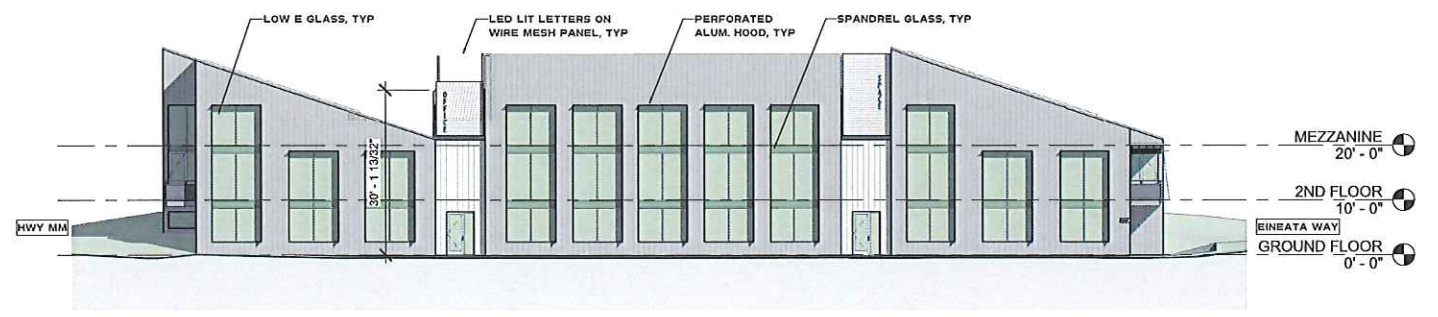
DRAWING NOTES



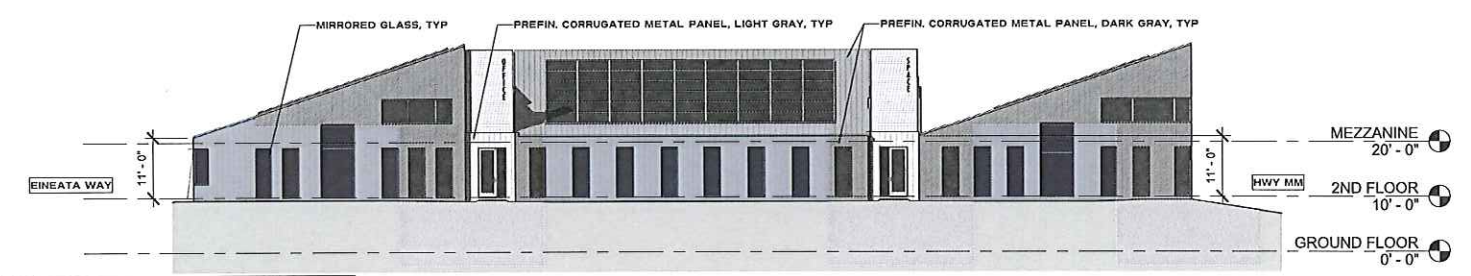
CODE NOTES



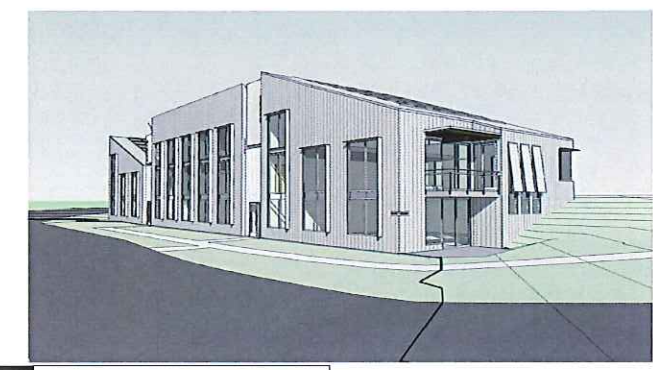
1 EAST ELEVATION
1/16" = 1'-0"



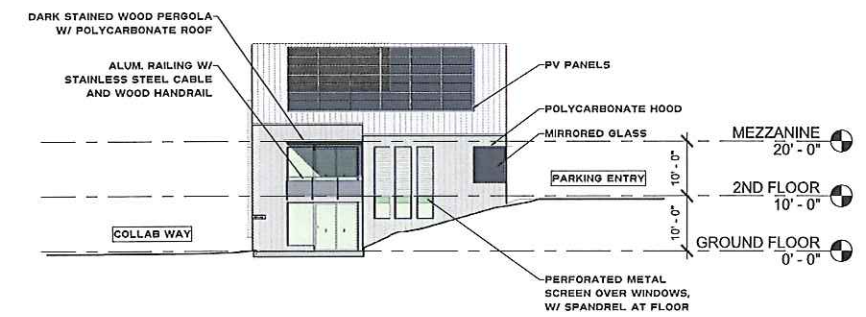
2 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



5 COLLAB TO EAST



4 WEST ELEVATION
1/16" = 1'-0"



6 PARKING ENTRY TO NE



7 VIEW FROM COLLAB & MM

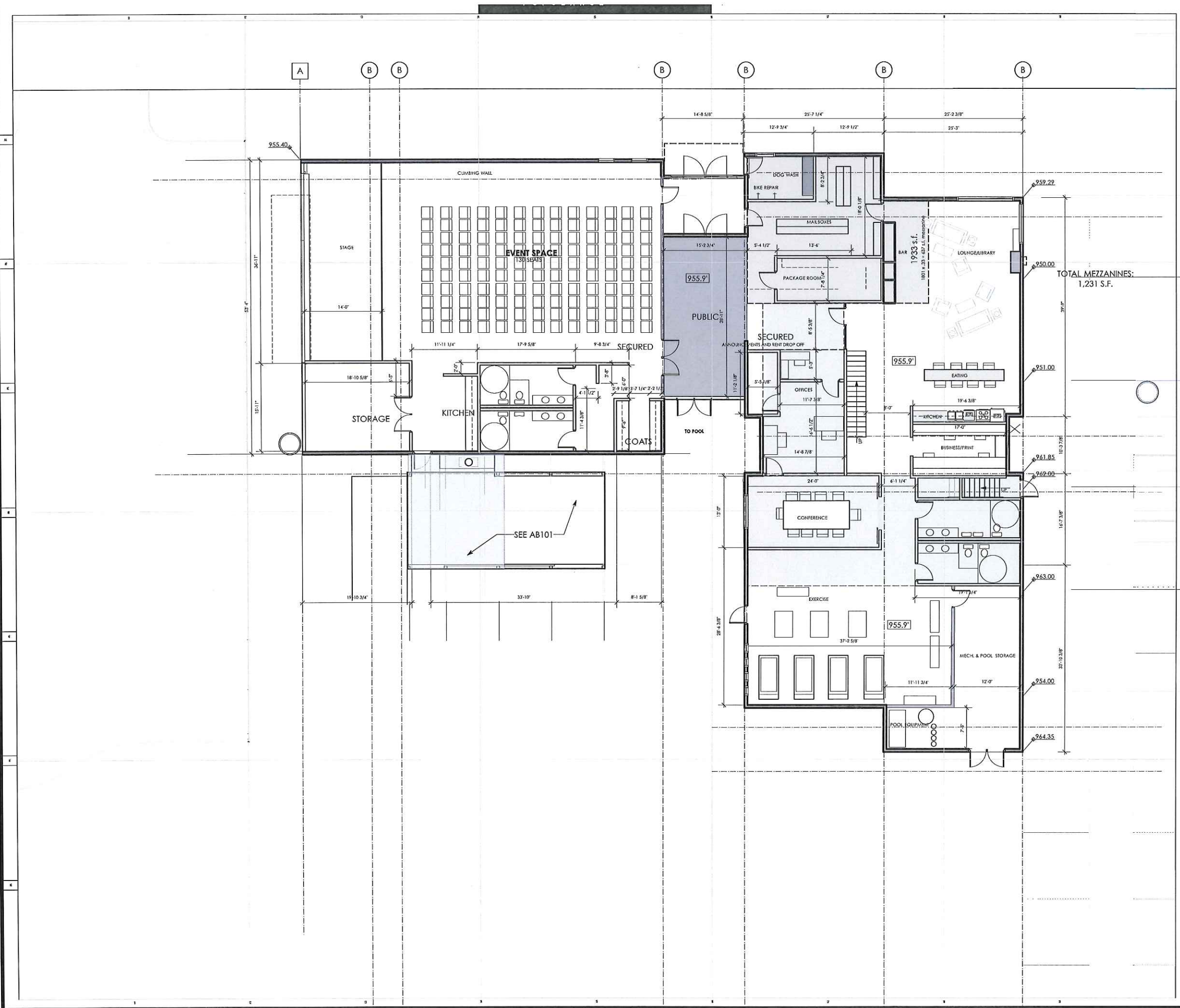
TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES	DATE
	01.29.19
COUNTY HIGHWAY MM FITCHBURG, WI	A3-A401
BUILDING A3- ELEVATIONS	

- GENERAL NOTES**
- A4 SOCIAL BUILDING:**
- POOL
 - COMMUNITY EVENT ROOM
 - ROCK CLIMBING WALL
 - LOUNGE/LIBRARY
 - MANAGEMENT OFFICES
 - EVENT KITCHEN
 - RESIDENT BUSINESS CENTER
 - HOTDESKING
 - RESIDENT CONFERENCE ROOMS
 - ARCADE
 - EXERCISE ROOM
 - HOT TUB
 - FIRE PIT
 - OUTDOOR GRILL AND GATHERING SPACE



CODE NOTES



TOTAL MEZZANINES:
1,231 S.F.

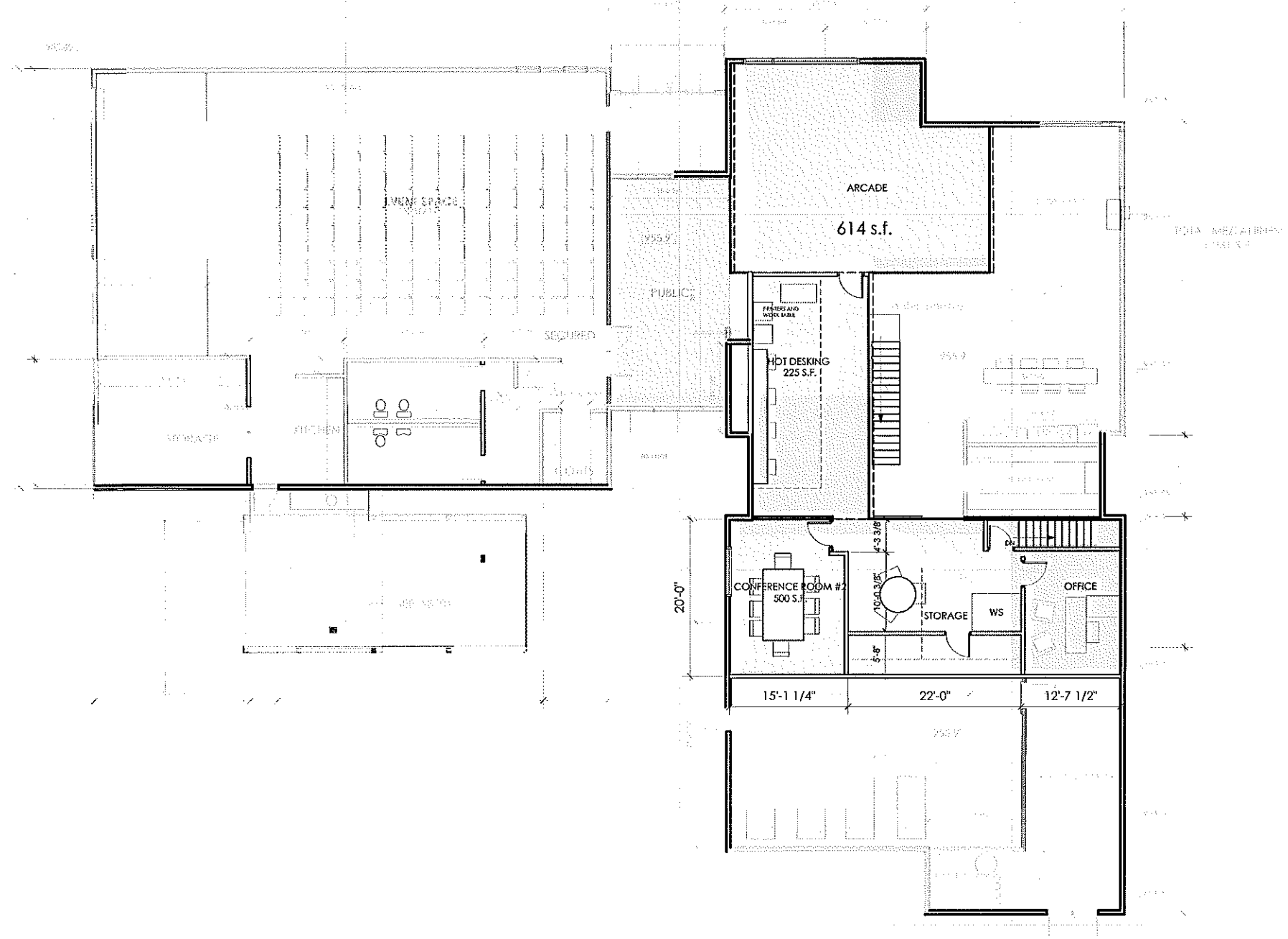


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FOCUSED REAL ESTATE

PLAN COMMISSION
PHASE I ADR
SUBMITTAL

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STUDIO@POPULANCE.COM	
608.399.1926	
DATE	01.23.18
TORQUE COMPANIES	
@EDGE COUNTY HIGHWAY MM RICHBURG, WI	
A4 - SOCIAL BUILDING	
A4-A101	

GENERAL NOTES



DRAWING NOTES

CODE NOTES



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

WWW.POPULANCE.COM
STUDIO@POPULANCE.COM
608.333.1926

TORQUE COMPANIES

DATE
012310

@EDGE
COUNTY HIGHWAY A1M
FITCHBURG, WI

A4-A102

A4- SOCIAL BUILDING

GENERAL NOTES

DRAWING NOTES

CODE NOTES



PLAN COMMISSION
PHASE I ADR
SUBMITTAL

WWW.POPULANCE.COM

STUDIO@POPULANCE.COM
608.333.1928

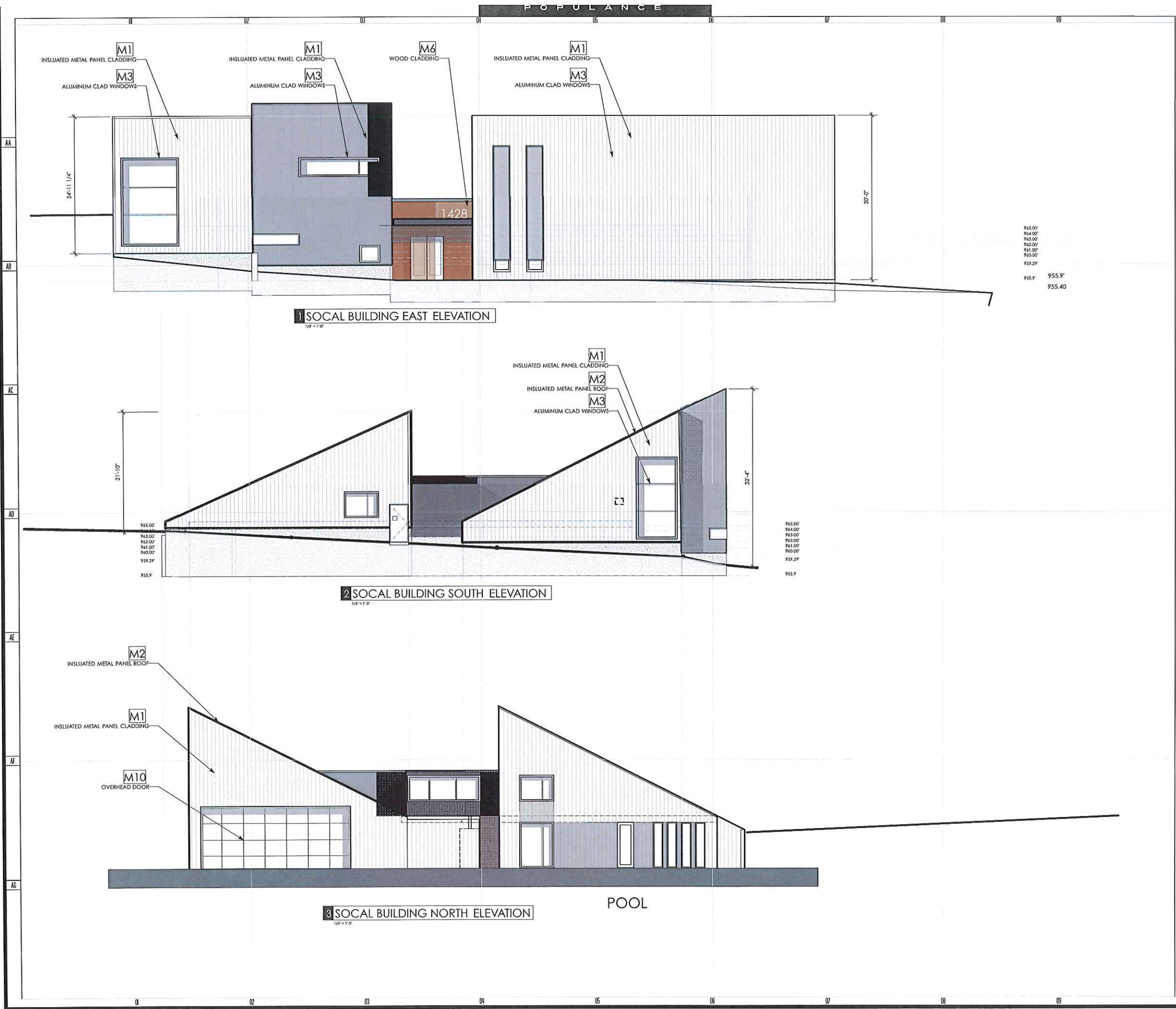
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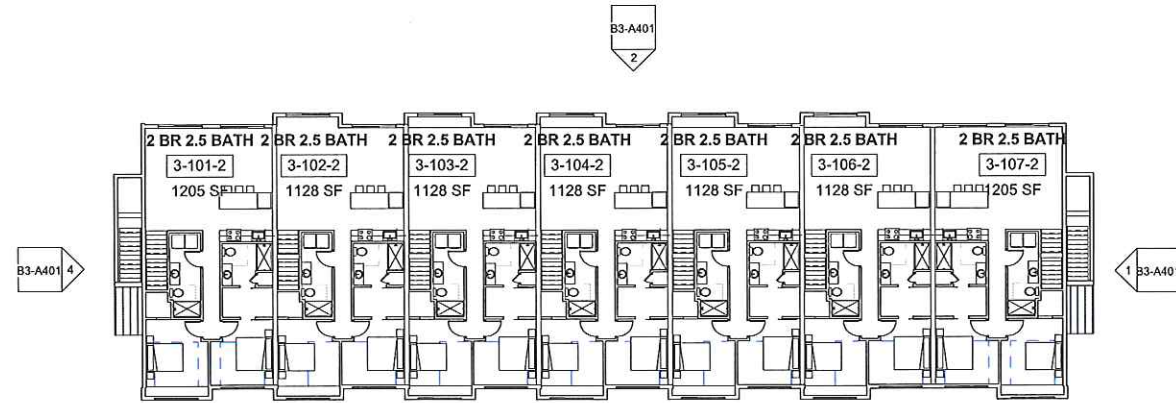
TORQUE COMPANIES

@EDGE
COUNTY HIGHWAY MM
FITCHBURG, WI

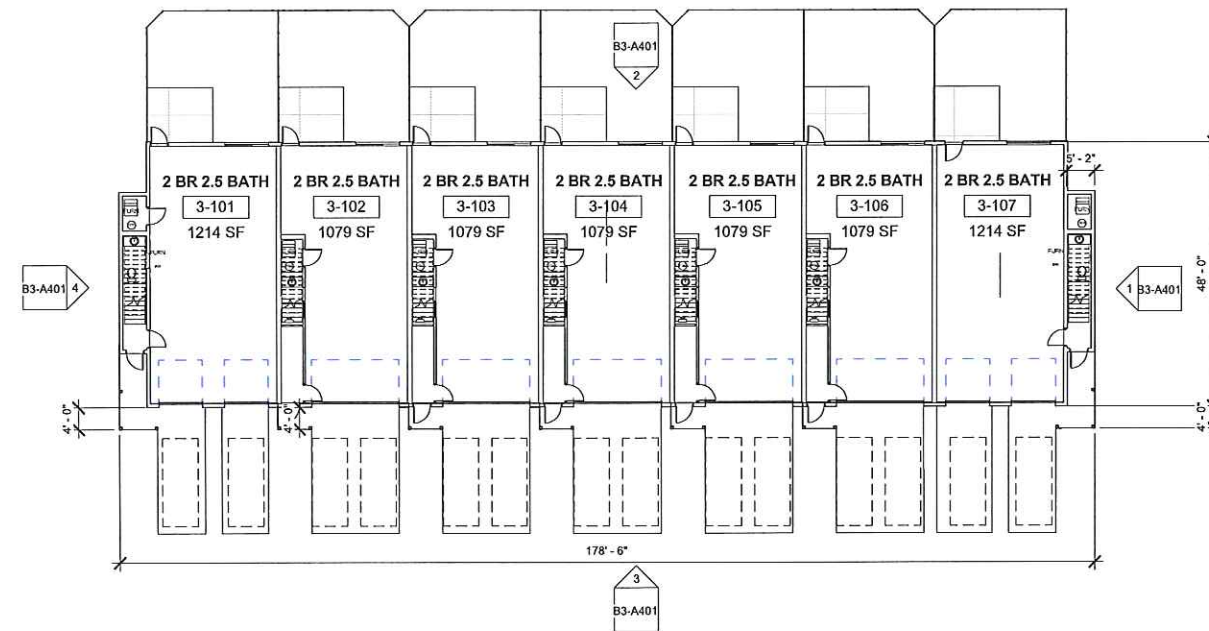
A4-A401

A4- SOCIAL BUILDING





2 2ND FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

**TORQUE
COMPANIES**

DATE
01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

BUILDING B3 PLANS

B3-A101

SCALE 1/16" = 1'-0"

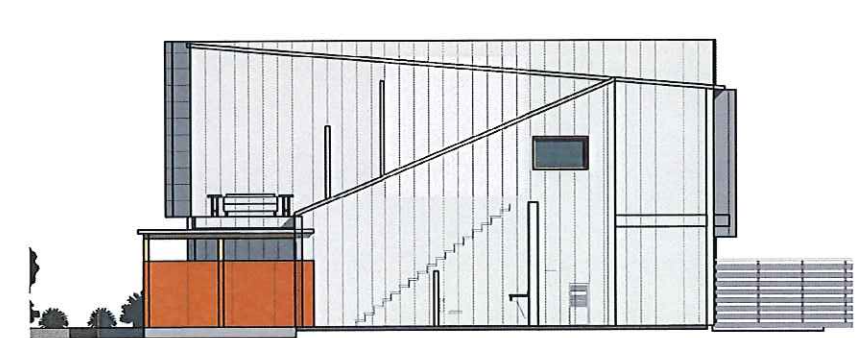
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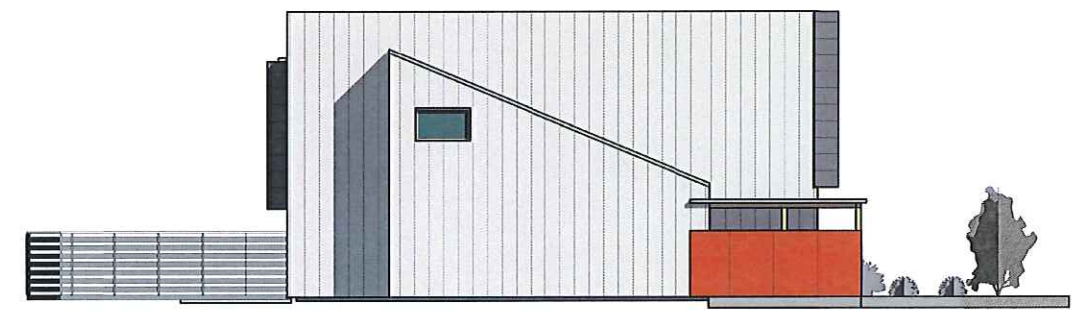
2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



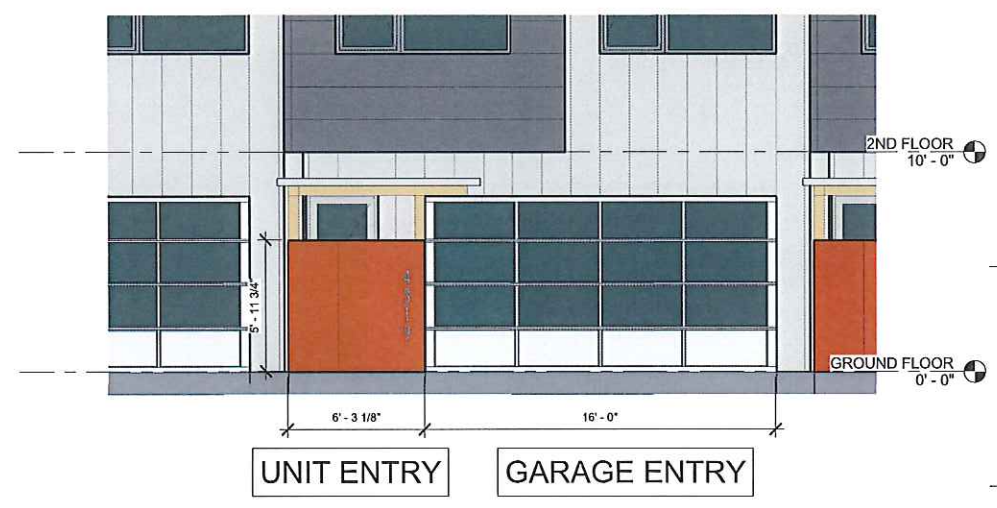
4 WEST ELEVATION
1/8" = 1'-0"



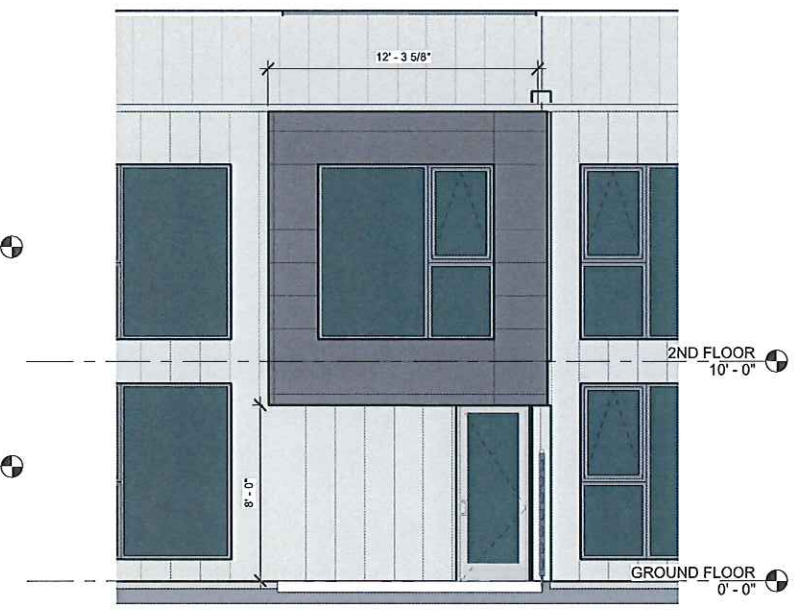
**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES	DATE 01.23.18
	BUILDING B3 ELEVATIONS
COUNTY HIGHWAY MM FITCHBURG, WI	B3-A401

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.



2 SOUTH ELEVATION - Callout 1
1/4" = 1'-0"



1 NORTH ELEVATION - Callout 1
1/4" = 1'-0"



EDGE LIVE WORK
MASTER PLAN



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES	DATE
	01.23.18

COUNTY HIGHWAY MM FITCHBURG, WI	B3-A501
BUILDING B3 DETAILS SCALE: 1/4" = 1'-0"	

GENERAL NOTES

DRAWING NOTES



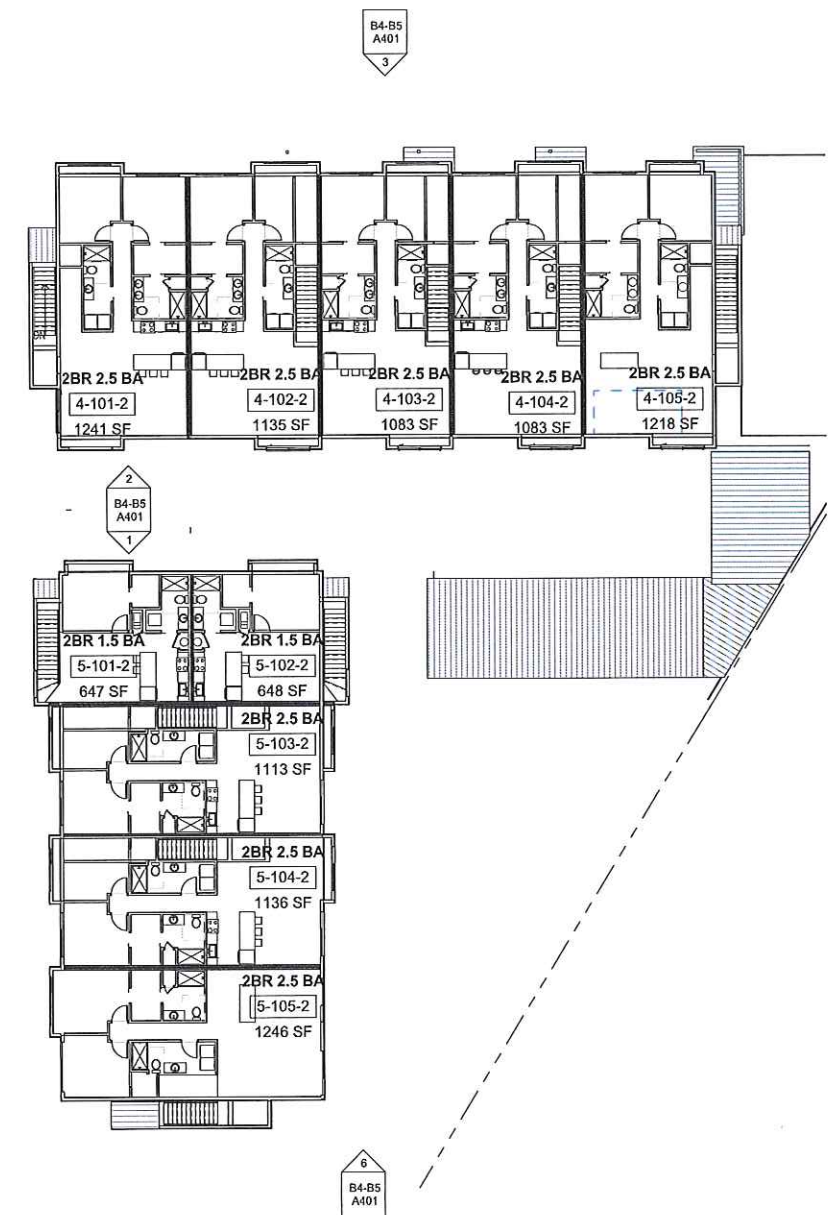
CODE NOTES



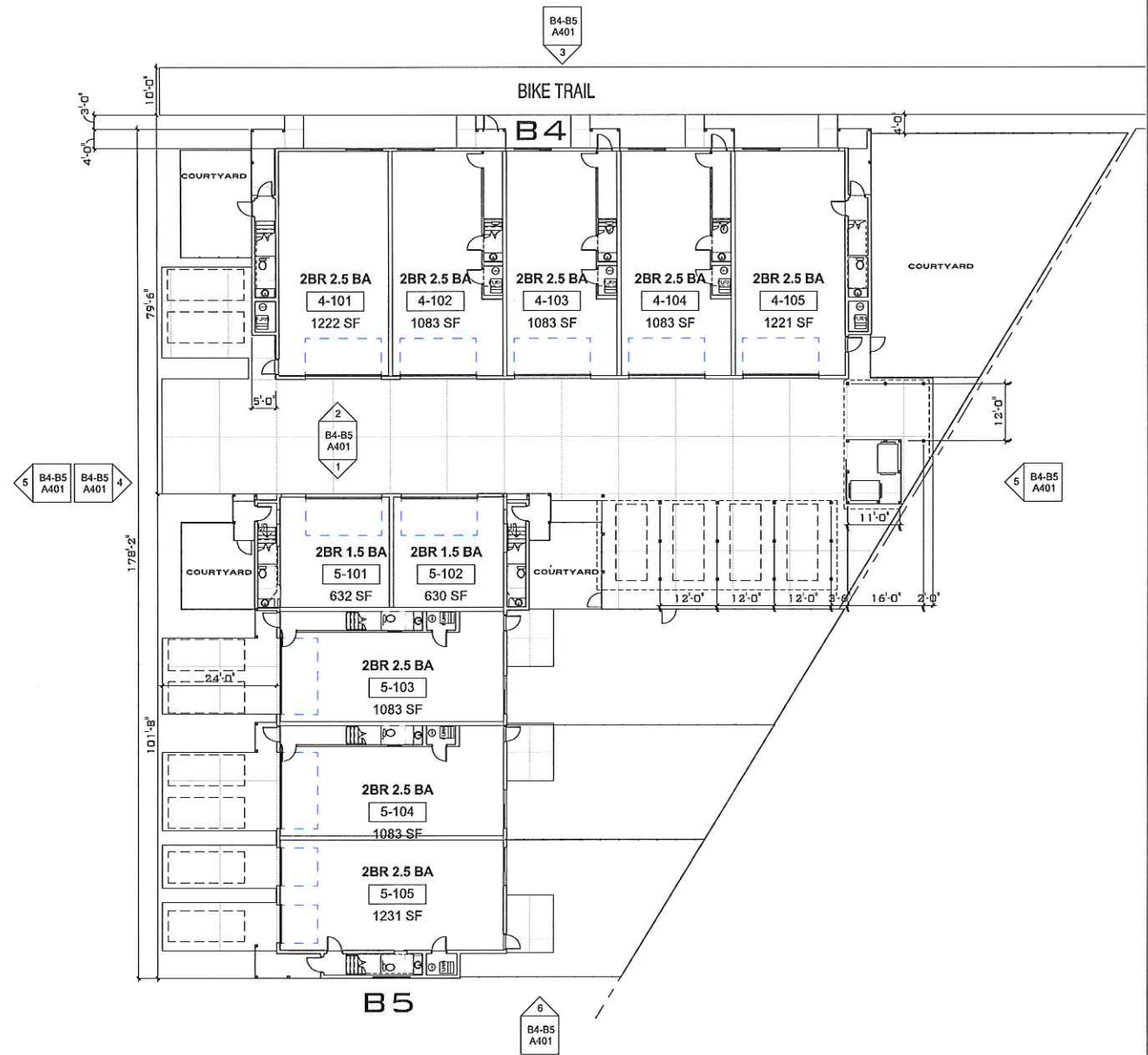
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES	DATE
	01.23.18

COUNTY HIGHWAY MM FITCHBURG, WI	B4-B5 A101
BUILDING B4-B5 PLANS SCALE 1/16" = 1'-0"	



2 2ND FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



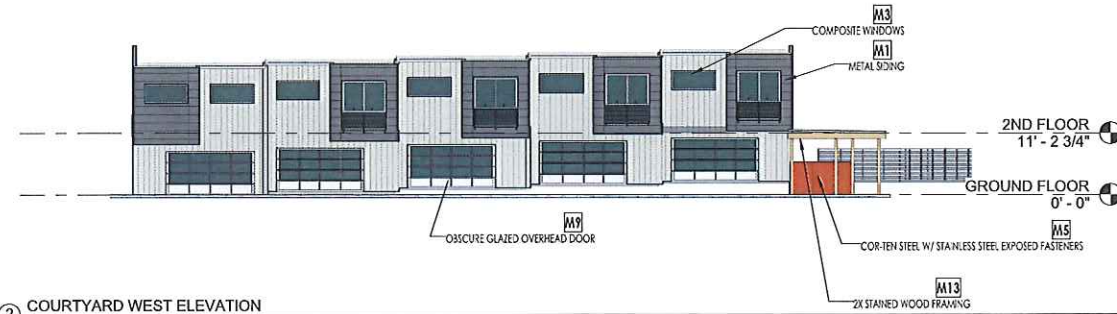
CODE NOTES

TORQUE
FOCUSED REAL ESTATE

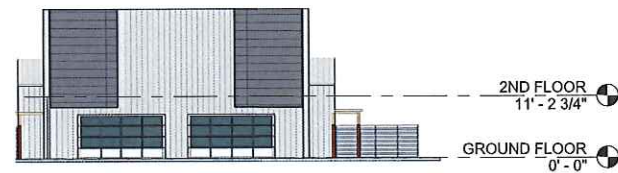
**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES	DATE
	01.23.18

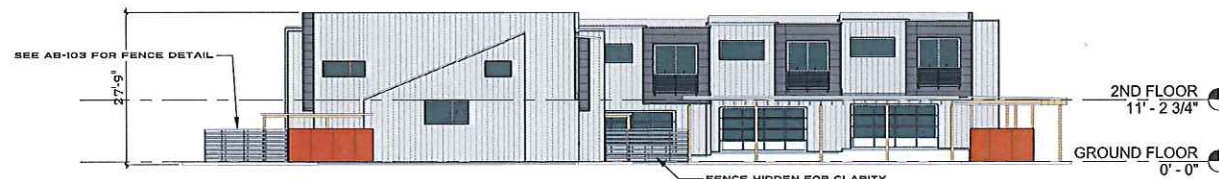
COUNTY HIGHWAY MM FITCHBURG, WI	B4-B5 A401
B4-B5 BUILDING ELEVATIONS SCALE: 1/16" = 1'-0"	



② COURTYARD WEST ELEVATION
1/16" = 1'-0"



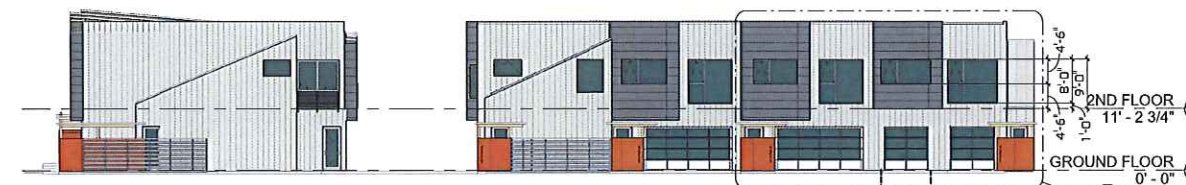
① COURTYARD EAST ELEVATION
1/16" = 1'-0"



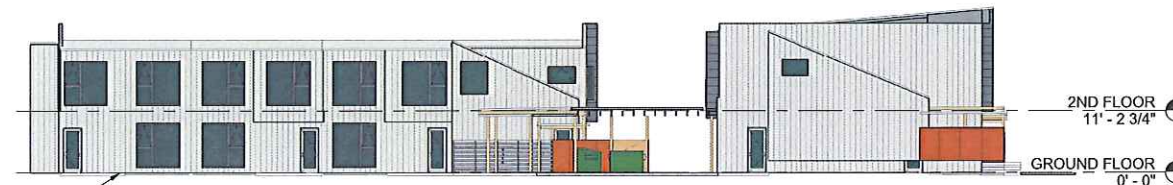
⑥ WEST ELEVATION
1/16" = 1'-0"



③ EAST ELEVATION
1/16" = 1'-0"



④ NORTH ELEVATION
1/16" = 1'-0"



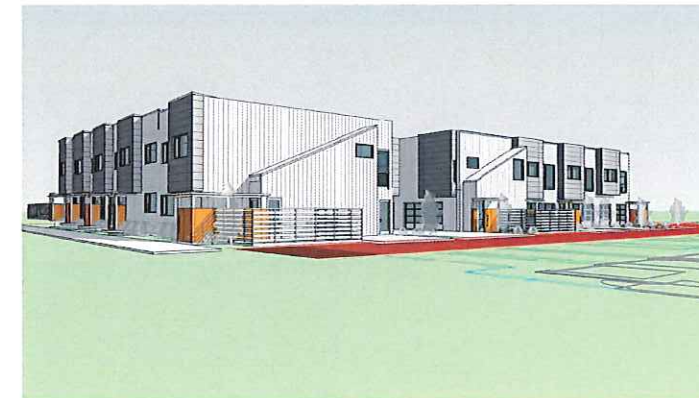
⑤ SOUTH ELEVATION
1/16" = 1'-0"



⑦ THREE PLACE TO EAST Copy 1



⑧ COLLAB TRAVELING NORTH Copy 1



⑨ COLLAB TRAVELING SOUTH Copy 1

DRAWING NOTES



CODE NOTES



PLAN COMMISSION
PHASE I ADR
SUBMITTAL

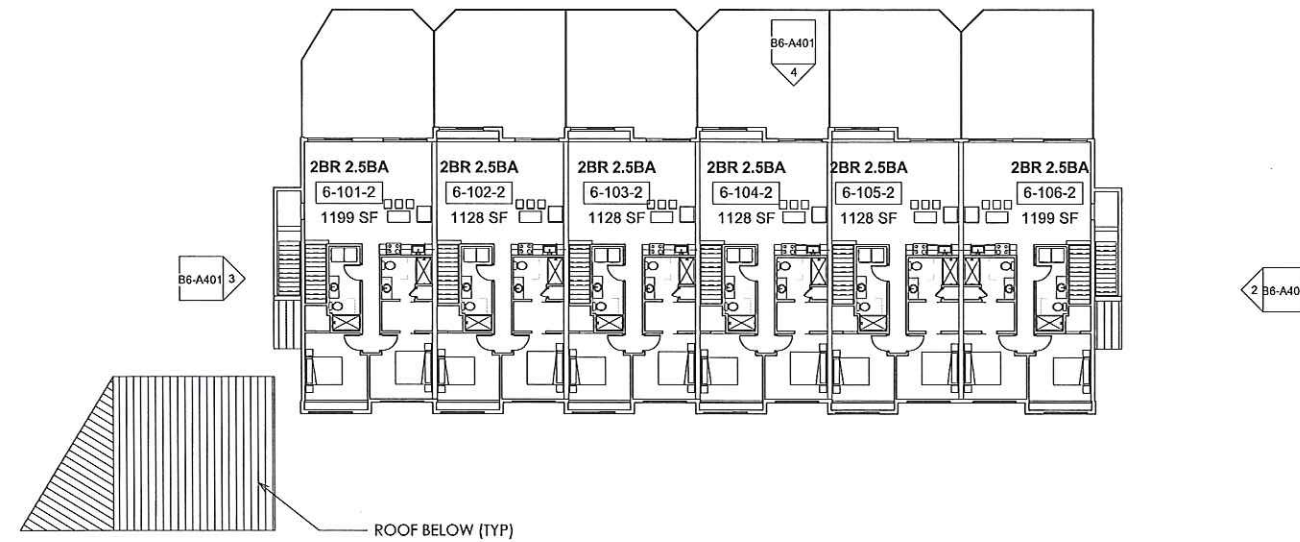
**TORQUE
COMPANIES**

DATE
01.23.18

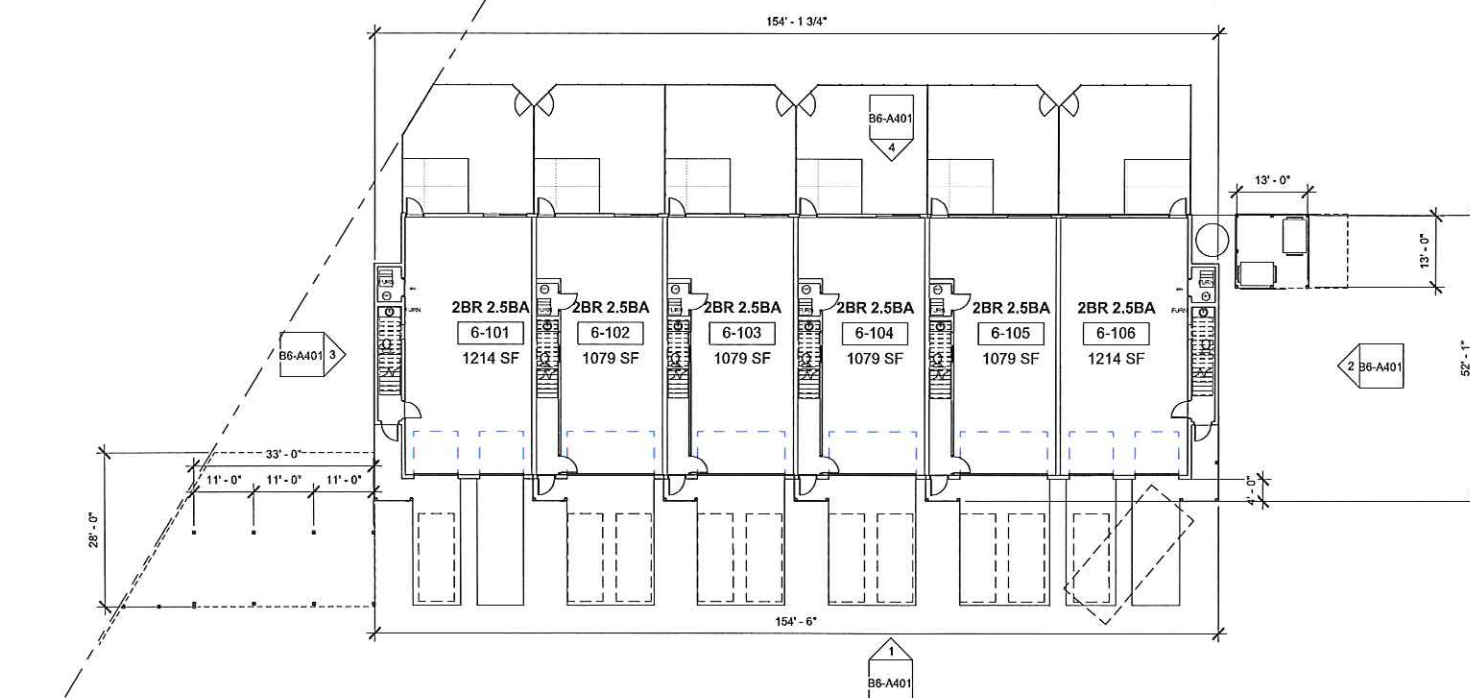
COUNTY HIGHWAY MM
FITZBURG, WI

BUILDING B6 PLANS

B6-A101



2 2ND FLOOR
1/16" = 1'-0"



1 GROUND FLOOR
1/16" = 1'-0"

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

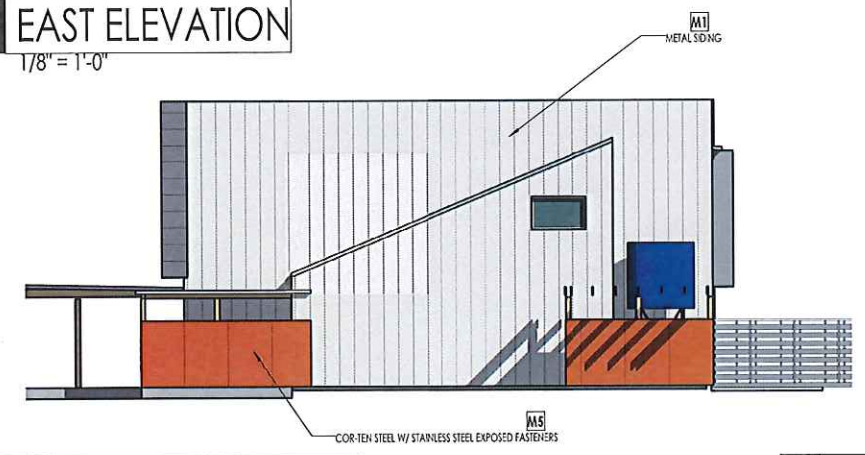
DRAWING NOTES



CODE NOTES

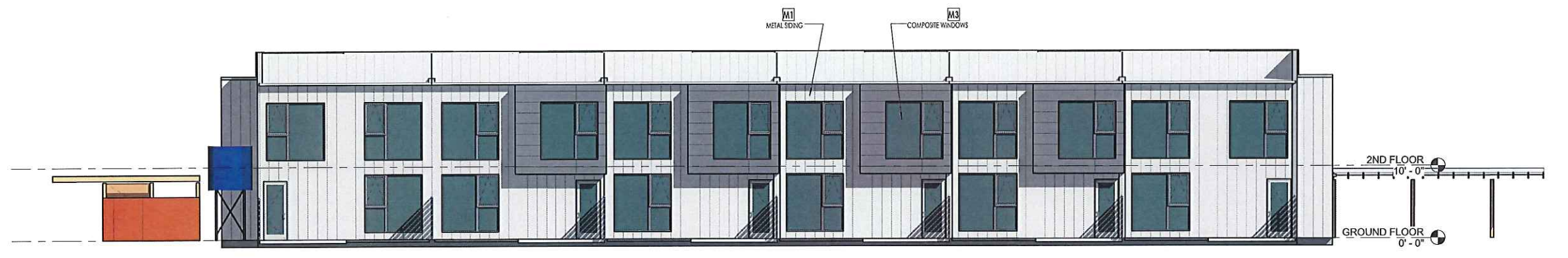
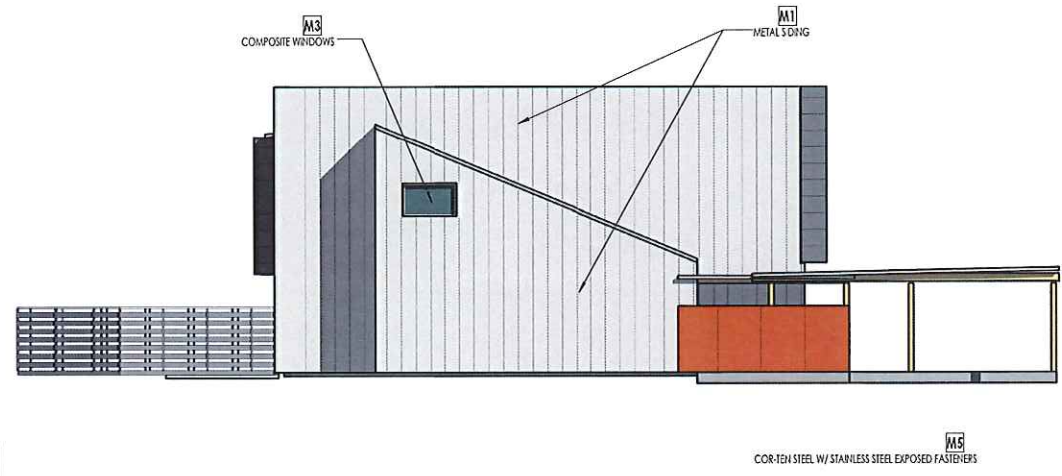


1 EAST ELEVATION
1/8" = 1'-0"

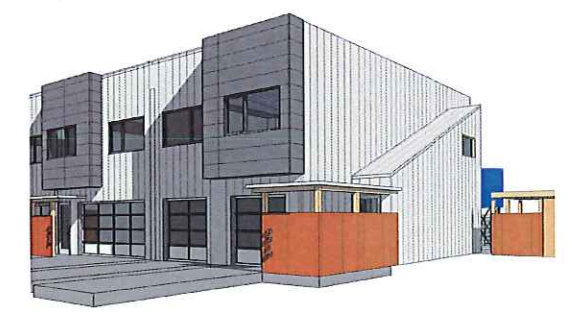


2 NORTH ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 3D View 1



6 3D View 3

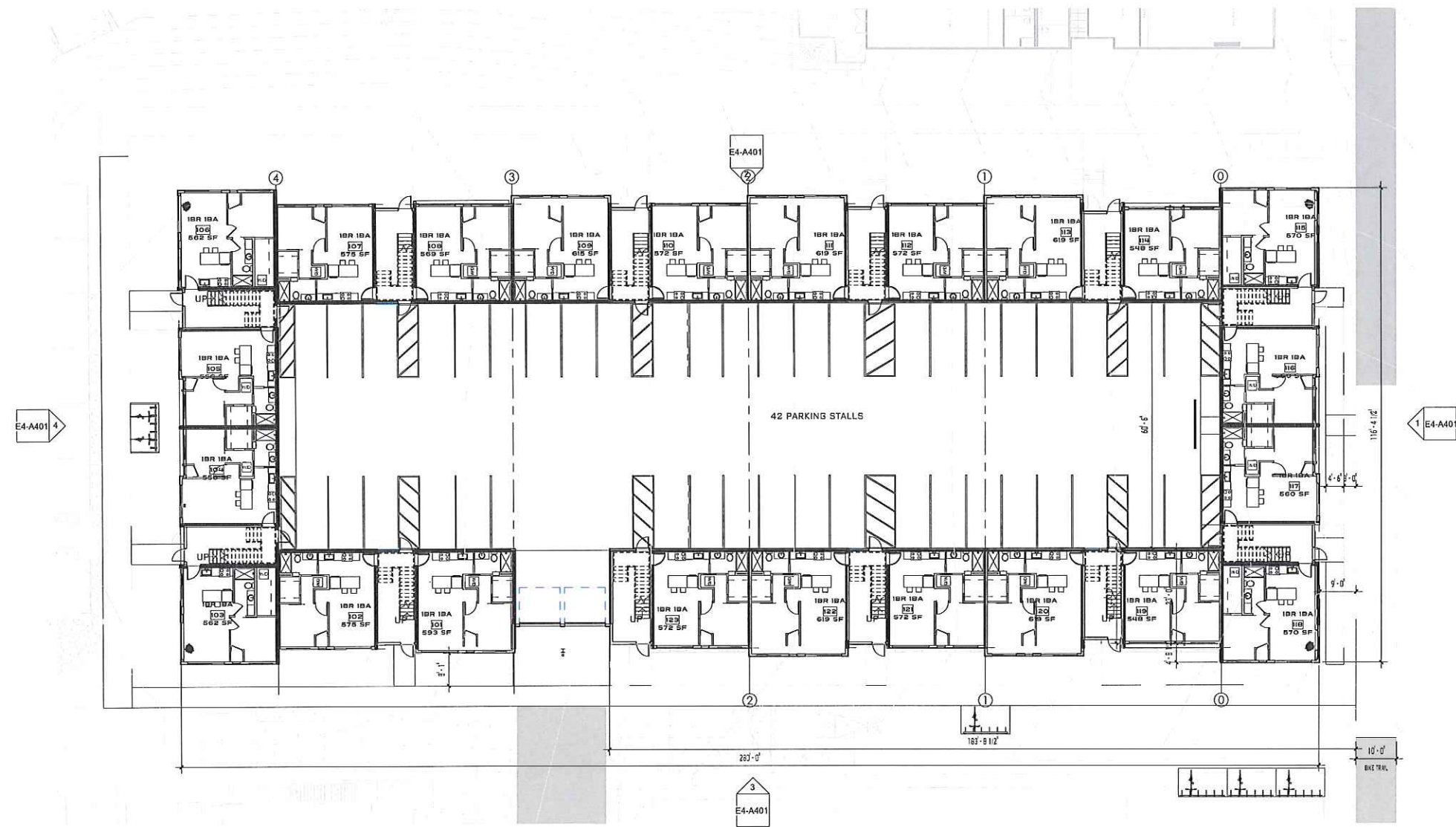


7 3D View 5



PLAN COMMISSION PHASE I ADR SUBMITTAL

TORQUE COMPANIES		DATE 01.23.18
COUNTY HIGHWAY MM FITCHBURG, WI		B6-A401
BUILDING B6 ELEVATIONS		SCALE: 1/8" = 1'-0"



1 1ST FLOOR PLAN



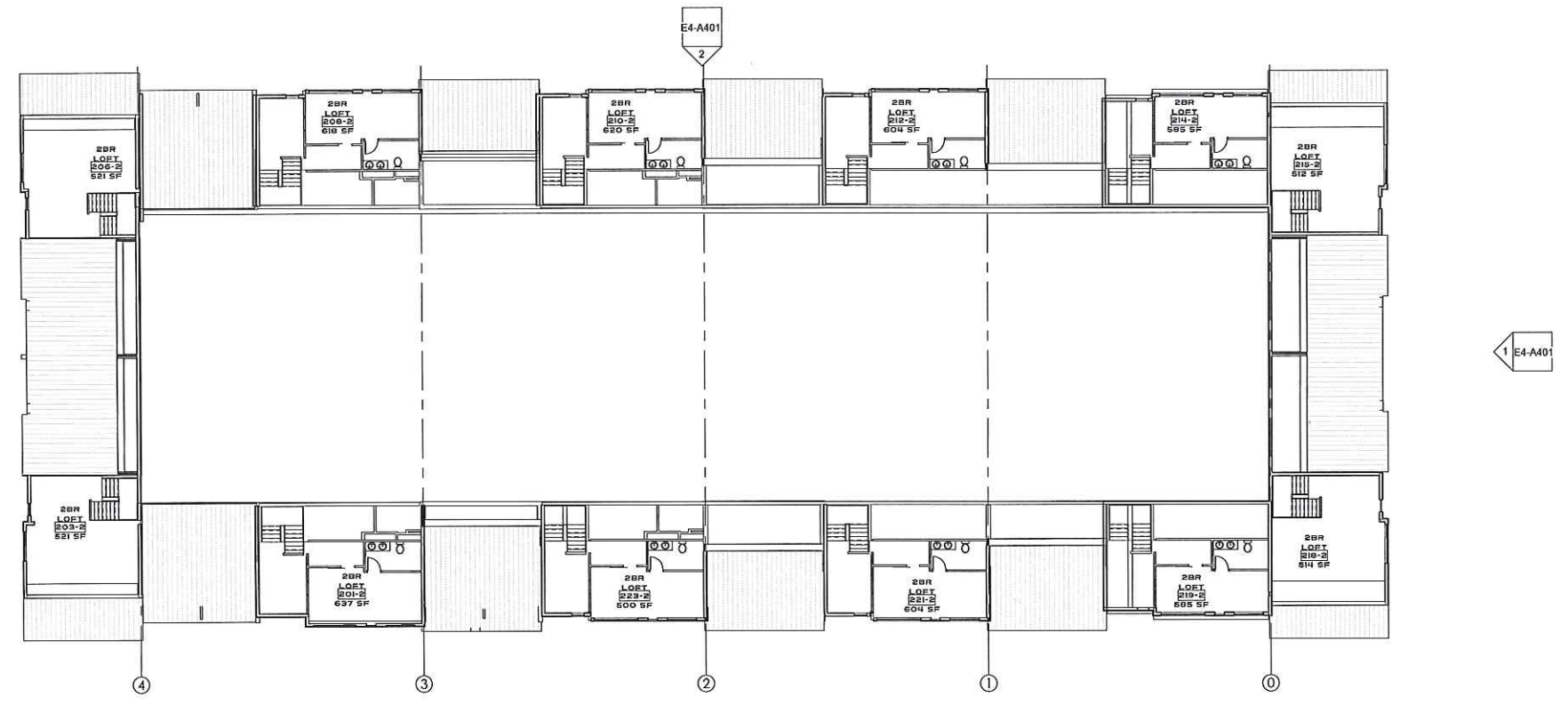
EDGE LIVE WORK, Edge Properties, Inc. MASTER PLAN

1ST FLOOR UNITS			
LEVEL	OCCUPANT	# UNITS	NAME
1ST FLOOR	1 BR	23	1BR 1BA
23		23	
GRAND TOTAL:		23	



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES	DATE 01.23.18
	E4-A101
BUILDING E4	



2 LOFT FLOOR PLAN



1 2ND FLOOR PLAN



EDGE LIVE WORK
MASTER PLAN

TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES
COUNTY HIGHWAY MM
FITCHBURG, WI
2ND & LOFT FLOOR
PLANS
SCALE: 1/8" = 1'-0"

DATE
01.29.18

E4-A102

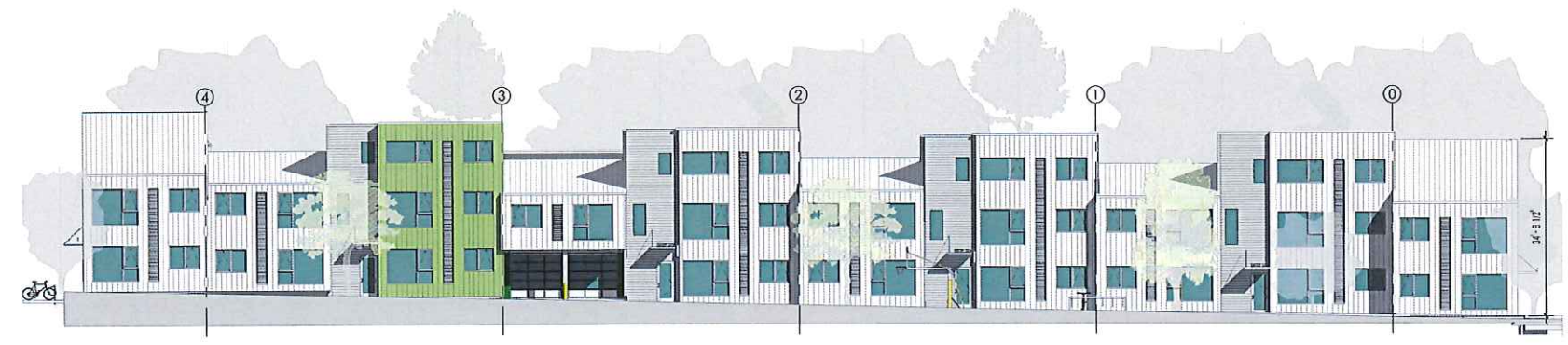
GENERAL NOTES

FINAL EXTERIOR COLOR SELECTIONS TO BE REVIEWED BY CITY OF FITCHBURG PLANNING STAFF, ARCHITECT, AND DEVELOPER

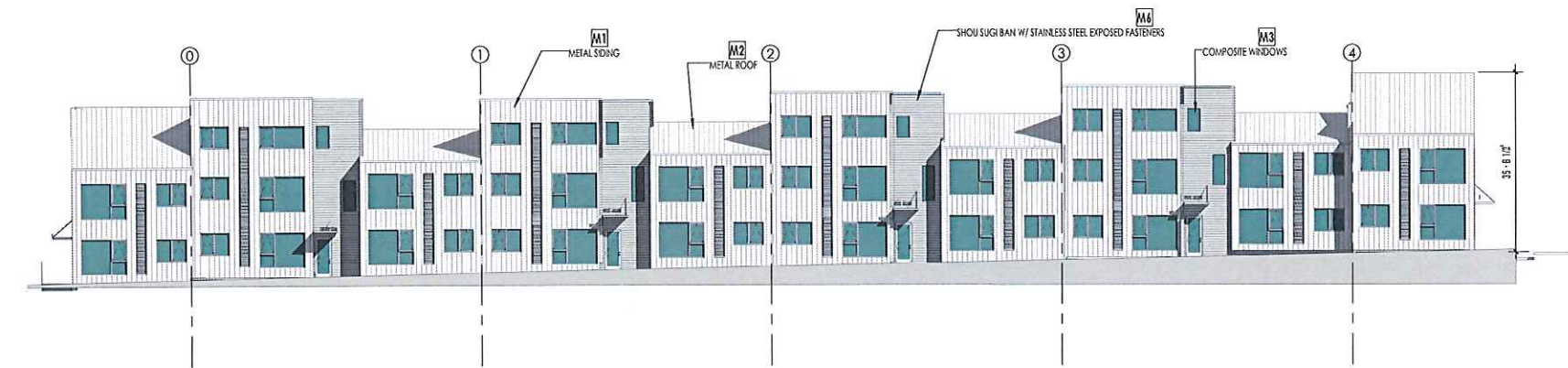
DRAWING NOTES



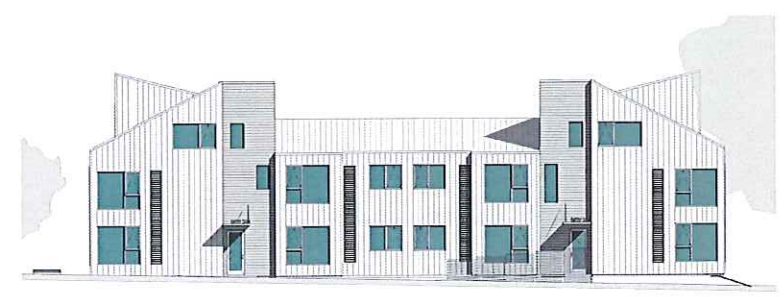
CODE NOTES



3 SOUTH ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION



4 WEST ELEVATION



5 VIEW FROM RUNA WAY

TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES	DATE
	01.29.18
COUNTY HIGHWAY MM FITCHBURG, WI	E4-A401
E4- BUILDING ELEVATIONS SCALE: 1/8" = 1'-0"	

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

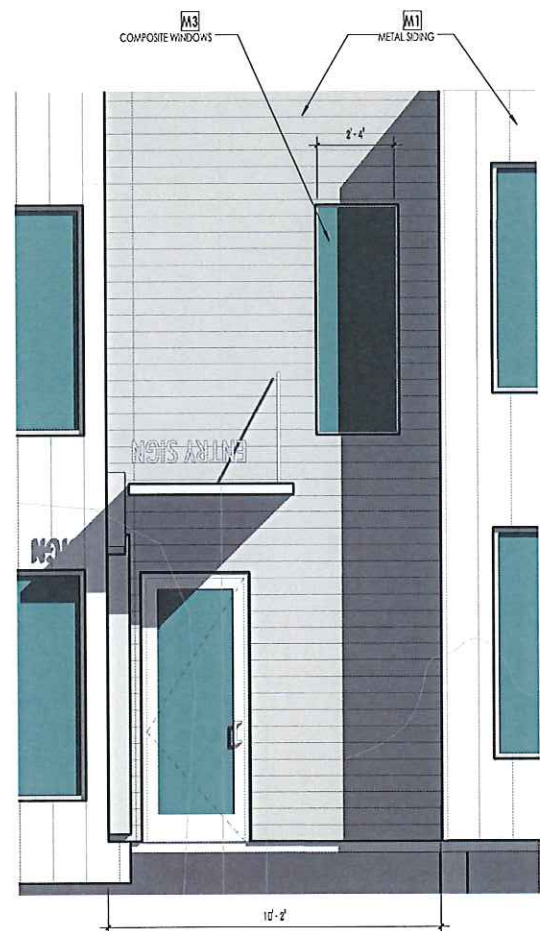
TORQUE COMPANIES

COUNTY HIGHWAY MM
FITCHBURG, WI

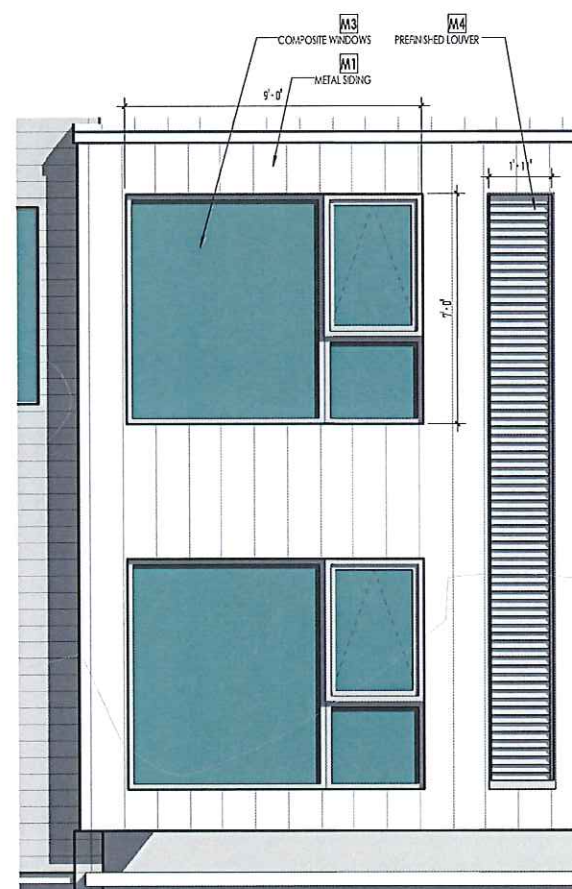
**E4 EXTERIOR
DETAILS**

E4-A501

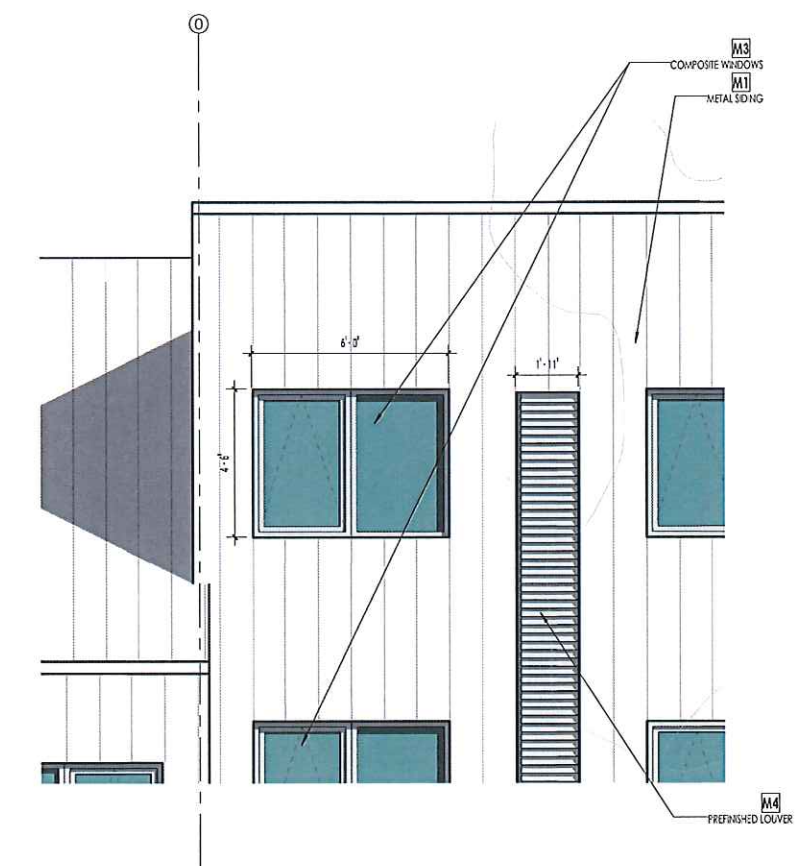
DATE
01.29.18



1 NORTH ELEVATION - Callout 1



2 NORTH ELEVATION - Callout 2



3 NORTH ELEVATION - Callout 3



5 EAST ELEVATION - Callout 1

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES

04.20.17 MASSING

ARCHITECT: [Signature]

STRUCTURAL ENGINEER: [Signature]

TORQUE
FOCUSED REAL ESTATE

**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

TORQUE COMPANIES
COUNTY HIGHWAY MM
FITCHBURG, WI

**E4 EXTERIOR
DETAILS**

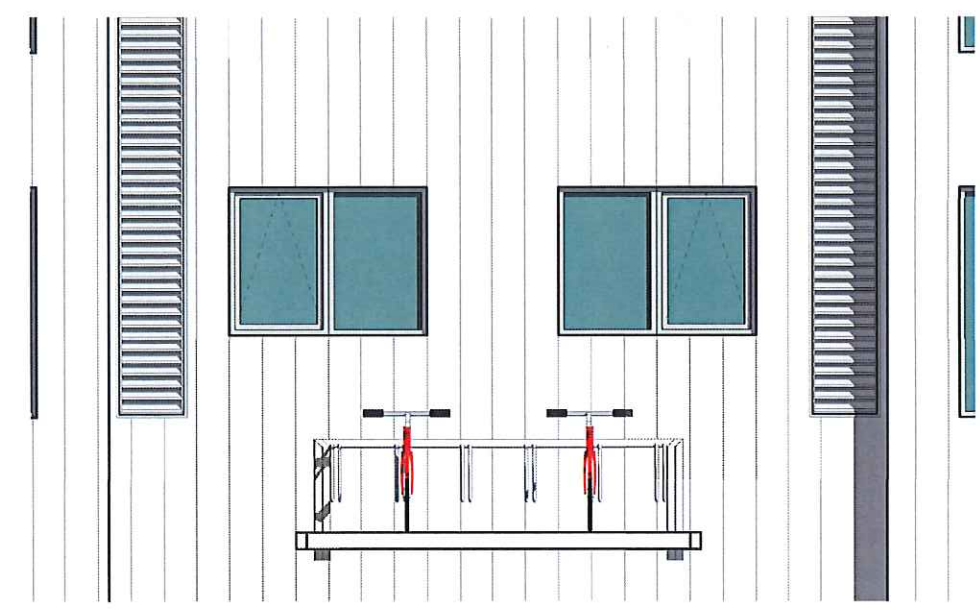
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E4-A502

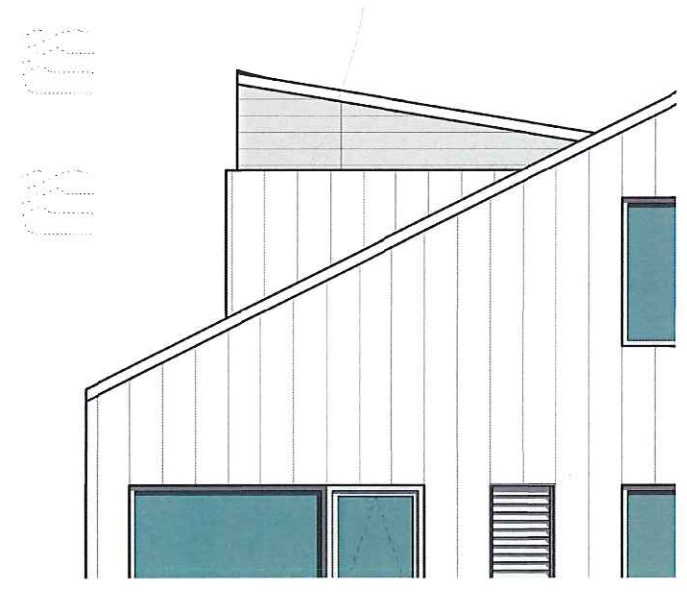
NOT FOR CONSTRUCTION



1 SOUTH ELEVATION - Callout 1



2 WEST ELEVATION - Callout 1



3 WEST ELEVATION - Callout 2

M4
OBSCURE GLAZED OVERHEAD DOOR

GENERAL NOTES

DRAWING NOTES



CODE NOTES

TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

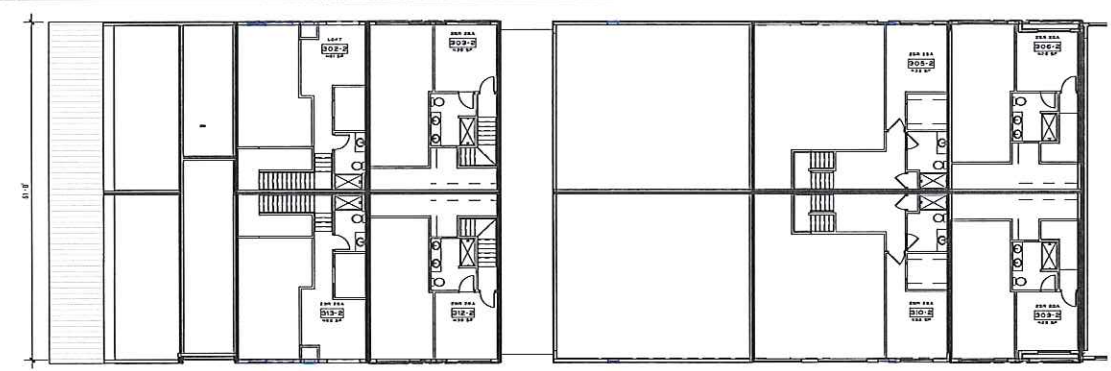
TORQUE
COMPANIES

DATE
01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

BUILDING G1 FLOOR
PLANS
SCALE: 1/16" = 1'-0"

G1-A101



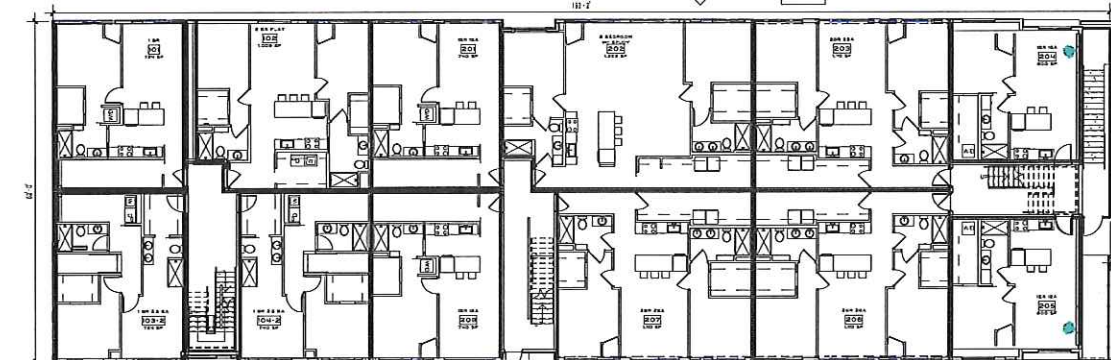
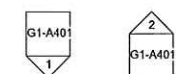
7 LOFT FLOOR PLAN

1/16" = 1'-0"



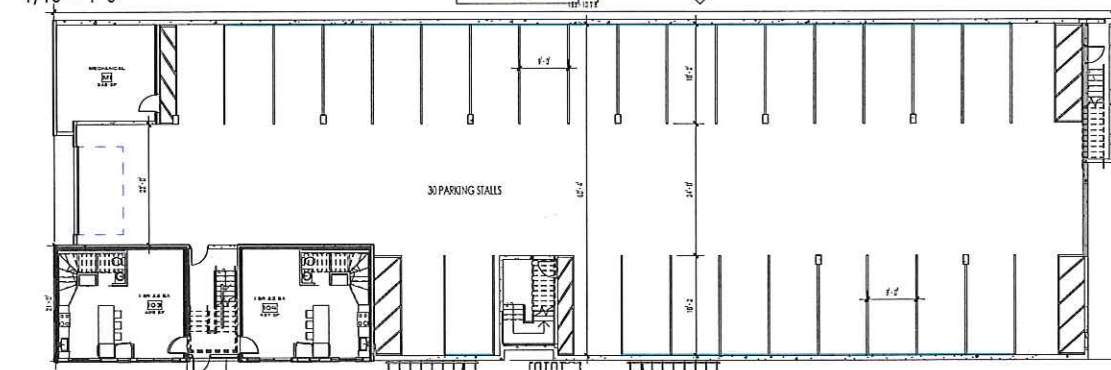
5 2ND FLOOR PLAN

1/16" = 1'-0"



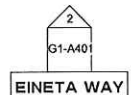
4 1ST FLOOR PLAN

1/16" = 1'-0"



1 BASEMENT LOWER

1/16" = 1'-0"



BUILDING G2 →

BUILDING G2 →

BUILDING G2 →

BUILDING G2 →

BUILDING G2 →

CTY HWY MM

30 PARKING STALLS

STAR ABOVE

EINETA WAY

GENERAL NOTES

DRAWING NOTES



CODE NOTES



PLAN COMMISSION
PHASE I ADR
SUBMITTAL

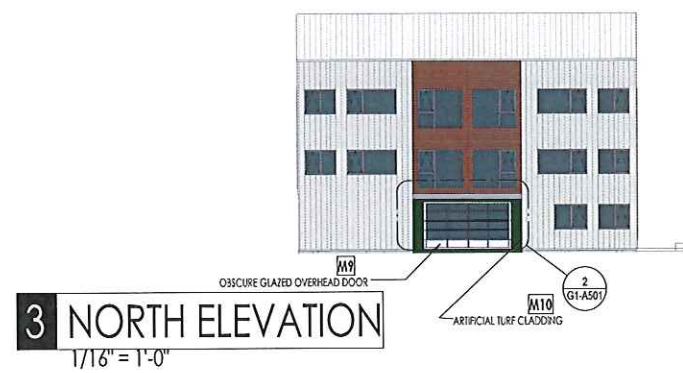
TORQUE
COMPANIES

DATE
01.29.19

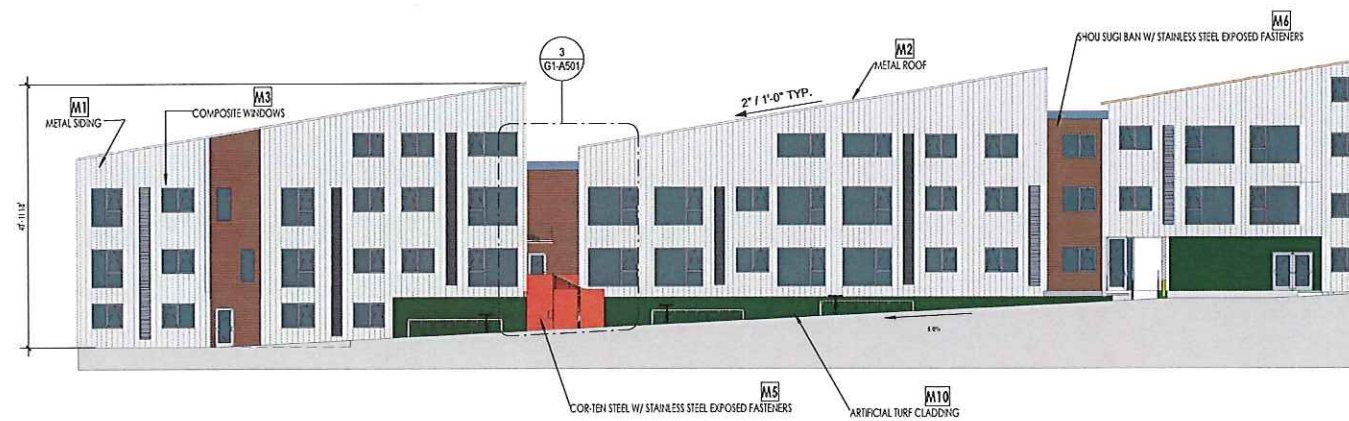
COUNTY HIGHWAY MM
FITCHBURG, WI

BUILDING G1
ELEVATIONS
SCALE: 1/16" = 1'-0"

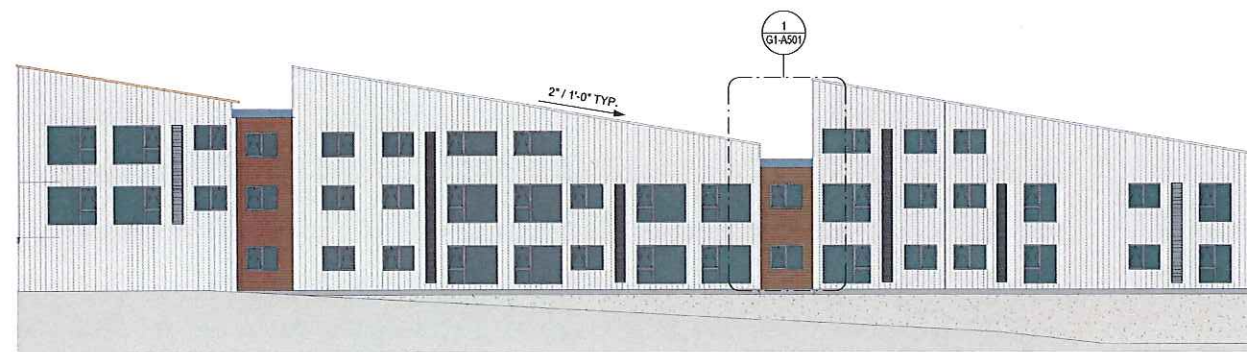
G1-A401



3 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"



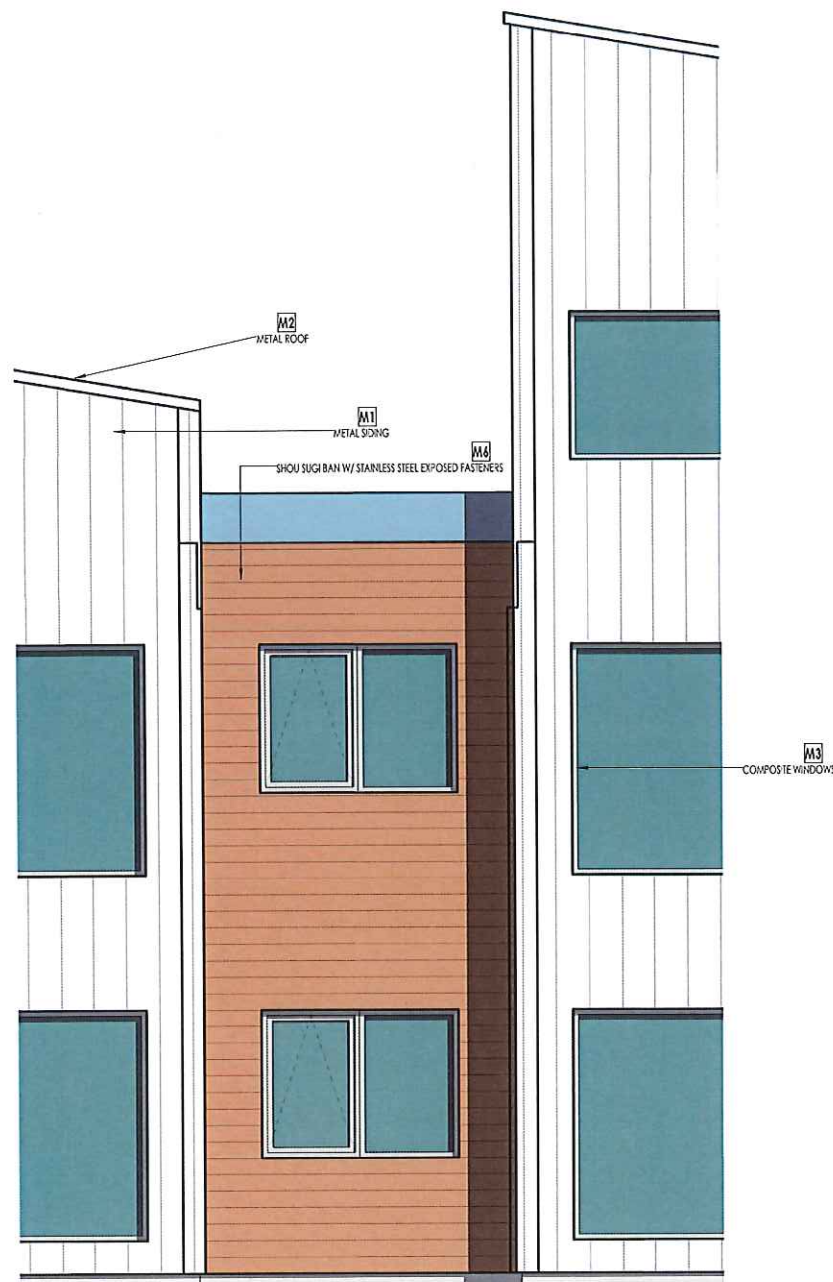
TORQUE
COMPANIES

DATE
01.23.18

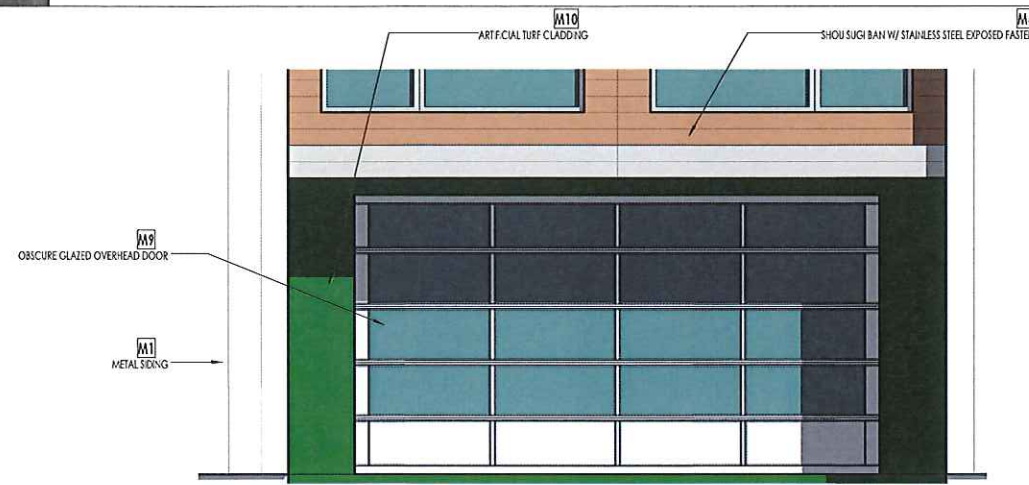
COUNTY HIGHWAY MM
FITZBURG, WI

BUILDING G1 DETAILS

G1-A501



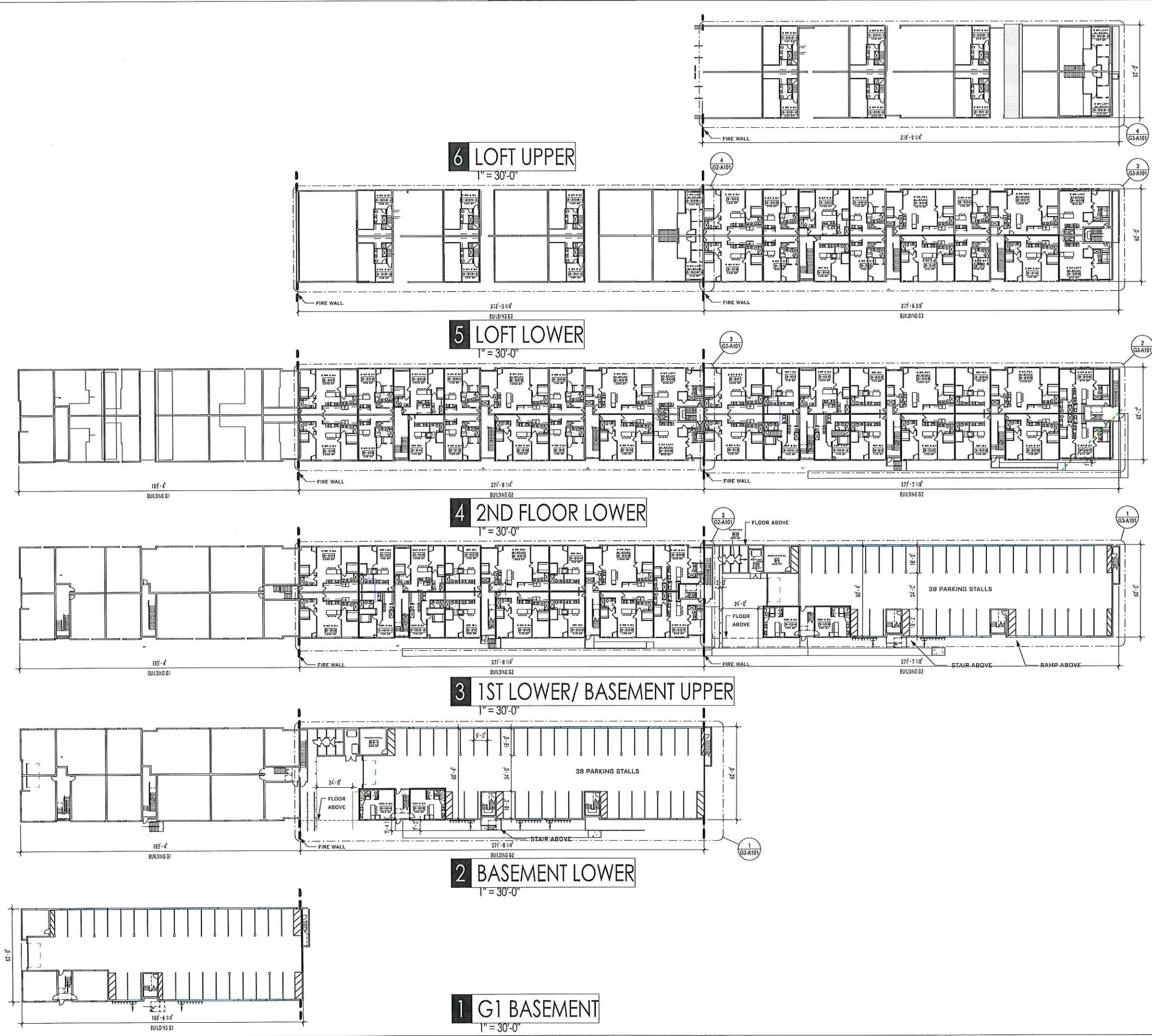
1 GASKET DETAIL ELEVATION
3/8" = 1'-0"



2 UNIT & PARKING GARAGE ENTRY
3/8" = 1'-0"



3 EXTERIOR STAIR ELEVATION DETAIL
3/8" = 1'-0"



**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

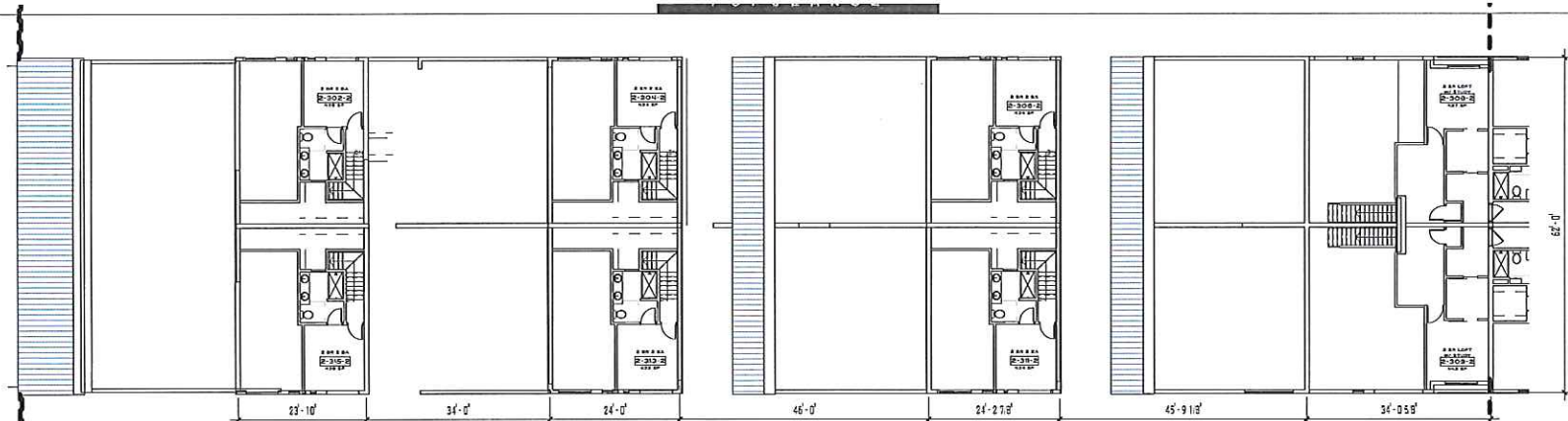
**TORQUE
COMPANIES**

DATE
01.23.18

BUILDINGS G2 & G3

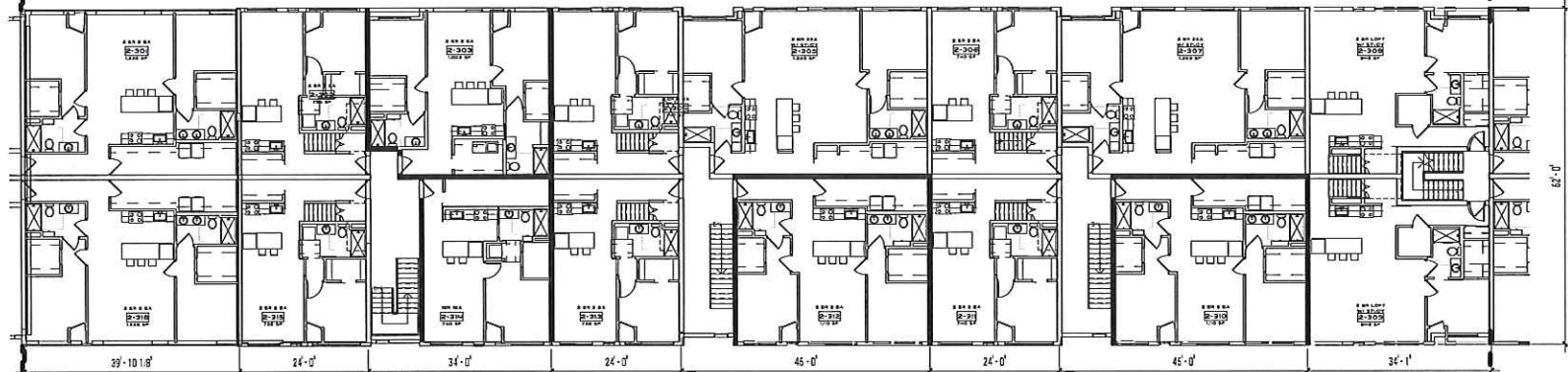
G2/G3-A100

SCALE 1" = 30'-0"



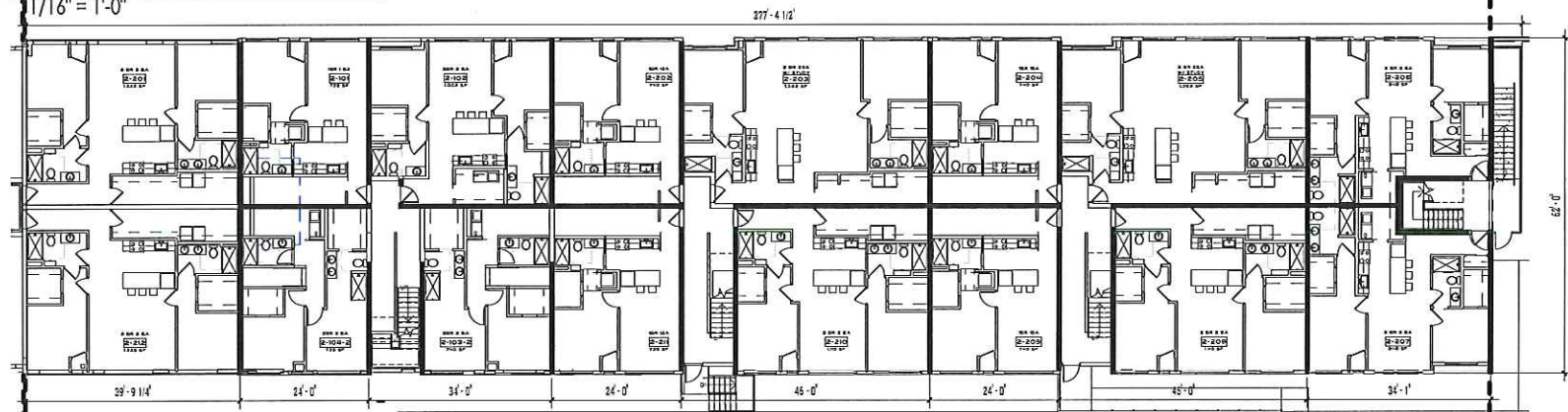
4 G2 LOFT FLOOR PLAN

1/16" = 1'-0"



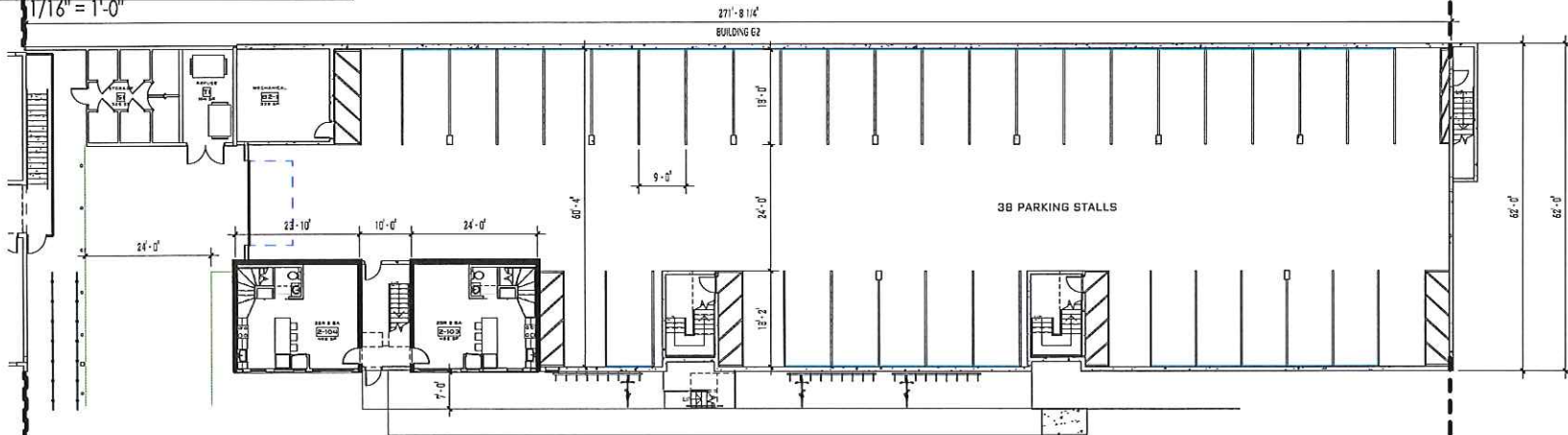
3 G2 2ND FLOOR PLAN

1/16" = 1'-0"



2 G2 1ST FLOOR PLAN

1/16" = 1'-0"



1 G2 BASEMENT PLAN

1/16" = 1'-0"



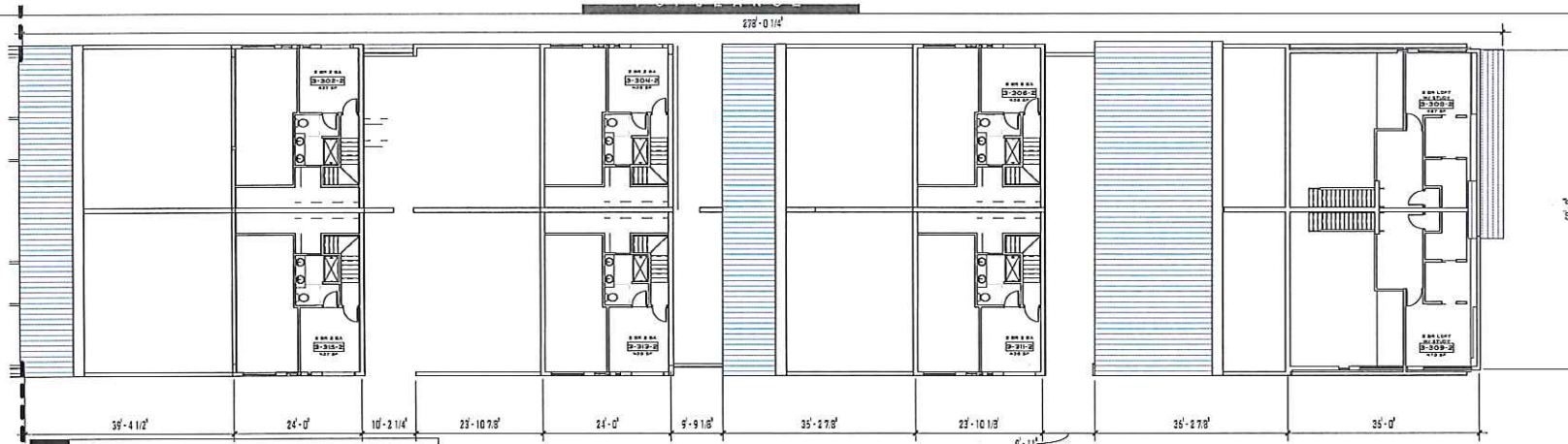
EDGE LIVE WORK City of Dallas Master Plan



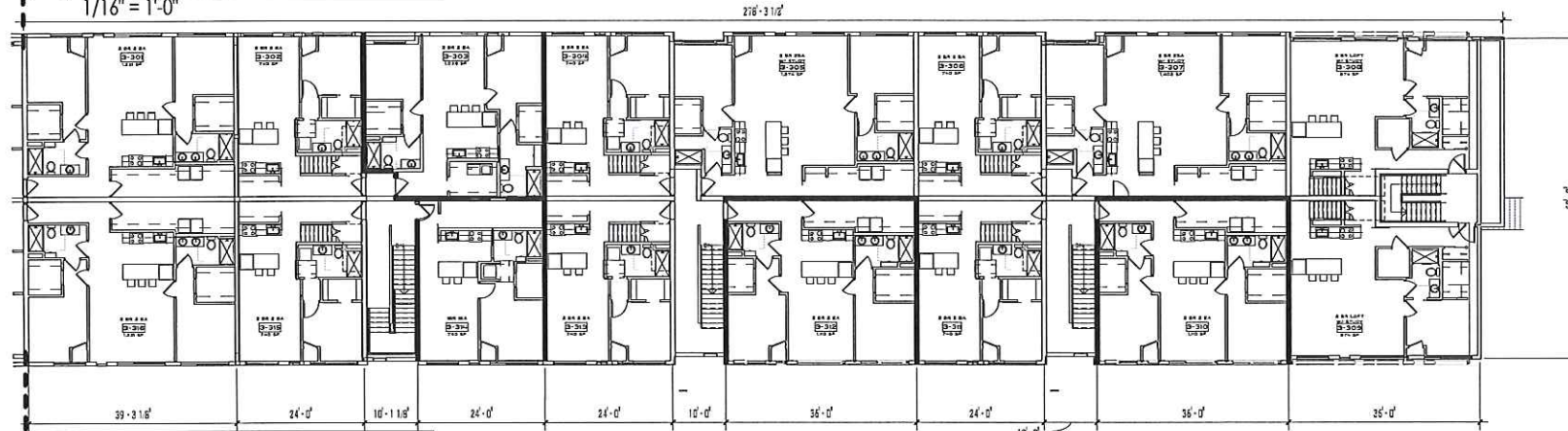
TORQUE
FOCUSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES	DATE
	01.23.18

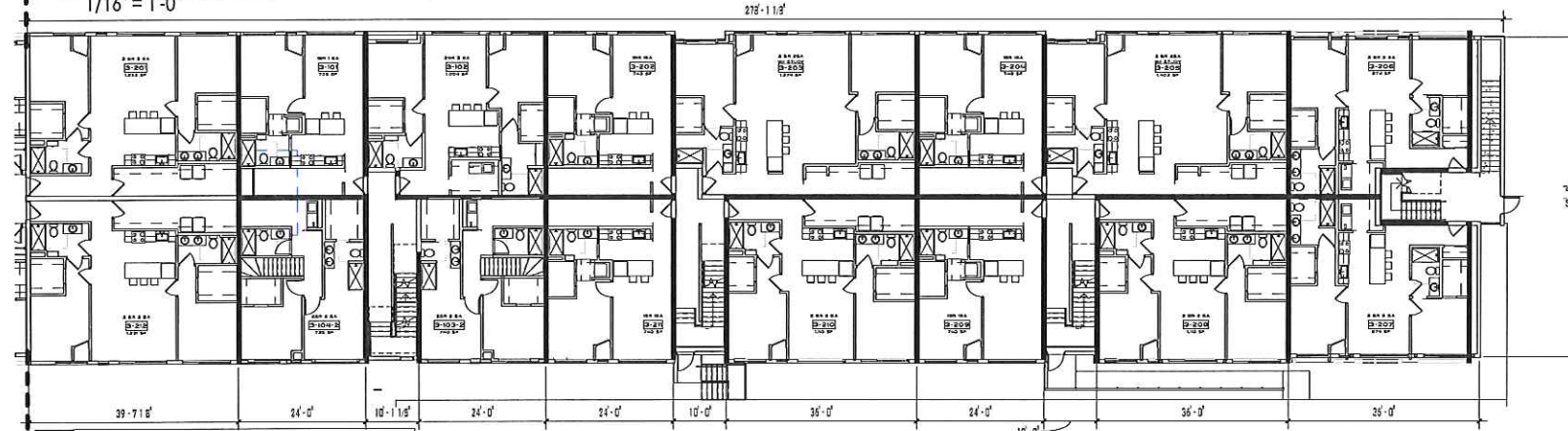
BUILDING G2 PLANS SCALE: 1/8" = 1'-0"	G2-A101



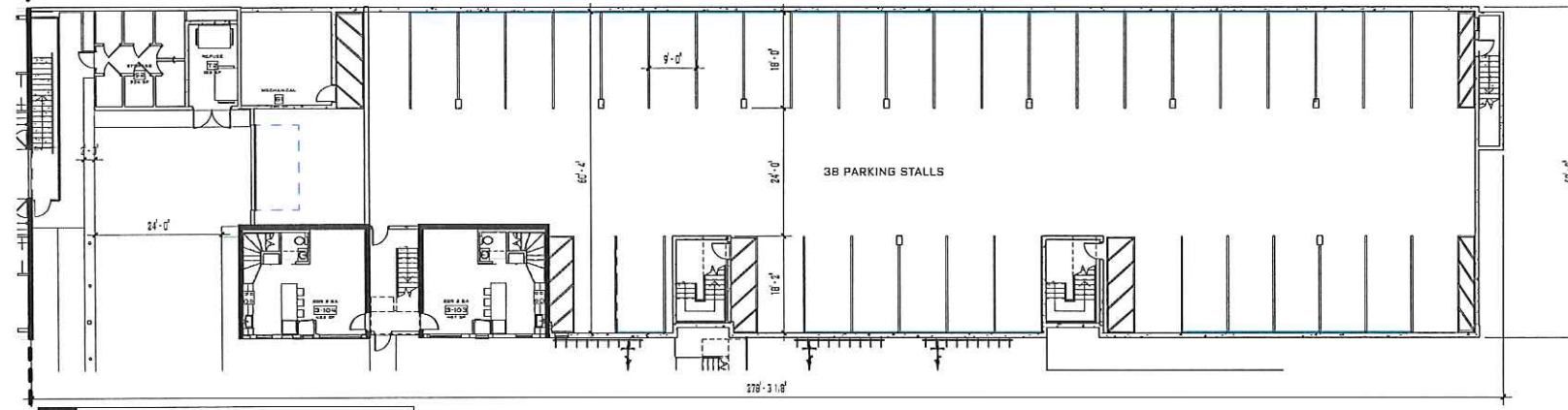
4 G3 LOFT FLOOR PLAN
1/16" = 1'-0"



3 G3 2ND FLOOR PLAN
1/16" = 1'-0"



2 G3 1ST FLOOR PLAN
1/16" = 1'-0"



1 G3 BASEMENT PLAN
1/16" = 1'-0"



TORQUE
FOCUSED REAL ESTATE

PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE COMPANIES	DATE 01.23.18
	G3-A101
G3-BUILDING PLANS	

GENERAL NOTES

DRAWING NOTES



CODE NOTES

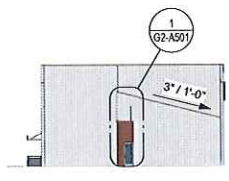


**PLAN COMMISSION
PHASE I ADR
SUBMITTAL**

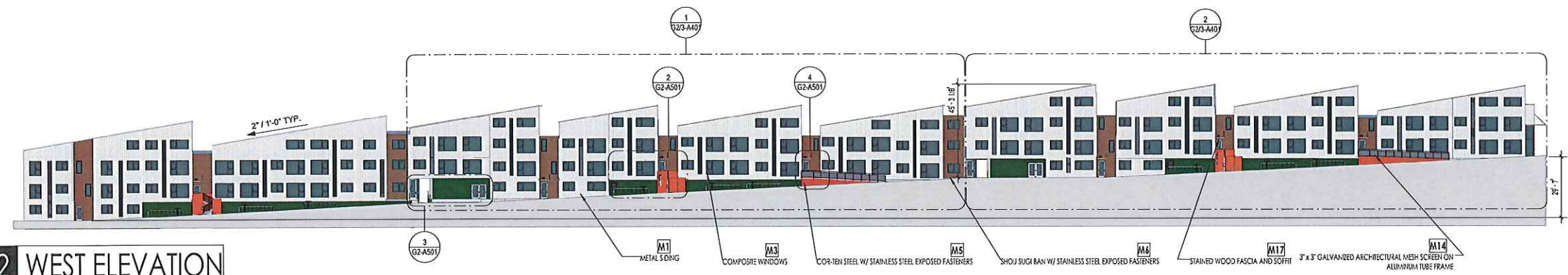
TORQUE COMPANIES	DATE
	01.23.18

COUNTY HIGHWAY MM
FITCHBURG, WI

G2 & G3 ELEVATIONS
SCALE: 1/4" = 3'-0"
G2/3-A400



3 SOUTH
1" = 30'-0"



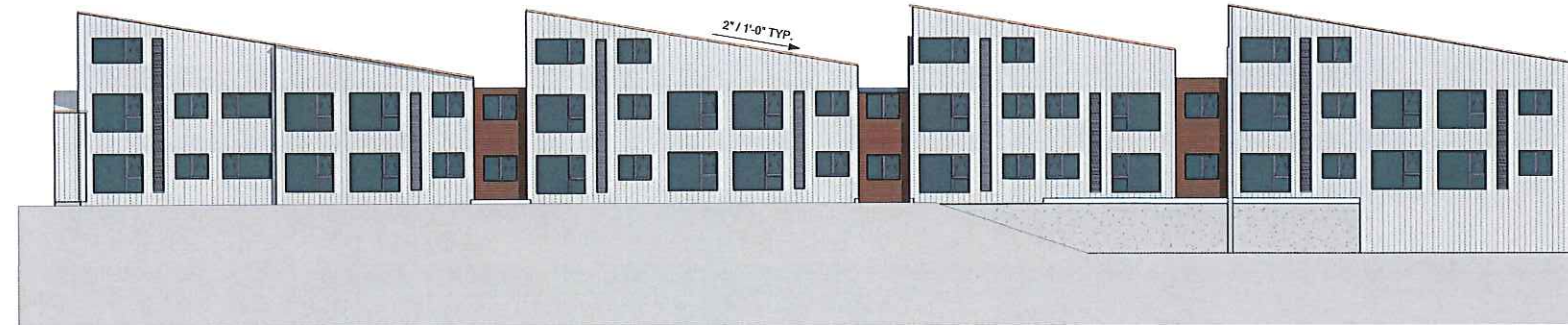
2 WEST ELEVATION
1" = 30'-0"



1 EAST ELEVATION
1" = 30'-0"



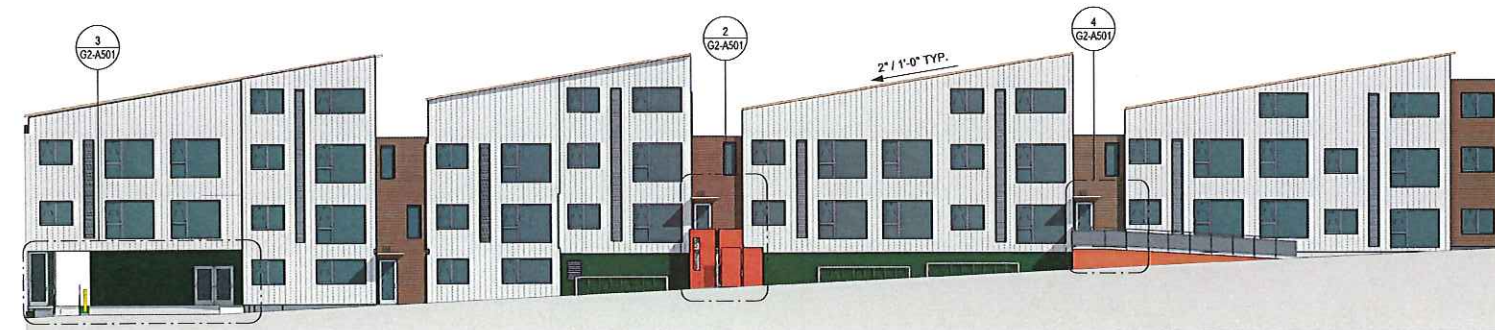
4 G2 EAST ELEVATION
1/16" = 1'-0"



3 G3 EAST ELEVATION
1/16" = 1'-0"



2 G3 WEST ELEVATION
1/16" = 1'-0"



1 G2 WEST ELEVATION
1/16" = 1'-0"

GENERAL NOTES

DRAWING NOTES



CODE NOTES

TORQUE
FOCUSSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

TORQUE
COMPANIES

DATE
01.29.18

COUNTY HIGHWAY MM
FITZBURG, WI

G2 & G3 **G2/3-A401**

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

GENERAL NOTES

REFER TO SHEET A6.1 FOR TYPICAL METAL PANEL CONNECTION DETAILS AT BUILDING CORNERS, WINDOWS, ROOFS, ETC.

DRAWING NOTES



CODE NOTES

TORQUE
FOCUSSED REAL ESTATE
PLAN COMMISSION
PHASE I ADR
SUBMITTAL

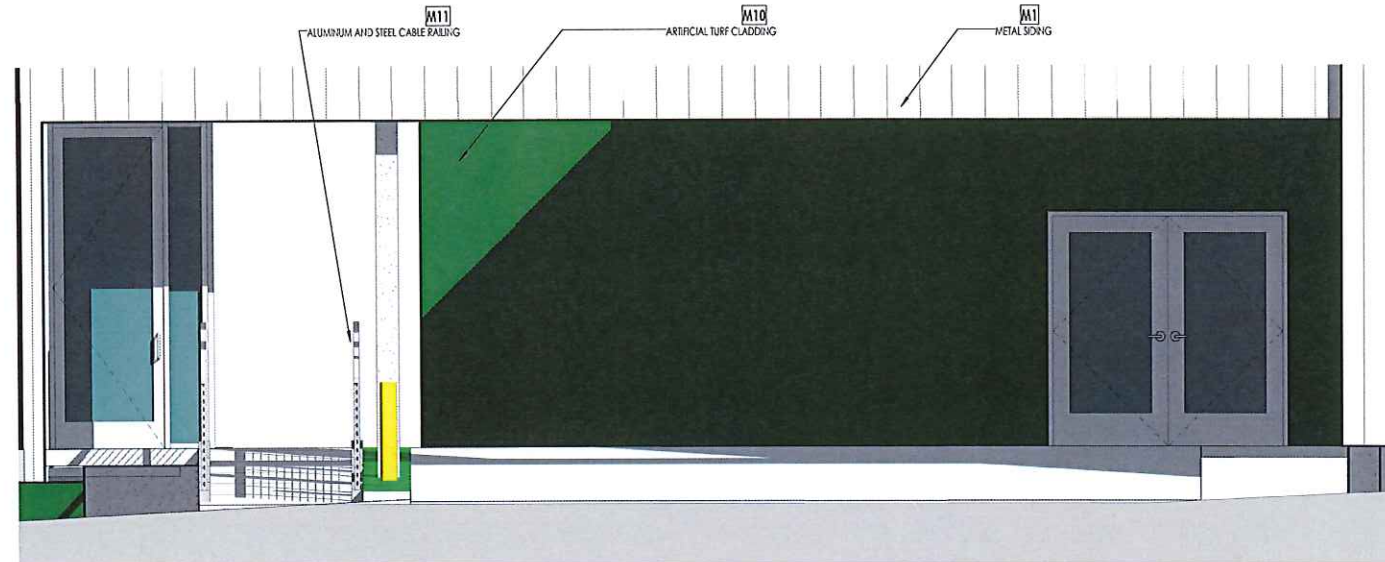
TORQUE COMPANIES

DATE
01.23.18

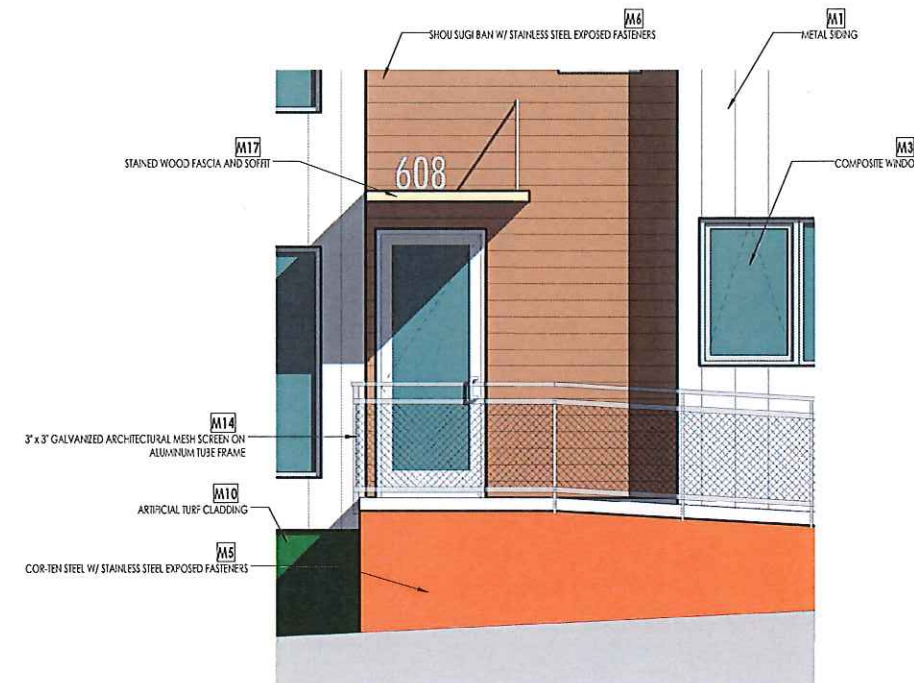
COUNTY HIGHWAY MM
FITCHBURG, WI

BUILDING G2 & G3
DETAILS
SCALE: 3/8" = 1'-0"

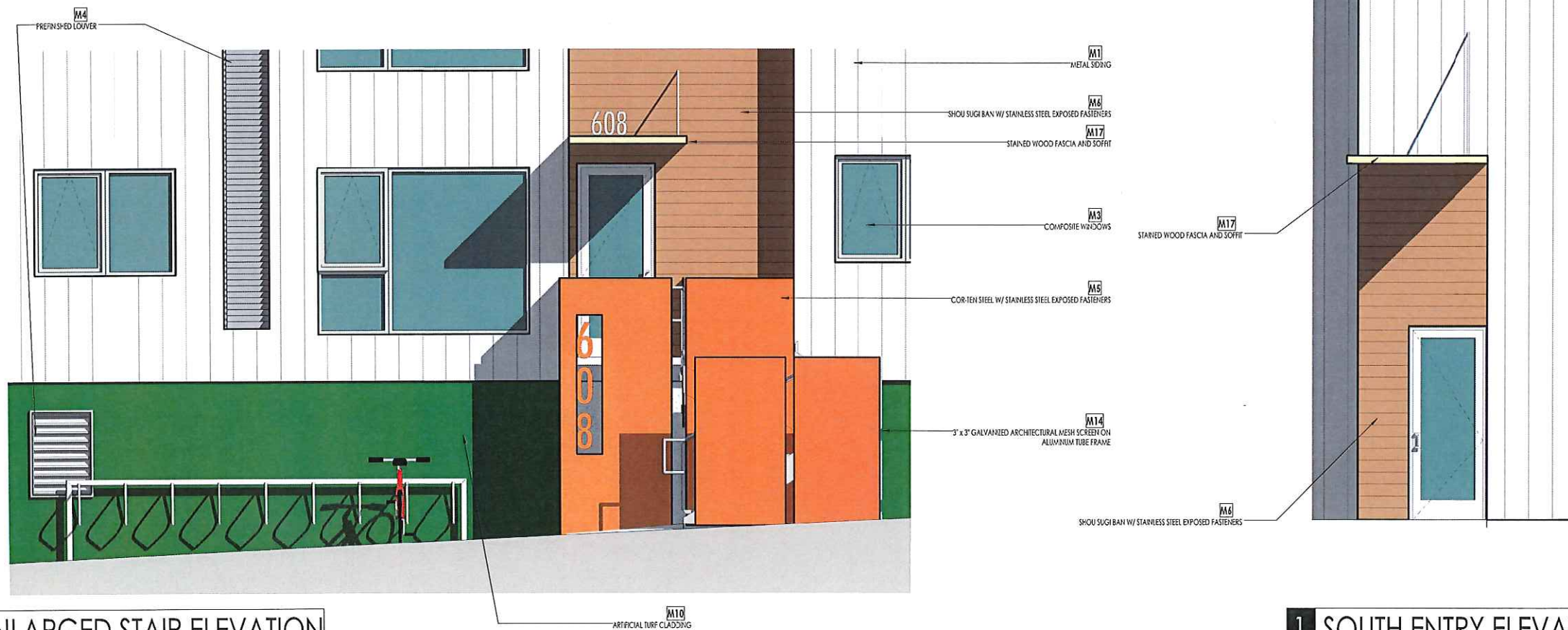
G2-A501



3 ENLARGED UNIT & PARKING GARAGE ENTRY
3/8" = 1'-0"

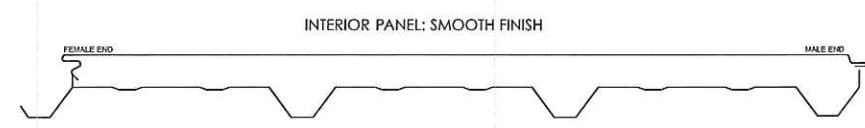
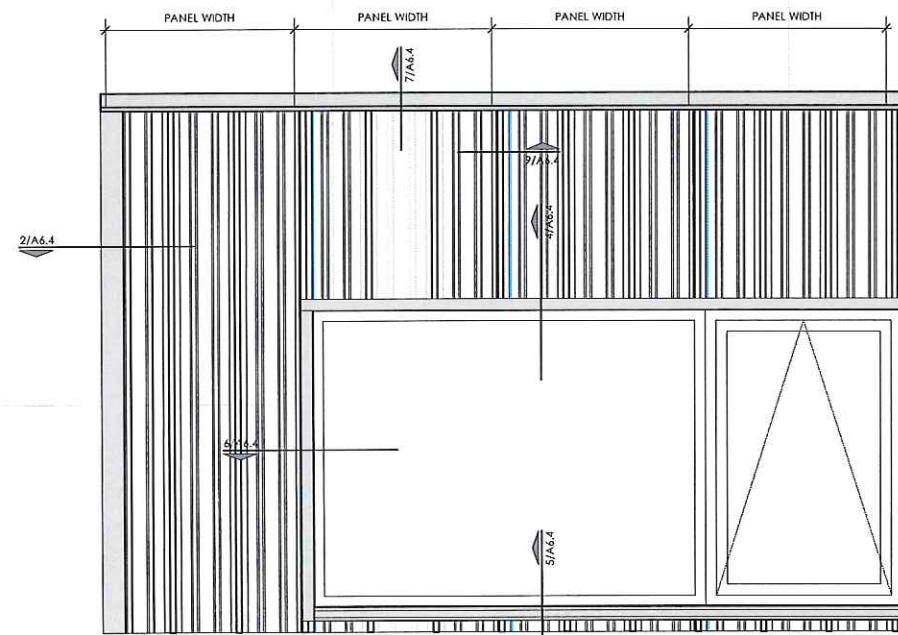
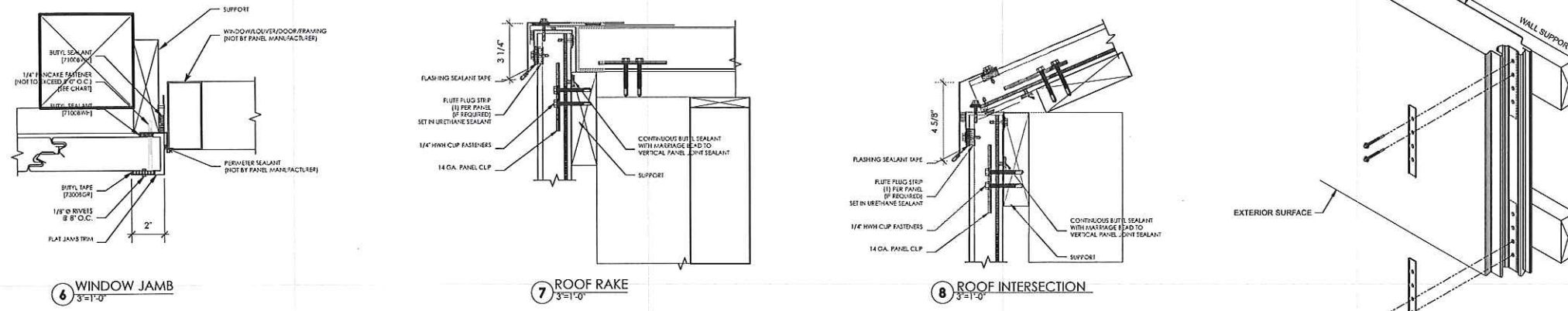
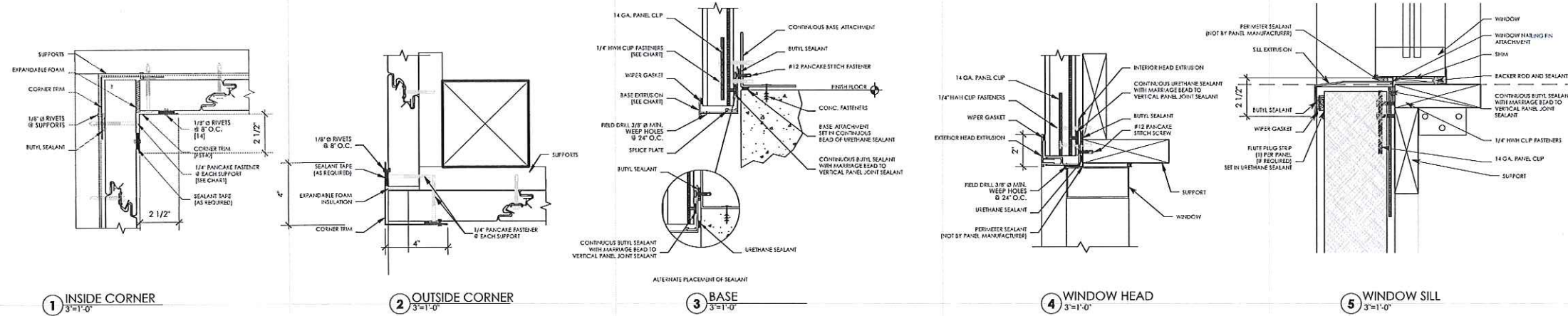


4 ENLARGED RAMP ELEVATION
3/8" = 1'-0"



2 ENLARGED STAIR ELEVATION
3/8" = 1'-0"

1 SOUTH ENTRY ELEVATION
3/8" = 1'-0"



DRAWING NOTES

CODE NOTES

TORQUE
FOCUSSED REAL ESTATE

PLAN COMMISSION
PHASE I ADR
SUBMITTAL

WWW.POPULANCE.COM	
STUDIO@POPULANCE.COM	
008.333.1928	
DATE	01.23.18
TORQUE COMPANIES	
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	
A601	
INSULATED METAL PANEL DETAILS	

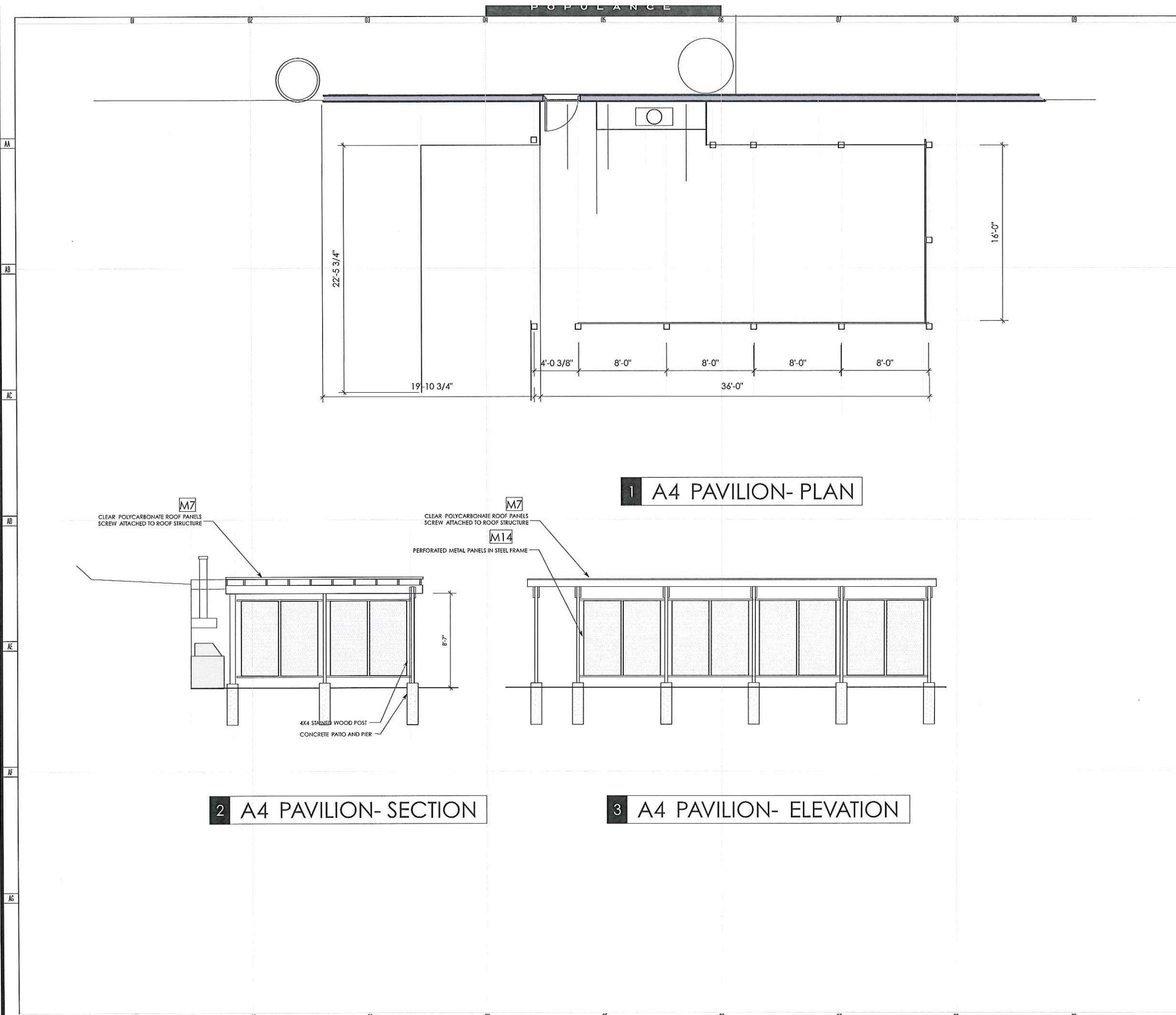
A4 PAVILION:

- OUTDOOR GATHERING
- GRILL
- SWIMMING POOL
- FIRE PIT
- OUTDOOR SHOWERS
- HOT TUB

DRAWING NOTES



CODE NOTES



1 A4 PAVILION- PLAN

2 A4 PAVILION- SECTION

3 A4 PAVILION- ELEVATION



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TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	
ACCESSORY BUILDING	
AB-A101	

GENERAL NOTES

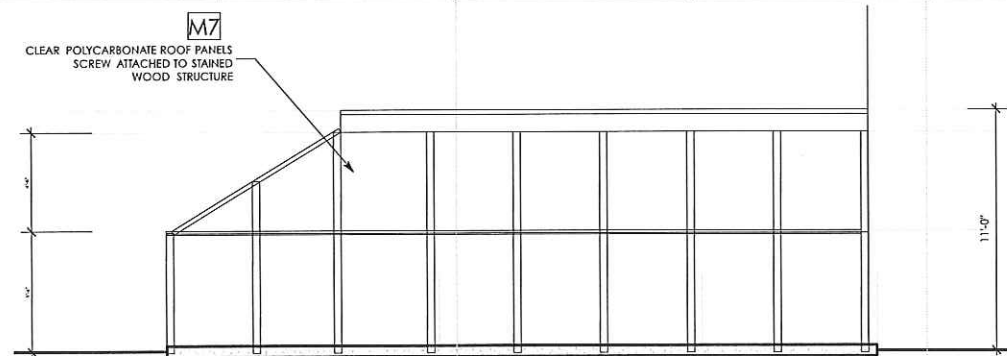
G4 PAVILION:

- OUTDOOR GATHERING
- GRILL
- COMMUNITY TOOL STORAGE
- FIRE PIT
- FIREWOOD STORAGE
- GREENHOUSE
- OUTDOOR GAMES

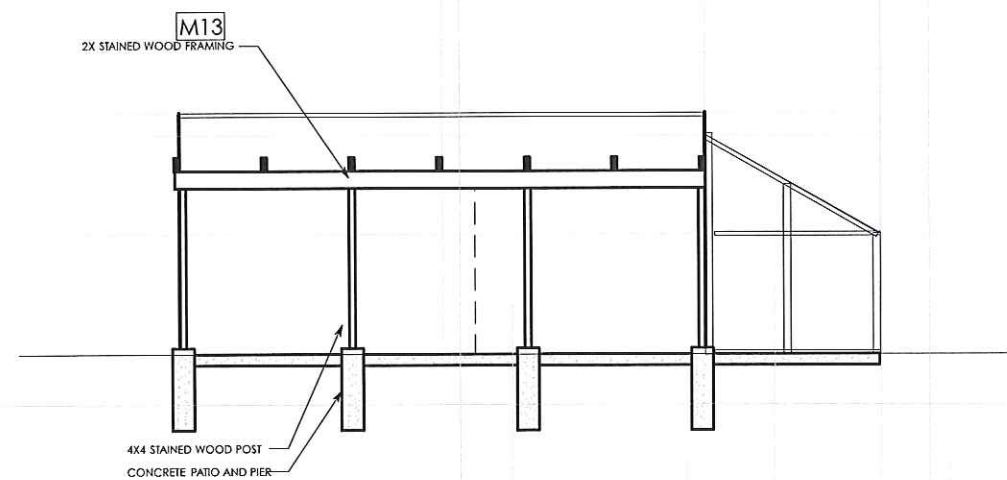
DRAWING NOTES



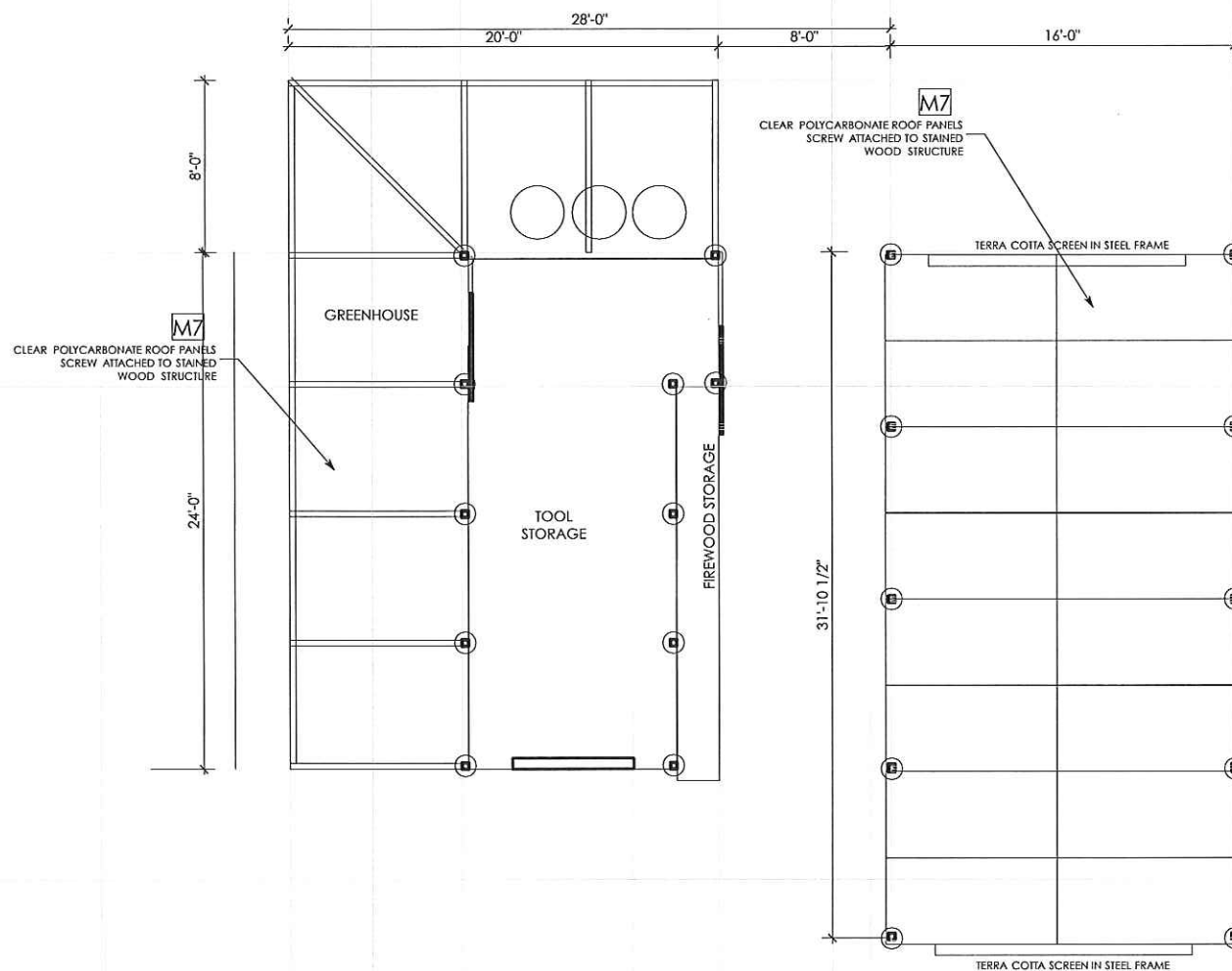
CODE NOTES



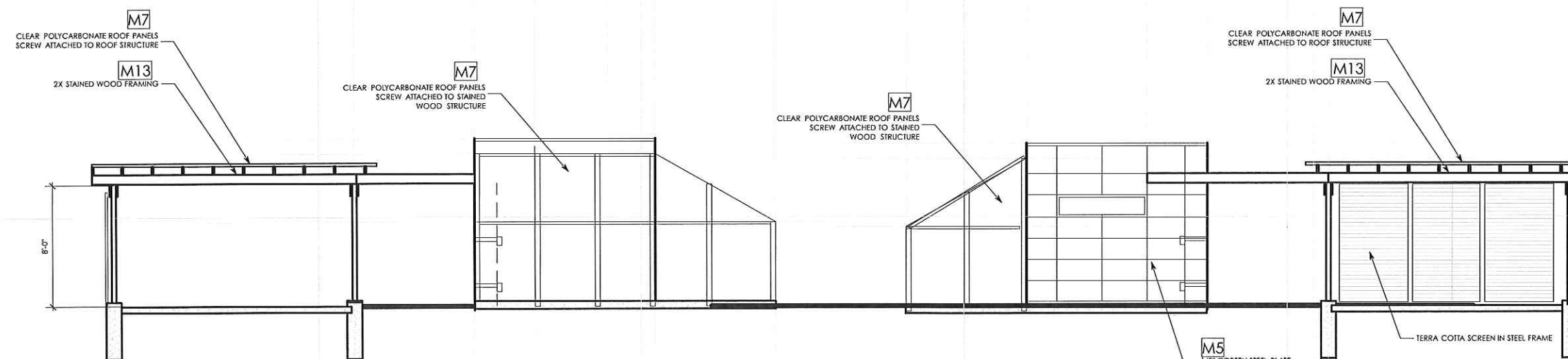
2 E4 PAVILION- ELEVATION



3 E4 PAVILION- SECTION



1 E4 PAVILION- PLAN



4 E4 PAVILION- ELEVATION

5 E4 PAVILION- ELEVATION



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608.333.1926	
TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	AB-A102
ACCESSORY BUILDING	

G1 PAVILION:
-OUTDOOR GATHERING
-GRILL

DRAWING NOTES



CODE NOTES



PLAN COMMISSION PHASE I ADR SUBMITTAL

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608.333.1926

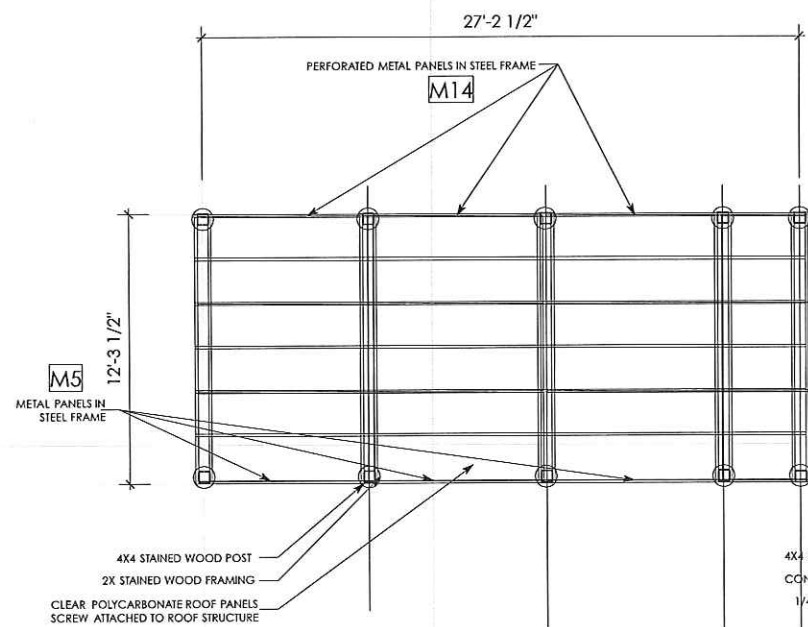
DATE
10.30.17

TORQUE COMPANIES

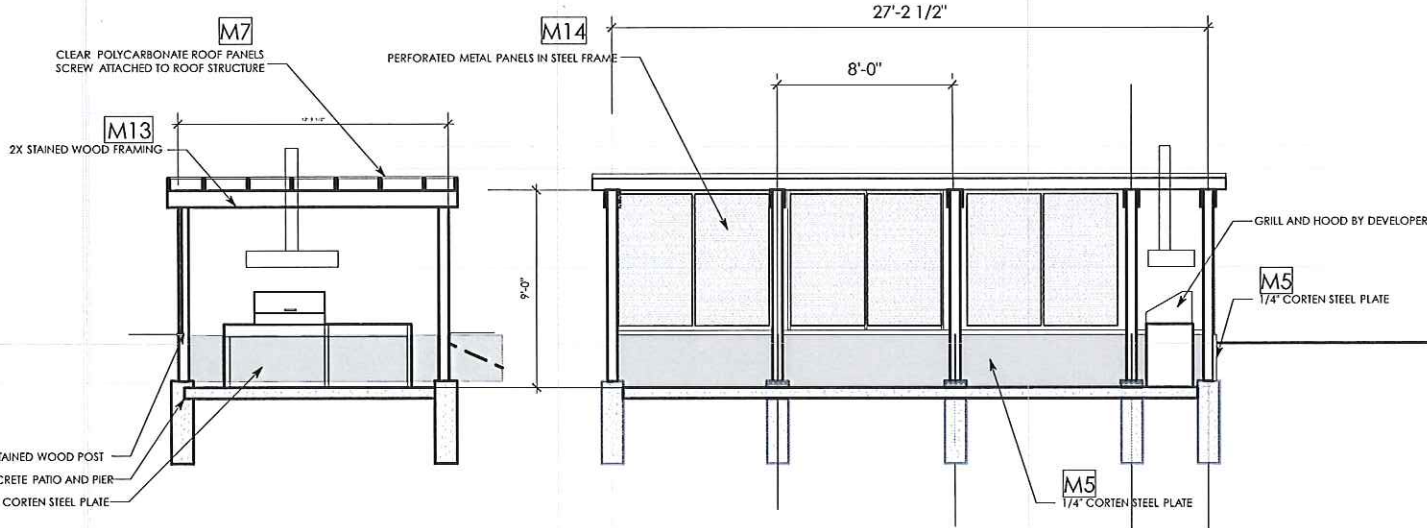
@EDGE
COUNTY HIGHWAY MM
RITCHBURG, WI

AB-A103

ACCESSORY BUILDING

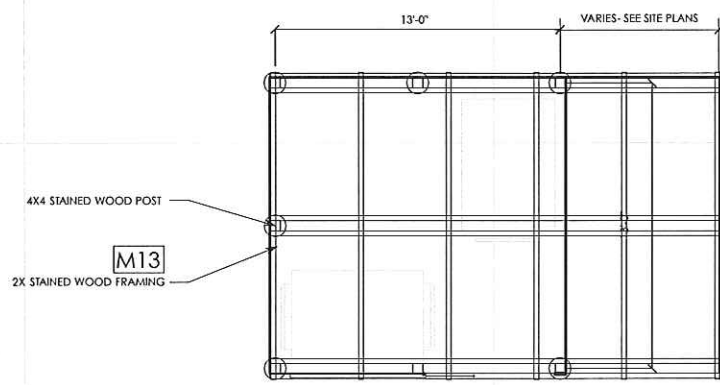


1 G1 PAVILION- PLAN

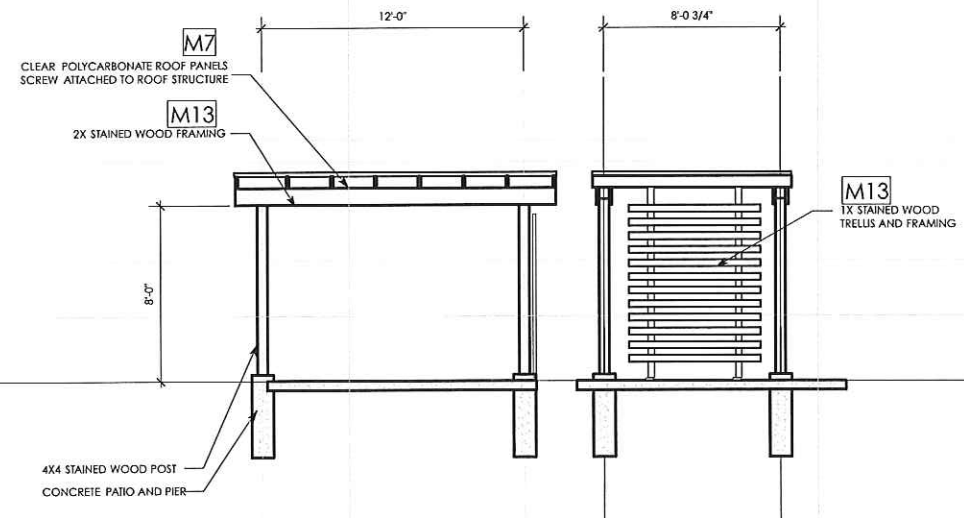
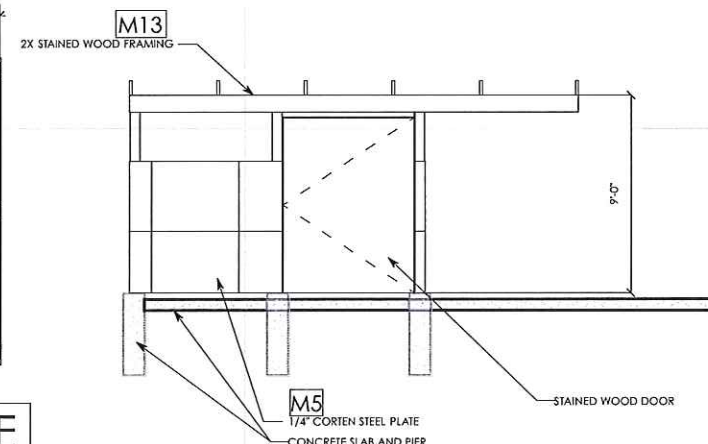


2 G1 PAVILION- SECTION

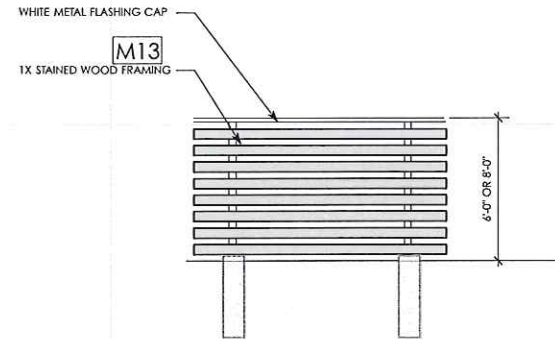
3 G1 PAVILION- ELEVATION



5 TRASH ENCLOSURE



4 CARPORT

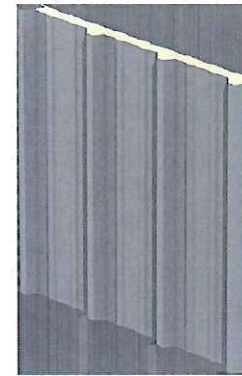


6 FENCE

TYPICAL BUILDING MATERIAL PALETTE

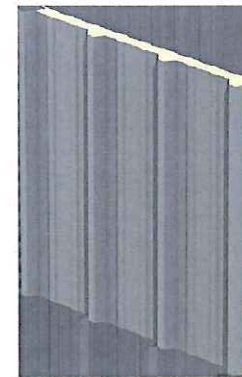


METAL SIDING
M1



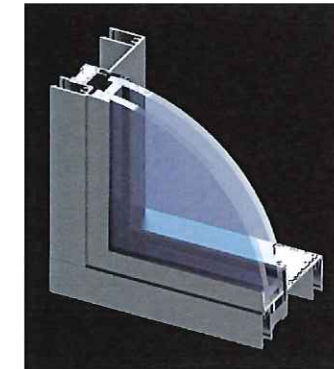
MANUFACTURER:
METL-SPAN
FINISH:
INSULATED METAL PANEL
COLOR:
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

METAL ROOF
M2



MANUFACTURER:
METL-SPAN
FINISH:
INSULATED METAL PANEL
COLOR:
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

WINDOWS
M3



MANUFACTURER:
FIBREFRAME
FINISH:
PREFINISHED ALUMINUM TO
MATCH ADJACENT
METAL PANEL
SIZE:
VARIES
LOCATIONS:
EXTERIOR; RE: ELEVATIONS

LOUVER
M4



MANUFACTURER:
BY HVAC
FINISH:
PREFINISHED TO MATCH ADJACENT
METAL PANEL

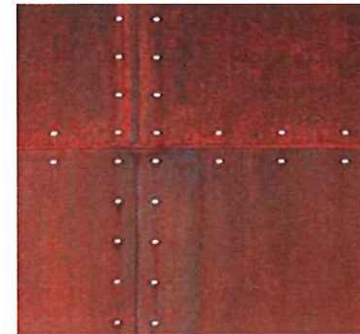
SIZE:
28" W
LOCATIONS:
GROUPED VERTICALLY @
EXTERIOR; RE: ELEVATIONS



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TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY 44A FITCHBURG, WI	M101
MATERIALS	

CLADDING
M5



MATERIAL:
COR-TEN STEEL
W/STAINLESS STEEL
EXPOSED FASTENERS

FINISH:
NATURAL FINISH

LOCATIONS:
ACCENT LOCATIONS

CLADDING
M6



MATERIAL:
SHOU SUGI BAN
or WALNUT
W/STAINLESS STEEL
EXPOSED FASTENERS

FINISH:
CHARRED CEDAR
OR STAINED

LOCATIONS:
ACCENT LOCATIONS

CLADDING
M7



MATERIAL:
POLYCARBONATE PANELS

FINISH:
OBSCURE

LOCATIONS:
ACCENT LOCATIONS,
ACCESSORY BUILDING ROOFS

DRYER VENT
M8



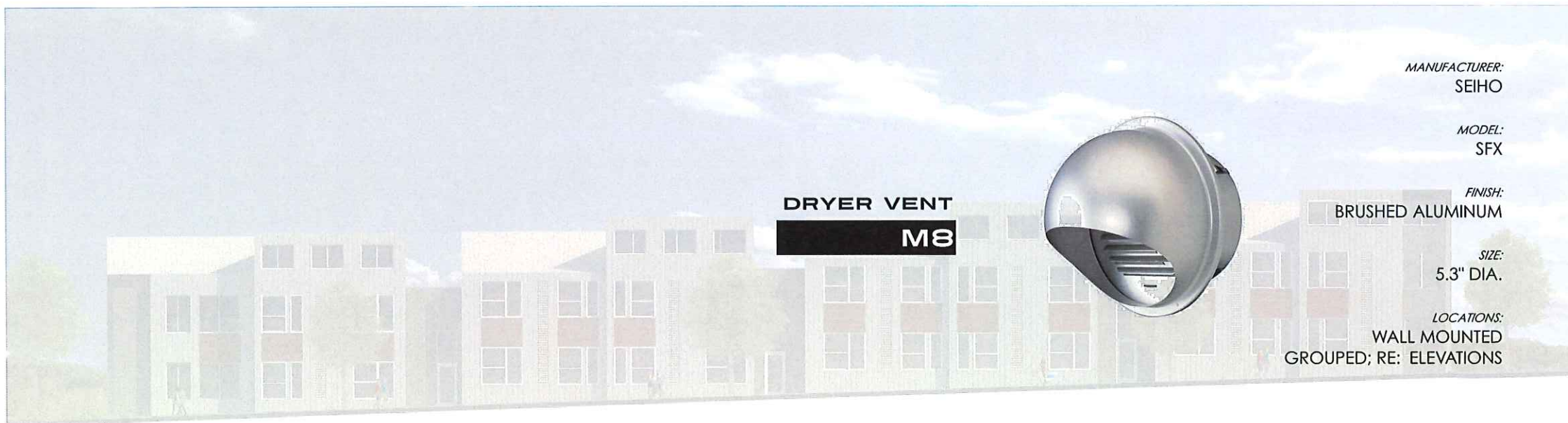
MANUFACTURER:
SEIHO

MODEL:
SFX

FINISH:
BRUSHED ALUMINUM

SIZE:
5.3" DIA.

LOCATIONS:
WALL MOUNTED
GROUPED; RE: ELEVATIONS



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TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
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@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	
MATERIALS	M102



**TURF CLADDING EXAMPLE
CONTEXT PHOTOS**



**OVERHEAD DOOR
M9**



MANUFACTURER:
CLOPAY

FINISH:
PREFINISHED
ALUMINUM FRAME
OBSCURE GLASS

SIZE:
VARIES

LOCATIONS:
AT GARAGE ENTRIES

**OVERHEAD DOOR
M10**



MANUFACTURER:
CLOPAY

FINISH:
PREFINISHED
ALUMINUM FRAME
OBSCURE GLASS

SIZE:
VARIES

LOCATION:
AT COMMUNITY BUILDING

**CLADDING
M11**

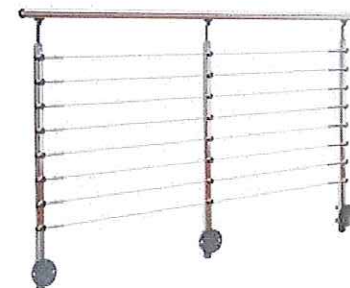


MATERIAL:
ARTIFICIAL TURF

FINISH:
TURF COLOR

LOCATIONS:
ACCENT LOCATIONS
AT GARAGE ENTRIES

**EXTERIOR RAILINGS
M12**



MATERIAL:
ALUMINUM AND
STAINLESS STEEL
CABLE RAILINGS

FINISH:
SILVER

LOCATIONS:
ACCENT LOCATIONS
AND EXTERIOR STAIRS



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608.393.1926	
TORQUE COMPANIES	DATE
	01.23.18
@EDGE COUNTY HIGHWAY 44 FITCHBURG, WI	
MATERIALS	M103

STAINED WOOD

M13



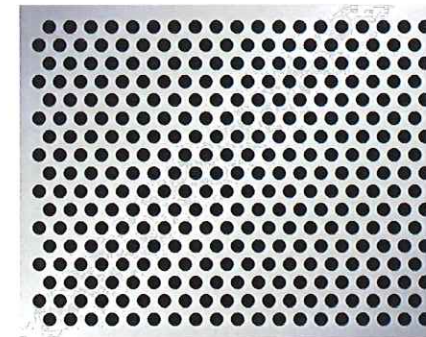
MATERIAL:
STAINED WOOD
W/STAINLESS STEEL
EXPOSED FASTENERS

FINISH:
STAINED

LOCATIONS:
ACCESSORY BUILDINGS
AND CARPORTS

PERFORATED METAL PANEL

M14



MATERIAL:
PERFORATED METAL PANEL

FINISH:
ALUMINUM

LOCATIONS:
ACCESSORY BUILDINGS
SCREENS

**CONCRETE
RETAINING WALL**

M15



FINISH:
FORMED CONCRETE

SIZE:
VARIOUS

LOCATIONS:
RE: SITE PLAN

**GABION
RETAINING WALL**

M16



FINISH:
STEEL BASKET WITH
LARGE STONES

SIZE:
VARIOUS

LOCATIONS:
RE: SITE PLAN



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TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	
MATERIALS	M104

SIGN TYPE "A"

Proposed signs are noted with applicable Section from Chapter 26 of the Fitchburg Municipal Code except where noted as exempt.

Sec. 26-4. - Exempt signs.

The following signs are exempt from the provisions of this chapter, to the extent specified in this section and except as otherwise specifically provided in this chapter:

(1) Traffic signs. Any sign which is required or authorized by any law, statute or ordinance, is designed to identify any public area or installation or which gives notice of danger in connection with a public project or hazard, including any traffic control device which bears a code number issued by the Wisconsin Department of Transportation as required by Wis. Stats. § 86.19(5).

(4) Auxiliary signs. Any sign which identifies or gives direction to parts of a site or building such as, but not limited to, entrances or exits, addresses of buildings, designation of parking areas, or which provides secondary information such as price, hours of operation, warnings or directories. Such signs shall not exceed 16 square feet and do not count as part of the total signage for a site or business.

(12) Home occupation signs. Home occupation signs which direct attention to a home occupation allowed on the premises under chapter 22, pertaining to zoning. Home occupation signs shall not exceed three square feet in area and shall be attached to the residential building in which a home occupation is permitted.

(15) Municipal signs. Any sign erected by the city to promote safety, welfare, or items of general interest to the community, including, but not limited to, signs dealing with traffic safety, road construction, and special events.



Residential Multi-Family, Exterior Building address, Style A

333

Canopy Edge

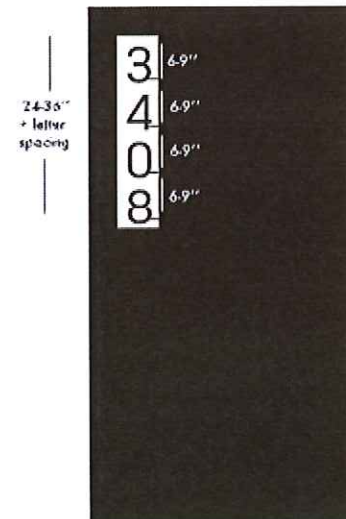
8

6-9" letter height
Stainless Steel Letters



SIGN TYPE "B"

Vertical Numbering



Residential Multi-Family, Style B
Laser cut corten steel plates at stair or ramp access

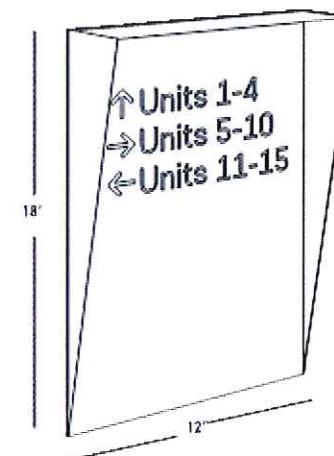
Horizontal Numbering



Exempt

SIGN TYPE "C"

Interior Directional: Black steel with frame, white painted or vinyl lettering



Blackened Steel



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STUDIO@POPULANCE.COM
608.333.1926

DATE
01.23.18

TORQUE COMPANIES

@EDGE
COUNTY HIGHWAY MM
FITCHBURG, WI

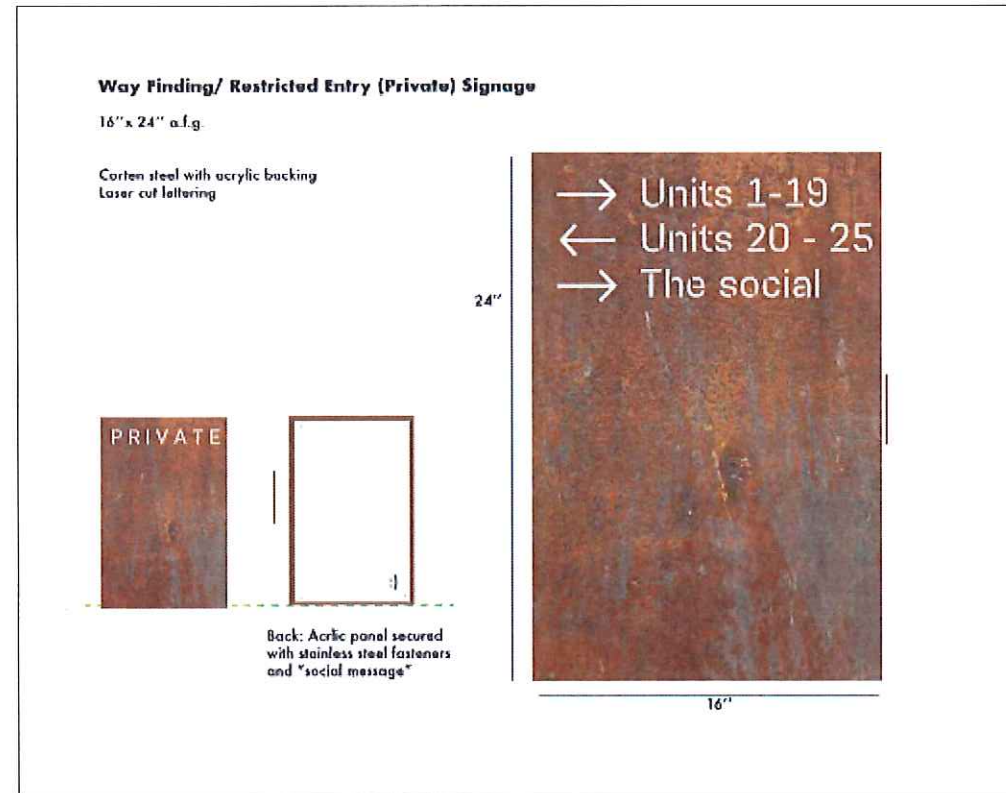
SIGNAGE

S101

SIGN TYPE "D"



SIGN TYPE "E"



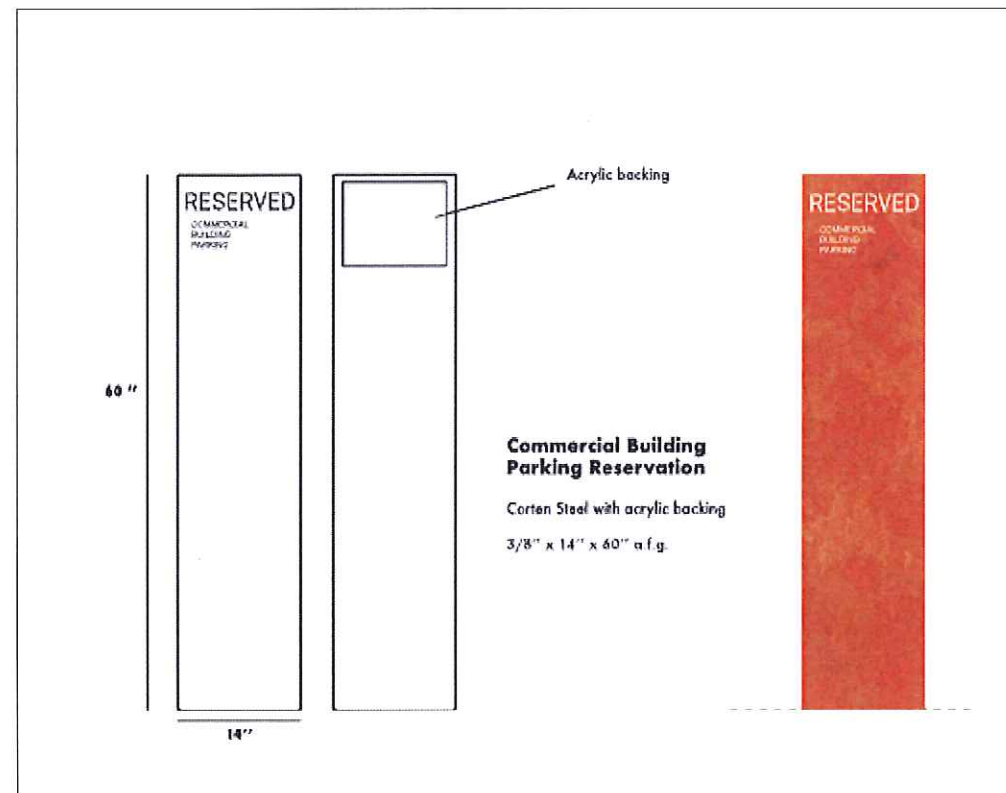
Exempl

SIGN TYPE "F"



Exempl

SIGN TYPE "G"




Exempl



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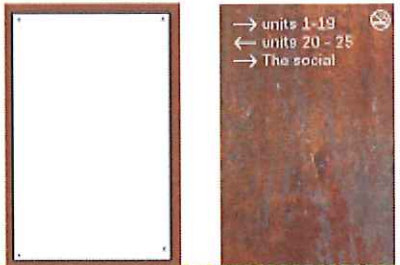
WWW.POPULANCE.COM	
STUDIO@POPULANCE.COM	
608.333.1926	
TORQUE COMPANIES	DATE
	01.23.18
@EDGE COUNTY HIGHWAY 40M FITCHBURG, WI	S102
SIGNAGE	

SIGN TYPE "H"




No Smoking Signage


- * Laser cut on building entry in corten steel
- * Silver vinyl on entry doors
- * Laser cut on Wayfinding signs



→ units 1-19
← units 20 - 25
→ The social




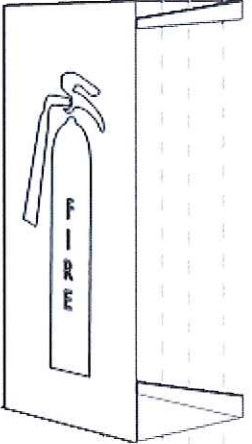
Acrylic Panel Secured with Stainless Steel Fasteners



SIGN TYPE "J"

Fire Extinguisher Box
Painted steel box with open sides

10" x 7" x 20"

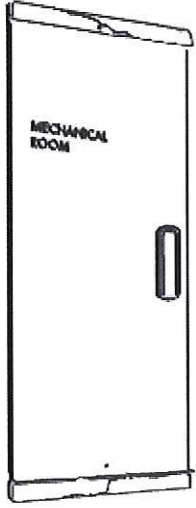
10" x 7" x 20"

SIGN TYPE "K"

Mechanical / Utility Room Signage

White lettering with silver stroke
Vinyl

40" near left hinge



MECHANICAL ROOM

Mechanical Room

Utility Room

SIGN TYPE "L"

STREET NAMES


Applied to building facade

White acrylic with black lettering

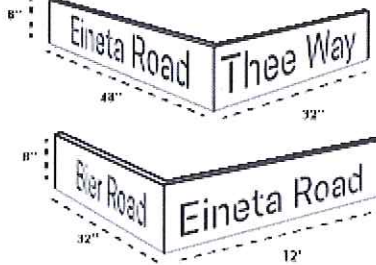
Internal lit photo cell

8" x 32" - 48"

Letters 6" tall



8" o.f.g.



Eineta Road Three Way

Bier Road Eineta Road

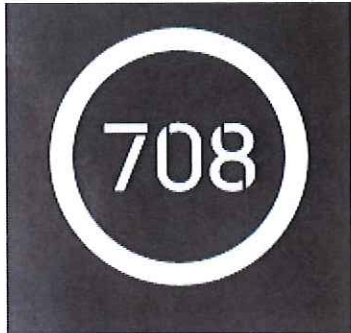
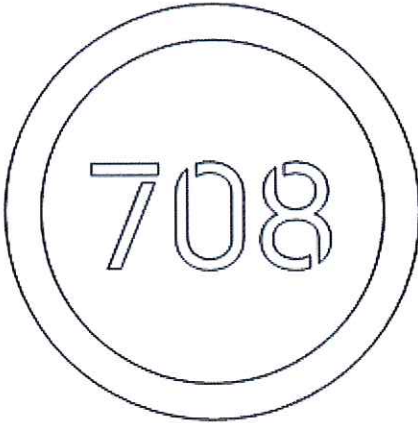


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TORQUE COMPANIES	WWW.POPULANCE.COM STUDIO@POPULANCE.COM 608.333.1926
	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM RICHBURG, WI	
SIGNAGE	S103

SIGN TYPE "M"


Building address, Style A
Painted roundal with #'s on facade


3' 6" diameter, 4' a.f.g.

SIGN TYPE "N"


Commercial Building Address, STYLE B
Stand-up Stainless Steel letters, Placed on top front edge of entry canopy



Canopy Edge



9-12" letter height
Stainless Steel Letters

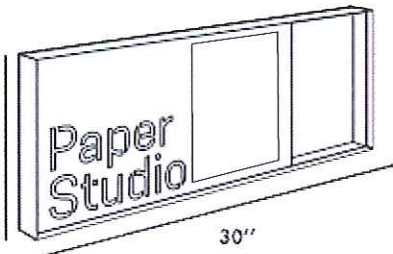
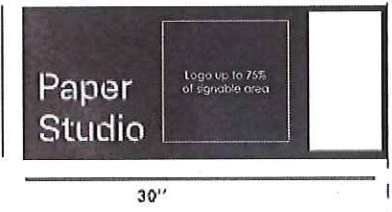


SIGN TYPE "P"

B Units/ Studio Signage
STYLE A

Metal frame
Projecting at right angle from building facade. Vinyl, laser cut, or painted letters and logos

12" x 30"


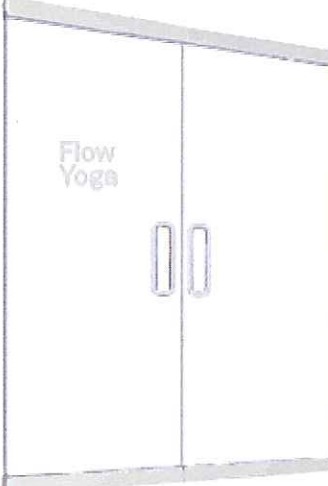



Logo up to 75% of signable area

SIGN TYPE "Q"

B Units/ Studio Signage
STYLE B

Vinyl letters on entrance door
White/Silver Lettering

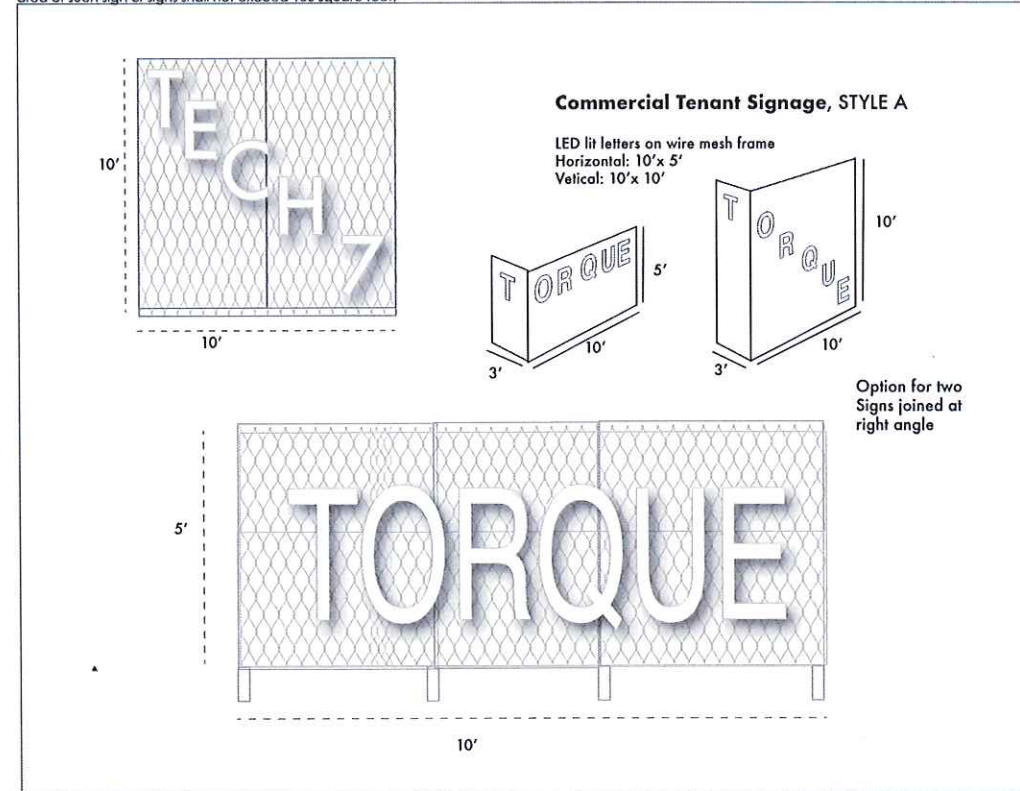




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	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	S104
SIGNAGE	

Sec. 26-82. - On-site signs.
 (a) A flat sign shall be permitted on the face or side of any principal building. The total area of such sign or signs shall not exceed one-tenth of the area of the face or side (including doors and windows) of the principal building, provided that the total area of such sign or signs shall not exceed 150 square feet.

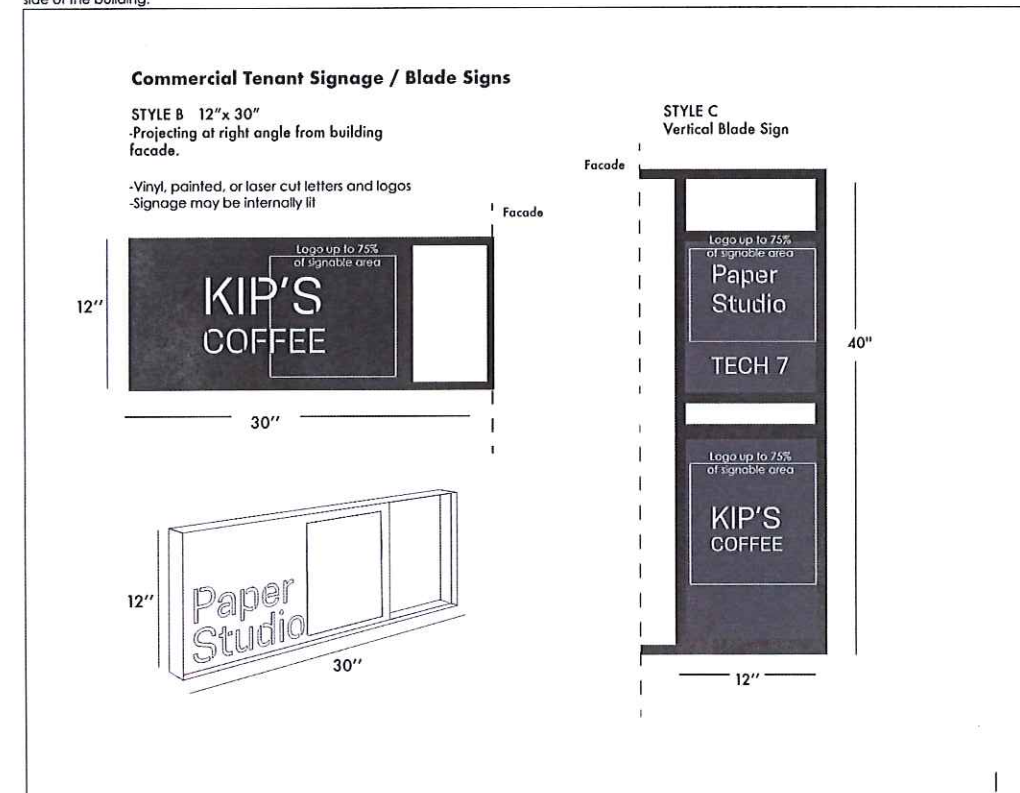
SIGN TYPE "R"



Complies with Sec. 26-82(A) - On-site signs.

26-82(b) A projecting sign which is attached to a building shall not extend into the street right-of-way. The total area (in square feet) of a projecting sign shall not exceed 32 on one side or 64 on both sides. The total area of a projecting sign on the face or side of a principal building in combination with a flat sign shall not exceed one-tenth of the area of the face or side of the building.

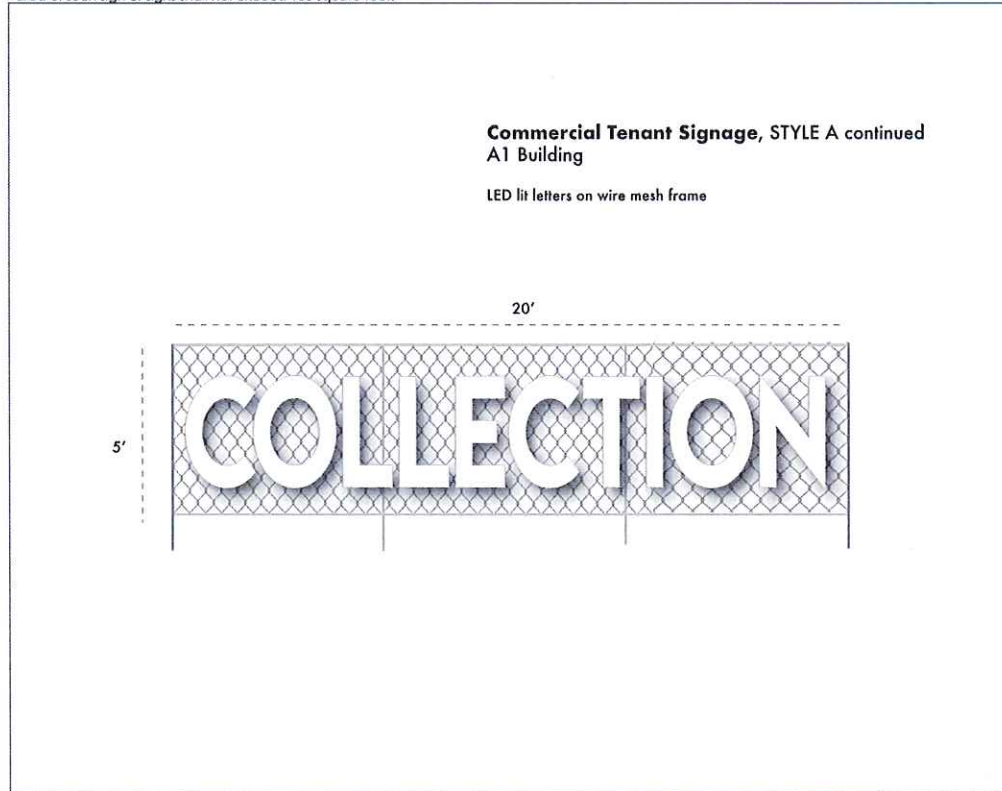
SIGN TYPE "T"



Complies with Sec. 26-82(B) - On-site signs.

Sec. 26-82. - On-site signs.
 (a) A flat sign shall be permitted on the face or side of any principal building. The total area of such sign or signs shall not exceed one-tenth of the area of the face or side (including doors and windows) of the principal building, provided that the total area of such sign or signs shall not exceed 150 square feet.

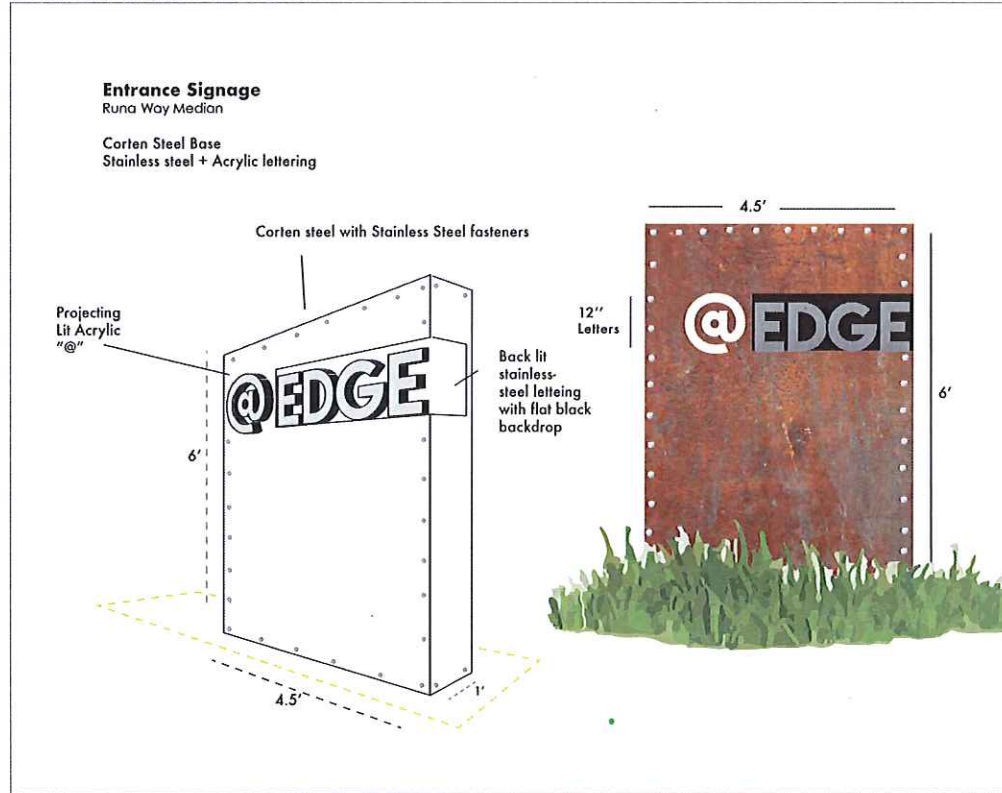
SIGN TYPE "S"



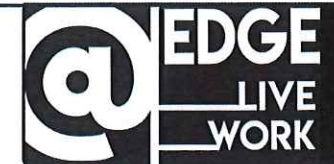
Complies with Sec. 26-82(A) - On-site signs.

Sec. 26-87. - Permanent subdivision signs.
 Signs identifying the subdivision may be located at main entrances to the subdivision, shall state the name of the subdivision only and shall not exceed 40 square feet.

SIGN TYPE "U"



Complies with Sec. 26-87. - Permanent subdivision signs.



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@EDGE COUNTY HIGHWAY MM RITCHBURG, WI	S105
SIGNAGE	

Font Specs:

KonsensRegular:

Aa Bb Cc Dd Ee
Ff Gg Hh Ii Jj Kk
Ll Mm Nn Oo Pp
Qq Rr Ss Tt Uu
Vv Ww Xx Yy Zz

0 1 2 3 4 5 6 7 8 9

KonsesnStenRegular: Stencil option

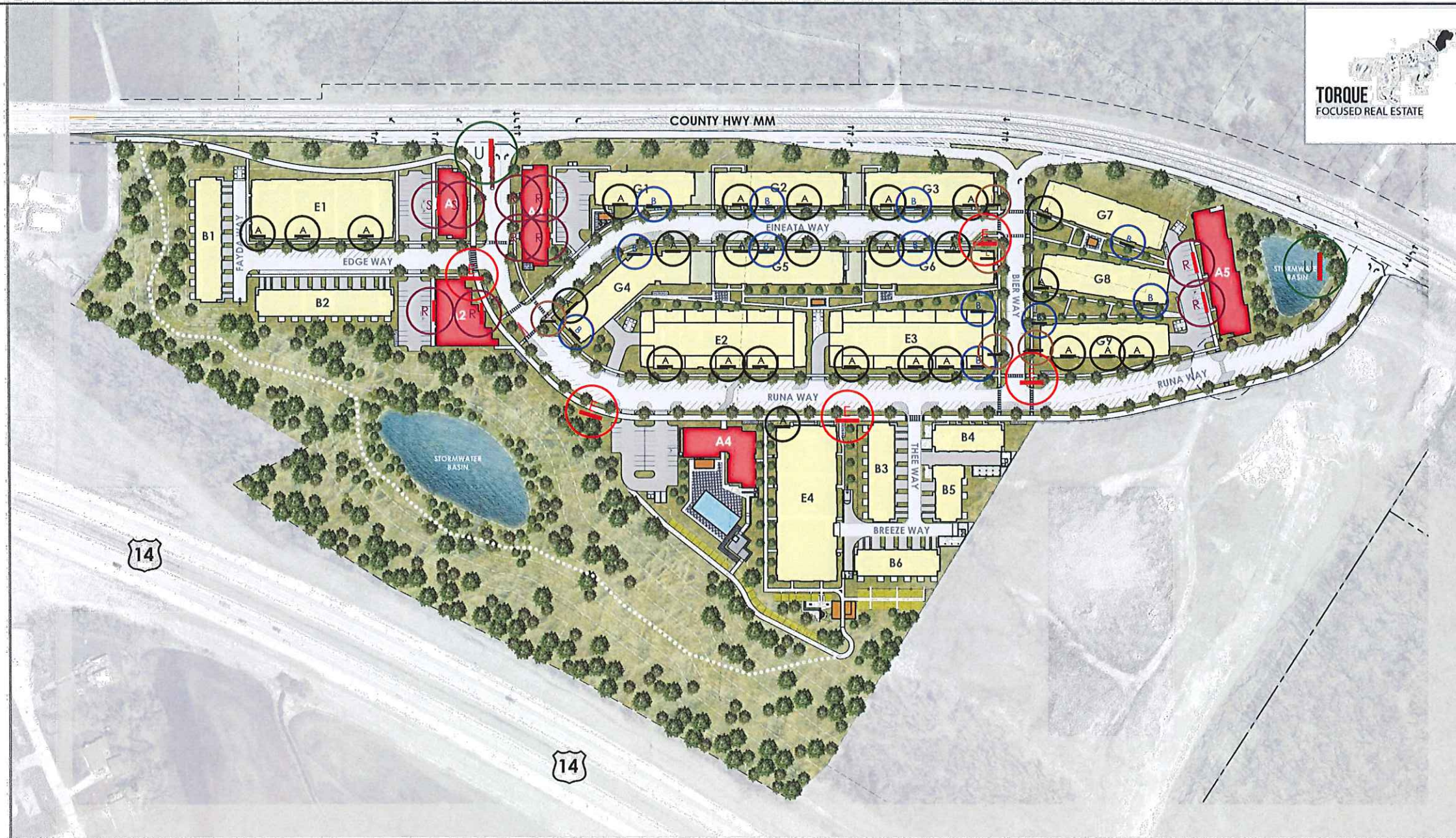
Aa Bb Cc Dd Ee
Ff Gg Hh Ii Jj Kk
Ll Mm Nn Oo Pp
Qq Rr Ss Tt Uu
Vv Ww Xx Yy Zz

0 1 2 3 4 5 6 7 8 9



PLAN COMMISSION
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TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY 40M RICHBURG, WI	S106
SIGNAGE	



@EDGE LIVE/WORK
CITY OF FITCHBURG, WISCONSIN
JANUARY, 2017

SIGNAGE LOCATION MAP



NOTE:
IN ADDITION TO BUILDING SIGNAGE, BUILDINGS WILL RECEIVE APPLIED GRAPHICS ON THE BUILDING FACE THROUGHOUT THE SITE. LOCATIONS ARE SHOWN ON THE REFERENCE PLAN TO THE LEFT.
THE INTENT IS MAKE THE GRAPHICS NON-PERMANENT AND CHANGEABLE DEPENDING ON SEASONS OR SPECIAL EVENTS AND MAY CONSIST OF GRAPHICS AND LETTERS OF UP TO 4 COLORS AND WILL NOT CONTAIN ANY OFFENSIVE GRAPHICS, WORDS, OR ANY LANGUAGE OR GRAPHICS RELATING TO SPEED LIMITS OR OTHER RULES OF THE ROAD.
NO ADVERTISEMENTS FOR PRODUCTS, GOODS, OR SERVICES ARE ALLOWED TO BE REPRESENTED, BUT MUNICIPAL AND LOCAL EVENTS (I.E. 4TH OF JULY, CHRISTMAS) CAN BE DISPLAYED SEASONALLY.



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TORQUE COMPANIES	DATE 01.23.18
@EDGE COUNTY HIGHWAY MM FITCHBURG, WI	S107
SIGNAGE LOCATION PLAN	



Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP
Notes:

Type:
VISUAL09-28369



KIM LIGHTING

STL
400W Large Structural™
revision 8/01/06 • stl.pdf

Type:
Job:
Catalog number:

Approvals:

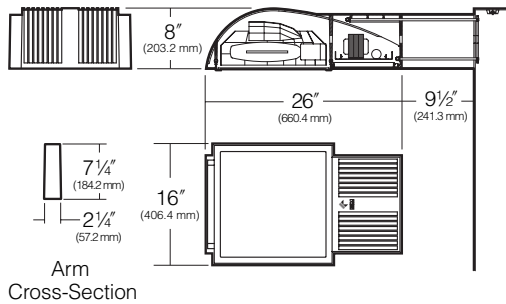
_____ / _____ / _____ / _____ / _____
 Mtg. Fixture Electrical Module Finish Options Structural Options
 See page 2 See page 3 See pages 4 - 6 See pages 7-9

Date:
Page: 1 of 9

Select pole from Kim Pole Catalog. If pole is provided by others indicate O.D. for arm fitting.

Specifications

150 to 400 watt
Mogul Base Lamps



Arm
Cross-Section

Housing: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with integral cooling fins on top surfaces above the optical chamber and electrical compartment. A solid barrier wall separates the optical and electrical compartments, with gasketed wire penetrations. A double-thick wall with gussets is provided on the support arm mounting end. All hardware is stainless steel.

Lens Frame: One-piece die-cast, low copper alloy (<0.6% Cu) aluminum with a 1" minimum thickness around the gasket flange for rigidity. Integral hinges with stainless steel pins provide no-tool mounting and removal from the housing. Two stainless steel thumb-latches are recessed into the front corners, concealed from normal view. Lens frame seals against the housing by a one-piece extruded silicone gasket with vulcanized end closure. Clear 3/16" thick tempered flat glass is retained in the frame by eight clips with full silicone gasketing around the perimeter.

Reflector Module: Specular Alzak® optical segments are rigidly mounted in a die-cast, low copper alloy (<0.6% Cu) aluminum frame which attaches to the housing as a one-piece module with captive stainless steel screws. Reflector module is field-rotatable in 90° increments. All HPS and pulse start lamps use 4KV mogul base sockets, while HOR-MH lamps use pin-oriented mogul base sockets with a molded silicone lamp stabilizer. All sockets are factory prewired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket in the housing barrier wall. Four light distributions are available and interchangeable within the same housing size.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Electrical module attaches to the housing with no-tool hinges and latches, accessible by opening the lens frame. All ballasts are high power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes.

Support Arm: One-piece extruded aluminum with internal bolt guides. Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief. For mounting to round poles, arm is circular cut for precise mating to the pole diameter.

Finish/Color: Finish is super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings		
UL cUL 1598¹	—	25C Ambient
IP66 Rated	CE	ISO 9001:2000
Full Cutoff² (Flat Glass Lens Only) Cutoff (Convex Glass Lens Only)		

¹Suitable for wet locations

²Dark Sky Legislation Compliant

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.





Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP
Notes:

Type:

VISUAL09-28369

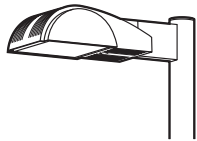


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revision 8/01/06 • stl.pdf

Type:

Job:

Page: 2 of 9



Standard Features

Mounting

3Y is available for round poles only.

Plan View:

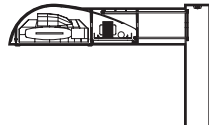


EPA: 2.2 4.4 2.8 5.0 5.0 5.3 —
Cat. No.: **1A** **2B** **2L** **3T** **3Y** **4C** **1W**

Fixture

Cat. No. designates **STL** fixture and light distribution. See the Kim Site/Roadway Optical Systems Catalog for detailed information on reflector design and application.

**Horizontal Lamp
Flat Lens**



Light Distribution:

Type II Full Cutoff Type III Full Cutoff Type IV Forward Throw Full Cutoff Type V Square Full Cutoff

Cat. No.: **STL2** **STL3** **STL4** **STL5**

Finish

Super TGIC powder coat paint over a titanated zirconium conversion coating.

Color: Black Dark Bronze Light Gray **Platinum Silver** White Custom Colors¹
Cat. No.: **BL-P** **DB-P** **LG-P** **PS-P** **WH-P** **CC-P**

¹Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____



Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP
Notes:

Type:

VISUAL09-28369



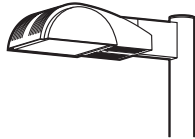
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Type:

Job:

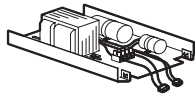
Page: 3 of 9



Standard Features

Electrical Module

PMH = Pulse Start Metal Halide
MH = Metal Halide
HPS = High Pressure Sodium
PL = Compact Fluorescent Triple Tube
IF = Induction Fluorescent



Lamp Watts Lamp Type Line Volts
400 MH 277

Lamp and electrical data supplied for reference purposes only. All initial lumen values shown may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.

Cat. Nos. for Electrical Modules available:

	Pulse Start Metal Halide	Halide	250PMH120	300PMH120	320PMH120
Lamp	ED17 Clear	T15 Clear	ED28 Clear	T15, or ED28 Clear	ED28 Clear
Socket	Medium Base	Mogul Base	Mogul Base	Mogul Base	Mogul Base
ANSI Ballast	M142, M102	M136	M138	M151	M154, M132

	Pulse Start Metal Halide	Halide	Metal Halide	250MH120	400MH120
Lamp	ED28 Clear	ED28 Clear	ED17 Clear, or ED28 Clear	BT28 Clear, or ED18 Clear	ED28, Clear
Socket	Mogul Base	Mogul Base	Medium Base, or Mogul Base	Mogul Base,	Mogul Base
ANSI Ballast	M131	M-135	M57	M58	M59

	High Pressure Sodium	250HPS120	400HPS120	Induction Fluorescent
Lamp	T6 Clear, ED17, or E18 Clear	ED18 Clear,	ED18 Clear	Induction
Socket	G12 Base, Medium Base or Mogul Base	Mogul Base	Mogul Base	
ANSI Ballast	S55	S50	S51	

	Compact Fluorescent Triple Tube	42PL120 ¹	57PL120 ¹	60PL120 ¹	70PL120 ¹	85PL120 ²
Lamp	Coated	Coated	Coated	Coated	Coated	Coated
Socket	GX24q-4 Base	GX24q-5 Base	2GB-1 Base	GX24q-6 Base	2GB-1 Base	
ANSI Ballast						

¹ Multiple CFL lamp configurations (ie, two 42W lamps) are possible with certain optical systems. Consult factory for details.

² 85W CFL and IF lamps available for STL only. Not recommended for all distribution types.

³ 480 volt with medium base lamp sockets may require approval by the local building code authority.

CAUTION: All manufacturers of metal halide lamps recommend turning them off for 15 minutes once per week when under continuous operation. This will reduce the risk of arc tube rupture at end of life. Also, color temperature may differ between manufacturers of metal halide lamps. See lamp manufacturers' specification sheets.



Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP
Notes:

Type:

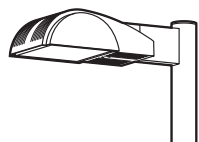
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Type:
Job:

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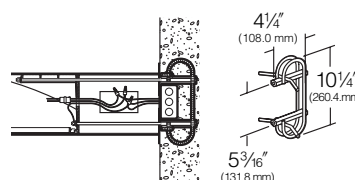


Optional Features

Wall Mounting

Cat. No. **1W**
Select from Mounting on
page **2**.

Modified support arm with side access to allow field splices within the arm, for poured concrete walls only. Fixture is mounted to wall using 3/8"-16 arm draw bolts threaded into the electro-zinc plated steel wall embedment bracket. Aluminum bearing plate provided to cover junction box, finished to match fixture. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).



Wall mount using wall embedment bracket - J-box in wall (by others)

Photocell Control

Cat. No. **A-25**
 No Option

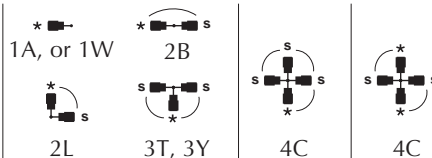
Fixture supplied with a fully gasketed receptacle above the electrical compartment for NEMA base photocell (by others). For multiple-fixture pole mountings with two or three fixtures, one fixture has a receptacle to operate the others. Four fixtures (250 watt or less) require one fixture with a receptacle. Four fixtures (400 watt) require two fixtures with receptacles.



Photocell Receptacle

Mounting (see page 2)

* Fixture with photocell receptacle
s slave unit(s)

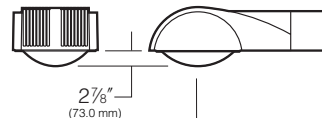


Allowable wattage per fixture: 150-400W 150-250W 400W

Convex Glass Lens

Cat. No. **CGL**
 No Option

The 3/16" thick clear convex tempered glass lens replaces the standard flat glass lens. Gives increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houseside shielding.

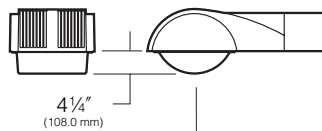


Convex Glass Lens

Polycarbonate Lens

Cat. No. **LS**
 No Option

One-piece vacuum formed, clear, UV stabilized convex polycarbonate, fully gasketed, replacing the standard tempered glass lens. 250 watt maximum. 400 watt HPS may be used in outdoor locations where ambient air temperature during fixture operation will not exceed 85°F.



Polycarbonate Lens

CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight and metal halide lamps.



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Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
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Notes:

Type:

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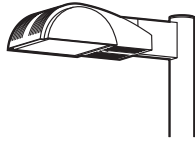
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Type:

Job:

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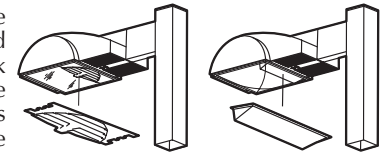


Optional Features

Houseside Shield

Cat. No. **(See right)**
 No Option

(Types II, III, and IV only). Fixtures with the standard flat glass lens are available with stamped aluminum louvers that pass streetside light and block houseside light, also a black panel is added to the reflector to reduce houseside reflections. Fixtures with the optional convex glass lens are available with a formed aluminum shield that passes streetside light and blocks houseside light, also with a black panel added to the reflector to reduce houseside reflections. Use with clear lamps only, as coated lamps reduce effectiveness.



HS
for flat lens

HSC
for convex lens or
polycarbonate lens

Cat. No.

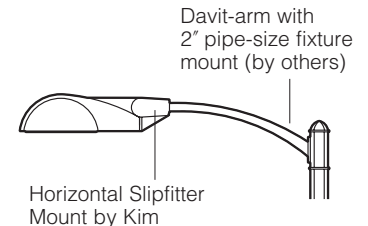
HS Recommended for use with clear lamps only. Effectiveness is reduced with coated lamps. Not for use with Type V light distribution.

HSC For fixtures with optional convex glass lens. Not recommended for use with HPS lamps due to arc tube length. Recommended for use with clear lamps only. Effectiveness is reduced with coated lamps. Not for use with Type V light distribution.

Horizontal Slipfitter Mount

Cat. No. HSF
 No Option

Replaces standard mounting arm with a slipfitter which allows fixture to be mounted to a horizontal pole davit-arm with 2" pipe-size mounting end (2 3/8" O.D.). Cast aluminum slipfitter with set screws providing $\pm 5^\circ$ vertical fixture adjustment. Bolts to housing from inside the electrical compartment using mounting holes for the standard support arm. Davit-arm must be field drilled at a set screw location to insure against fixture rotation. Finished to match fixture.



Horizontal Slipfitter
Mount by Kim

Davit-arm with
2" pipe-size fixture
mount (by others)

Special Options for Street Lighting

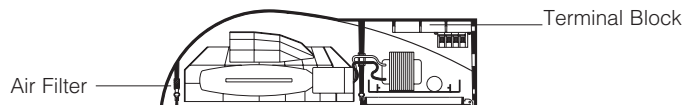
Cat. No. AF
 TB
 No Option

Air Filter: Allows for ventilation through the optical chamber, filtering all air particles above 500 microns. Multi-layer disc assembly mounted on solid wall between optical and ballast compartments.

Cat. No. **AF**

Terminal Block: (For field wire connections.) 85AMP, 600V box clamp terminal block mounted to the housing inside the electrical compartment. Each port accepts wire sizes #14AWG through #4AWG. Factory prewired to electrical module quick-disconnect plug.

Cat. No. **TB**



Air Filter

Terminal Block



Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP

Notes:

Type:

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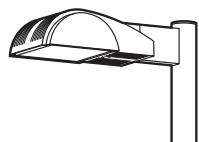


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Type:

Job:

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Optional Features

Vertical Slipfitter Mounts

Cat. No. (See chart on right)
 No Option

For existing pole installation or for use with poles provided by others.

NOTE: For use with Standard Straight Arm only.

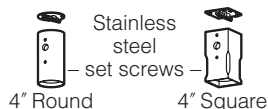
For Standard Fixtures: Allows fixture with standard support arm to be mounted to steel poles having a steel 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). 4" round or square cast aluminum with flush cap, secured to pole tenon by four 3/8" stainless steel set point allen screws. Finished to match fixture and arm.

Mounting Configuration

- 1A - single arm mount
- 2B - 2 at 180°
- 2L - 2 at 90°
- 3T - 3 at 90°
- 3Y - 3 at 120°
- 4C - 4 at 90°

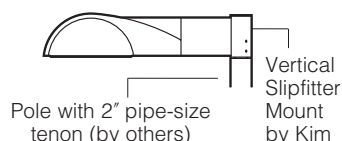
Cat. No.

- VSF-1A
- VSF-2B
- VSF-2L
- VSF-3T
- VSF-3Y
- VSF-4C



Cat. No.

- SVSF-1A
- SVSF-2B
- SVSF-2L
- SVSF-3T
- SVSF-4C



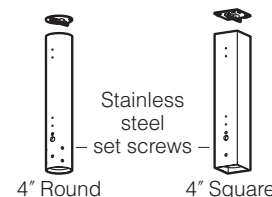
For Fixtures with Structural Options: Allows fixture with structural options to be mounted to steel poles having a steel 2" pipe-size tenon (2 3/8" O.D. x 4 1/2" min. length). 4" round or square extruded aluminum with internal cast aluminum reinforcement, flush cap, secured to pole tenon by four 3/8" stainless steel set point allen screws. Finished to match fixture and arm.

Mounting Configuration

- 1A - single arm mount
- 2B - 2 at 180°
- 2L - 2 at 90°
- 3T - 3 at 90°
- 3Y - 3 at 120°
- 4C - 4 at 90°

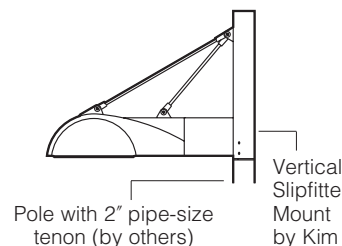
Cat. No.

- STRF-1A
- STRF-2B
- STRF-2L
- STRF-3T
- STRF-3Y
- STRF-4C



Cat. No.

- STSF-1A
- STSF-2B
- STSF-2L
- STSF-3T
- STSF-4C



NOTE: Not available for GS Gusset.

Support Arm:

NOTE: Refer to Kim Lighting's Architectural Arms Catalog for complete details.

Optional Support Arm cannot be used with #13 Pole Mounted Structural Option.

Arm Cat. No.:	AA01	AA03	AA05	AA07	AA09	AA11
Mounting:	Swept Solid Arm	Swept Hollow Arm	Upsweep Solid Arm	Upsweep Hollow Arm	Uplift Adjustable Aluminum Arm	Uplift Adjustable Stainless Steel Arm
Optional Support Arm:	EPA for fixture and arm:					
1A	2.2	1.8	2.4	1.9	2.6	2.6
2B	4.4	3.6	4.8	3.8	5.2	5.2
2L	2.8	2.4	3.0	2.5	3.2	3.2
3T	5.0	4.2	5.4	4.4	5.8	5.8
3Y	5.0	4.2	5.4	4.4	5.8	5.8
4C	5.3	4.5	5.7	4.7	6.1	6.1



Job Name:
NOVATION CAMPUS - STREET
LIGHTING AND SIGNING PLANS

Catalog Number:
1A/STL*/250PMHVOLT/PS-P/
STRF-1A/TDP
Notes:

Type:

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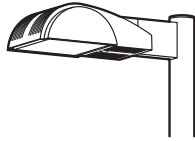
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Type:

Job:

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Optional Features

Pole Mounted Structural Options

Cat. No. (See right)
 No Option

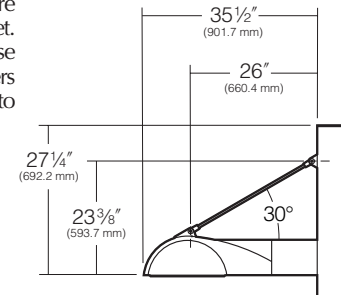
TS - Single Tension Rod: Rod has die-cast aluminum clevis which fasten to die-cast aluminum cleats. Fixture cleat is factory mounted and includes a silicone gasket. Pole cleat is field mounted, and is circular cut for precise mating to round poles. Rod diameter is .500". All fasteners are blackened stainless steel. All Kim poles are predrilled to accept fixture arm and tension rod cleat.

Cat. No.

TSP Structural option rod and clevis detail is finished to match fixture.

TSN Structural option rod is stainless steel with nickel plated clevis.

Mounting: 1A 2B 2L 3T 3Y 4C
EPA: 2.3 4.6 2.9 5.2 5.2 5.5



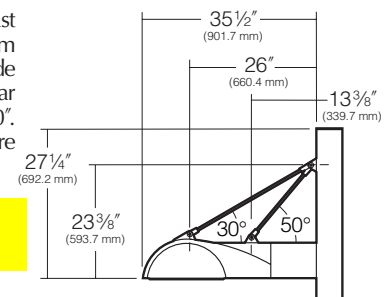
TD - Double Tension Rods: Rods have die-cast aluminum end brackets which fasten to die-cast aluminum cleats. Fixture cleats are factory mounted, and include silicone gaskets. Pole cleat is field mounted, and is circular cut for precise mating to round poles. Rod diameter is .500". All fasteners are blackened stainless steel. All Kim poles are predrilled to accept fixture arm and tension rod cleat.

Cat. No.

TDP Structural option rod and clevis details are finished to match fixture.

TDN Structural option rods are stainless steel with nickel plated clevis.

Mounting: 1A 2B 2L 3T 3Y 4C
EPA: 2.35 4.7 2.95 5.3 5.3 5.6

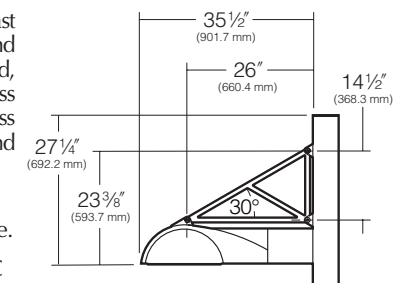


TR - Truss: Cast aluminum truss is fastened to die-cast aluminum cleats. Fixture cleat is factory mounted, and includes a silicone gasket. Pole cleats are field mounted, and are circular cut for precise mating to round poles. Truss members are 1" square. All fasteners are blackened stainless steel. All Kim poles are pre-drilled to accept fixture arm and truss cleats.

Cat. No.

TR Structural option is finished to match fixture.

Mounting: 1A 2B 2L 3T 3Y 4C
EPA: 2.6 5.2 3.3 5.9 5.9 6.2



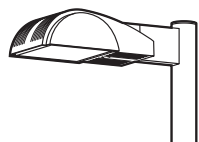
Pole Mounted Structural Options continued on page 8.



Type:

Job:

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Optional Features

Pole Mounted Structural Options

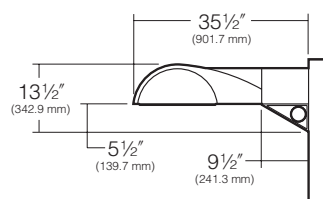
(Continued from page 7)

GS - Gusset: Cast aluminum gusset is field mounted to the fixture arm, and circular cut for precise mating to round poles.

Cat. No.

GS Structural option is finished to match fixture and arm.

Mounting: 1A 2B 2L 3T 3Y 4C
EPA: 2.45 4.9 3.1 5.55 5.55 5.85



Wall Mounted Structural Options

Cat. No. (See right)

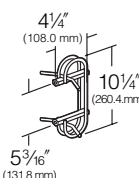
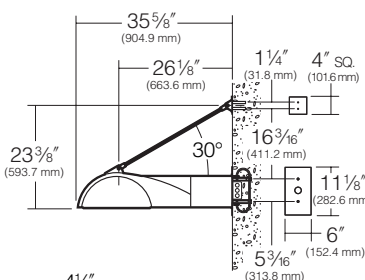
No Option

TS - Single Tension Rod: Rod has die-cast end brackets which fasten to die-cast aluminum cleats. Fixture cleat is factory mounted, and includes a silicone gasket. Wall cleat is mounted with two 10-32 stainless steel screws (anchors in wall by others), and includes an aluminum bearing plate. Rod diameter is .500". All fasteners are blackened stainless steel. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

Cat. No.

TSP-W Structural option rod and clevis detail is finished to match fixture.

TSN-W Structural option rod is stainless steel with nickel plated clevis.



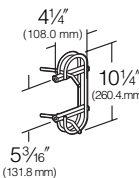
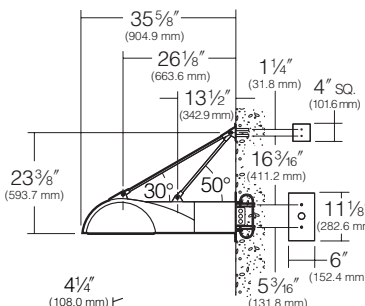
Wall embedment bracket - J-box in wall (by others)

TD - Double Tension Rods: Rods have die-cast end brackets which fasten to die-cast aluminum cleats. Fixture cleats are factory mounted, and include silicone gaskets. Wall cleat is mounted with two 10-32 stainless steel screws (anchors in wall by others), and includes an aluminum bearing plate. Rod diameter is .500". All fasteners are blackened stainless steel. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

Cat. No.

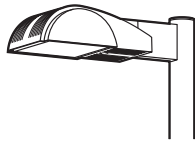
TDP-W Structural option rod and clevis details are finished to match fixture.

TDN-W Structural option rods are stainless steel with nickel plated clevis.



Wall embedment bracket - J-box in wall (by others)

Wall Mounted Structural Options continued on page 9.

**KIM LIGHTING**
STL
 400W Large Structural™
 revision 8/01/06 • stl.pdf
Type:**Job:****Page: 9 of 9**

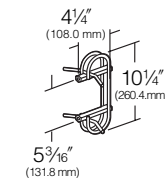
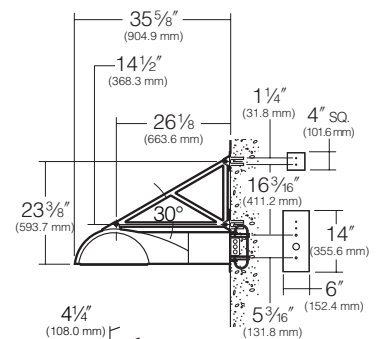
Optional Features

Wall Mounted Structural Options

(Continued from page 8)

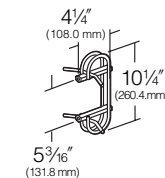
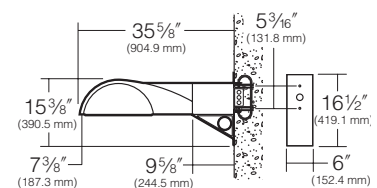
TR - Truss: Cast aluminum truss is fastened to die-cast aluminum cleats. Fixture cleat is factory mounted, and includes a silicone gasket. Top wall cleat is mounted with two 10-32 stainless steel screws (anchors in wall by others), and includes an aluminum bearing plate. Lower wall cleat is factory mounted to an extended wall bearing plate. Truss members are 1" square. All fasteners are blackened stainless steel. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

Cat. No.

 TR-W Structural option is finished to match fixture.

 Wall embedment
 bracket - J-box in
 wall (by others)

GS - Gusset: Cast aluminum gusset is field mounted to the fixture arm. An extended wall plate provides visual backing for the gusset. The wall embedment bracket provides 3/8"-16 bolt receptacles welded in a galvanized re-bar cage for casting into poured-in-place concrete walls. Bolt receptacles receive standard draw bolts inside fixture arm, or any 3/8"-16 bolt (by others).

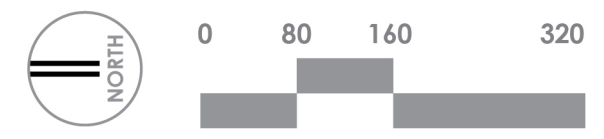
Cat. No.

 GS-W Structural option is finished to match fixture.

 Wall embedment
 bracket - J-box in
 wall (by others)

NOTE: Luminaires are designed for down facing mounting only - do not mount inverted, in up facing position.



@EDGE LIVE/WORK
CITY OF FITCHBURG, WISCONSIN
JANUARY, 2017



MASTER PLAN
Exhibit 04.0

Land Use and Vehicular Parking Count Summary Table

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Phase 3	Commercial	A1	6,015	2	N/A	N/A - Surface	TBD	TBD	Surface	23	20
Phase 3	Commercial	A2	9,526	2	N/A	N/A - Surface	TBD	TBD	Surface	25	32
Phase 1	Commercial	A3	8,173	2	N/A	N/A - Surface	TBD	TBD	Surface	22	27
Phase 1	Commercial	A4	9,193	2	N/A	N/A - Surface	TBD	TBD	Surface	33	31
Phase 4	Commercial	A5	11,405	2	N/A	N/A - Surface	TBD	TBD	Surface	20	38
		Total	44,312							123	148

Unit Count Summary Table

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Phase 3	Live/Work	B1	10,510	2	15,775	5,245	21,020	TBD	Unit Garage	18	18
Phase 3	Live/Work	B2	5,759	2	11,518	N/A - Unit Garage	11,518	TBD	Unit Garage	20	20
Phase 1	Live/Work	B3	8,770	2	11,520	3,840	17,540	TBD	Unit Garage	14	14
Phase 1	Live/Work	B4	9,956	2	15,318	3,840	20,112	TBD	Unit Garage	10	10
Phase 1	Live/Work	B5	9,956	2	15,318	3,840	20,112	TBD	Unit Garage	10	12
Phase 1	Live/Work	B6	7,400	2	10,368	3,456	14,800	TBD	Unit Garage	12	84
		Total	52,351		79,817	20,221	90,302			84	158

Type	I.D.	Total Unit Count
Live/Work	B1	9
Live/Work	B2	10
Live/Work	B3	7
Live/Work	B4	5
Live/Work	B5	5
Live/Work	B6	6
	Total	42

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Internal Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Phase 3	1 Bed Room/Loft	E1	27,313	2	44,650	9,976	54,626	Wedge	Internal	42	88
Phase 2	1 Bed Room/Loft	E2	31,420	2	56,276	6,564	62,840	Flip	Internal	52	100
Phase 2	1 Bed Room/Loft	E3	31,420	2	52,864	9,976	62,840	Wedge	Internal	52	100
Phase 1	1 Bed Room/Loft	E4	30,750	2	40,034	10,733	50,767	Teton	Internal	42	94
		Total	120,903		193,824	37,249	231,073			188	382

Type	I.D.	Total Unit Count
1 Bed Room/Loft	E1	44
1 Bed Room/Loft	E2	50
1 Bed Room/Loft	E3	50
1 Bed Room/Loft	E4	47
	Total	191

Phase	Type	I.D.	Footprint SF	Stories	Residential SF	Below Grade Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Phase 1	Combo	G1	10,950	2	21,900	15,200	37,100	Wedge	Below grade	30	48
Phase 1	Combo	G2	14,455	2	28,910	15,200	44,110	Wedge	Below grade	38	64
Phase 1	Combo	G3	18,120	2	36,240	15,200	51,440	Wedge	Below grade	38	64
Phase 2	Combo	G4	22,744	2	45,488	15,200	60,688	Wedge	Below grade	40	64
Phase 2	Combo	G5	21,074	2	42,148	15,200	57,348	Wedge	Below grade	38	64
Phase 2	Combo	G6	14,130	2	28,260	15,200	43,460	Wedge	Below grade	38	64
Phase 4	Combo	G7	14,130	2	28,260	11,452	39,712	TBD	Below grade	38	56
Phase 4	Combo	G8	14,130	2	28,260	11,452	39,712	TBD	Below grade	38	56
Phase 4	Combo	G9	14,130	2	28,260	11,452	39,712	TBD	Below grade	38	56
		Total	143,863		287,726	125,556	413,282			336	536

Type	I.D.	Total Unit Count
Combo	G1	24
Combo	G2	32
Combo	G3	32
Combo	G4	32
Combo	G5	32
Combo	G6	32
Combo	G7	28
Combo	G8	28
Combo	G9	28
	Total	268

	Buildings	Footprint SF	Stories	Residential SF	Interior Parking SF	Total SF	Roof	Parking	Parking Stalls Provided	Parking Stalls Required By Ordinance
Total	22	361,429	2	561,367	183,026	734,657	N/A	N/A	N/A	1,224

	Total	501
	Total Phase I Units	158

Parking Count Summary Table

	Surface	Unit Garage	Internal	Below Grade	Total Stalls
Residential	0	84	188	336	608
Commercial	123	N/A	N/A	N/A	123
On-Street	245	N/A	N/A	N/A	245
Total	368	84	188	336	976

Bike Parking Count Summary Table

Type	I.D.	Footprint SF	Total Bike Stalls Required @ 1 per 2,000 SF	Exterior Bike Stall Proposed
Commercial	A1	6,015	3.0075	8
Commercial	A2	9,526	4.763	42
Commercial	A3	8,173	4.0865	12
Commercial	A4	9,193	4.5965	36
Commercial	A5	11,405	5.7025	>5
	Total	44,312	22.156	>103

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
Live/Work	B1	9	9	8	> 3
Live/Work	B2	10	10	9	> 3
Live/Work	B3	7	7	6	6
Live/Work	B4	5	5	5	6
Live/Work	B5	5	5	5	6
Live/Work	B6	6	6	5	6
	Total	42	42	38	24

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
1 Bed Room/Loft	E1	44	44	40	22
1 Bed Room/Loft	E2	50	50	45	>5
1 Bed Room/Loft	E3	50	50	45	>5
1 Bed Room/Loft	E4	47	47	42	>5
	Total	191	191	172	22

Type	I.D.	Total Unit Count	Total Bike Stalls Required (1 per dwelling unit)	Interior Stalls Proposed (90% of Required)	Exterior Bike Stall Proposed (10% of Required)
Combo	G1	24	24	22	44
Combo	G2	32	32	29	30
Combo	G3	32	32	29	30
Combo	G4	32	32	29	30
Combo	G5	32	32	29	30
Combo	G6	32	32	29	30
Combo	G7	28	28	25	10
Combo	G8	28	28	25	10
Combo	G9	28	28	25	12
	Total	244	244	220	226



- INITIAL PHASE - UTILITIES + ROADWAYS (APRIL 2018 - AUGUST 2018)
- 1 PHASE 1 (AUGUST 2018 - AUGUST 2019)
- 2 PHASE 2 (JULY 2018 - JULY 2019)
- 3 PHASE 3 (JULY 2019 - JULY 2020)
- 4 PHASE 4 (JULY 2020 - JULY 2021)

