

Rec. 16.004479 5/24/2021  
\$465.00 RB



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

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

- 2. Proposed Land Use (Check all that Apply):**
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

**3. No. of Parcels Proposed:** two (2)

**4. No. Of Buildable Lots Proposed:** two (2)

**5. Zoning District:** B-G General Business

**6. Current Owner of Property:** Charden Properties, LLC Representative: Chris Peterson

**Address:** 6220 Nesbitt Road Fitchburg, WI 53719 **Phone No:** (608) 338-5822

**7. Contact Person:** Matthew E. Hoglund, P.L.S. Quam Engineering, LLC

**Email:** mhoglund@quamengineering.com

**Address:** 4604 Siggelkow Road - Suite A McFarland, WI 53558 **Phone No:** (608)838-7750 (692-7220 Cell)

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)  
Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

**Respectfully Submitted By:**  Matthew E. Hoglund  
Owner's or Authorized Agent's Signature      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:** 5/18/21

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$465

**Permit Request No.** CDP(A)-2387-21

**ORCHARD POINTE**  
**COMPREHENSIVE DEVELOPMENT PLAN**  
**AMENDMENT 16**  
**LOT 1 OF CSM 10317 LAND USE**

*PREPARED FOR*  
Charden Properties, LLC  
Chris Peterson  
c/o Pancake Cafe  
6220 Nesbitt Road  
Fitchburg, WI 53719

*PREPARED BY*  
Quam Engineering, LLC  
4604 Siggelkow Road, Suite A  
McFarland, WI 53558  
608-838-7750

May 20<sup>th</sup>, 2021

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## **INTRODUCTION AND BACKGROUND**

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City April 11, 2006 and amendment July 20, 2006. The CDP established the outline for the commercial development of approximately 110 acres located in the southwest quadrant of the McKee Road and Verona Road intersection.

The CDP addresses issues and set development guidelines and parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

The City and Property owners have acknowledged that the sequence of development in this area would and has required revisions and amendments in order to incorporate property assembly, rezoning, land division, and use that had not been chosen for the future commercial needs of this region.

This amendment is the 16th of the CDP and focuses only on Lot #1 of the Certified Survey Map No. 10317 and the 10-foot strip of Lot 9 of Orchard Pointe owned by Charden Properties, LLC. This area of Orchard Pointe is currently occupied by a multi-use building which includes a restaurant, appliance retailer, karate studio, and swimming school. The existing business will remain on Lot 1 of the new CSM, with Lot 2 being left undeveloped at this and to be sold and/or developed in the future.

## **ORCHARD POINTE CHRONOLOGY**

- **April 2006** - Orchard Pointe Comprehensive Development Plan approved.
- **July 2006** - Rezoning of Orchard Pointe.
- **January 2007** - CDP Amendment #1 – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road, rezoning of McKee Road frontage east of Fitchrona Road.
- **January 2008** - CDP Amendment #2 – Revised the uses for the open space for Phase One of The Shops at Orchard Pointe.
- **July 2008** - CDP Amendment #3 – Revised to uses and open space for Phase One of The Shops at Orchard Pointe.
- **September 2008** – CDP Amendment #4 – Changes to the gross floor area permitted on Lot 1.
- **December 2008** – CDP Amendment #5 – Changes to the uses and development of the Shops at Orchard Point on Lot 8.
- **October 2009** – CDP Amendment #6 – Changes to the uses and development of Lots 3, 4, 6, and 8.
- **March 2001** – CDP Amendment #7 – Revisions to zoning and conditional uses on Lot 6 and revising the site plan pertaining to Lots 3, 4, and 6.

- **July 2011 – March 2012** – CDP Amendment #8 – Revisions to the land use on Lot 1 from restaurant to a bank with drive-thru lanes and specialty retail center uses. This proposed amendment was denied by the City Plan Commission in order to maintain the opportunity for a restaurant use to be developed.
- **Fall 2011** – CDP Amendment #9 – Changes to the use of Lot 5 and Outlot 7 from retail to a Hy-Vee grocery store.
- **Fall 2012 – April 2013** – CDP Amendment #10 –Revisions to the permitted use on Lot 1 to allow retail in place of the single restaurant use restriction.
- **July 2013** – CDP Amendment #11 – Relating to increasing permitted residential densities to enable the development of an apartment complex on Lot 14.
- **January 2016** – CDP Amendment #12 –Revisions to the uses permitted on Lot 9 to allow the development of the Staybridge Suites Hotel.
- **June 2017** CDP Amendment #13 – Related to the expansion of the type and size of the uses on Lot 8 to include a fast food restaurant & drive thru lane, as well as an increase in the retail space.
- **November 2018** – CDP Amendment #14 – Related to a two-phase development of the Limestone Ridge Apartments to provide 136 units of workforce housing.
- **January 2019** – CDP Amendment #15 – Related to a 130 unit independent senior living facility on Lot 12 of Orchard Pointe.

## **GENERAL DESCRIPTION and LAND USE**

The current property will be split into two proposed lots (Lots 1 & 2) with the existing building and businesses remaining on the proposed Lot 1 and the proposed Lot 2 will remain undeveloped until sold and/or developed.

## **ZONING**

The current property zoning is B-G (General Business District). The proposed Lots 1 and 2 will remain B-G (General Business District) as currently zoned.

## **OPEN SPACE PRESERVATION - CDP PARAMETERS**

### **Lot 1**

LOT SIZE = 3.254 ACRES- 141,745 SQUARE FEET  
EX BUILDING FOOTPRINT~ 31,120 SF  
GREEN SPACE- PERVIOUS= 27.75%  
PARKING= 116 CARS

### **Lot 2 (Vacant sale Lot)**

LOT SIZE = 1.651 ACRES- 71,915 SQUARE FEET  
BUILDING FOOTPRINT= 0 SF  
GREEN SPACE- PERVIOUS= 80%  
PARKING = 4 to10 CARS on typical day (gravel behind building for optional employee parking)

## **STORM WATER MANAGEMENT**

### **Lot 1**

The existing storm water management of the proposed Lot 1 will remain undisturbed as the current drainage will not be modified as no construction or design activities are outlined in this Amendment. The stormwater will continue to drain in an Easterly direction to the large ditch in the stormwater easement along the Easterly lot line and flow Southeasterly toward/under Nesbitt Road to the regional stormwater pond.

### **Lot 2**

The existing storm water management of the proposed Lot 2 will remain undisturbed as the current drainage will not be modified as no construction or design activities are outlined in this Amendment. Stormwater from proposed Lot 2 will continue to drain to the retention pond at the Southerly corner of Lot 2 at the intersection of Nesbitt Road and Limestone Lane. During storm events, overflow enters the standpipe in the retention pond and then flows into the existing City stormwater system under Nesbitt Road to the regional stormwater pond.

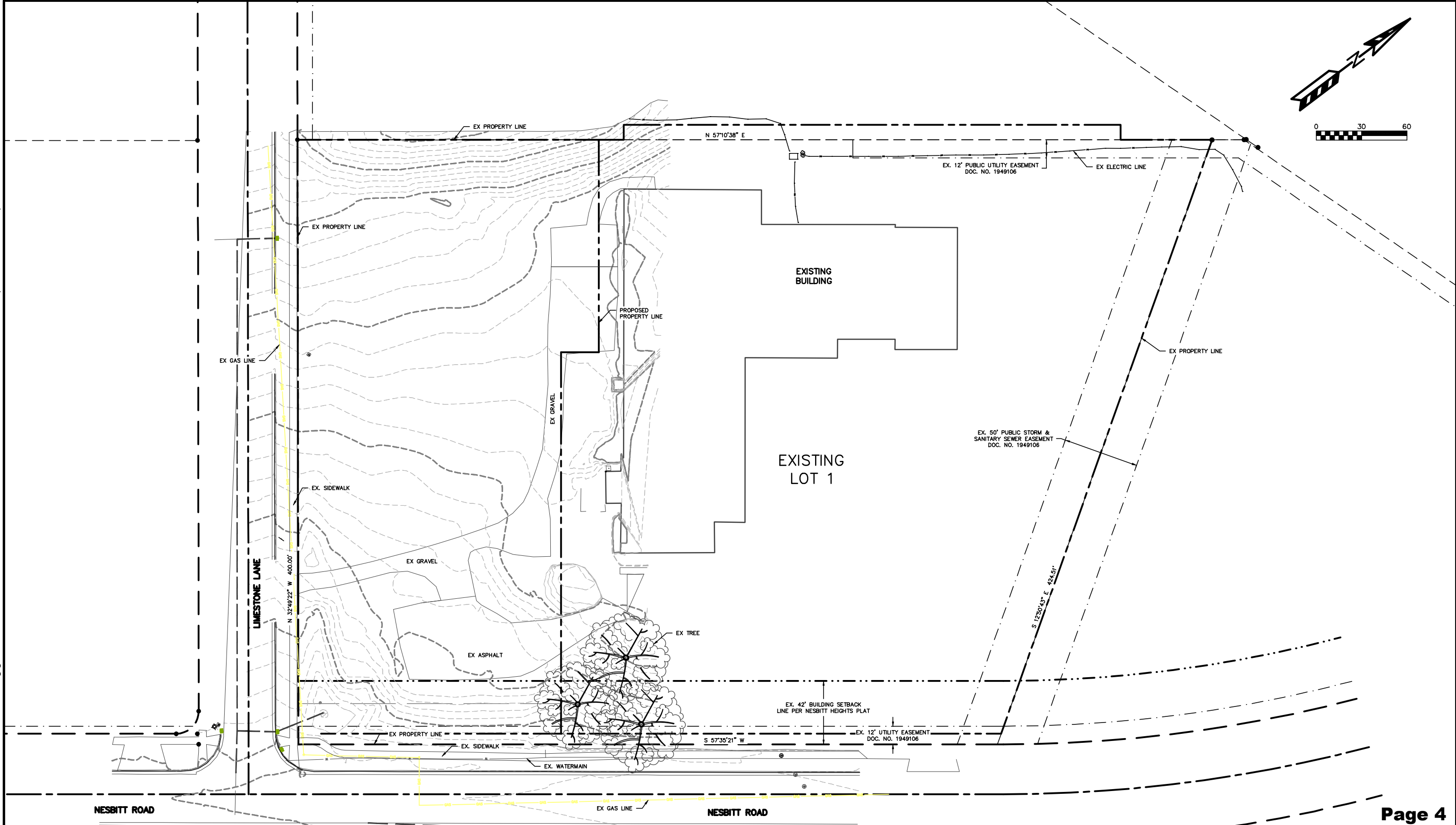
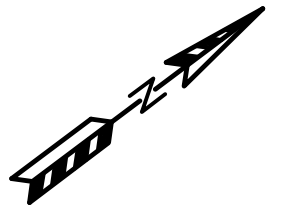
## **TRAFFIC IMPACTS**

### **Lot 1**

Lot 1 includes all the existing buildings, businesses, parking and driveways and will remain unchanged. Due to this, no changes in traffic impacts from the original CDP are anticipated.

### **Lot 2**

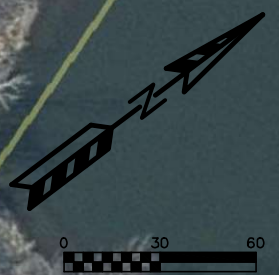
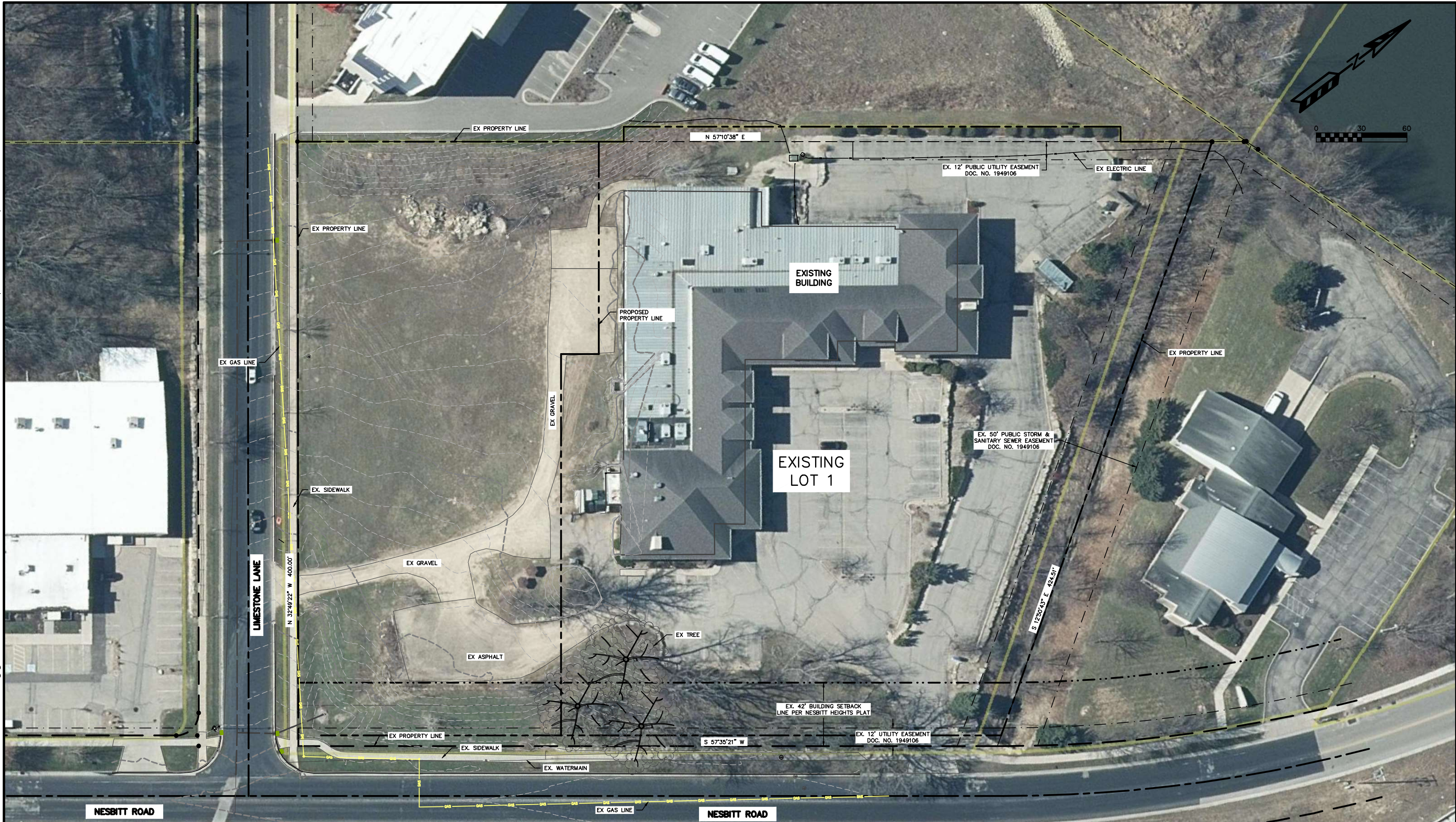
Lot 2 is not being developed at this time and is for possible future sale/development and will not provide any increase in traffic at this time. While future traffic generation from this lot is unknown, the City will have the future opportunity to review the traffic impacts for this lot once the future development type, size and use are known.



**CHARDEN PROPERTIES, LLC - FITCHBURG, WI**  
 EXISTING SITE PLAN  
 SHEET: C-1  
 DATED: MAY 18, 2021

**QUAM ENGINEERING, LLC**  
 Residential and Commercial Site Design Consultants

 [www.quamengineering.com](http://www.quamengineering.com)  
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752

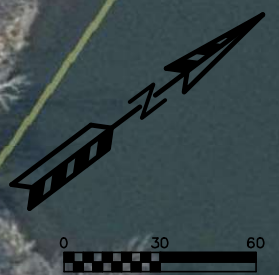
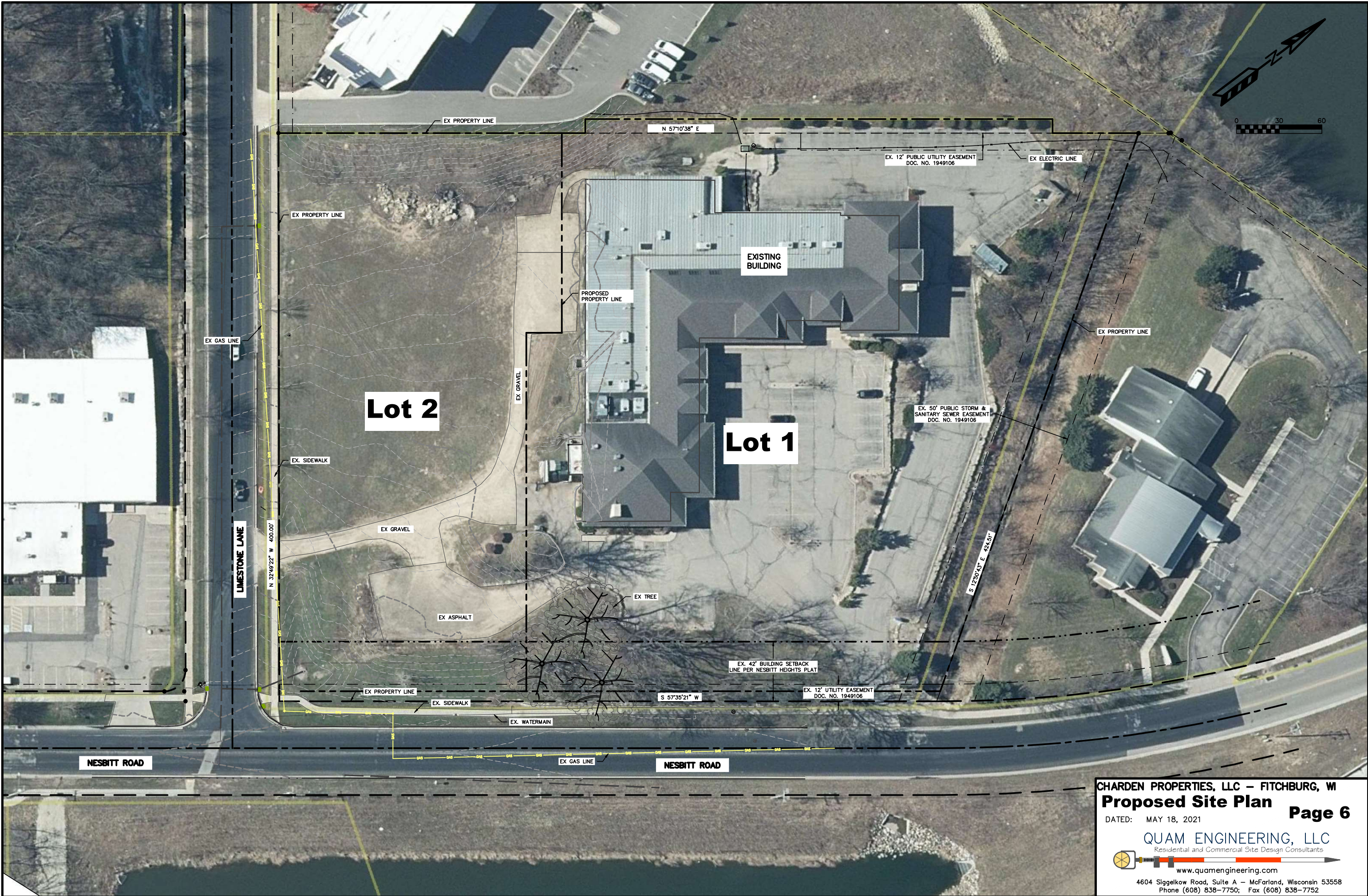


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**Page 5**

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**CHARDEN PROPERTIES, LLC - FITCHBURG, WI**  
**Proposed Site Plan Page 6**  
 DATED: MAY 18, 2021  
**QUAM ENGINEERING, LLC**  
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**DRAFT**

# PRELIMINARY DANE COUNTY CERTIFIED SURVEY MAP #

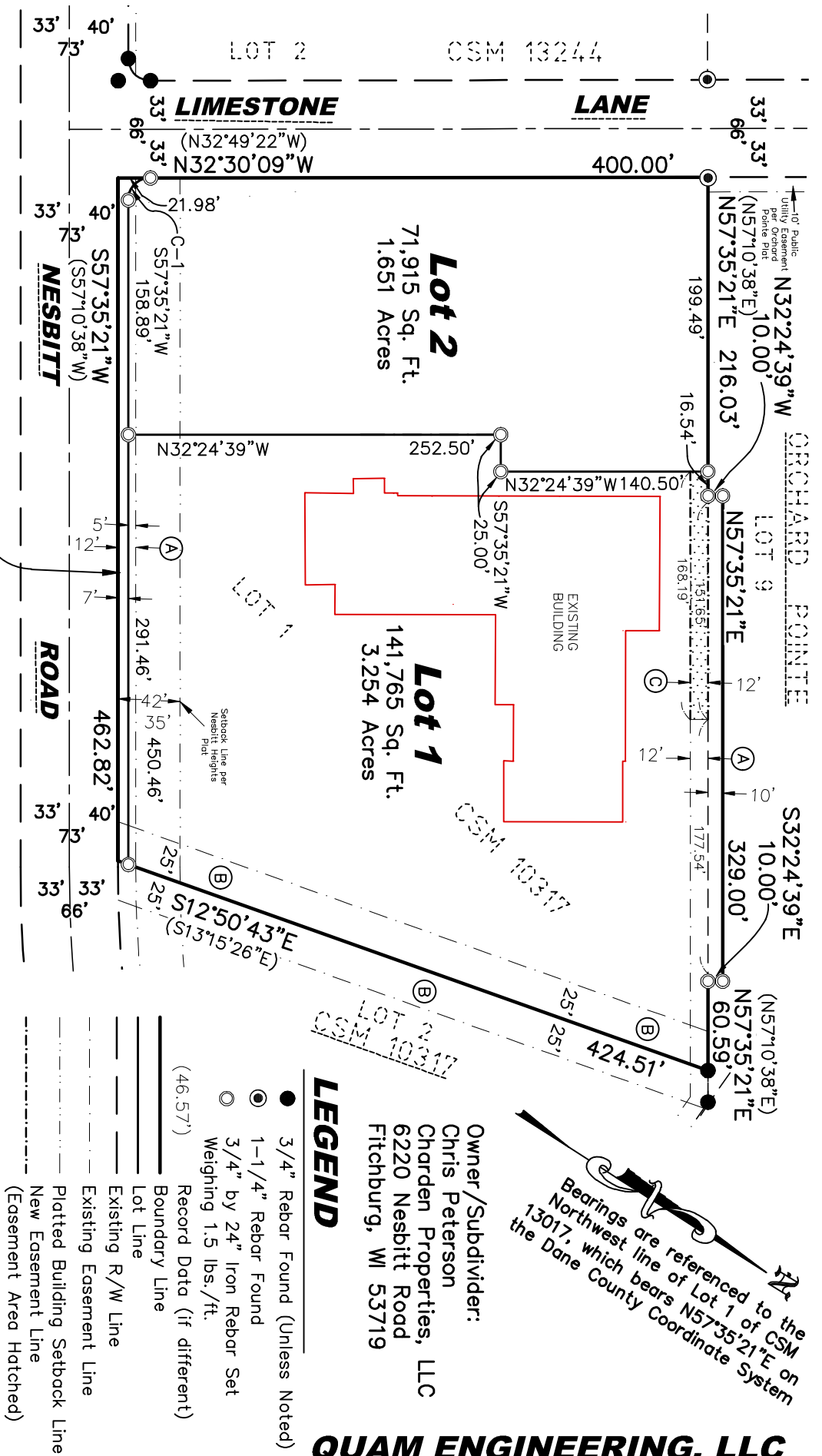
Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin

C.S.M. No. \_\_\_\_\_

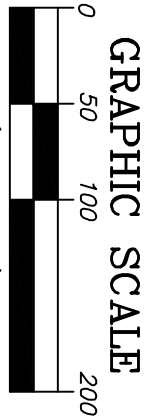
Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

SEE SHEET 2 FOR NOTES.



**CURVE DATA:**  
 C-1 Radius=15.00'  
 Delta=89°54'30"  
 L=23.54'  
 CH=N77°27'24"W  
 21.20'



**R/W Dedication**  
 3,297 Sq. Ft.  
 0.075 Acres

**EASEMENT NOTES:**

- (A) Existing 12' Wide Utility Easement per Doc. 1949106
- (B) Existing 50' Wide Public Storm & Sanitary Esmt. per Doc. 1949106
- (C) 12' Wide Public Utility Easement dedicated hereon.

Public utility easements shown are granted to those utility entities that provide service to the Lots hereof. For underground electric and communication facilities, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.

**LEGEND**

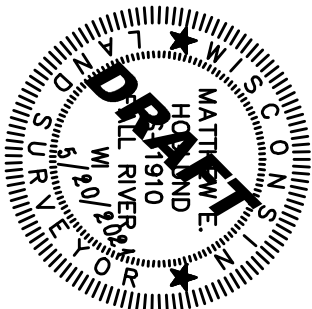
- 3/4" Rebar Found (Unless Noted)
- 1-1/4" Rebar Found
- 3/4" by 24" Iron Rebar Set Weighing 1.5 lbs./ft.
- (46.57') Record Data (if different)
- Boundary Line
- Lot Line
- Existing R/W Line
- Existing Easement Line
- Platted Building Setback Line
- New Easement Line
- (Easement Area Hatched)

**Owner/Subdivider:**  
 Chris Peterson  
 Charden Properties, LLC  
 6220 Nesbitt Road  
 Fitchburg, WI 53719

Bearings are referenced to the Northwest line of Lot 1 of CSM 13017, which bears N57°35'21"E on the Dane County Coordinate System

**QUAM ENGINEERING, LLC**

4604 SIGGLEKOW ROAD - SUITE A McFARLAND, WI 53558  
 (608) 838-7750 www.quamengineering.com  
 Project # CP-08-18 Date: 3/14/19



**DANE COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

**Part of Lot 1 of Certified Survey Map No. 10317 and a part of Lot 9 of Orchard  
Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4  
of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**SURVEYOR'S CERTIFICATE:**

I, Matthew E. Hogle, Professional Land Surveyor, do hereby certify to the best of my knowledge and belief that I have surveyed, divided, and mapped the following Certified Survey, being a part of Lot 1 of Certified Survey Map No. 10317, recorded as Document No. 3443224 of Dane County Records and a part of Lot 9 of Orchard Pointe, recorded as Document No. 4429294 of Dane County Records, being located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the corner common to said Lot 1 and Lot 2 of said Certified Survey Map No. 10317, lying on the Northwesterly right-of-way line of Nesbitt Road; thence, along said Northwesterly right-of-way line, South 57°35'21" West, 462.82 feet to its intersection with the Northeasterly right-of-way line of Limestone Lane; thence, along said Northeasterly right-of-way line, North 32°30'09" West, 400.00 feet to the most Southerly corner of aforesaid Lot 9; thence, along the line common to said Lot 9 and said Lot 1, North 57°35'21" East, 216.03 feet; thence North 32°24'39" West, 10.00 feet; thence North 57°35'21" East, 329.00 feet; thence South 32°24'39" East, 10.00 feet to said common line; thence, along said common line, North 57°35'21" East, 60.59 feet to the most Northerly corner of said Lot 1; thence, along the Easterly line of Lot 1, South 12°50'43" East, 424.51 feet to the **POINT OF BEGINNING**.

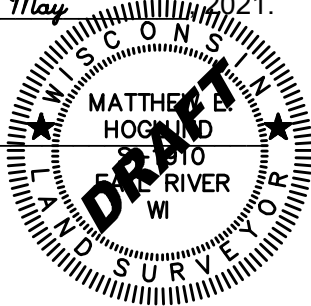
Said parcel contains 213,680 square feet or 4.905 acres, more or less.

**BEING SUBJECT TO** any other easements or agreements, if any, of record and/or fact.

I further certify, to the best of my knowledge and belief, that this map is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made; that I have made such survey, land division, and map by the direction of Chris Peterson of Charden Properties LLC, the owner of said land; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 24 of the City of Fitchburg Land Division Regulations in surveying, dividing, and mapping the same.

Dated this 20th day of May, 2021.

Quam Engineering, LLC  
By: Matthew E. Hogle  
P.L.S. S-1910



**NOTES:**

1. Lot 2 is undeveloped at this time, except for the gravel driveways and parking areas. Note that future development of Lot 2 must comply with all applicable City of Fitchburg Codes and requirements for the use intended.

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**DANE COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

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Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4  
of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**CORPORATE OWNERS CERTIFICATE:**

Charden Properties, LLC, a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this map. Charden Properties, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Fitchburg

IN WITNESS WHEREOF, the said Charden Properties, LLC has caused these presents to be signed by Chris Peterson, Managing Member at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of: \_\_\_\_\_  
Chris Peterson

STATE OF WISCONSIN)  
COUNTY DANE) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, Chris Peterson, Managing Member of the above named Limited Liability Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be Members of said Limited Liability Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**CITY OF FITCHBURG APPROVAL CERTIFICATE:**

This Certified Survey, including any dedications shown hereon, has been duly filed with and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Tracy Oldenburg - City Clerk

C.S.M. No. \_\_\_\_\_

Doc. No. \_\_\_\_\_

Vol. \_\_\_\_\_ Page \_\_\_\_\_

**QUAM ENGINEERING, LLC**  
4604 SIGGLEKOW ROAD – SUITE A McFARLAND, WI 53558  
(608) 838-7750 www.quamengineering.com  
Project # CP-08-18

**DANE COUNTY  
CERTIFIED SURVEY MAP # \_\_\_\_\_**

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Pointe, being located in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4  
of Section 7, T.6N., R.9E., City of Fitchburg, Dane County, Wisconsin**

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this map, and does hereby consent to the above certificate of Charden Properties, LLC, owner.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier), at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

\_\_\_\_\_ (Corporate Seal)

\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ President

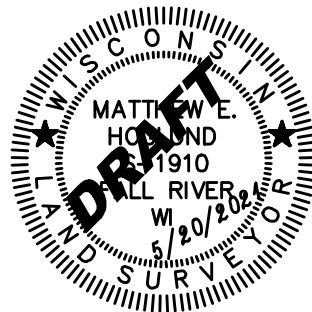
\_\_\_\_\_, Date: \_\_\_\_\_  
By: \_\_\_\_\_ Secretary (Cashier)

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 20\_\_, \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, its Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**REGISTER OF DEEDS CERTIFICATE:**

Received for recording this \_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_ M. and recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as Document No. \_\_\_\_\_.

\_\_\_\_\_  
Kristi Chlebowska, Dane County Register of Deeds





Comprehensive  
Development Plan

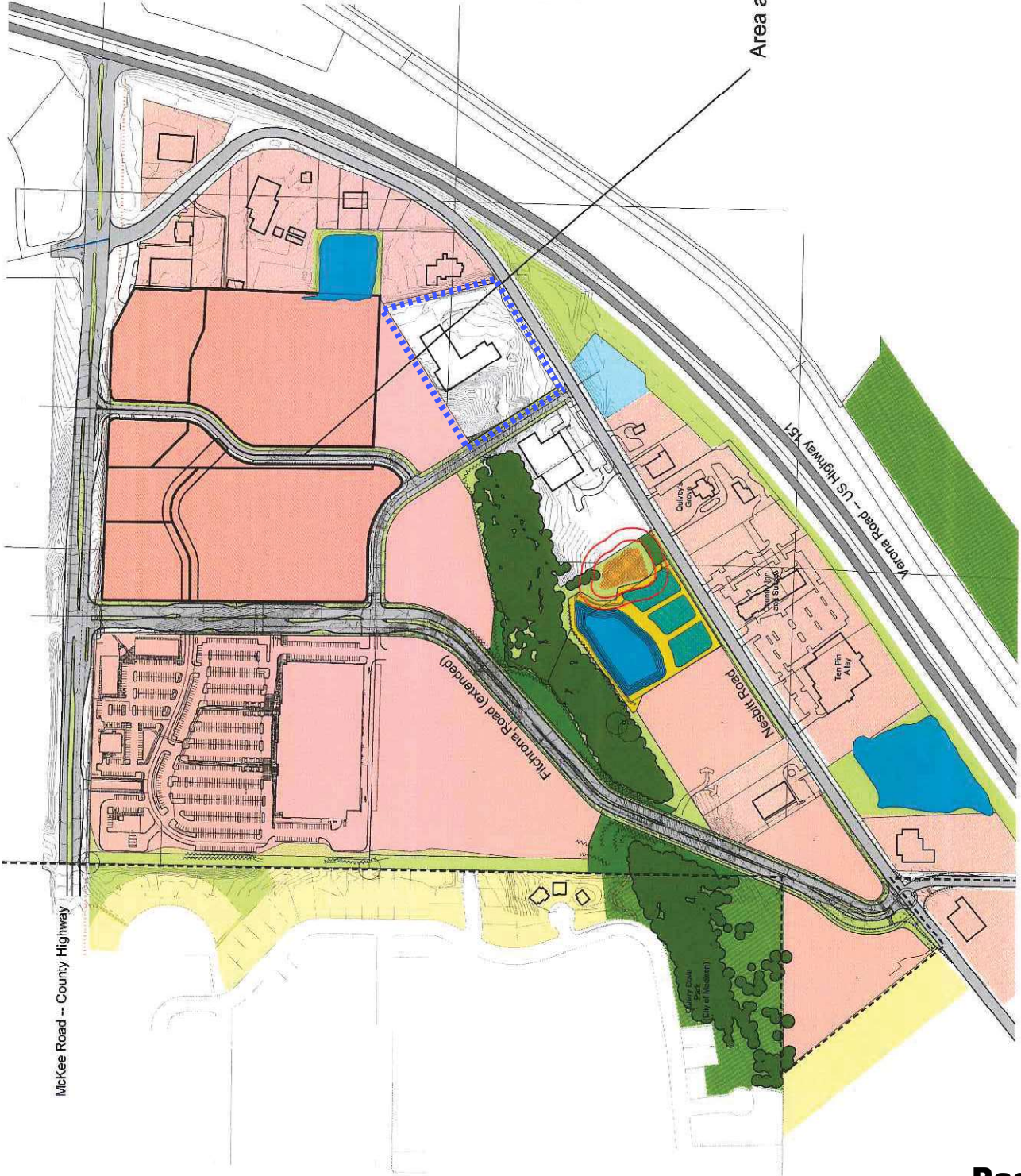
# Orchard Pointe

CDP Amendment One

Map 1

**Legend**

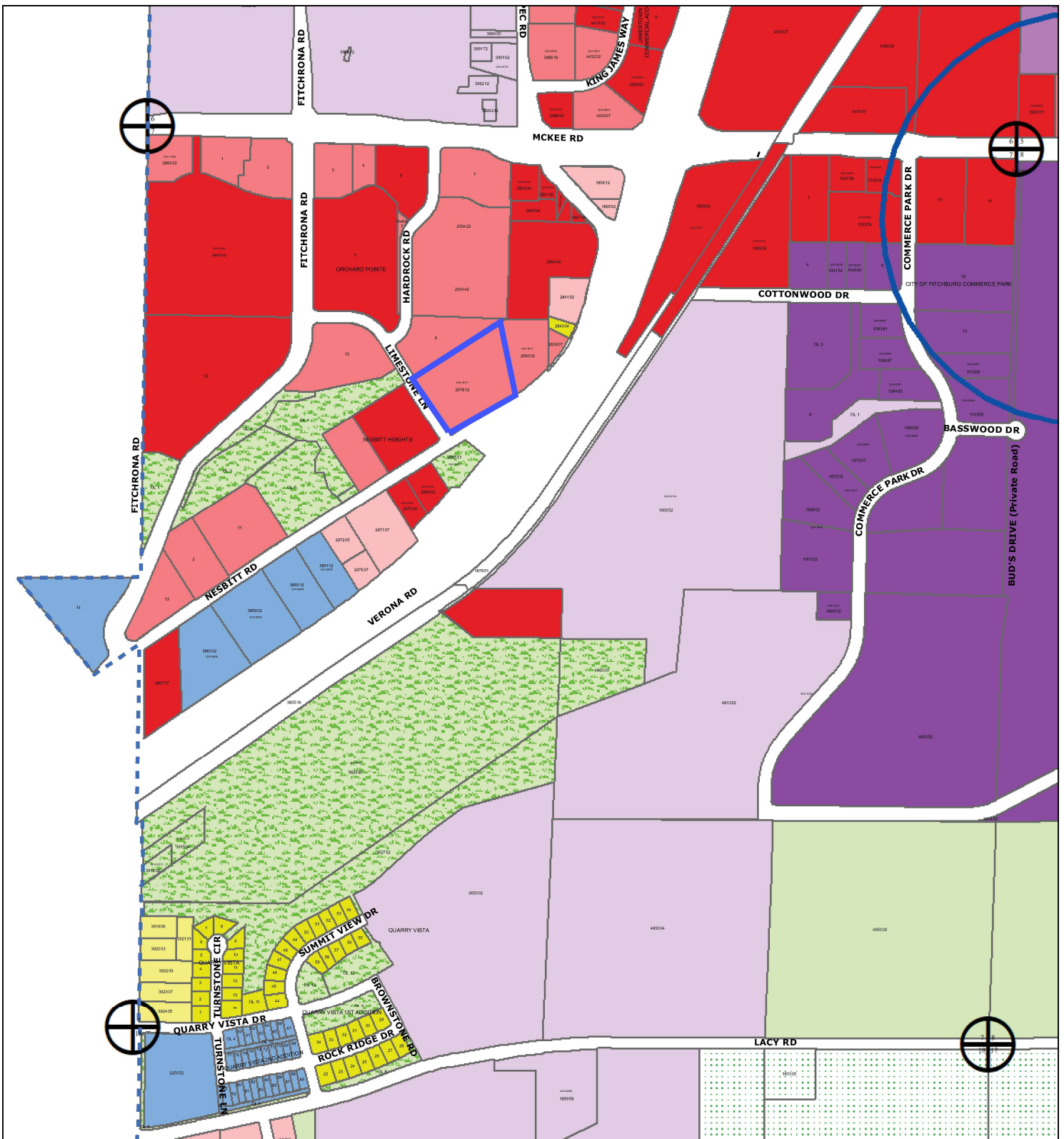
	Planned Land Use
	Commercial
	Parks & Open Space
	Storm Water Management



Area affected by Amendment 1



January 9, 2007



**CITY OF FITCHBURG**

**SECTION 7 TOWNSHIP 6N RANGE 9E**

**Zoning Districts**

	R-R; Rural Residential		R-D; Rural Development
	R-L; Low Density Residential		I-S; Specialized Industrial
	R-LM; Low to Medium Density Residential		I-G; General Industrial
	R-HA; Former R-4 Residential		PDD-GIP; Planned Development District - General Implementation Plan
	R-M; Medium Density Residential		PDD-SIP; Planned Development District - Specific Implementation Plan
	R-H; High Density Residential		P-R; Park and Recreation District
	B-P; Professional Business		A-T; Transitional Agriculture
	B-G; General Business		A-X; Exclusive Agriculture
	B-H; Highway Business		A-S; Small Lot Agriculture
			SC-NC; SmartCode - New Community

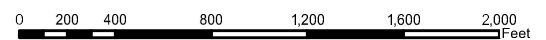


City Limits

Wellhead Protection Area



Section Corner



Prepared by: Planning and Zoning Department 8/18



# LEGAL DESCRIPTION

for

## Proposed Certified Survey Map and Comprehensive Development Plan Amendment

A part of Lot 1 of Certified Survey Map No. 10317, recorded as Document No. 3443224 of Dane County Records and a part of Lot 9 of Orchard Pointe, recorded as Document No. 4429294 of Dane County Records, being located in the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, being more particularly described as follows:

**BEGINNING** at the corner common to said Lot 1 and Lot 2 of said Certified Survey Map No. 10317, lying on the Northwesterly right-of-way line of Nesbitt Road; thence, along said Northwesterly right-of-way line, South 57°35'21" West, 462.82 feet to its intersection with the Northeasterly right-of-way line of Limestone Lane; thence, along said Northeasterly right-of-way line, North 32°30'09" West, 400.00 feet to the most Southerly corner of aforesaid Lot 9; thence, along the line common to said Lot 9 and said Lot 1, North 57°35'21" East, 216.03 feet; thence North 32°24'39" West, 10.00 feet; thence North 57°35'21" East, 329.00 feet; thence South 32°24'39" East, 10.00 feet to said common line; thence, along said common line, North 57°35'21" East, 60.59 feet to the most Northerly corner of said Lot 1; thence, along the Easterly line of Lot 1, South 12°50'43" East, 424.51 feet to the **POINT OF BEGINNING**, containing 213,680 square feet or 4.905 acres, more or less.

**BEING SUBJECT TO** to all easements and agreements, if any, of record and/or fact.

Project No. CP-08-18

Date: May 18, 2021

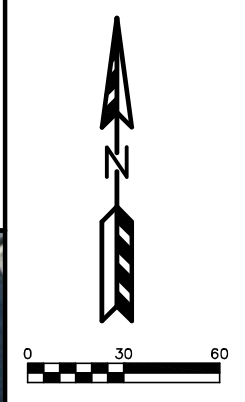
- NOTES:
1. CONTRACTOR SHALL OBTAIN CITY OF FITCHBURG R/W PERMIT PRIOR TO INSTALLATION OF SANITARY LATERAL AND WATER SERVICE.
  2. ELEVATIONS SHOWN ARE BASED ON THE NAVD'88 (2011) DATUM-GEOD12B.

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

**CALL DIGGERS HOTLINE**  
**1-800-242-8511**  
**TOLL FREE**

TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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



STORM INLET  
 TOC=1013.88'  
 FLOOR STRUC.=1010.69'  
 15" RCP SW INV=1010.09'

STORM MH  
 RIM=1013.61'  
 15" RCP NE INV=1009.59'  
 24" RCP SE INV=1009.15'  
 15" RCP SW INV=1009.61

LOT 2

LOT 1

LIMESTONE LANE

STORM INLET  
 TOC=990.77'  
 15" RCP SW INV=986.21'  
 15" RCP NE INV=986.50'  
 15" RCP SE INV=986.52'  
 FLOOR STRUC=986.31'

STORM MH  
 RIM=990.70'  
 15" RCP NE INV=986.27'  
 24" RCP NW INV=986.08'  
 24" RCP SE INV=986.17'  
 FLOOR STRUC=986.14'

STORM MH  
 RIM=989.73'  
 24" RCP NW INV=985.00'  
 30" RCP SE INV=984.90'  
 FLOOR STRUC=984.96'

64'-4" PVC SANITARY LATERAL @ 2.0%  
 APPROX. IE=977.44  
 (PLUMBER TO VERIFY SIZE AND IE)

STORM STAND PIPE  
 18" HDPE PERFORATED PIPE  
 TOP OF PIPE=992.35'  
 15" RCP SW INV=986.67'

21'-6" D.I. WATER SERVICE  
 (PLUMBER TO VERIFY SIZE)

6"x12" TAPPING VALVE  
 (PLUMBER TO VERIFY SIZE)

SANITARY MH  
 RIM=990.23'  
 8" PVC SW INV=976.17'  
 8" PVC NE INV=976.13'  
 INV FORMED CHANNEL=976.15'

4"x8" WYE  
 APPROX. IE= 976.16 (CONTRACTOR VERIFY IE)

BM1  
 TOP HYDRANT NUT  
 ELEV=993.51  
 NAVD88(2011)/  
 GEOD12B-WI DATUM

BM2  
 TOP HYDRANT NUT  
 ELEV=993.46  
 NAVD88(2011)/  
 GEOD12B-WI DATUM

**NESBITT ROAD/LIMESTONE LANE DEVELOPMENT**  
 SANITARY LATERAL AND WATER SERVICE  
 PLAN  
 EXHIBIT #1  
 DATE: MAY 17, 2021

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QUAM ENGINEERING, LLC  
 Residential and Commercial Site Design Consultants

[www.quamengineering.com](http://www.quamengineering.com)

4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558  
 Phone (608) 838-7750; Fax (608) 838-7752