



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

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: Ken Crary

Address: P.O. Box 930062 Verona, WI Phone Number of Contact Person: 608-575-0697

City, State, Zip Code: 53593 Email of Contact Person: cbi@tds.net

Project Address: 6204 Nesbitt Road Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Project Type:  Multi-Family  Commercial \_\_\_\_\_ Industrial \_\_\_\_\_ Other  
 New \_\_\_\_\_ Addition

Impervious Surface Ratio (ISR): 62% (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 drives and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

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

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

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

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

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
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](mailto: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: 11/17/21 Plan Commission Date: 12/21/21

Comments:

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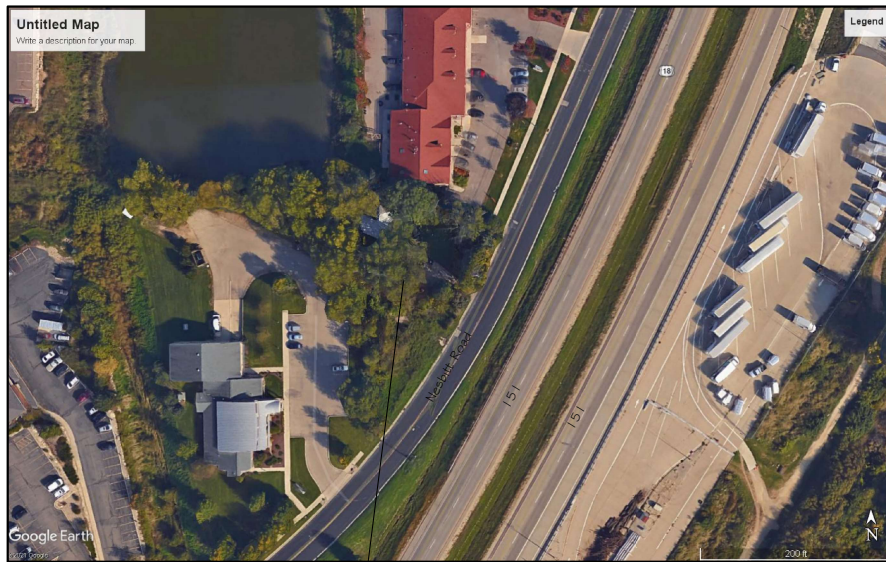
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Subject Property  
Vicinity Map



Subject Property  
Site Map

**Building Development Data:**

Site Address: 6204 Nesbitt Road, Fitchburg, WI.

Zoning: GB, General Business  
Lot Area: 11,902 sf (.27 Acres)

Building Occupancy: B, Business, M, Merchantile On The Main Level; R-2  
Apartments On The Second Level)

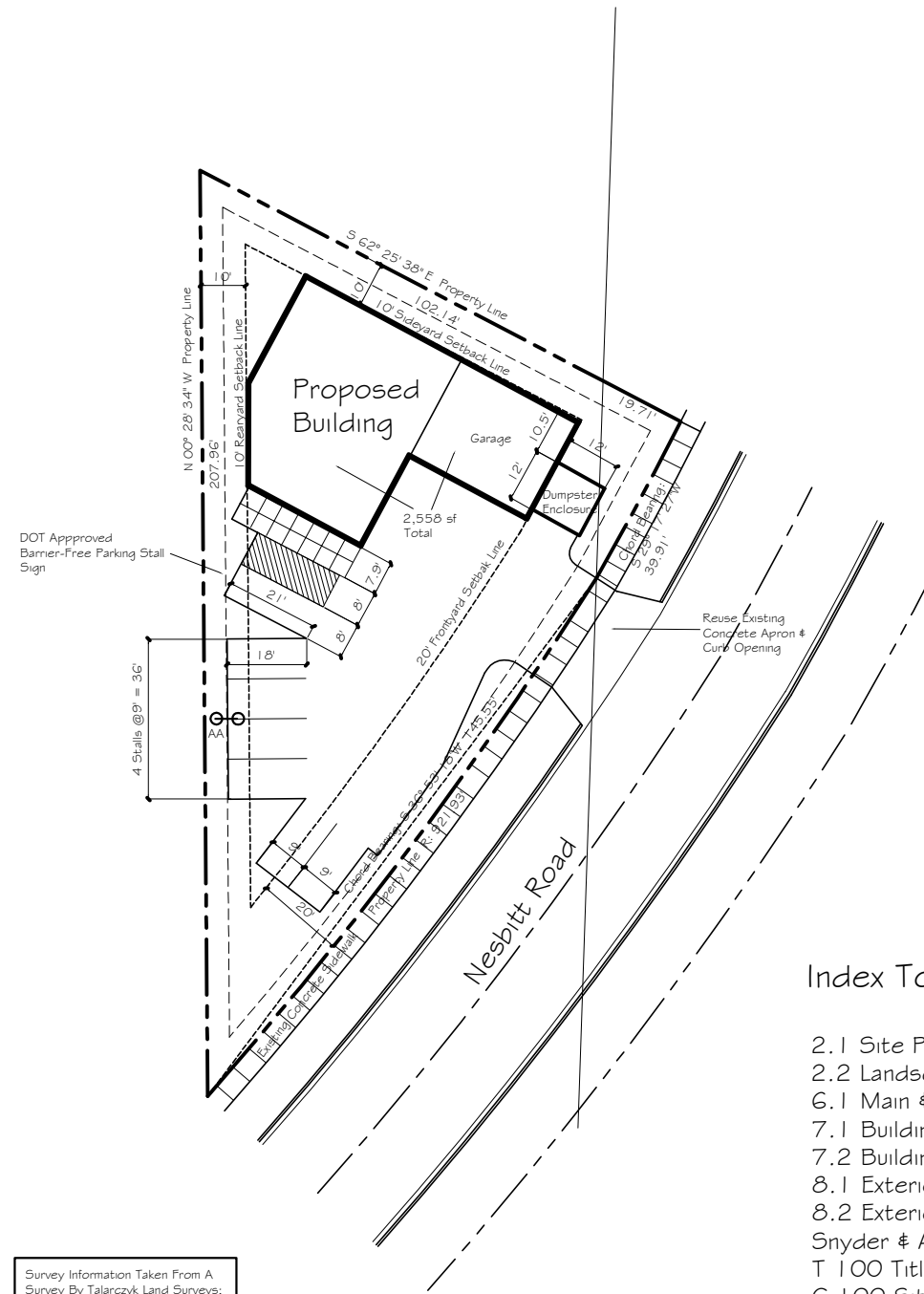
Parking: Apartments: 2 Per Unit (4 Required)  
Commercial Space: 1:300 SF (6 Required)  
Parking Provided: Apartments: 4 (2 in Garages; 2 In Front Of Garage Doors)  
Commercial: 7 Stalls

Greenspace Required: 25%  
Greenspace Provided: 37%

Building Construction Classification: Type 5B Wood Frame

Floor Area Footprint: 2,558 sf;

Building Height: Approx. 34' To Ridge



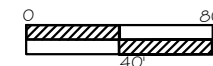
Survey Information Taken From A  
Survey By Talarczyk Land Surveys;  
Job #20148 Dated Sep-4-2020

See Civil Plans For Detailed Parking Area Configuration &  
Grading. Note. Barrier-Free Access Stall And  
Loading/Unloading Area Max Slope: 1%; Max Step Up In  
Access Route: 1/2"; Max Sidewalk Slope In Access Route: 5%

AA = Site Lighting: Lithonia KVR2 250M Series  
W/ 250 MH On A 20' Pole

**Index To Drawings:**

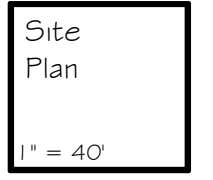
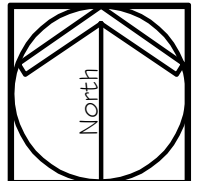
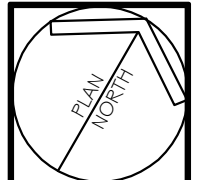
- 2.1 Site Plan
- 2.2 Landscape Plan
- 6.1 Main & Upper Level Floor Plans
- 7.1 Building Section
- 7.2 Building Section
- 8.1 Exterior Elevations
- 8.2 Exterior Elevations
- Snyder & Assoc Civil Plans:
- T 100 Title Sheet
- C 100 Site & Utility Plan
- C 101 Grading Plan
- C 102 Erosion Control Plan
- C 200 Erosion Control Notes
- C 201 General Notes
- C 202 Details



Site Plan  
1" = 40'

For City Planning Review - Not For Construction

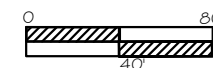
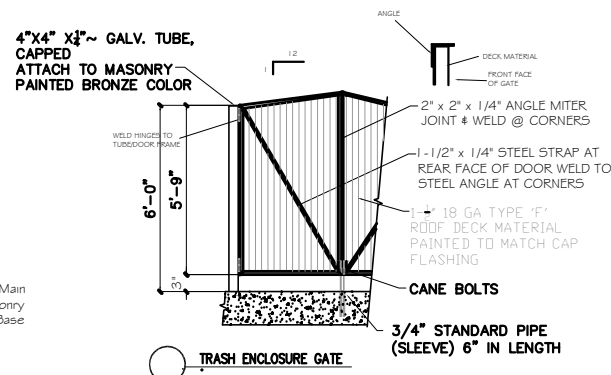
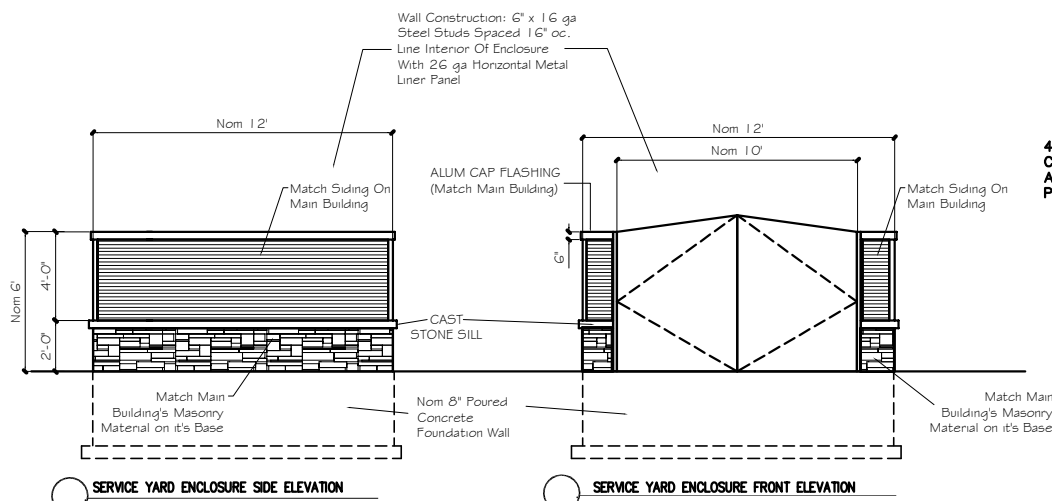
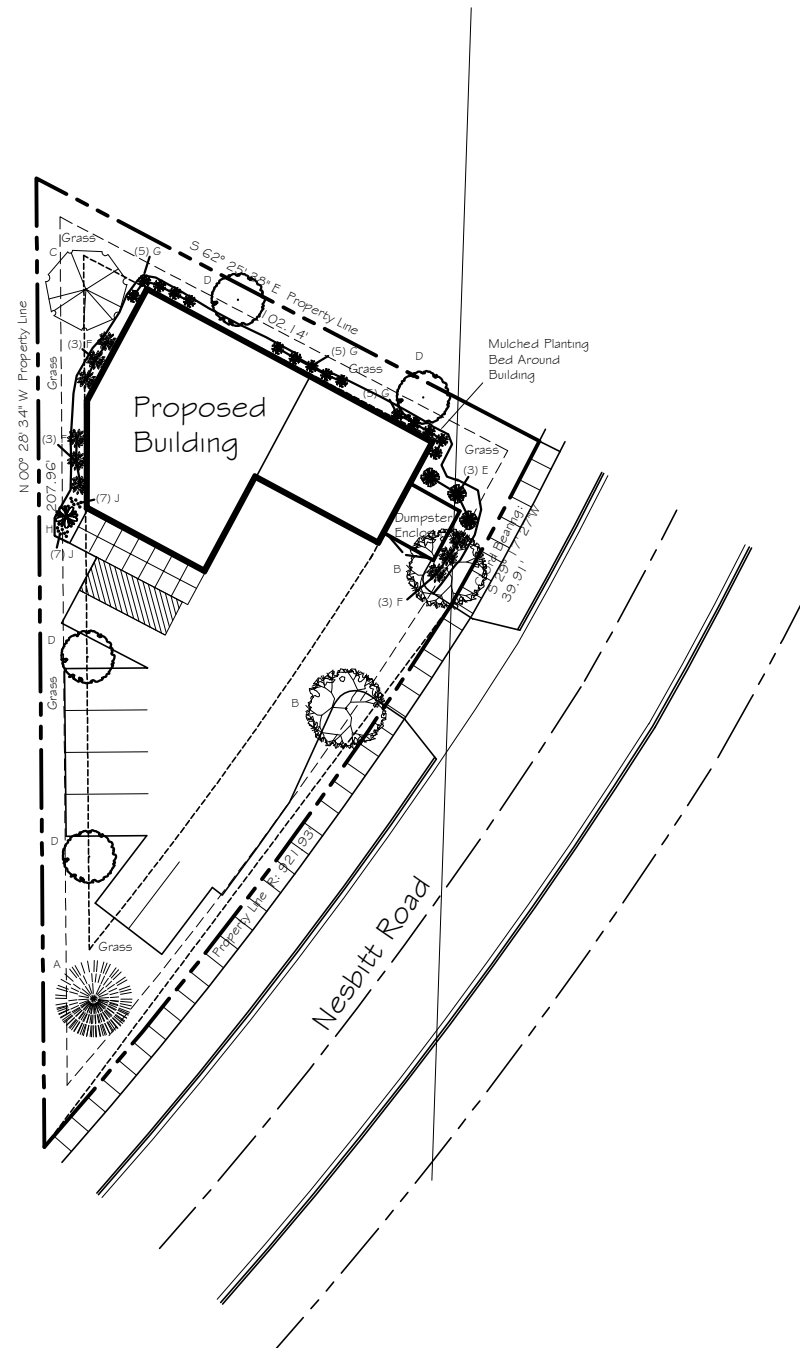
New Mixed Use Development For:  
Crany Builders  
6204 Nesbitt Road  
Fitchburg, WI



LANDSCAPING SCHEDULE							
MARK	DESCRIPTION	TYPE	SIZE / CALIPER	# OF PLANTS	Points /Far	Points	
A	Pinus Strobus White Pine	TALL EVERGREEN	6' Tall	BB	1		
B	Quercus bicolor "Swamp White Oak"	CANOPY	2.5'	BB	2		
C	Acer Saccharum "Sugar Maple"	CANOPY	2.5'	BB	1		
D	Syringa reticulata "Japanese Tree Lilac"	UNDER-STORY	6.0'-8.0'		4		
E	Thuja occidentalis "Tectny Arborvitae"	EVERGREEN	4' Tall		3		
F	Chicago Land Green Boxwood	SHRUB	1 8" Tall	3gal c/g	9		
G	Neon Splash Spirea	SHRUB	1 2" Tall	3gal c/g	15		
H	Magnolia stellata Star Magnolia, Multistemmed	SHRUB	4' Tall	3gal c/g	1		
J	Calamagrostis x acutifolia 'Karl Foerster' Feather Reed Grass	Ornamental Grass			14		

NOTE: TREES PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL NOT BE PLANTED OVER THE TOP OF THE PROPOSED PUBLIC UTILITIES. TREES SHOULD BE LOCATED NO CLOSER THAN 10 FEET TO THE SANITARY AND WATER LATERALS.

TREES AND OTHER LANDSCAPING SHALL BE ALLOWED IN THE STREET MEDIAN, LOCATED ABOVE THE SEWER MAIN WITH THE UNDERSTANDING THAT IF ACCESS TO THE SEWER MAIN IS NECESSARY FOR MAINTENANCE OR REPAIR AND TREES AND ANY OTHER LANDSCAPING NEEDS TO BE REMOVED TO OBTAIN SUCH ACCESS, THEN REPLACEMENT OF SUCH LANDSCAPING IS NOT THE RESPONSIBILITY OF THE CITY BUT THAT OF THE ADJACENT PROPERTY OWNER.

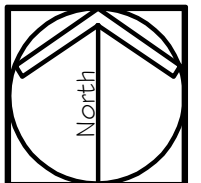
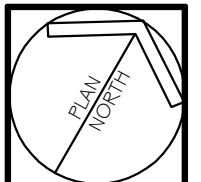


Landscape Plan  
1" = 40'

For City Planning Review - Not For Construction

New Mixed Use Development For:  
Crary Builders  
6204 Nesbitt Road  
Fitchburg, WI

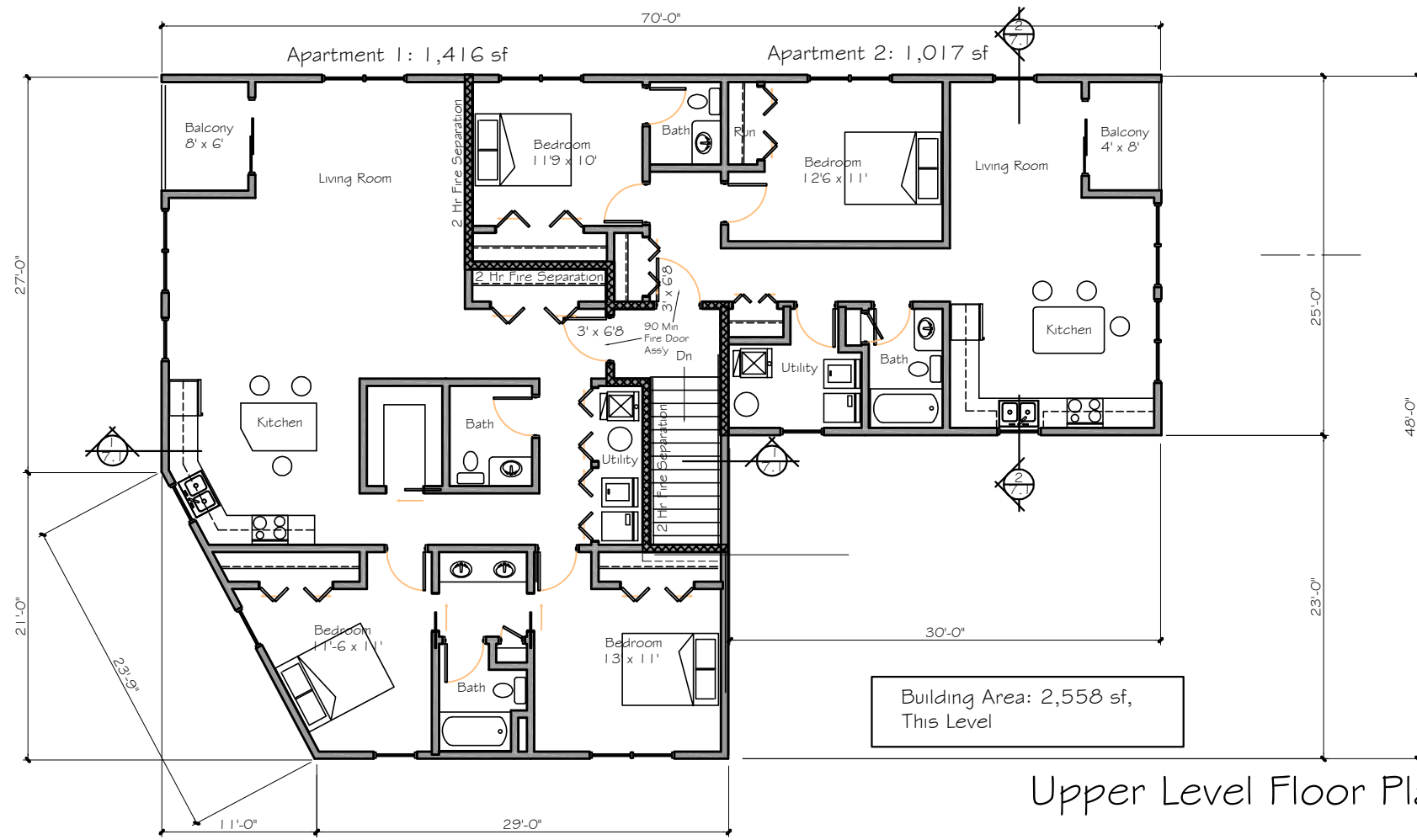
**Transcend**  
Architects & Engineers  
193 Dewey Street  
Sun Prairie, WI 53590  
(608) 825-2222 voice  
kvilland@gmail.com



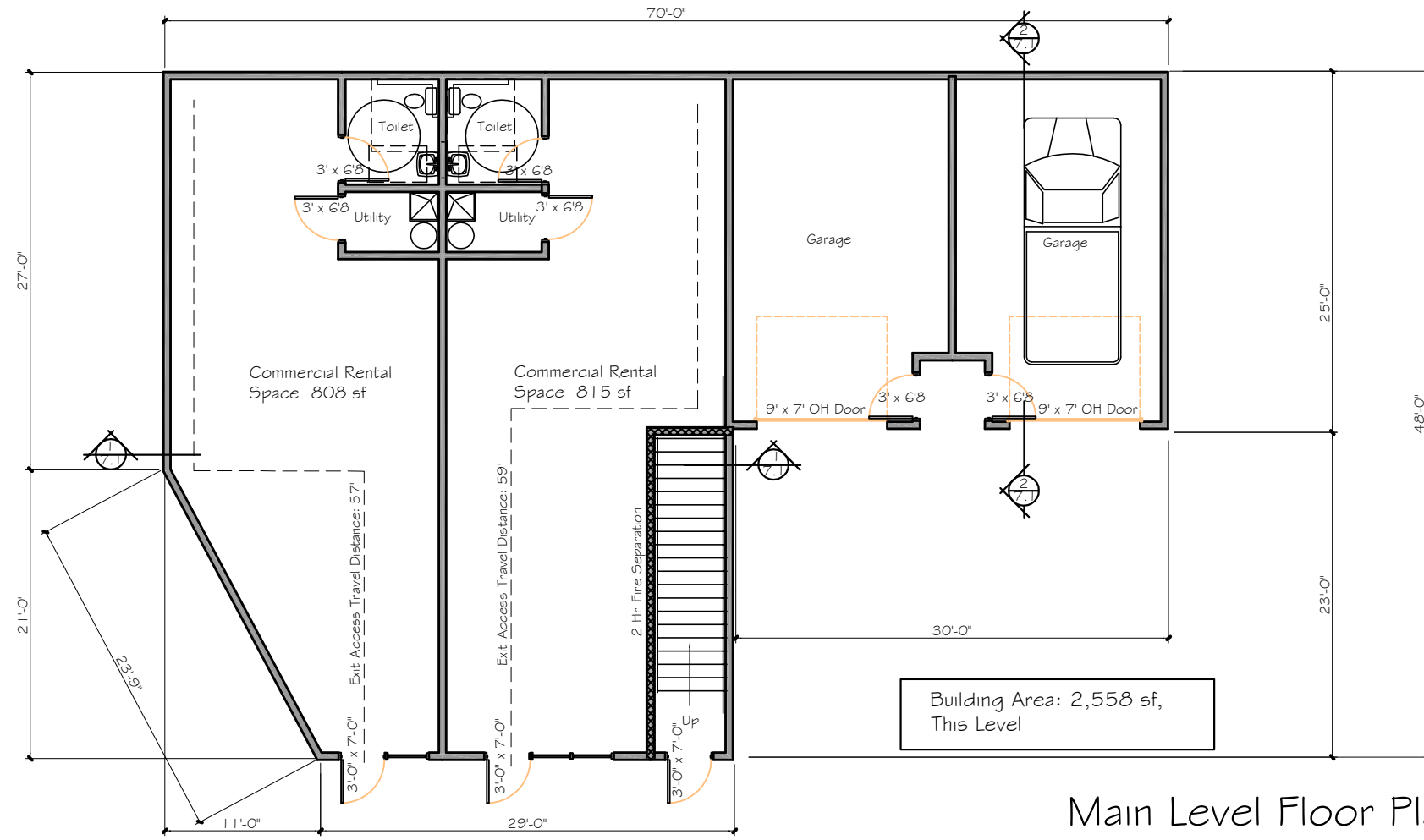
Landscape Plan  
1" = 40'

REVISIONS:	
Submitted for City Plan Commission	11-17-2021
SWV	
8 March, 2021	2021-1-2

2.2



Upper Level Floor Plan - 3/16" = 1'-0"

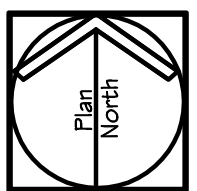


Main Level Floor Plan - 3/16" = 1'-0"

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New Mixed Use Development For:  
 Cray Builders  
 6204 Nesbitt Road  
 Fitchburg, WI

**Transcend**  
 Architects & Engineers  
 193 Dewey Street  
 Sun Prairie, WI 53590  
 (608) 825-2222 voice  
 kvilland@gmail.com



Main & Upper Level Floor Plan

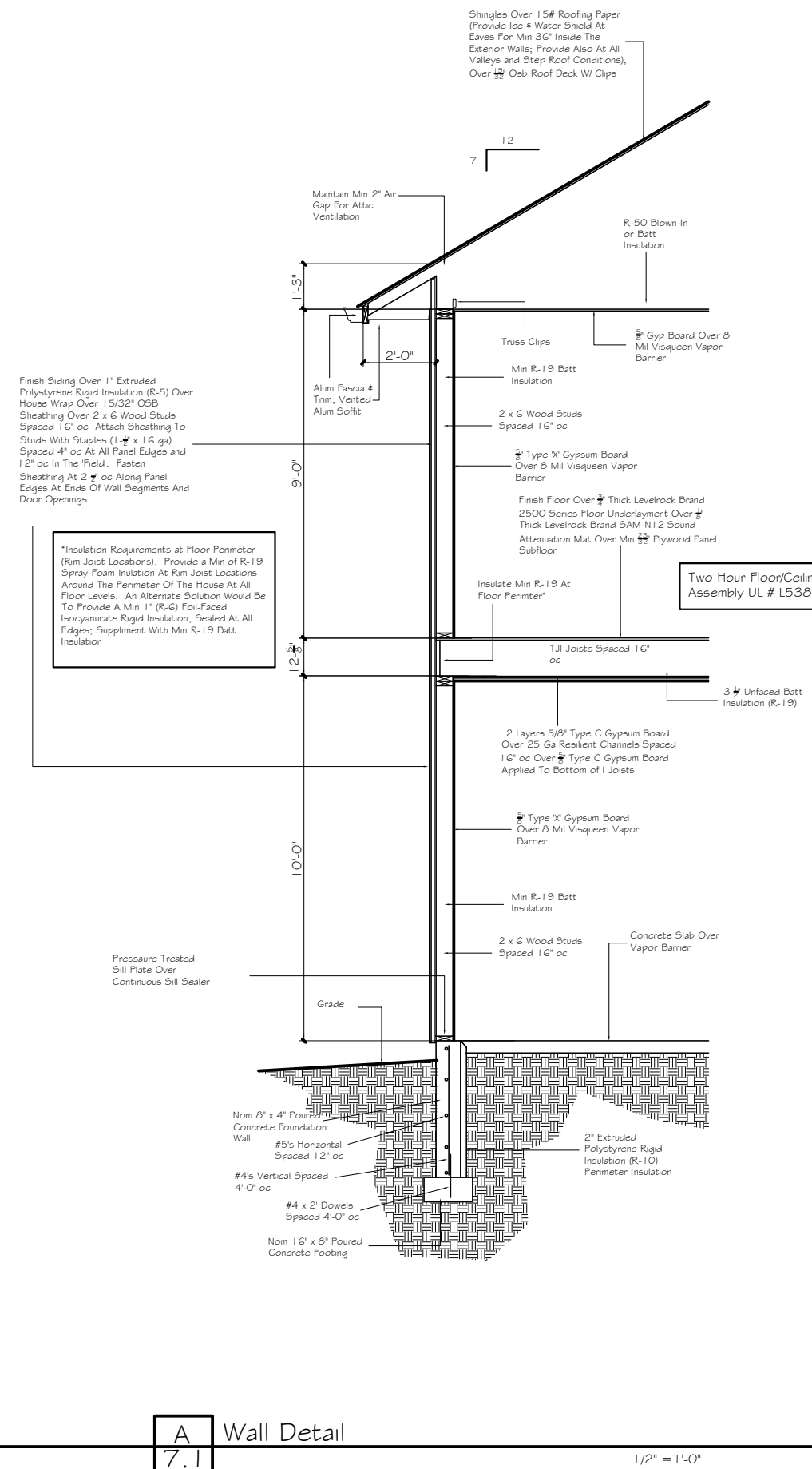
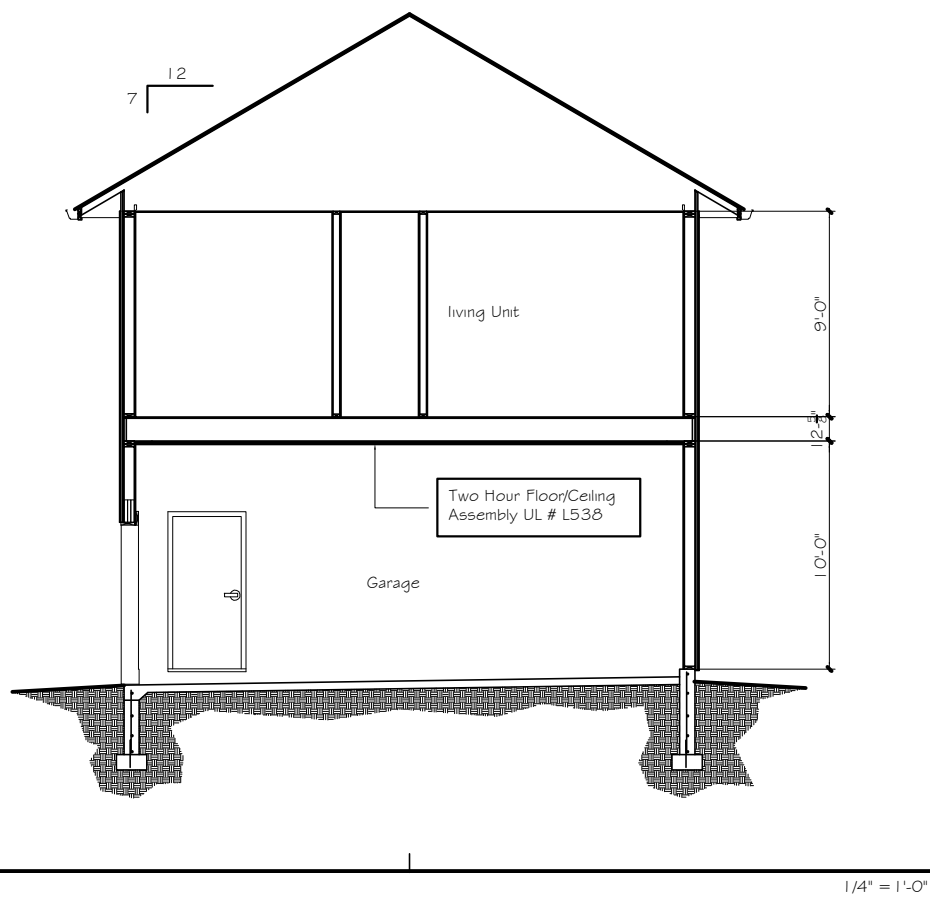
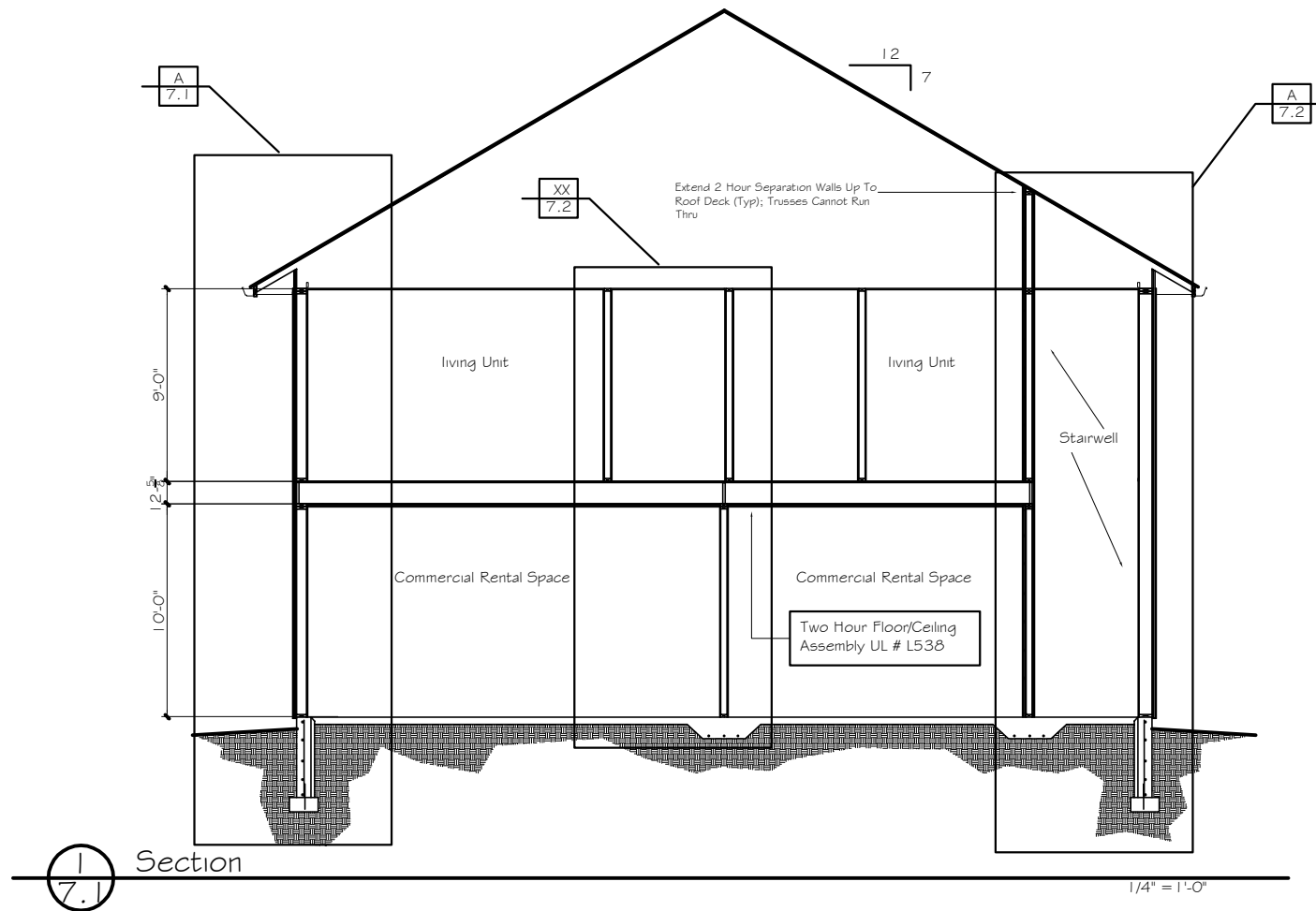
Scale: 3/16" = 1'-0"

REVISIONS:  
 Submitted for City Plan Commission  
 11-17-2021

KW  
 8 March, 2021 | 2021-12

6.1

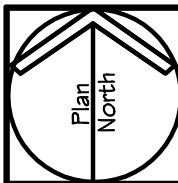
NO REPRODUCTION OF THESE PLANS OR THE DESIGNS CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



For City Planning Review - Not For Construction

New Mixed Use Development For:  
Crary Builders  
6204 Nesbitt Road  
Fitchburg, WI

**Transcend**  
Architects & Engineers  
193 Dewey Street  
Sun Prairie, WI 53590  
(608) 825-2222 voice  
kvilland@gmail.com



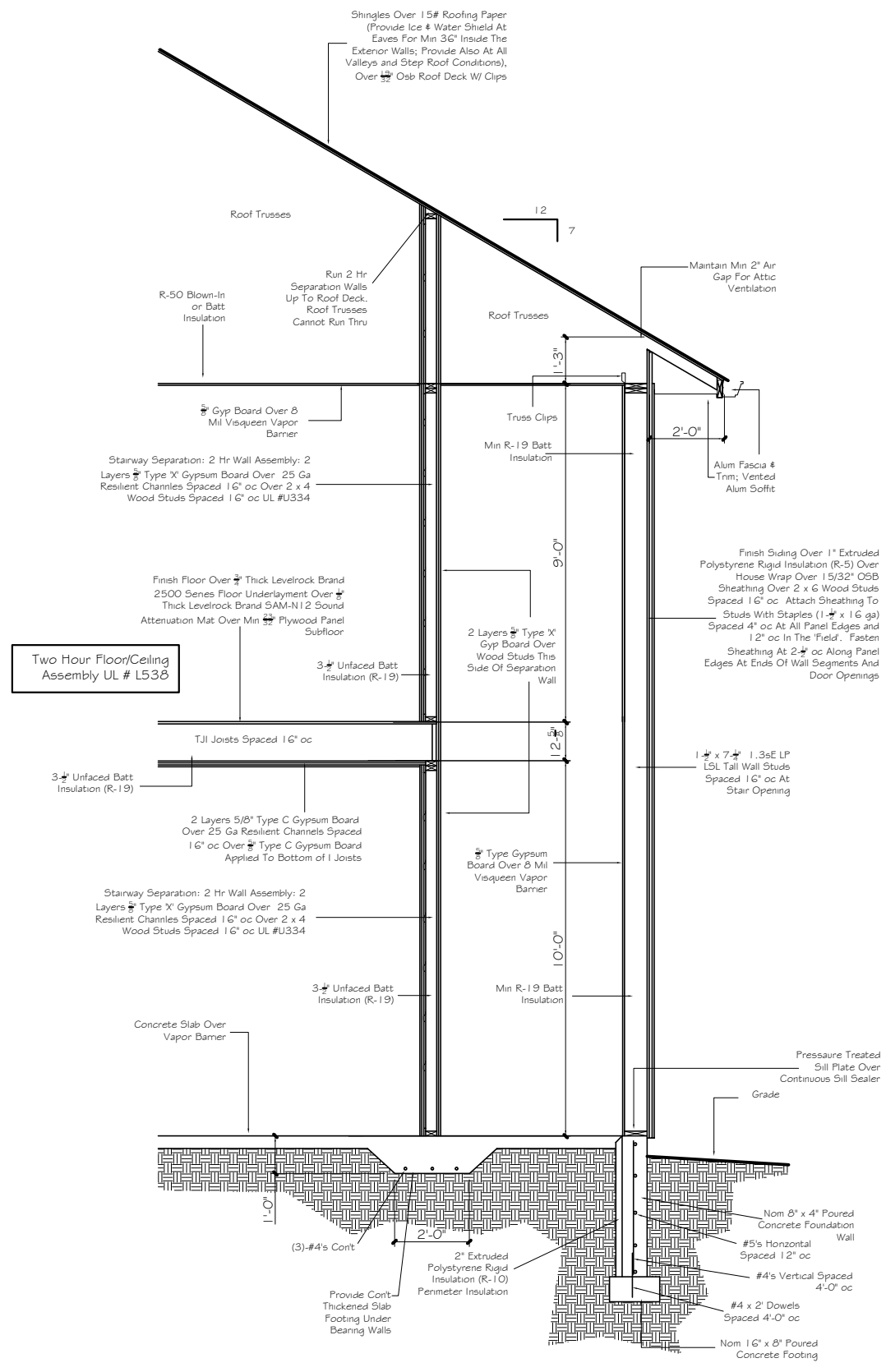
Building Sections

Scale As Noted

REVISIONS:  
Submitted for City Plan Commission  
11-17-2021

KW  
8 March, 2021 | 2021-12

7.1a



For City Planning Review - Not For Construction

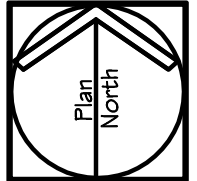
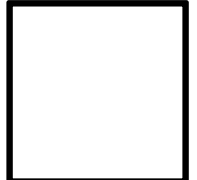
A Wall Detail  
7.2

1/2" = 1'-0"

Wall Details

New Mixed Use Development For:  
Crary Builders  
6204 Nesbitt Road  
Fitchburg, WI

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Architects & Engineers  
193 Dewey Street  
Sun Prairie, WI 53590  
(608) 825-2222 voice  
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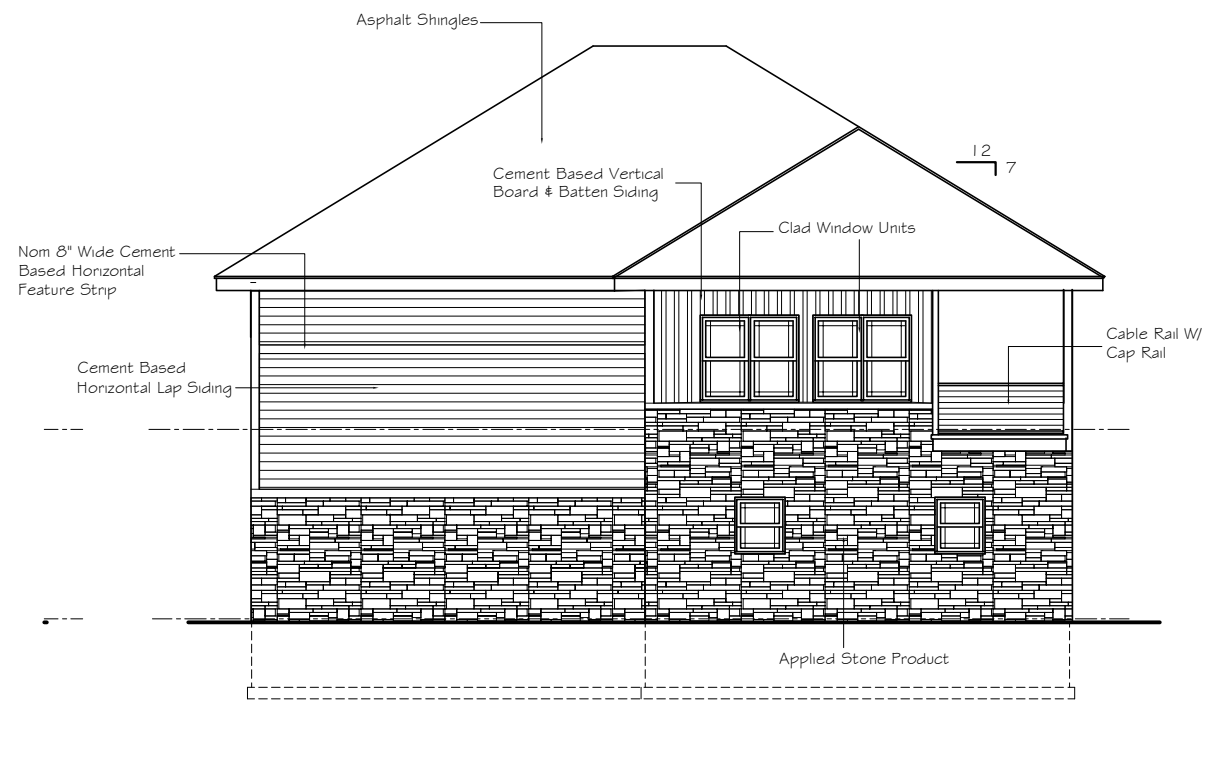
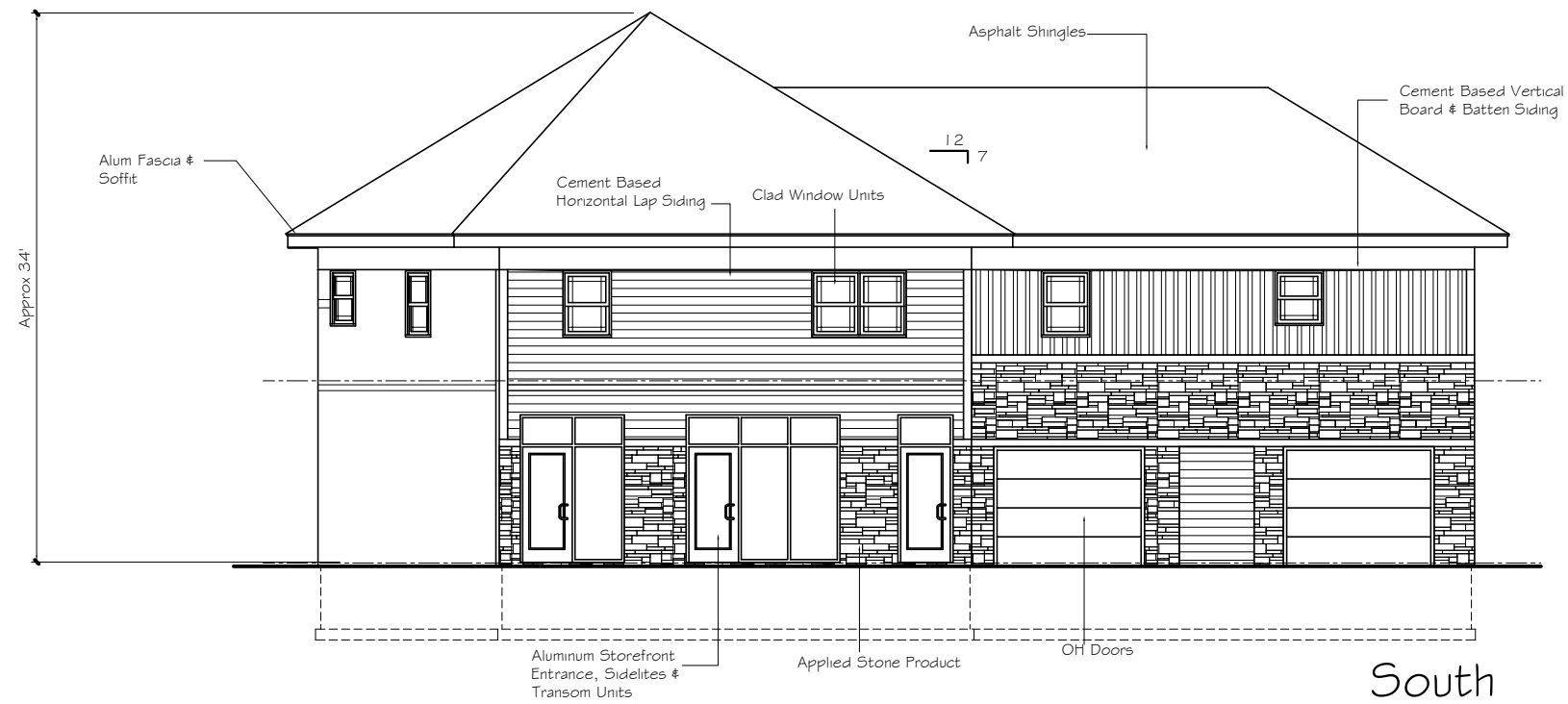
Wall Details  
Scale As Noted

REVISIONS:  
Submitted for City Plan Commission  
11-17-2021

KW	
8 March, 2021	2021-12

7.2

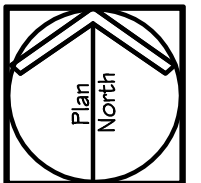
NO REPRODUCTION OF THESE PLANS OR THE DESIGN CONTAINED HEREIN SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF TRANSCEND ARCHITECTS AND ENGINEERS.



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Exterior Elevations- 3/16" = 1'-0"

New Mixed Use Development For:  
 Cray Builders  
 6204 Nesbitt Road  
 Fitchburg, WI



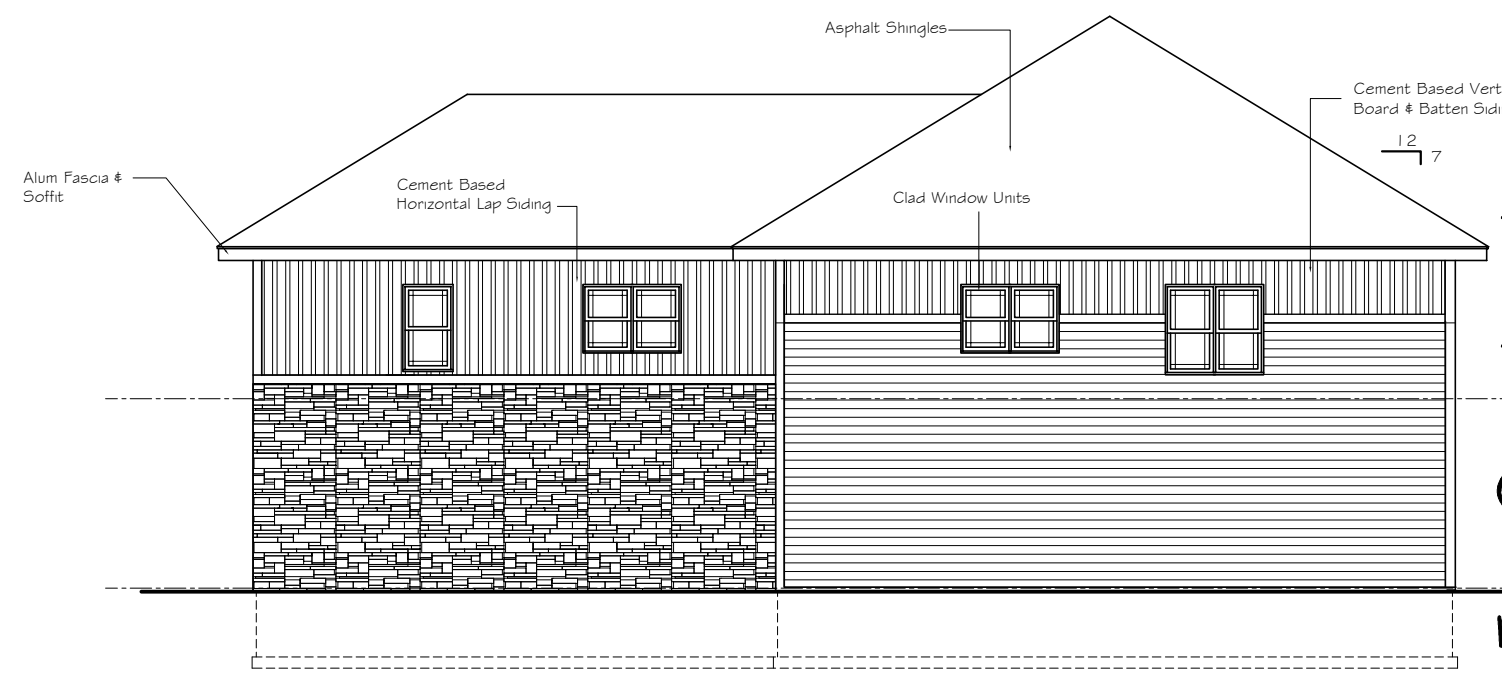
Exterior Elevations

Scale: 3/16" = 1'-0"

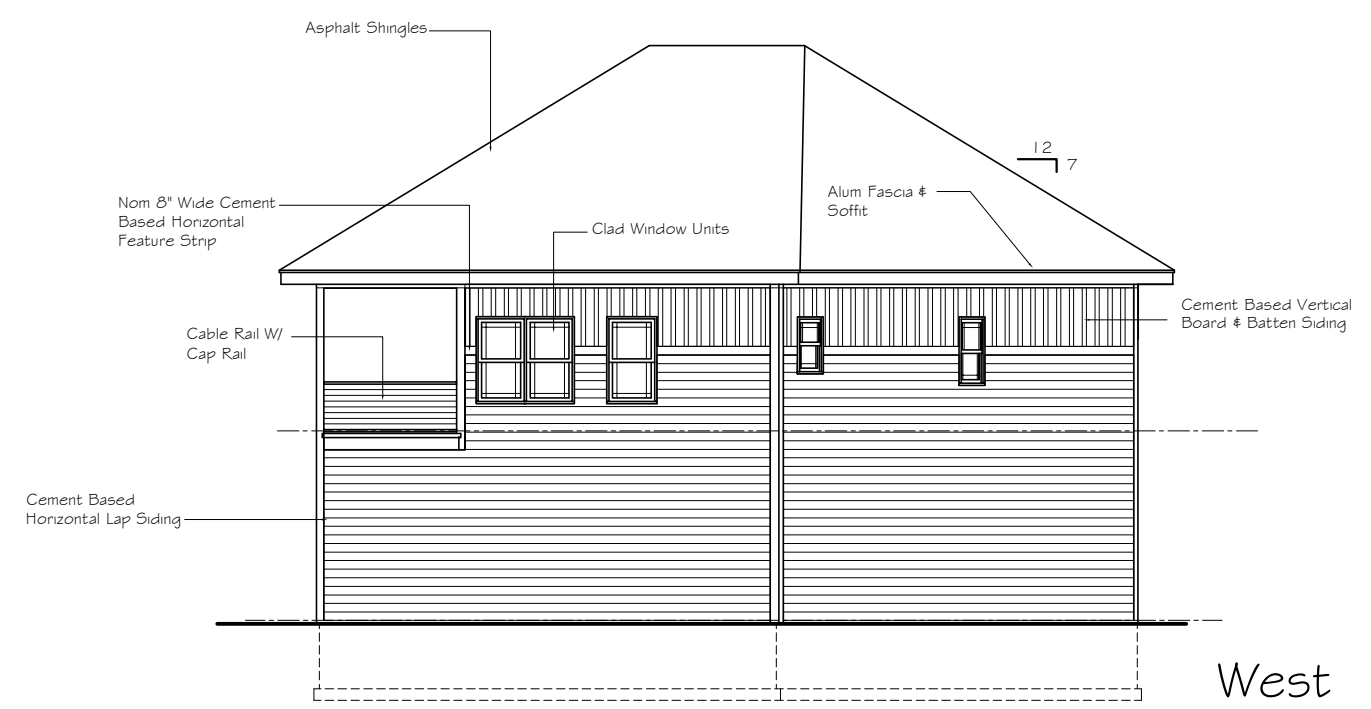
REVISIONS:  
 Submitted for City Plan Commission  
 11-17-2021

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8 March, 2021	2021-12

8.1



North



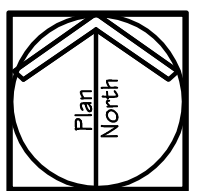
West

For City Planning Review - Not For Construction

Exterior Elevations- 3/16" = 1'-0"

Asphalt Shingles

New Mixed Use Development For:  
 Cray Builders  
 6204 Nesbitt Road  
 Fitchburg, WI



Exterior Elevations

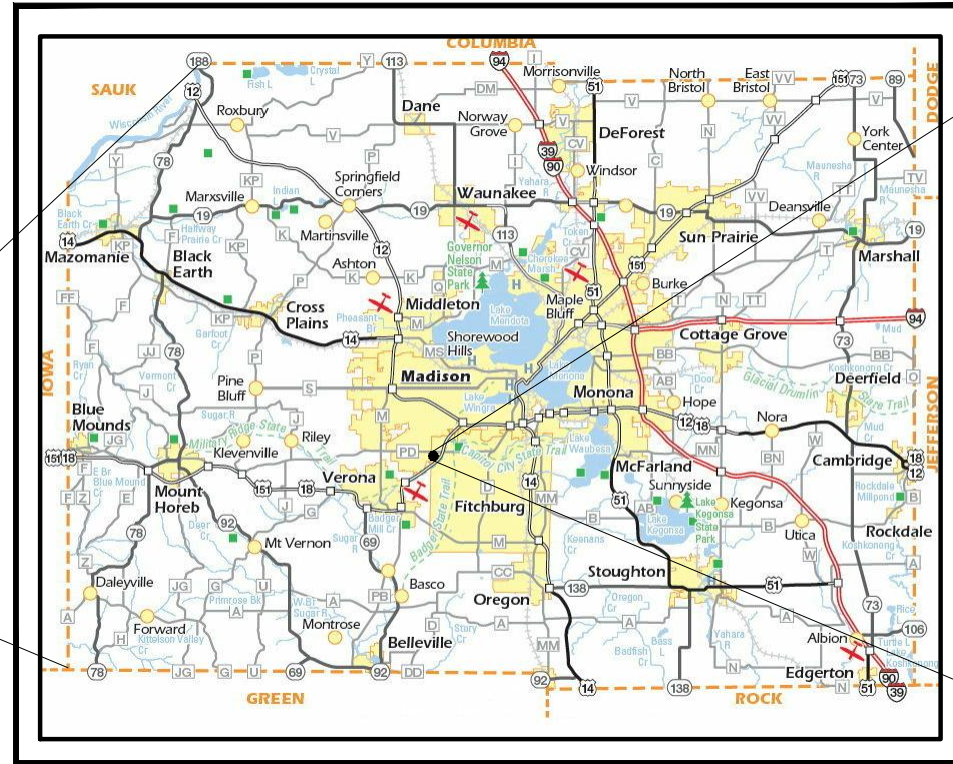
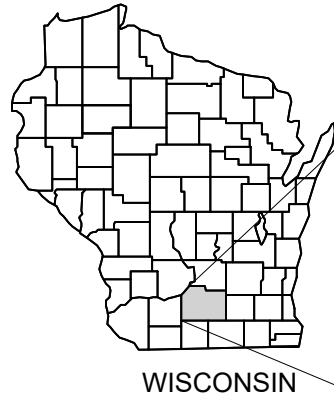
Scale: 3/16" = 1'-0"

REVISIONS:  
 Submitted for City Plan Commission  
 11-17-2021

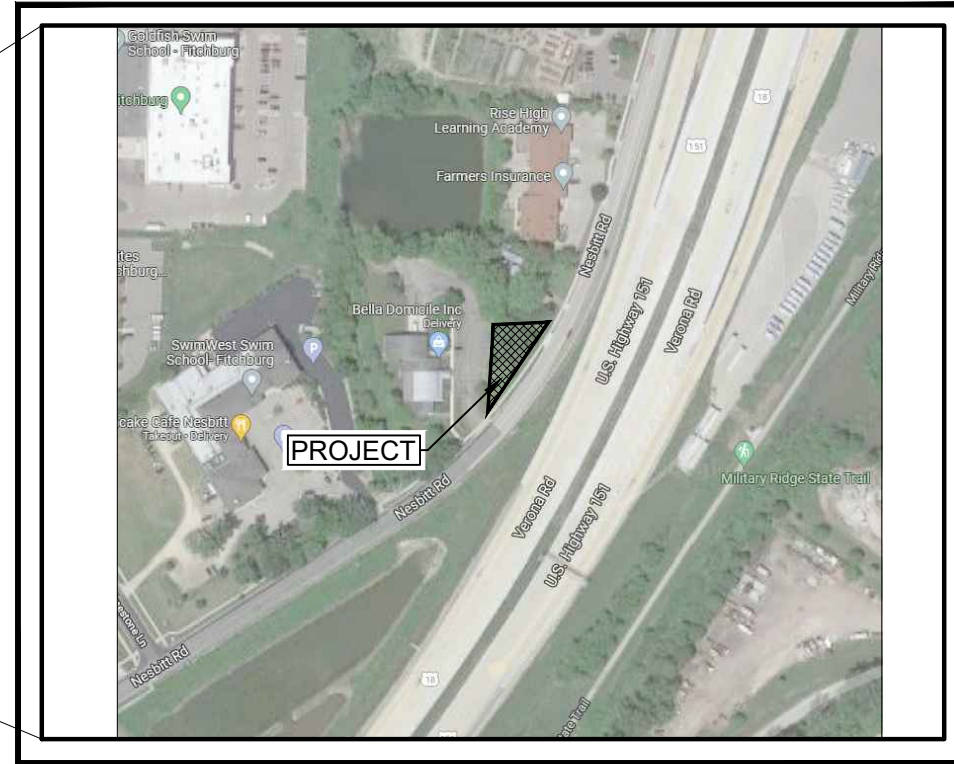
KW	
8 March, 2021	2021-12

8.2

# DEVELOPMENT PLANS FOR 6204 NESBITT ROAD CITY OF FITCHBURG, DANE COUNTY, WI



**DANE COUNTY**  
SCALE: NTS



**LOCATION MAP**  
SCALE: NTS



### Sheet List Table

Sheet Number	Sheet Title
T 100	TITLE SHEET
C 100	SITE & UTILITY PLAN
C 101	GRADING PLAN
C 102	EROSION CONTROL PLAN
C 200	EROSION CONTROL NOTES
C 201	GENERAL NOTES
C 202	DETAILS

**OWNER/DEVELOPER**

CRARY BUILDERS, INC.  
P.O. BOX 930062  
VERONA, WI 53593  
608-575-0697

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

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

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

**6204 NESBITT ROAD**

**TITLE SHEET**

**CITY OF FITCHBURG, DANE COUNTY, WI**

**SNYDER & ASSOCIATES, INC.**

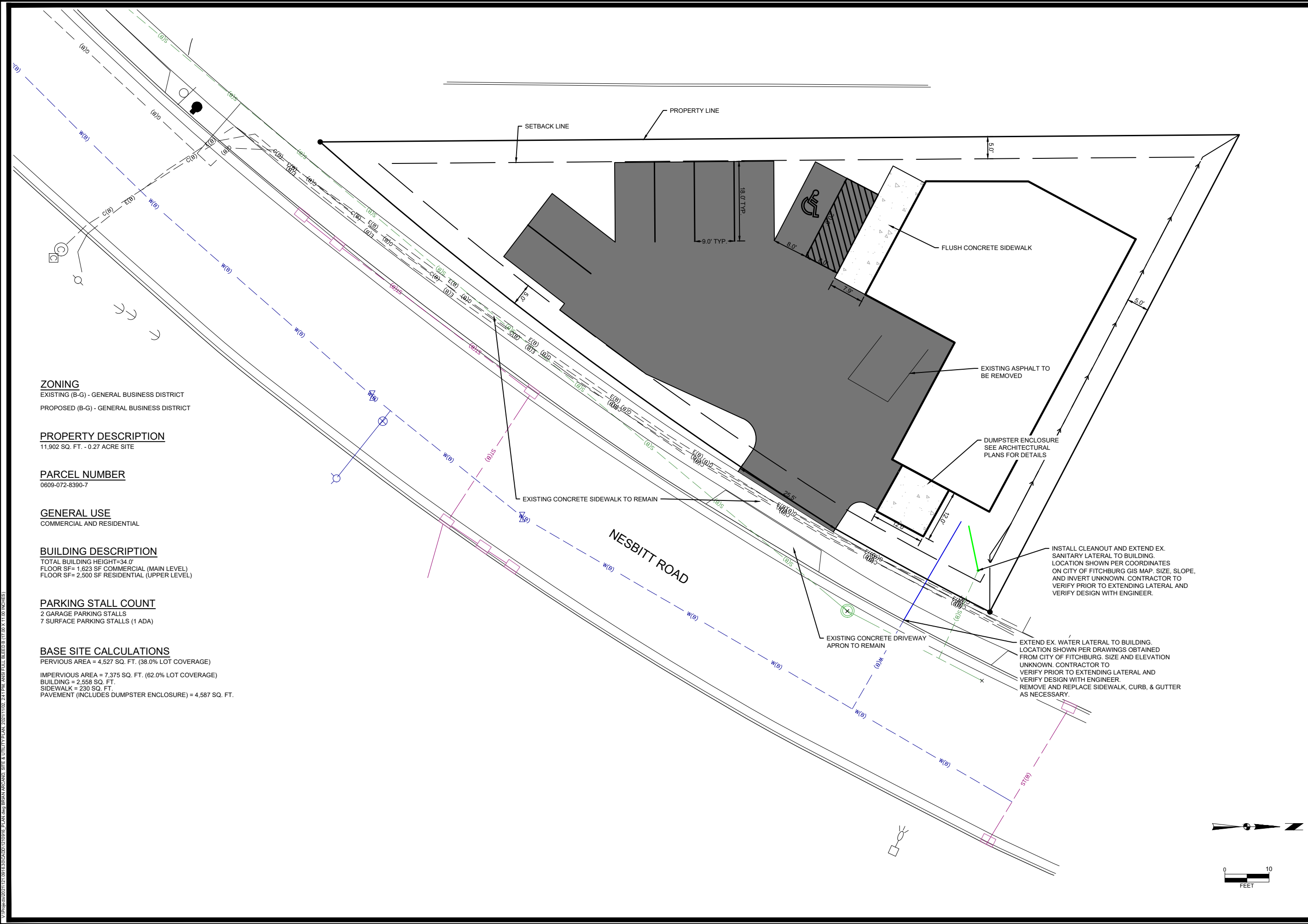


Project No: 121.0916.30

Sheet **T 100**

UPFLO FILTER	07/19/21	BCA	WATER L.A.T. SIZE & BIKE RACK DETAIL	11/19/20	BCA
			SITE UPDATES	10/05/20	BCA
			REMOVE ADS SYSTEM	07/19/20	BCA
			REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: T =			
Technician: BCA	Date: 06/20/2020	T-RR-S: TTN-RRW-SS			
Project No: 121.0916.30					Sheet <b>T 100</b>

V:\Projects\2021\1210916\_30\CADD\1210916\_PLAN.dwg BRIAN ARCAD. TITLE SHEET, 2021/11/02, 2:41 PM, ANSI FULL BLEED B (11.00 X 11.00 INCHES)



**ZONING**  
 EXISTING (B-G) - GENERAL BUSINESS DISTRICT  
 PROPOSED (B-G) - GENERAL BUSINESS DISTRICT

**PROPERTY DESCRIPTION**  
 11,902 SQ. FT. - 0.27 ACRE SITE

**PARCEL NUMBER**  
 0609-072-8390-7

**GENERAL USE**  
 COMMERCIAL AND RESIDENTIAL

**BUILDING DESCRIPTION**  
 TOTAL BUILDING HEIGHT=34.0'  
 FLOOR SF= 1,623 SF COMMERCIAL (MAIN LEVEL)  
 FLOOR SF= 2,500 SF RESIDENTIAL (UPPER LEVEL)

**PARKING STALL COUNT**  
 2 GARAGE PARKING STALLS  
 7 SURFACE PARKING STALLS (1 ADA)

**BASE SITE CALCULATIONS**  
 PERVIOUS AREA = 4,527 SQ. FT. (38.0% LOT COVERAGE)  
 IMPERVIOUS AREA = 7,375 SQ. FT. (62.0% LOT COVERAGE)  
 BUILDING = 2,558 SQ. FT.  
 SIDEWALK = 230 SQ. FT.  
 PAVEMENT (INCLUDES DUMPSTER ENCLOSURE) = 4,587 SQ. FT.

MARK	REVISION	DATE	BY

Checked By: MLC  
 Engineer: BCA  
 Technician: TECH  
 Scale: 1" =  
 Date: 11-02-2021  
 T-R-S: TTN-RRW-SS  
 Project No: 121.0916.30  
 Sheet C 100

**6204 NESBITT ROAD**  
**SITE & UTILITY PLAN**  
**CITY OF FITCHBURG, DANE COUNTY, WI**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-835-0444 | www.snyder-associates.com









**GENERAL CONDITIONS**

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY TWO WORKING DAYS (48 HOURS) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE OF DEFOREST MUNICIPAL CODE AS WELL AS ALL OTHER STATE AND LOCAL GOVERNMENT REGULATIONS. PLANS AND SPECIFICATIONS FOR ALL PUBLIC IMPROVEMENT SHALL BE PROVIDED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WISCONSIN.

**SANITARY SEWER**

1. SANITARY SEWER SHALL BE PVC AND BEDDED WITH CLASS C BEDDING (CLEAR STONE). SDR SHALL BE AS DETERMINED BY THE DESIGNED DEPTH.
2. TRACER WIRE SHALL BE INSTALLED WITH ALL NEW LATERALS.
3. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
4. ALL SANITARY SEWER CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

**WATER MAIN**

1. WATER MAIN SHALL BE DUCTILE IRON UNLESS OTHERWISE APPROVED, AND BEDDED WITH TYPE 3 EMBEDMENT (SAND OR SAND SCREENINGS). BEDDING SHALL BE A MINIMUM OF 6" UNDER AND 12" OVER TOP OF THE PIPE.
2. WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE.
3. WATER MAIN SHALL HAVE A MINIMUM COVER OF 6.5' WITH PROPER CLEARANCES BETWEEN THE WATERMAIN AND STORM/SANITARY SEWERS.
4. MECHANICAL JOINT FITTINGS WITH MEGA LUGS ARE REQUIRED FOR ALL DIRECTIONAL CHANGE FITTINGS AND WATERMAIN ENDS. ALL BOLTS SHALL BE STAINLESS STEEL. ALL FITTINGS SHALL BE "MADE IN AMERICA" CERTIFIED.
5. CURB VALVES SHALL BE MUELLER H15209 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
6. CORPORATION STOPS SHALL BE MUELLER H15008 FOR 1" SERVICES OR EQUIVALENT FOR LARGER SERVICES.
7. CURB BOXES SHALL BE LOCATED 3.5' BEHIND THE BACK OF CURB. CURB BOXES SHALL BE REFERENCED BY STATION AND OFFSET ON THE ENGINEERING DRAWINGS.
8. WATER SERVICES 4" IN DIAMETER OR GREATER SHALL HAVE VALVES LOCATED IN THE STREET.
9. EXCAVATED MATERIAL FROM THE TRENCH NOT SUITABLE FOR BACKFILL AS DEEMED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH SELECT TRENCH BACKFILL.
10. ALL WATER MAIN CONSTRUCTION SHALL MEET THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
11. INSULATION SHALL BE PROVIDED AT ALL STORMS SEWER CROSSINGS OF MAINS AND LATERALS.

**GRADING, RESTORATION & EROSION CONTROL**

1. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF DISTURBANCE AND SHALL BE COMPLETED BEFORE THE END OF THE CONSTRUCTION SEASON. ANY SEEDING COMPLETED AFTER SEPTEMBER 30, SHALL INCLUDE A SOIL STABILIZING POLYMER AND COVER CROP OF WINTER RYE. WINTER RYE SEEDING SHALL BE AT THE RATE OF 75#/ACRE.
2. ALL BIO-DEGRADABLE EROSION MAT SHALL BE CURLEX NET FREE OR APPROVED EQUAL.
3. WATERING OF NEW SEEDING SHALL BE OF A DURATION AND FREQUENCY ADEQUATE TO ENSURE PROPER ESTABLISHMENT OF NEW SEEDING.
4. ALL STORM DRAIN INLETS SHALL HAVE ADEQUATE EROSION CONTROL PROTECTION.
5. ALL SILT FENCE SHALL BE PROPERLY INSTALLED, MAINTAINED, AND REMOVED UPON ESTABLISHMENT OF TURF.
6. ALL SITES SHALL BE ADEQUATELY PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
7. STREETS SHALL BE SWEEPED CLEAN AT THE END OF EACH WORKING DAY.

**ADDITIONAL UTILITY NOTES**

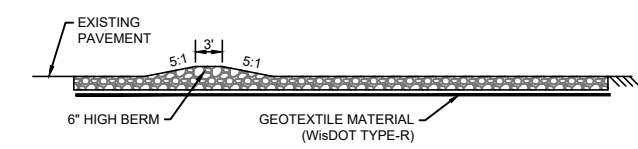
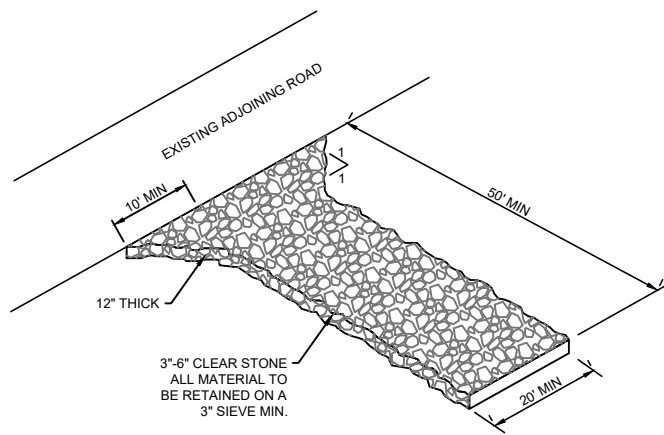
1. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER AND WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
2. PRIOR TO FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
3. 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.
4. 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 12-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.

I:\projects\2021\6204 NESBITT ROAD\GENERAL NOTES.dwg 11/09/2021 10:24 AM PLOT FULL RELEASED (11/09/2021 10:00 AM)

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" =	
Technician: TECH	Date: 11-02-2021	T-R-S: TTN-RRW-SS	
Project No: 121.0916.30			Sheet C 201

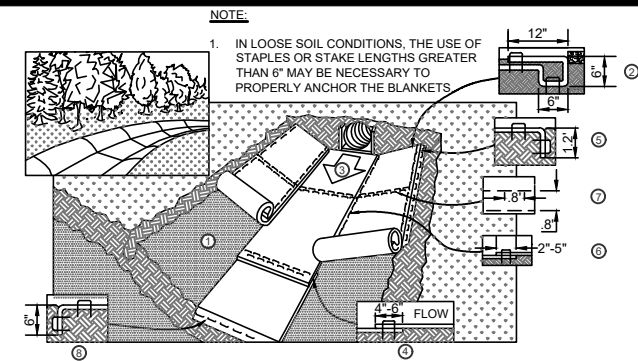
**6204 NESBITT ROAD**  
**CITY OF FITCHBURG, DANE COUNTY, WI**  
**GENERAL NOTES**  
**SNYDER & ASSOCIATES, INC.**  
 5010 VOGES ROAD  
 MADISON, WISCONSIN 53718  
 608-838-0444 | www.snyder-associates.com





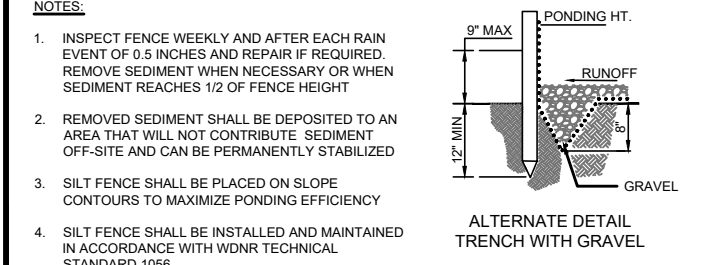
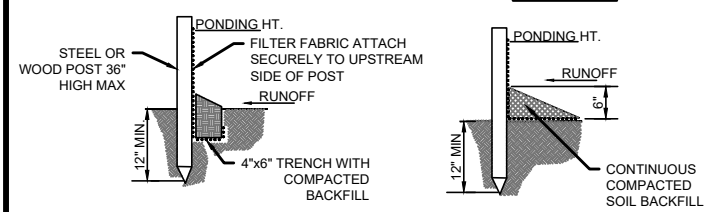
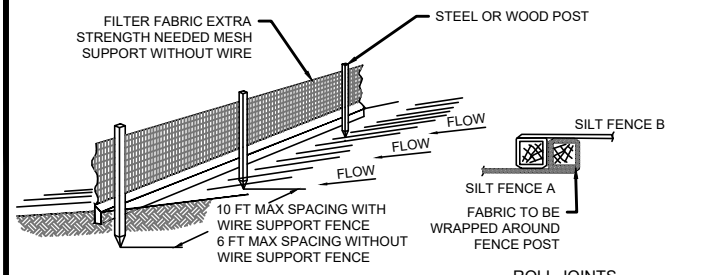
- NOTE:**
1. MAINTAIN THE ROCK ENTRANCE TO PREVENT TRACKING ONTO PAVEMENT

**1** STONE ENTRANCE DETAIL  
C 202 NO SCALE



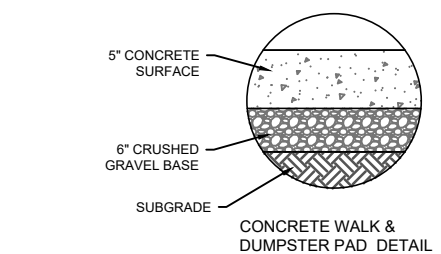
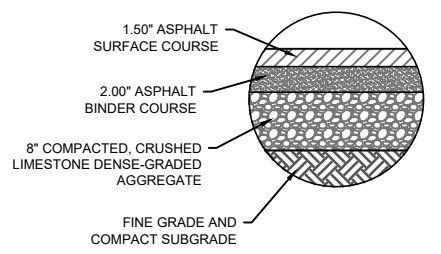
- INSTALLATION:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
  2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET 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" 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

**2** EROSION CONTROL MAT - CHANNEL INSTALLATION  
C 202 NO SCALE

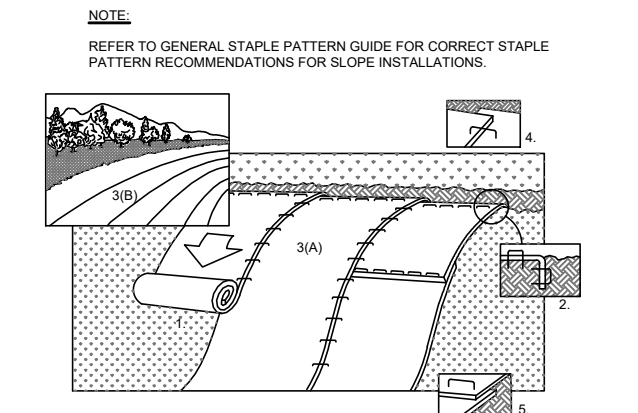


- NOTES:**
1. INSPECT FENCE WEEKLY AND AFTER EACH RAIN EVENT OF 0.5 INCHES AND REPAIR IF REQUIRED. REMOVE SEDIMENT WHEN NECESSARY OR WHEN SEDIMENT REACHES 1/2 OF FENCE HEIGHT
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED
  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** SILT FENCE DETAIL  
C 202 NO SCALE



**5** EROSION CONTROL MAT - CHANNEL INSTALLATION  
C 202 NO SCALE



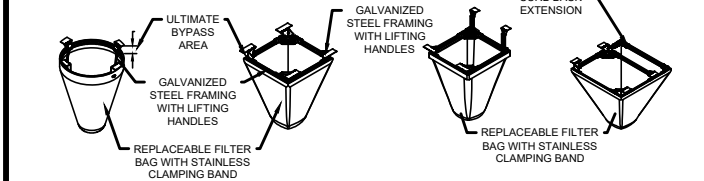
- NOTE:**  
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.
- INSTALLATION:**
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE 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 THE SLOPE (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

**6** EROSION CONTROL MAT - SLOPE INSTALLATION  
C 202 NO SCALE

- NOTES:** \*FLOW RATINGS SHOWN ARE 50% MAXIMUM
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
  2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
  3. UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
  4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

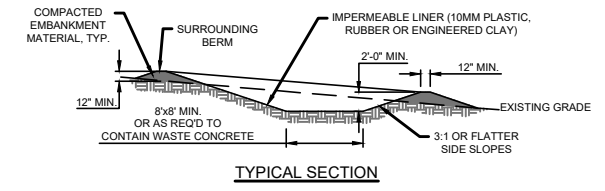
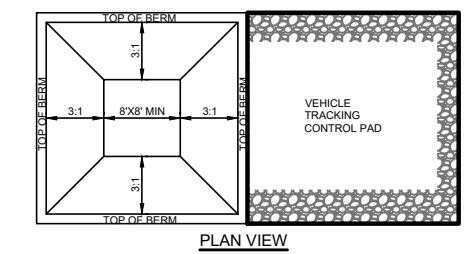
**Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)**

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft <sup>3</sup> )	Flow Ratings (CFS)		ADS P/N
					FX	Bypass	
1040/1642/1733	Round	26	24	1.9	1.5	5.4	62MRDFX
3067 w/FLAP	Curb Box	35.25 x 17.75	33.0 x 15.0	3.8	1.9	5.6	62LCBEXTFX
3067 EXTENDED BACK	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.3	5.8	62LCBEXTFX
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	2.2	3.3	62LCBFX
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	1.4	2.2	62MCBFX
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	2.0	5.2	62LSQFX



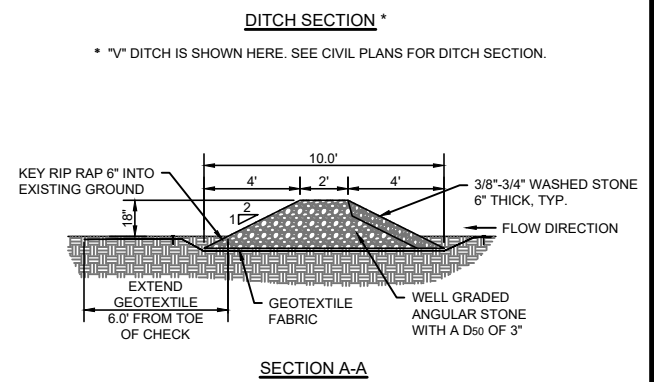
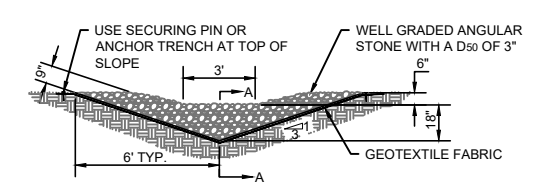
- FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS
- FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS
- FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB
- FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

**7** INLET PROTECTION DETAIL  
C 202 SCALE: NTS



- CONCRETE WASHOUT AREA INSTALLATION NOTES**
1. SEE EROSION CONTROL PLAN FOR LOCATIONS OF CONCRETE WASHOUT AREA(S). TO BE PLACED A MIN. OF 50' FROM DRAINAGEWAYS, BODIES OF WATER, AND INLETS.)
  2. THE CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  3. VEHICLE TRACKING CONTROL PAD IS REQ'D AT THE ACCESS POINT(S).
  4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA(S), AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREAS TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
- CONCRETE WASHOUT AREA MAINTENANCE NOTES**
6. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE
  7. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  8. WHEN CONCRETE WASHOUT AREA(S) IS REMOVED, THE DISTURBED AREA SHALL BE STABILIZED PER SITE EROSION CONTROL MEASURES.
  9. INSPECT WEEKLY AND DURING AND AFTER ALL STORM EVENTS. CLEAN-OUT OR COVER WASHOUT AREA PRIOR TO PREDICTED STORM EVENTS TO PREVENT OVER-FLOW.

**4** CONCRETE WASHOUT AREA DETAIL  
C 202 NO SCALE



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

**8** STONE DITCH CHECK DETAIL  
C 202 SCALE: NTS

MARK	REVISION	DATE	BY

Checked By: MLC  
Engineer: BCA  
Technician: TECH

Scale: 1" =  
Date: 11-02-2021  
T-R-S: TTN-RRW-SS

Project No: 121.0916.30  
Sheet C 202

CITY OF FITCHBURG, DANE COUNTY, WI

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6204 NESBITT ROAD

DETAILS

**SNYDER & ASSOCIATES, INC.**

