THE CITY OF Fitchburg City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**REZONING APPLICATION**

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the _____ district to the_____district the following described property:

1. **Location of Property/Street Address:** Outlot 1 of CSM 14487

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Commencing at the Northeast corner of said Section 15 thence South 86°4203 West, 664.60' along the north line of said Northeast 1/4; thence South 00°1115 West, 40.07' to the northeast corner of said Certified Survey Map No. 14487; thence continue South 00°1115 West, 225.00' along the east line of said Certified Survey Map No. 14487...

***Also submit in electronic format (MS WORD or plain text) by email to: **planning@fitchburgwi.gov**

2. **Proposed Use of Property - Explanation of Request:**

We propose this 3.24 acre parcel to contain 47 owner occupied residential townhome units spread out amongst (4) 8 unit buildings and (3) 5 unit buildings along with landscaping elements, connection paths both internally and externally, and Green/Open space for passive and active activities.

3. **Proposed Development Schedule:** Phase 1: 20-25 Units in 2018; Phase 2: remaining Units in 2019

***Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezonings shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

***Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to **planning@fitchburgwi.gov**. Additional information may be requested.

Type of Residential Development (If Applicable): Townhomes for Ownership

Total Dwelling Units Proposed: 47 **No. Of Parking Stalls:** 105

Type of Non-residential Development (If Applicable): N/A

Proposed Hours of Operation: N/A **No. Of Employees:** N/A

Floor Area: N/A **No. Of Parking Stalls:** N/A

Sewer: Municipal ☑ **Private** ☐ **Water: Municipal** ☑ **Private** ☐

Current Owner of Property: Joe Rueden

Address: 5329 Lacy Road, Fitchburg, WI 53711 **Phone No:** 608-212-4194

Contact Person: Jon de Fiebre

Email: jon@sjacquisitions.com

Address: P.O. Box 46073, Madison, WI 53744 **Phone No:** 608-417-9962

Respectfully Submitted By: Devin J Engle
Owner's or Authorized Agent's Signature

Devin J Engle
Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 2/20/2018 **Publish:** _____ and _____

Ordinance Section No. _____ **Fee Paid:** $850.00

Permit Request No. RZ-2201-18

R#1.16197 yk 2-21-18

THE CITY OF Fitchburg City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)	**ARCHITECTURAL & DESIGN REVIEW APPLICATION**

Applicant/Contact Person: Devin Engle on behalf of Jon de Fiebre

Address: 2418 Crossroads Drive **Phone Number of Contact Person:** 608-241-9500

City, State, Zip Code: Madison, WI 53718 **Email of Contact Person:** dengle@jla-ap.com

Project Address: Lacy Rd. + Notre Dame Dr. **Lot:** outlot 1 of CSM # 14487 **Subdivision:** _____

Project Type: X **Multi-Family** _____ **Commercial** _____ **Industrial** _____ **Other**

X **New** _____ **Addition**

Impervious Surface Ratio (ISR): 60.60% (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.

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: Devin D Engle **Date:** 02/20/2018
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: 2/20/2018 **Plan Commission Date:** _____

Comments:

LEGAL DESCRIPTION OF FITCHBURG TOWNHOMES DEVELOPMENT

Outlot 1 of Certified Survey Map No. 14487 as recorded in the Office of the Register of Deeds for Dane County in Volume 99 of Certified Survey Maps, on Pages 315–320, as Document No. 5318043 and located in the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, further described as follows:

Commencing at the Northeast corner of said Section 15 thence South 86°42'03" West, 664.60' along the north line of said Northeast 1/4; thence South 00°11'15" West, 40.07' to the northeast corner of said Certified Survey Map No. 14487; thence continue South 00°11'15" West, 225.00' along the east line of said Certified Survey Map No. 14487 to the northeast corner of said Outlot 1 and the point of beginning; thence continue South 00°11'15" West, 262.02 along the easterly line of said Outlot 1; thence South 24°26'45" West, 205.66' along said easterly line to the southeast corner of said Outlot 1; thence North 89°47'48" West, 254.97' along the south line of said Outlot 1 to the southwest corner of said Outlot 1; thence North 00°10'35" East, 428.76' along the west line of said Outlot 1 to the northwest corner of said Outlot 1; thence North 86°42'03" East, 340.18' along the north line of said Outlot 1 to the point of beginning.

The above-described parcel containing 141,173 square feet (3.241 acres) of land more or less.

FITCHBURG TOWNHOMES

FITCHBURG, WISCONSIN

SJ Acquisitions, LLC

SPECIFIC IMPLEMENTATION PLAN

CONTENTS:

PROJECT TEAM:

SJ Acquisitions, LLC

SJ ACQUISITIONS, LLC
P.O. Box 46073
Madison, Wisconsin 53744
Contact: Jon de Fiebre
608.417.9962

JLA ARCHITECTS + PLANNERS
2418 Crossroads Drive - Suite 2300
Madison, Wisconsin 53718
Contact: Joseph Lee
608.241.9500

SNYDER & ASSOCIATES, INC.
5010 Voges Road
Madison, Wisconsin 53718
Contact: Scott Anderson
608.838.0444

PROJECT LOCATION & GENERAL DESCRIPTION

The Fitchburg Townhomes Development will be a quality residential community serving the increased demand for housing in the Fitchburg area over the next five years and beyond. It will be located on a 3.24 acre site near the Southwest corner of the intersection of Lacy Road and Notre Dame Drive.

- Outlot 1 of CSM 14487 - The 3.24 acre lot for residential uses of this project.

Surrounding Context
The project site is surrounded by existing residential and agricultural uses with future mixed use and residential zoning planned to the North, South, East, and West.

Existing Topography & Wetlands
The project site has a moderate change in elevation of about 16 feet from Southwest to Northeast.
There are no wetlands within the boundary of the parcel.

Existing Vegetation
The project site is currently framed with tree lines along the North and Northwest corner of the boundary of the parcel, as well as a tree line running down the center.

LEGAL DESCRIPTION

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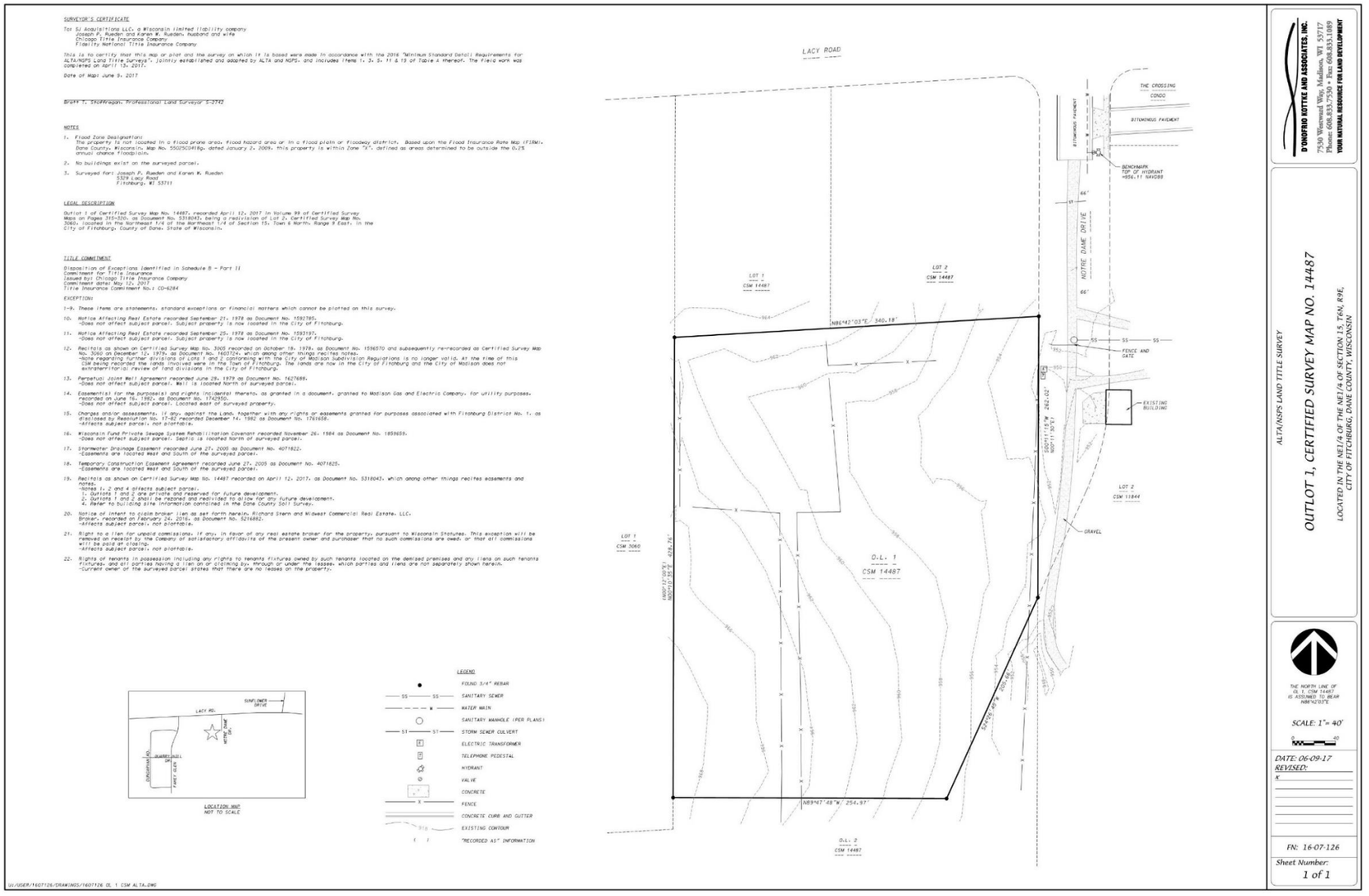


RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to take advantage of the option for Planned Development District Zoning for the Fitchburg Townhomes project in order to accomplish the goals of providing a quality infill development and maintain the pedestrian friendly feel desired.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-55 – Permitted Uses (1): Only permits the residential occupancy of a single family detached dwelling unit structure. We are proposing 7 residential townhome buildings with a total of 47 units to achieve the high density, owner occupied development that there is a great need for in Fitchburg.

  Section 22-58 – Dimensional Standards (3): Sets the minimum front setback to 30 feet. In order to keep with our desire to provide a more pedestrian friendly multi-family residential development, we propose a minimum 10 foot setback allowing more open space and connections around the site internally.

- Section 22-58 – Dimensional Standards (5): Sets the minimum street side setback to 25 feet. In order to keep with our desire to provide a more pedestrian friendly multi-family residential development, we propose a minimum 10 foot setback allowing more open space and connections around the site internally.

- Section 22-58 – Dimensional Standards (6): Sets the minimum rear setback to 35 feet. In order to keep with our desire to provide a more pedestrian friendly multi-family residential development, we propose a minimum setback of 25 feet allowing more open space and connections around the site internally.

- Section 22-58 – Dimensional Standards (7): Restricts the maximum building height to 35 feet or three stories, whichever is less. We are planning 3-stories of residential with connected parking for each unit. Currently, our architectural building elevations measure to a maximum height of 38'-1" due to site grading conditions however, our average building height from grade is only 34'-3". We propose a Maximum building height of 38'-6" to midpoint of roof.

- Section 22-146 – Dimensional Standards (1): Does not allow more than two multiple family dwelling unit structures per lot. We are proposing 7 residential townhome buildings on one lot. To make this an integrated, vibrant community, we must have the design flexibility afforded in the PDD zoning for the drives, parking lots, and walking connections between buildings. This also results in a more efficient use of space saving valuable agricultural and recreational land in the area.

- Section 22-146 – Dimensional Standards (2): Restricts lot size to a maximum of 90,000 square feet. We are purchasing one developable lot for this project with an area of 141,134 square feet, or 3.24 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback at 30 feet. In order to keep with our desire to provide a more pedestrian friendly multi-family residential development, we propose a minimum 10 foot setback allowing more open space and connections around the site internally.

- Section 22-146 – Dimensional Standards (6): Sets the minimum street side setback at 25 feet. In order to keep with our desire to provide a more pedestrian friendly multi-family residential development, we propose a minimum 10 foot setback allowing more open space and connections around the site internally.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area and provides a much needed owner occupied building type.

Property Values and Tax Revenue
At total completion, it is estimated that this project would have a total value of approximately $12,925,000 (estimated with a $275,000 value per unit). At this value, using the City's 2016 property tax rate the following tax receipts to the community could be realized annually:

State of Wisconsin:	$2,200
Dane County:	$41,400
City of Fitchburg:	$110,400
Oregon School District:	$130,900
Madison Area Tech. College:	$12,800
Total Projected Annual Property Tax:	**$297,700**

In addition to the value of this specific project, the surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees
This project should generate the following estimated Impact Fees to the City (2017 fees listed):

Parkland Improvement Fee	47 units x $155 =	$7,285
Fire Protection Fee	(47) 2BR x $466 =	$21,902
Water Impact Fee:	47 units x $1166 =	$54,802
Total Projected Impact Fees:		**$83,989**

Additionally, per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e), there shall be a Parkland Dedication of 2,900 square feet per dwelling unit and a fee in-lieu of Parkland Dedication of $4,330 per dwelling unit or approximately $65,000 per acre of deficiency.

47 units x 2,900 sf = 136,300 sf (3.13 acres)

47 units x $4,330 = $203,510 fee in lieu of parkland dedication

The fee in lieu of Street Frontage for Parks per Ordinance 24-15(e), 22-647(3) shall be calculated at the time of Final Plat or 6' for single lot.

Per Ordinance 24-15(d)(5), 22-647(2), there shall be a Parkland Improvement fee of $155 (2017 rate) per Multi-family dwelling unit.

47 units x $155 = $7,285

Social Impacts
Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality residential community should improve the perceived image of the immediate area.
- The addition of this quality residential community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality residential community could serve as a catalyst for other uses - such as retail & commercial - to locate in the immediate area.
- The addition of this quality residential community could serve as an example for future development - creating higher standards in design & quality.

CONSISTENCY WITH COMPREHENSIVE PLAN

This project complies with the City of Fitchburg's Comprehensive Plan as well as the McGaw Park Neighborhood Plan.

Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the plans listed above.

Comprehensive Plan Land Use Goal 1:
This project preserves and enhances the natural features of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (1) This project is being developed in close proximity to the Fitchburg-Oregon East rail corridor.
(2) This project will be served by gravity flow sanitary sewer.
(5) This project (growth) is consistent with the neighborhood plan.

Objective 2: This project is protecting environmental resources by using sustainable development and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands
(7) This project is not within or near identified floodplains

Comprehensive Plan Land Use Goal 2:
This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of underutilized land.

Policies: (1) This is a redevelopment of an existing field.

Objective 3: This is a development that will have a logical and sustainable building type for the area.

Policies: (1) This project provides needed owner occupied units.
(2) This project fits in well with the existing and planned infrastructure and land uses.

Objective 5: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban area.
(3) This project is located on a future minor collector street.

Objective 6: This project is in the vicinity of alternative transit modes.

Policies: (1) This project is within the vicinity of the eastern rail corridor.
(3) This project provides adequate connectivity to multiple transit modes.

Objective 7: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Comprehensive Plan Natural Resources Goal 1:
This project will protect the natural environment.

Objective 3: This project will protect the natural resources in the area.

Policies: (1) This project will meet all current City storm water control requirements.
(2) This project will meet all current City erosion control requirements.
(3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
(5) This project is not developed on private septic.

Comprehensive Plan Housing Goal 1:
This project will provide an in-demand housing choice: reasonably priced owner occupied residential units.

Objective 1: According to the South-Central Wisconsin Multiple Listing Service (MLS), Dane County is currently experiencing a severe lack of single-family housing supply (inclusive of condominium units). As noted in their September 2017 Monthly Statistical Report, there are currently 2.17 months of inventory available for sale. This is significantly below what many consider to be a balanced housing market, typically 4 to 8 months of inventory. Also, according to MLS, as of October 16, 2017, the median single-family home list price in Fitchburg was $372,00 and the median condominium list price was $289,900. The median list price for new construction (built 2016 or later) single-family homes was $379,350 and the median list price for new construction condominiums was $369,900. Our anticipated sales price range of $275,00-$300,00 would offer an affordable option for younger professionals, families, and first-time homebuyers compared to other new construction options currently on the market.

Policies: (1) This project is an efficient use of land in the urban service area
(2) This project adds variety to the existing and planned housing stock in the neighborhood.
(3) This project provides affordable owner occupied units.
(4) This project will meet the demands of new employees within the Fitchburg/ Verona/ Oregon area.

Comprehensive Plan Housing Goal 2:
This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

Policies: (1) This project has an efficient layout and this preserves rural land resources.
(4) This infill project makes wise use of land in the current urban service area, where service provisions already occur.
(5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
(6) By utilizing the PDD design review process, the City will be allowed to ensure sound sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

Policies: (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers, and to arterial highways.
(2) This project is not an un-sewered subdivision.

Comprehensive Plan Utilities Goal 2:
Existing urban services will be extended within the urban development boundary area as part of this project.

Objective 1: This project will improve the condition of the existing sanitary sewer and water infrastructure.

Policies: (2) As part of the Fitchburg Townhomes development, Notre Dame Drive will have segments improved and expanded
(4) Our entire project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (1) Utilities will not be extended across substantial vacant land.
(2) Water and sewer will be extended concurrently with new streets.

(3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Comprehensive Plan Transportation Goal 1:
This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, sidewalks throughout the property, street trees, lower parking ratios, and two stall attached garages to each unit.

Comprehensive Plan Transportation Goal 2:
In conjunction with this project, a safe and efficient transportation system will be provided for the Fitchburg Townhomes neighborhood.

Objective 2: In conjunction with this project, proper traffic management and travel time reliability will be improved in the Fitchburg Townhomes neighborhood.

Policies: (1) The existing roads will be improved to provide sufficient travel capacity.
(2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
(4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
(6) This project is not located with direct access to major streets and roadways.

McGaw Park Neighborhood Plan Vision:
In conjunction with this project, an urban, sustainable, transit-oriented, and economically vibrant neighborhood that will provide housing to serve all ages and incomes will be provided in this development.

Environmental Goals: In conjunction with this project, public access to unique natural areas will be provided via pedestrian pathways on site and will connect to the surrounding areas. This development will not affect any protected natural environments and will be designed to meet all environmental protection requirements.

Agricultural Resource Goals: In conjunction with this project, this development will protect and maintain agriculture as a significant resource by developing on a site that has a current future land use of residential zoning and falls within the Urban Development Boundary.

Economic Development Goals: This project will encourage economic development opportunities appropriate to the resources, character, and service levels in the City of Fitchburg as well as enhancing resources when developing economic opportunities by developing on a site that falls within the Urban Service Area and further extending Notre Dame Drive for future developments and public access to the area.

Community Character: In conjunction with this project, this development seeks to strengthen the strong cultural and social history of the area by providing an integrated, vibrant community that includes public gathering areas and pedestrian pathways throughout.

Land Use Goals: In conjunction with this project, this development will provide a compact urban community that is visually and functionally distinct from the rural and agricultural communities surrounding. By developing on a residential future land use site that doesn't obstruct any protected woodlands or wetlands, we are complying with the Future Land Use Plan thus preserving the natural and agricultural resources of the area for future development.

Housing Goals: This project complies with housing goals by developing a high quality, high density pedestrian friendly community that provides an in-demand housing type which will attract all ages and seeks to accommodate multiple family types/sizes and income ranges.

Transportation Goals: This project is being developed in an area with alternate transit modes and will promote transit friendly design through appropriate connections to the surrounding area via pedestrian pathways and roadways. Additional road capacity is being planned and impact to existing roadways will be minimal.

LAND USE

When complete, this project will contain multi-family residential uses.

Outlot 1 of CSM 14487 Land Use

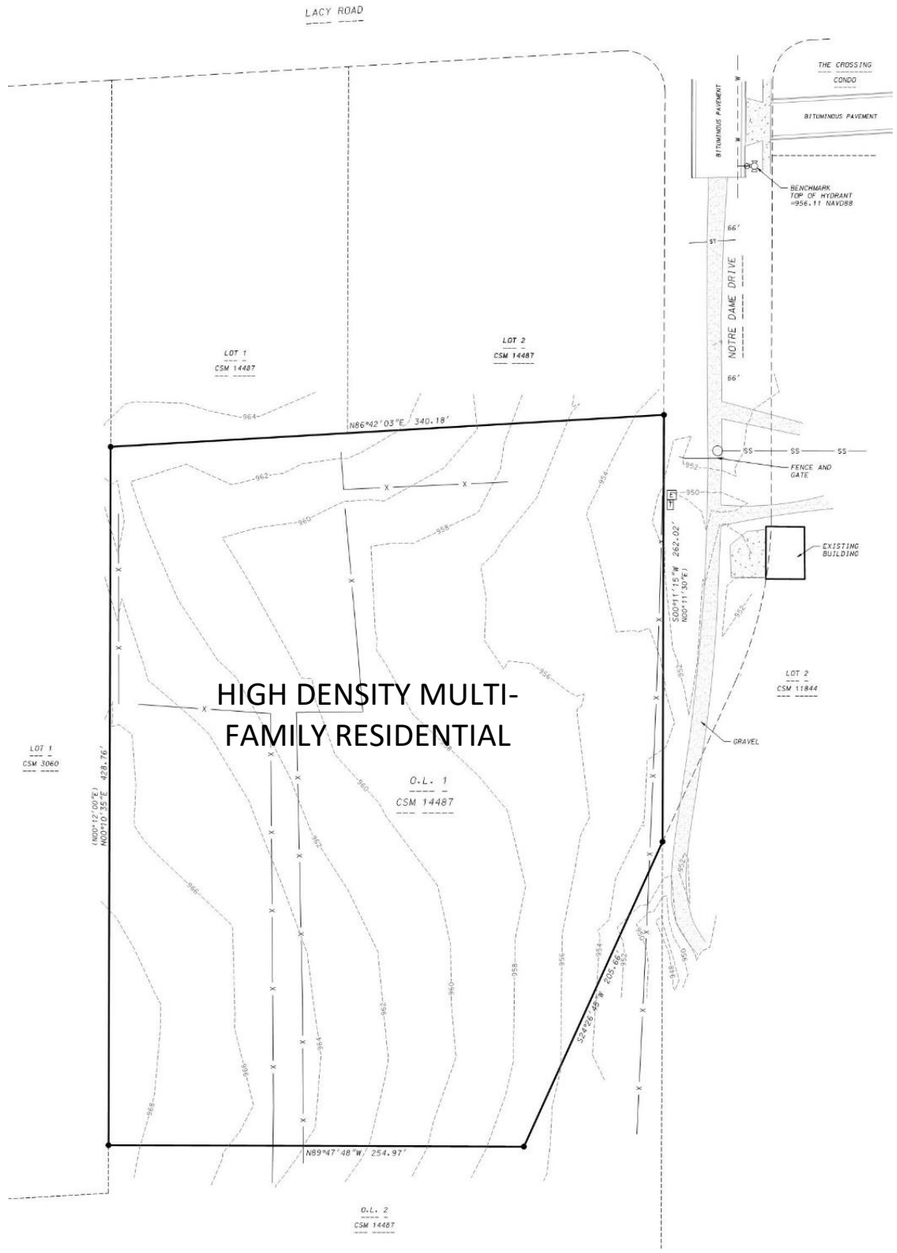
We propose this 3.24 acre parcel to be High Density Multi-Family Residential, which is inconsistent with the City's current Comprehensive Plan showing a future use of Low Density Residential. It will have 47 owner occupied townhome units along with their associated common amenity spaces. At the time of this Specific Implementation Plan, the mix of residential units is as follows:

- Studio Units: 0.0%
- 1 or 1 Bedroom+Den Units: 0.0%
- 2 or 2 Bedroom+Den Units: 100%
- 3 Bedroom Units: 0.0%

Each unit type will be the same unit size with an average unit size of approximately 2,138 square feet.

In addition to the residential units themselves, the Fitchburg Townhomes Development will contain various common space amenities integrated within the buildings or around the site. At the time of this General Implementation Plan, the anticipated common amenities are:

- Green Space for pets
- Walking Paths connecting site both externally and internally
- Other Green and/or Open Space for passive and active activities
- Landscaping and Rain Garden features



SITE DESIGN & ZONING STANDARDS

The Masterplan of the Fitchburg Townhomes Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The buildings are located & orientated to address the street edge and help define the public realm at the interior of the site.
- Surface parking is kept to the interior of the site to reduce its visual impact from the public streets.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.

Off Street Parking:

The City's typical parking requirements require two parking stalls per residential dwelling unit. We see this as a luxury and modern amenity we'd like to offer our tenants, therefore our unit design incorporates a two-car attached garage for each unit. Additionally, we include 11 off-street parking stalls for guests as well.

Off-Street Bicycle Parking:

In addition to off-street vehicular parking, we are proposing tenants take advantage of their spacious attached garage for use as short and long-term bicycle storage. As these units are to be owner occupied, it is left to the decision of each tenant whether they'd like to install wall mount or ceiling mount bike hooks.

Storm Water Management Overview:

Storm water management for this site will be satisfied with a combination of a region detention facility and onsite infiltration. All City of Fitchburg storm water ordinances will be satisfied as part of this project. Maintenance of all storm water management facilities onsite will be the responsibility of the property owner.

CONCEPTUAL MASTERPLAN DATA — TOTAL = **2.78 ACRES (47 UNITS @ 16.91 U/A)**

BLDG.	BUILDING USE	BUILDING HEIGHT	AREA (G.S.F.)	RESIDENTIAL UNITS						PARKING PROVIDED			
				ST.	1BR	1BR+	2BR	3BR	TOTAL	BEDS	COVERED	DRIVEWAY	OVERFLOW	RATIO
TH-1	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-2	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-3	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-4	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-5	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-6	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-7	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TOTALS			107,018	0	0	0	47	0	47	94	94	0	11	1.2 / BR
				0%	0%	0%	100%	0%	100%					

Landscape Design:
The new landscape design for Fitchburg Townhomes Development meets all City of Fitchburg landscape design requirements. This plan is provided in APPENDIX 'A' section of this document.

Refuse & Recycling Storage & Removal:
A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

Specific Implementation Plan Data
The Final Masterplan Data shown here meets the Planned Development Zoning Standards shown in the previous General Implementation Plan document. We would like to clarify and amend a type error that occurred in the previous document however. Please see 'CLARIFICATION TO GIP DOCUMENT' to the right.

Planned Development Zoning Standards
Under the proposed Planned Development Zoning, Outlot 1 of CSM 14487 shall meet the following Zoning Standards:

- Residential Density: 18 units per acre (maximum)
- Building Height: Maximum of 3 Stories and Maximum 38'-6" (to midpoint of roof)

CLARIFICATION TO GENERAL IMPLEMENTATION PLAN DOCUMENT

NOTE: Exterior Stairs, Entry Stoops, Planters, and Overhangs are permitted to encroach within these Setbacks.

- Front and Side Street Setback: 10' (minimum)
- Side Yard Setback: 10' (minimum)
- Rear Yard Setback: 25' (minimum)
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.00 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 2 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: 1.0 Bike Spaces per Dwelling Unit (minimum)

FITCHBURG TOWNHOMES DEVELOPMENT – OUTLOT 1 OF CSM 14487 – SPECIFIC IMPLEMENTATION PLAN DATA 02/20/2018

BUILDING					PARKING			
NAME	USE	FOOTPRINT	FLOOR AREA	UNITS	COVERED	SURFACE	TOTAL	RATIO
(4) 8 UNIT	Multi-Family Residential	5,431 S.F.	17,065 S.F.	32	64	8	72	2.25 PER UNIT
(3) 5 UNIT	Multi-Family Residential	3,434 S.F.	10,743 S.F.	15	30	3	33	2.2 PER UNIT
TOTALS		**32,026 S.F.**	**100,489 S.F.**	**47**	**94**	**11**	**105**	**2.23 PER UNIT**

ZONING REQUIREMENT	DESIGN VALUE	CALCULATIONS
SITE DENSITY	16.91 Units/Acre	47 Units / 2.78 AC. = 16.91
BUILDING COVERAGE	26.5% of Parcel	32,026 S.F. / 121,009 S.F. = 26.5%
LANDSCAPE AREA	35.0% of Parcel	42,384 S.F. / 121,009 S.F. = 35.0%
IMPERVIOUS SURFACE	61.6% of Parcel	74,584 S.F. / 121,009 S.F. = 61.6%
FLOOR AREA RATIO	83.0% of Parcel	100,489 S.F. / 121,009 S.F. = 83.0%

BUILDING		BICYCLE PARKING				
NAME	UNITS	COVERED	SURFACE	TOTAL	RATIO	
(4) 8 UNIT	32	32	0	32	1	PER UNIT
(3) 5 UNIT	15	15	0	15	1	PER UNIT
TOTALS	**47**	**47**	**0**	**47**	**1**	**PER UNIT**

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl
Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning.

Less Impervious Surface Area
Because of PDD Zoning, there is greater flexibility in the amount setback from the property edge allowing the buildings to maintain the pedestrian friendly feel desired while providing additional space to the site's interior for water infiltration and retention, as well as public amenities and common space.

Enhanced Public Realm
With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm. This also provides additional land area behind the buildings - so surface parking can be kept to the interior of the site and reduce its visual impact on the public streets.

ORGANIZATIONAL STRUCTURE

This project will be a typical condominium structure where units will be owner occupied and the common area amenities will be owned and managed by the condominium association.

PROJECT IMPLEMENTATION

The construction of the Fitchburg Townhomes Development is anticipated to occur in two phases:

Phase	Buildings	Schedule
Phase 1	20-25 units	(2018)
Phase 2	Remaining Units	(2019)

However, market demand will ultimately drive the overall schedule and could speed up or slow down the timeline for full build-out.

NEIGHBORHOOD INPUT

On (or around) August 23, 2017, we mailed out a letter regarding a meeting to all the residents within 300 feet, along with some major associations in the area recommended by staff. The meeting was held at the Fitchburg Library at 6 pm on August 31, 2017. A total of 14 people attended (13 on registration list and Alderman Richardson) and the project was reviewed. See attached the letter mailed and actual attendance list.

On February 8, 2018, we met with The Crossing Condominium Association to discuss and clarify any concerns and issues they had with our neighboring development per the recommendations of the Common Council and Plan Commission staff. The meeting was held at The Crossing Clubhouse at 6PM, many of the Condo Association members were present as well as Alderman Richardson and Alderman Bahr.

Project Information Meeting

Thursday August 31, 2017 6PM-7PM
Fitchburg Public Library, Meeting Room A/B
5530 Lacy Road, Fitchburg, Wisconsin

Proposed Townhouse Condominium Development to be located on Outlot 1 CSM 14487

A 54 unit townhouse condominium project is being proposed at the above referenced location. Neighborhood input is currently being solicited. You are receiving this notice because you are a property owner in proximity to the proposed development.

Please contact the developer SJ Acquisitions LLC at jon@sjacquisitions.com or 608-417-9962 with questions or comments

Meeting Sign In

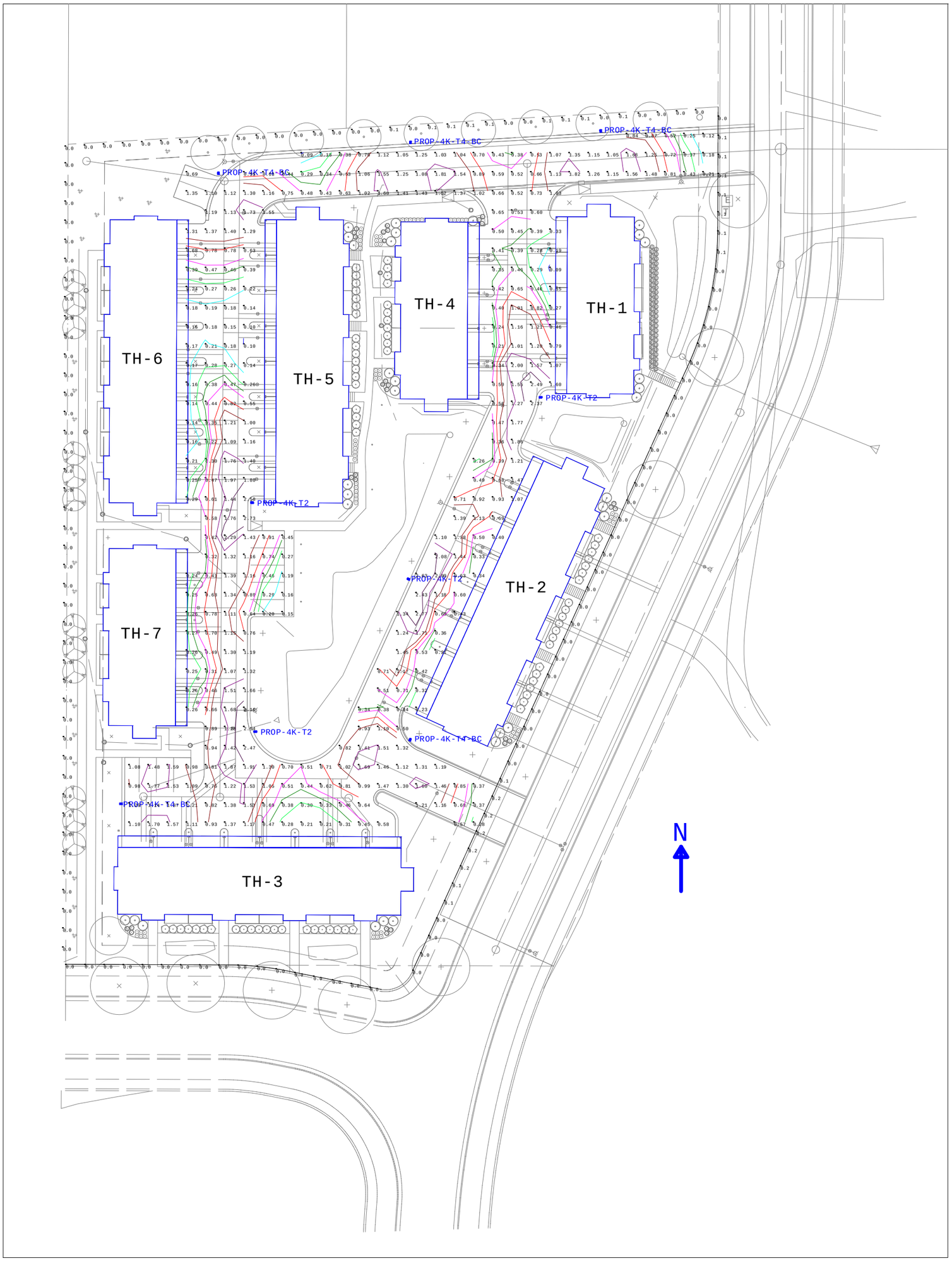
August 31, 2017

Proposed Townhouse Condominium Development Outlot 1 CSM 14487

Fitchburg, Wisconsin

Name	Street Address	Phone	Email
[illegible]	2676 McGaw Rd		
Wes Weigel	5348 Quarry Hill		
PATRICK CHENEY	5211 KITTYCREST DR		
NANCY WALTERS	35 POND VIEW WAY		
RICHARD COLLINS	27 HARVEST WAY		
Joanne Marshall	72 Pond View Way		
Margie Blaney	5292 Lacy Rd.		
Paul Blaney			
Nancy Halford	2621 Tarpleywick Dr		
Ron Krueger	45 Harvest Way		
Sandy Krueger	" "		
Linda Semper	2632 Foley Glen		
Mary Jo Willis	84 Pond View Way		
Jack Krueger			

APPENDIX 'A'
SPECIFIC IMPLEMENTATION PLAN DOCUMENTS



Scale: 1 inch= 50 Ft.

Project Number: 117.0990.30

FITCHBURG TOWNHOMES
FITCHBURG, WI
January 17, 2018

Assumptions:
-20 ft Mounting Height
-Hubbell Outdoor Lighting, Cimarron Series LED
-Type II Distribution, 4K Color Temperature
-Type IV Distribution, 4K Color Temperature, With Back Light Control

Luminaire Schedule			
Qty	**Label**	**Product #**	**Equivalent**
5	CL1-30L-4K-4-BC	CL1-30L-4K-4-BC	PROP-4K-T4-BC
4	CL1-30L-4K-2	CL1-30L-4K-2	PROP-4K-T2

Illumination Calculation Summary					
Label	**Units**	**Avg**	**Max**	**Min**	**Max/Min**
Driveway-Parking Area	Fc	0.87	2.77	0.09	30.78
Property Line - North Side	Fc	0.03	0.1	0.0	N.A.
Property Line - West Side	Fc	0.00	0.0	0.0	N.A.
Right-of-Way - East Side	Fc	0.04	0.2	0.0	N.A.
Right-of-Way - South Side	Fc	0.00	0.0	0.0	N.A.

SNYDER & ASSOCIATES

Isoline Legend

Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01		0.4		1.5	
0.1		0.5		2	
0.2		0.75			
0.3		1			

CIMARRON LED

Cat.#

Job

Type

SPAULDING LIGHTING

Approvals

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft^2
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

Optics:
- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40˚ C to 40˚ C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection – 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

Controls:
- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

Lumen maintenance:
- L90 at 60,000 hours (Projected per IESNA TM-21-11)

Installation:
- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

Finish:
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

Listings:
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: http://www.designlights.org/QPL
- IDA approved • IP65

PRODUCT IMAGE(S)

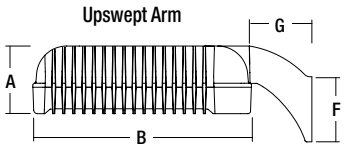
90 LED 3/4 VIEW

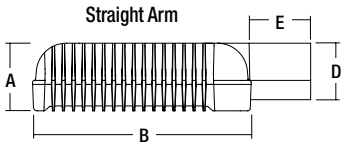
30 LED

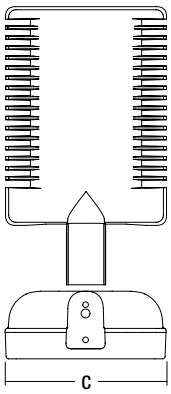
60 LED

90 LED

DIMENSIONS







A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

ORDERING INFORMATION SEE NEXT PAGE

 CL1LED-SPEC December 19, 2017 9:57 AM

HUBBELL Lighting

Only for Type IV Distribution Fixtures

ORDERING INFORMATION

ORDERING EXAMPLE: CL1-A-90LU-5K-3-DB-RPA3

CL1 - [ ] - [ ] [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

SERIES

CL1 Cimarron LED

NO. OF LEDS

90L 90 High brightness LEDs
60L 60 High brightness LEDs
30L 30 High brightness LEDs

MOUNTING

A Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)
AD Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
MAF Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm

VOLTAGE

U[1] Universal 120V-277V, 50/60 Hz
1 120V
2 208V
3 240V
4 277V
5 480V, 60 Hz
F 347V, 60 Hz
E[4] 220V, 50 Hz

CCT

3K 3000K
4K 4000K
5K 5000K
AM[4] Amber (590 nm available for "Turtle Friendly" applications (consult factory)

DRIVE CURRENT

Leave blank for 700mA (standard)
035 350mA Amber CCT only
105 1050 mA (Not for use with 30L)

DISTRIBUTION

2 Type II
3 Type III
4 Type IV
5M Type V Medium
5S Type V Short
5W Type V Wide
2L Type II Rotated 90° left
3L Type III Rotated 90° left
4L Type IV Rotated 90° left
2R Type II Rotated 90° right
3R Type III Rotated 90° right
4R Type IV Rotated 90° right
1A Auto Front Row Type I
1AR Auto Front Row Type I Rotated 90° right
1AL Auto Front Row Type I Rotated 90° left
2A Auto Front Row Type II
2AR Auto Front Row Type II Rotated 90° right
2AL Auto Front Row Type II Rotated 90° left

COLOR

DB Dark Bronze
BL Black
WH White
GR Gray
PS Platinum Silver
RD Red (premium color)
FG Forest Green (premium color)
CC Custom Color

OPTIONS

BC[3] Backlight control
CD Continuous dimming
WB Wall bracket
RPA3 3" Round pole adapter
RPA4 4" Round pole adapter
RPA5 5" Round pole adapter
RPA6 6" Round pole adapter
F(X)[2] Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, F-347V)
VG Vandal guard
7PR Photocell receptacle (7-pin ANSI C136.41—2013 receptacle for use with standard Twist-Lock® photo controls, shorting caps, and ANSI C136.41 external wireless control devices. Select SCL option to add occupancy sensing capability when using with compatible external wireless devices.

PIR MOTION/OCCUPANCY CONTROL OPTIONS

SCO[6,7] On/Off control (line voltage device not for use with 7PR receptacle option and external wireless control devices)
SCL[6,7] Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle. Consult control manufacturer for compatibility.
SCP[5,6,7] Programmable dimming control (line voltage device not for use with 7PR receptacle option and external wireless control devices). A minimum of one SCP-REMOTE accessory remote control required for configuration; (Standard lens with greater sensitivity; motion detection radius equal to .75 X luminaire mounting height (approx. distance)
SCPW[5,6,7] Programmable dimming control (line voltage device not for use with 7RP receptacle option and external wireless control devices); A minimum of one SCP-REMOTE accessory remote control required for configuration. (Wide lens with motion detection radius equal to 1.3 X luminaire mounting height (approx. distance)

WIRELESS CONTROL OPTIONS

WIR[8] wiSCAPE Fixture Module, in-fixture relay for wireless lighting control
WIRSC[6,8] wiSCAPE Fixture Module, in-fixture relay for wireless lighting control and motion/occupancy control

Notes:
1 - Fuse option not available with universal voltage
2 - Select F3 fusing option for 220V
3 - Recommended for Type III and IV distributions only
4 - Available in 350mA drive current only Type IV, 5M
5 - 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings (see accessories)
6 - Not available with AD arm
7 - Not available with WIR or WIRSC
8 - Not available with SCO, SCL, SCP or SCPW

CONTROLS GUIDE

As energy codes become more restrictive and we push for sustainable lighting designs, the integration of lighting controls and luminaires have become more and more important. Hubbell Lighting offers numerous outdoor lighting controls solutions for the most demanding applications. Visit the link below to learn more about energy-saving controls.

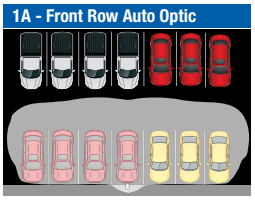
www.hubbelllighting.com/solutions/controls/

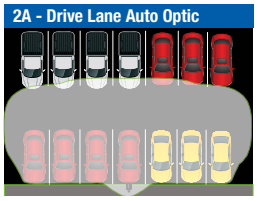
AUTOMOTIVE DEALERSHIP OPTICS

For Automotive Dealership applications Spaulding Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)

Optic 1A
- Maximum illumination on front row display
- Maximum pole spacing

Optic 2A
- Excellent front row illumination and drive lane
- Optimal uniformity for drive lane and interior rows





ENERGY SAVING DATA

#LEDS	DRIVE CURRENT	SYSTEM WATTS 120-277V	SYSTEM WATTS 347-480V	DIST. TYPE	5K (5000K nominal, 70 CRI) LUMENS	5K LPW[1]	5K B	5K U	5K G	4K (4000K nominal, 70 CRI) LUMENS	4K LPW[1]	4K B	4K U	4K G	3K (3000K nominal, 70 CRI) LUMENS	3K LPW[1]	3K B	3K U	3K G
30	700 mA	70W	80W	1A	8244	118	1	0	1	8162	117	1	0	1	6775	97	1	0	1
				2A	8202	117	1	0	1	8121	116	1	0	1	6740	96	1	0	1
				2	7715	110	2	0	3	7639	109	2	0	2	6340	91	2	0	2
				3	7712	110	2	0	2	7635	109	2	0	2	6371	91	1	0	2
				4	7803	111	1	0	2	7726	110	1	0	2	6412	92	1	0	2
				5S	8374	120	3	0	0	8291	118	3	0	0	6882	98	3	0	0
				5M	7940	113	3	0	1	7862	112	3	0	1	6525	93	3	0	1
				5W	7667	110	3	0	2	7591	108	3	0	2	6301	90	3	0	2
60	700 mA	135W	150W	1A	16171	120	1	0	2	16011	119	1	0	1	13289	98	1	0	1
				2A	16088	119	1	0	2	15929	118	1	0	2	13221	98	1	0	2
				2	15134	112	3	0	3	14984	111	3	0	3	12437	92	3	0	3
				3	15127	112	3	0	3	14977	111	3	0	3	12498	93	2	0	3
				4	15306	113	2	0	3	15154	112	2	0	3	12578	93	2	0	3
				5S	16426	122	4	0	0	16263	120	4	0	0	13498	100	4	0	0
				5M	15575	115	4	0	2	15421	114	4	0	2	12799	95	3	0	2
				5W	15040	111	4	0	3	14891	110	4	0	3	12360	92	4	0	3
60	1050 mA	220W	235W	1A	21139	96	2	0	2	20929	95	2	0	2	17371	79	2	0	2
				2A	21030	96	2	0	2	20822	95	2	0	2	17282	79	2	0	2
				2	19783	90	4	0	5	19587	89	3	0	5	16257	74	3	0	5
				3	19774	90	3	0	4	19578	89	3	0	4	16250	74	3	0	4
				4	20007	91	3	0	5	19809	90	3	0	5	16442	75	3	0	5
				5S	21471	98	5	0	0	21259	97	5	0	0	17645	80	5	0	0
				5M	20359	93	5	0	3	20158	92	5	0	3	16731	76	5	0	3
				5W	19660	89	5	0	4	19465	88	5	0	4	16156	73	5	0	4
90	700 mA	205W	225W	1A	23781	116	2	0	2	23546	115	2	0	2	19543	95	2	0	2
				2A	23659	115	2	0	2	23425	114	2	0	2	19443	95	2	0	2
				2	22255	109	3	0	4	22035	107	3	0	4	18289	89	3	0	4
				3	22246	109	3	0	4	22026	107	3	0	4	18379	90	3	0	3
				4	22509	110	3	0	4	22286	109	3	0	4	18497	90	2	0	4
				5S	24156	118	5	0	0	23916	117	5	0	0	19851	97	4	0	0
				5M	22905	112	4	0	2	22678	111	4	0	2	18823	92	4	0	2
				5W	22117	108	5	0	3	21899	107	5	0	3	18176	89	5	0	3
90	1050 mA	325W	350W	1A	31708	98	2	0	2	31394	97	2	0	2	26057	80	2	0	2
				2A	31545	97	2	0	2	31233	96	2	0	2	25923	80	2	0	2
				2	29674	91	4	0	5	29380	90	3	0	5	24385	75	3	0	4
				3	29661	91	3	0	4	29367	90	3	0	4	24505	75	3	0	4
				4	30011	92	3	0	5	29714	91	3	0	5	24663	76	3	0	4
				5S	32207	99	5	0	0	31888	98	5	0	0	26467	81	5	0	0
				5M	30539	94	5	0	3	30237	93	5	0	3	25097	77	4	0	2
				5W	29490	91	5	0	4	29198	90	5	0	4	24234	75	5	0	4

Amber LUMENS	Amber LPW[1]	Amber B	Amber U	Amber G	Drive Current	SYSTEM WATTS 120-277V	#LEDs
2488		0	0	1	350 mA	135W	60
2533		2	0	1			
3558		1	0	1	350 mA	205W	90
3596		2	0	1			

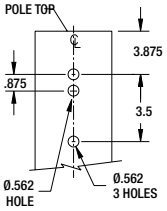
ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
CR-RPA3-XX[1]	Round pole adapter for straight arm (3¼ - 3¾")
CR-RPA4-XX[1]	Round pole adapter for straight arm (3⅞ - 4½")
CR-RPA5-XX[1]	Round pole adapter for straight arm (5")
CR-RPA6-XX[1]	Round pole adapter for straight arm (6")
CRD-RPA2-XX[1]	Round pole adapter for upswept arm (2¾ - 3⅛")
CRD-RPA3-XX[1]	Round pole adapter for upswept arm (3¼ - 3¾")
CRD-RPA4-XX[1]	Round pole adapter for upswept arm (3⅞ - 4½")
CRD-RPA5-XX[1]	Round pole adapter for upswept arm (5")
CRD-RPA6-XX[1]	Round pole adapter for upswept arm (6")
WB-AREA-XX[1]	Wall bracket
TPLB-XX[1]	Twin parallel luminaire bracket
MAF-CL-XX[3]	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

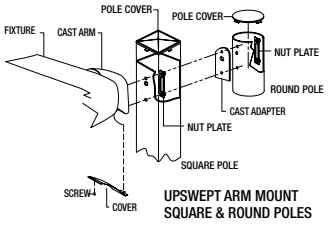
Catalog Number	Description
SCP-REMOTE[9]	Remote control for SCP option. Order at least one per project to program and control.
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG+	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
93052458	20KA surge protection with an end of life LED indicator

* When ordering SiteSync at least one of these two interface options must be ordered per project.
\+ If needed, an additional Bridge Node can be ordered.

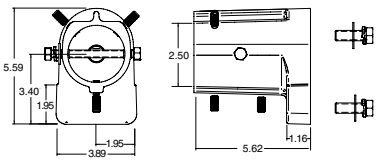
1 - Replace XX with color choice, eg.: DB for Dark Bronze
2 - When ordering poles, specify Pole Drill Pattern #2
3 - Fixture must include standard 6" arm



#2 DRILL PATTERN FOR POLES



UPSWEPT ARM MOUNT
SQUARE & ROUND POLES



MAF – HORIZONTAL MAST ARM FITTER

HUBBELL® HUBBELL Lighting

MOUNTING ACCESSORIES

Catalog Number	Description
ARM-CL-K-TA-XX[1]	Adjustable mounting arm for single fixture (2-3/8 tenon) – 5 lbs. 2.3 kgs.
ARM-CL-TK-TA-XX[1]	Adjustable mounting arm for two fixtures at 180˚ (2-3/8 tenon) – 7 lbs. 3.2 kgs.
ARM-CL-K-S-XX[1]	10" adjustable arm – .5 lbs. .05 kgs. – 5.75 lbs. 2.6 kgs.

1 Replace XX with color choice, eg.: DB for Dark Bronze
2 Fixture must include standard 6" straight arm

ARM-CL-K-TA-XX
ARM-CL-TK-TA-XX

ARM-CL-K-S-XX

TENON TOP POLE BRACKET ACCESSORIES

(2 3/8" OD tenon) (RSS version requires 4" round pole adapter)

Catalog Number	Description
SETA2-XX[1]	Square pole tenon adapter (4 at 90 degrees)
RETA2-XX[1]	Round pole tenon adapter (4 at 90 degrees)
TETA-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze

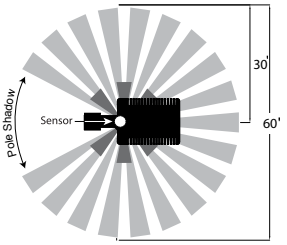
PHOTOCONTROL EQUIPMENT

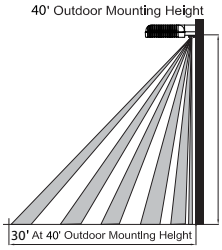
Catalog Number	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

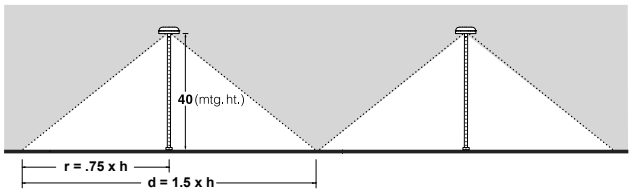
MOTION CONTROLS

- Start up delay from initial motion detection to fixture illumination is approximately 1-2 seconds
- Vehicle detection is possible however less reliable than human detection; Vehicle detection is dependent upon the following: rate of speed, mounting height of luminaire and vehicle temperature

SCP - Designed for intermediate coverage area

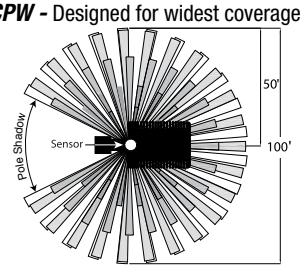


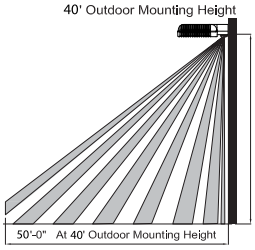


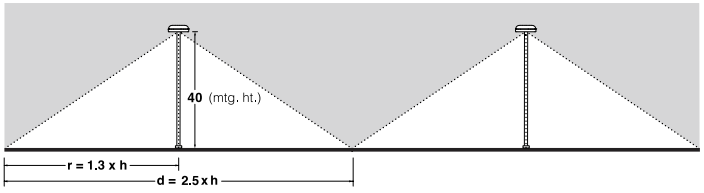


Note: Extreme heat or cold temperatures may limit detection.

SCPW - Designed for widest coverage area







Note: Extreme heat or cold temperatures may limit detection.

SURGE PROTECTION

- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

Pulse Rating (8 x 20 µSec)	
Strikes	**Surge**
1	20,000 A
2	15,000 A
15	10,000 A
120	3,000 A

	cRUus	CE
I_n	10KA	5KA

FITCHBURG TOWNHOMES DEVELOPMENT

Notre Dame Dr. Fitchburg, WI

SPECIFIC IMPLEMENTATION PLAN

FEBRUARY 20, 2018

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

JLA ARCHITECTS

JLA PROJECT NUMBER: 17-1006

ABBREVIATIONS

A
- A/C air condition
- A/E Architect/Engineer
- ACT acoustical ceiling tile
- ADDL additional
- ADDM addendum
- AFC above finished counter
- AFF above finished floor
- AFG above finished grade
- AFS above finished slab
- ALT alternate
- ALUM aluminum
- APPD approved
- APT apartment
- ASC above suspended ceiling

B
- BB baseboard
- BB bulletin board
- BLDG building
- BL blinds (window)
- BLT borrowed light
- BLW below
- BPL base plate
- BO bottom of
- BOS bottom of steel

C
- CB catch basin
- CB construction bulletin
- CF/CI contractor furnished, contractor installed
- CF/OI contractor furnished, owner installed
- CF/VI contractor furnished, vendor installed
- CG corner guard
- CH BD chalkboard
- CIP cast-in-place
- CJ control joint
- CJ construction joint
- CL centerline
- CLG ceiling
- CLR clear
- CM construction management
- CMU concrete masonry unit
- CO cleanout
- COL column
- CONC concrete
- CORR corridor
- CONT continuous
- CPT carpet
- CSWK casework
- CT ceramic tile
- CTB ceramic tile base

D
- DEMO demolition
- DEPT department
- DF drinking fountain
- DFS Door and Frame Schedule
- DH double hung
- DIA diameter
- DR door
- DR FR door frame
- DTL detail
- DW dishwasher
- DWG drawing

E
- E east
- EIFS exterior insulation & finish system
- EL elevation
- ELEC electric, electrical
- ELEV elevator
- EP epoxy
- EPB epoxy base
- EPS expanded polystyrene board
- EQ equal
- EXIST existing
- EXP expand, expansion
- EXT exterior

F
- F female
- F filler
- FA fire alarm
- FAB fabric
- FAX facsimile
- FC file cabinet
- FD floor drain
- FEC fire extinguisher cabinet
- FHC fire hose cabinet
- FG foot grille
- FLR floor
- FM factory mutual
- FM floor mat
- FP fire protection
- FP fireproof
- FPL fire place
- FRP fiber reinforced panel
- FT feet
- FTG footing
- FWP fabric wrapped panel

G
- GA gage
- GALV galvanized
- GB grab bar
- GC general contractor
- GL glass
- GLT glass tile
- GLU LAM glued laminated wood
- GR grade, grading
- GRAN granite
- GT grout
- GWT glazed wall tile
- GYP BD gypsum board

H
- HB hose bibb
- HC hollow core
- HCP handicapped
- HM hollow metal
- HORIZ horizontal
- HSKPG housekeeping
- HT height
- HVAC heating, ventilating & air conditioning
- HW hot water
- HWF hardwood floor
- HWY highway

I
- ID inside diameter
- INSUL insulation
- INT interior

J
- JS janitor sink

L
- LAM laminate
- LAV lavatory
- LL live load

M
- MAX maximum
- MC modular carpet tile
- MECH mechanical
- MFR manufacturer
- MIN minimum
- MIN minute
- MISC miscellaneous
- MO masonry opening
- MS mop sink
- MRB marble base
- MRF marble floor
- MTL metal

N
- N north
- NA not applicable
- NIC not in contract
- NO number
- NOM nominal
- NS no scale
- NTS not to scale

O
- OC on center
- OD outside diameter
- OF/CI owner furnished, contractor installed
- OF/OI owner furnished, owner installed
- OF/VI owner furnished, vendor installed
- OH DR overhead (coiling) door
- OPH opposite hand
- OPNG opening

P
- PLAM plastic laminate
- PLYWD plywood
- PREFAB prefabricated
- PREFIN prefinished
- PSI pounds per square inch
- PT paint, painted
- PTN partition

Q
- QT quarry tile
- QTB quarry tile base

R
- RB resilient base
- RCP reflected ceiling plan
- RD roof drain
- REBAR reinforcing steel bars
- RF resilient flooring
- RFS room finish schedule
- RO rough opening

S
- S south
- SAN sanitary
- SC sealed concrete
- SC solid core
- SF square foot
- SH shades
- SIM similar
- SS solid surface
- SST stainless steel
- ST stain
- ST stair
- STN stone
- STNB stone base
- STRUCT structure
- SV sheet vinyl

T
- T&M time & materials
- TEMP temperature
- TER terrazzo
- TERB terrazzo base
- TFF top of finish floor
- TK BD tackboard
- TO top of
- TOB top of beam
- TOC top of concrete
- TOJ top of joist
- TOPO topography
- TOS top of slab
- TOS top of steel
- TV television
- TYP typical

U
- UNO unless noted otherwise
- UON unless otherwise note

V
- VCT vinyl composition tile
- VF/CI vendor furnished, contractor installed
- VF/OI vendor furnished, owner installed
- VF/VI vendor furnished, vendor installed
- VNR veneer
- VIF verify in field
- VWC vinyl wall covering

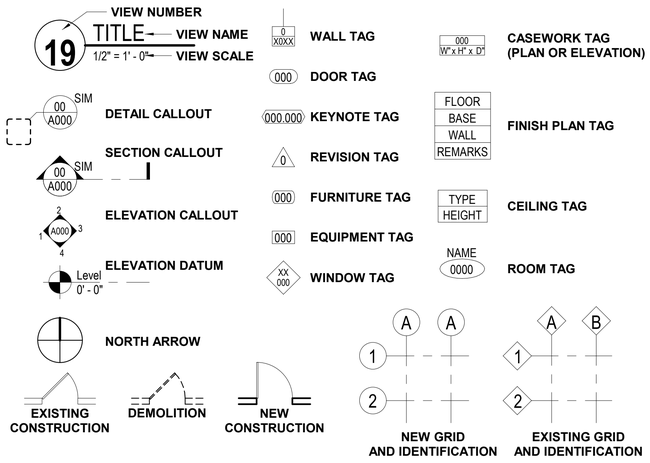
W
- W west
- W/ with
- W/O without
- WC water closet
- WC wall covering
- WD wood
- WDB wood base
- WDV wood veneer
- WH water heater
- WP wall protection
- WP workpoint

X
- XPS extruded polystyrene board (insul)

Y

Z

SYMBOL LEGEND



VICINITY MAP

PROJECT ADDRESS

FITCHBURG TOWNHOMES DEVELOPMENT

Notre Dame Dr. Fitchburg, WI

OWNER INFORMATION

SJ ACQUISITIONS, LLC

P.O. BOX 46073
MADISON, WISCONSIN, 53744
CONTACT: JON DE FIEBRE
JON@SJACQUISITIONS.COM
P 608.417.9962

PROJECT TEAM

GENERAL CONTRACTOR

TO BE DETERMINED

XXX STREET NAME
CITY, STATE, ZIP CODE
CONTACT: MR. XX XX
EMAIL ADDRESS
PHONE AND FAX

ARCHITECTURAL

JLA ARCHITECTS & PLANNERS

2418 CROSSROADS DRIVE - SUITE 2300
MADISON, WISCONSIN 53718
CONTACT: JOSEPH LEE
JLEE@JLA-AP.COM
OFFICE: 608.241.9500

CIVIL ENGINEERING

SNYDER AND ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN, 53718
CONTACT: MR. SCOTT ANDERSON
SANDERSON@SNYDER-ASSOCIATES.COM
OFFICE: 608.838.0444 X238

STRUCTURAL ENGINEERING

TO BE DETERMINED

XXX STREET NAME
CITY, STATE, ZIP CODE
CONTACT: MR. XX XX
EMAIL ADDRESS
PHONE AND FAX

SET ISSUE

SPECIFIC IMPLEMENTATION PLAN

FEBRUARY 20, 2018

SHEET INDEX

JLA ARCHITECTS

MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER:17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

SHEET TITLE

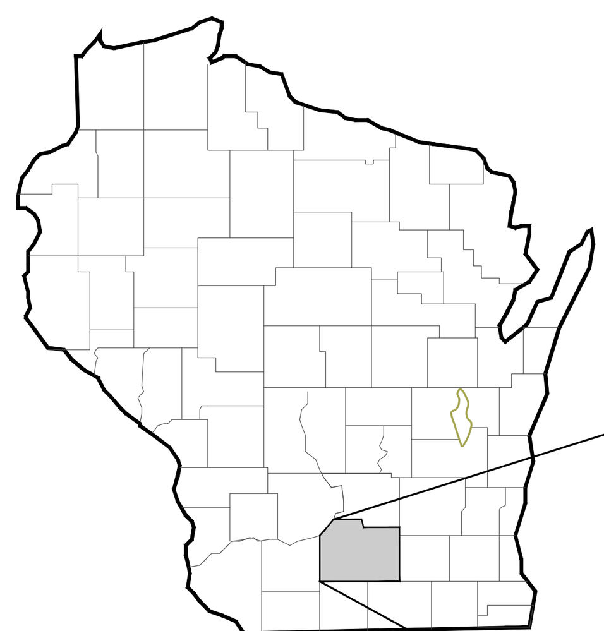
INDEX SHEET

SHEET NUMBER

G001

2/20/2018 8:55:31 AM

FITCHBURG TOWNHOMES
NOTRE DAME DRIVE
SECTION 15, TOWNSHIP 6N, RANGE 9E



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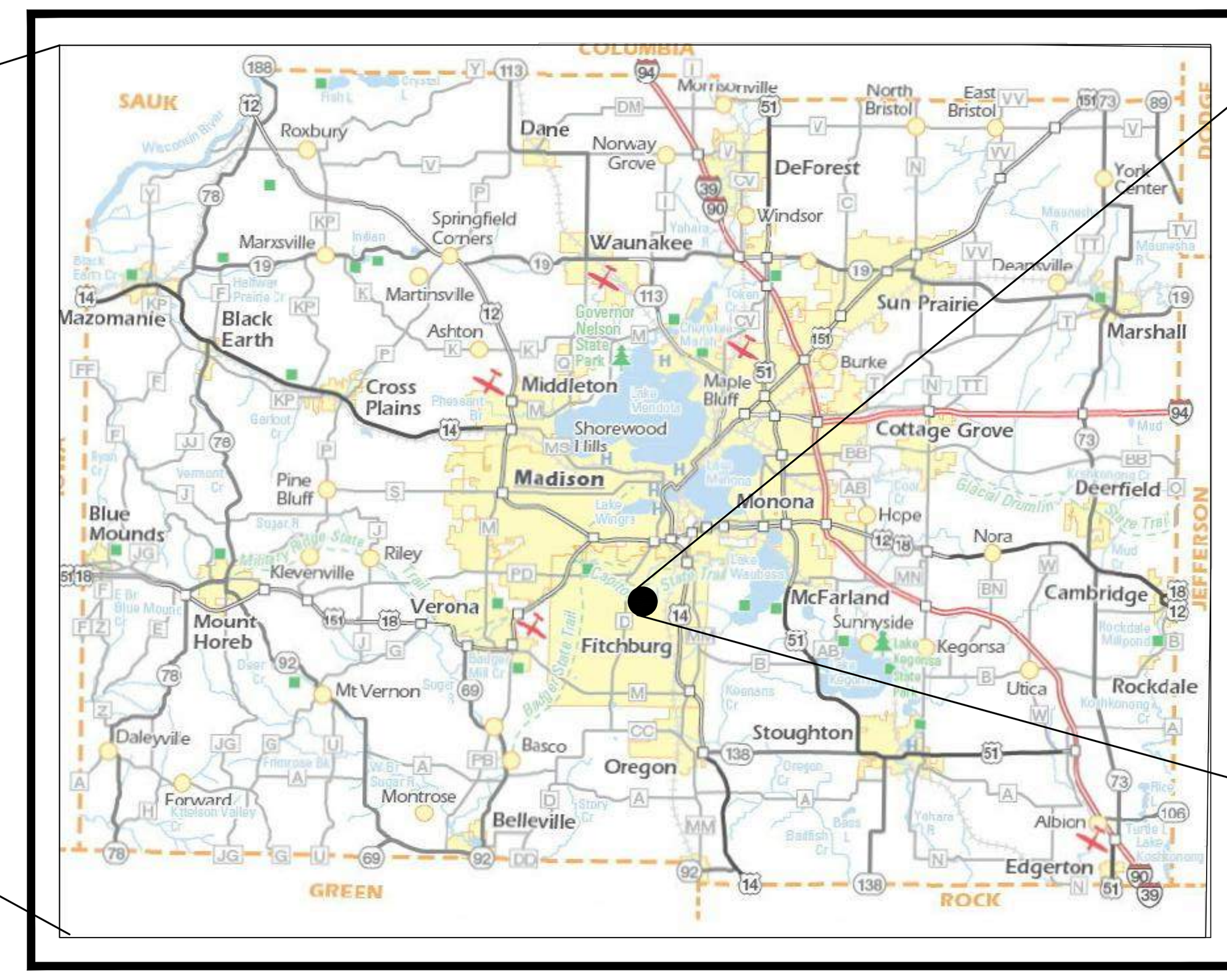
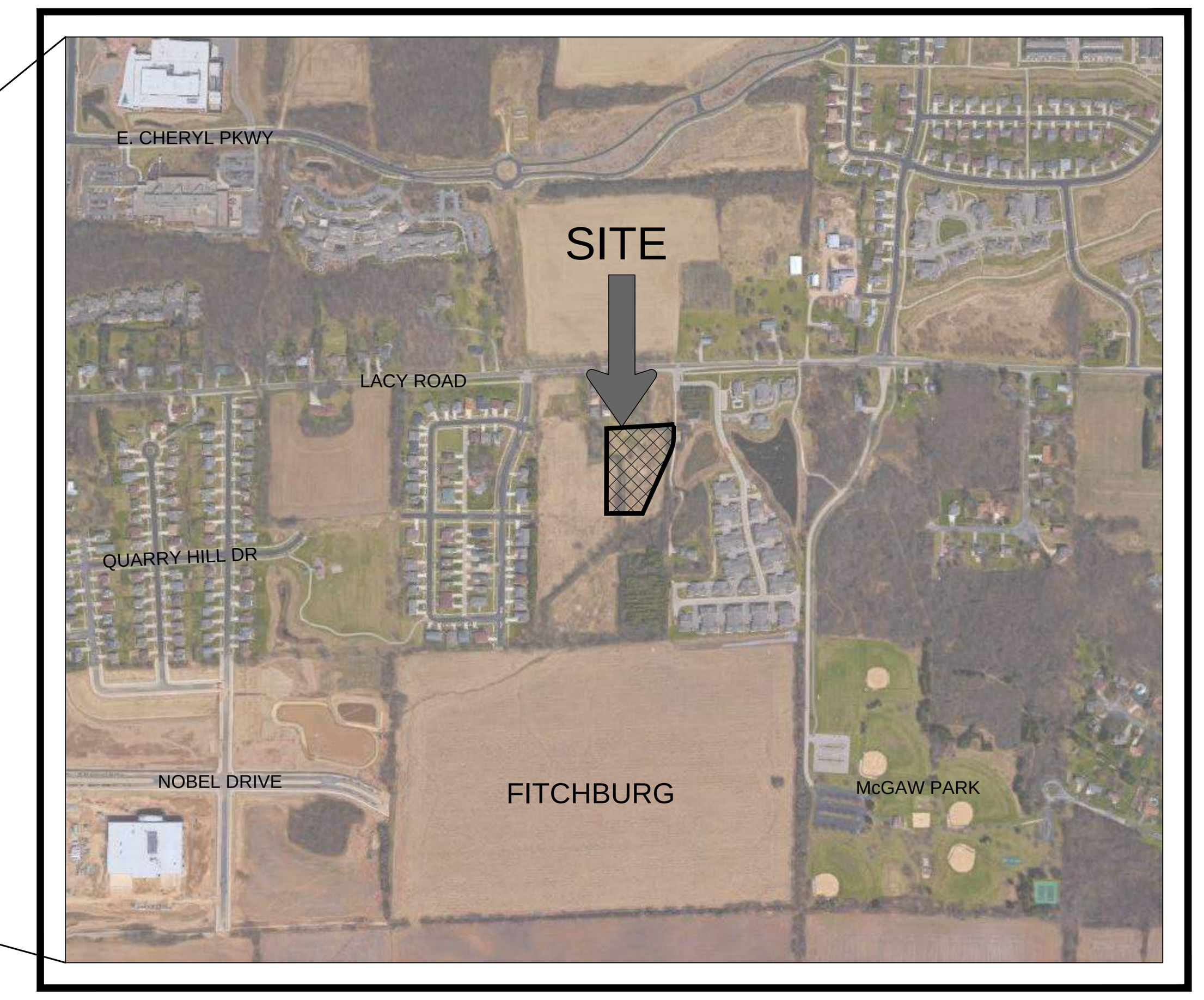


DANE COUNTY



SITE LOCATION MAP

CITY OF FITCHBURG,
DANE COUNTY, WISCONSIN

SHEET #	SHEET TITLE
T 1.0	TITLE SHEET
C 1.0	EXISTING SITE & DEMOLITION PLAN
C 1.1	SITE PLAN
C 1.2	DIMENSIONED & KEYNOTE PLAN
C 1.3	GRADING & EROSION CONTROL PLAN
C 2.0	GRADING PLAN
C 2.1	GRADING PLAN
C 2.2	GRADING PLAN
C 2.3	GRADING PLAN
C 3.0	WATER AND SEWER LATERAL LAYOUT
C 3.1	SANITARY & WATER PLAN / PROFILE SHEET
C 3.2	SANITARY & WATER PLAN / PROFILE SHEET
C 3.3	SANITARY & WATER PLAN / PROFILE SHEET
C 4.0	STORM SEWER PLAN
C 5.0	NOTRE DAME DRIVE GRADING PLAN
C 5.1	NOTRE DAME DRIVE PLAN / PROFILE
C 5.2	NOTRE DAME DRIVE PLAN / PROFILE
C 6.0	EROSION CONTROL DETAILS
C 6.1	SANITARY SEWER DETAILS
C 6.2	UTILITY DETAILS
C 6.3	BIO-RETENTION DETAILS
C 6.4	SITE DETAILS
C 6.5	SITE DETAILS
L 1.0	LANDSCAPE PLAN
L 1.1	LANDSCAPE DETAILS

BENCHMARK

TOP NUT OF EXISTING HYDRANT LOCATED NEAR THE INTERSECTION OF LACY ROAD AND NOTRE DAME DRIVE

ELEVATION = 956.11 NAVD88

CAUTION:

CERTAIN UNDERGROUND UTILITIES HAVE BEEN LOCATED ON THE PLANS. THESE LOCATIONS SHALL NOT BE TAKEN AS CONCLUSIVE. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER SHOWN ON THE DRAWING OR NOT, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. FOR EXACT LOCATION CONTACT DIGGERS HOTLINE 1-800-242-8511

Know what's **below.** **Call** before you dig.

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

MARK	REVISION	DATE	BY

Engineer: SJA | Checked By: SJA | Scale: NOTED
Technician: MW | Date: 2/20/2018 | Field Bk: | Pg:

117.0990.30

T1.0

FITCHBURG TOWNHOMES

TITLE SHEET

City of Fitchburg, Dane County, WI

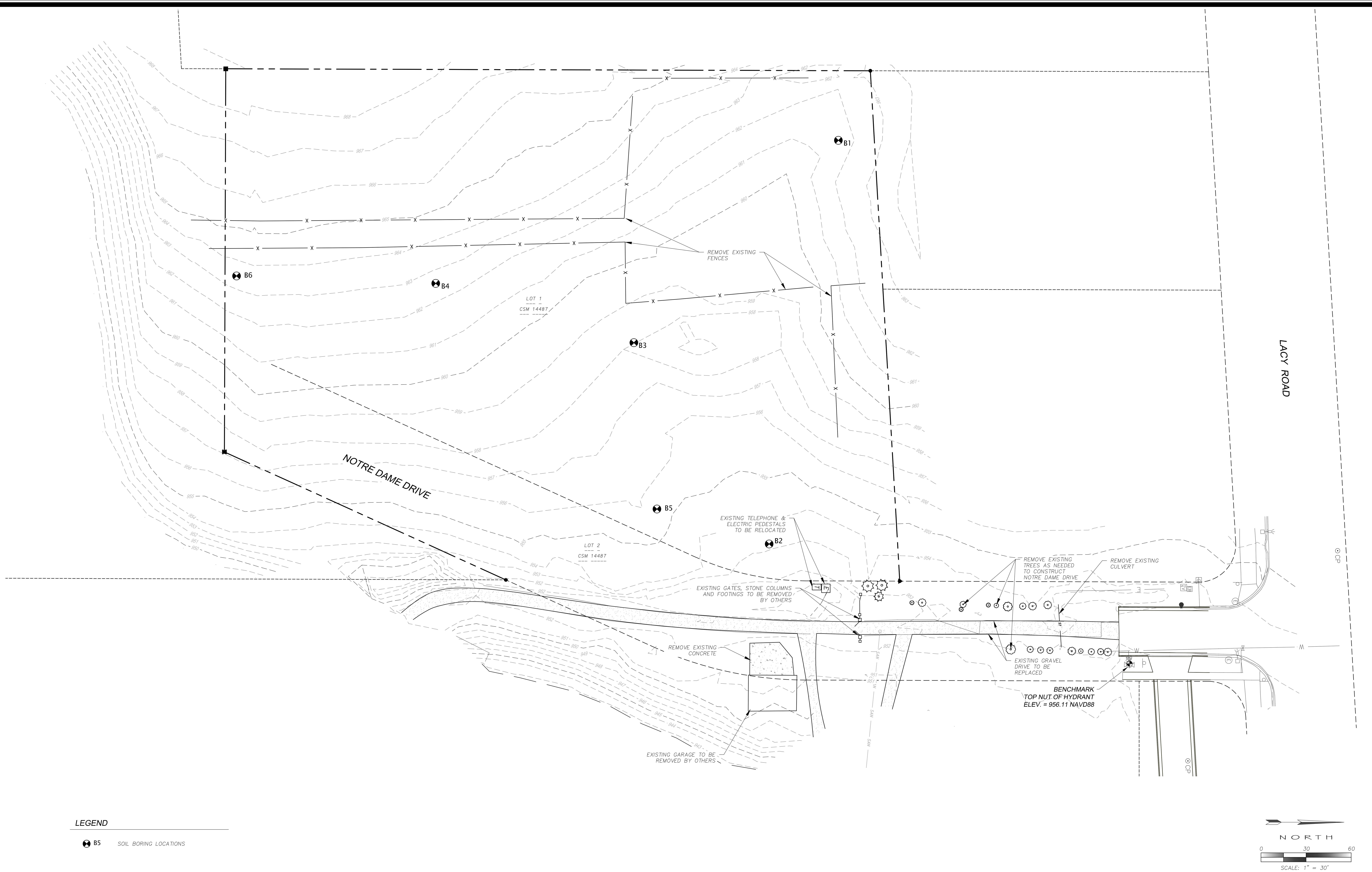
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

117.0990.30

T1.0



LEGEND

B5 SOIL BORING LOCATIONS

NOTES

1. TOPOGRAPHIC SURVEY PROVIDED BY OTHERS.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
3. PRIVATE RESIDENCE DRIVEWAY SHALL BE OPEN ONTO NOTRE DAME DRIVE AT ALL TIMES.

Know what's **below.**
Call before you dig.

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

MARK	REVISION	DATE	BY

SJAineer: SJA | Checked By: SJA | Scale: NOTED

MWnician: MW | Date: 2/20/2018 | Field Bk: | Pg:

117.0990.30

C1.0

FITCHBURG TOWNHOMES

EXISTING SITE AND DEMOLITION PLAN

City of Fitchburg, Dane County, WI

SNYDER & ASSOCIATES, INC.

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MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

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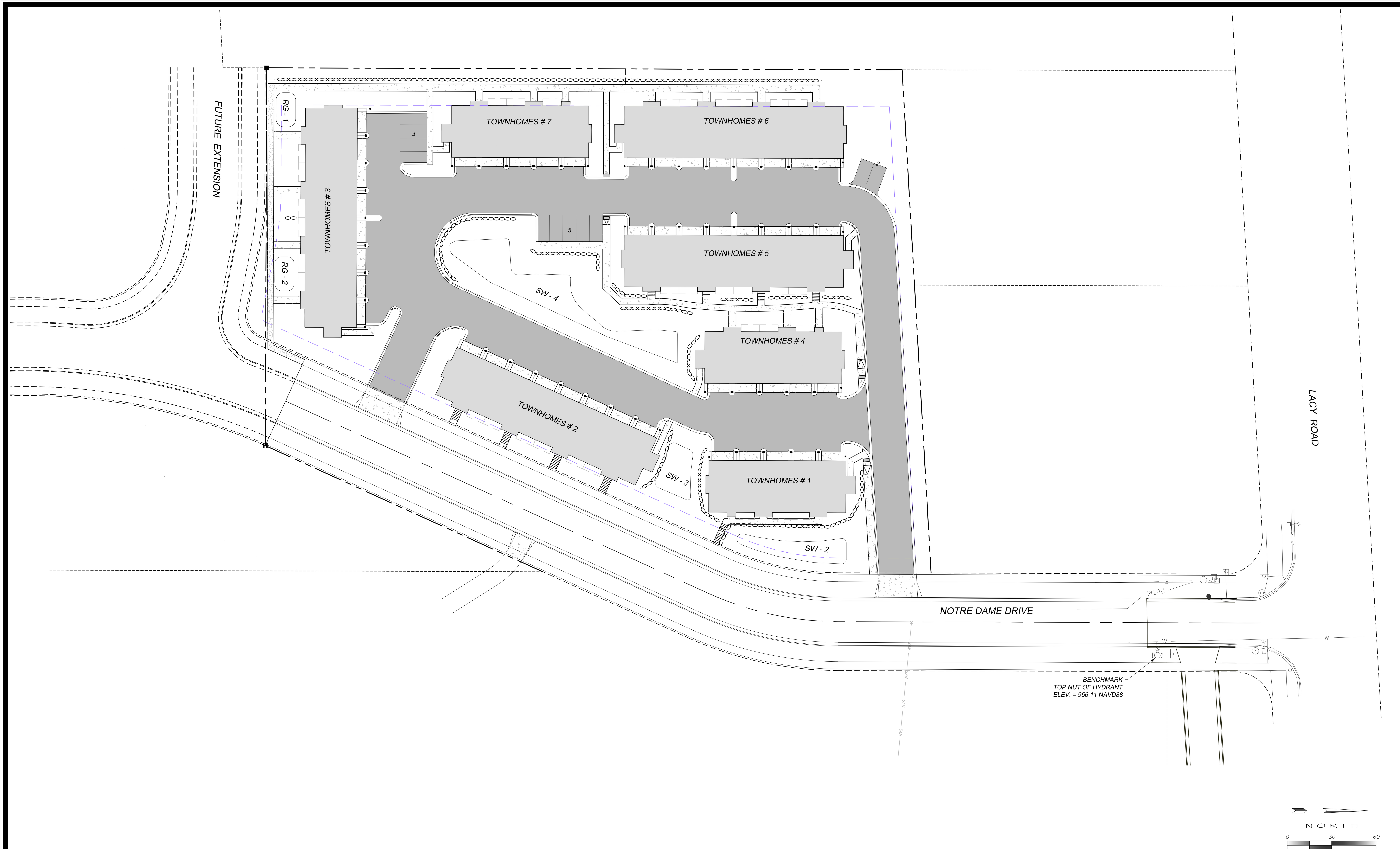
117.0990.30

C1.0



NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF WORK.
2. PRIVATE RESIDENCE DRIVEWAY SHALL BE OPEN ONTO NOTRE DAME DRIVE AT ALL TIMES.
3. SEE SHEETS C 5.0 – C 5.2 FOR IMPROVEMENTS ON NOTRE DAME DRIVE.

811 Know what's **below.** **Call** before you dig.

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

MARK	REVISION	DATE	BY

SJAineer: SJA | Checked By: SJA | Scale: NOTED

MWnician: MW | Date: 2/20/2018 | Field Bk: | Pg:

117.0990.30

C1.1

FITCHBURG TOWNHOMES

City of Fitchburg, Dane County, WI

SITE PLAN

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

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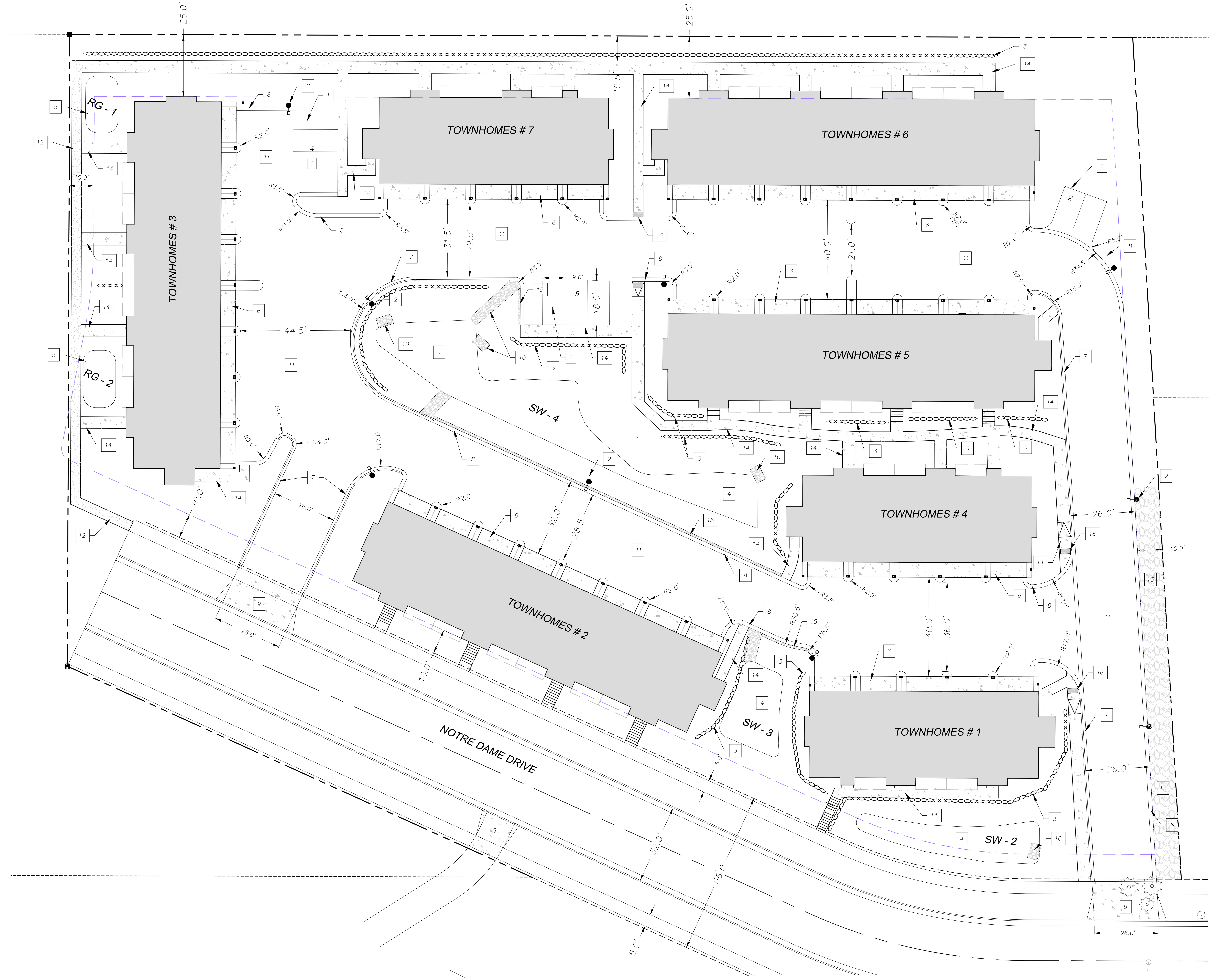
C1.1



SITE PLAN KEYNOTES

1. PARKING STALLS, 11 TOTAL ON SITE
2. LIGHTPOLE LOCATION, SEE C 6.4 FOR POLE BASE DETAIL
3. BOULDER RETAINING WALL, SEE C 6.4 FOR DETAIL
4. BIORETENTION AREA, SEE C 6.3 FOR DETAIL
5. RAIN GARDEN AREA, SEE C 6.3 FOR DETAIL
6. CONCRETE GARAGE APRONS, SEE ARCHITECTURAL PLANS
7. 18" CONCRETE CURB & GUTTER, SEE C 6.4 FOR DETAIL
8. 18" RIBBON CURB, SEE C 6.4 FOR DETAIL
9. COMMERCIAL CONCRETE DRIVEWAY, SEE C 6.4 FOR DETAIL
10. RIP RAP PAD OR CHANNEL, SEE C 6.0 FOR DETAIL
11. 4" ASPHALT PAVEMENT SURFACE, SEE C 6.4 FOR DETAIL
12. TEMPORARY 4' WIDE CONCRETE SIDEWALK
13. HEAVY DUTY RIP RAP CHANNEL
14. CONCRETE SIDEWALK
15. 12" WIDE STONE EDGING ALONG RIBBON CURB, SEE C 6.4 FOR DETAIL
16. NEENAH DETECTABLE WARNING PLATES

Know what's **below.** **Call** before you dig.

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

MARK	REVISION	DATE	BY

SJAneer: SJA | Checked By: SJA | Scale: NOTED
MWnician: MW | Date: 2/20/2018 | Field Bk: | Pg:

117.0990.30

C1.2

FITCHBURG TOWNHOMES

DIMENSIONED & KEYNOTE PLAN

City of Fitchburg, Dane County, WI

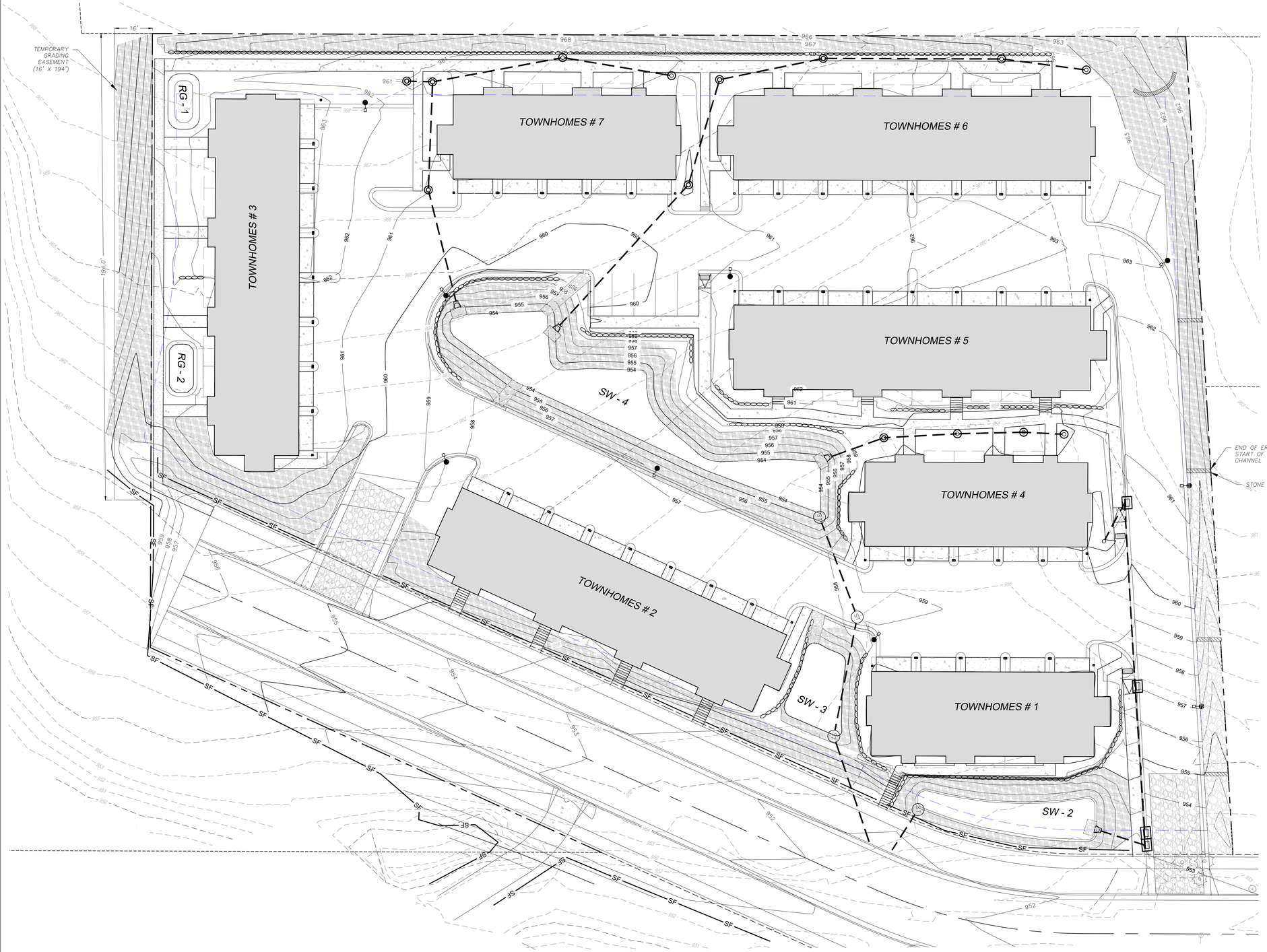
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

117.0990.30

C1.2



LEGEND

- SF — EROSION CONTROL SILT FENCE
- TYPE A / TYPE D — EROSION CONTROL INLET PROTECTION
- EROSION CONTROL MAT
- EROSION CONTROL MEDIUM RIP RAP
- EROSION CONTROL HEAVY DUTY RIP RAP
- EROSION CONTROL HEAVY DUTY RIP RAP

NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE.
2. SEE SHEET C 6.0 FOR EROSION CONTROL NOTES AND DETAILS.

NORTH

0 20 40

SCALE: 1" = 20'

Know what's **below.** **Call** before you dig.

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

MARK	REVISION	DATE	BY
S.J.A/neer: S.J.A	Checked By: S.J.A	Scale: NOTED	Pg: C1.3
M.W/rician: M.W	Date: 2/20/2018	Field Bk:	
		117.0990.30	

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

GRADING & EROSION CONTROL PLAN

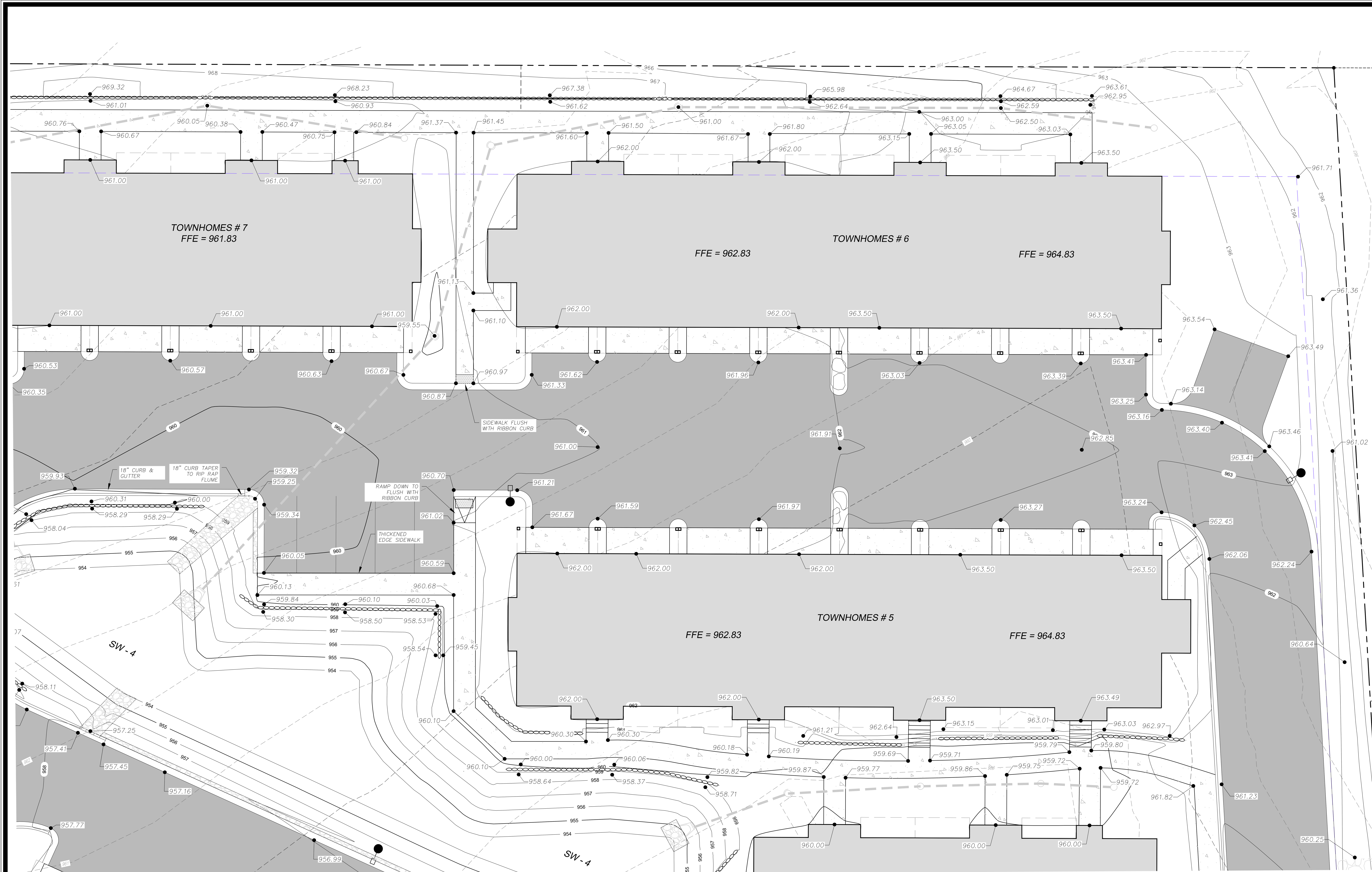
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

117.0990.30

C1.3



LEGEND

4" ASPHALT PAVEMENT

CONCRETE APRON & SIDEWALK

811

Know what's **below.**
Call before you dig.

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

NORTH

0 10 20

SCALE: 1" = 10'

MARK	REVISION	DATE	BY

SJA/neer: SJA — Checked By: SJA — Scale: NOTED
MW/cian: MW — Date: 2/20/2018 — Field Bk: — Pg:

117.0990.30

C2.0

FITCHBURG TOWNHOMES

GRADING PLAN

City of Fitchburg, Dane County, WI

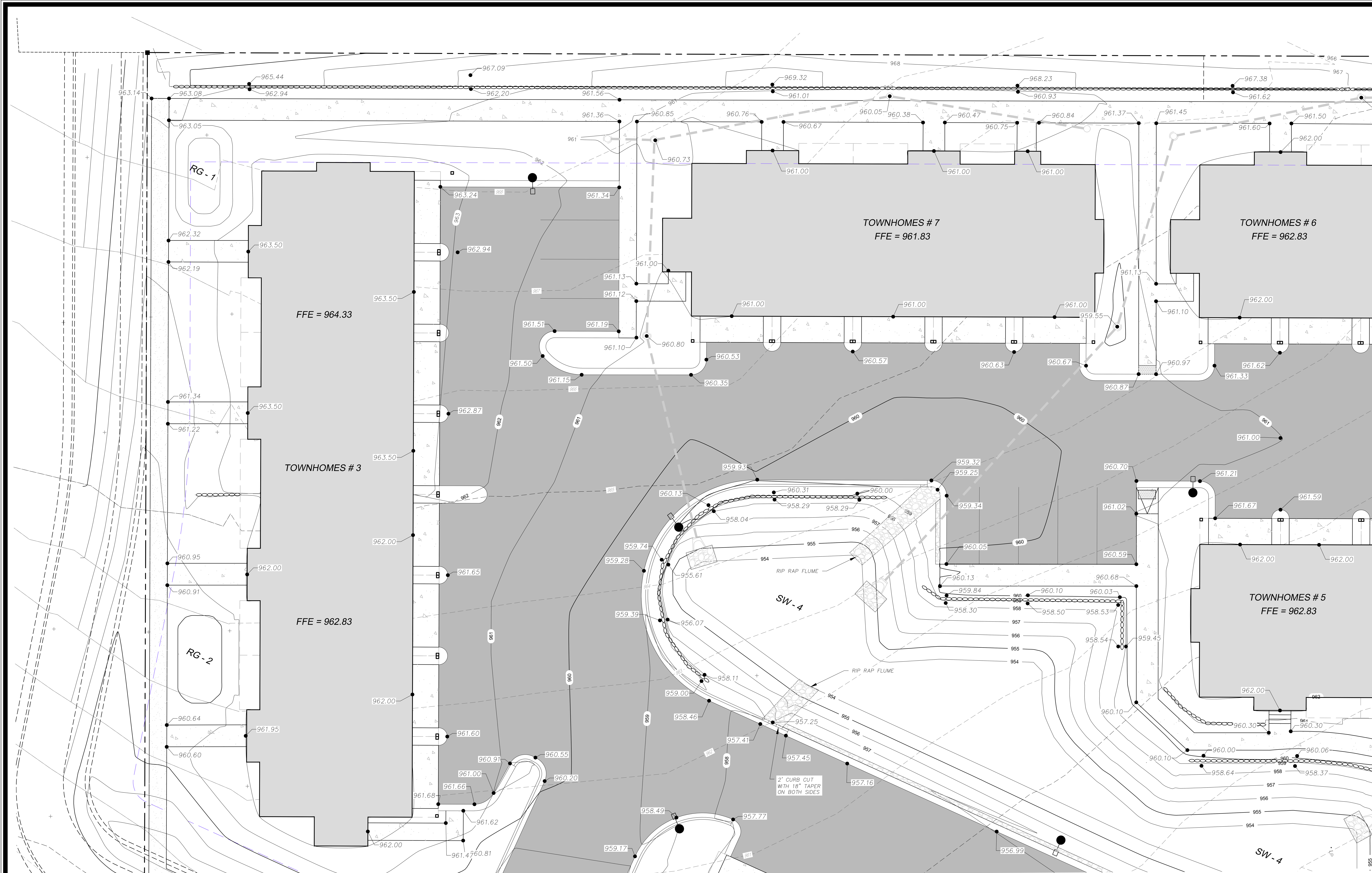
SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

117.0990.30

C2.0



LEGEND

ASPHALT PAVEMENT

CONCRETE APRON & SIDEWALK

811 Know what's below. Call before you dig.

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

NORTH

0 10 20

SCALE: 1" = 10'

MARK | REVISION | DATE | BY

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MW/nician: MW | Date: 2/20/2018 | Field Bk: | Pg:

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FITCHBURG TOWNHOMES

GRADING PLAN

City of Fitchburg, Dane County, WI

SNYDER & ASSOCIATES, INC.

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

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C2.1

FFE = 964.33

TOWNHOMES # 2

FFE = 962.83

SW - 4

SW - 4

TOWNHOMES # 2

FFE = 958.83

SEE C5.0 SERIES FOR INFORMATION ON NOTRE DAME DRIVE IMPROVEMENTS

LEGEND

ASPHALT PAVEMENT

CONCRETE APRON & SIDEWALK

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SCALE: 1" = 10'

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City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

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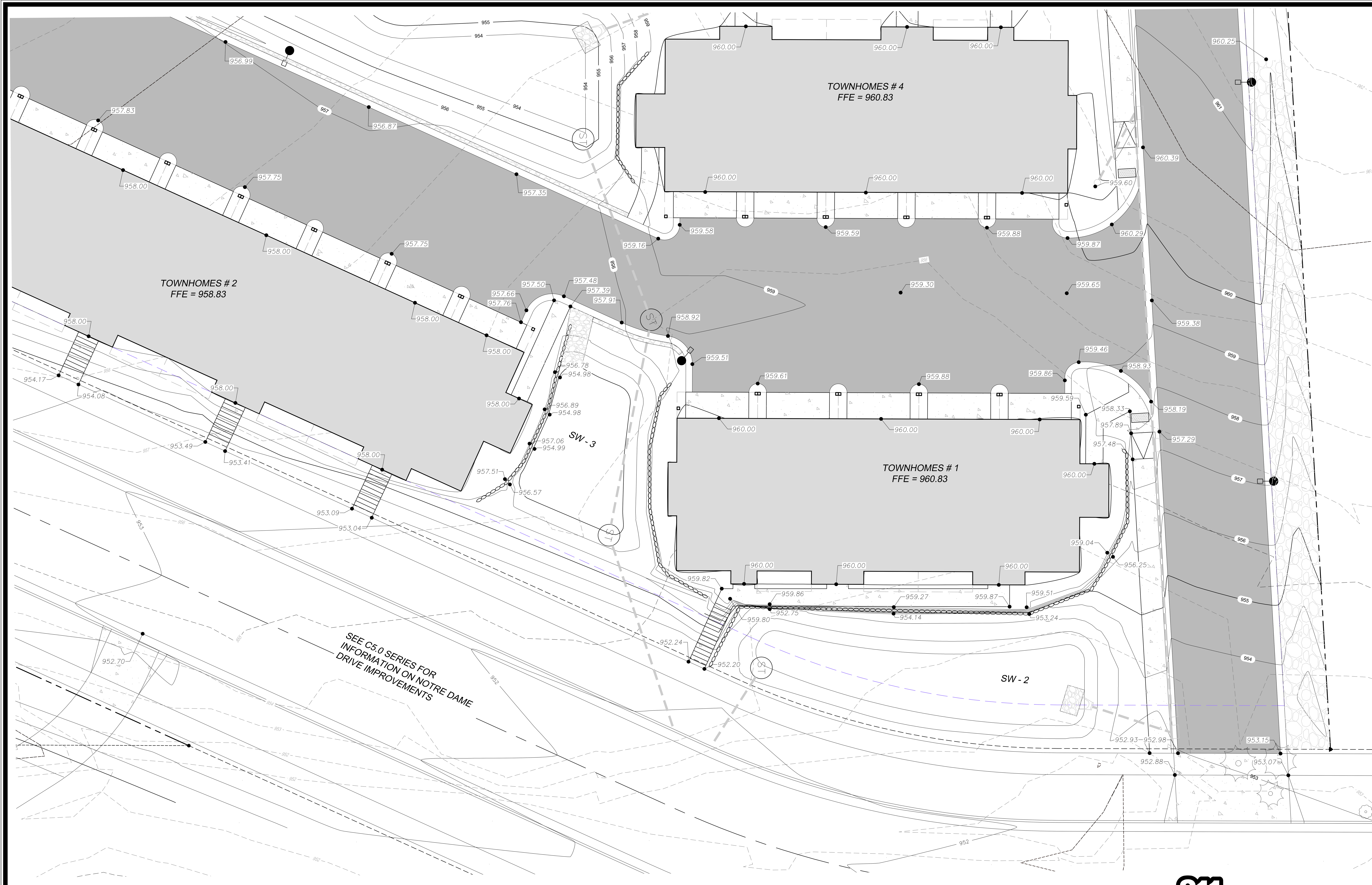

LEGEND

	ASPHALT PAVEMENT
	CONCRETE APRON & SIDEWALK

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FITCHBURG TOWNHOMES

GRADING PLAN

City of Fitchburg, Dane County, WI

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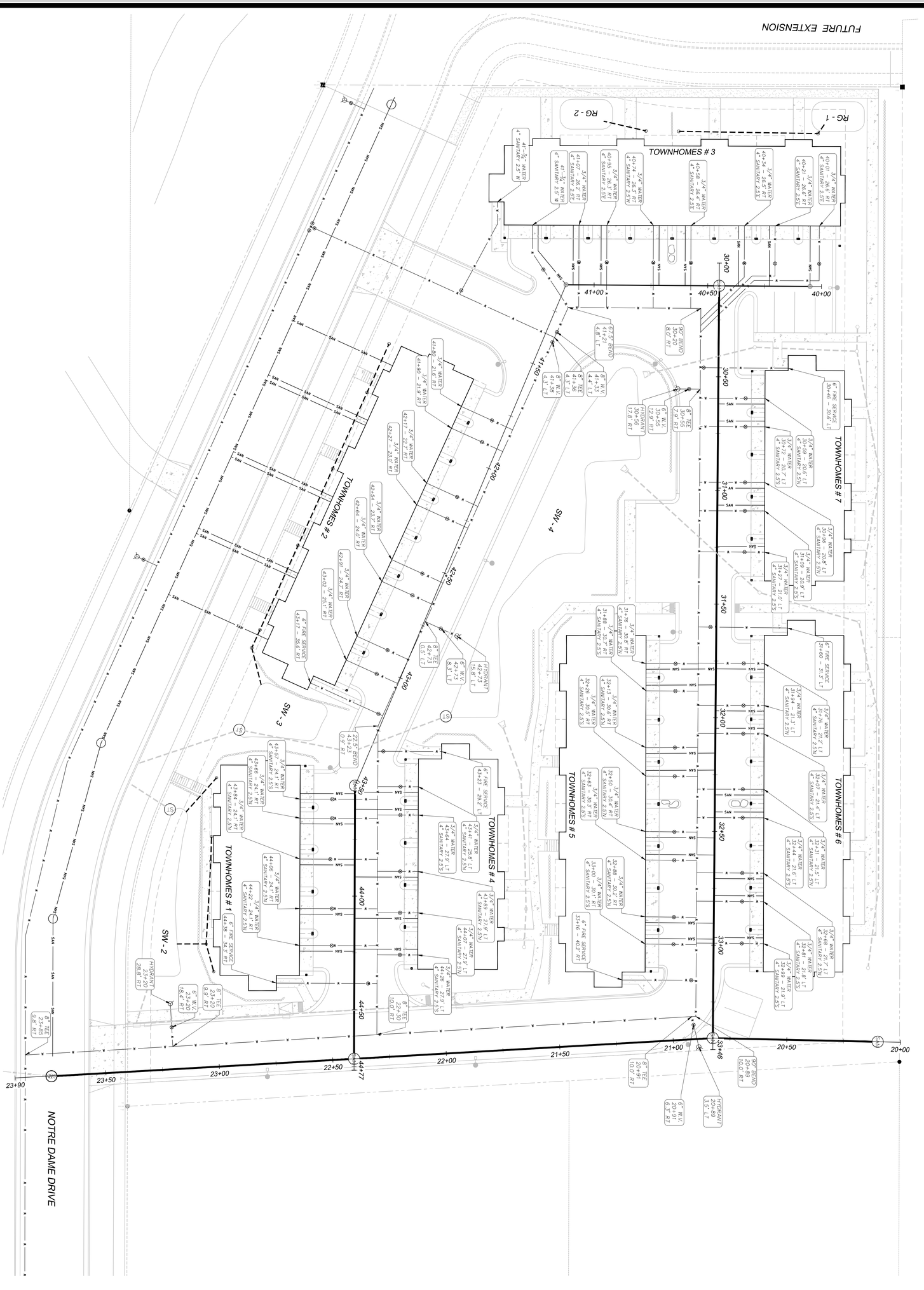

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FITCHBURG TOWNHOMES

WATER & SEWER LATERAL LAYOUT

City of Fitchburg, Dane County, WI

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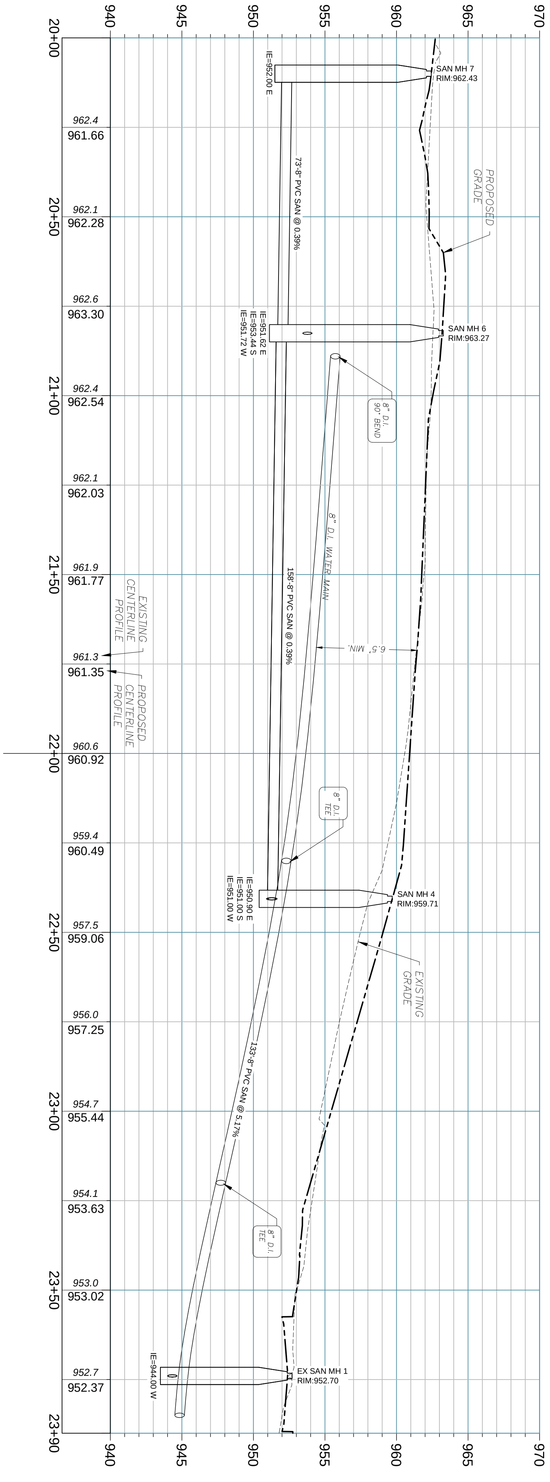

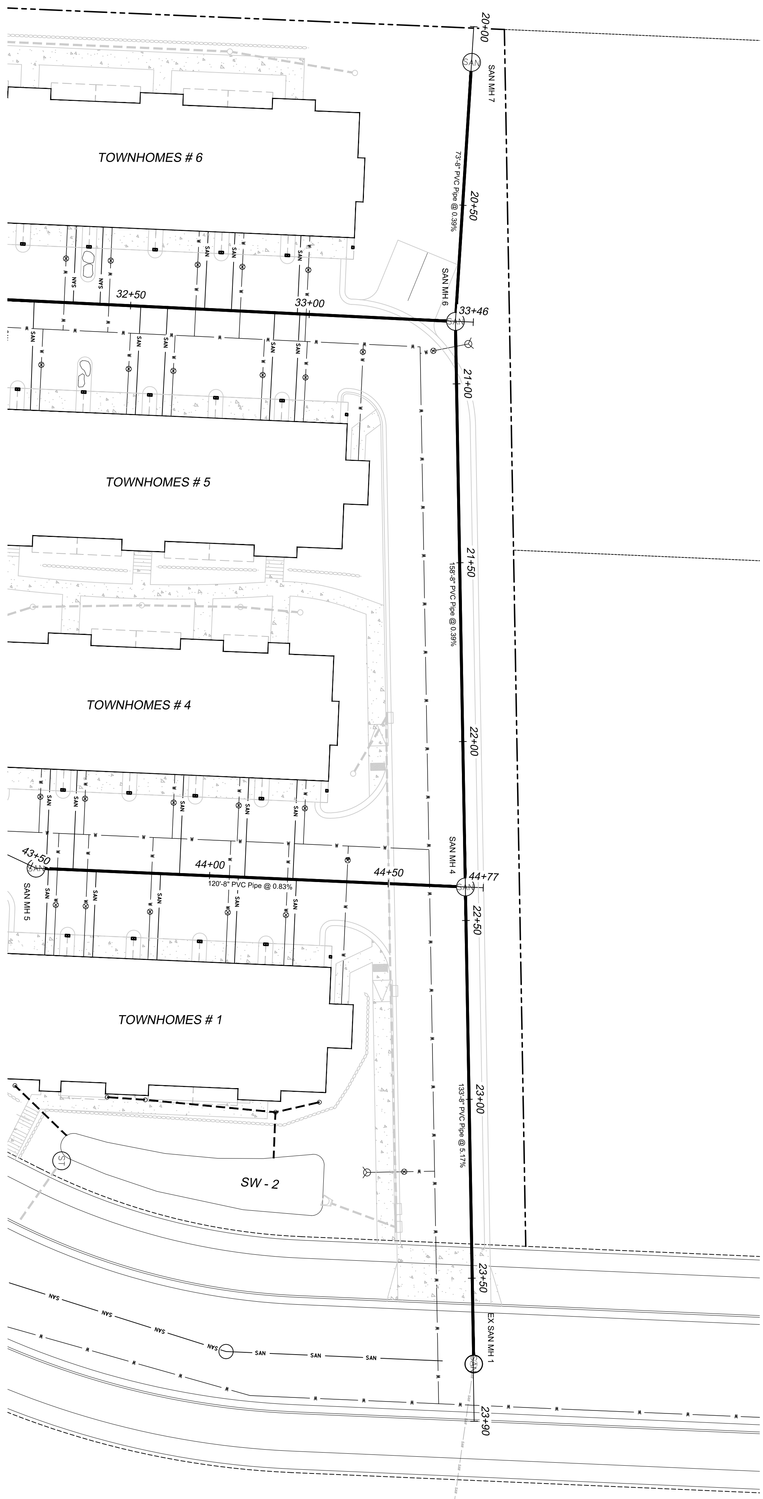

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FITCHBURG TOWNHOMES

20+00 - 23+90 PLAN / PROFILE

City of Fitchburg, Dane County, WI

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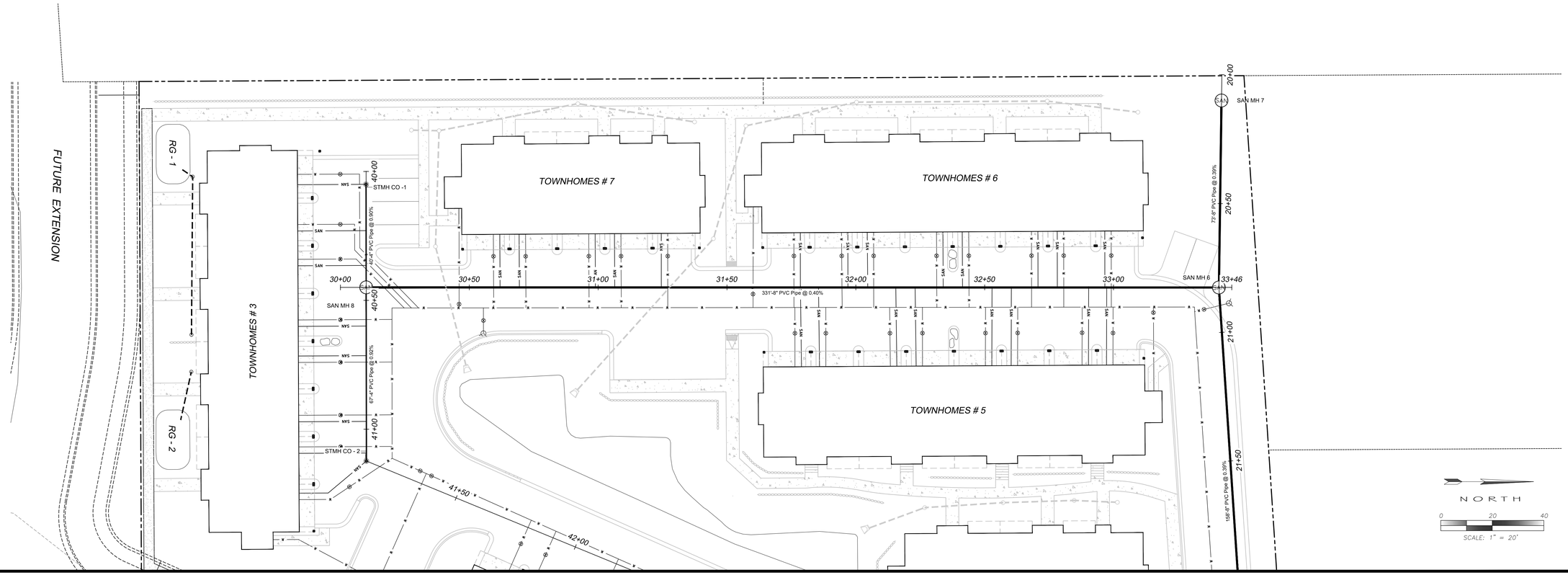

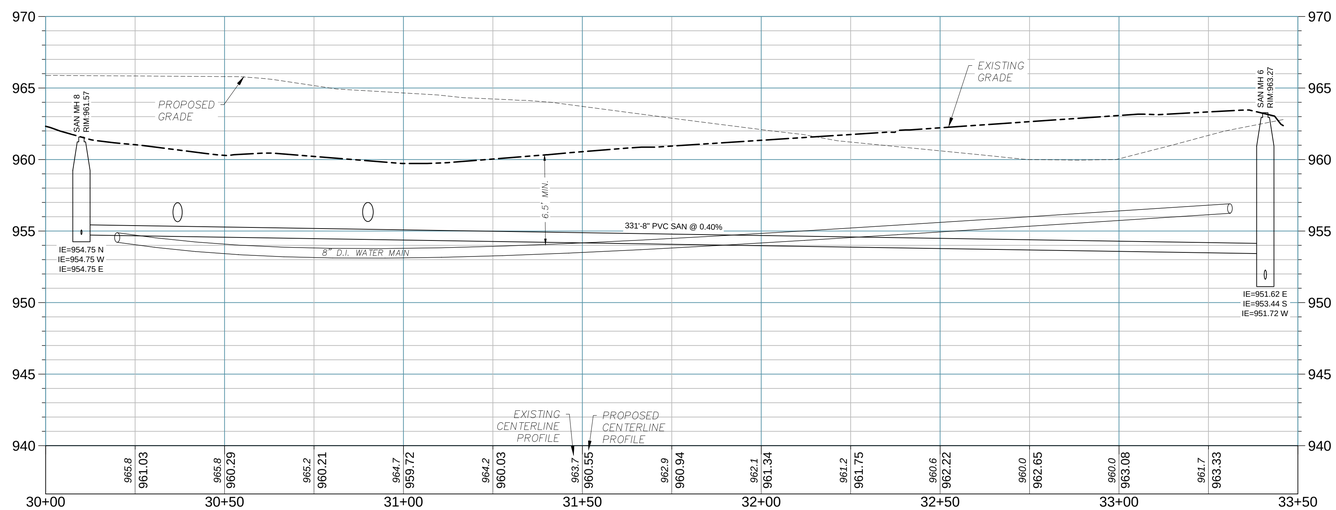

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SNYDER & ASSOCIATES, INC.

FITCHBURG TOWNHOMES

TITLE SHEET

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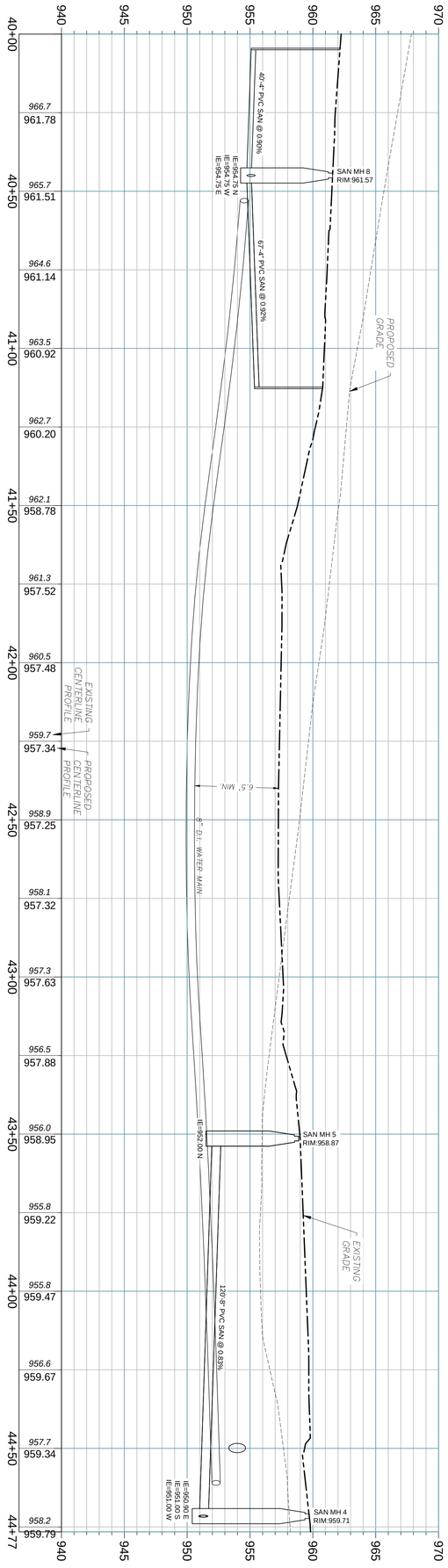

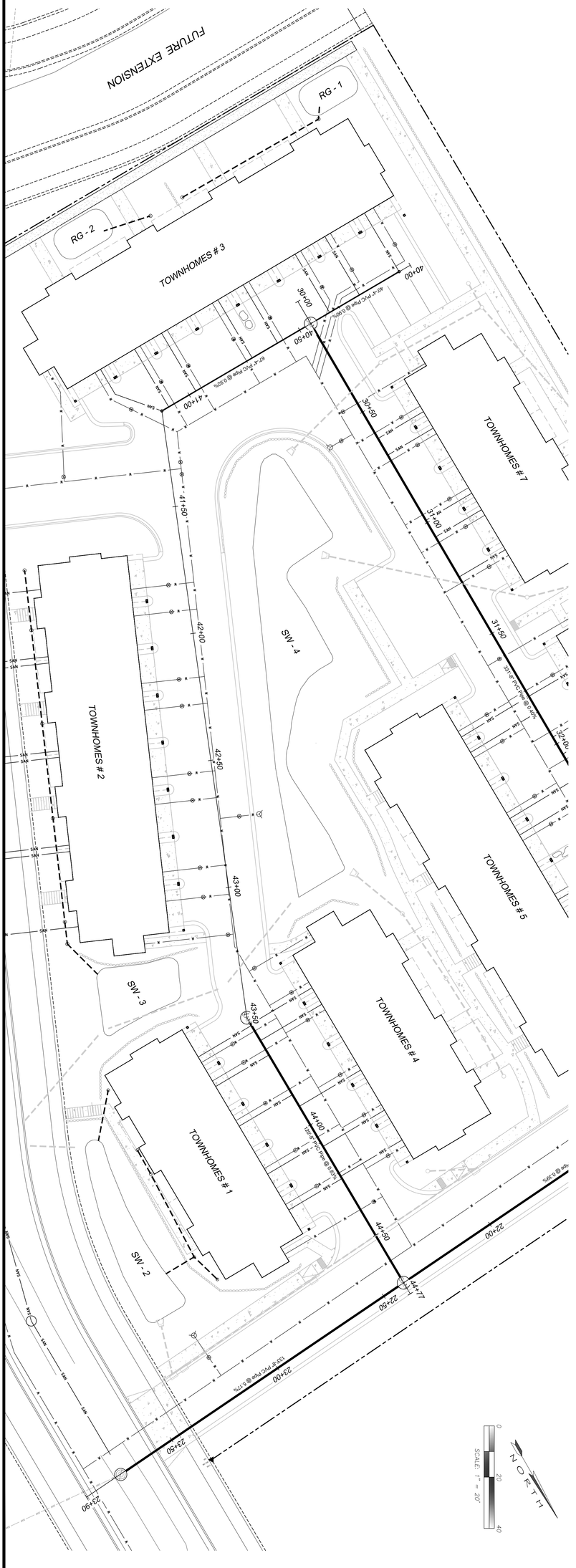

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SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES

TITLE SHEET

City of Fitchburg, Dane County, WI

SNYDER & ASSOCIATES, INC.

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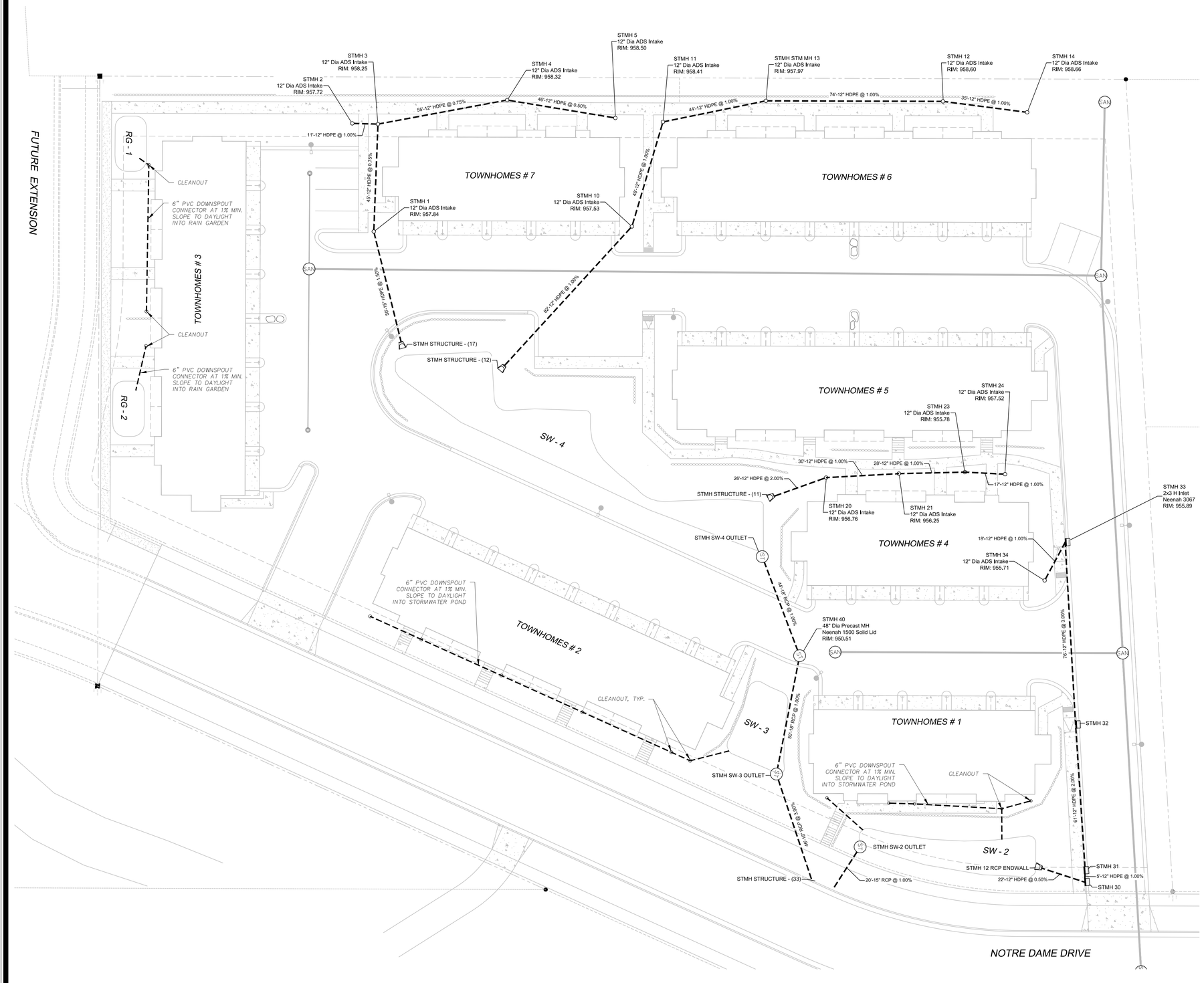

STORM PIPE TABLE					
PIPE NAME	SIZE (IN.)	LENGTH (FT)	START INV	END INV	SLOPE
Pipe 1	15	50	956.25	955.50	1.50%
Pipe 2	12	45	956.59	956.25	0.75%
Pipe 3	12	11	956.70	956.59	1.00%
Pipe 4	12	55	957.00	956.59	0.75%
Pipe 10	12	82	955.82	955.00	1.00%
Pipe 11	12	46	956.28	955.82	1.00%
Pipe 11a	12	44	957.16	956.72	1.00%
Pipe 12	12	74	949.13	948.39	1.00%
Pipe 14	12	35	957.51	957.16	1.00%
Pipe 20	12	26	955.51	955.00	2.00%
Pipe 21	12	30	956.10	955.80	1.00%
Pipe 22	12	28	955.28	955.00	1.00%
Pipe 23a	12	17	956.27	956.10	1.00%
Pipe 30	12	22	950.96	950.85	0.50%
Pipe 31	12	5	947.22	947.17	1.00%
Pipe 32	12	61	952.17	950.95	2.00%
Pipe 33	12	76	954.46	952.17	3.00%
Pipe 34	12	18	954.64	954.46	1.00%
Pipe 40	18	44	949.36	948.92	1.00%
Pipe 41	18	50	948.92	948.42	1.00%
Pipe 42	18	46	948.43	947.04	3.00%
Pipe 50	15	20	947.24	947.04	1.00%

NORTH

0 20 40

SCALE: 1" = 20'

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City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

STORM SEWER PLAN

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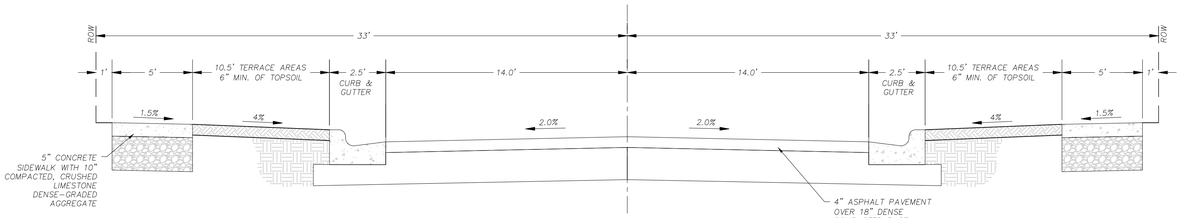
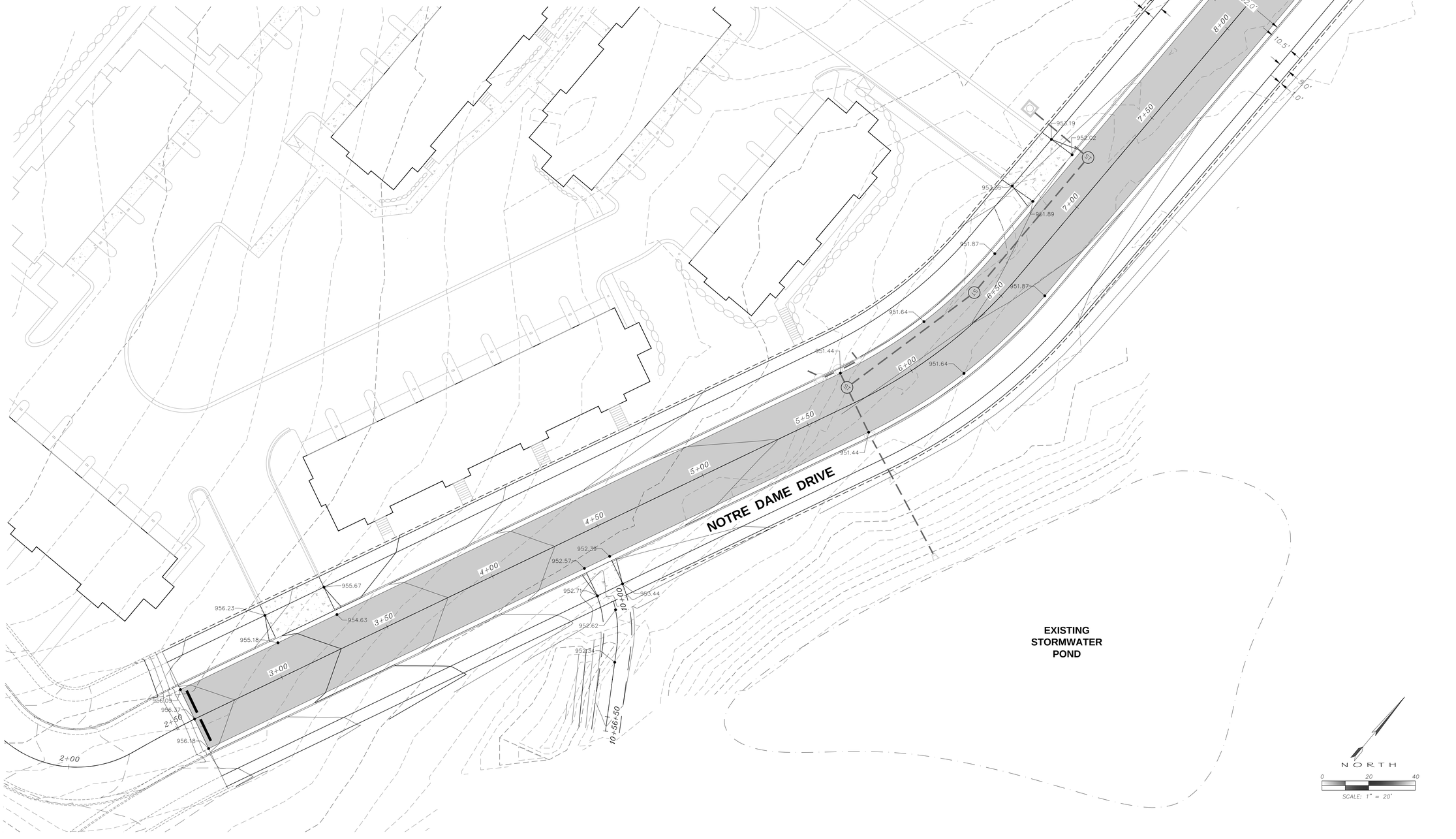


NOTES:
1. TWO 15-FOOT #4 EPOXY COATED REBARS ARE REQUIRED IN SIDEWALK INSTALLATIONS WHENEVER THEY CROSS OVER UNDERGROUND UTILITY TRENCHES.

66' WIDE RIGHT OF WAY

SCALE: NTS



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Engineer: SJA	Checked By: SJA	Scale: NONE	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

PROJECT No. 117.0990.30

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City of Fitchburg, Dane County, WI

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FITCHBURG TOWNHOMES

NOTRE DAME DRIVE GRADING PLAN

SNYDER & ASSOCIATES, INC.

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MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NONE	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

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PROJECT No. 117.0990.30

City of Fitchburg, Dane County, WI

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FITCHBURG TOWNHOMES

NOTRE DAME DRIVE PLAN / PROFILE

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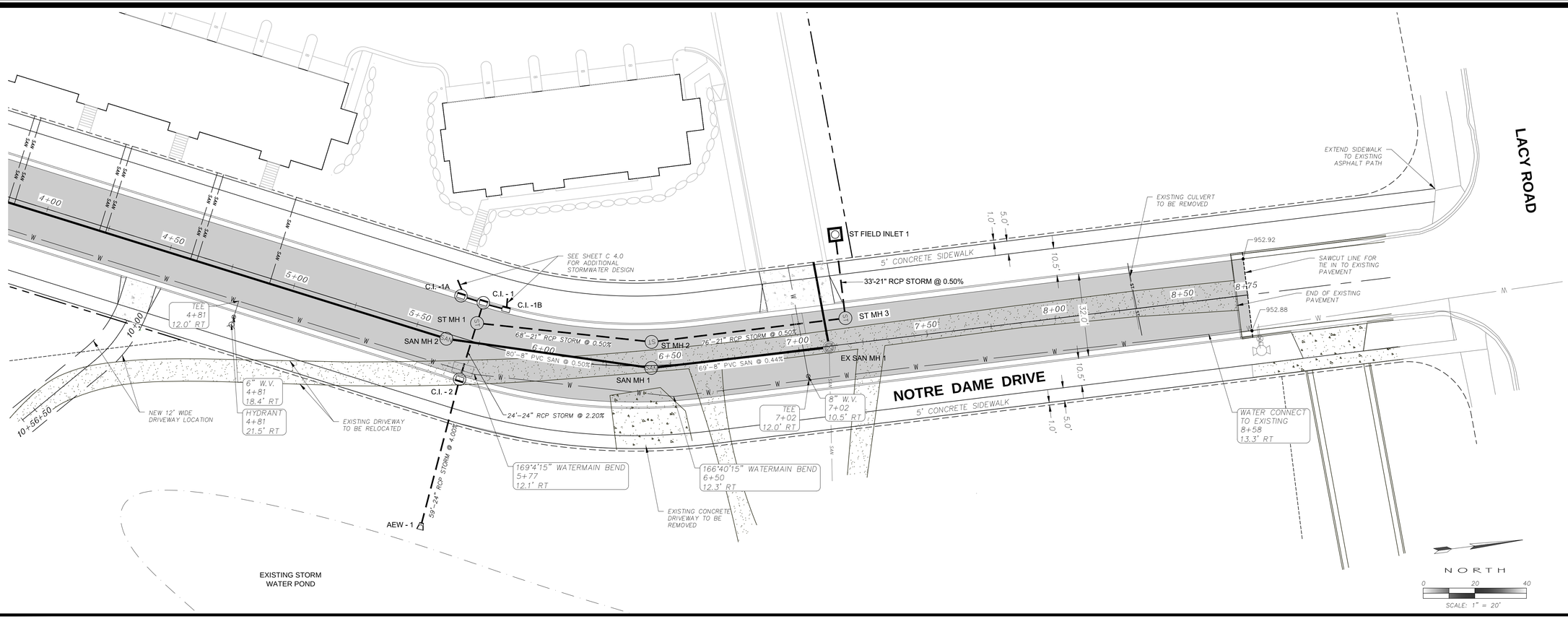

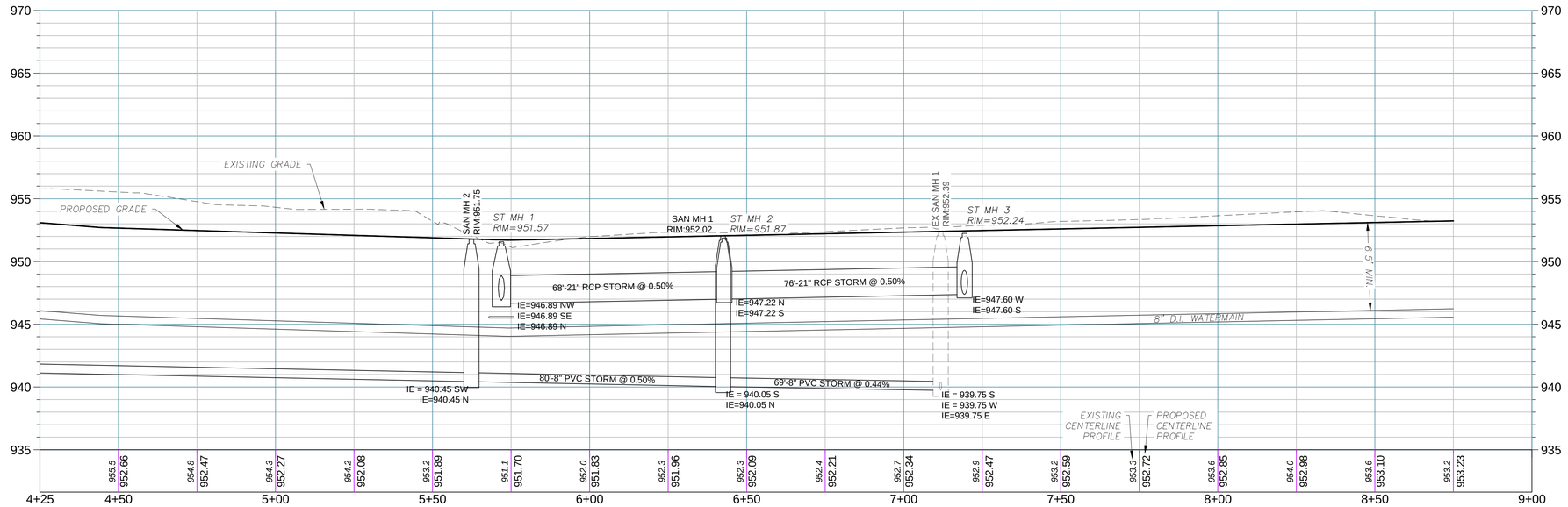

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Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

PROJECT No. 117.0990.30

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City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

NOTRE DAME DRIVE PLAN / PROFILE

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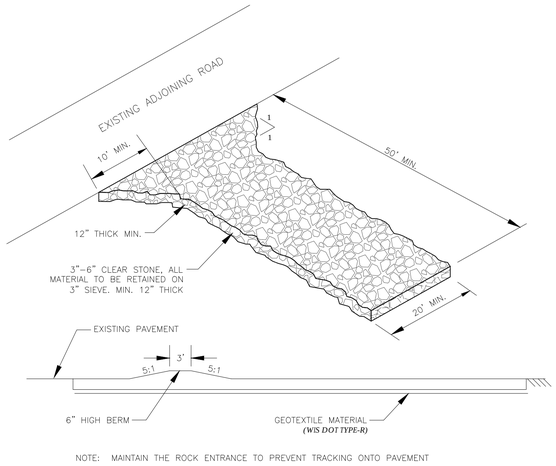
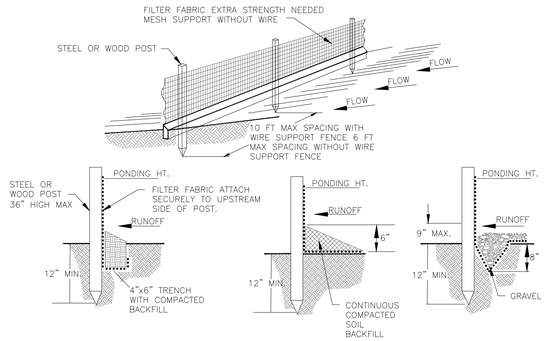
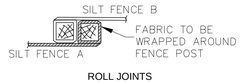


NOTE: MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

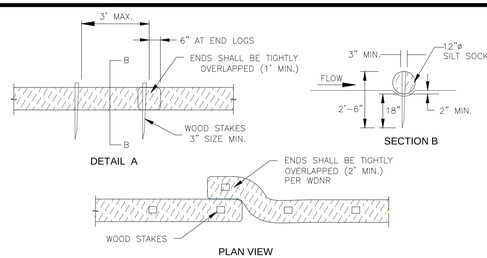
1 C6.0 **CONSTRUCTION ENTRANCE DETAIL**
SCALE: NTS



NOTE:
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES ½ OF FENCE HEIGHT.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.



3 C6.0 **SILT FENCE DETAIL**
SCALE: NTS

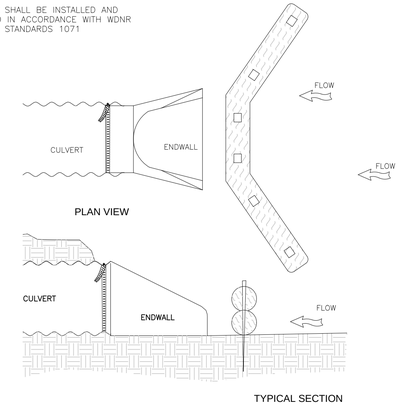


SILT SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR THE LOCATION AND LENGTH OF SILT SOCK.
2. SILT SOCK INDICATED ON INITIAL PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SILT SOCK SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SILT SOCK SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF ⅓ OF THE DIAMETER OF THE SILT SOCK.
6. SILT SOCK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1071

SILT SOCK MAINTENANCE NOTES

1. THE CONTRACTOR SHALL INSPECT SILT SOCKS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT SOCKS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SILT SOCKS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.



2 C6.0 **SILT SOCK DETAIL**
SCALE: NTS

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.

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.

GENERAL NOTES:

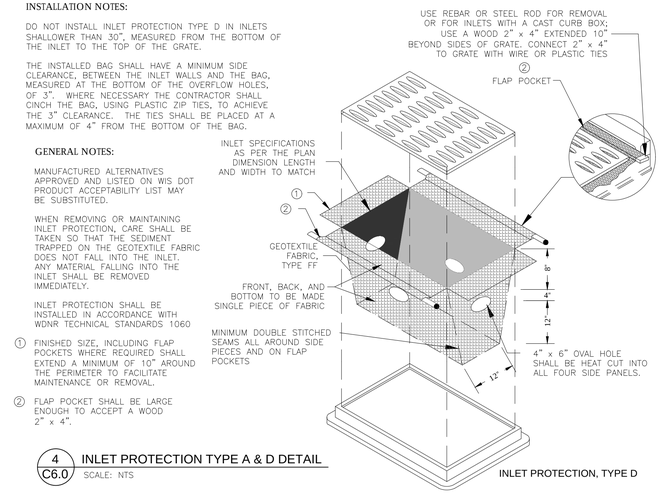
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON WIS DOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

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.

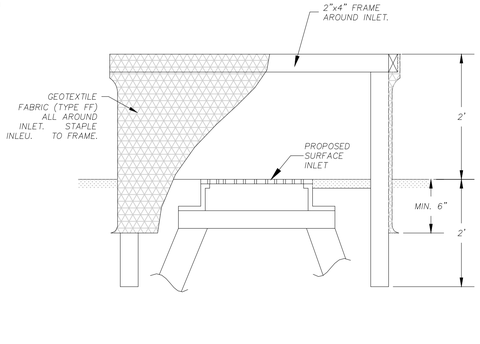
INLET PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1060

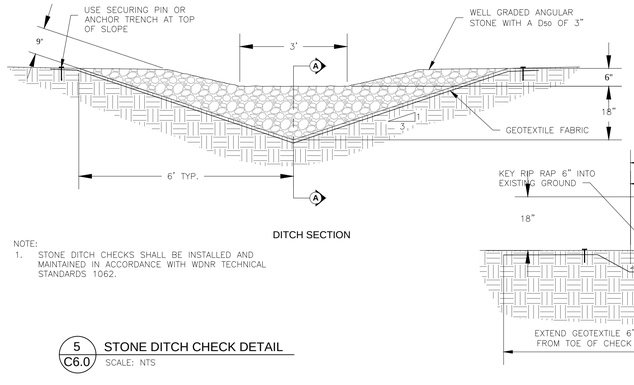
① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2" x 4".



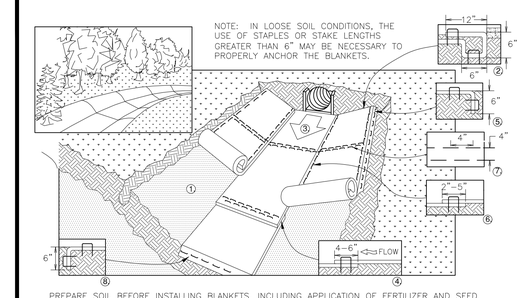
4 C6.0 **INLET PROTECTION TYPE A & D DETAIL**
SCALE: NTS





NOTE:
1. STONE DITCH CHECKS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1062.

5 C6.0 **STONE DITCH CHECK DETAIL**
SCALE: NTS



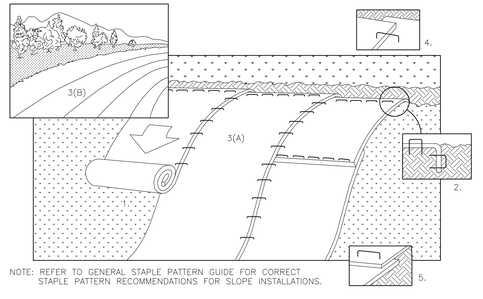
PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.

2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH.
1. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. EROSION MAT SHALL EXTEND FOR WHICHEVER IS GREATER: UPSLOPE ONE FOOT MIN. VERTICALLY FROM DITCH BOTTOM OR 6" HIGHER THAN DESIGN FLOW DEPTH.
9. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS 1053.

6 C6.0 **EROSION CONTROL MAT - CHANNEL INSTALLATION**
SCALE: NTS

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WISDNR WPDES DISCHARGE PERMIT (IF APPLICABLE), COUNTY AND LOCAL EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES.
3. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD, FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH ALL APPLICABLE PERMITS ISSUED FOR THE PROJECT.
5. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. REPAIRS SHALL BE MADE IMMEDIATELY TO EROSION CONTROL PRACTICES AS NECESSARY.
6. TEMPORARY STOCKPILES SHALL BE STABILIZED IF NOT REMOVED IN 10 DAYS. PERIMETER CONTROL ON THE DOWNHILL SIDE SHALL BE IN PLACE AT ALL TIMES (SILT FENCE OR APPROVED EQUAL).
7. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
8. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
9. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS TO MAINTAIN A THREE FOOT DEPTH OF TREATMENT, MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
10. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY EROSION CONTROL AND/OR SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
12. TRACKED MATERIAL TO ADJACENT STREETS SHALL BE COLLECTED AT THE END OF EACH WORKING DAY OR AS REQUIRED BY THE LOCAL MUNICIPALITY.
13. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL FACILITIES AND MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION AT THE PROJECT SITE. THESE FACILITIES AND MEASURES MAY OR MAY NOT BE SHOWN ON THE DRAWINGS AND THEIR ABSENCE ON THE DRAWINGS DOES NOT ALLEVIATE THE CONTRACTOR FROM PROVIDING THEM. ANY MEASURES AND FACILITIES SHOWN ON THE DRAWINGS ARE THE MINIMUM ACTIONS REQUIRED.
17. ERODED MATERIAL THAT HAS LEFT THE CONSTRUCTION SITE SHALL BE COLLECTED AND RETURNED TO THE SITE BY THE CONTRACTOR.
18. AFTER FINAL VEGETATION IS ESTABLISHED, REMOVE ALL EROSION CONTROL FACILITIES. RESTORE AREAS DISTURBED BY THE REMOVALS.
19. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
20. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARDS.
21. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
22. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES [3:1, 4:1], PROVIDE CLASS 1A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL AND INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS 1A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S FACILITIES DEVELOPMENT MANUAL; INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION MAT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD # 1052.

7 C6.0 **EROSION CONTROL MAT - SLOPE INSTALLATION**
SCALE: NTS

MARK	REVISION	DATE	BY

Engineer: SJA | Checked By: SJA | Scale: NOTED | Pg:
Technician: MW | Date: 2/20/2018 | Field Bk:

Project # : 117.0990.30

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES
EROSION CONTROL DETAILS

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5010 VOGES ROAD
MADISON, WISCONSIN 53718
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SNYDER & ASSOCIATES

Project # 117.0990.30

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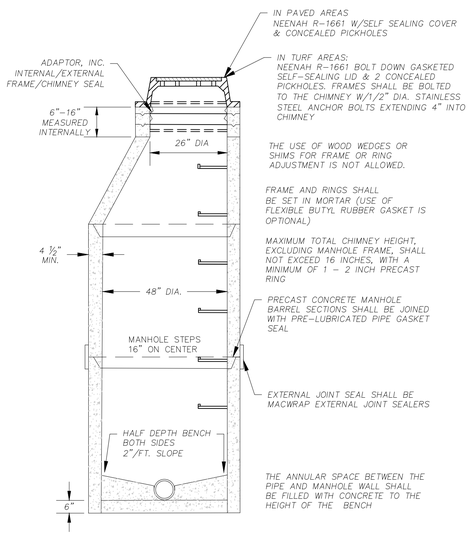
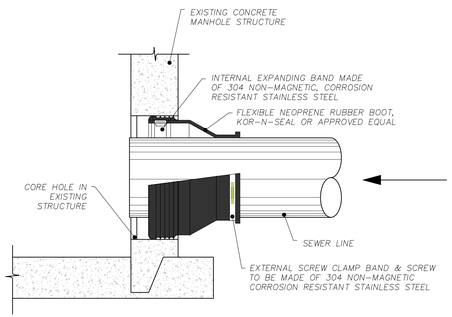
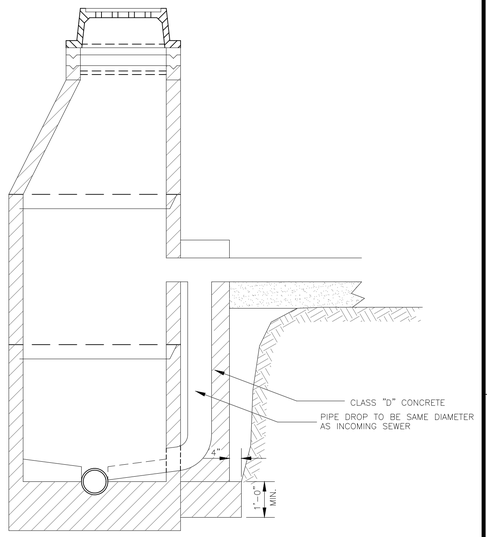


1 C6.1 SANITARY MANHOLE DETAIL
SCALE: NTS

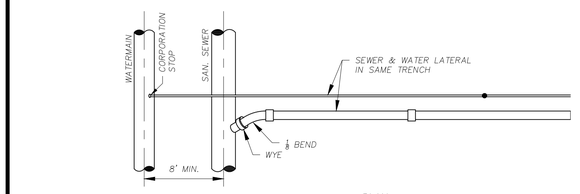


3 C6.1 BOOT CONNECTION DETAIL
SCALE: NTS

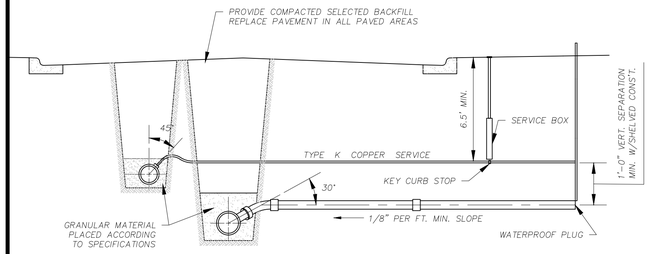


DROP SHALL BE CAST INTO MANHOLE
SEE UTILITY PLANS FOR DROP INVERTS AND ELEVATIONS

5 C6.1 DROP MANHOLE DETAIL
SCALE: NTS

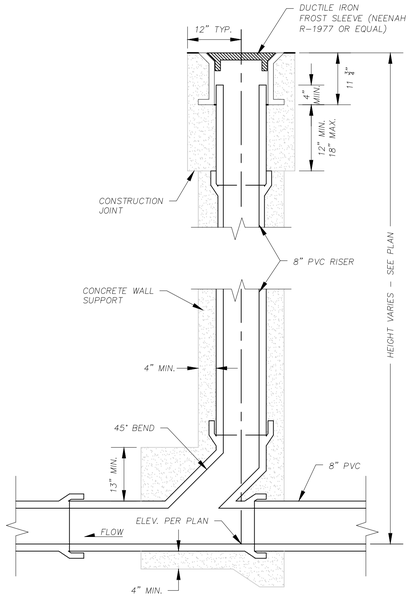


PLAN

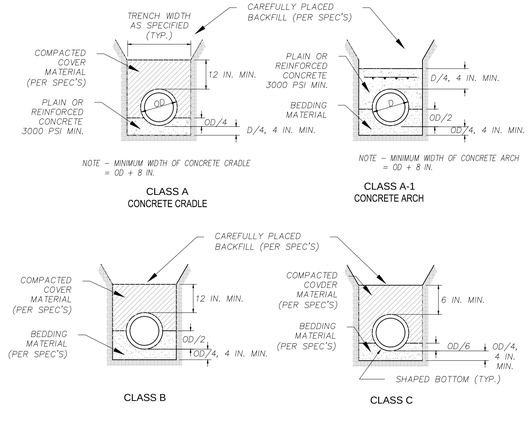


SECTION

7 C6.1 SEWER AND WATER CONNECTION DETAIL
SCALE: NTS

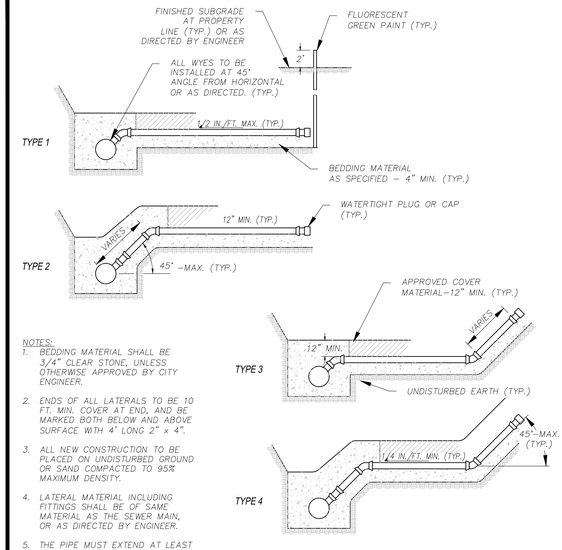


2 C6.1 SANITARY CLEANOUT DETAIL
SCALE: NTS



NOTES:
1. ALL PVC AND ABS SEWER MAINS AND LATERALS SHALL BE CLASS "B" MIN., OR AS CALLED FOR IN THE SPECIAL PROVISIONS.
2. ALL BEDDING AND COVER MATERIALS SHALL BE AS SPECIFIED AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
3. UNDERCUT SHALL BE IN ACCORDANCE WITH SECTION 3 OF THE STORM AND SANITARY SEWER STANDARD SPECIFICATIONS.

4 C6.1 SANITARY SEWER BEDDING DETAIL
SCALE: NTS



NOTES:
1. BEDDING MATERIAL SHALL BE 3/4" CLEAR STONE, UNLESS OTHERWISE APPROVED BY CITY ENGINEER.
2. ENDS OF ALL LATERALS TO BE 10 FT. MIN. COVER AT END, AND BE MARKED BOTH BELOW AND ABOVE SURFACE WITH 4' LONG 2" x 4".
3. ALL NEW CONSTRUCTION TO BE PLACED ON UNDISTURBED GROUND OR SAND COMPACTED TO 95% MAXIMUM DENSITY.
4. LATERAL MATERIAL INCLUDING FITTINGS SHALL BE OF SAME MATERIAL AS THE SEWER MAIN, OR AS DIRECTED BY ENGINEER.
5. THE PIPE MUST EXTEND AT LEAST 5' LATERALLY BEYOND THE PROPERTY LINE

6 C6.1 SANITARY SEWER DETAIL
SCALE: NTS

SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382-384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
5. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
   SANITARY SEWER SHALL BE PVC IN ACCORDANCE WITH ASTM 3034, SDR-35 AND BEDDED WITH CLASS C BEDDING.
   BEDDING: 3/8" TO 1 1/2" CLEAR STONE
   COVER: 3/8" TO 1 1/2" CLEAR STONE

   TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS.
   TRACER WIRE BOXES SHALL BE PROVIDED AND LOCATED 3.5' BEHIND THE BACK OF CURB. "SEWER" SHALL BE STAMPED IN THE LID OF THE ACCESS BOX.
   TRACER WIRE SHALL EXTEND TO THE RIGHT OF WAY.
   ALL LATERAL ENDS SHALL BE MARKED WITH A TREATED 4" X 4" POST AND THE TOP OF THE POST SHALL BE PAINTED GREEN. LATERAL END SHALL BE CAPPED WITH A GLUED ON CAP.

   LATERALS ARE NOT ALLOWED TO BE CONNECTED DIRECTLY INTO A MANHOLE.

   ALL SANITARY MANHOLE CASTINGS SHALL BE NEENAH R-1550 WITH TYPE B NON-ROCKING LIDS AND CONCEALED PICK HOLES.

   SANITARY MANHOLES SHALL HAVE EXTERNAL CHIMNEY SEALS.

   ALL MANHOLE JOINTS SHALL BE WRAPPED WITH GATOR WRAP OR APPROVED EQUAL.
   EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE PUBLIC SERVICES DIRECTOR SHALL BE HAULED OFF-SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.

   ALL SANITARY SEWER MAINS WILL BE REQUIRED TO BE TELEVISED. 2 COPIES OF THE TELEVISING REPORT AND DVD SHALL BE PROVIDED TO THE PUBLIC SERVICES DIRECTOR. MANDRELL TESTING IS ALSO REQUIRED ON ALL SANITARY SEWER. LOW PRESSURE AIR TESTS ARE REQUIRED ON ALL SANITARY SEWER CONSTRUCTION.

   ALL MANHOLES INSTALLED OUTSIDE OF THE RIGHT-OF-WAY SHALL HAVE A RIM ELEVATION A MINIMUM OF 1' ABOVE THE PROPOSED GROUND AND BE MARKED WITH A TREATED 4" X 4" POST AND HAVE A SIGN WITH THE WORDS "SANITARY SEWER" ATTACHED TO THE POST.

   LATERAL DEPTH AT THE RIGHT-OF-WAY SHALL NOT EXCEED 12' WITHOUT PROPER JUSTIFICATION. VARIENCES FROM THIS MAP BE APPROVED BY THE PUBLIC SERVICES DIRECTOR.

   ADJUSTMENT RINGS SHALL HAVE A MINIMUM HEIGHT OF 4" AND A MAXIMUM HEIGHT OF 12". ADJUSTMENT RINGS SHALL BE POLYETHYLENE PLASTIC UNLESS OTHERWISE APPROVED.
   MAINTAIN A MINIMUM SEPARATION OF 8' OF HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER. SANITARY MANHOLES SHALL BE CONSTRUCTED WITH STEPS.
7. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
8. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
10. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL BE A MINIMUM OF 18-GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE OR EQUIVALENT. TRACER WIRE COLOR SHALL BE BLUE FOR POTABLE WATER, GREEN FOR SANITARY SEWER, AND BROWN FOR STORM SEWER.

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

Project # : 117.0990.30

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

SANITARY SEWER DETAILS

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SNYDER & ASSOCIATES

Project # 117.0990.30

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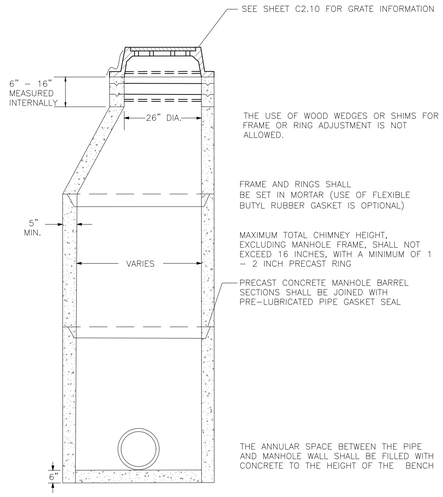
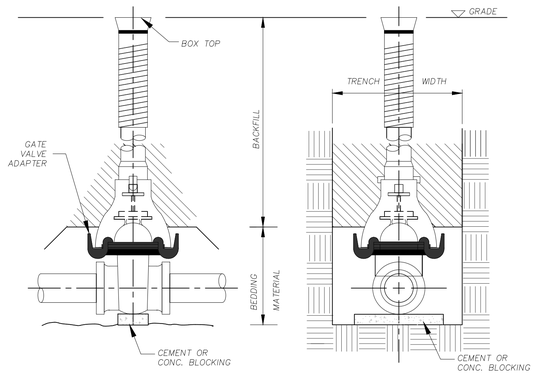


NOTES

1. FOR STRUCTURES LESS THAN 5.0' DEEP A PRECAST REINFORCED CONCRETE FLATTOP IS REQUIRED.

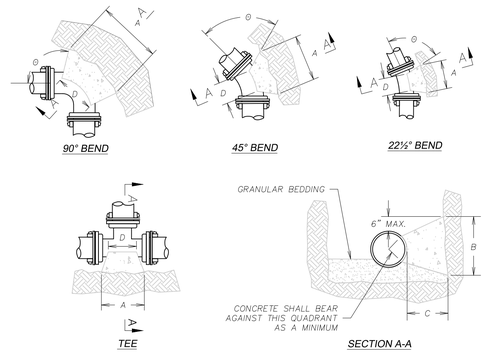
WALL THICKNESS SHALL BE 5" FOR 48" MANHOLE AND 6" FOR 60" MANHOLE.

1 C6.2 STORM SEWER MANHOLE DETAIL
SCALE: NTS



SIDE VIEW FRONT VIEW

3 C6.2 GATE VALVE BOX DETAIL
SCALE: NTS



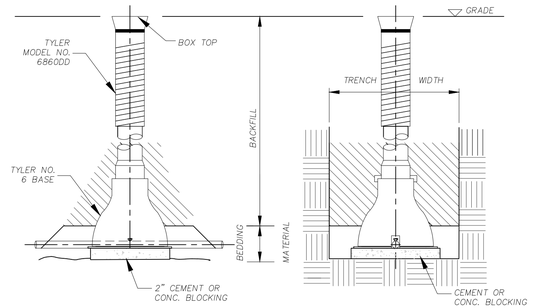
NOTES:
1. WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.
2. DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.
3. DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Θ" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.
4. CONCRETE SHALL BE CLASS "CC".
5. ALL BUTTRESSED JOINTS SHALL INCLUDE MEGALUGS AND CONCRETE BUTTRESSING.

BUTTRESS DIMENSIONS								
PIPE SIZE	* TEES		22.5 ° BEND		45 ° BEND		90 ° BEND	
	A	B	A	B	A	B	A	B
6	1'–3"	1'–0"	1'–0"	1'–0"	1'–0"	1'–0"	1'–4"	1'–2"
8	1'–6"	1'–4"	1'–0"	1'–0"	1'–4"	1'–2"	1'–10"	1'–6"
10/12	2'–3"	2'–0"	1'–4"	1'–4"	1'–10"	1'–10"	2'–8"	2'–3"

* = FOR TEE THIS WILL BE THE BRANCH PIPE

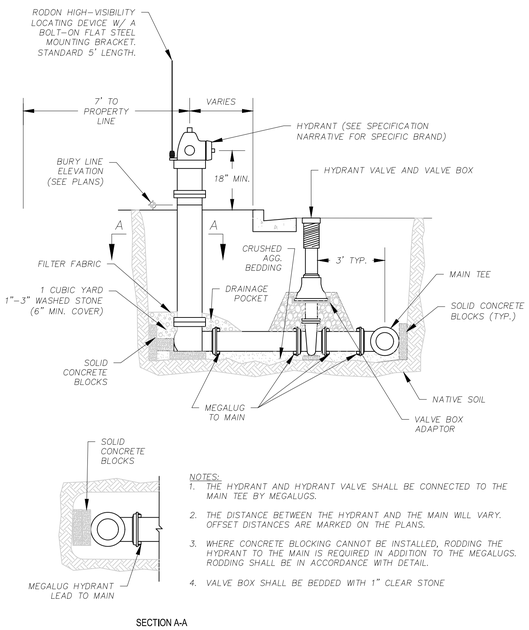
DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS./SQ.FT.

5 C6.2 BUTTRESS DETAIL
SCALE: NTS



SIDE VIEW FRONT VIEW

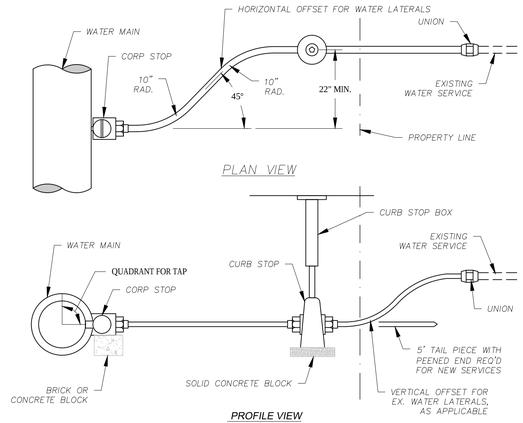
7 C6.2 CURB BOX
SCALE: NTS



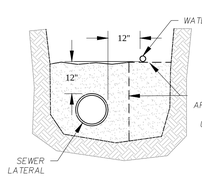
SECTION A-A

NOTES:
1. THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGALUGS.
2. THE DISTANCE BETWEEN THE HYDRANT AND THE MAIN WILL VARY. OFFSET DISTANCES ARE MARKED ON THE PLANS.
3. WHERE CONCRETE BLOCKING CANNOT BE INSTALLED, RODDING THE HYDRANT TO THE MAIN IS REQUIRED IN ADDITION TO THE MEGALUGS. RODDING SHALL BE IN ACCORDANCE WITH DETAIL.
4. VALVE BOX SHALL BE BEDDED WITH 1" CLEAR STONE

2 C6.2 STANDARD HYDRANT DETAIL
SCALE: NTS



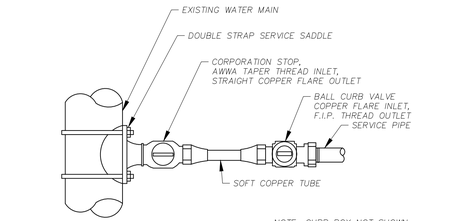
PROFILE VIEW



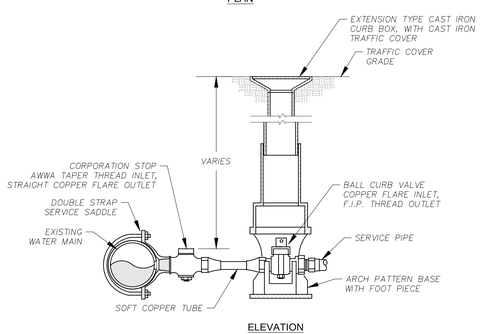
JOINT TRENCH INSTALLATION

NOTES:
1. SOLID CONCRETE BLOCKS SHALL BE USED.
2. HORIZONTAL AND VERTICAL OFFSETS SHALL BE MADE WITH AN APPROVED PIPE BENDING TOOL. SHARP BENDS OR KINKS IN THE WATER SERVICE ARE NOT ALLOWED.
3. VERTICAL OFFSETS SHALL BE MADE ON THE PROPERTY LINE SIDE OF THE CURB STOP.
4. WHERE CURB BOXES ARE INSTALLED IN CONCRETE OR ASPHALT SURFACES NO SLEEVES SHALL BE INSTALLED.

4 C6.2 WATER SERVICE INSTALLATION DETAIL
SCALE: NTS



PLAN



ELEVATION

6 C6.2 WATER MAIN CONNECTION DETAIL
SCALE: NTS

WATER / STORM SEWER NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382–384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
3. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
4. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
5. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:
   WATER MAIN SHALL BE DUCTILE IRON IN ACCORDANCE WITH AWWA C–151 AND BEDDED PER CITY OF SUN PRAIRIE STANDARD SPECIFICATIONS.
   ALL MAINS SHALL BE A MINIMUM OF 8" IN DIAMETER WITH THE EXCEPTION OF HYDRANT LEADS THAT SHALL BE 6".
   WATER MAINS SHALL HAVE A MINIMUM COVER OF 6.5'.
   ALL WATER MAINS ARE REQUIRED TO BE LOOPED.
   MECHANICAL JOINT FITTINGS IN ACCORDANCE WITH AWWA C–110 ARE REQUIRED FOR ALL FITTINGS.
   FIRE HYDRANTS SHALL BE LOCATED 3.5' BEHIND THE BACK OF CURB AND HYDRANT VALVES SHALL BE PLACED IN THE STREET.
   A FIRE HYDRANT WILL BE REQUIRED AT THE END OF ALL DEAD END LINES.
   FIRE HYDRANTS SHALL BE WATEROUS PACER WB67 WITH A FF1 NORDIC FLEXI FLAG OR APPROVED EQUAL.
   CURB BOXES SHALL BE ARCH PATTERN WITH 1–1/4" UPPER SECTION –TYPE PL LID STATIONARY ROD OR EQUAL MUELLER PATTERN FOR STANDARD 6.5' DEPTH. PART #H10385
   CURB VALVES SHALL BE MUELLER H15209.
   CURB BOXES SHALL BE LOCATED 3.5' BEHIND THE BACK OF CURB.
   WATER SERVICES 4" OR GREATER SHALL HAVE VALVES LOCATED IN THE STREET.
   ALL LATERAL/WATER SERVICE ENDS SHALL BE MARKED WITH A TREATED 4" X 4" POST AND THE TOP OF THE POST SHALL BE PAINTED BLUE.
   EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE CITY ENGINEER SHALL BE HAULED OFF–SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED .
6. STORM SEWER AND STORMWATER MANAGEMENT SHALL BE AS FOLLOWS:
   STORM SEWER SHALL BE HDPE WITH TRACER WIRE.
   STORM SEWER PIPE BEDDING SHALL BE GRADATION 1, 2, OR 3 PER THE CITY OF SUN PRAIRIE STANDARD SPECIFICATIONS.
   STORM SEWER THAT DOES NOT MEET A MINIMUM COVER OF 4' SHALL BE INSULATED.
   EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE VILLAGE ENGINEER SHALL BE HAULED OFF–SITE AND SELECT TRENCH BACKFILL WILL BE REQUIRED.
7. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
8. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED–UP PRINTS SHOWING ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
10. A MAXIMUM OF 9" OF ADJUSTING RINGS IS ALLOWED AND A MINIMUM OF 4" IS REQUIRED. ADJUSTMENTS TO INLETS AND MANHOLES MAY REQUIRE ADDITIONAL WORK INCLUDING BUT NOT LIMITED TO; ADDING, REMOVING, AND/OR REPLACING MANHOLE/INLET BARREL SECTIONS TO MEET THE CITY STANDARDS FOR MINIMUM AND MAXIMUM ADJUSTMENTS.
11. NEW CHIMNEY SEALS WILL BE REQUIRED IF EXISTING CHIMNEY SEALS ARE DAMAGED DURING MANHOLE ADJUSTMENT.

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

Project # : 117.0990.30

City of Fitchburg, Dane County, WI

5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

FITCHBURG TOWNHOMES

UTILITY DETAILS

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project # 117.0990.30

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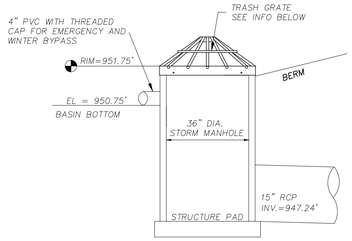
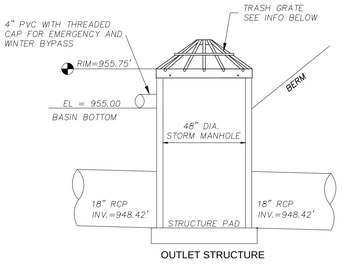


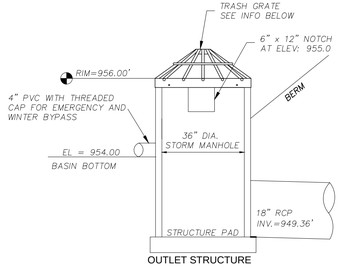
OUTLET STRUCTURE

BIORETENTION BASIN # 2 (SW-2)



OUTLET STRUCTURE

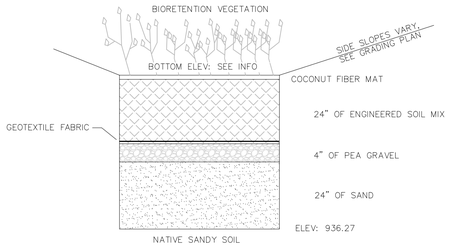
BIORETENTION BASIN # 3 (SW-3)



OUTLET STRUCTURE

BIORETENTION BASIN # 4 (SW-4)

1 C6.3 BIORETENTION DETAILS
SCALE: NTS



BIORETENTION INFORMATION

SW-2 = 900 SQ FT BOTTOM, BOTTOM ELEV: 950.75'

SW-3 = 675 SQ FT BOTTOM, BOTTOM ELEV: 955.00'

SW-4 = 2,650 SQ FT BOTTOM, BOTTOM ELEV: 954.00'

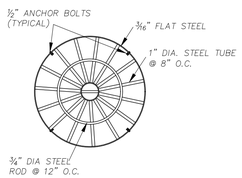
BIORETENTION NOTES

1. BIORETENTION SHALL CONFORM TO WIS. DNR TECH STANDARD 1004.
2. ENGINEERED SOIL SHALL CONSIST OF 70%-85% SILICA SAND AND 15%-30% COMPOST WITH A PH OF 5.5-6.5
3. BIORETENTION BASINS SHALL BE EXCAVATED AND USED AS SEDIMENT TRAPS DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION AND SITE STABILIZATION, THE BASINS SHALL BE OVER-EXCAVATED 3 FEET MINIMUM AND THEN THE SAND LAYER AND ENGINEERED SOIL SHALL BE PLACED TO WITHIN THREE INCHES OF FINAL GRADE.
4. SPECIFIC SPECIES OF PLANTS SHALL BE NATIVE TO THE STATE OF WISCONSIN AND BE ABLE TO WITHSTAND SATURATED SOIL CONDITIONS.

   PLANT SPECIES SHALL BE SELECTED FROM THE FOLLOWING LIST:

   FORBES: MARSH MILKWEED, HEATH ASTER, NEW ENGLAND ASTER, WILD WHITE INDIGO, SPOTTED JOE PYE WEED, BONESET PRAIRIE BLAZING STAR, MARSH BLAZING STAR, CARDINAL FLOWER, GREAT BLUE LOBELIA, WILD BERGAMOT, OBEDIENT PLANT, MOUNTAIN MINT, YELLOW CONEFLOWER, BLACK-EYED SUSAN, SWEET BLACK-EYED SUSAN, OHIO GOLDENROD, SPIDERWORT, BLUE VERVAIN AND IRONWEED.

   GRASSES, SEDGES & RUSHES: FRINGED BROME, BLUE JOINT GRASS, BEBB-S SEDGE CRAWFORD'S SEDGE FRINGED SEDGE, COMMON FOX SEDGE, CANADA WILD RYE, VIRGINIA WILD RYE, REED MANNA GRASS, SWITCH GRASS, DARK-GREEN BULLRUSH, WOOL GRASS, INDIAN GRASS, PRAIRIE CORD GRASS.
5. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
6. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
7. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
8. PLANTS SHALL BE PLANTED IN THE BIORETENTION AREA AT A MINIMUM OF ONE PLANT PER EVERY SQUARE FOOT.
9. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE SEEDBED SHALL BE PREPARED FOR INSTALLATION OF LIVE PLANTS.
10. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE SEEDED.
11. UNDULATIONS OR IRREGULARITIES IN THE PLANTING BED WHICH WOULD INTERFERE WITH A CONSISTENT PLANTING OPERATION SHALL BE LEVELED PRIOR TO FINAL SEEDING.
12. FINAL BED SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.
13. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.



NOTES:

1. EACH GRATE IS WIRE BRUSHED AND CLEANED THOROUGHLY PRIOR TO PAINTING

2. EACH COAT IS AN OVERALL COAT EACH COAT IS ALLOWED TO DRY FOR 24 HOURS MIN.

3. FIRST COAT: RUST-OLEUM X-60 RED BARE METAL PRIMER OR EQUAL

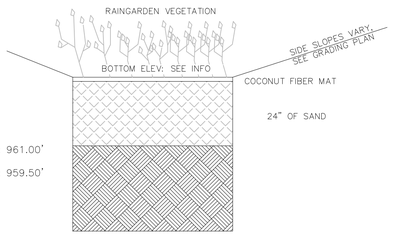
4. SECOND COAT: RUST-OLEUM 960 ZINC CHROMATE PRIMER OR EQUAL

5. THIRD COAT: RUST-OLEUM 1282 HIGH GLOSS AND METALLIC FINISH OR EQUAL

6. GALVANIZED AND EPOXY COATED GRATES ALSO AVAILABLE AS SPECIFIED

7. PIPE GRATES ARE ALSO AVAILABLE FOR APRON ENDWALLS

2 C6.3 BIORETENTION OVERFLOW GRATE DETAILS
SCALE: NTS



RAIN GARDEN INFORMATION

RG 1 = 115 SQ FT BOTTOM, 12" PONDING, BOTTOM ELEV: 961.00'

RG 2 = 115 SQ FT BOTTOM, 12" PONDING, BOTTOM ELEV: 959.50'

RAIN GARDEN NOTES

1. RAIN GARDENS SHALL NOT BE USED SEDIMENT TRAPS DURING CONSTRUCTION. RAIN GARDENS SHALL BE OFFLINE UNTIL THE RECEIVING WATERSHED HAS BEEN ESTABLISHED AND STABILIZED.
2. PLANT GARDEN WITH SPECIFIC SPECIES OF PLANTS SHALL BE NATIVE TO THE STATE OF WISCONSIN AND BE ABLE TO WITHSTAND SATURATED SOIL CONDITIONS.
3. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY CONSULTANT OR ENGINEER. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
4. ALL PLANTED MATERIALS WILL BE WARRANTED BY INSTALLATION CONTRACTOR TO BE IN HEALTHY CONDITION WITH A REPLACEMENT GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF PLANTING.
5. NATIVE PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY, CONSULTANT OR PROJECT ENGINEER WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
6. PLANTS SHALL BE PLANTED IN THE RAIN GARDEN AREA AT A MINIMUM OF ONE PLANT PER EVERY TWO SQUARE FEET.
7. UPON COMPLETION OF EXCAVATING & GRADING OPERATIONS, A LOOSE, FRIABLE SEEDBED SHALL BE PREPARED FOR INSTALLATION OF LIVE PLANTS.
8. CARE SHALL BE TAKEN TO MINIMIZE SOIL COMPACTION DURING CONSTRUCTION ACTIVITY. BY EXAMPLE OF A STANDARD SOIL PENETROMETER (COMPACTION TESTER), THE TOPSOIL COMPACTION READINGS SHALL BE LESS THAN 200 PSI AT THE 0-6 INCH DEPTH AND LESS THAN 250 PSI AT THE 6-18 INCH DEPTHS IN ALL AREAS TO BE SEEDED.
9. UNDULATIONS OR IRREGULARITIES IN THE PLANTING BED WHICH WOULD INTERFERE WITH A CONSISTENT PLANTING OPERATION SHALL BE LEVELED PRIOR TO FINAL PLANTING.
10. FINAL BED SHOULD BE GRADED SUCH THAT THE AREAS TO BE PLANTED CONSIST OF A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE POROUS TEXTURE.

3 C6.3 RAIN GARDEN SECTION
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	
		Pg:	

Project # : 117.0990.30

FITCHBURG TOWNHOME DEVELOPMENT

City of Fitchburg, Dane County, WI

BIO-RETENTION DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
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SNYDER & ASSOCIATES

Project # 117.0990.30

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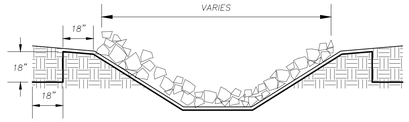
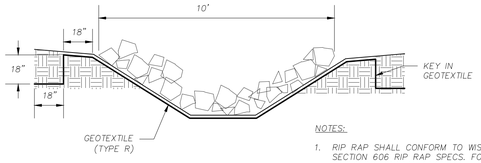


MEDIUM RIP RAP



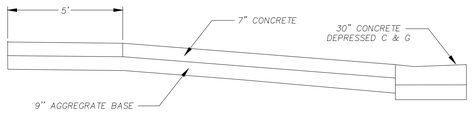
HEAVY RIP RAP

NOTES:

1. RIP RAP SHALL CONFORM TO WISDOT SECTION 606 RIP RAP SPECS. FOR SIZING AND INSTALLATION.

1 C6.4 PAVEMENT / SIDEWALK DETAIL
SCALE: NTS

SECTION A-A



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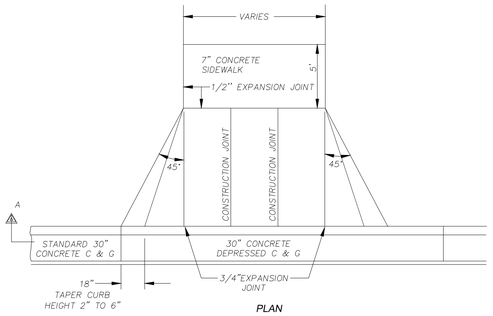
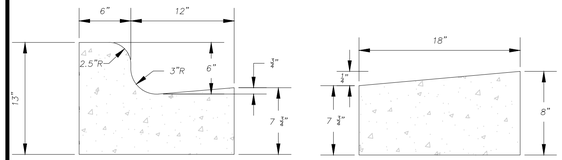
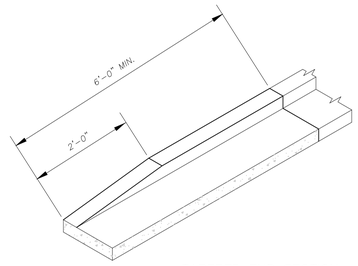


PLAN

3 C6.4 COMMERCIAL DRIVEWAY DETAIL
SCALE: NTS



STANDARD CURB RIBBON CURB

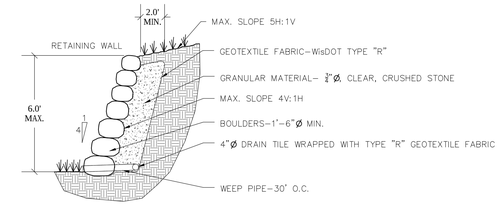


TAPERED END SECTION

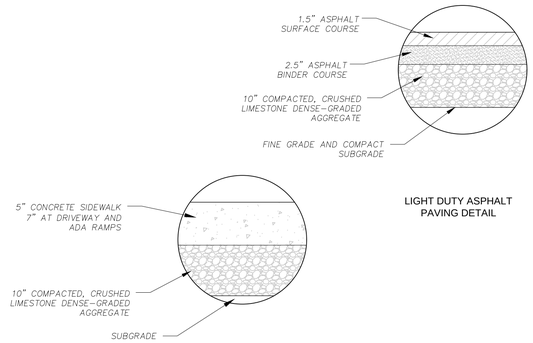
NOTES:

1. 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.
2. 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. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

5 C6.4 CONCRETE CURB & GUTTER
SCALE: NTS



6 C6.4 BOULDER RETAINING WALL
SCALE: NTS



LIGHT DUTY ASPHALT PAVING DETAIL

STANDARD SIDEWALK DETAIL

7 C6.4 PAVEMENT / SIDEWALK DETAIL
SCALE: NTS

PAVEMENT AND CURB NOTES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O. T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LA TEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE (*-INCH) DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2 OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE SUPERPAVE (E-**) IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE PG(***), AND LOWER LAYERS SHALL BE PG(***).
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE (****), AND THE LOWER LAYER PAVEMENT SHALL BE (****).
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 FOR THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DA Y COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE STANDARD SPECIFICATIONS:
   SECTION 415 FOR CONCRETE PAVEMENT
   SECTION 601 FOR CONCRETE CURB AND GUTTER
   SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. (COLOR SHALL BE AS INDICATED ON THE PLANS.) THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
    PARKING STALLS: WHITE
    PEDESTRIAN CROSSWALKS: WHITE
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
    LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
    ADA SYMBOLS: BLUE OR PER LOCAL CODE
    FIRE LANES: PER LOCAL CODE
    EXTERIOR SIDEWALK CURBED, LIGHT POLE BASES, AND GUARD POSTS: YELLOW

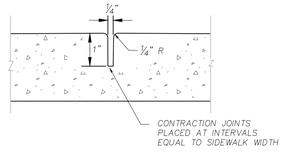
    NOTE: PAVEMENT SHALL BE DESIGNED BY GEOTECHNICAL ENGINEER. MISSING INFORMATION ABOVE, DESIGNATED WITH (*), SHALL BE FILLED IN PER GEOTECHNICAL REPORT. CAUTION: INFORMATION BELOW SHALL BE USED ONLY AS A GUIDE.

    * DENSE GRADED BASE GRADATIONS: 3-INCH, 1 1/4-INCH, OR 3/4-INCH (TYPICALLY 1 1/4-INCH)

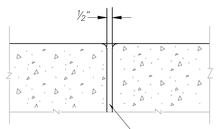
    ** HMA SUPERPAVE TYPES: E-0.3, E-1, E-3, E-10, E-30 (TYPICALLY E-0.3 OR E-1 FOR MOST RESIDENTIAL AND COMMERCIAL PROJECTS)

    *** PG BINDERS:
    64-22 BASIC ASPHALT, TYPICALLY USED FOR PARKING LOTS
    58-28 RECOMMENDED FOR OVERLAY PROJECTS
    64-28 POLYMER ADDED, HIGH COST ASPHALT, LARGEST RANGE OF TEMP.
    UPPER LAYER PG64-28, PG64-22, OR PG58-28
    LOWER LAYER PG64-22 (IF UPPER LAYER IS PG64-xx OR HIGHER), OR PG58-28

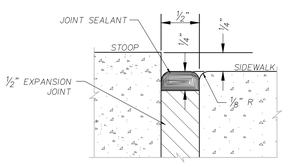
    **** HMA AGGREGATE GRADATIONS: 37.5 MM, 25.0 MM, 19.0 MM, 12.5 MM, 9.5 MM (TYPICALL Y: 12.5 MM FOR UPPER LAYER, 19.0 MM FOR LOWER LAYER)



CONTRACTION JOINT

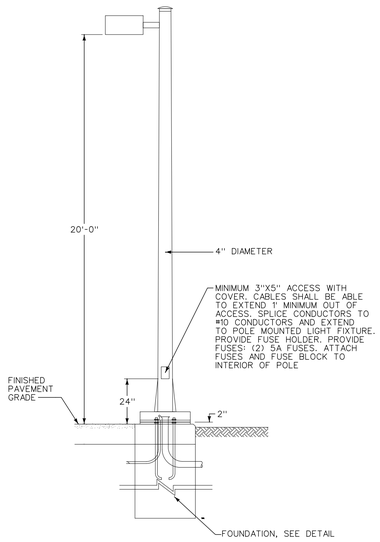


EXPANSION JOINT

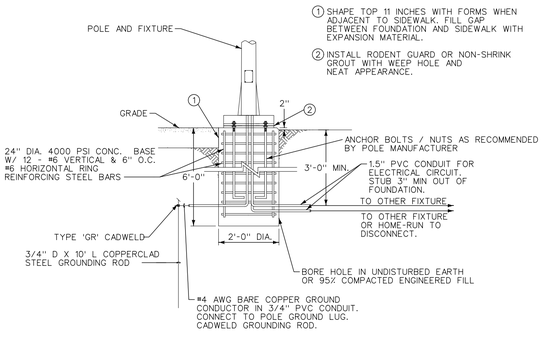


SIDEWALK - STOOP INTERFACE

2 C6.4 STANDARD SIDEWALK DETAILS
SCALE: NTS



LIGHT POLE



LIGHT POLE FOUNDATION

4 C6.4 LIGHT POLE & FOUNDATION DETAIL
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

Project # : 117.0990.30

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

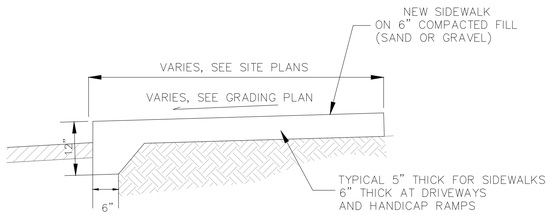
SITE DETAILS

SNYDER & ASSOCIATES, INC.
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project # 117.0990.30

C 6.4



1 C6.5 THICKENED EDGE SIDEWALK
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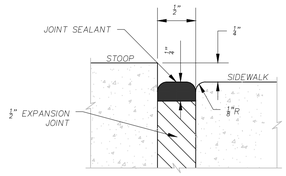
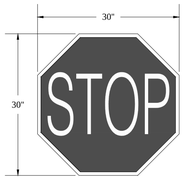
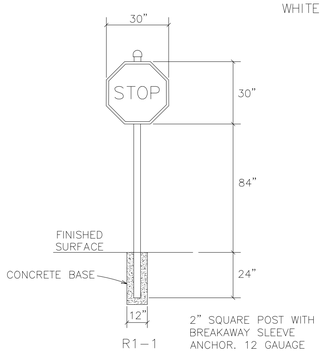


2 C6.5 SIDEWALK / STOOP INTERFACE
SCALE: NTS



WHITE LEGEND RED BACKGROUND

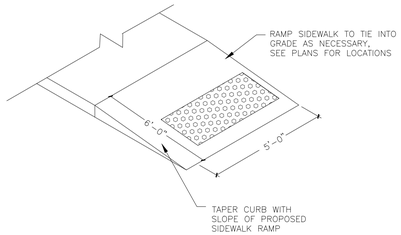


4 C6.5 STOP SIGN DETAIL
SCALE: NTS

6 C6.5 NOT USED
SCALE: NTS

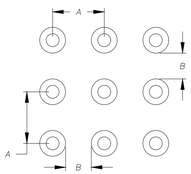
7 C6.5 NOT USED
SCALE: NTS

8 C6.5 NOT USED
SCALE: NTS

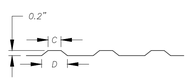


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

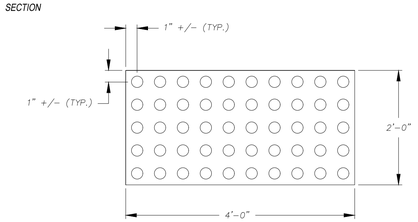
* THE C DIMENSION IS 50% TO 65% OF YELLOW TRUNCATED DOMES PER THE D DIMENSION.



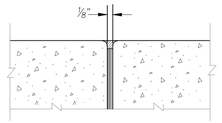
PLAN



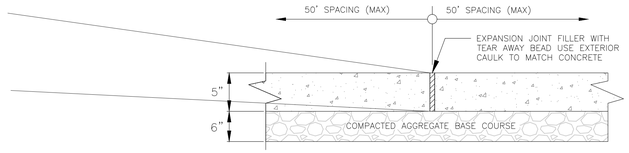
SECTION



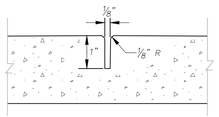
3 C6.5 TRUNCATED DOME DETAIL
SCALE: NTS



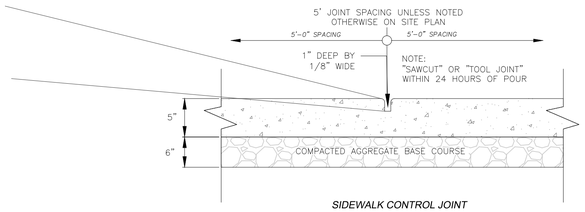
EXPANSION JOINT



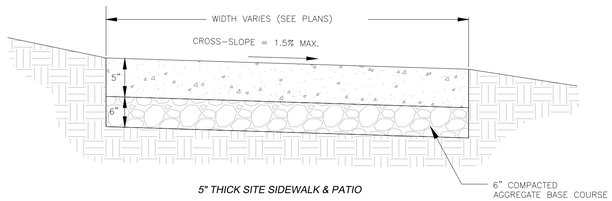
SIDEWALK EXPANSION JOINT



CONTRACTION JOINT



SIDEWALK CONTROL JOINT



5" THICK SITE SIDEWALK & PATIO

5 C6.5 CONCRETE SIDEWALK DETAILS
SCALE: NTS

9 C6.5 NOT USED
SCALE: NTS

MARK	REVISION	DATE	BY
Engineer: SJA	Checked By: SJA	Scale: NOTED	
Technician: MW	Date: 2/20/2018	Field Bk:	Pg:

Project # : 117.0990.30

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

SITE DETAILS

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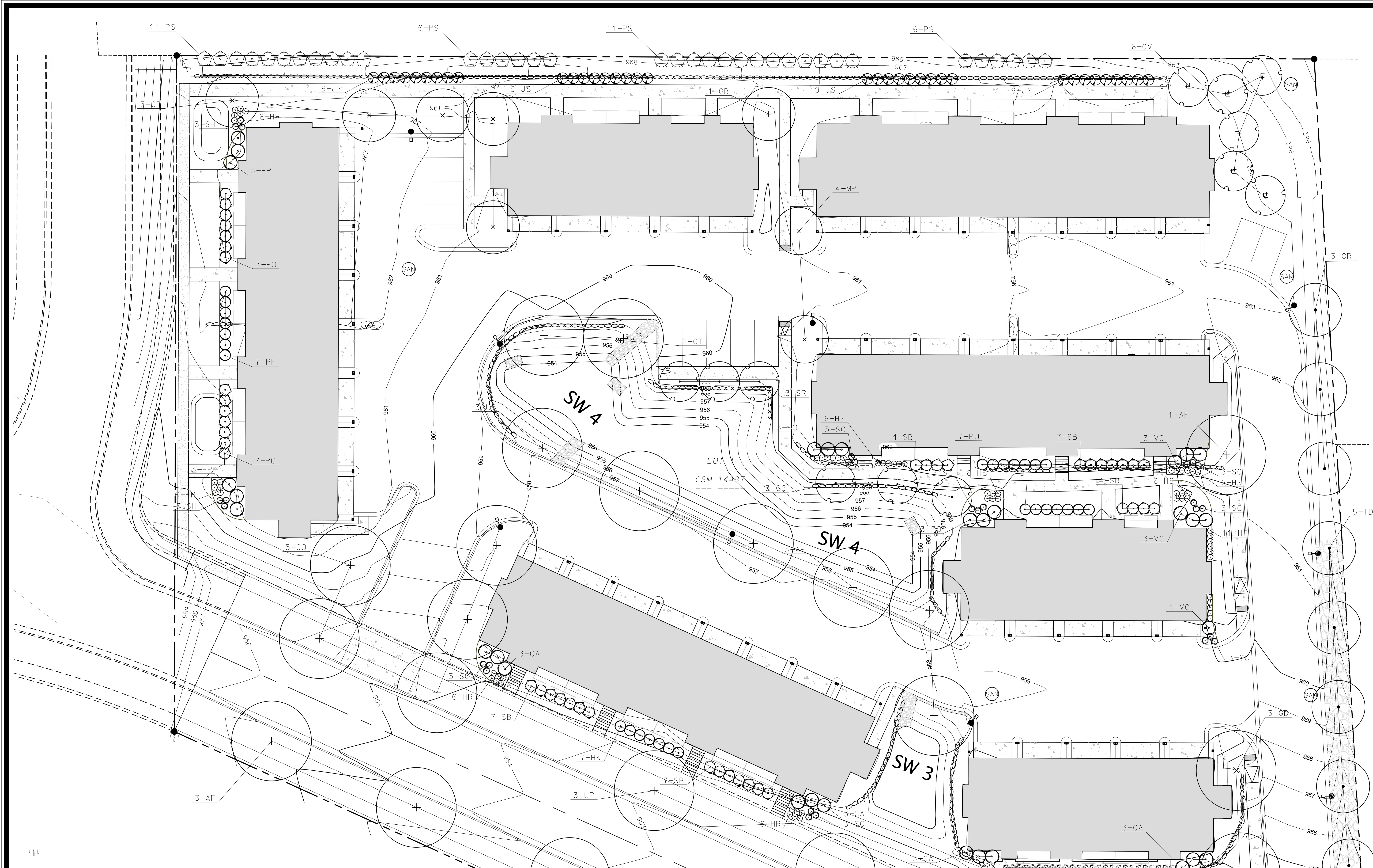
SNYDER & ASSOCIATES

Project # 117.0990.30

C 6.5



PLANTING PLAN GENERAL NOTES

A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FO NURSERY STOCK"(ANSI Z60.1–LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF PROJECT ACCEPTANCE.

E. CONTRACTOR SHALL PROPERLY CARE FOR ALL PLANT MATERIAL DURING CONSTRUCTION AND FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE.

F. PROVIDE 3–INCH DEPTH SHREDDED HARDWOOD MULCH AROUND ALL PLANT MATERIAL TO A MINIMUM OF 3–FOOT PERIMETER. PROVIDE CONTINUOUS MULCH BEDS IN AREAS INDICATED ON PLAN AND AROUND ALL SHRUB BEDS. DO NOT PLACE MULCH WITHIN 2–INCHES OF ROOT COLLAR OR TRUNK. CONTRACTOR TO PROVIDE A CLEAN VERTICAL CUT EDGE TO 4" DEPTH INTO EXISTING GRADE TO DEFINE THE MULCH BED LIMITS, UNLESS OTHERWISE DIRECTED BY OWNER.

G. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.

H. PLANTS SHALL BE TRUE TO SPECIES, SIZE AND VARIETY SPECIFIED. SUBSTITUTIONS OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

I. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.

J. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

K. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE PLANT MATERIAL PRIOR TO PLANTING AND SEEDBED PREPARATION PRIOR TO SEEDING.

L. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 10 FEET FROM FIRE HYDRANTS AND UTILITITY LINES, UNLESS OTHERWISE DIRECTED BY ENGINEER. ALL TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4 FEET FROM ALL PAVEMENTS.

M. PLANT SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
TREES	AF	7	Acer freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	2" Cal.	B/B	50'h x 40'w
	CO	5	Celtis occidentalis 'Prairie Pride'	PRAIRIE PRIDE HACKBERRY	2" Cal.	B/B	50'h x 40'w
	CC	3	Cercis canadensis 'Columbus Strain'	COLUMBUS EASTERN REDBUD	6' Ht.	B/B	25'h x 20'w
	CR	3	Cornus alternifolia	PAGODA DOGWOOD	8' Ht.	B/B (TREE FORM)	20'h x 20'w
	CV	6	Crategus virifis 'Winter King'	WINTER KING HAWTHORN	8' Ht.	B/B	25'h x 25'w
	GB	6	Ginkgo Biloba 'Princeton Sentry'	PRINCETON SENTRY GINKGO	2" Cal.	B/B (MALE ONLY)	50'h x 25'w
	GT	5	Gleditsia tricanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2" Cal.	B/B	50'h x 30'w
	GD	3	Gymnocladus dioica 'Espresso'	ESPRESSO KENTUCKY COFFEETREE	2" Cal.	B/B	50'h x 40'w
	JS	36	Juniperus scopulorum 'Bailigh'	SKY HIGH JUNIPER	6' Ht.	B/B	12'h x 4'w
	MP	2	Malus 'Prairie Rose'	PRAIRIE ROSE CRABAPPLE	8' Ht.	B/B	20'h x 18'w
	SR	3	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' Ht.	B/B (SINGLE STEM)	25'h x 15'w
	TD	5	Taxodium distichum 'Shawnee Brave'	SHAWNEE BRAVE BALDCYPRESS	2" Cal.	B/B	50'h x 20'w
	UP	6	Ulmus americana 'Princeton'	PRINCETON ELM	2" Cal.	B/B	60'h x 40'w
SHRUBS	AM	7	Aronia melanocarpa 'Autumn Magic'	AUTUMN MAGIC CHOKEBERRY	30" Ht.	CONT.	7'h x 4'w
	CA	12	Cornus alba 'Bud's Yellow'	BUD'S YELLOW DOGWOOD	30" Ht.	CONT.	8'h x 5'w
	FO	6	Forsythia 'Sunrise'	SUNRISE FORSYTHIA	30" Ht.	CONT.	6'h x 6'w
	HP	6	Hydrangea paniculata 'Limelight'	LIMELIGHT HYDRANGEA	30" Ht.	CONT.	8'h x 6'w
	HY	7	Hydrangea paniculata 'Renhy'	VANILLA STRAWBERRY HYDRANGEA	30" Ht.	CONT.	6'h x 4'w
	HK	7	Hypericum kalmianum 'Blue's Festival'	BLUE'S FESTIVAL ST. JOHN'S WORT	18" Ht.	CONT.	3'h x 3'w
	PO	28	Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	18" Ht.	CONT.	3'h x 4'w
	PS	34	Physocarpus opulifolius 'Summer Wine'	SUMMER WINE NINEBARK	30" Ht.	CONT.	6'h x 6'w
	PF	7	Potentilla fruiticosa 'Goldfinger'	GOLDFINGER BUSH CINQUEFOIL	18" Ht.	CONT.	3'h x 3'w
	SB	28	Spiraea bumalda 'Anthony Waterer'	ANTHONY WATERER SPIREA	18" Ht..	CONT.	3'h x 3'w
	VC	7	Viburnum carlesii	KOREANSPICE VIBURNUM	30" Ht.	CONT.	6'h x 5'w

	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE
PERENNIALS & GRASSES	CK	52	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER READ GRASS	24" Ht.	CONT.	4'h x 30"w
	HR	24	Hemerocallis 'Royal Occasion'	ROYAL OCCASION DAYLILY	12" Ht.	CONT.	2'h x 2'w
	HS	30	Hemerocallis 'Summer Wine'	SUMMER WINE DAYLILY	12" Ht.	CONT.	2'h x 2'w
	HF	11	Hosta 'Francee'	FRANCEE HOSTA	12" Ht.	CONT.	2'h x 3'w
	SC	24	Schizachyrium scoparium 'MinnblueA'	BLUE HEAVEN LITTLE BLUESTEM	24" Ht.	CONT.	5'h x 30"w
	SH	6	Sporobolus heterolepis	PRAIRIE DROPSEED	18" Ht.	CONT.	3'h x 3'w

NOTES:
1. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON PLAN SHALL GOVERN.

NORTH

0 20 40

SCALE: 1" = 20'

811
Know what's **below.**
Call before you dig.

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

C:\Users\sanderson\appdata\local\temp\AcPublish_6960\117.0990.30 Landscape Sheets.dwg

MARK	REVISION	DATE	BY

Engineer: ENG | Checked By: CHKD | Scale: 1" = SCALE
Technician: TECH | Date: 1–23–18 | Field Bk: | Pg:

117.0990.30

L1.0

FITCHBURG TOWNHOMES

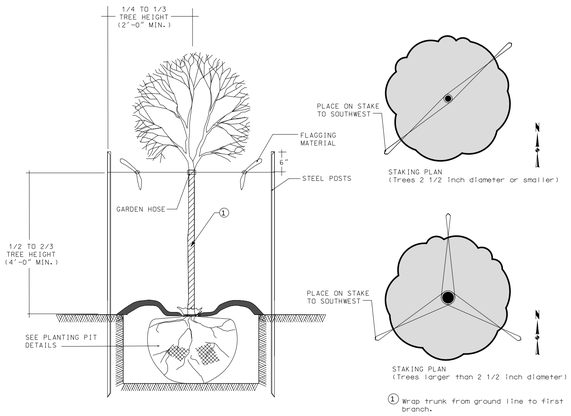
LANDSCAPE PLAN

City of Fitchburg, Dane County, WI

SNYDER & ASSOCIATES, INC.

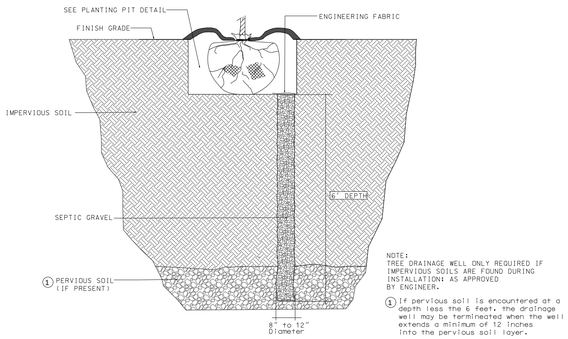
5010 VOGES ROAD
MADISON, WISCONSIN 53718
608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES



1 / L1.1 DECIDUOUS TREE STAKING DETAIL

NO SCALE



2 / L1.1 TREE DRAINAGE WELL DETAIL

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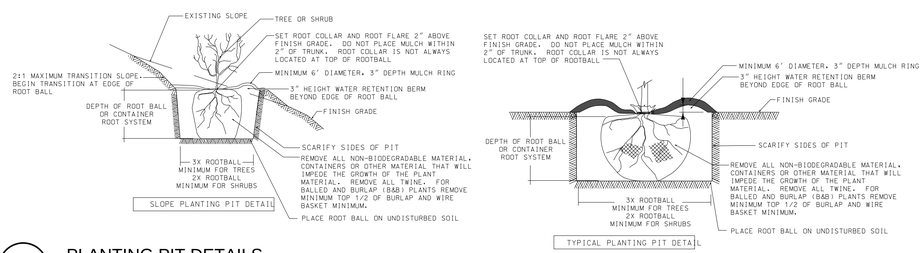

3 / L1.1 PLANTING PIT DETAILS

NO SCALE

MARK	REVISION	DATE	BY
Engineer: ENG	Checked By: CHKD	Scale: 1" = SCALE	
Technician: TECH	Date: 1-23-18	Field Bk:	Pg:

117.0990.30

L1.1

City of Fitchburg, Dane County, WI

FITCHBURG TOWNHOMES

LANDSCAPE DETAILS

SNYDER & ASSOCIATES, INC.

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608-838-0444 | www.snyder-associates.com

SNYDER & ASSOCIATES

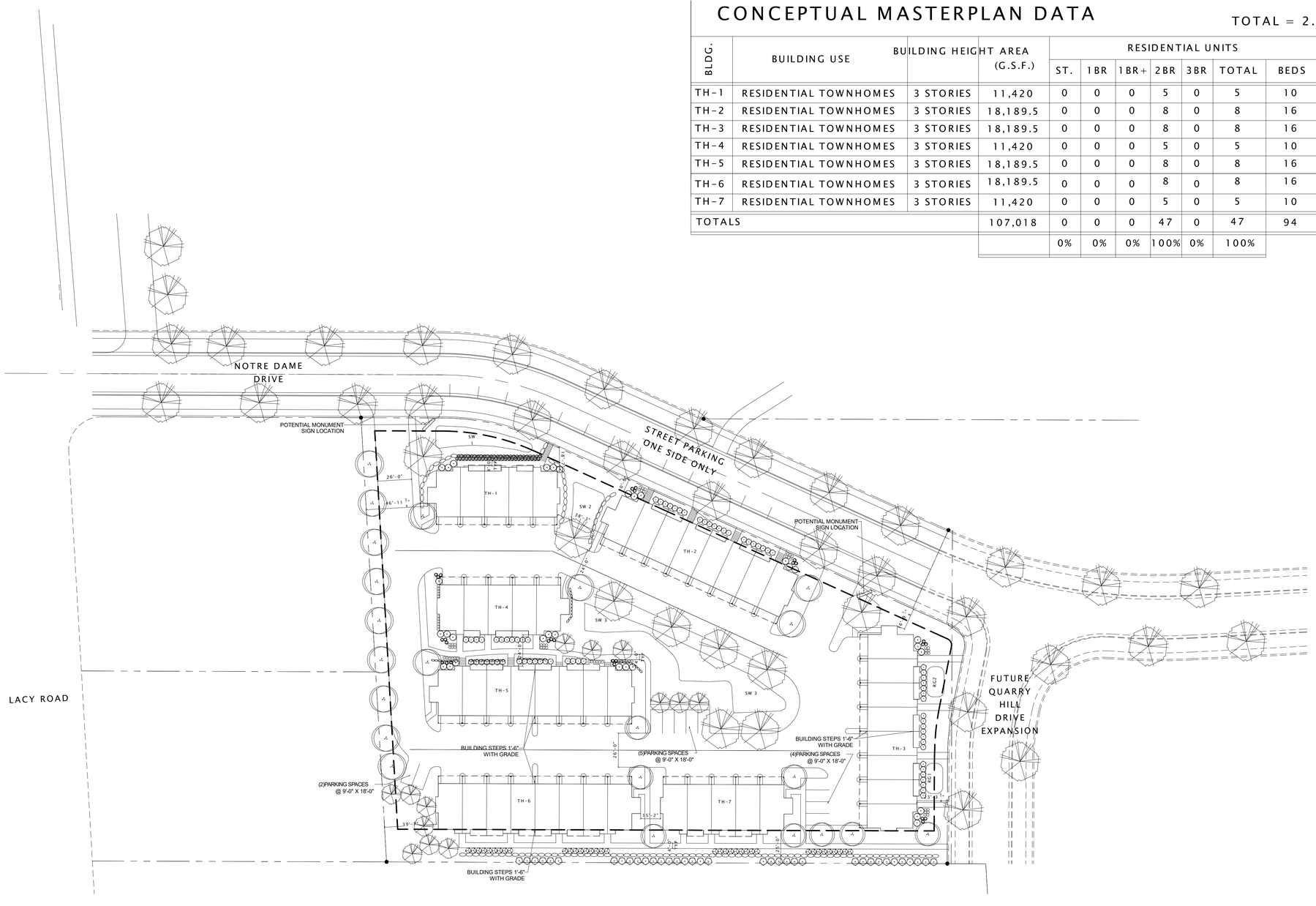
117.0990.30

L1.1

CONCEPTUAL MASTERPLAN DATA

TOTAL = 2.78 ACRES (47 UNITS @ 16.91 U/A)

BLDG.	BUILDING USE	BUILDING HEIGHT	AREA (G.S.F.)	RESIDENTIAL UNITS							PARKING PROVIDED			
				ST.	1BR	1BR+	2BR	3BR	TOTAL	BEDS	COVERED	DRIVEWAY	OVERFLOW	RATIO
TH-1	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-2	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-3	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-4	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TH-5	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-6	RESIDENTIAL TOWNHOMES	3 STORIES	18,189.5	0	0	0	8	0	8	16	16	0	2	1.1 / BR
TH-7	RESIDENTIAL TOWNHOMES	3 STORIES	11,420	0	0	0	5	0	5	10	10	0	1	1.1 / BR
TOTALS			107,018	0	0	0	47	0	47	94	94	0	11	1.2 / BR
				0%	0%	0%	100%	0%	100%					



16 ARCHITECTURAL SITE PLAN
1" = 40'-0"

2/20/2018 12:25:26 PM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

ASP-100

JLA ARCHITECTS PROJECT CODE REVIEW
ARCHITECTURAL DESIGN REVIEW
02/20/2018 (Prepared by Devin Emplo)

PROJECT NAME: Fitchburg Townhomes – Buildings A & B

PROJECT DESCRIPTION: 47 Units of Owner Occupied Townhomes housed within (4) 8 Unit Buildings & (3) 5 Unit Buildings
3 Story Buildings with 2 car attached Garages at grade

PROJECT LOCATION:
Street: Norris Dame Drive
City: Fitchburg, WI

CODE:
Code Version: 2009 International Building Code (IBC)
Including Wisconsin Commercial Building Code – COMM 62

CONSTRUCTION TYPE: 5A - WOOD FRAMED, PROTECTED OVER
SLAB ON GRADE

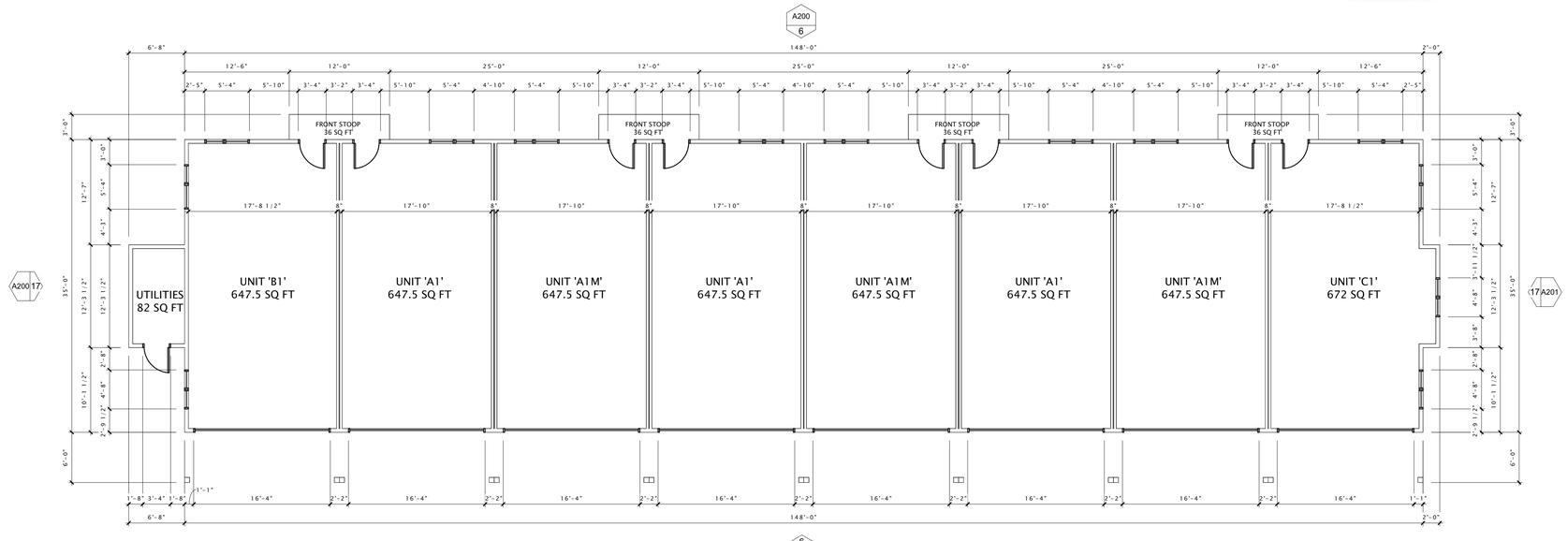
HEIGHT LIMITATION:
Allowed: PER CITY OF FITCHBURG ORDINANCE NO. 2018-O-03: Maximum of 3 Stories and Maximum 38'-6" (to midpoint of roof)

Designed: DESIGN HEIGHT
(3) Stories - 34'-3" to 38'-6" 5A Construction above grade

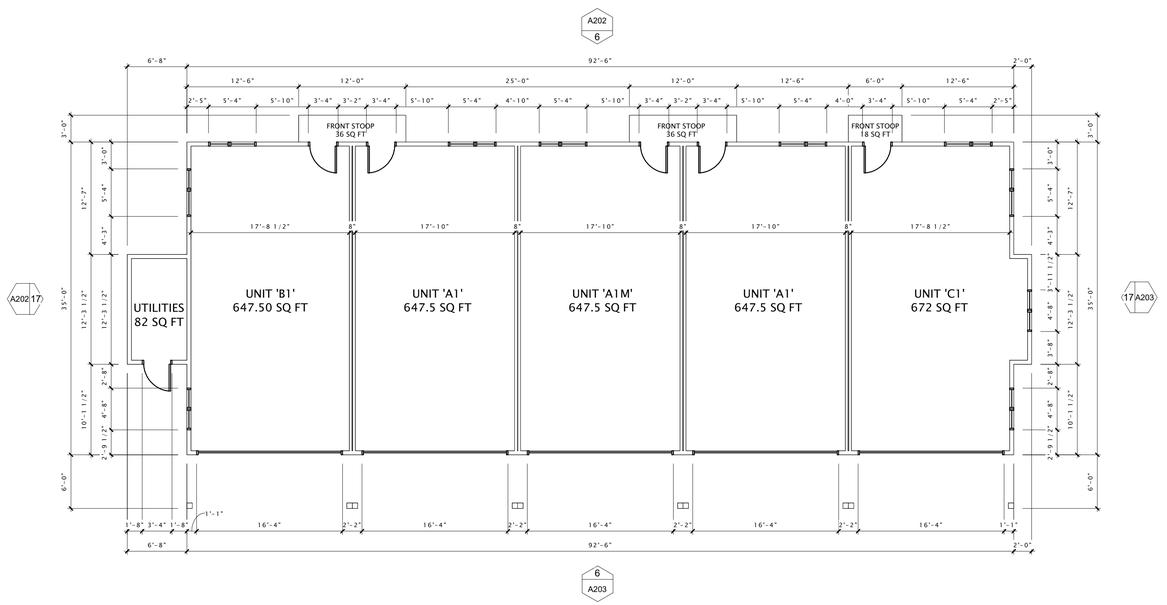
OCCUPANCY & FIRE PROTECTION SYSTEMS:

FIRE AREA	OCCUPANCY	SPRINKLER TYPE	NOTES
Fire Area #1	R2	NFPA 13R	Quick Response Sprinklers required per 903.3.1.2

Notes:
Complete Fire Alarm System is required on all floors
Provide Fire Extinguishers per NFPA 10



6 OVERALL FIRST FLOOR PLAN- A BUILDING
1/8" = 1'-0"



17 OVERALL FIRST FLOOR PLAN- B BUILDING
1/8" = 1'-0"

2/20/2018 8:55:14 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE
FIRST FLOOR PLANS

SHEET NUMBER
A101

JLA ARCHITECTS PROJECT CODE REVIEW
ARCHITECTURAL DESIGN REVIEW
02/20/2018 (Prepared by Devin Engle)

PROJECT NAME: Fitchburg Townhomes – Buildings A & B

PROJECT DESCRIPTION: 47 Units of Owner Occupied Townhomes housed within (4) 4 Unit Buildings & (3) 5 Unit Buildings
3 Story Buildings with 2 car attached Garages at grade

PROJECT LOCATION:
Street: Norris Dams Drive
City: Fitchburg, WI

CODE:
Code Version: 2009 International Building Code (IBC)
Including Wisconsin Commercial Building Code – COMM 62

CONSTRUCTION TYPE: 5A - WOOD FRAMED, PROTECTED OVER
SLAB ON GRADE

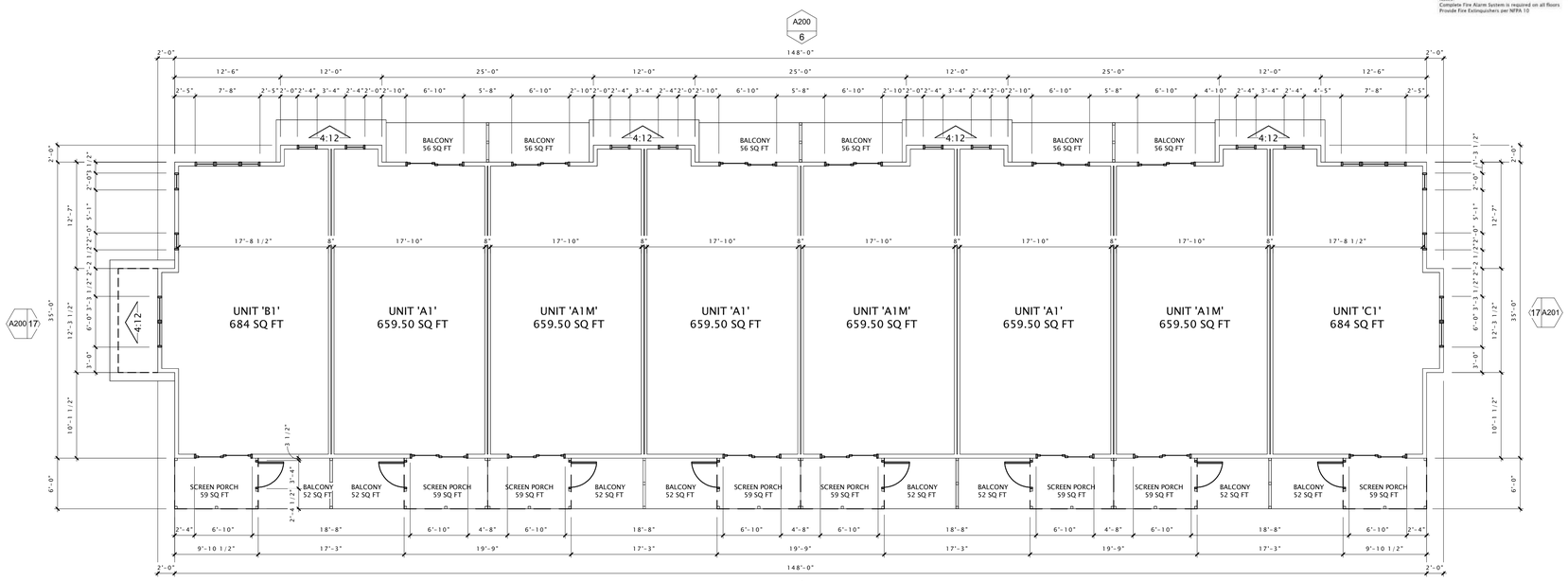
HEIGHT LIMITATION:
Allowed: PER CITY OF FITCHBURG ORDINANCE NO: 2018-O-03: Maximum of 3 Stories and Maximum 38'-6" (to midpoint of roof)

Designed: DESIGN HEIGHT
(3) Stories = 34'-3" to 38'-6" 5A Construction above grade

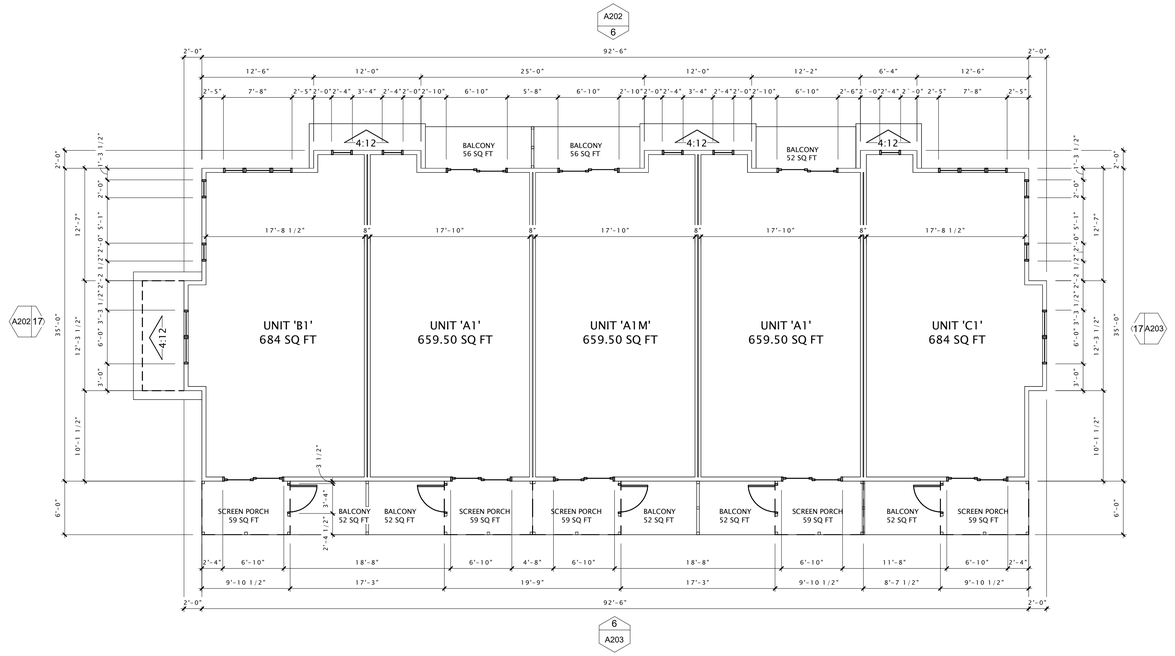
OCCUPANCY & FIRE PROTECTION SYSTEMS:

FIRE AREA	OCCUPANCY	SPRINKLER TYPE	NOTES
Fire Area #1	R2	NFPA 13R	Quick Response Sprinklers required per 903.3.1

Notes:
Complete Fire Alarm System is required on all floors
Provide Fire Extinguishers per NFPA 10



6 OVERALL SECOND FLOOR PLAN- A BUILDING
1/8" = 1'-0"



17 OVERALL SECOND FLOOR PLAN- B BUILDING
1/8" = 1'-0"

2/20/2018 8:55:15 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

SECOND FLOOR PLANS

SHEET NUMBER

A102

JLA ARCHITECTS PROJECT CODE REVIEW
ARCHITECTURAL DESIGN REVIEW
02/20/2018 (Prepared by Devin Emple)

PROJECT NAME: Fitchburg Townhomes – Buildings A & B

PROJECT DESCRIPTION: 47 Units of Owner Occupied Townhomes housed within (4) 8 Unit Buildings & (3) 5 Unit Buildings
3 Story Buildings with 2 car attached Garages at grade

PROJECT LOCATION:
Street: Notre Dame Drive
City: Fitchburg, WI

CODE:
Code Version: 2009 International Building Code (IBC)
Including Wisconsin Commercial Building Code – COMM 62

CONSTRUCTION TYPE: 5A - WOOD FRAMED, PROTECTED OVER
SLAB ON GRADE

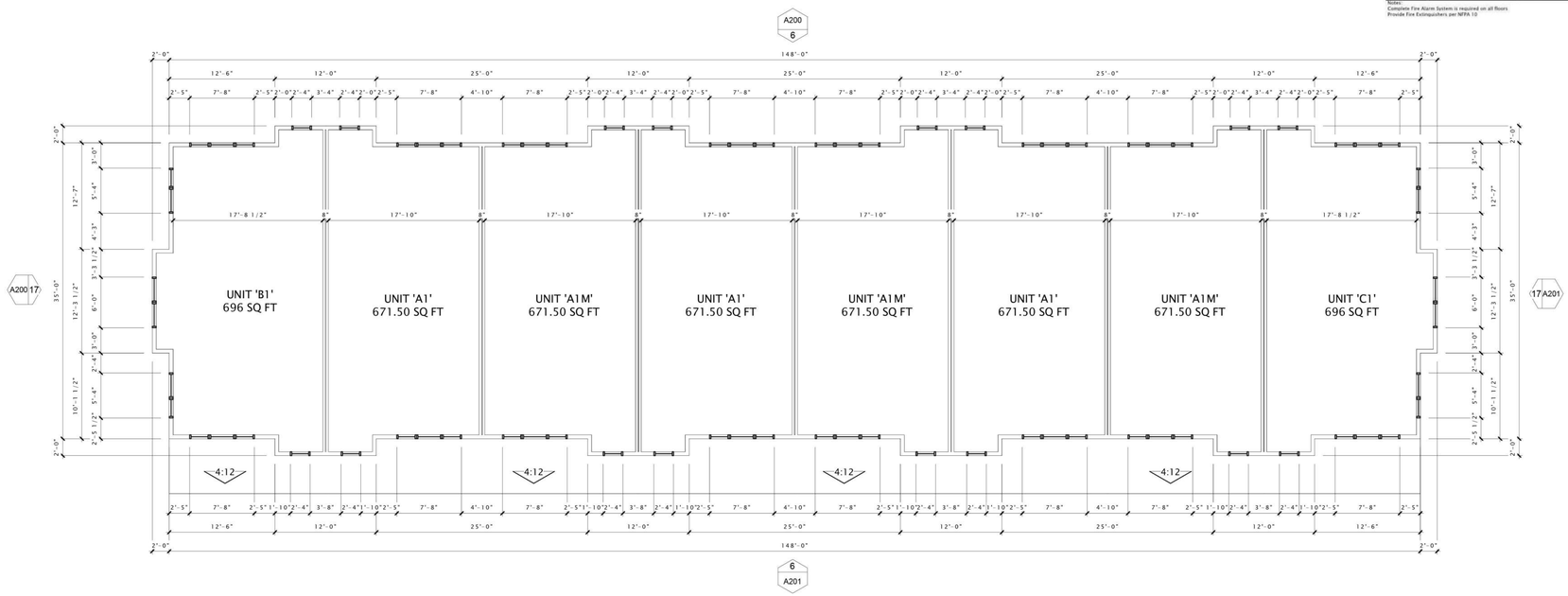
HEIGHT LIMITATION:
Allowed: PER CITY OF FITCHBURG ORDINANCE NO. 2018-O-03: Maximum of 3 Stories and Maximum 38'-6" (to midpoint of roof)

Designed: DESIGN HEIGHT
(3) Stories - 34'-3" to 38'-6" 5A Construction above grade

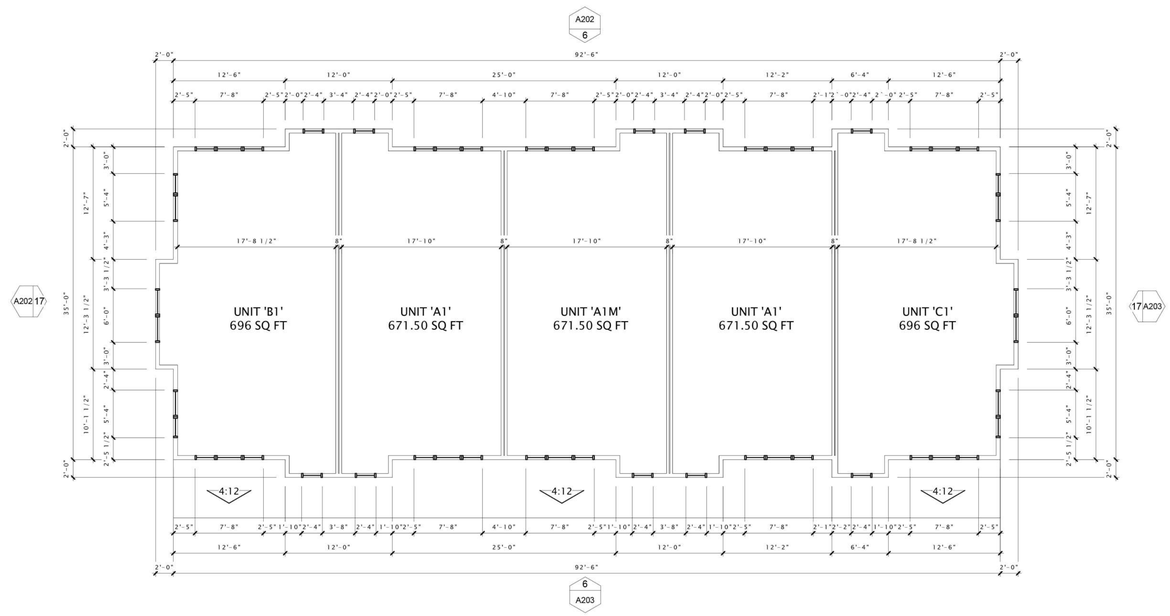
OCCUPANCY & FIRE PROTECTION SYSTEMS:

FIRE AREA	OCCUPANCY	SPRINKLER TYPE	NOTES
Fire Area #1	R2	NFPA 13R	Quick Response Sprinklers required per 903.3.1.2

Notes:
Complete Fire Alarm System is required on all floors
Provide Fire Extinguishers per NFPA 10



6 OVERALL THIRD FLOOR PLAN- A BUILDING
1/8" = 1'-0"



17 OVERALL THIRD FLOOR PLAN- B BUILDING
1/8" = 1'-0"

2/20/2018 9:39:04 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

THIRD FLOOR PLANS

SHEET NUMBER

A103

JLA ARCHITECTS PROJECT CODE REVIEW
ARCHITECTURAL DESIGN REVIEW
02/20/2018 (Prepared by Devin Engle)

PROJECT NAME: Fitchburg Townhomes – Buildings A & B

PROJECT DESCRIPTION: 47 Units of Owner Occupied Townhomes housed within (4) 8 Unit Buildings & (3) 5 Unit Buildings
3 Story Buildings with 2 car attached Garages at grade

PROJECT LOCATION:
Street: Norris Dame Drive
City: Fitchburg, WI

CODE:
Code Version: 2009 International Building Code (IBC)
Including Wisconsin Commercial Building Code – COMM 62

CONSTRUCTION TYPE: 5A - WOOD FRAMED, PROTECTED OVER
SLAB ON GRADE

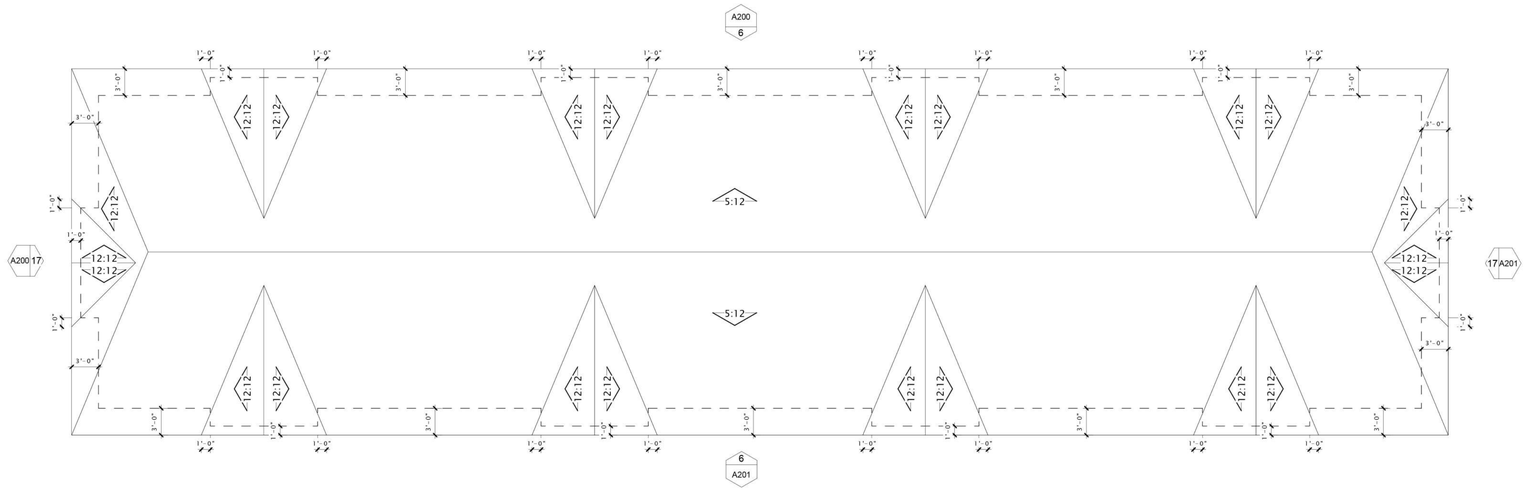
HEIGHT LIMITATION:
Allowed: PER CITY OF FITCHBURG ORDINANCE NO. 2018-O-03: Maximum of 3 Stories and Maximum 38'-6" (to midpoint of roof)

Designed: DESIGN HEIGHT
(3) Stories - 34'-3" to 38'-6" 5A Construction above grade

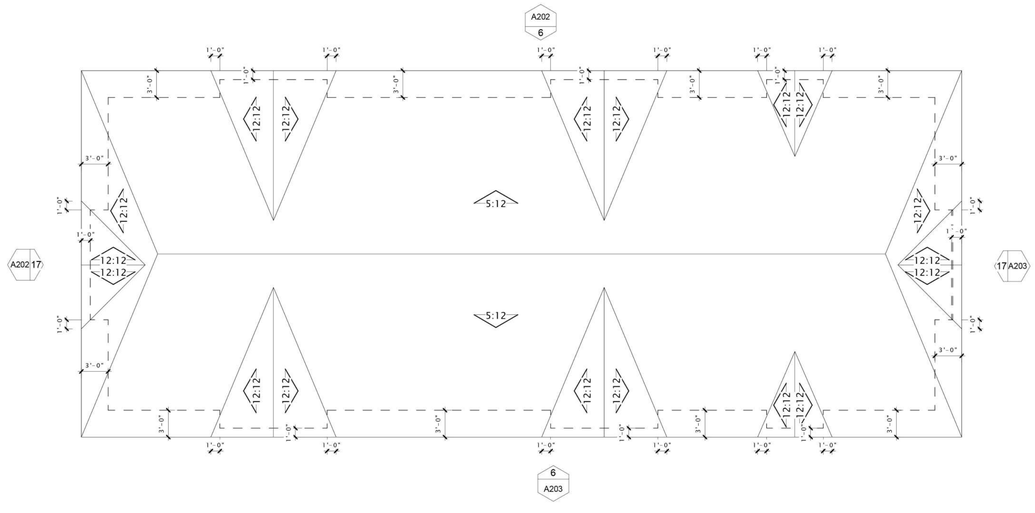
OCCUPANCY & FIRE PROTECTION SYSTEMS:

FIRE AREA	OCCUPANCY	SPRINKLER TYPE	NOTES
Fire Area #1	R-2	NFPA 13R	Quick Response Sprinklers required per 903.3.1.2

Notes:
Complete Fire Alarm System is required on all floors
Provide Fire Extinguishers per NFPA 10



6 OVERALL ROOF PLAN- A BUILDING
1/8" = 1'-0"



17 OVERALL ROOF PLAN- B BUILDING
1/8" = 1'-0"

2/20/2018 9:39:04 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

ROOF PLANS

SHEET NUMBER

A109

6 FRONT ELEVATION
1/8" = 1'-0"

FITCHBURG TOWNHOMES DEVELOPMENT				
1/23/2018 Material Selection				
MATERIAL	**COMPANY**	**COLOR/#**	**SIZE**	**MISC.**
MASONRY #1	Boral Cultured Stone	Wolf Creek	Country Ledgestone	
COMPOSITE HORIZONTAL LAP SIDING #1	LP SmartSide Lap Siding	Balsam		Artisan Series
COMPOSITE HORIZONTAL LAP SIDING #2	LP SmartSide Lap Siding	Spiced Cedar		Artisan Series
COMPOSITE VERTICAL SIDING #1	LP SmartSide Siding	Spiced Cedar		Artisan Series
COMPOSITE PANEL SIDING #1	LP SmartSide Panel Siding	Dover White		Board and Batten
COMPOSITE TRIM	LP SmartSide Trim	White		
RAILINGS	TBD	Black		
STANDING SEAM METAL ROOF	PAC-Clad	Colonial Red		Snap On Batten
PRECAST SILLS AND BANDING	Custom Cast Stone	Light Buff		
ROOFING - SHINGLES	CertainTeed, Landmark	Colonial Slate		
VINYL WINDOWS AND PATIO DOORS	Jeld-Wen Builders Series	White		
FIBERGLASS ENTRY AND GARAGE DOORS	TBD	Cherry		

17 SIDE ELEVATION 1
3/16" = 1'-0"

2/20/2018 8:55:17 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS- A BUILDING

SHEET NUMBER

A200

6 REAR ELEVATION
1/8" = 1'-0"

FITCHBURG TOWNHOMES DEVELOPMENT				
1/23/2018 Material Selection				
MATERIAL	**COMPANY**	**COLOR/#**	**SIZE**	**MISC.**
MASONRY #1	Boral Cultured Stone	Wolf Creek	Country Ledgestone	
COMPOSITE HORIZONTAL LAP SIDING #1	LP SmartSide Lap Siding	Balsam		Artisan Series
COMPOSITE HORIZONTAL LAP SIDING #2	LP SmartSide Lap Siding	Spiced Cedar		Artisan Series
COMPOSITE VERTICAL SIDING #1	LP SmartSide Siding	Spiced Cedar		Artisan Series
COMPOSITE PANEL SIDING #1	LP SmartSide Panel Siding	Dover White		Board and Batten
COMPOSITE TRIM	LP SmartSide Trim	White		
RAILINGS	TBD	Black		
STANDING SEAM METAL ROOF	PAC-Clad	Colonial Red		Snap On Batten
PRECAST SILLS AND BANDING	Custom Cast Stone	Light Buff		
ROOFING - SHINGLES	CertainTeed, Landmark	Colonial Slate		
VINYL WINDOWS AND PATIO DOORS	Jeld-Wen Builders Series	White		
FIBERGLASS ENTRY AND GARAGE DOORS	TBD	Cherry		

17 SIDE ELEVATION 2
3/16" = 1'-0"

2/20/2018 8:55:19 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS- A BUILDING

SHEET NUMBER

A201

6 FRONT ELEVATION
3/16" = 1'-0"

FITCHBURG TOWNHOMES DEVELOPMENT				
1/23/2018 Material Selection				
MATERIAL	COMPANY	COLOR/#	SIZE	MISC.
MASONRY #1	Boral Cultured Stone	Wolf Creek	Country Ledgestone	
COMPOSITE HORIZONTAL LAP SIDING #1	LP SmartSide Lap Siding	Balsam		Artisan Series
COMPOSITE HORIZONTAL LAP SIDING #2	LP SmartSide Lap Siding	Spiced Cedar		Artisan Series
COMPOSITE VERITICAL SIDING #1	LP SmartSide Siding	Spiced Cedar		Artisan Series
COMPOSITE PANEL SIDING #1	LP SmartSide Panel Siding	Dover White		Board and Batten
COMPOSITE TRIM	LP SmartSide Trim	White		
RAILINGS	TBD	Black		
STANDING SEAM METAL ROOF	PAC-Clad	Colonial Red		Snap On Batten
PRECAST SILLS AND BANDING	Custom Cast Stone	Light Buff		
ROOFING - SHINGLES	CertainTeed, Landmark	Colonial Slate		
VINYL WINDOWS AND PATIO DOORS	Jeld-Wen Builders Series	White		
FIBERGLASS ENTRY AND GARAGE DOORS	TBD	Cherry		

17 SIDE ELEVATION 1
3/16" = 1'-0"

2/20/2018 8:55:20 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS- B BUILDING

SHEET NUMBER

A202

6 REAR ELEVATION
3/16" = 1'-0"

FITCHBURG TOWNHOMES DEVELOPMENT				
1/23/2018 Material Selection				
MATERIAL	**COMPANY**	**COLOR/#**	**SIZE**	**MISC.**
MASONRY #1	Boral Cultured Stone	Wolf Creek	Country Ledgestone	
COMPOSITE HORIZONTAL LAP SIDING #1	LP SmartSide Lap Siding	Balsam		Artisan Series
COMPOSITE HORIZONTAL LAP SIDING #2	LP SmartSide Lap Siding	Spiced Cedar		Artisan Series
COMPOSITE VERITICAL SIDING #1	LP SmartSide Siding	Spiced Cedar		Artisan Series
COMPOSITE PANEL SIDING #1	LP SmartSide Panel Siding	Dover White		Board and Batten
COMPOSITE TRIM	LP SmartSide Trim	White		
RAILINGS	TBD	Black		
STANDING SEAM METAL ROOF	PAC-Clad	Colonial Red		Snap On Batten
PRECAST SILLS AND BANDING	Custom Cast Stone	Light Buff		
ROOFING - SHINGLES	CertainTeed, Landmark	Colonial Slate		
VINYL WINDOWS AND PATIO DOORS	Jeld-Wen Builders Series	White		
FIBERGLASS ENTRY AND GARAGE DOORS	TBD	Cherry		

17 SIDE ELEVATION 2
3/16" = 1'-0"

2/20/2018 8:55:21 AM

JLA ARCHITECTS
MADISON : MILWAUKEE
jla-ap.com

JLA PROJECT NUMBER: 17-1006

SJ ACQUISITIONS, LLC

SNYDER & ASSOCIATES

FITCHBURG TOWNHOMES DEVELOPMENT

SPECIFIC IMPLEMENTATION PLAN

PROGRESS DOCUMENTS

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DATE OF ISSUANCE FEBRUARY 20, 2018

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

EXTERIOR ELEVATIONS- B BUILDING

SHEET NUMBER

A203