



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: _____

4. No. Of Buildable Lots Proposed: _____

5. Zoning District: _____

6. Current Owner of Property: _____

Address: _____ **Phone No:** _____

7. Contact Person: _____

Email: _____

Address: _____ **Phone No:** _____

8. Submission of legal description in electronic format (MS Word or plain text) by email to: 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: _____

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:** June 21, 2022

Ordinance Section No. _____ **Fee Paid:** \$1,535

Permit Request No. FP(A)-2458-22

Receipt No: 18.000450

Jun 23, 2022

PAYNE, COLE

LICENSES & PERMITS

FP(A)-2459-22

1,535.00

Total:

1,535.00

=====

CHECK

Check No: 11642

1,535.00

Payor:

ENCORE HOMES INC

Total Applied:

1,535.00

Change Tendered:

.00

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06/23/2022 02:57PM

CITY OF FITCHBURG

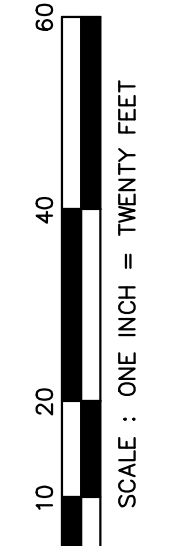
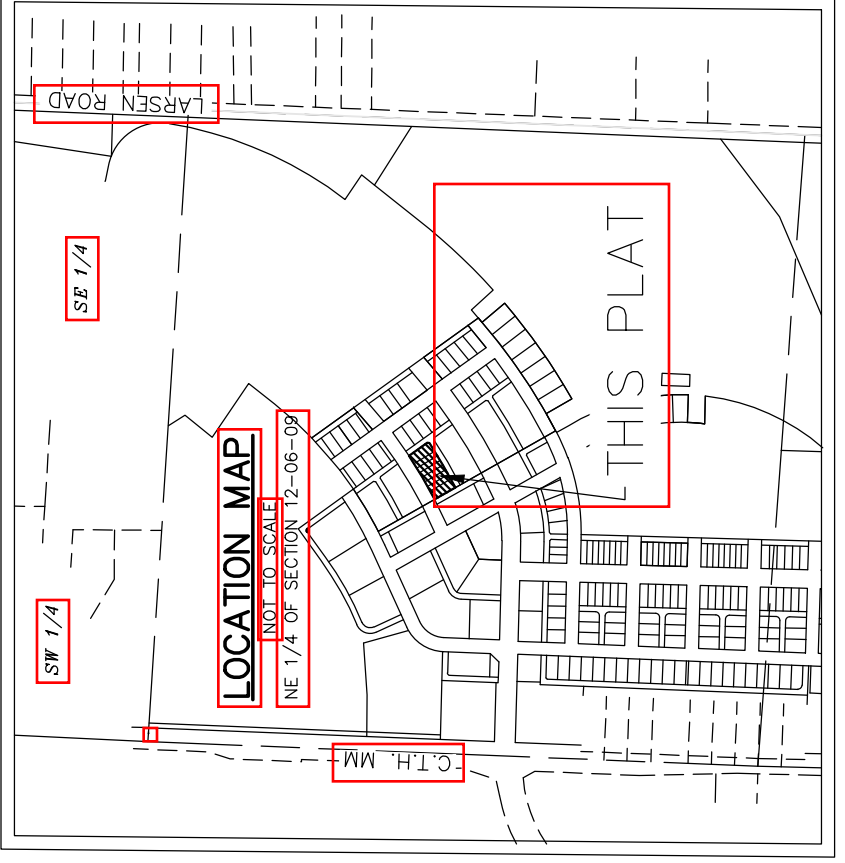
5520 LACY RD

FITCHBURG WI 53711

608-270-4200

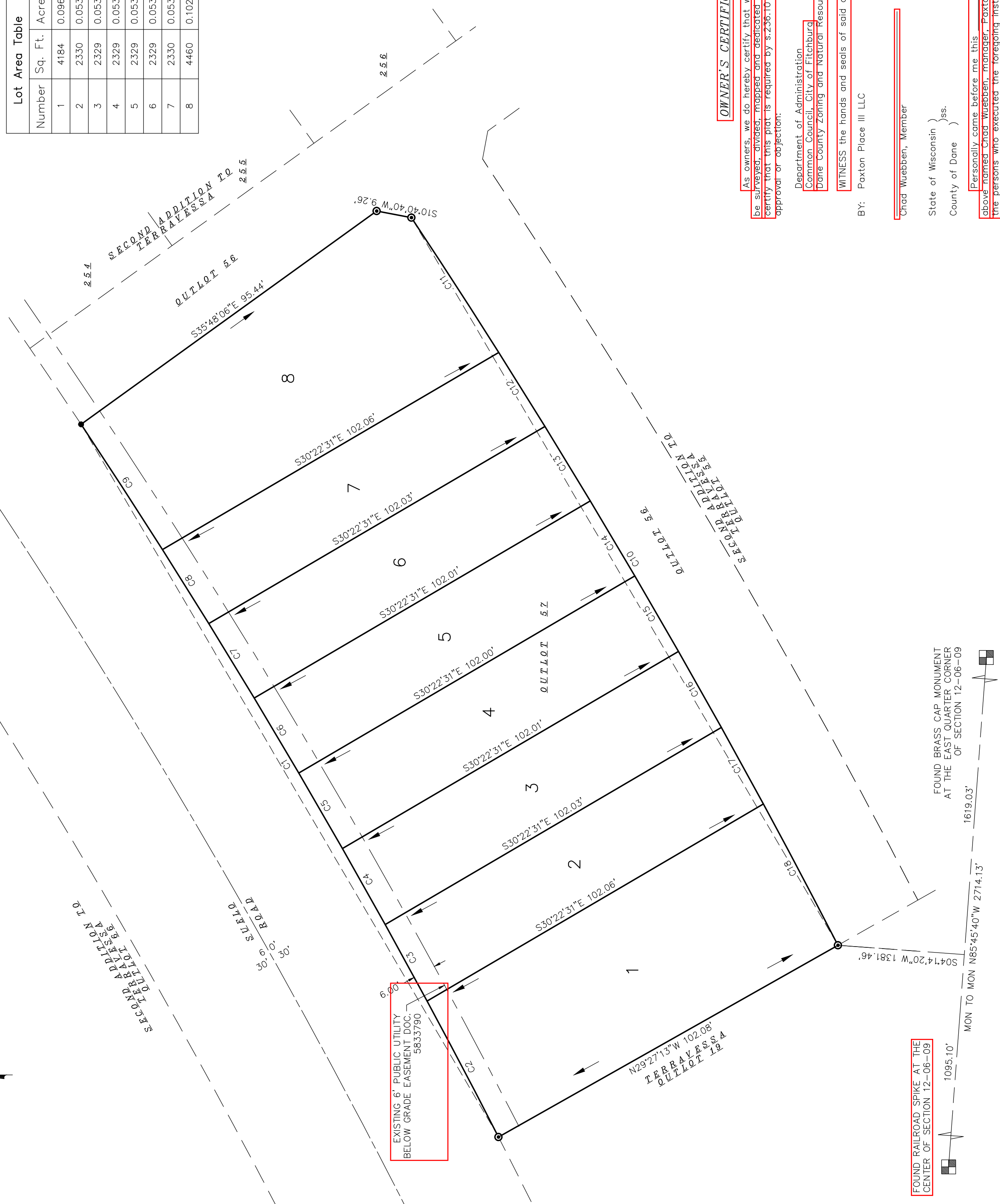
PAXTON PLACE III

BEING A REPLAT OF OUTLOT 57, SECOND ADDITION TO TERRAVESSE AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



Number	Sq. Ft.	Acres
1	4184	0.0961
2	2330	0.0535
3	2329	0.0535
4	2329	0.0535
5	2329	0.0535
6	2329	0.0535
7	2330	0.0535
8	4460	0.1024

No.	Length	Radius	Delta	Chord Direction	Chord L.	TB IN	TB OUT
C1	216.34'	1929.00'	6°25'33"	N59°38'02.0"E	216.23'	N62°50'48"E	N56°25'16"E
C2	40.20'	1929.00'	1°11'39"	N62°50'48"E	40.20'	N61°39'10"E	N61°39'10"E
C3	22.84'	1929.00'	0°40'43"	N61°18'48.4"E	22.84'	N60°58'27"E	N60°58'27"E
C4	22.84'	1929.00'	0°40'42"	N60°58'06.1"E	22.84'	N60°17'45"E	N60°17'45"E
C5	22.83'	1929.00'	0°40'42"	N59°57'24.4"E	22.83'	N60°17'04"E	N59°37'04"E
C6	22.83'	1929.00'	0°40'42"	N59°16'42.8"E	22.83'	N58°56'22"E	N58°56'22"E
C7	22.84'	1929.00'	0°40'43"	N58°36'01.0"E	22.84'	N58°15'40"E	N57°34'57"E
C8	39.11'	1929.00'	0°40'43"	N57°55'18.7"E	39.11'	N57°34'57"E	N56°25'16"E
C9	22.84'	1929.00'	0°40'43"	N57°00'06.5"E	22.84'	N56°25'16"E	N56°25'16"E
C10	220.92'	2031.00'	6°13'56"	S59°36'54.2"W	220.81'	S62°43'52"W	S56°29'56"W
C11	42.05'	2031.00'	1°11'11"	S57°05'31.5"W	42.05'	S56°29'56"W	S57°41'07"W
C12	22.84'	2031.00'	0°38'40"	S58°00'26.7"W	22.84'	S57°41'07"W	S58°19'47"W
C13	22.84'	2031.00'	0°38'39"	S58°39'06.3"W	22.84'	S58°58'26"W	S58°58'26"W
C14	22.83'	2031.00'	0°38'39"	S59°17'45.4"W	22.83'	S59°37'05"W	S59°37'05"W
C15	22.83'	2031.00'	0°38'39"	S59°56'24.4"W	22.83'	S59°37'05"W	S60°15'44"W
C16	22.84'	2031.00'	0°38'39"	S60°35'03.5"W	22.84'	S60°15'44"W	S60°54'23"W
C17	22.84'	2031.00'	0°38'40"	S61°13'43.0"W	22.84'	S60°54'23"W	S61°33'03"W
C18	41.84'	2031.00'	1°10'49"	S62°08'27.6"W	41.84'	S61°33'03"W	S62°43'52"W



LEGEND

- 1-1/4" SOLID IRON ROD FOUND
- 3/4" SOLID IRON ROD FOUND
- 1-1/4" X 24" SOLID IRON RE-ROD SET, WT. 4.30 lbs./ft. ALL OTHER CORNERS MARKED WITH A 3/4"X18" SOLID IRON ROD, WT. 1.50 lbs./ft.
- UTILITY EASEMENTS. SEE NOTE BELOW.
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- INDICATES RECORDED AS
- ARROWS INDICATE THE DIRECTION OF SURFACE DRAINAGE SWALE AT INDIVIDUAL PROPERTY LINES. SAID DRAINAGE SWALE SHALL BE GRADED WITH THE CONSTRUCTION OF THIS PLAT. THE CONSTRUCTION SHALL BE MAINTAINED BY THE LOT OWNER UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.

NOTES:

- UTILITY EASEMENTS, NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE. THE DISTURBANCE OF A SURVEY MONUMENT BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS SHOWN HEREON ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.
- Given underground installation for electric and communications, the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
- Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of Lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.

CERTIFICATE OF CITY CLERK

State of Wisconsin _____
County of Dane _____

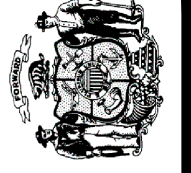
I, _____, City Clerk of Fitchburg, Wisconsin, do hereby certify that this plat known as PAXTON PLACE III, located in the City of Fitchburg was hereby approved by resolution No. _____, file number _____, adopted on this _____ day of _____, 202____, and further resolved that the conditions of said approval were fulfilled on this _____ day of _____, 202____, and that said resolution further provided for the acceptance of those lands and rights dedicated by said PAXTON PLACE III for public use.

Date _____, Tracy Oldenburg, City Clerk

SURVEYED FOR:
Paxton Place III LLC

SURVEYED BY:
Burse

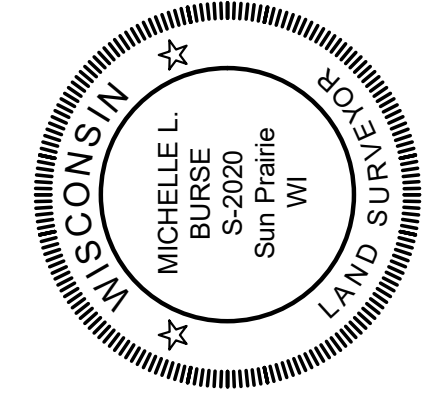
surveying & engineering
2801 International Lane, Suite 101
Madison, WI 53704 608.250.9263
Fax: 608.250.9266
email: mburse@bse-inc.net
www.bursesurveyingjr.com



Department of Administration

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



RECORDING DATA

CERTIFICATE OF REGISTER OF DEEDS
Received for recording this _____ day of _____, 202____, at _____ o'clock _____ M., and recorded in Volume _____ of Plats, on _____ pages _____ Doc. No. _____

Kristi Chlebowski, Dane County Register of Deeds

OWNER'S CERTIFICATE OF DEDICATION

As owners, we do hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and designated as represented on the map herein. We further certify that the same is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County zoning and Natural Resources Committee

WITNESS the hands and seals of said owners this _____ day of _____, 2022.

By: Paxton Place III LLC

Olivia Wuebben, Member
State of Wisconsin _____
County of Dane _____

Personally came before me this _____ day of _____, 2022, the above-named Olivia Wuebben, manager, Paxton Place III LLC to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public
My Commission expires : _____

SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division rules, I have surveyed, divided and mapped the plat of PAXTON PLACE III, that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed and that such plat is described as follows:

ALL OF OUTLOT 57, SECOND ADDITION TO TERRAVESSE AS RECORDED IN VOLUME 61-062A OF PLATS, ON PAGES 370-371, AS DOCUMENT NUMBER 5833790, DANE COUNTY REGISTRY, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Dated this _____ day of _____, 2022.

Signed: Michelle L. Burse, P.L.S.-No. 2020

CERTIFICATE OF COUNTY TREASURER

State of Wisconsin _____
County of Dane _____

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 202____, affecting the lands included in the plat of PAXTON PLACE III.

Date _____
Adam Gallagher, County Treasurer

CERTIFICATE OF CITY TREASURER

State of Wisconsin _____
County of Dane _____

I, Misty Dodge, being the duly elected, qualified and acting City Treasurer of the City of Fitchburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this _____ day of _____, 202____, on any of the lands included in the plat of PAXTON PLACE III.

Date _____
Misty Dodge, City Treasurer

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE LOCATED BY OBSERVED EVIDENCE ONLY.
- ANY SIDEWALK, CURB, OR OTHER PUBLIC PROPERTY DAMAGED AS PART OF THE CONSTRUCTION OF THE UTILITIES AND BUILDING SHALL BE REPLACED IN-KIND PER THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF FITCHBURG AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION/PLAN OF THE CITY.

SITE PLAN NOTES:

- PAVEMENT DESIGN SHALL BE PER THE RECOMMENDATION OF THE SOILS CONSULTANT.
- TRAFFIC CONTROL SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY, AND LOCAL CODE, WHICHEVER HAS JURISDICTION.

GRADING PLAN/EROSION CONTROL NOTES AND SPECIFICATIONS:

- ALL GRADES ARE FINISH ELEVATION UNLESS NOTED OTHERWISE.
- EROSION CONTROL DEVICES AND/OR STRUCTURES SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING OPERATIONS. THESE SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS RE-ESTABLISHED.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE THE RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF THE TIME 0.5 INCHES OF RAIN IS PRODUCED. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. INSPECTION SCHEDULE AND RECORD KEEPING SHALL COMPLY WITH NR 216.46(9), WIS. ADM. CODE AND CITY OF FITCHBURG REPORTING REQUIREMENTS.
- CONSTRUCTION ENTRANCES - PROVIDE A STONE TRACKING PAD AT EACH POINT OF ACCESS IF TRACKING BECOMES AN ISSUE. INSTALL ACCORDING TO WDNR STANDARD 1057. REFER TO WDNR'S STORMWATER WEB PAGE OF TECHNICAL STANDARDS AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THE TRACKING PAD MUST BE MAINTAINED IN A CONDITION THAT PREVENTS THE TRACKING OF MATERIAL ONTO THE PUBLIC STREET.
- SOIL STOCKPILES - A ROW OF SILT FENCE PLACED DOWNSLOPE AND AT LEAST 10 FEET AWAY FROM THE STOCKPILE SHALL PROTECT ALL STOCKPILES. SOIL STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS SHALL BE STABILIZED WITH SEED & MULCH, EROSION MAT, POLYMER, OR COVERED WITH TARPS OR SIMILAR MATERIAL. NO STOCKPILE SHALL BE PLACED WITHIN 20 FEET OF A DRAINAGE WAY.
- DEWATERING - WATER PUMPED FROM THE SITE SHALL BE TREATED BY USING A TEMPORARY SEDIMENTATION BASIN, PORTABLE DEWATERING BASIN, GEOTEXTILE BAG, OR AN EQUIVALENT DEVICE. SHOW ON THE PLAN THE ANTICIPATED LOCATIONS OF DEWATERING ACTIVITY, AND PROVIDE AN ENGINEERING DETAIL OF THE DEWATERING SYSTEM. DEVICES SHALL COMPLY WITH WDNR TECHNICAL STANDARD 1061 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). THIS WATER SHALL BE DISCHARGED IN A MANNER THAT DOES NOT INDUCE EROSION OF THE SITE OR ADJACENT PROPERTY.

PUMP SIZE (MAX GPM)	TYPE I BAG SIZE (SQ-FT)
50	25
100	50
150	75

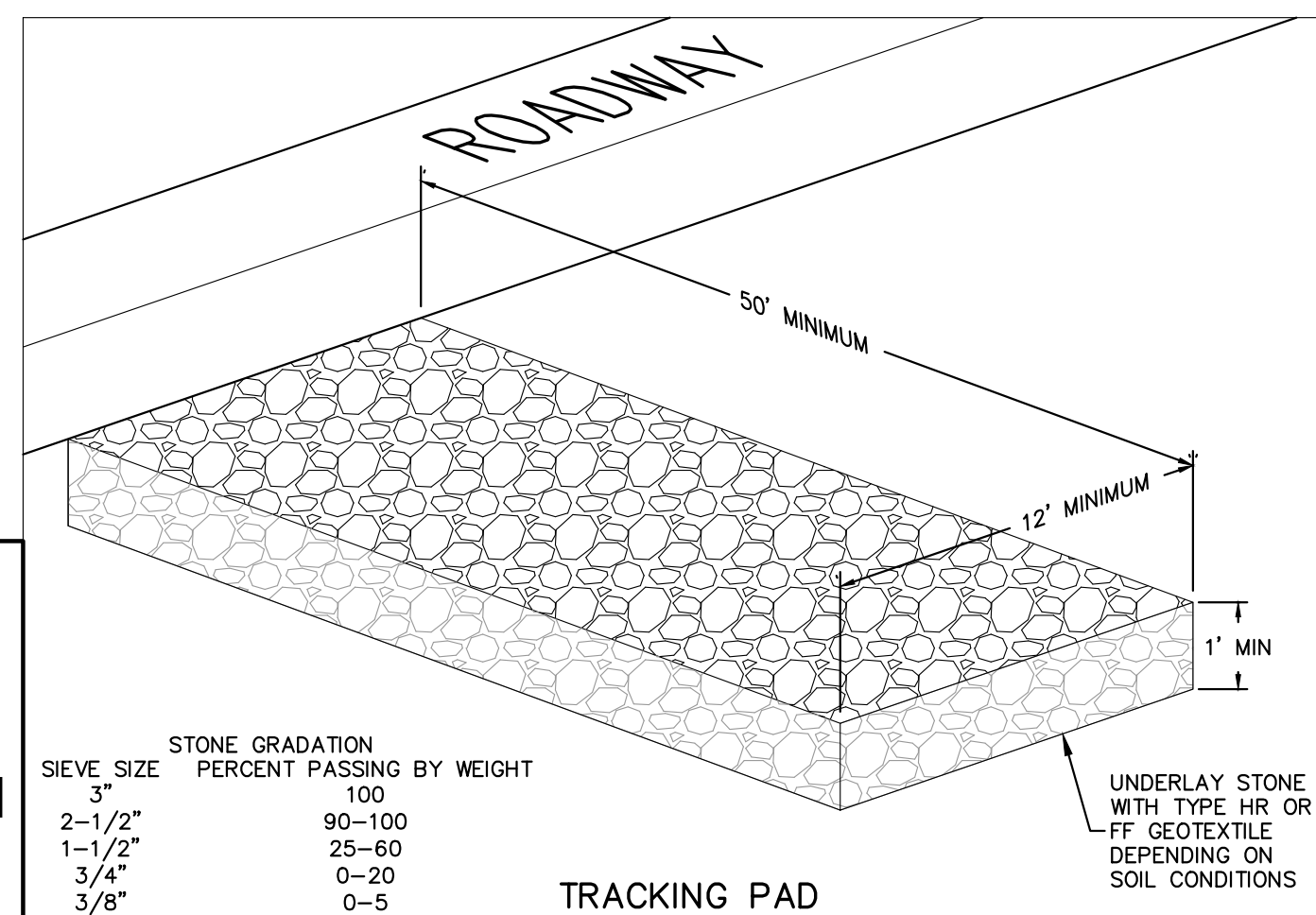
- STORM SEWER INLETS - PROVIDE CITY OF FITCHBURG INLET PROTECTION PER STANDARD DETAIL DRAWING 2.01 OR EQUIVALENT. REFER TO CITY OF FITCHBURG CONSTRUCTION STANDARD SPECIFICATIONS. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER SYSTEM RECEIVING SITE RUNOFF. OTHER THAN FOR PERFORMING MAINTENANCE, THESE DEVICES SHALL NOT BE REMOVED UNTIL SITE STABILIZATION IS COMPLETE.
- BUILDING AND WASTE MATERIALS SHALL BE PREVENTED FROM RUNNING-OFF THE SITE AND ENTERING WATERS OF THE STATE IN CONFORMANCE WITH NR151.12(6M).
- NO SOLID MATERIAL SHALL BE DISCHARGED OR DEPOSITED INTO WATERS OF THE STATE IN VIOLATION OF CH. 30 OR 31 OF THE WISCONSIN STATE STATUTES OR 33 USC 1344 PERMITS.
- EROSION CONTROL DEVICES SHALL ADHERE TO THE TECHNICAL STANDARDS FOUND AT: [HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDS.HTM](http://dnr.wi.gov/runoff/stormwater/techstds.htm) AND COMPLY WITH ALL CITY OF FITCHBURG ORDINANCES.
- ALL DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE SWEEPED OR SCRAPPED CLEAN BY THE END OF EACH WORKDAY.
- ALL BUILDING AND WASTE MATERIAL SHALL BE HANDLED PROPERLY TO PREVENT RUNOFF OF THESE MATERIALS OFF OF THE SITE.
- ALL DISTURBED AREAS MUST BE TEMPORARILY STABILIZED WITHIN 14 DAYS OF LAST DISTURBANCE; ALL STOCKPILES MUST BE TEMPORARILY STABILIZED WITHIN 7 DAYS OF LAST DISTURBANCE; ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- EXCEPT PAVED AREAS, SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF TOPSOIL, FERTILIZER, SEED, AND MULCH. SEED MIXTURES SHALL BE SELECTED APPROPRIATE TO THE INTENDED FUNCTION. A QUALIFIED LANDSCAPING CONTRACTOR, LANDSCAPE ARCHITECT OR NURSERY CAN BE CONSULTED FOR RECOMMENDATIONS. SEEDING RATES SHALL BE BASED ON POUNDS OR OUNCES OF PURE LIVE SEED PER ACRE AND SHALL BE PROVIDED BY THE SEED SUPPLIER. FERTILIZER CAN BE APPLIED TO HELP PROMOTE GROWTH, BUT A SOIL TEST IS RECOMMENDED TO DETERMINE THE TYPE AND AMOUNT OF FERTILIZER TO BE APPLIED. ALL SEEDING AND RESTORATION SHALL BE IN CONFORMANCE TO WDNR TECHNICAL STANDARD 1059 FOUND AT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). SEEDING AND SODDING MAY ONLY BE USED FROM MAY 1ST TO SEPTEMBER 15TH OF ANY YEAR. TEMPORARY SEED SHALL BE USED AFTER SEPTEMBER 15 OR SOONER AS STATED IN THE EROSION CONTROL SCHEDULE. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- FOR THE FIRST SIX (6) WEEKS AFTER THE INITIAL STABILIZATION OF A DISTURBED AREA, WATERING SHALL BE PERFORMED WHENEVER MORE THAN SEVEN (7) DAYS OF DRY WEATHER ELAPSE.
- MULCH SHALL BE CONTINUOUSLY APPLIED TO ALL SOILS AS STATED ON THE EROSION CONTROL SCHEDULE. DIVERSION BERMS TO BE CONSTRUCTED IN COMPLIANCE WITH WDNR TECHNICAL STANDARD 1066 FOUND AT: [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). DIVERSION BERMS TO BE REMOVED PRIOR TO FINAL SEEDING AND MULCHING.

EMERGENCY CONTACT

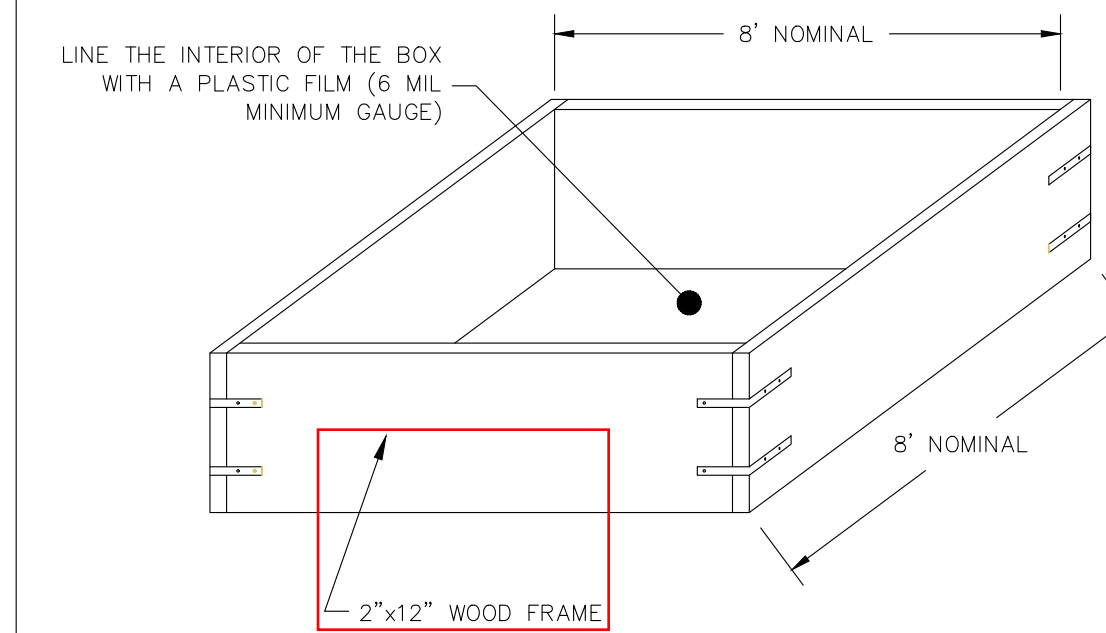
CHAD WUEBBEN
ENCORE HOMES
6840 SCHNEIDER ROAD
MIDDLETON, WI 53562
608-836-9601
CWUEBBEN@ENCOREHOMESINC.COM

SCHEDULE:

OCTOBER 14, 2022	INSTALL TRACKING PAD, SILT FENCE, INLET PROTECTIONS. BEGIN GROUND DISTURBANCE.
MARCH 15, 2023	FOUNDATIONS BACKFILLED.
MAY 1, 2023	TOPSOIL AND FINISHED GRADING COMPLETE. REMOVE DIVERSION BERMS, TRACK OUT PAD AND INSTALL EROSION MAT, MULCH AND SEEDING.
JUNE 1, 2023	FINAL SOIL STABILIZATION IS ACHIEVED. REMOVE SILT FENCE, DEWATERING BAGS, AND OTHER EROSION CONTROL DEVICES..

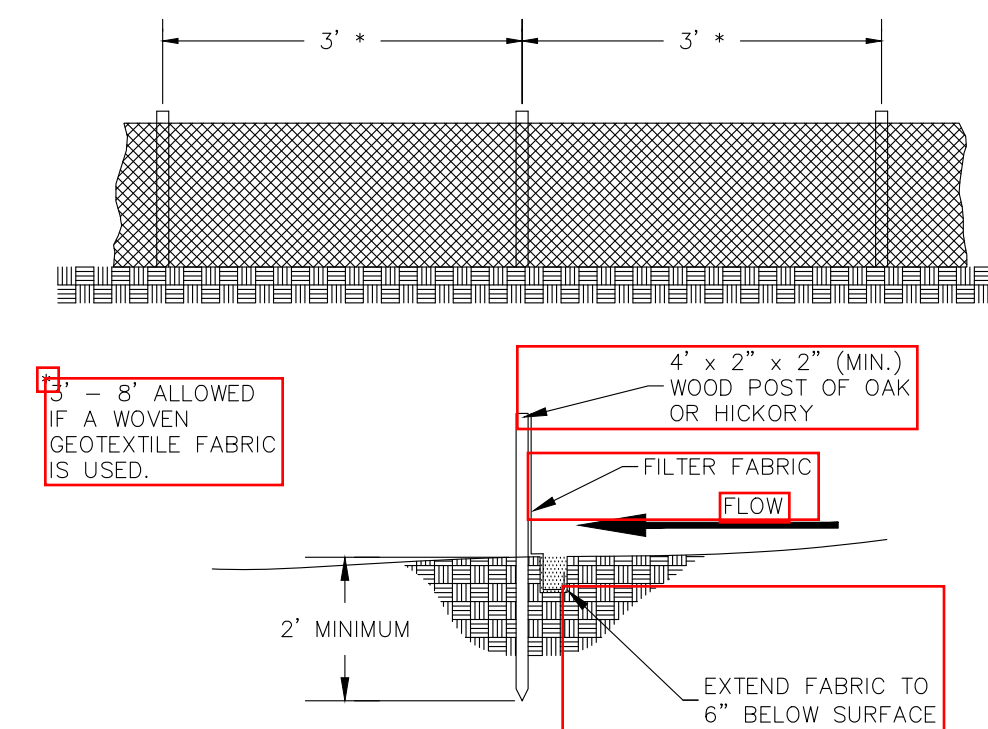


DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com



CONTENTS OF WASHOUT BOX SHALL BE DISPOSED OF OFF-SITE

CONCRETE WASHOUT BOX DETAIL



SILT FENCE CONSTRUCTION

LEGEND/ABBREVIATIONS

---	ACCESSIBLE ROUTE
---	EXISTING EASEMENT
---	PROPERTY BOUNDARY
---	PARKING STALL COUNT
(#)	LANDSCAPED AREA
L.S.	LANDSCAPED AREA
BIT.	BITUMINOUS PAVEMENT
CONC.	CONCRETE PAVEMENT
901.52	SPOT GRADE
FG	FINISH GRADE
SW	SIDEWALK
EP	EDGE OF PAVEMENT
FL	FLOW LINE
LP	LOW POINT
HP	HIGH POINT
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
BOW	BACK OF WALK
FW	FRONT OF WALK
EXP	EXPOSURE
EX	EXISTING
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
WM	PROPOSED WATER LATERAL
---	UTILITY LINE DEMOLITION
---	TREE REMOVAL
1341	EXISTING MINOR CONTOUR
1340	EXISTING MAJOR CONTOUR
1041	PROPOSED MINOR CONTOUR
1040	PROPOSED MAJOR CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE/DITCH
---	ACCESSIBLE PARKING SIGN
---	VISION TRIANGLE (NO VISUAL OBSTRUCTIONS ABOVE 36")
---	RIPRAP
---	CONSTRUCTION ENTRANCE
x	SAW CUT / REMOVAL LIMITS
---	DISTURBANCE LIMITS
---	SILT FENCE
---	CHECK DAM
---	DIVERSION BERM
---	INLET PROTECTION
---	USLE FLOW PATH
o	SILT SOCK

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-001	CIVIL DETAILS
C-100	SITE PLAN
C-200	GRADING & EROSION CONTROL

Burse
Surveying and Engineering, Inc.
2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9268
e-mail: MBurse@BSE-INC.net
www.bursesurveyeng.com

APPROVALS	PROJECT ENG	MLB	DESIGNED BY	DPH	DRN	PDF	MLB

Paxton Place III
Terraviva - Second Addition, Outlet 57
Fitchburg, WI

Encore Homes
6840 Schneider Road
Middleton, WI 53562

PROJECT #: BSE2584-22
PLOT DATE: 06/10/2022

REVISION DATES:

ISSUE DATES:
6/10/2022

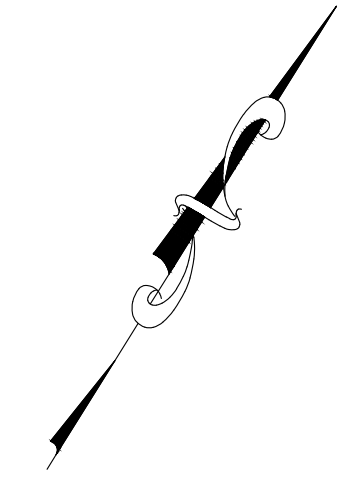
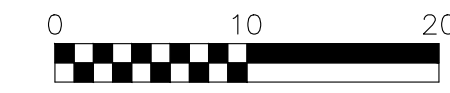
CIVIL DETAILS

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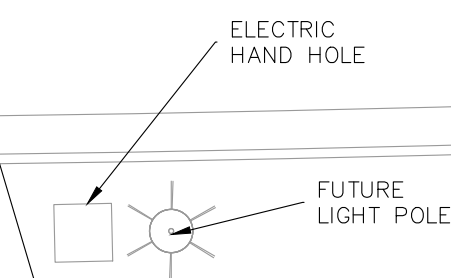
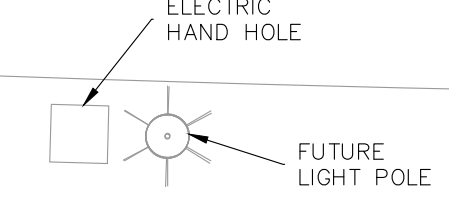
DRAWING NUMBER

C-001

DRAFT



SITE PLAN NOTES:
LOT AREA = 22,621 SF
IMPERVIOUS AREA = 14,798 SF
ISR = 65.4%



L=216.34'
CA=6°25'33"
R=1929.00'
N59°38'02"E
216.23'

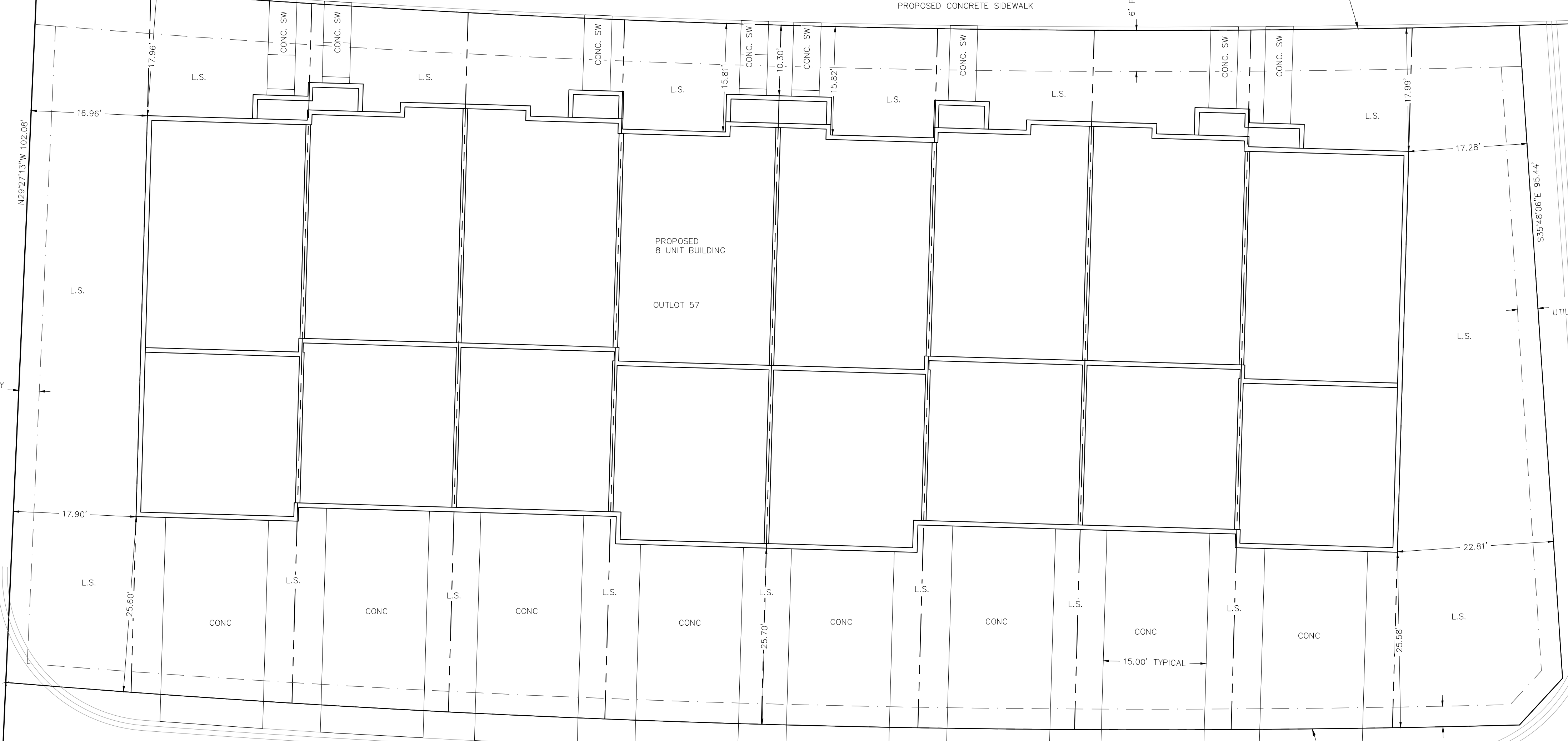
SUELO ROAD

EX. 30" CONCRETE CURB & GUTTER

PROPOSED CONCRETE SIDEWALK

O.L. 19

3' PUBLIC UTILITY EASEMENT



ALLEY 18" CONCRETE RIBBON

L=220.92'
CA=6°13'56"
R=2031.00'
S59°36'54"W
220.81'

ALLEY



2801 International Lane, Suite 101
Madison, WI 53704
Phone: 608-250-9263
Fax: 608-250-9268
e-mail: mburse@BSE,INC.net
www.bursesurveyeng.com

APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	MLB	DRN	CHECKED BY	MLB

Paxton Place III
Terravessa - Second Addition, Outlot 57
Fitchburg, WI
Encore Homes
6840 Schneider Road
Middleton, WI 53562

PROJECT #: BSE2584-22
PLOT DATE: 06/10/2022

REVISION DATES:

ISSUE DATES:
6/10/2022

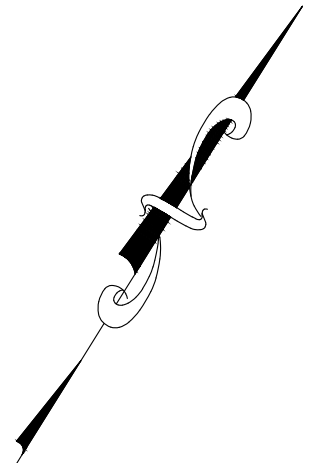
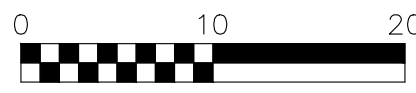
CIVIL SITE PLAN

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DRAWING NUMBER

C-100

DRAFT



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APPROVALS	PROJECT ENG.	MLB	DESIGNED BY	DPH	DRN	CHKD BY	PDF	MLB

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GRADING & EROSION CONTROL PLAN

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DRAWING NUMBER
C-200

O.L. 19

SILT FENCE

CONCRETE WASHOUT BOX

SUELO ROAD

L=216.34'
CA=6°25'33"
R=1929.00'
N59°38'02"E
216.23'

PROPOSED 8 UNIT BUILDING
OUTLOT 57

ALLEY

ALLEY

PUMP DISCHARGE FILTER BAG

L=220.86'
CA=6°13'56"
R=2031.00'
S59°36'54"W
220.81'

