



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: 11 parcels

4. No. Of Buildable Lots Proposed: 8

5. Zoning District: SC-NC; SmartCode - New Community

6. Current Owner of Property: Green-Tech Land Company, LLC

Address: 120 E Lakeside St, Madison, WI 53715 **Phone No:** (608) 294-4086

7. Contact Person: Justin Zampardi, PE

Email: jzam@vierbicher.com

Address: Vierbicher, 999 Fourier Dr, Suite 201, Madison, WI 53717 **Phone No:** (608) 821-3960

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:  Justin Zampardi, PE

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:** July 19, 2022

Ordinance Section No. _____ **Fee Paid:** \$ 1,895

Permit Request No. FP-2464-22

Receipt No: 18.000512

Jul 21, 2022

ZAMPARDI, JUSTIN

LICENSES & PERMITS

FP-2464-22

1,895.00

Total:

1,895.00

=====

CHECK

Check No: 1283

1,895.00

Payor:

GREEN-TECH LAND CO, LLC

Total Applied:

1,895.00

Change Tendered:

.00

=====

07/21/2022 03:45PM

CITY OF FITCHBURG

5520 LACY RD

FITCHBURG WI 53711

608-270-4200



July 19, 2022

Attn: Planning & Zoning Staff
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: Seventh Addition to Nine Springs

Dear Planning & Zoning Staff:

The plat of Seventh Addition to Nine Springs is a subdivision of Outlots 32 and 33 within the Fourth Addition to Nine Springs. The proposed subdivision dedicates the right-of-way for the extension of Stanley Park Place and Balboa Street. The proposed plat creates developable Lots 65 through 70, Outlots 41 through 43 reserved for private alley purposes and Outlots 44 and 45 reserved for future development.

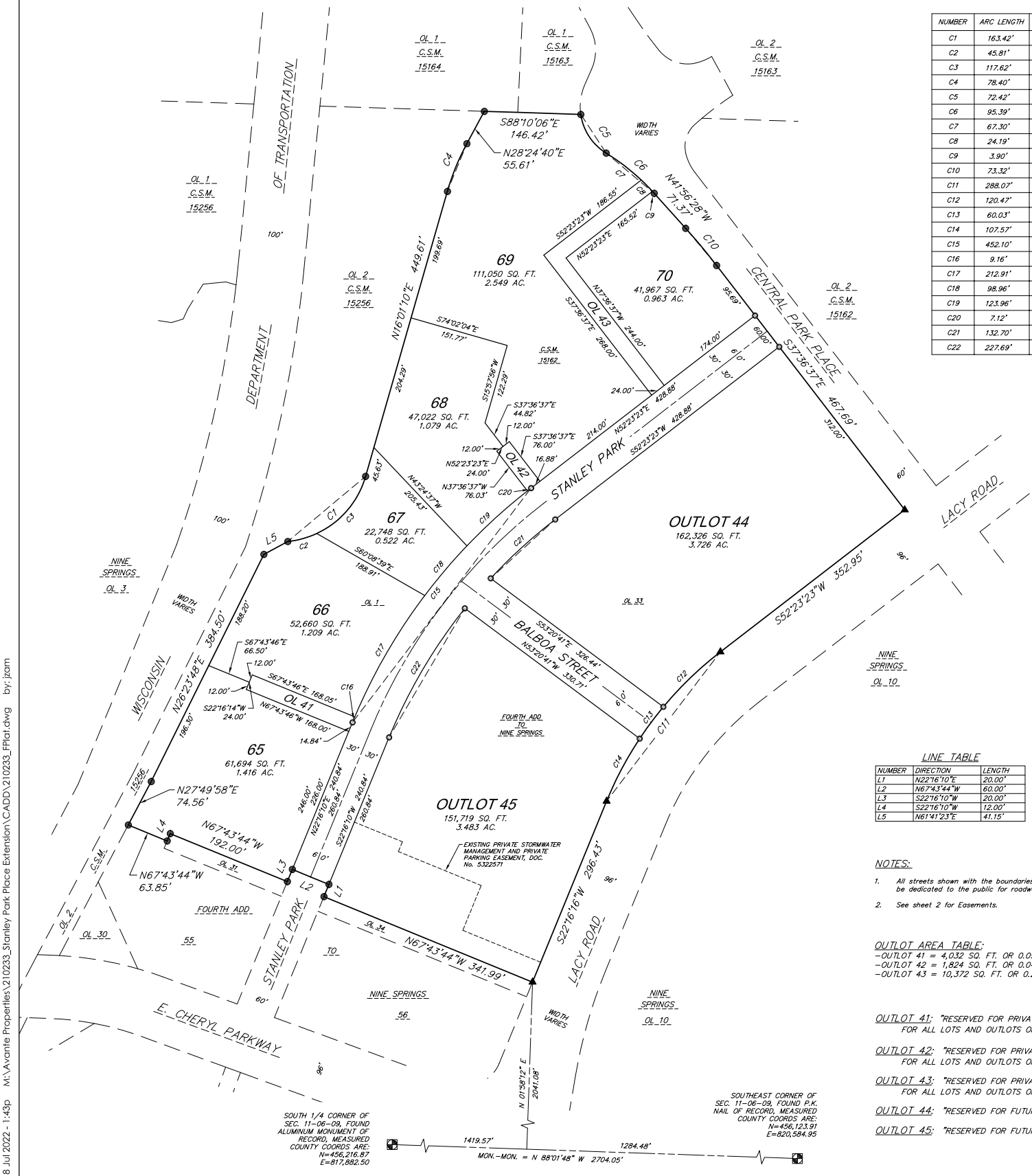
Should you require any additional information to complete your review of this project, please feel free to contact me.

Sincerely,

Justin Zampardi, PE
Project Leader

SEVENTH ADDITION TO NINE SPRINGS

ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15162, AS RECORDED IN VOLUME 107 OF CERTIFIED SURVEY MAPS, ON PAGES 249-256, AS DOCUMENT NUMBER 5498222, DANE COUNTY REGISTRY AND ALL OF OUTLOT 33, FOURTH ADDITION TO NINE SPRINGS, AS RECORDED IN VOLUME 60-070B OF PLATS, ON PAGES 376-377, AS DOCUMENT NUMBER 5303444, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



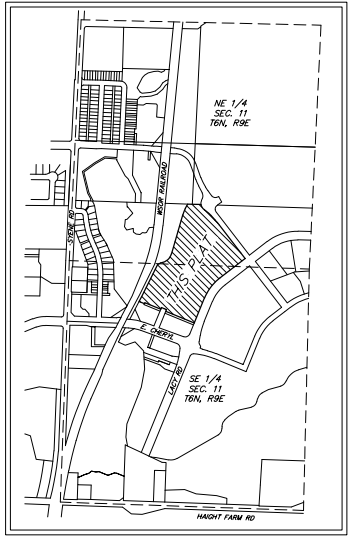
CURVE DATA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD	CHORD BEARING	TAN. IN	TAN. OUT
C1	163.42'	137.50'	68°05'51"	153.97'	N50°04'12"E	N84°10'07"E	N16°01'10"E
C2	45.81'	137.50'	19°05'19"	45.60'	N74°34'28"E		
C3	117.62'	137.50'	49°00'38"	114.06'	N40°31'29"E		
C4	78.40'	362.50'	12°23'30"	78.25'	N22°12'55"E	N28°24'40"E	N16°01'10"E
C5	72.42'	83.00'	49°59'29"	70.14'	S33°15'39"E	S08°15'55"E	S58°15'24"E
C6	95.39'	335.00'	16°18'56"	95.07'	S50°05'56"E	S58°15'24"E	S41°56'28"E
C7	67.30'	335.00'	11°30'38"	67.19'	S52°30'05"E		
C8	24.19'	335.00'	04°08'14"	24.18'	S44°40'39"E		
C9	3.90'	335.00'	00°40'04"	3.90'	S42°16'30"E		
C10	73.32'	970.00'	04°19'51"	73.30'	S39°46'33"E	S37°36'37"E	S41°56'28"E
C11	288.07'	548.00'	30°07'07"	284.76'	S37°19'49"W	S52°23'23"W	S22°16'10"W
C12	120.47'	548.00'	12°35'45"	120.23'	S46°05'30"W		
C13	60.03'	548.00'	06°16'35"	60.00'	S36°39'21"W		
C14	107.57'	548.00'	11°14'47"	107.39'	S27°53'39"W		
C15	452.10'	860.00'	30°07'12"	446.91'	N37°19'46"E	N22°16'10"E	N52°23'23"E
C16	9.16'	860.00'	00°36'37"	9.16'	N22°34'28"E		
C17	212.91'	860.00'	14°11'04"	212.36'	N29°58'19"E		
C18	98.96'	860.00'	06°35'35"	98.91'	N40°21'38"E		
C19	123.96'	860.00'	08°15'30"	123.85'	N47°47'11"E		
C20	7.12'	860.00'	00°28'27"	7.12'	N52°09'09"E		
C21	132.70'	800.00'	09°30'15"	132.55'	S47°38'15"W	S52°23'23"W	S42°53'08"W
C22	227.69'	800.00'	16°18'25"	226.92'	S30°25'23"W	S38°34'35"W	S22°16'10"W

Notes (from Nine Springs plat, Doc. No. 4871633):

- 6' Wide Underground Public Utility Easement, 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 herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
- Utility Easements: The final grade shall not be altered by more than six inches (6") without written consent of the Utility(s) involved.
- Permanent Limited Easement (PLE) for retaining wall structure encroachment. Easement is for the construction and periodic maintenance of a retaining wall structure. This easement and structure shall not adversely impact the property owner(s) ability to construct improvements within this easement. Improvements include, but are not limited to: parking areas, signs, sidewalks, fences, retaining walls and landscaping. All maintenance of the retaining wall structure for which this pie is granted, including replacement/repair of improvements affected by such maintenance shall be the responsibility of the municipality.
- Upon future development of Outlots 7, 9 and 10 developable lots abutting Central Park Place shall be deed restricted such that all buildings constructed on these lots shall be sprinklered.
- 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 the lots. Said above ground structures shall be allowed at rear yards or where specifically called out on this plat.
- Upon future development of Outlots 1, 2, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, and 17 additional parkland dedication may be required. The ultimate location, size and configuration of said dedicated parkland shall be determined during the formal land division process and shall be subject to final approval by the City of Fitchburg.
- In the event that Outlot 9 develops prior to development of Outlot 7, Outlot 7 may be required to grant a sanitary sewer easement for connection of Lots within Outlot 9 to City services. In the event that Outlot 7 develops prior to Outlot 9, an easement for future sanitary sewer to serve Outlot 9 may be required over Outlot 7.
- Additional right-of-way dedication may be obtained from Outlots 7, 9 and 10 to accommodate future intersection improvements at Lacy Road and Central Park Place to avoid conflicts with U.S.H. 14 or its interchange with Lacy Road, as outlined on exhibit 5 of the technical memorandum titled "Nine Springs neighborhood planning analysis" and dated April 16, 2012.
- Upon future development of Outlots 7, 9 and 10 developable lots abutting Central Park Place shall be deed restricted such that all buildings constructed on these Lots shall be sprinklered.
- Noise note: The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

LOCATION MAP (NOT TO SCALE)



LINE TABLE

NUMBER	DIRECTION	LENGTH
L1	N22°16'10"E	20.00'
L2	N67°43'44"W	60.00'
L3	S22°16'10"W	20.00'
L4	S22°16'10"W	12.00'
L5	N61°41'23"E	41.15'

- NOTES:
- All streets shown with the boundaries of this plat are to be dedicated to the public for roadway purposes.
 - See sheet 2 for Easements.

OUTLOT AREA TABLE:

-OUTLOT 41 = 4,032 SQ. FT. OR 0.092 ACRES
-OUTLOT 42 = 1,824 SQ. FT. OR 0.042 ACRES
-OUTLOT 43 = 10,372 SQ. FT. OR 0.238 ACRES

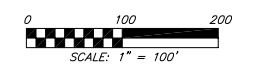
- OUTLOT 41: "RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."
- OUTLOT 42: "RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."
- OUTLOT 43: "RESERVED FOR PRIVATE ALLEY PURPOSES FOR ALL LOTS AND OUTLOTS OF THIS PLAT."
- OUTLOT 44: "RESERVED FOR FUTURE DEVELOPMENT"
- OUTLOT 45: "RESERVED FOR FUTURE DEVELOPMENT"

SURVEY LEGEND

- FOUND 3/4" # IRON ROD
 - ▲ FOUND P.K. NAIL
 - SET 1-1/4" x 18" SOLID IRON RE-ROD, MIN. WT. 4.30 lbs./ft. ALL OTHER LOT AND OUTLOT CORNERS MARKED BY A 3/4" x 18" SOLID IRON RE-ROD WT. 1.50 lbs./ft.
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE SOUTH LINE OF THE SE 1/4 OF SECTION 11-06-09 MEASURED AS BEARING N88°01'48"W



TOTAL PLAT AREA = 753,482 SQ. FT. (17.298 ACRES)

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__



Department of Administration

vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

Drafted by: MZIE
Checked by: MMAR
FN: 210233
Date: 07/18/2022
Rev: _____
Rev: _____
Rev: _____

SURVEYED BY:
Vierbicher Associates, Inc.
By: Michael J. Ziehr
999 Fourier Drive,
Suite 201
Madison, WI 53717
(608) 821-3962
mzie@vierbicher.com

SURVEYED FOR:
Green-Tech Land
Company, LLC
120 E. Lakeside Street
Madison, WI 53715
(608) 294-4086

SEVENTH ADDITION TO NINE SPRINGS

ALL OF OUTLOT 1, CERTIFIED SURVEY MAP NUMBER 15162, AS RECORDED IN VOLUME 107 OF CERTIFIED SURVEY MAPS, ON PAGES 249-256, AS DOCUMENT NUMBER 5498222, DANE COUNTY REGISTRY AND ALL OF OUTLOT 33, FOURTH ADDITION TO NINE SPRINGS, AS RECORDED IN VOLUME 60-070B OF PLATS, ON PAGES 376-377, AS DOCUMENT NUMBER 5303444, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Michael J. Ziehr, Professional Land Surveyor No. 2401, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg, and under the direction of Green-Tech Land Company, LLC, owner of said land, I have surveyed, divided and mapped SEVENTH ADDITION TO NINE SPRINGS; that such Plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is described as all of Outlot 1, Certified Survey Map Number 15162, as recorded in Volume 107 of Certified Survey Maps, on pages 249-256, as Document Number 5498222, Dane County Registry and all of Outlot 33, Fourth Addition to Nine Springs, as recorded in Volume 60-070B of Plats, on pages 376-377, as Document Number 5303444, Dane County Registry and located in the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 11 and the Southwest Quarter and the Southeast Quarter of the Northeast Quarter of Section 11, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin.

Containing 753,482 square feet or 17.298 acres more or less.

Vierbicher Associates, Inc.
By: Michael J. Ziehr

Dated this _____ day of _____, 2022.

Signed: Michael J. Ziehr, P.L.S. No. 2401

OWNER'S CERTIFICATE

Green-Tech Land Company, LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that we caused land described on this Plat to be surveyed, divided, mapped, and dedicated as represented herein; and do further certify that this Plat 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

IN WITNESS WHEREOF, Green-Tech Land Company, LLC, has caused these presents to be signed by Scott Kelly, its Manager, at Madison, Wisconsin, on this _____ day of _____, 2022.

Green-Tech Land Company, LLC

By: Scott Kelly, Manager
Green-Tech Land Company, LLC

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2022, the above-named Scott Kelly, its Manager, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin My Commission Expires: _____

CONSENT OF MORTGAGEE

Park Bank, a banking association 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 dedicating of the land described on this Plat and does hereby consent to the Owner's Certificate.

IN WITNESS WHEREOF, the said Park Bank, has caused these presents to be signed by Michael J. Lawrence, its Vice President, at Madison, Wisconsin, on this _____ day of _____, 2022.

Park Bank

By: Michael J. Lawrence, Vice President
Park Bank

State of Wisconsin)
County of Dane) ss

Personally came before me this _____ day of _____, 2022, Michael J. Lawrence, of the above named banking association, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

CITY OF FITCHBURG TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the lands included in the plat of SEVENTH ADDITION TO NINE SPRINGS.

Date: _____

By: _____
City Treasurer, City of Fitchburg

CITY OF FITCHBURG APPROVAL

Resolved, that the plat of SEVENTH ADDITION TO NINE SPRINGS, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____ adopted on this _____ day of _____, 2022, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of SEVENTH ADDITION TO NINE SPRINGS to the City for Public use.

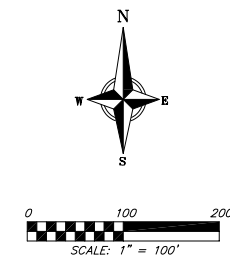
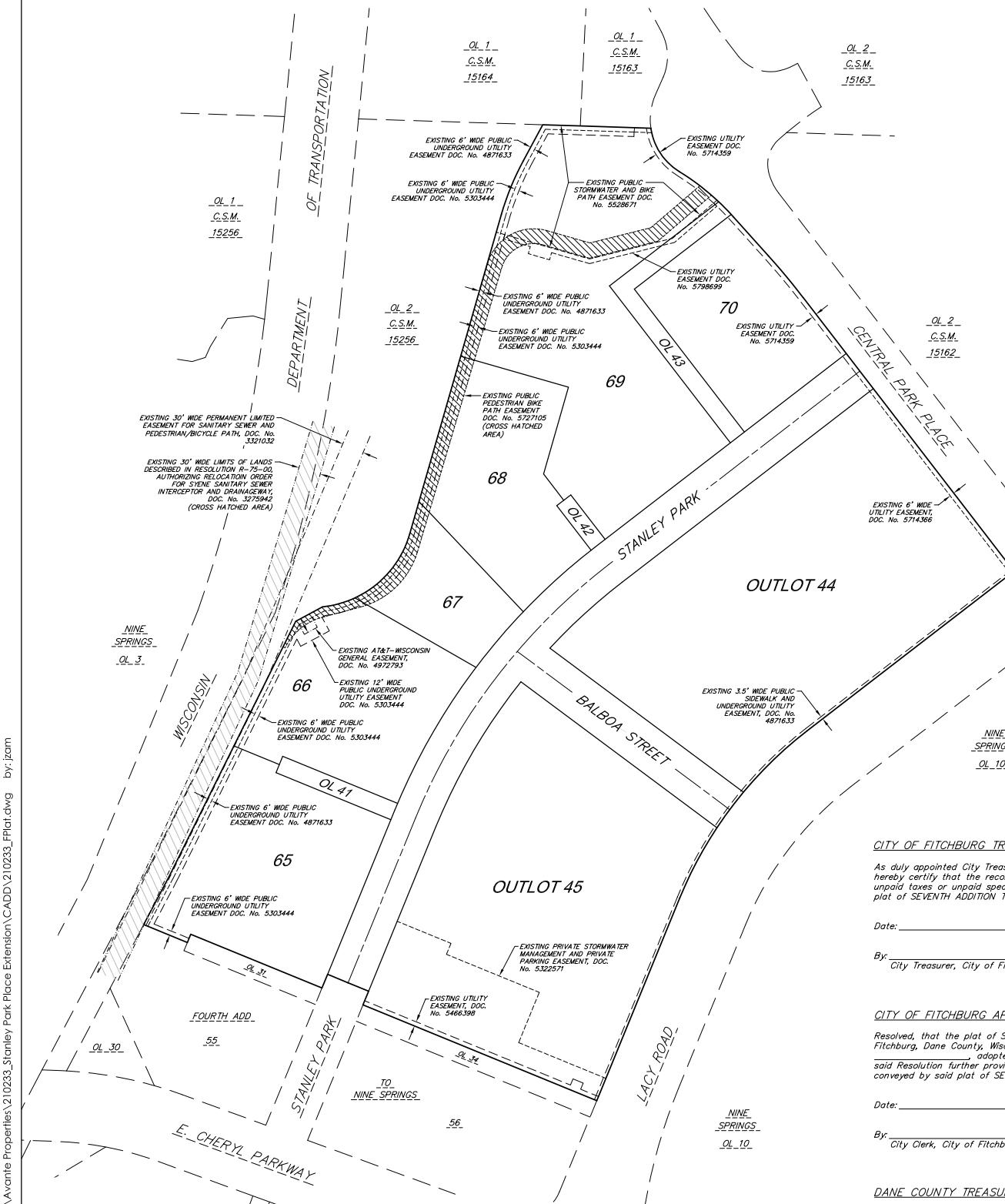
Date: _____

By: _____
City Clerk, City of Fitchburg

DANE COUNTY TREASURER'S CERTIFICATE

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 unredeemed tax sales and no unpaid taxes or unpaid special assessments affecting any of the land included in the plat of SEVENTH ADDITION TO NINE SPRINGS, as of this _____ day of _____, 2022.

By: Adam Gallagher, Dane County Treasurer



RECORDING DATA

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____

Department of Administration

CERTIFICATE OF REGISTER OF DEEDS

Received for recording this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats, on pages _____ as Document Number _____

Kristi Chlebowski
Dane County Register of Deeds

 planners engineers advisors Phone: (800) 261-3898	Drafted by: MZIE Checked by: MMAR FN: 210233 Date: 07/18/2022	SURVEYED BY: Vierbicher Associates, Inc. By: Michael J. Ziehr 909 Faurier Drive, Suite 201 Madison, WI 53717 (608) 821-3962 mzie@vierbicher.com	SURVEYED FOR: Green-Tech Land Company, LLC 120 E. Lakeside Street Madison, WI 53715 (608) 294-4086	
	Rev: _____ Rev: _____ Rev: _____	SHEET 2 OF 2		

18 Jul 2022 - 1:44p M:\Avante Properties\210233_Stanley Park Place Extension\CADD\210233_FFPlat.dwg by: jzam

GENERAL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
3. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
4. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.

EXISTING CONDITIONS NOTES:

- 1. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
2. THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM - DANE COUNTY. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
4. SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
5. STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
6. WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
7. THIS MAP WAS PREPARED AT THE REQUEST OF GREEN-TECH LAND COMPANY, LLC.

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. COORDINATE EXISTING UTILITY REMOVAL/ABANDONMENT WITH LOCAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
3. ALL SAWCUTTING SHALL BE FULL DEPTH TO PROVIDE A CLEAN EDGE TO MATCH NEW CONSTRUCTION. MATCH EXISTING ELEVATIONS AT POINTS OF CONNECTION FOR NEW AND EXISTING PAVEMENT, CURB, SIDEWALKS, ETC. ALL SAWCUT LOCATIONS SHOWN ARE APPROXIMATE AND MAY BE FIELD ADJUSTED TO ACCOMMODATE CONDITIONS, JOINTS, MATERIAL TYPE, ETC. REMOVE MINIMUM AMOUNT NECESSARY FOR INSTALLATION OF PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL PROVIDE AND SHALL BE RESPONSIBLE FOR ANY NECESSARY TRAFFIC CONTROL SIGNAGE AND SAFETY MEASURES DURING DEMOLITION AND CONSTRUCTION OPERATIONS WITHIN OR NEAR THE PUBLIC ROADWAY.
5. COORDINATE TREE REMOVAL WITH LANDSCAPE ARCHITECT IF APPLICABLE. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO 12" BELOW PROPOSED SUBGRADE.
6. IF APPLICABLE, PROVIDE TREE PROTECTION FENCING PRIOR TO CONSTRUCTION OPERATIONS. MAINTAIN THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEMOLITION AND UTILITY PLUGGING PERMITS.
8. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING PATCHING CRITERIA.

SITE PLAN NOTES:

- 1. CONCRETE TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE PER CITY OF FITCHBURG SDD 4.03.
3. ALL DIMENSIONS WITH CURB & GUTTER ARE REFERENCED TO THE FACE OF CURB.
4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
5. CONTRACTOR TO OBTAIN ANY NECESSARY DRIVEWAY CONNECTION, RIGHT OF WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
6. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

GRADING NOTES:

- 1. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
2. ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
3. CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
4. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
5. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
6. ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
7. NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
8. SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

UTILITY NOTES:

- 1. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
3. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
4. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
6. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
7. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
8. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
9. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
10. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
11. UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
12. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
13. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
14. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
15. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b).
16. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
17. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
18. CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
19. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
20. SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 20' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35. SEE SECTION 8 OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS.
21. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
22. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
23. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP. IF THE MANHOLE IS LESS THAN 5' IN DIAMETER, USE AN EXTERNAL DROP.
24. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.

EROSION CONTROL MEASURES

- 1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (https://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR COUNTY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. 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. 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.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 7-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
14. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
15. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
16. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
17. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
18. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
19. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
20. SEDIMENT SHALL BE CLEANED FROM STREETS AND ROADSIDE DITCHES AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
21. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
22. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
23. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION.
24. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



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Notes & Legends STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS CITY OF FITCHBURG DANE COUNTY, WISCONSIN

Table with 2 columns: REVISIONS, NO., DATE, REMARKS. Includes rows for NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Table with 2 columns: DATE, DRAFTER, CHECKED, PROJECT NO. Includes values: 07/19/2022, NJOH, JZAM, 210233.

C001

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. DEMOLITION OF EXISTING IMPROVEMENTS.
3. STRIP TOPSOIL
4. ROUGH GRADE STREETS & LOTS
5. SEED LOT AREAS
6. CONSTRUCT UNDERGROUND UTILITIES
7. INSTALL INLET PROTECTION
8. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK).
9. RESTORE TERRACES
10. REMOVE TRACKING PAD, AND SILT FENCE AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

- TEMPORARY:**
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

DEMOLITION PLAN LEGEND

- CURB AND GUTTER REMOVAL
- ASPHALT REMOVAL
- CONCRETE REMOVAL
- BUILDING REMOVAL
- TREE REMOVAL
- SAWCUT
- UTILITY STRUCTURE REMOVAL
- UTILITY LINE REMOVAL

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS

- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS 1, TYPE A, URBAN
- EROSION MAT CLASS_____
- TRACKING PAD
- RIP RAP

ABBREVIATIONS

TC - TOP OF CURB
 FF - FINISHED FLOOR
 FL - FLOW LINE
 SW - TOP OF WALK
 TW - TOP OF WALL
 BW - BOTTOM OF WALL

ABBREVIATIONS

STMH - STORM MANHOLE
 FI - FIELD INLET
 CI - CURB INLET
 CB - CATCH BASIN
 EW - ENDWALL
 SMH - SANITARY MANHOLE

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

SURVEY LEGEND

- BENCHMARK
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 LBS./FT. MIN.
- SET MAGNAIL
- RECORDED AS INFORMATION

LINework LEGEND

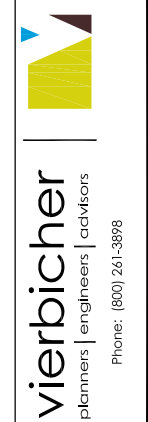
- EXISTING UNDERGROUND CABLE TV
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING POST
- EXISTING SIGN
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

HATCHING LEGEND

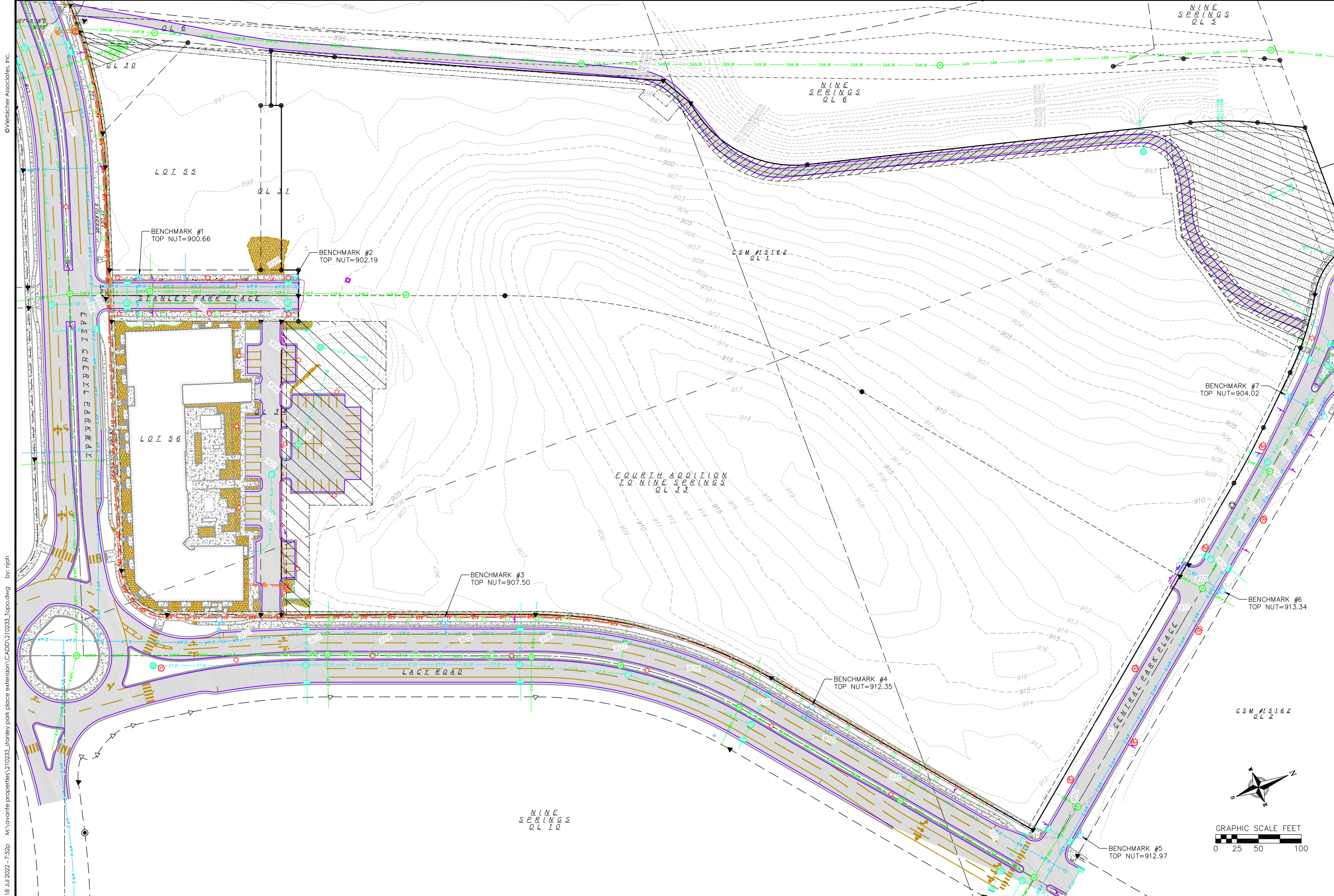
- EXISTING WARNING PAD
- EXISTING CONCRETE PAVEMENT/SIDEWALK
- EXISTING ASPHALT
- EXISTING WASHED STONE OR SAND OR RUBBER MAT



Notes & Legends
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

NO.	REVISIONS		NO.	REVISIONS		DATE
	DATE	REMARKS		DATE	REMARKS	

DATE: 07/19/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210233
C002



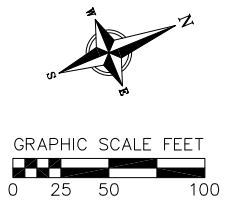
18 Jul 2022 - 7:52p M:\avante properties\210233_stanley park place extension\CADD\210233_topo.dwg by: njoh

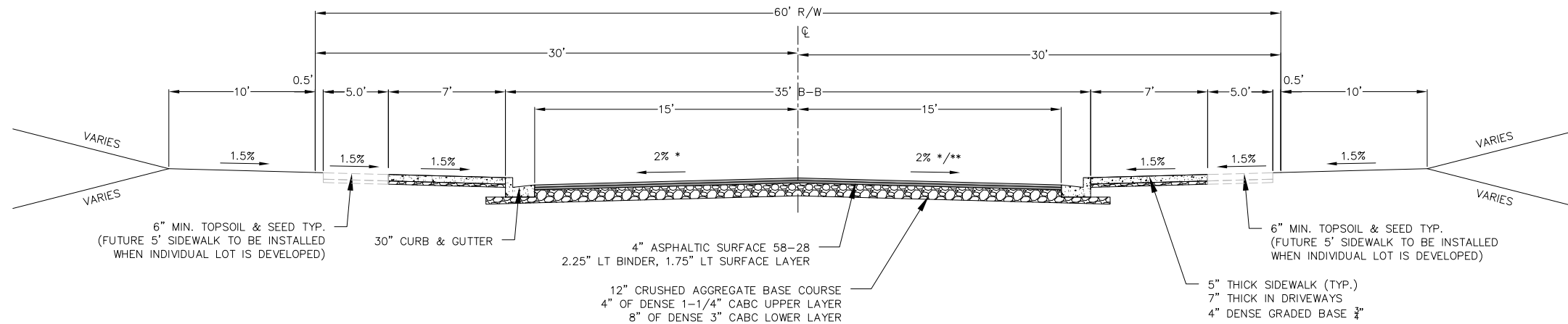
Existing Conditions
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS	NO.	DATE	REMARKS

DATE: 07/19/2022
DRAFTER: NJOH
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PROJECT NO.: 210233

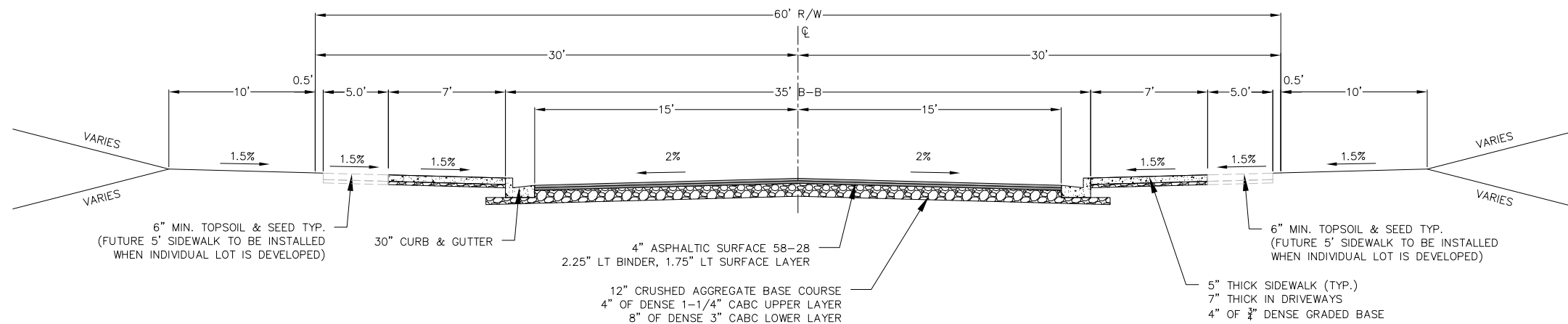
C100





1 STANLEY PARK PLACE
300 NOT TO SCALE

- NOTES:**
- * STA 2+50 TO 3+00: PAVEMENT SLOPE VARIES FROM MATCHING EXISTING CROSS SLOPE TO 2%.
 - * STA 12+50 TO 13+50: SOUTHBOUND PAVEMENT SLOPE VARIES FROM 2% TO MATCH EXISTING CROSS SLOPE.
 - ** STA 12+50 TO 13:50: NORTHBOUND PAVEMENT SLOPE VARIES FROM TYPICAL TO SUPER ELEVATED.



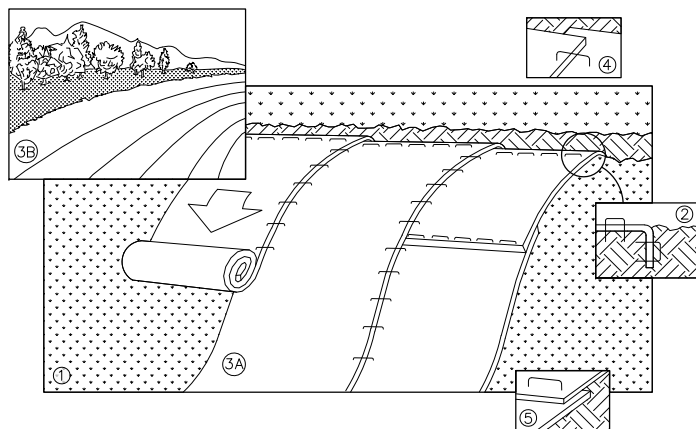
2 BALBOA STREET
300 NOT TO SCALE

Typical Sections
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE	07/19/2022
DRAFTER	NJOH
CHECKED	JZAM
PROJECT NO.	210233

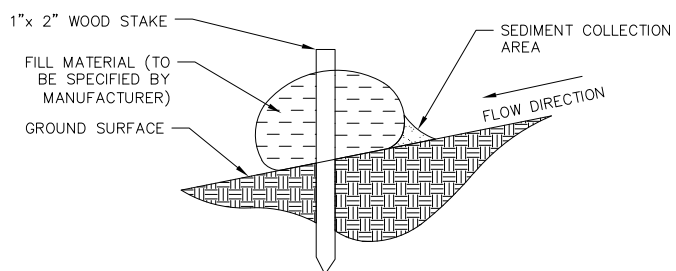
C300



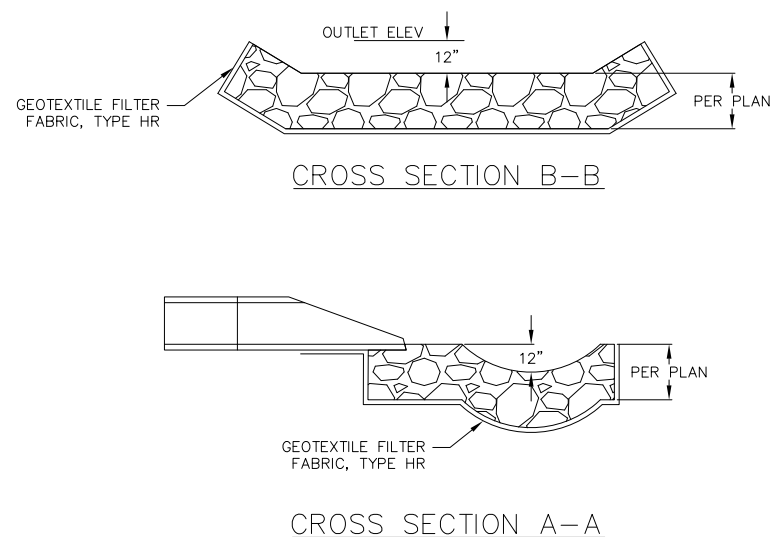
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- 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.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
400 NOT TO SCALE



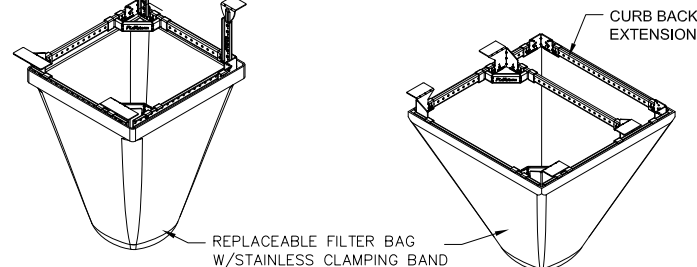
2 SILT SOCK
400 NOT TO SCALE



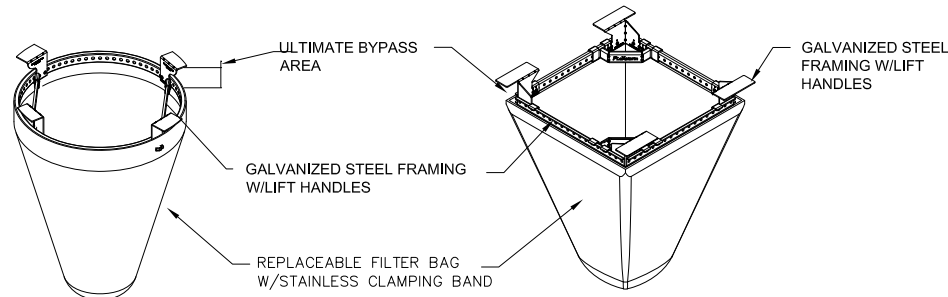
4 RIP-RAP OUTLET
400 NOT TO SCALE

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



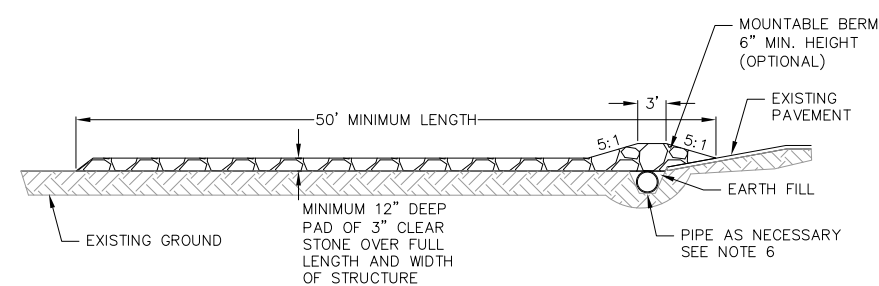
FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB
FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)



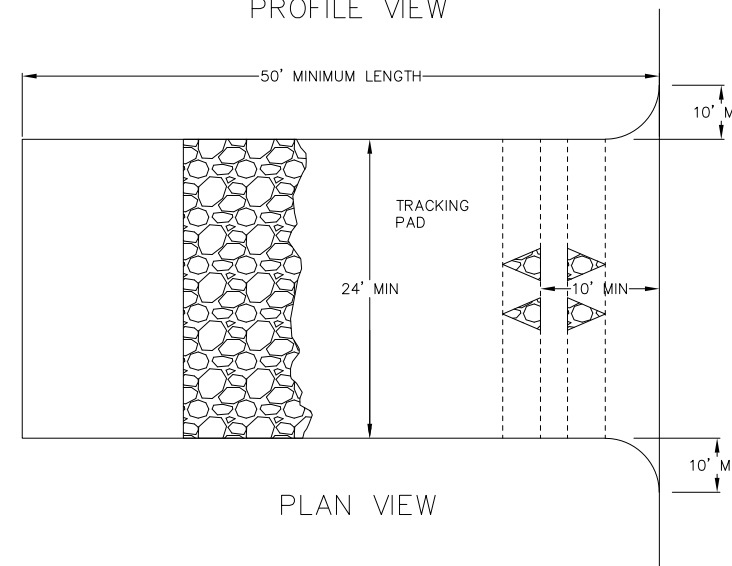
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS
FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

3 FRAMED INLET PROTECTION
400 NOT TO SCALE



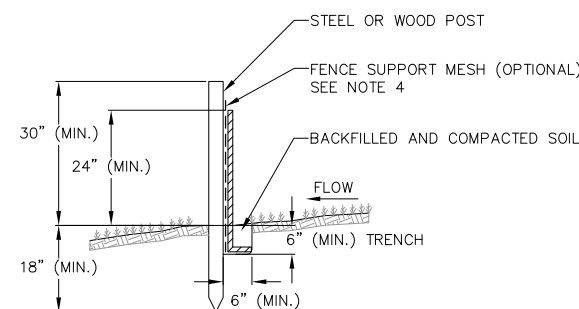
PROFILE VIEW



PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

5 TRACKING PAD
400 NOT TO SCALE



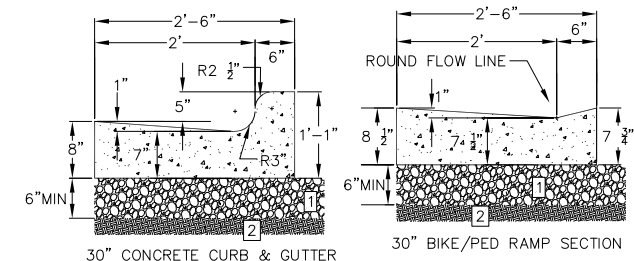
NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

6 SILT FENCE
400 NOT TO SCALE

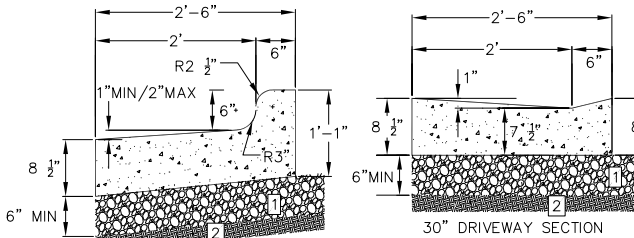
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PROJECT NO.: 210233



30" CONCRETE CURB & GUTTER

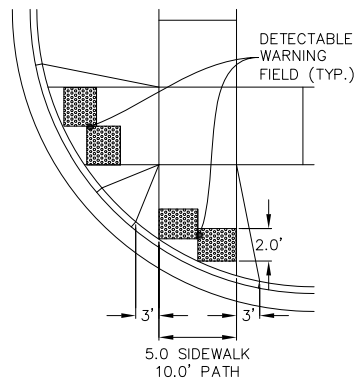
30" BIKE/PED RAMP SECTION



30" C&G REJECT SECTION

30" DRIVEWAY SECTION

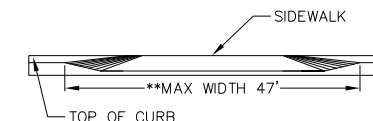
DENSE GRADED BASE PER DETAIL 5.01
 1 SHALL BE PROVIDED 12-INCHES 1 1 BEYOND THE BACK OF CURB
 2 COMPACTED SUB BASE



5.0 SIDEWALK
10.0 PATH

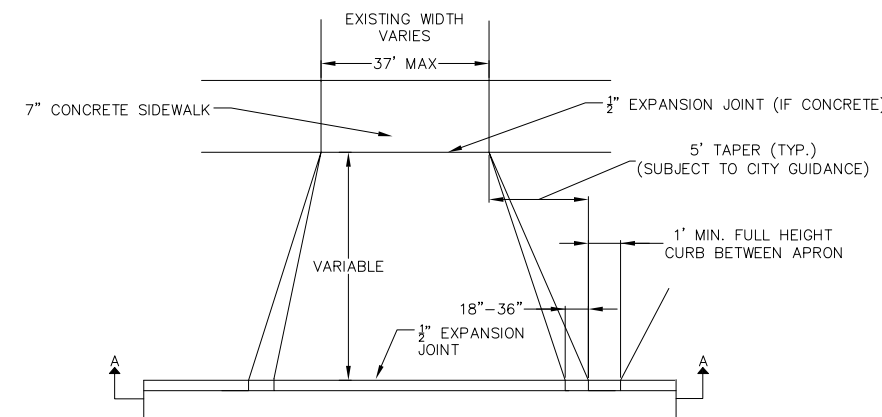
GENERAL NOTES FOR ALL SIDEWALK RAMPS

1. INSTALL CURB CUTS AT SIDEWALK RAMPS WITH EITHER FULL REMOVAL AND REPLACEMENT OR BY "SAWCUTTING" THE CURB HEAD.
2. CURB TAPERERS AT CURB CUTS SHALL BE 18" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. THE WIDTH OF THE FLAT BOTTOM OF THE RAMP AT THE CURB SHALL BE 60" MINIMUM. THE MAXIMUM SLOPE OF THE RAMP BETWEEN THE BACK OF THE CURB AND THE FRONT OF THE DETECTABLE WARNING FIELD SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE OF THE RAMP BETWEEN THE FRONT OF THE DETECTABLE WARNING FIELD AND THE SIDEWALK SHALL NOT EXCEED 7%.
4. ALL HANDICAP RAMPS SHALL INCLUDE DETECTABLE WARNING FIELDS WITH TRUNCATED DOMES.
5. DETECTABLE WARNING FIELD SHALL BE ORIENTED IN A MANNER THAT IT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAFFIC. WHEN CURB IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAFFIC, INSTALL DETECTABLE WARNING FIELD TIGHT TO BACK OF CURB. WHEN CURB IS NOT PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, STAGER DETECTABLE WARNING FIELD PANELS TO MINIMIZE SPACE BETWEEN DETECTABLE WARNING FIELD PANELS AND BACK OF CURB.
6. FOR A SIDEWALK RAMP, DETECTABLE WARNINGS SHALL BE A MINIMUM OF 5' X 2'. FOR A BIKE PATH RAMP, DETECTABLE WARNINGS SHALL BE A MINIMUM OF 10' X 2'.
7. WHEN CONDITIONS REQUIRE MORE INFORMATION, REFER TO "UFAS" (UNIFORM FEDERAL ACCESSIBILITY STANDARDS).

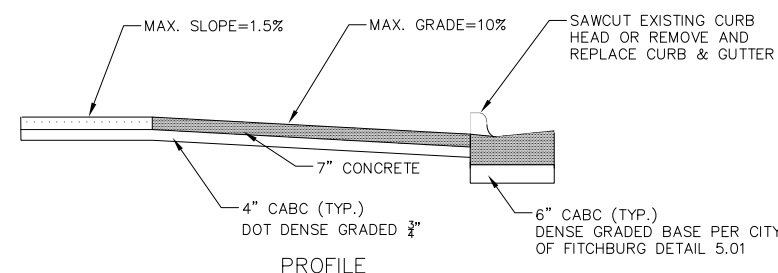


SECTION A-A

** APPLICANT MAY REQUEST AN ADMINISTRATIVE VARIANCE FOR A COMMERCIAL OR INDUSTRIAL CURB OPENING (EXCLUDING TAPER) THAT IS GREATER THAN 37' IN WIDTH BY PROVIDING DOCUMENTATION PER CITY ORDINANCE 27-402 (b).



PLAN



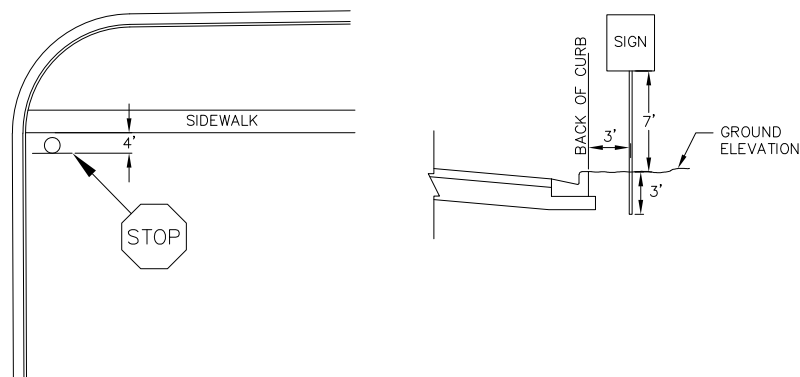
PROFILE

4 DRIVEWAY DETAIL
401 NOT TO SCALE

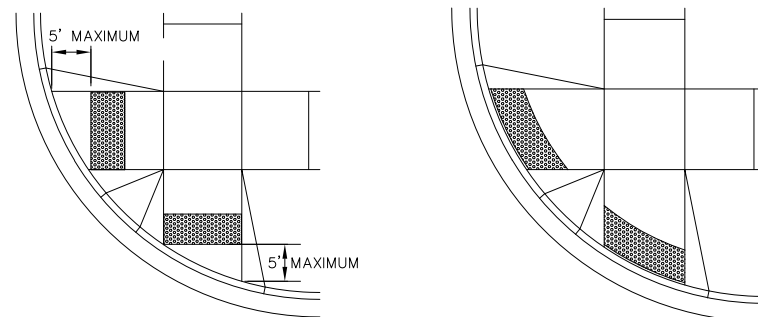
1 CONCRETE CURB AND GUTTER
401 NOT TO SCALE

SIGNAGE NOTES:

1. ALL SIGNS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SIGNS SHALL BE A DISTANCE OF 7" FROM GROUND LEVEL TO THE BOTTOM OF THE SIGN MOUNTED ON THE POST AND LOCATED 3' BEHIND THE BACK OF CURB.
3. STREET NAME SIGNS SHALL HAVE WHITE LETTERS AND GREEN BACKGROUND.
4. SIGN POSTS SHALL BE 2-3/8" O.D., GALVANIZED 10 FT LONG, 13 GAUGE, AND 0.095 WALL THICKNESS. MOUNT SIGN AT TOP OF THE POST, AND INSTALL POSTS 3' DEEP AND MIX 1/2 BAG OF 80 LB SAKRETE CONCRETE, POURING IT AROUND THE POST BELOW THE GROUND BEFORE COVERING WITH 8" OF TOPSOIL.



2 ROADWAY SIGN
401 NOT TO SCALE

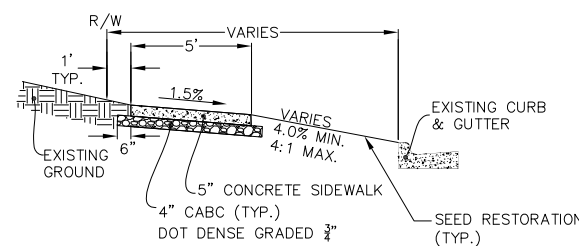


WHERE THE GRADE BREAK DISTANCE EXCEEDS 5 FEET. RADIAL DETECTABLE WARNING FIELDS ARE NECESSARY. RADIAL PLATES PROVIDE FULL DETECTABLE COVERAGE IMMEDIATELY AT BACK OF CURB.

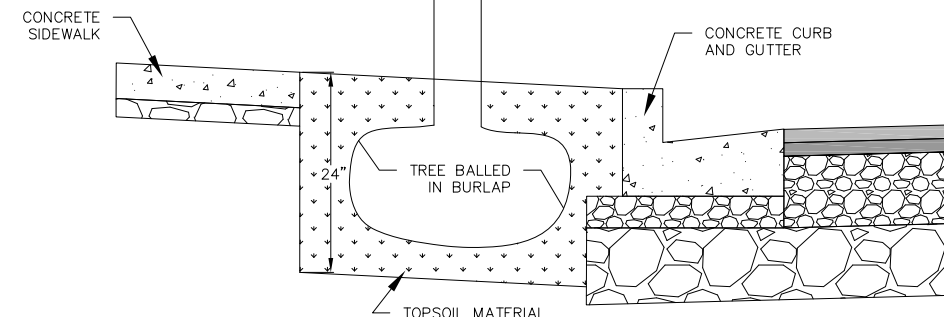
RADIAL PLATES TO BE USED IF GRADE BREAK EXCEEDS 5

GENERAL NOTES FOR ALL SIDEWALK

1. SIDEWALK THICKNESS SHALL BE 7-INCHES AT RAMPS, AND 5-INCHES FOR ALL PUBLIC SIDEWALK.
2. SIDEWALK CROSS-SLOPE SHALL 1.5% AND NOT EXCEED 2.0%.
3. PROVIDE A 1/2" EXPANSION JOINT AT ALL RAMP LOCATIONS, THROUGH DRIVEWAYS, AGAINST THE CURB AND GUTTER, AT RADII, AND EVERY 200' OF THE SIDEWALK.
4. CONSTRUCTION FORMS SHALL BE EQUAL TO OR GREATER THAN THE SIDEWALK THICKNESS.



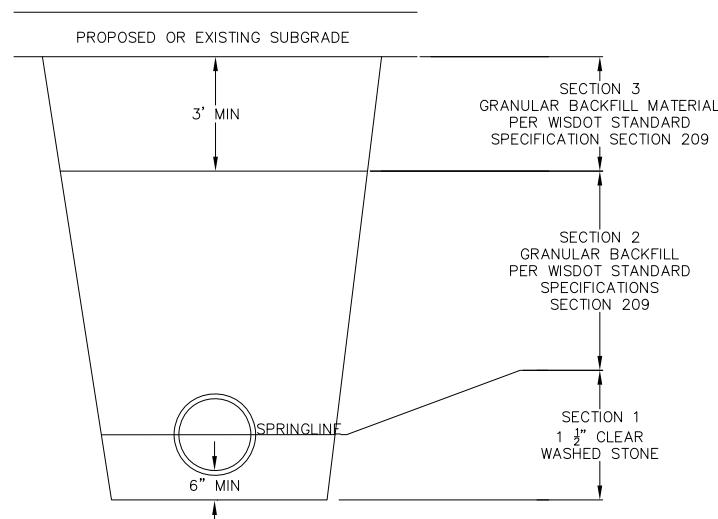
3 SIDEWALK AND RAMPS
401 NOT TO SCALE



5 TREE WELL
401 NOT TO SCALE

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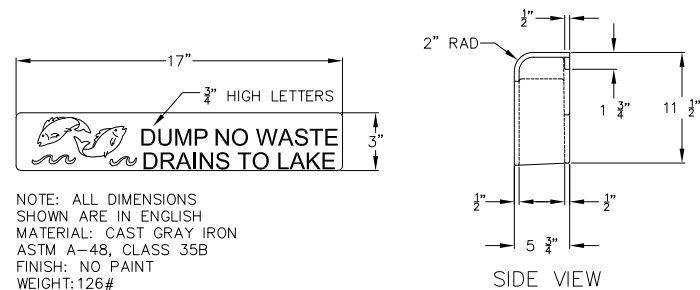
STANDARD TRENCH COMPACTION
 ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.

SECTION 1:
 MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.

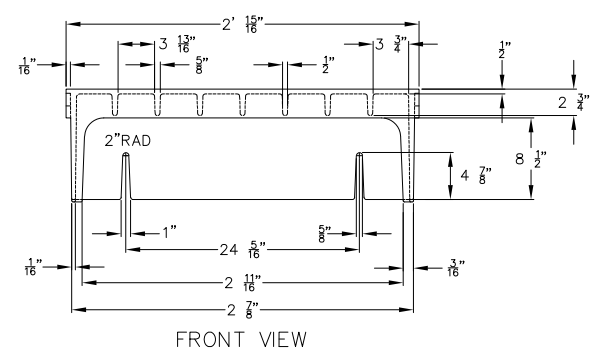
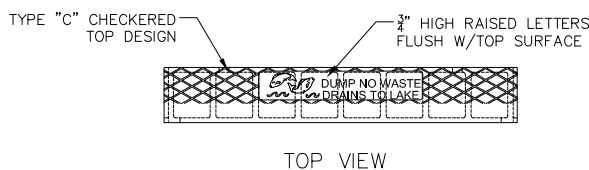
SECTION 2:
 MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE.

SECTION 3:
 MINIMUM COMPACTION 95% MAXIMUM DENSITY.

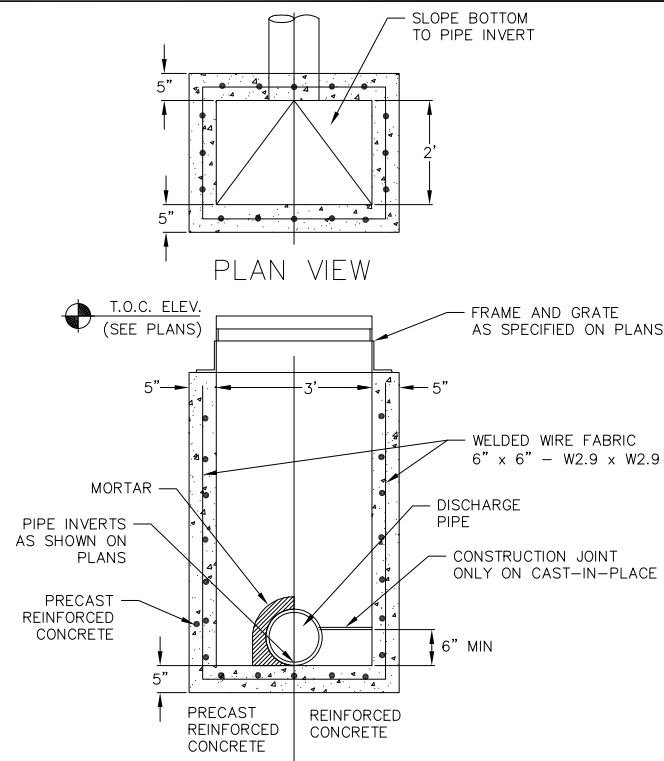
1 STORM SEWER TRENCH
 402 NOT TO SCALE



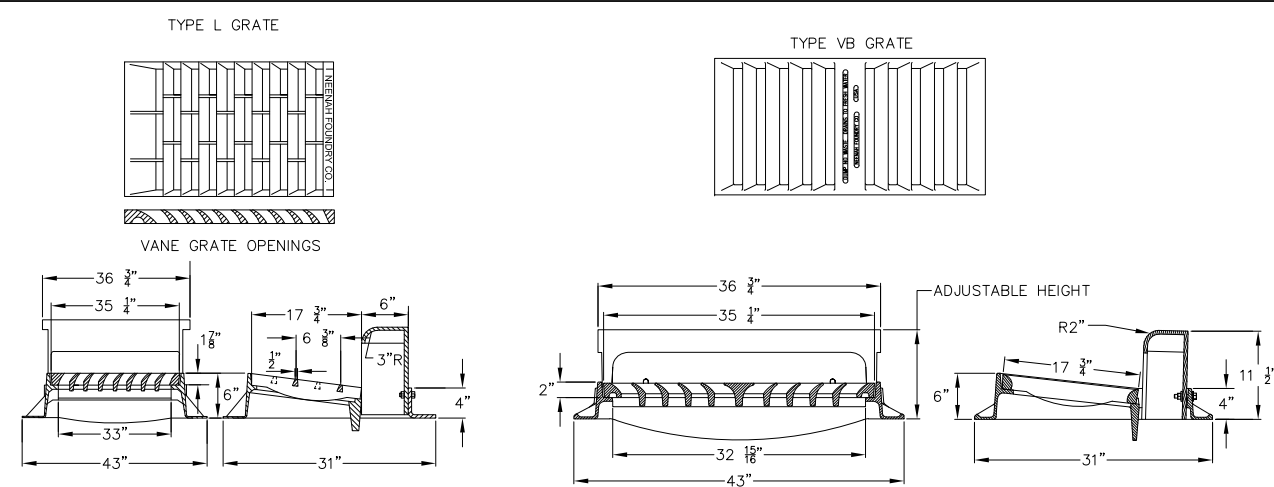
NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B FINISH: NO PAINT WEIGHT: 126#



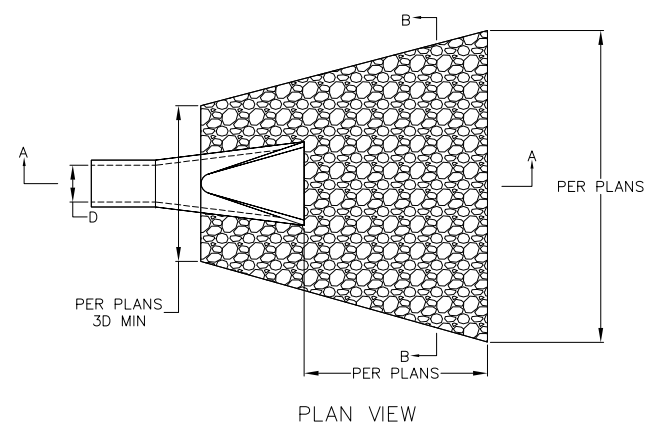
2 CURB BOX
 402 NOT TO SCALE



3 CURB INLET - TYPE 3, 2' x 3' BASIN
 402 NOT TO SCALE

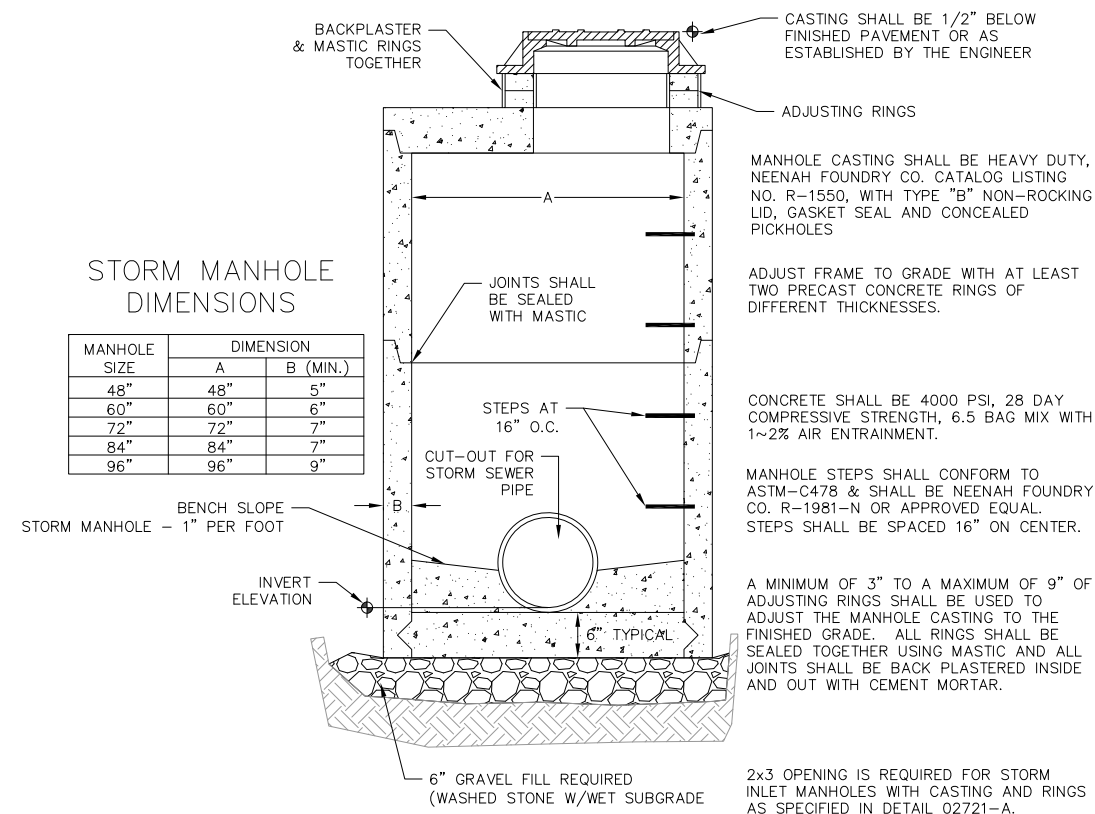


5 INLET COVERS, TYPE H
 402 NOT TO SCALE



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"



MANHOLE CASTING SHALL BE HEAVY DUTY, NEENAH FOUNDRY CO. CATALOG LISTING NO. R-1550, WITH TYPE "B" NON-ROCKING LID, GASKET SEAL AND CONCEALED PICKHOLES

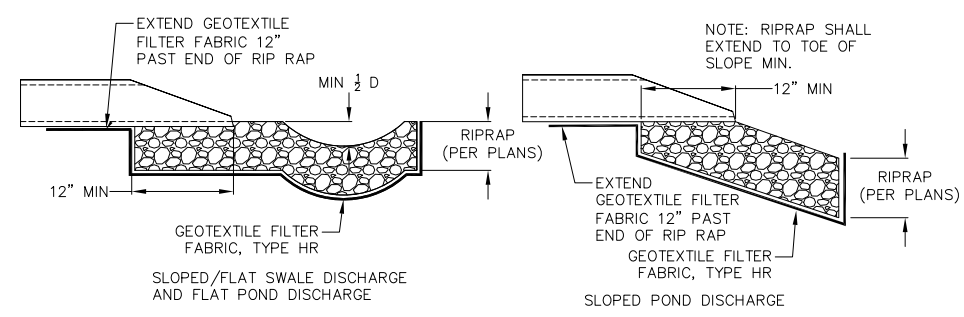
ADJUST FRAME TO GRADE WITH AT LEAST TWO PRECAST CONCRETE RINGS OF DIFFERENT THICKNESSES.

CONCRETE SHALL BE 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, 6.5 BAG MIX WITH 1~2% AIR ENTRAINMENT.

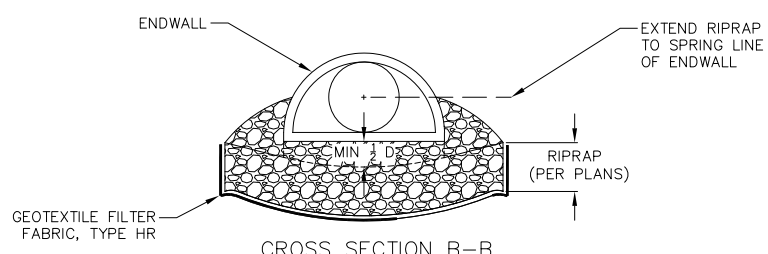
MANHOLE STEPS SHALL CONFORM TO ASTM-C478 & SHALL BE NEENAH FOUNDRY CO. R-1981-N OR APPROVED EQUAL. STEPS SHALL BE SPACED 16" ON CENTER.

A MINIMUM OF 3" TO A MAXIMUM OF 9" OF ADJUSTING RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO THE FINISHED GRADE. ALL RINGS SHALL BE SEALED TOGETHER USING MASTIC AND ALL JOINTS SHALL BE BACK PLASTERED INSIDE AND OUT WITH CEMENT MORTAR.

2x3 OPENING IS REQUIRED FOR STORM INLET MANHOLES WITH CASTING AND RINGS AS SPECIFIED IN DETAIL 02721-A.



CROSS SECTION A-A
 1. JOINT TIES SHALL BE INSTALLED AT THE LAST (DOWNSTREAM) TWO JOINTS ON ANY PIPE RUN ENDING IN AN APRON ENDWALL.

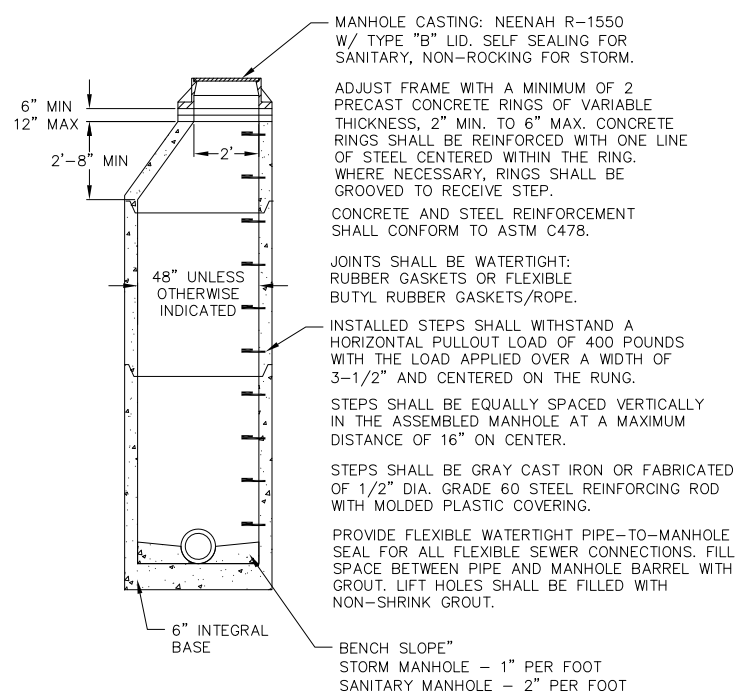


6 RIP RAP AND ENDWALL INSTALLATION
 402 NOT TO SCALE

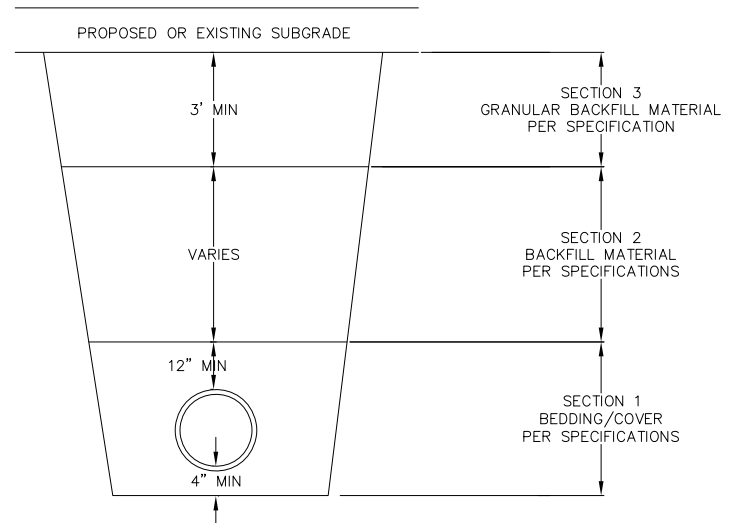
4 STORM SEWER MANHOLE
 402 NOT TO SCALE

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1 PRECAST CONCRETE MANHOLE
403 NOT TO SCALE



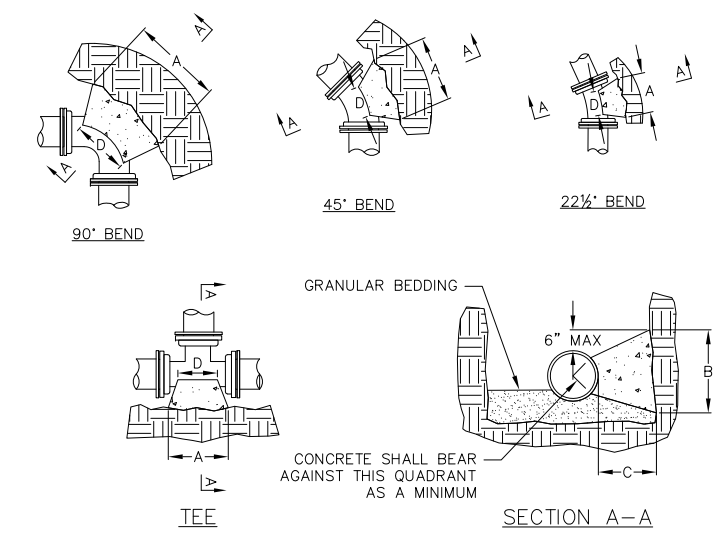
STANDARD TRENCH COMPACTION
ALL BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" BEFORE COMPACTION UNLESS AUTHORIZED BY THE ENGINEER DUE TO THE CHARACTER OF THE MATERIAL AND THE COMPACTING EQUIPMENT. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO THE REQUIRED DENSITY PRIOR TO PLACING SUCCEEDING LIFTS OF BACKFILL MATERIAL.

SECTION 1:
MECHANICALLY COMPACTED BEDDING AS REQUIRED BY THE SPECIFICATIONS. COMPACTION ACHIEVED WITH SMALLER PLATE COMPACTOR.

SECTION 2:
MINIMUM COMPACTION 90% MAXIMUM DENSITY. COMPACTION OF BACKFILL WITH BOMAG OR HOE-PAC SHALL NOT BEGIN UNTIL THE DEPTH OF BACKFILL MATERIAL IS TWO (2) FEET ABOVE THE TOP OF PIPE.

SECTION 3:
MINIMUM COMPACTION 95% MAXIMUM DENSITY.

3 SANITARY SEWER & WATER MAIN TRENCH
403 NOT TO SCALE



WOOD BLOCKING MAY BE USED IN LIEU OF CONCRETE FOR 6" AND 8" PIPE SIZES WHEN BLOCKING 22½° AND 45° BENDS AND TEES PROVIDED THE AREA IN CONTACT WITH THE EARTH IS THE SAME AS SHOWN IN THE TABLE.

DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" 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.

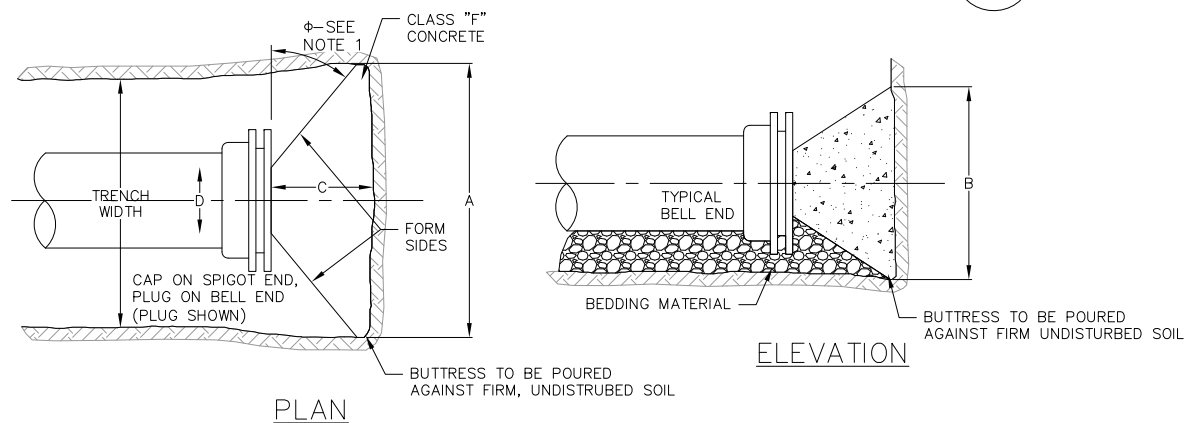
CONCRETE SHALL BE CLASS "CC", SEE SECTION 03301

PIPE SIZE*	BUTTRESS DIMENSIONS							
	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"
14/16	3'-2"	2'-6"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
18/20/24	4'-0"	3'-0"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
22/24	5'-3"	3'-4"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30	6'-3"	4'-3"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

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

* = FOR TEE THIS WILL BE THE BRANCH PIPE

4 BUTTRESS FOR BENDS
403 NOT TO SCALE

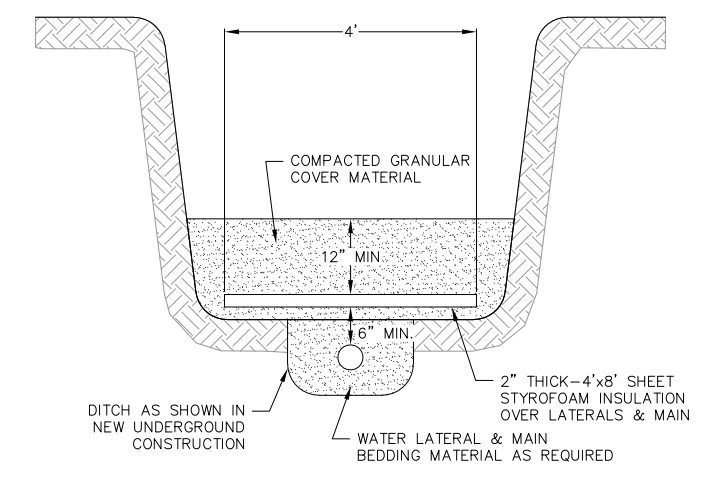


DIA.	A	B	C	D
6"	1'-6"	1'-2"	SEE NOTE NO. 1	SEE NOTE NO. 2
8"	2'-0"	1'-4"		
12"	2'-5"	1'-10"		
16"	3'-4"	2'-4"		
20"	4'-3"	2'-10"		
24"	5'-2"	3'-4"		
30"	6'-9"	4'-0"		

NOTES:

- DIMENSION C SHOULD BE LARGE ENOUGH TO MAKE ANGLE Φ EQUAL TO OR LARGER THAN 45°.
- DIMENSION D EQUALS APPROXIMATELY I.D. OF PIPE LESS 2". AN EFFORT TO BE MADE TO PREVENT THE CONCRETE FROM COVERING THE M.J. BOLTS.
- WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED.
- BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.

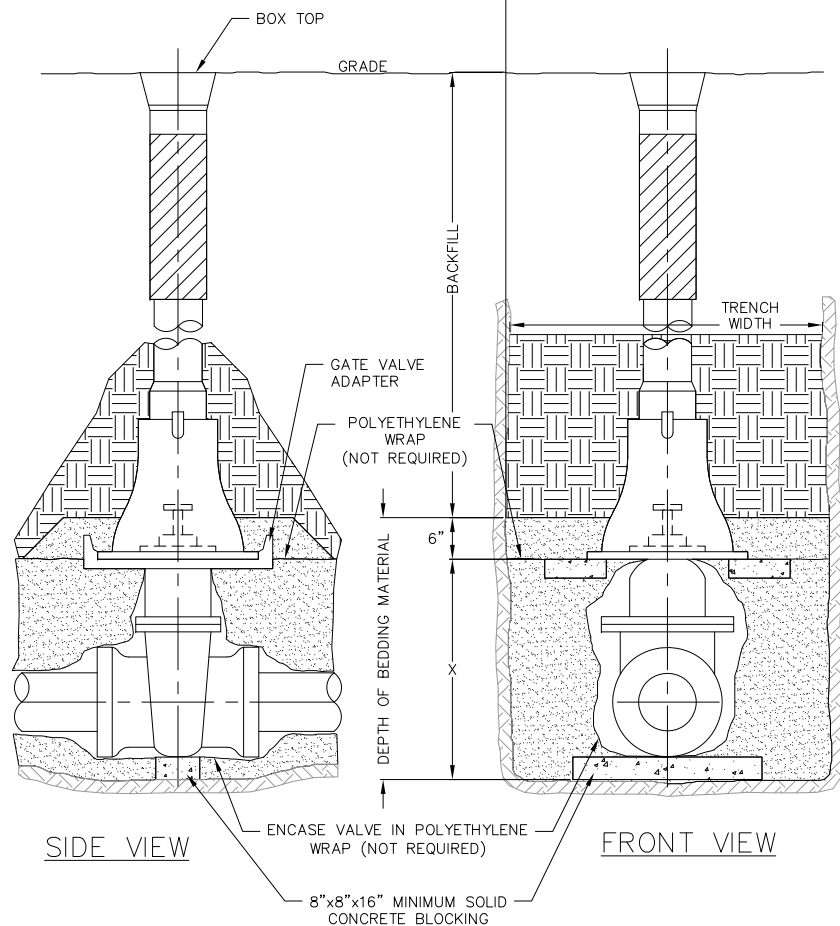
2 BUTTRESS FOR DEAD ENDS
403 NOT TO SCALE



5 INSULATION DETAIL
403 NOT TO SCALE

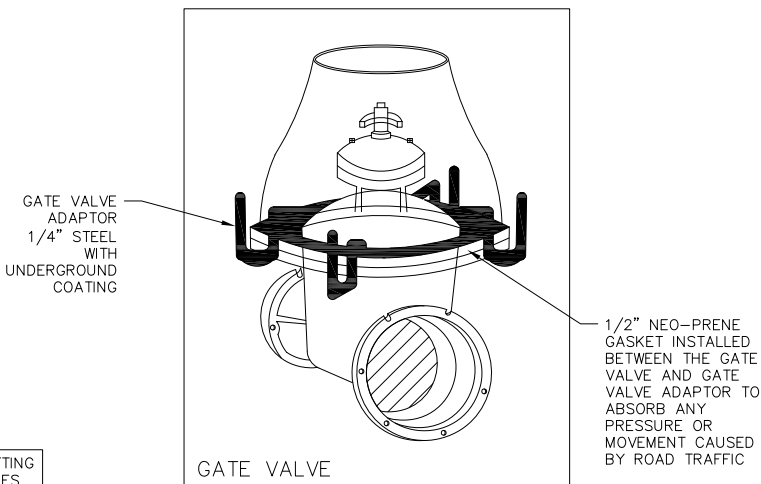
NO.	DATE	REVISIONS	
		NO.	DATE

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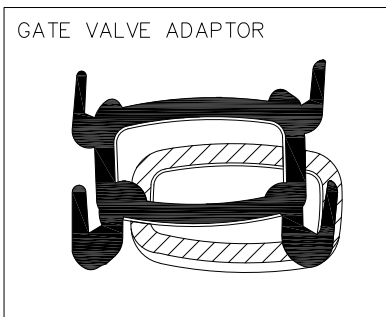


1 STANDARD GATE VALVE BOX SETTING
404 NOT TO SCALE

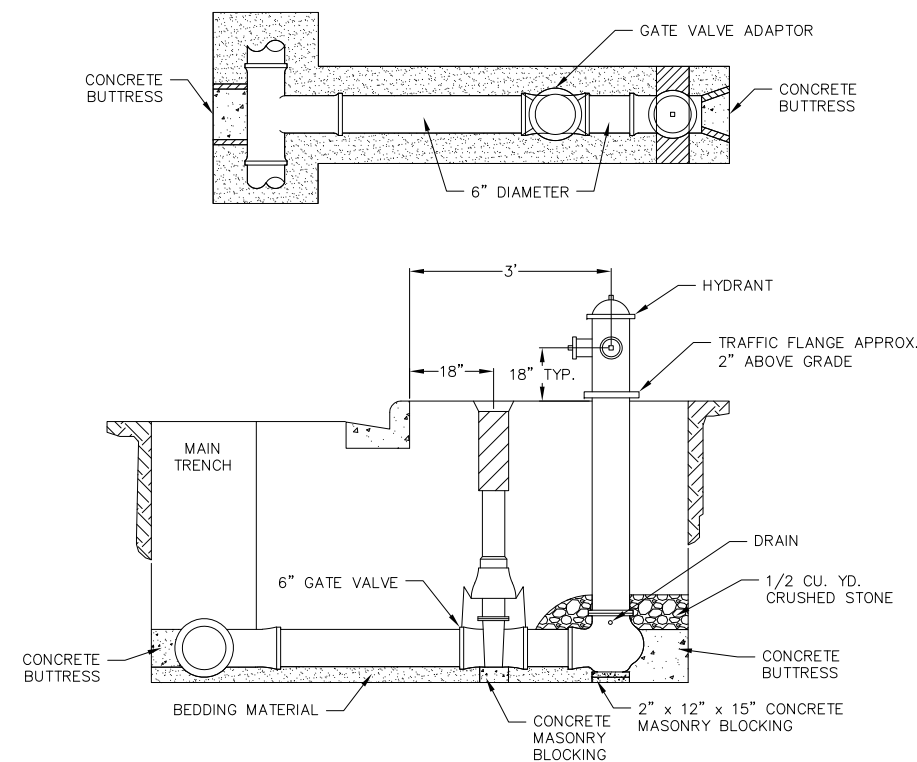
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



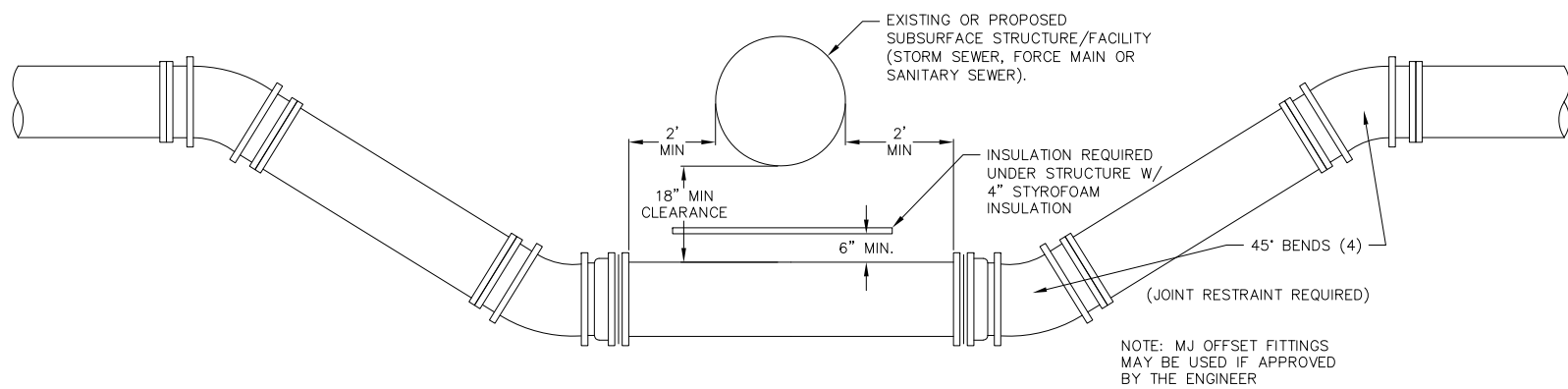
NOTE: GATE VALVE ADAPTERS ARE MANDATORY IN THE VILLAGE OF DEFOREST
MANUFACTURED BY ADAPTOR, INC. 3642 E. MILWAUKEE, WI 53154



2 GATE VALVE AND GATE VALVE ADAPTOR
404 NOT TO SCALE



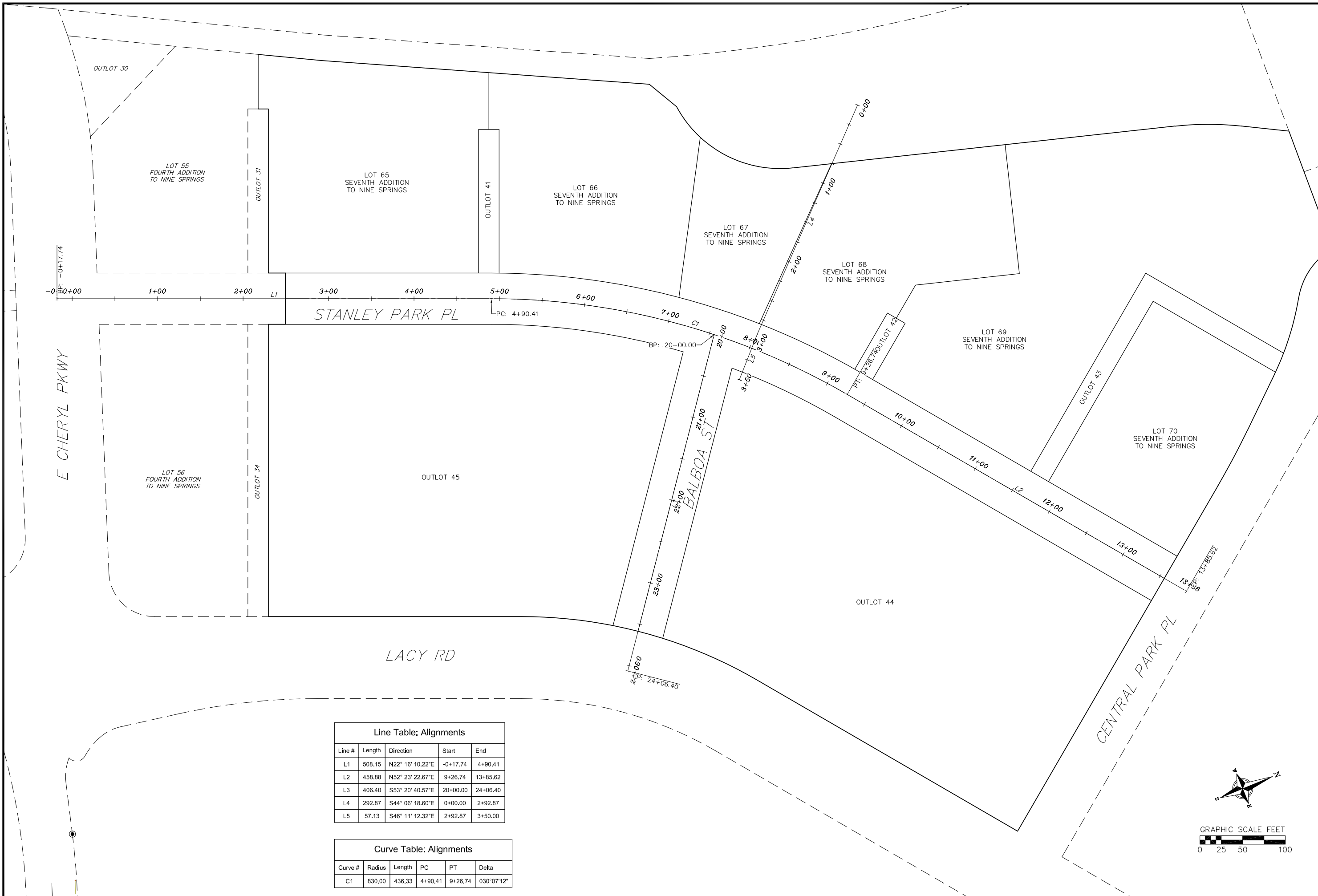
3 STANDARD HYDRANT SETTING
404 NOT TO SCALE



4 LOWERING WATERMAIN UNDER STORM STRUCTURE
404 NOT TO SCALE

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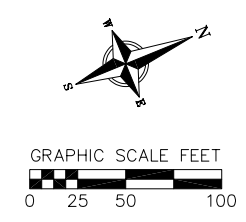


Line Table: Alignments

Line #	Length	Direction	Start	End
L1	508.15	N22° 16' 10.22"E	-0+17.74	4+90.41
L2	458.88	N52° 23' 22.67"E	9+26.74	13+85.62
L3	406.40	S53° 20' 40.57"E	20+00.00	24+06.40
L4	292.87	S44° 06' 18.60"E	0+00.00	2+92.87
L5	57.13	S46° 11' 12.32"E	2+92.87	3+50.00

Curve Table: Alignments

Curve #	Radius	Length	PC	PT	Delta
C1	830.00	436.33	4+90.41	9+26.74	030°07'12"

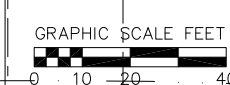
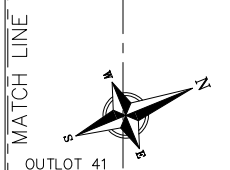
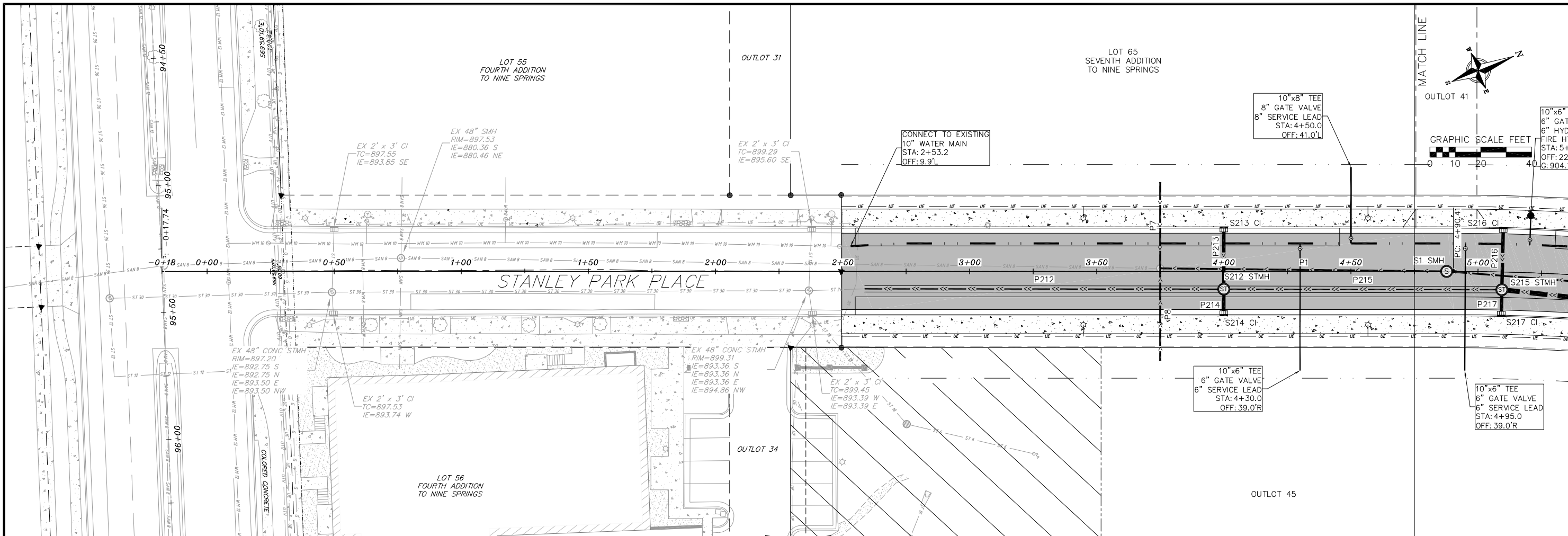


Alignment Plan
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

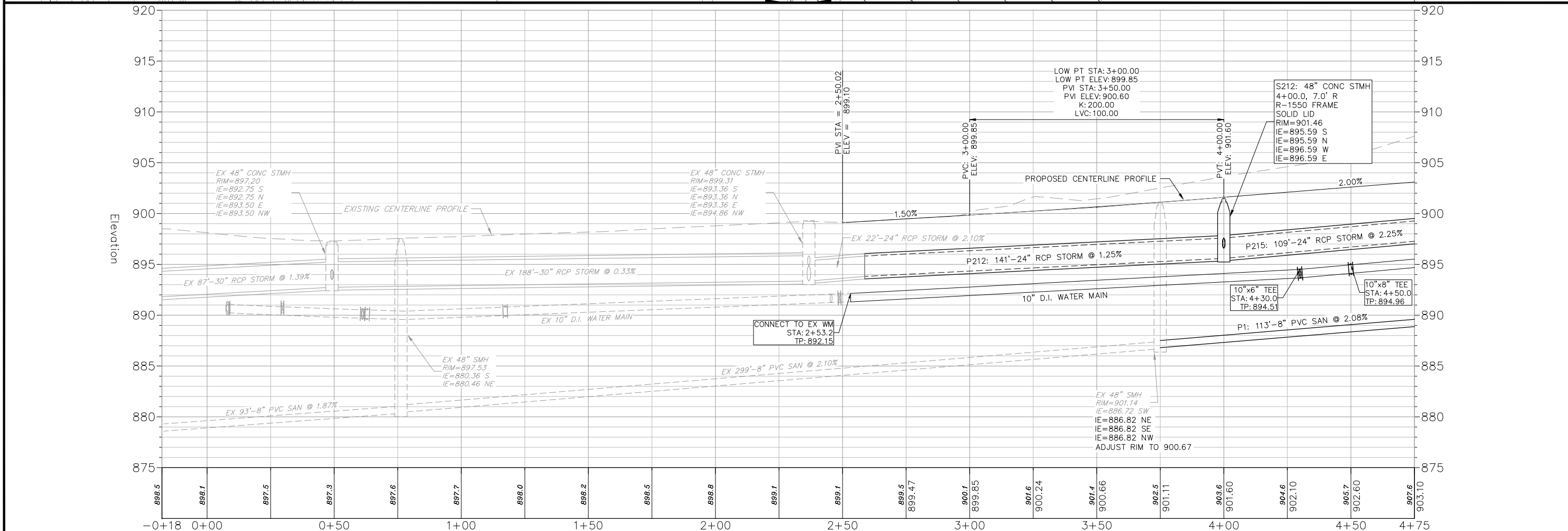
NO.	DATE	REVISIONS	
		NO.	DATE

DATE: 07/19/2022
DRAFTER: NJOH
CHECKED: JZAM
PROJECT NO.: 210233

C500



Plan & Profile - Stanley Park Place
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN

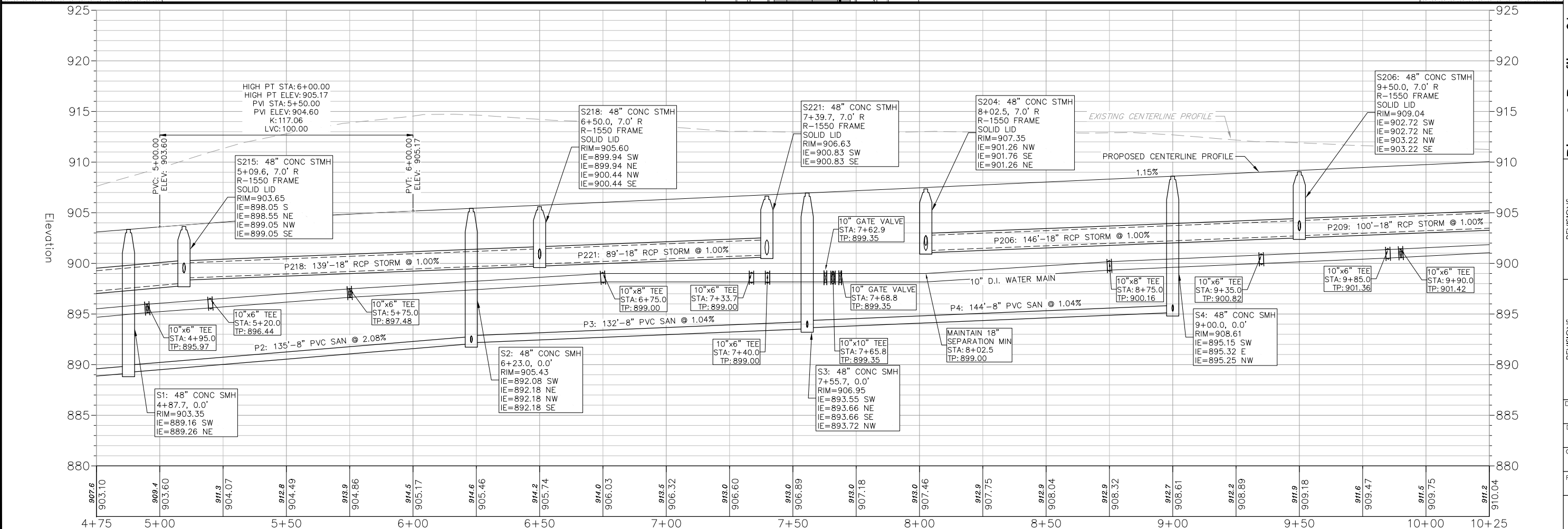
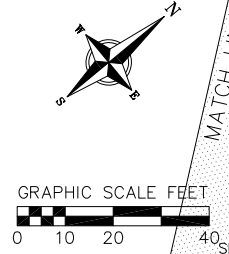
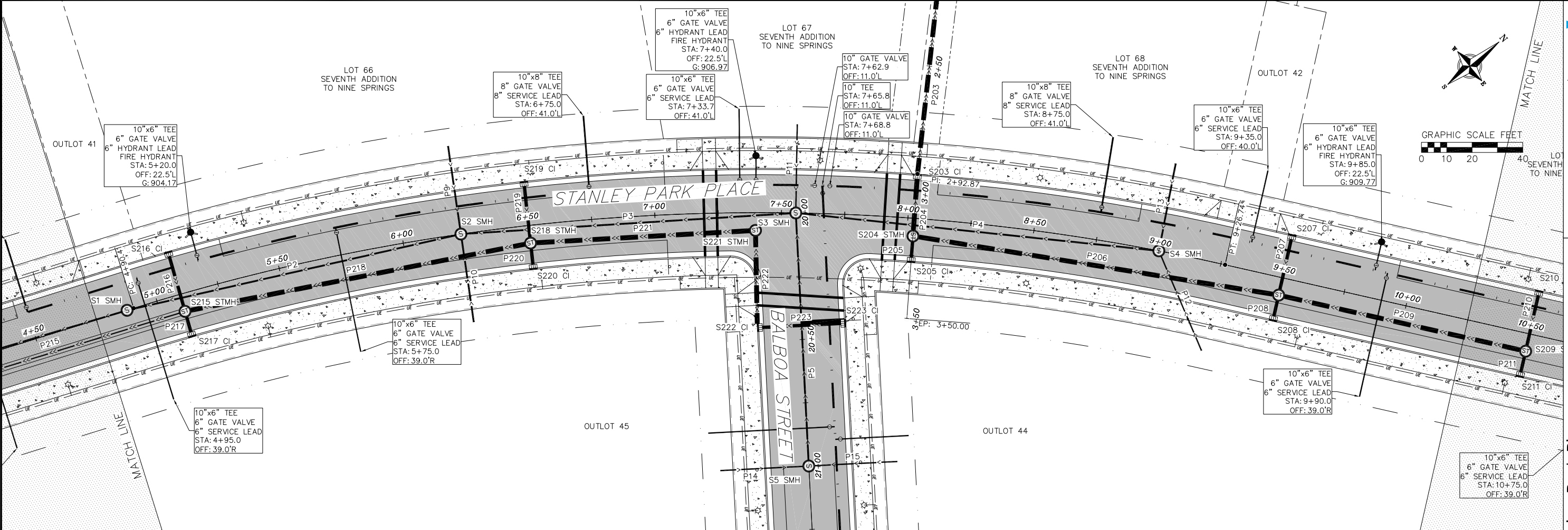


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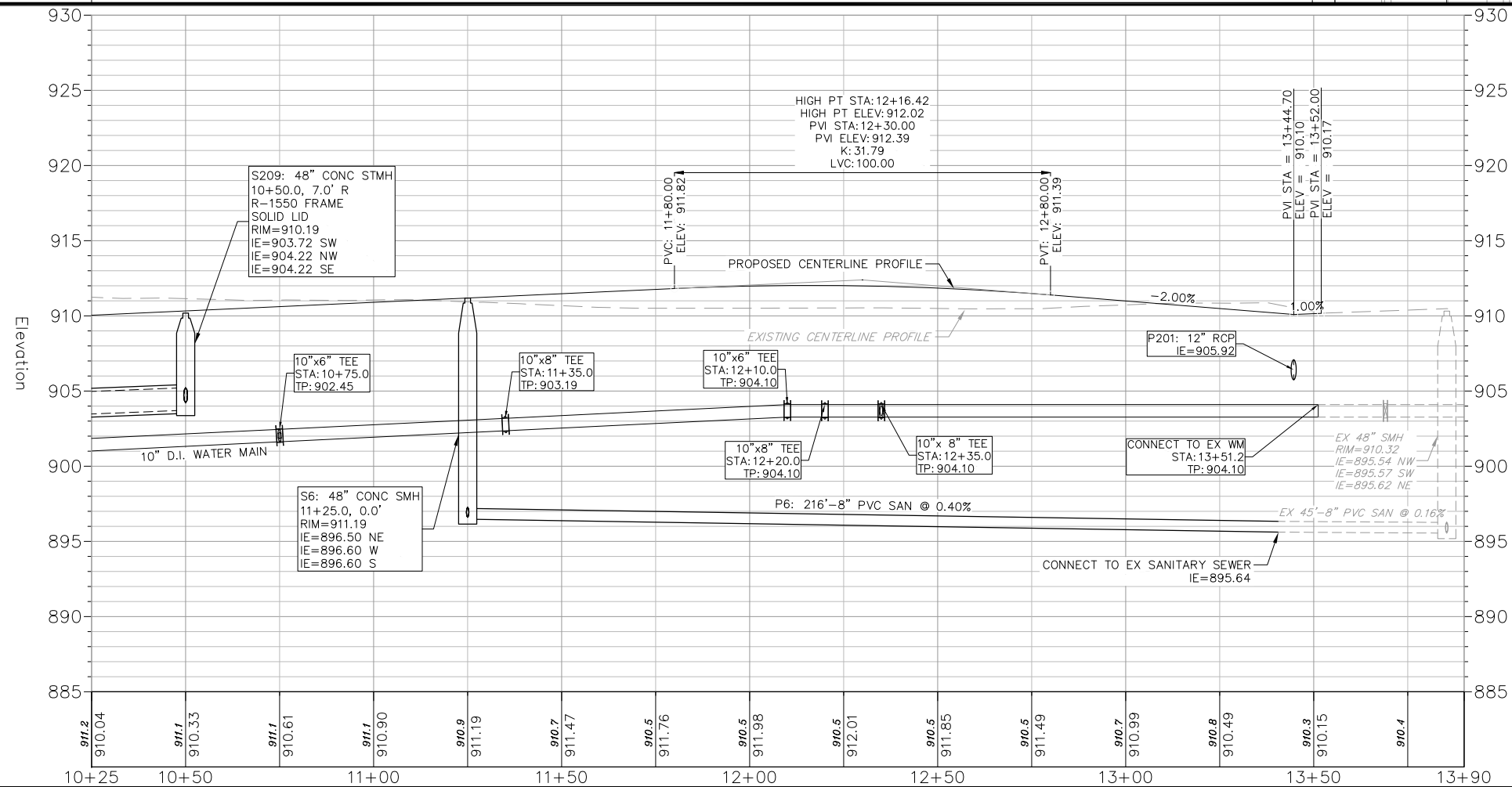
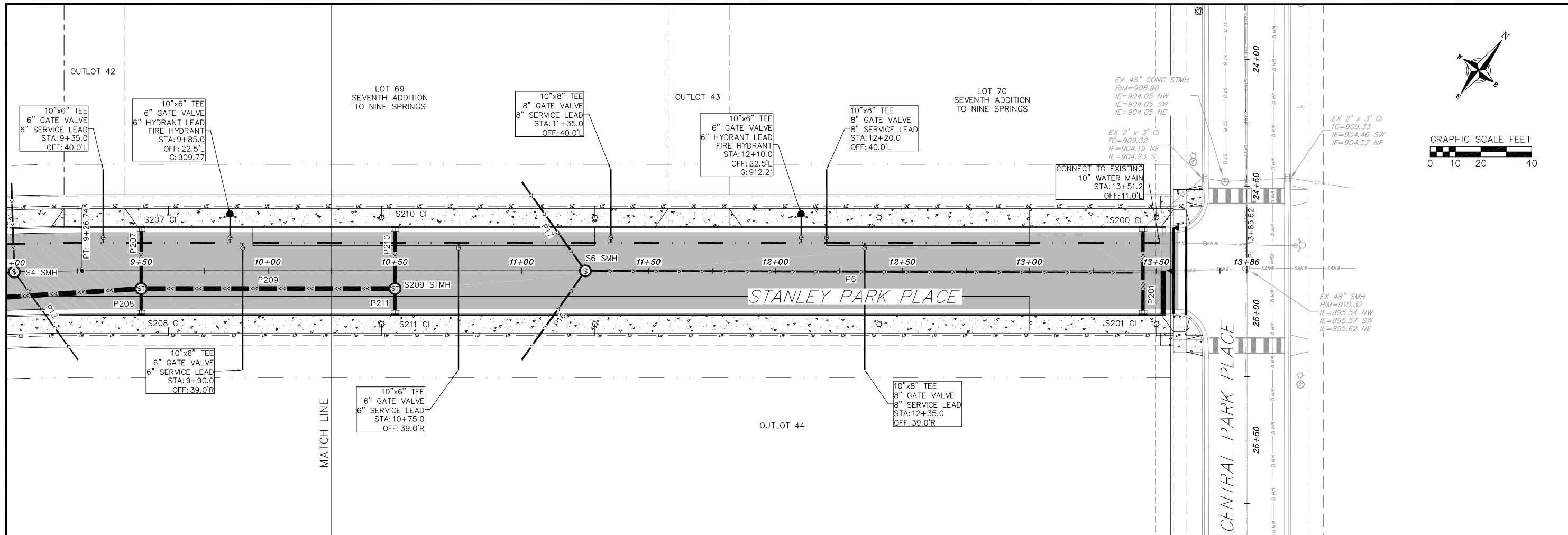
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REVISIONS		NO.	DATE	REMARKS

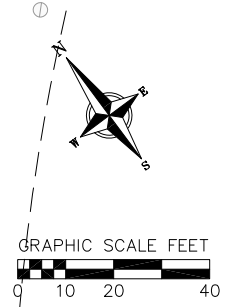
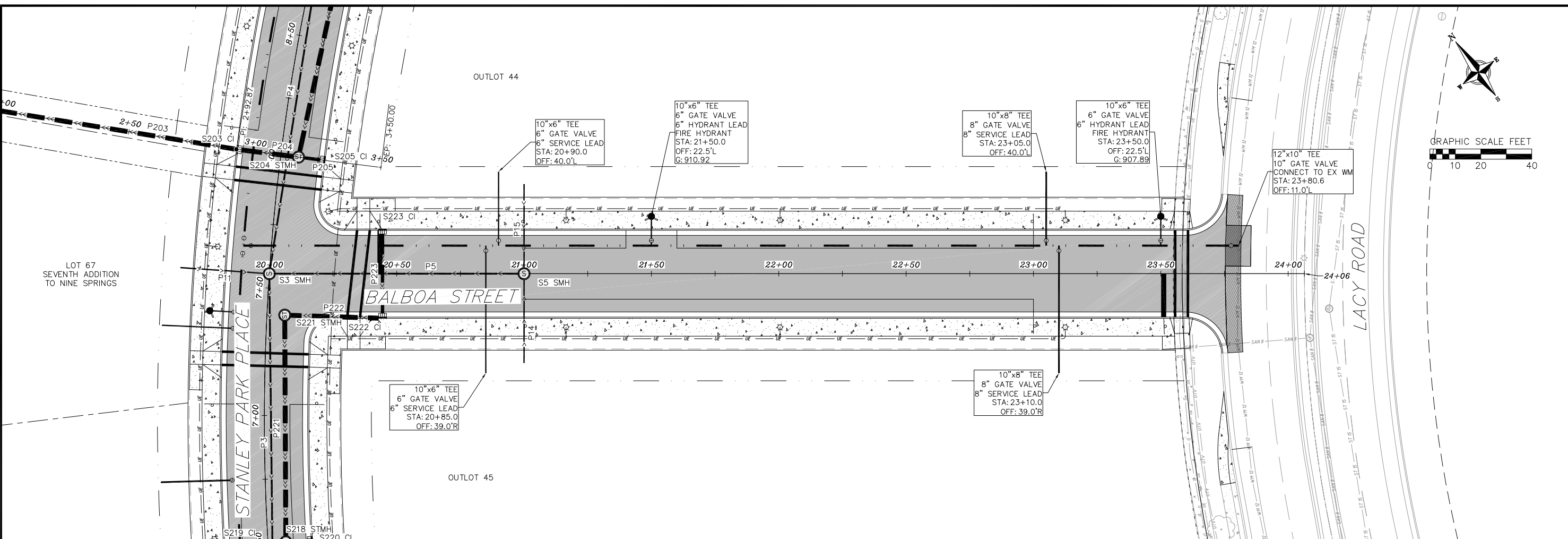
DATE	07/19/2022
DRAFTER	NJOH
CHECKED	JZAM
PROJECT NO.	210233



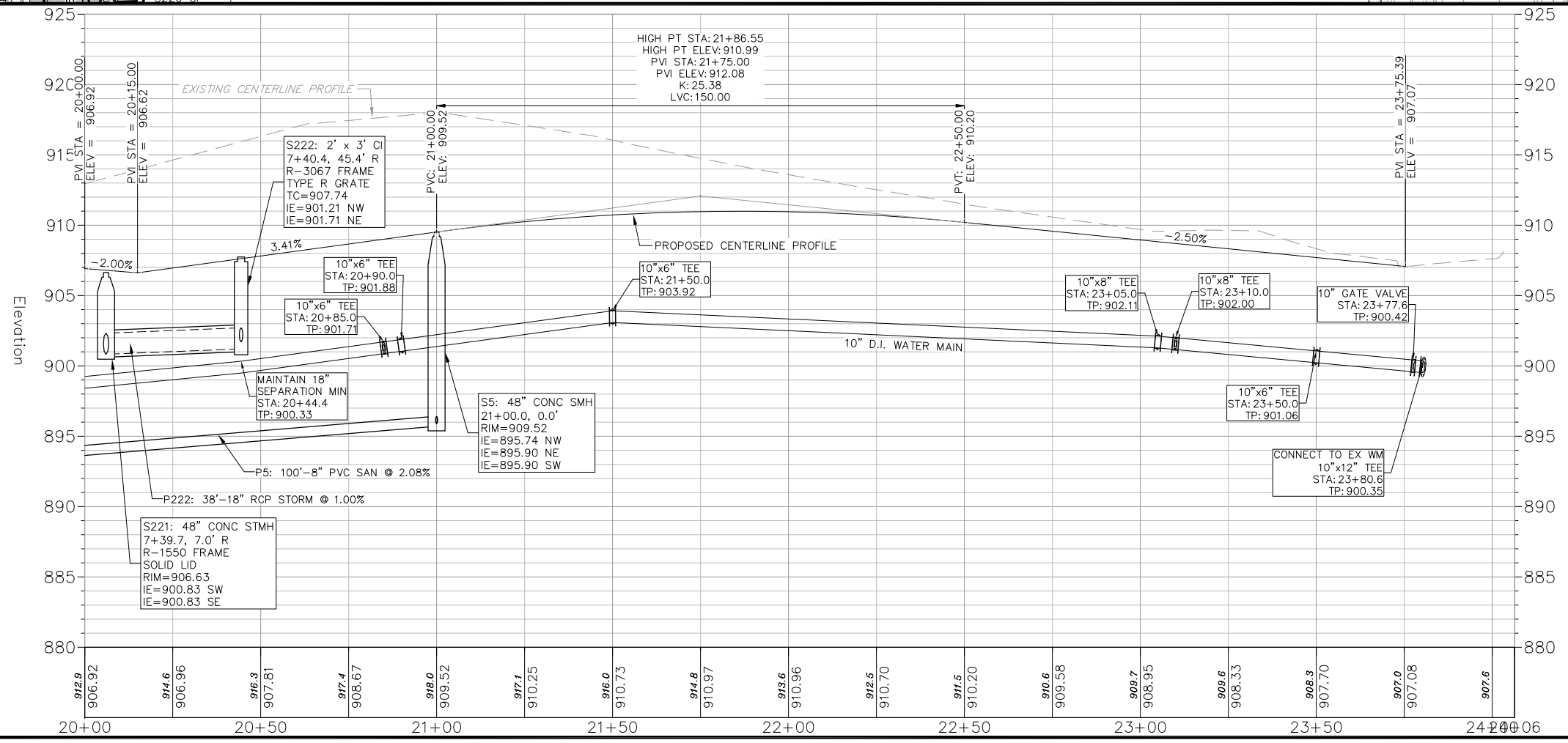
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NO.	DATE	NO.	DATE

DATE: 07/19/2022
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CHECKED: JZAM
PROJECT NO.: 210233

C503

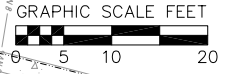
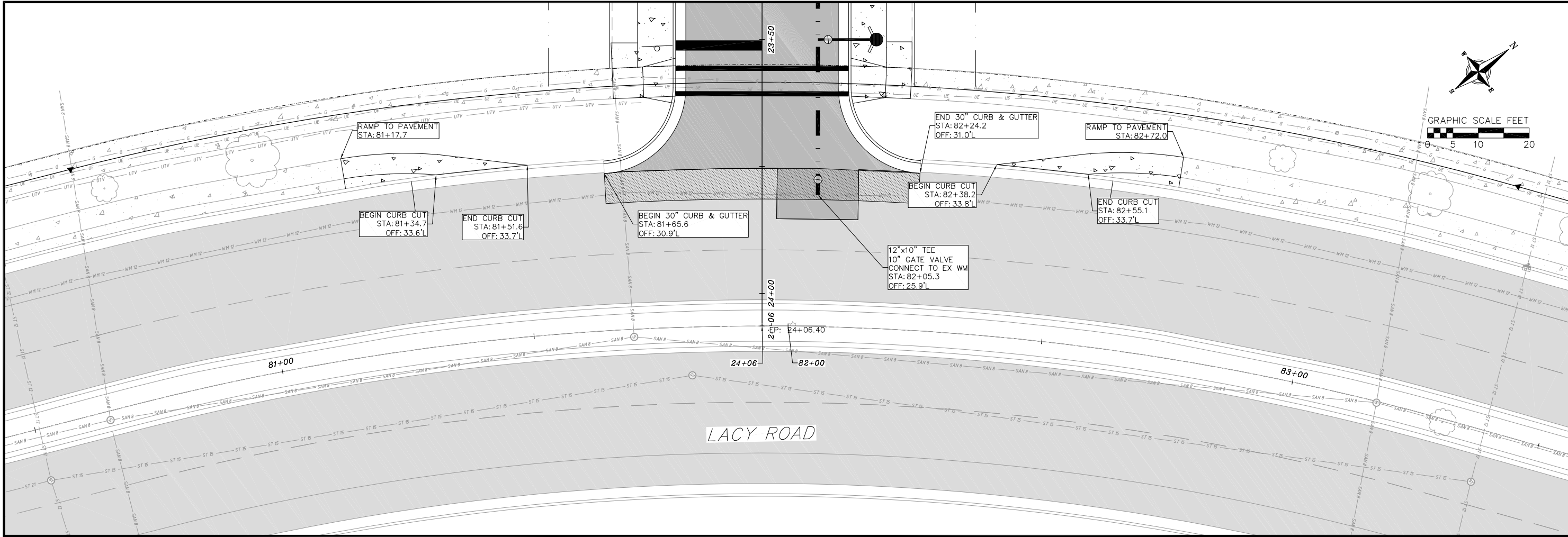


Plan & Profile - Balboa Street
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
CITY OF FITCHBURG
DANE COUNTY, WISCONSIN



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

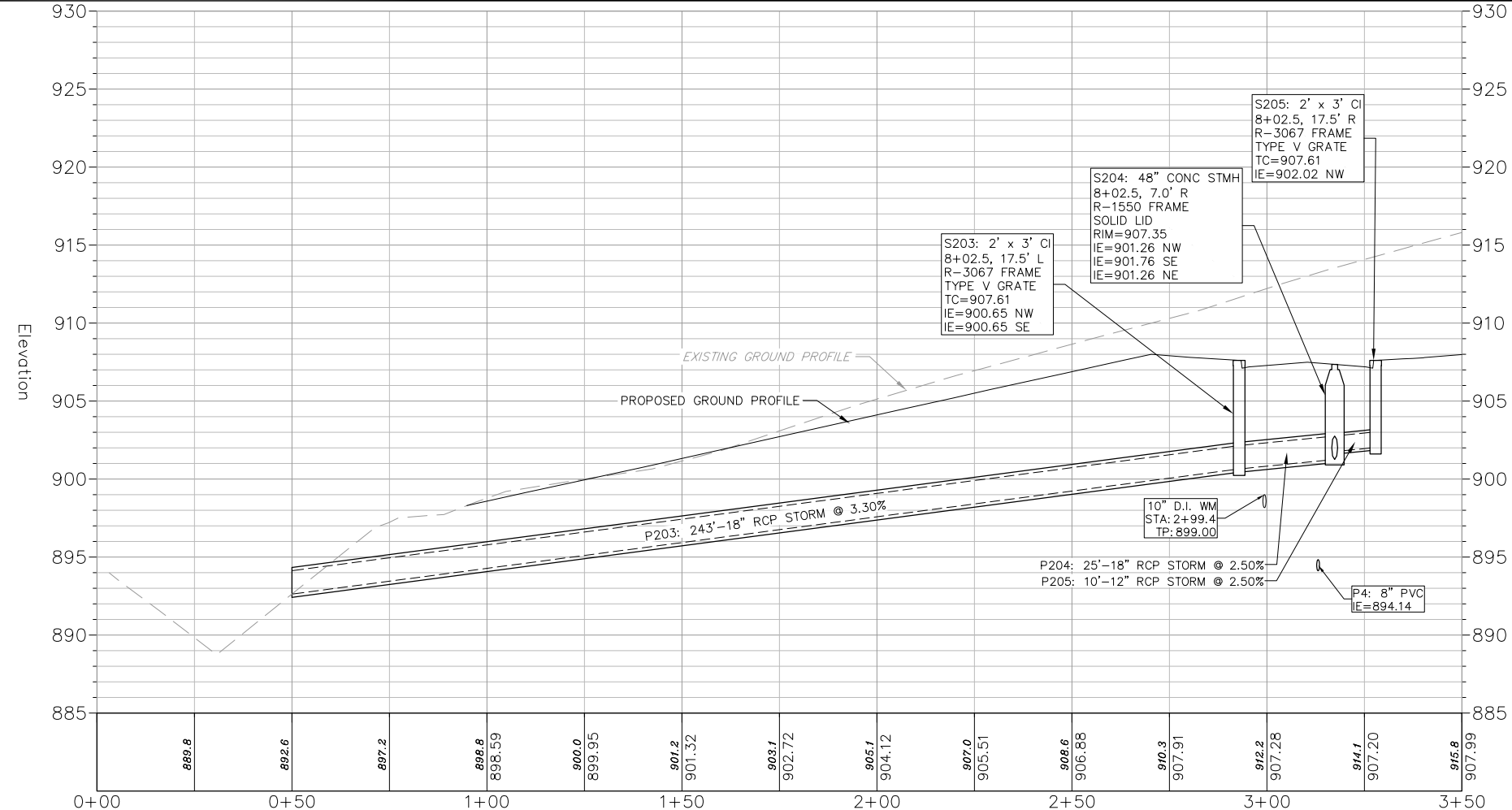
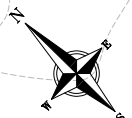
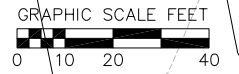
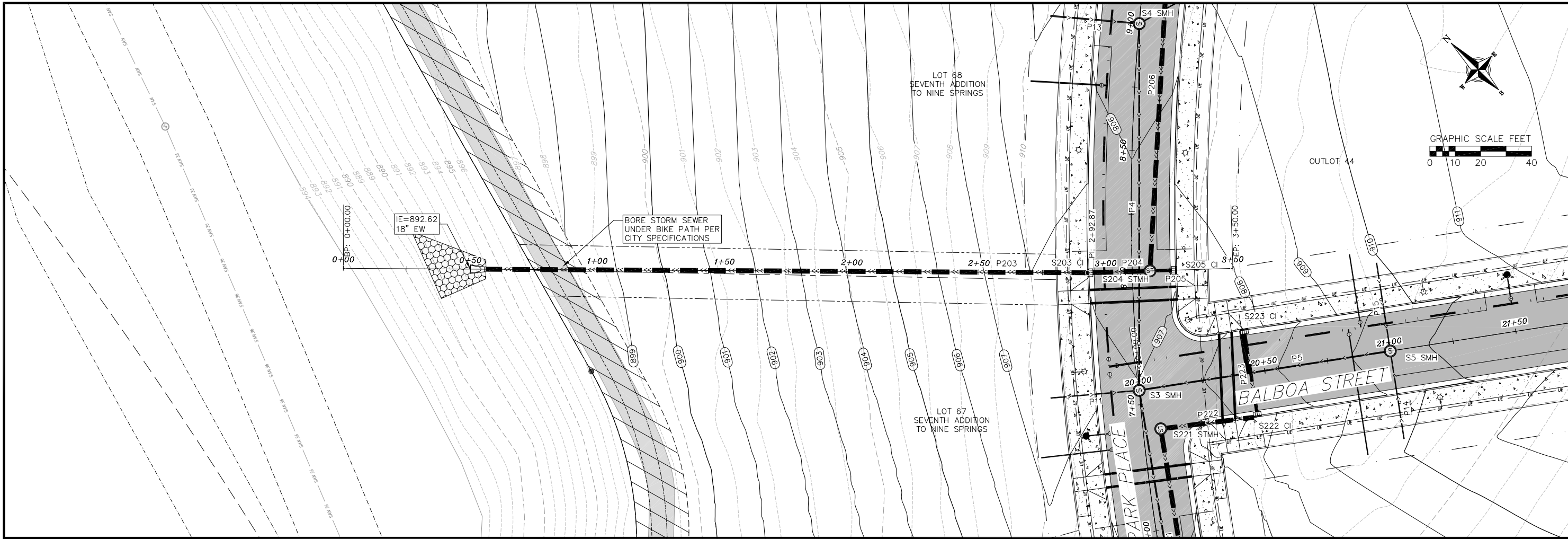
DATE: 07/19/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210233



Plan - Lacy Road
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

DATE	REVISIONS		REVISIONS	
	NO.	DATE	NO.	DATE
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DRAFTER				
NJOH				
CHECKED				
JZAM				
PROJECT NO.				
210233				

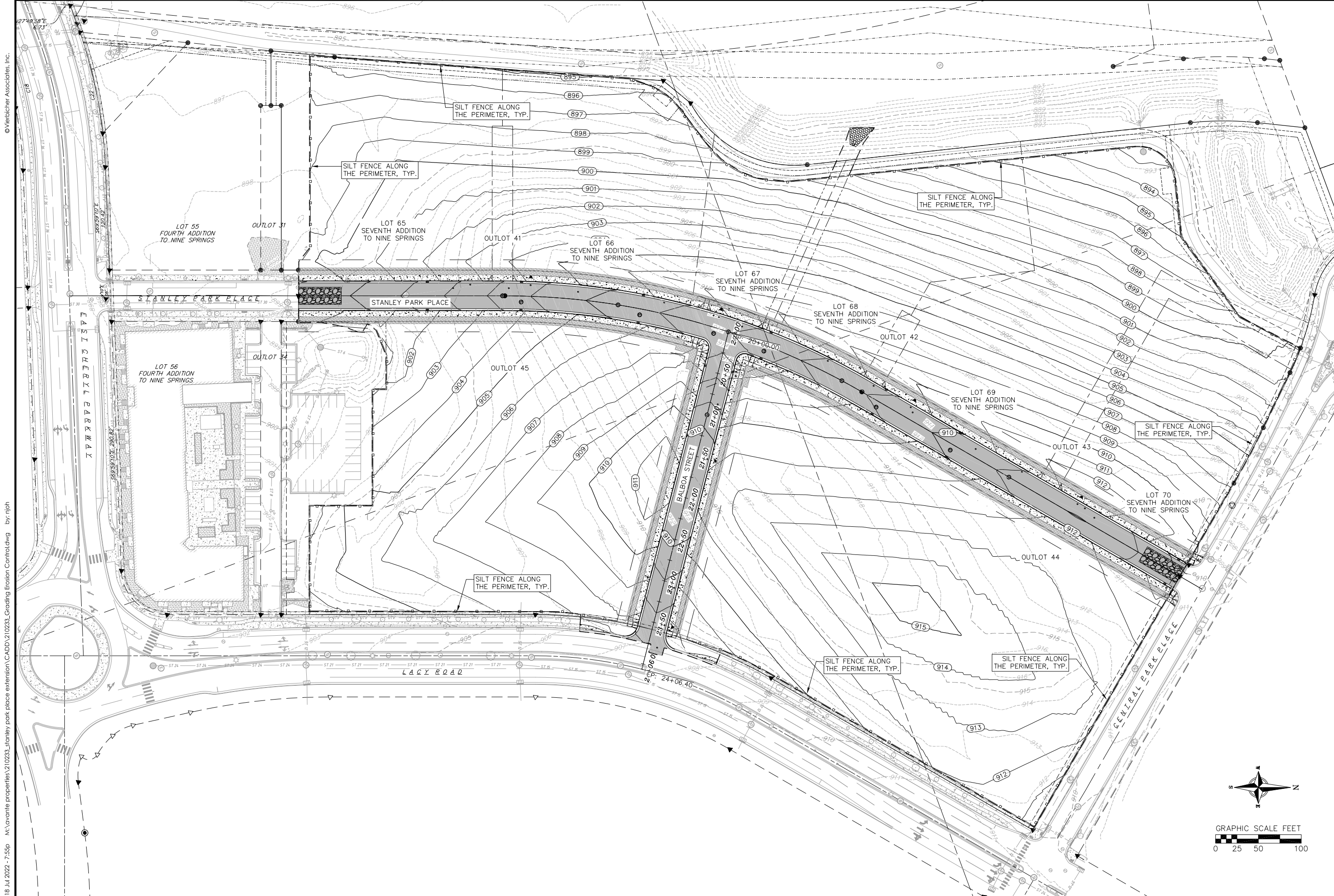
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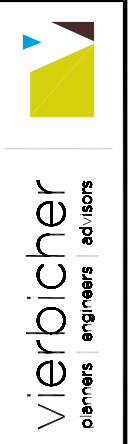
Plan & Profile - Storm Sewer
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/19/2022
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 CHECKED: JZAM
 PROJECT NO.: 210233



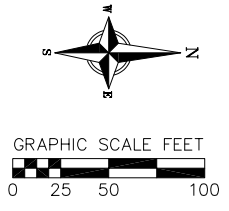
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Overall Grading & Erosion Control Plan
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

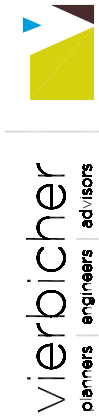
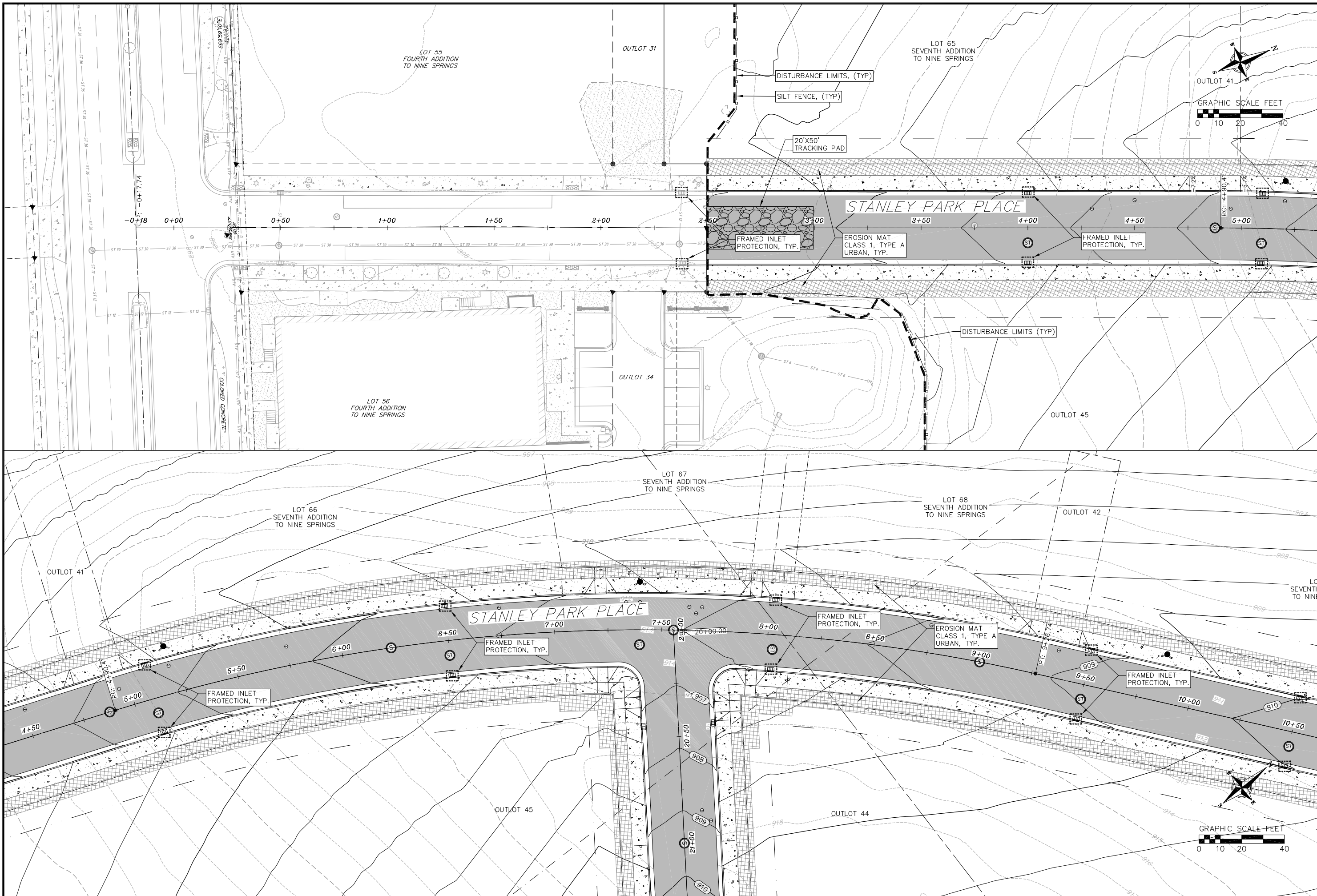
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 PROJECT NO.: 210233



C600

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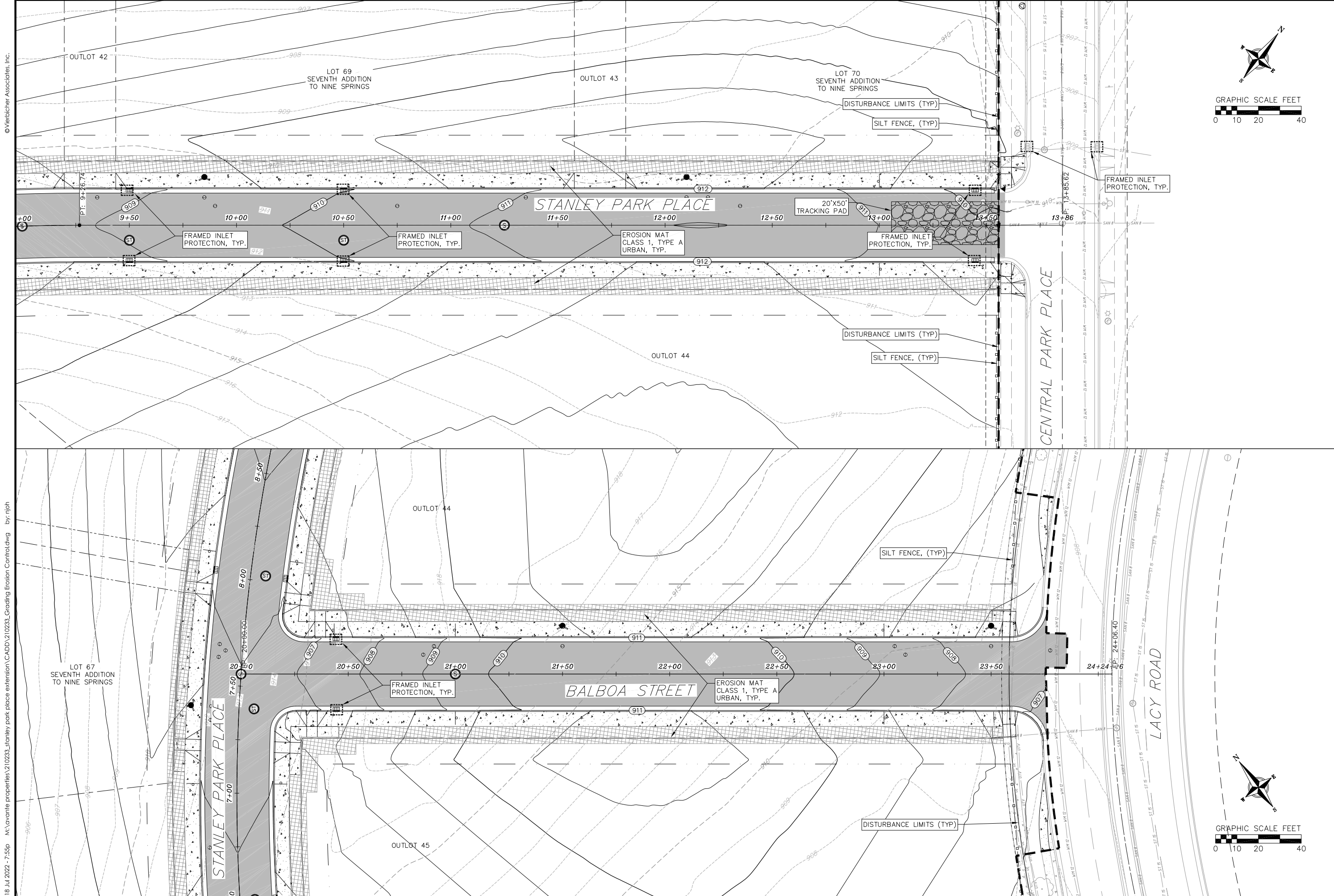


Erosion Control Plan
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

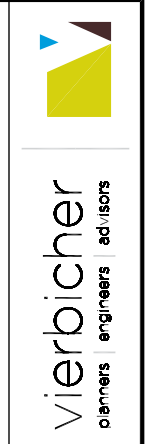
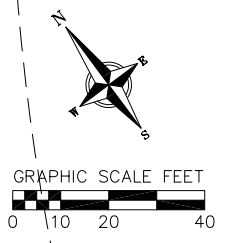
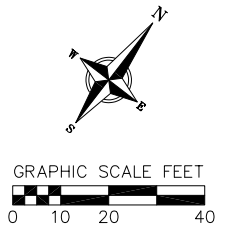
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PROJECT NO.	210233

C601



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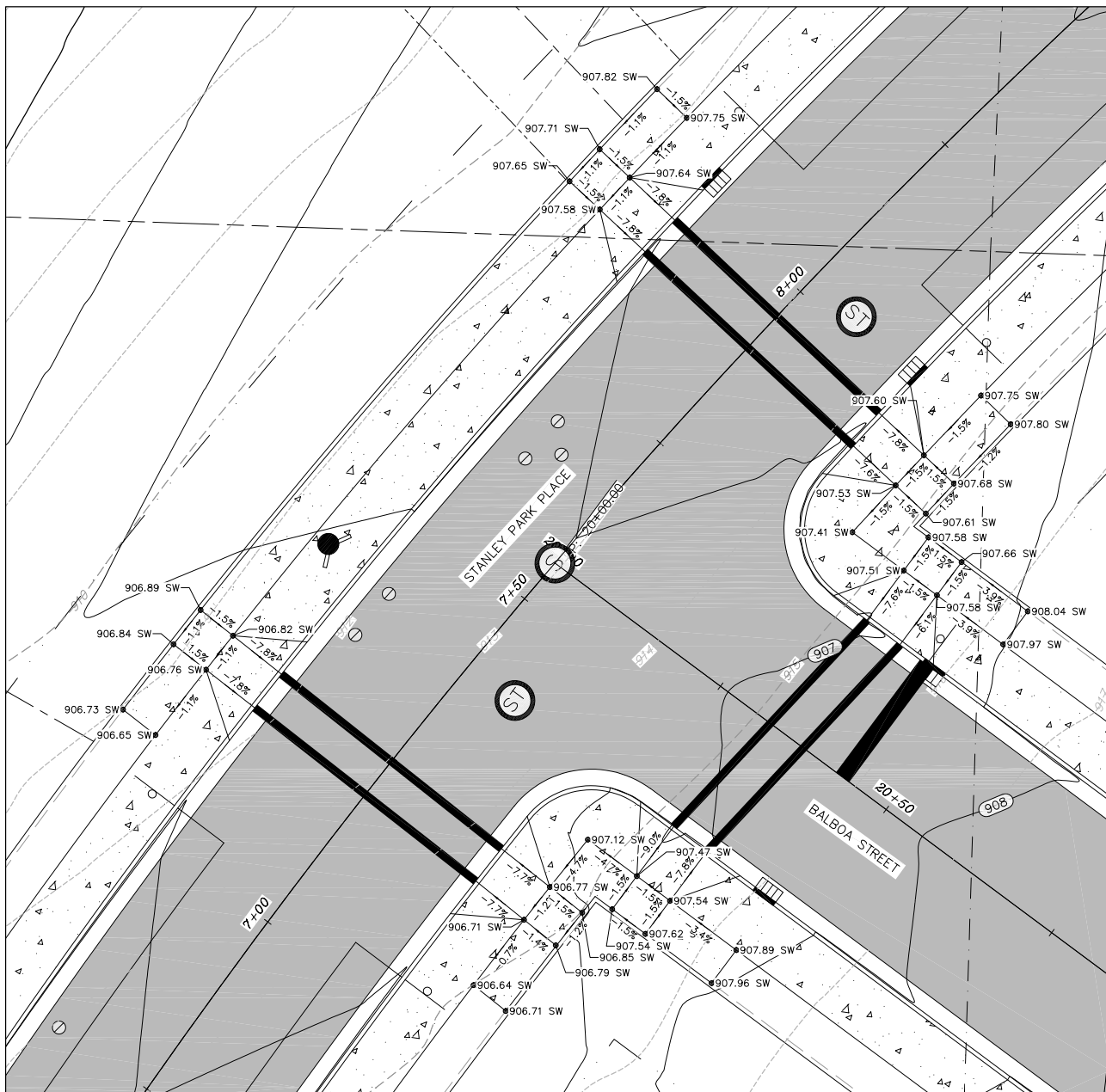


Erosion Control Plan
STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

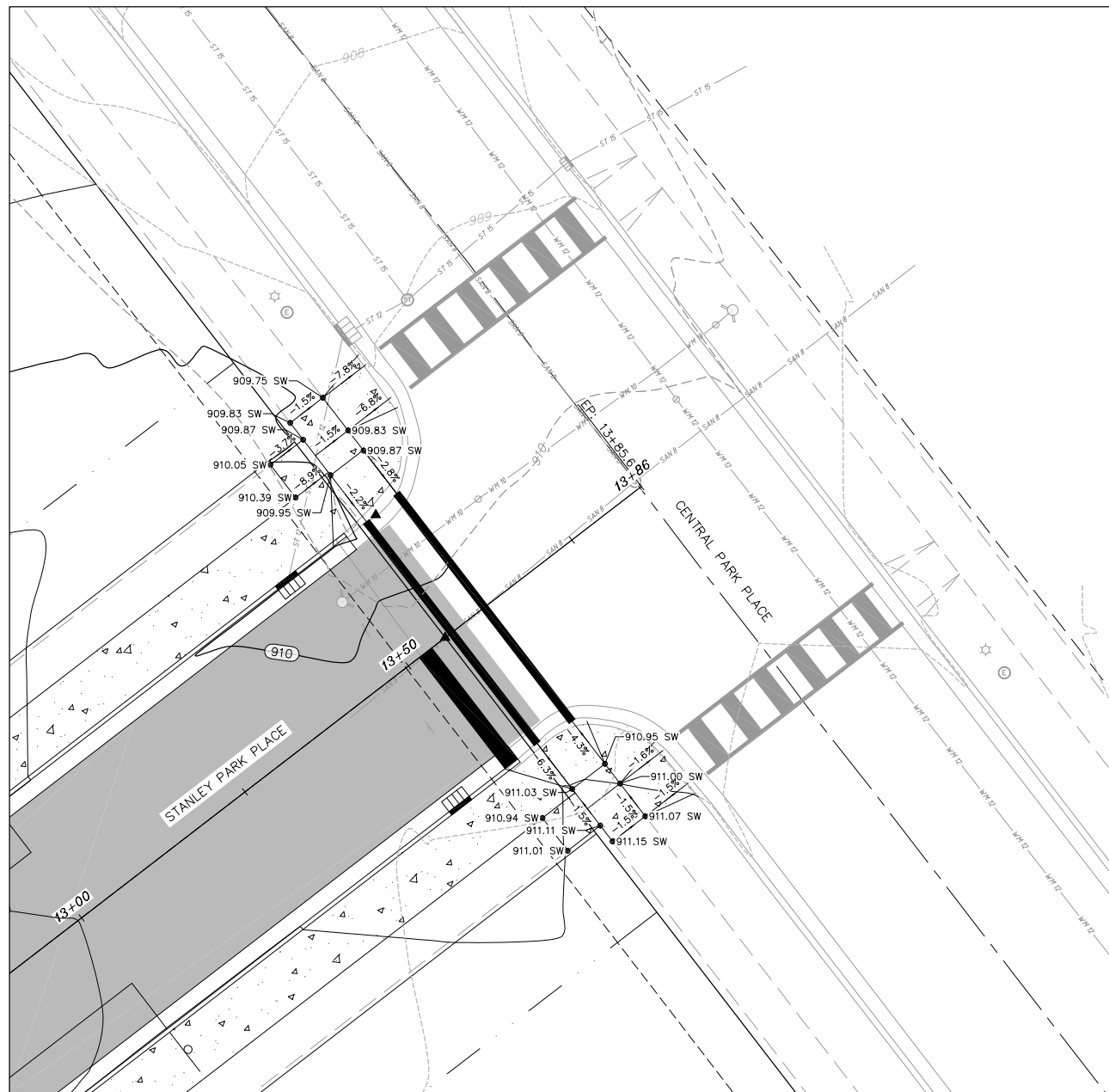
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NO.	DATE	NO.	DATE

DATE: 07/19/2022
 DRAFTER: NJOH
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 PROJECT NO.: 210233

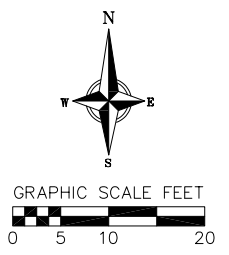
C602



1 INTERSECTION GRADING DETAIL
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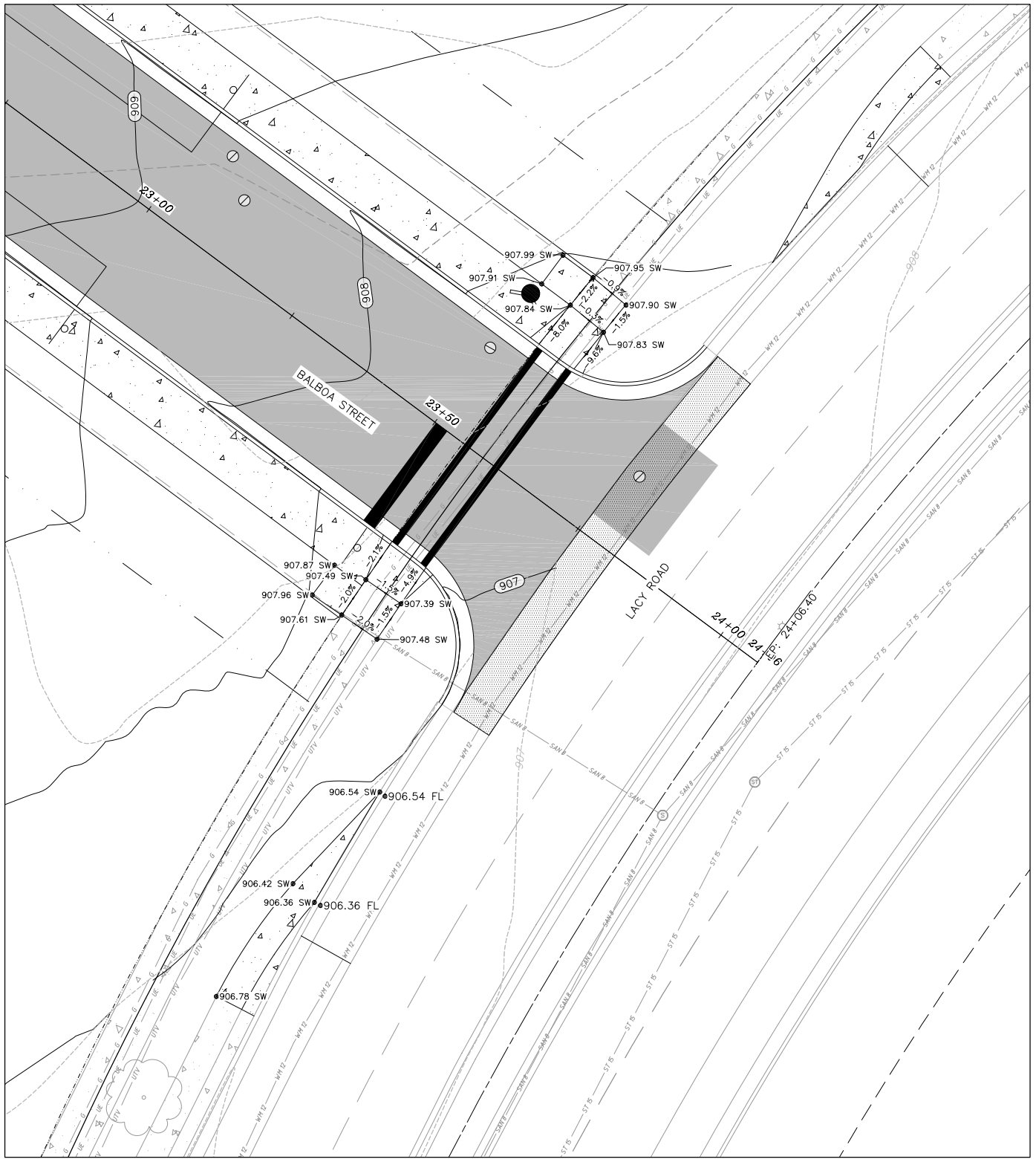


2 CENTRAL PARK PL GRADING DETAIL
1" = 10'



REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

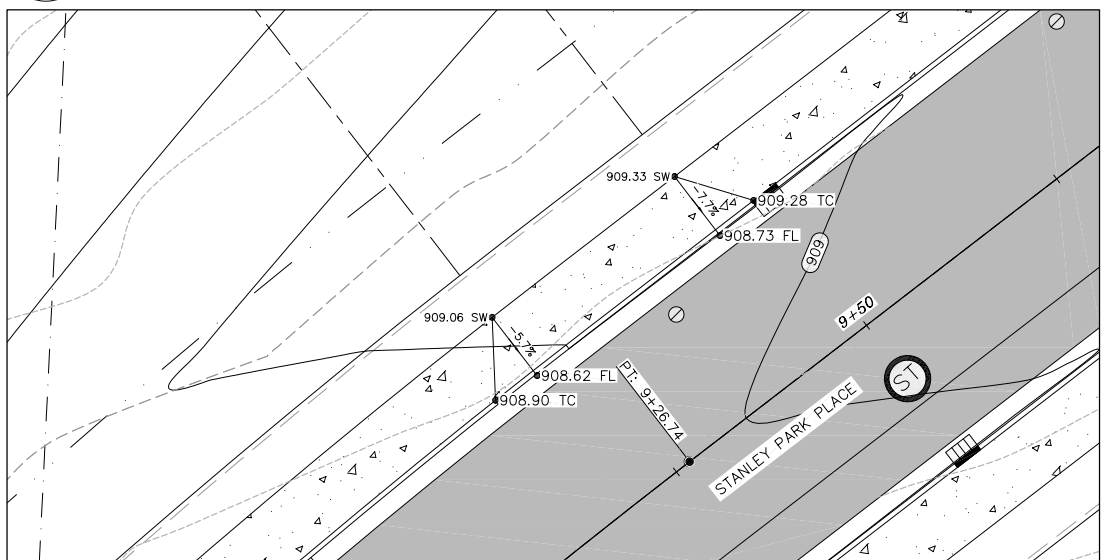
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 PROJECT NO.: 210233



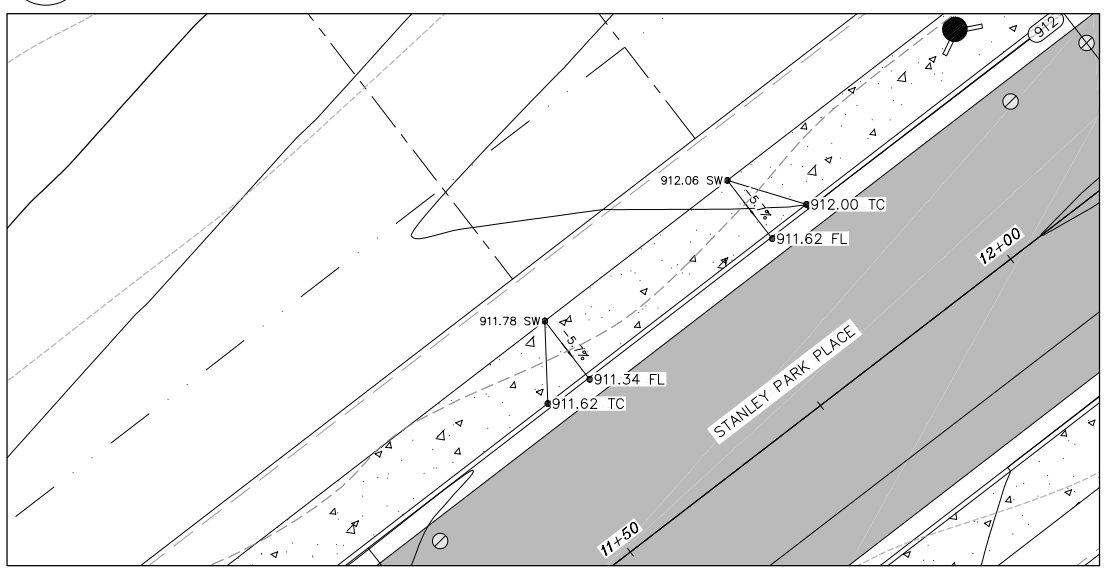
1 LACY RD GRADING DETAIL
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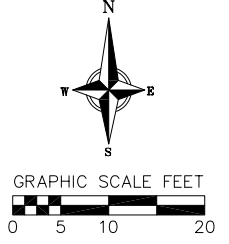
2 DRIVEWAY GRADING DETAIL
1" = 10'



3 DRIVEWAY GRADING DETAIL
1" = 10'

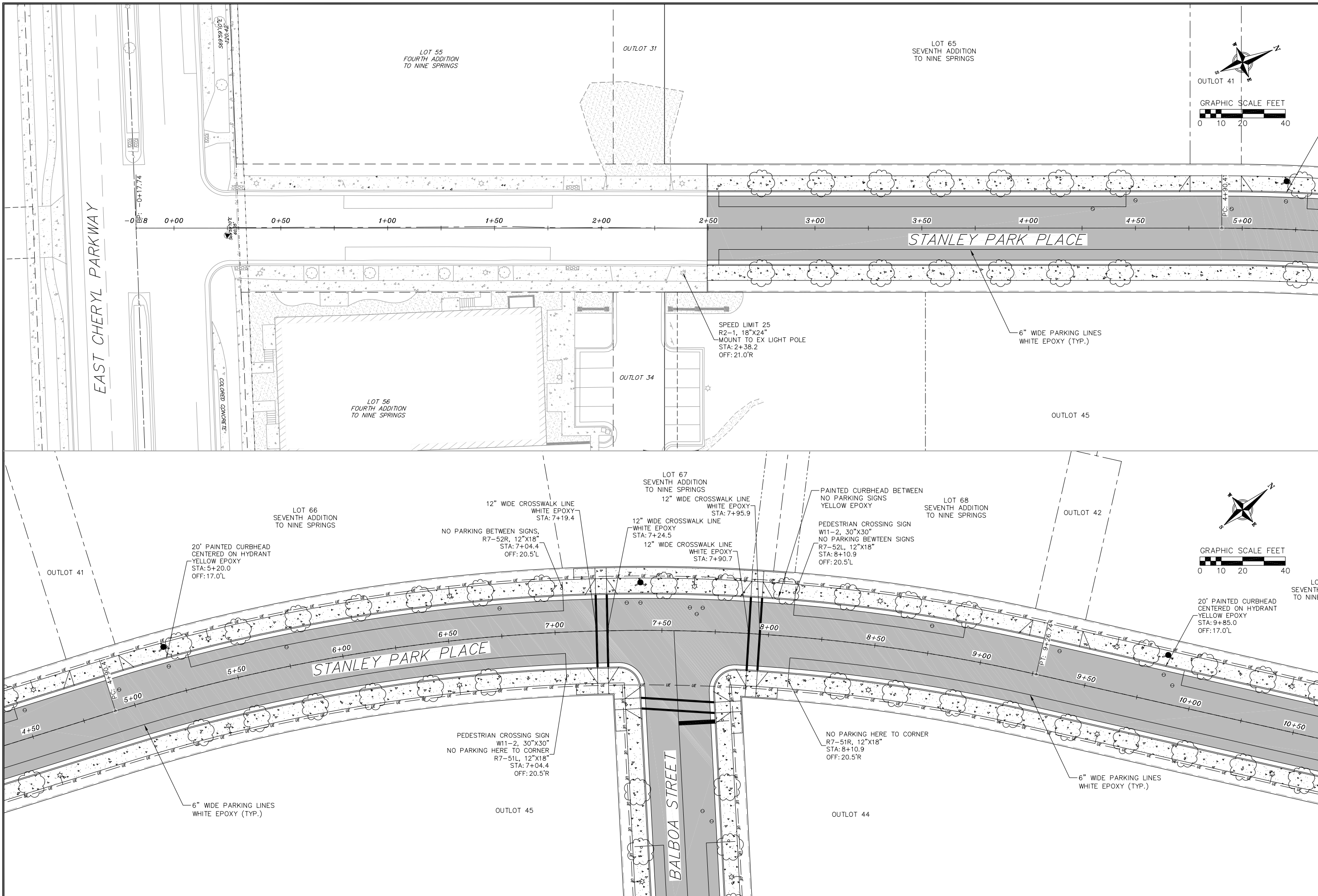


4 DRIVEWAY GRADING DETAIL
1" = 10'



NO.	DATE	REVISIONS	
		NO.	REMARKS

DATE: 07/19/2022
DRAFTER: NJOH
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PROJECT NO.: 210233

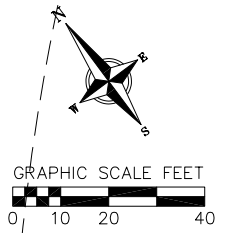
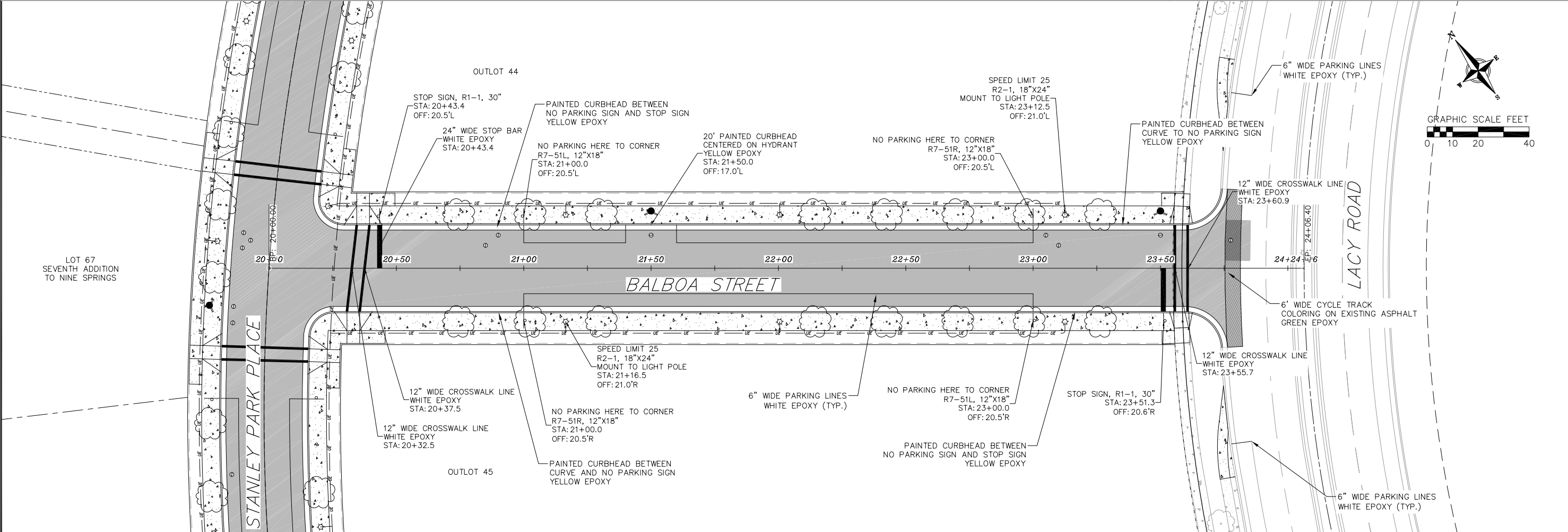
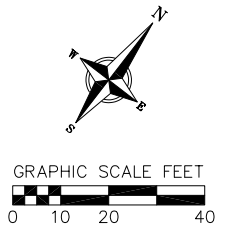
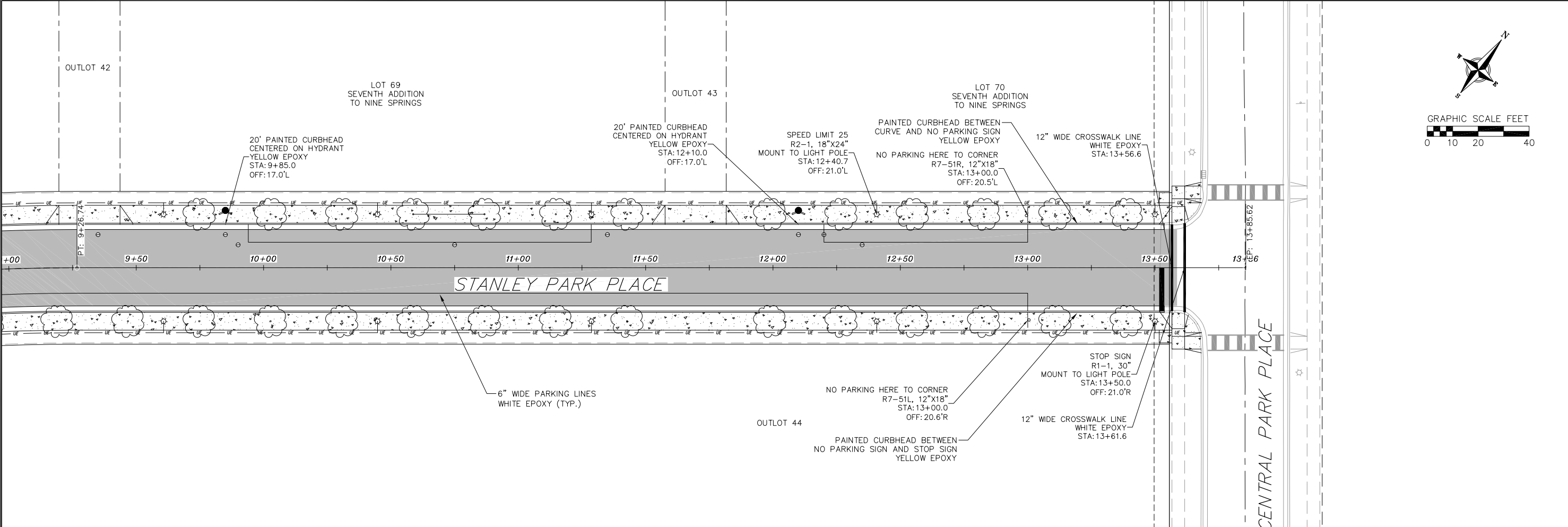


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DATE: 07/19/2022
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CHECKED: JZAM
PROJECT NO.: 210233

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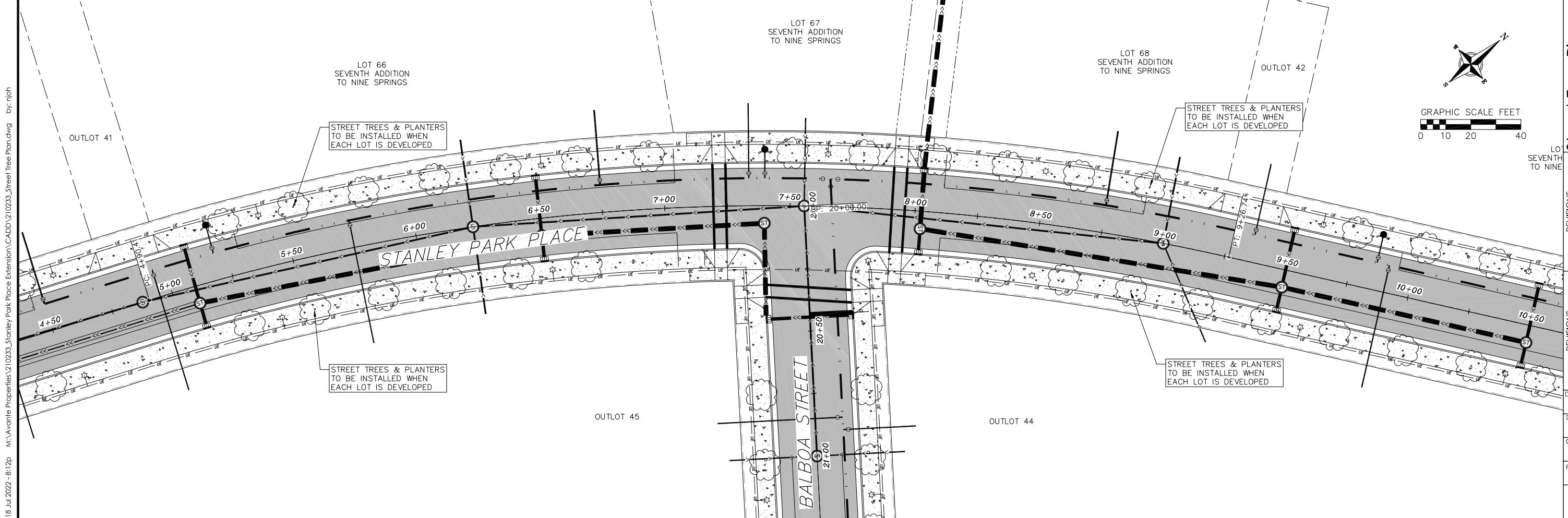
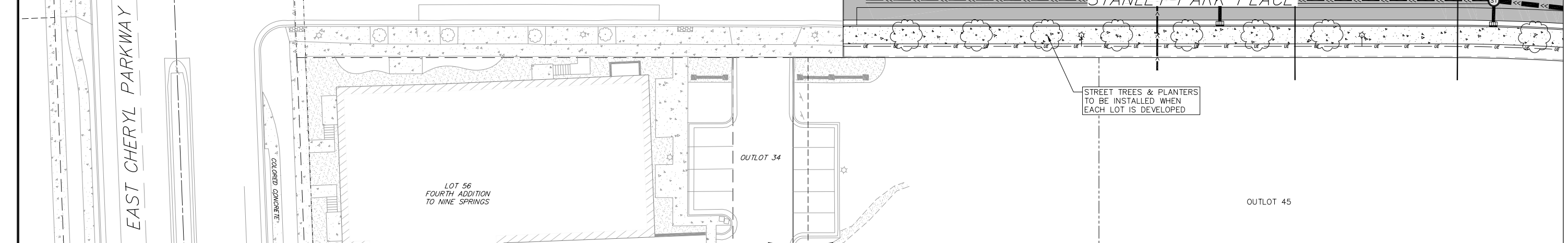


NO.	DATE	REVISIONS	REMARKS

DATE: 07/19/2022
DRAFTER: NJOH
CHECKED: JZAM
PROJECT NO.: 210233

FITCHBURG STREET TREE PLANTING ORDINANCE CLAUSES
 SEC 54-104

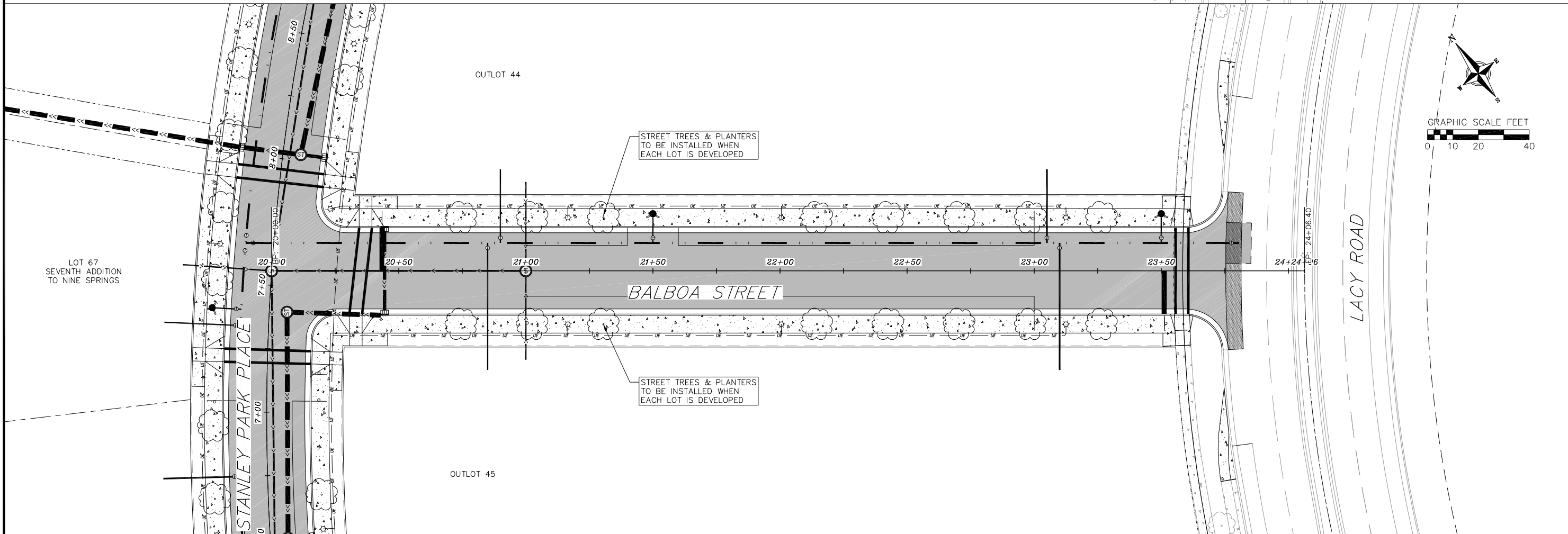
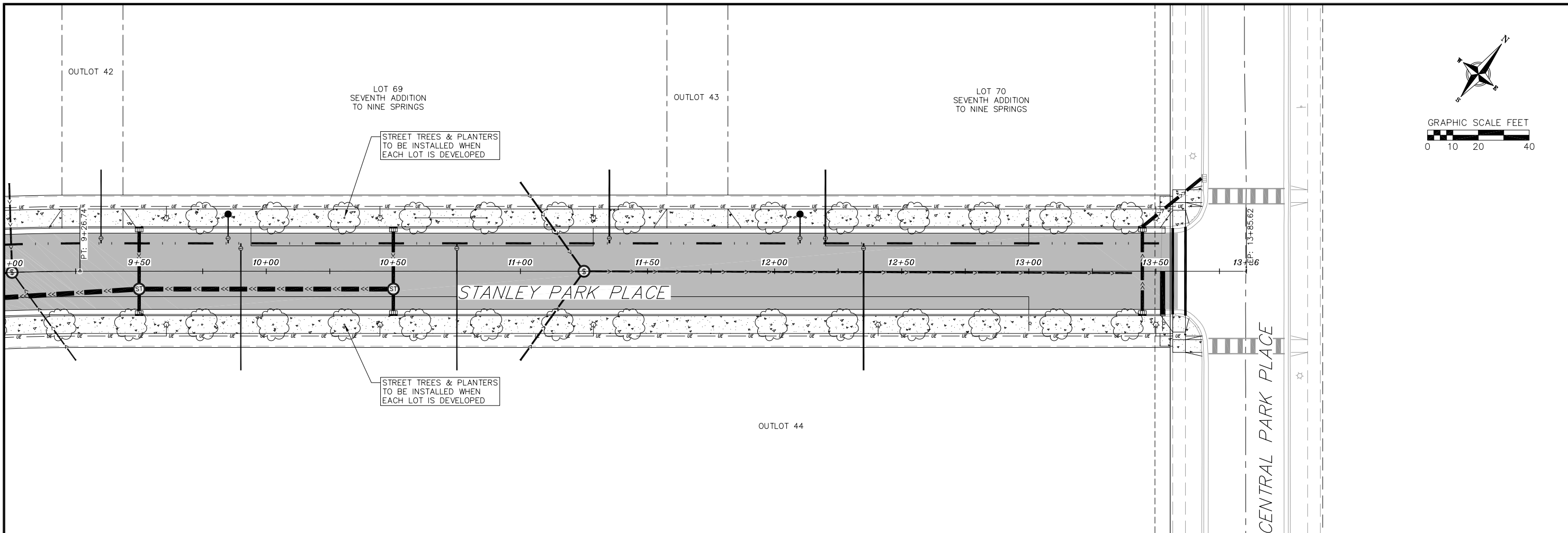
- "VISION PLANE." A TRIANGULAR PLANE LOCATED 30" ABOVE THE CURB ELEVATION BOUNDED BY TWO 45 FOOT LEGS ALONG THE CURB INTERSECTING AT THE INTERSECTION CORNER. IN THE VOLUME ABOVE AND BELOW THIS PLANE, OBJECTS INCLUDING PLANT MATERIALS OF ANY DESCRIPTION SHALL NOT EXCEED AN ELEVATION 30 INCHES ABOVE THE CURB.
- TREES SHALL NOT BE PLANTED CLOSER THAN TWO (2) FEET FROM ANY ESTABLISHED OR PROPOSED CURB LINE OR FROM THE INNER LINE OF ANY ESTABLISHED SIDEWALK OR PROPOSED SIDEWALK.
- AVOID CONFLICTS WITH WIRES, LIGHTS, INTERSECTIONS, DRIVEWAY RAMPS, STREET TRAFFIC SIGNS, PEDESTRIAN CROSSINGS, FIRE HYDRANTS, AND WATER LINES.
- TREES MUST NOT BE PLANTED WITHIN
 - TEN (10) FEET OF UTILITY POLES
 - TEN (10) FEET OF FIRE HYDRANTS
 - TEN (10) FEET OF WATER LINES
 - TEN (10) FEET OF STREET TRAFFIC SIGNS
 - FIFTEEN (15) FEET OF DRIVEWAY RAMPS
 - FIFTEEN (15) FEET OF PEDESTRIAN CROSSINGS
 - FORTY-FIVE (45) FEET OF INTERSECTIONS



18 Jul 2022 - 8:12p M:\Avante Properties\210233_Stanley Park Place Extension_CADD\210233_Street Tree Plan.dwg by: njoh

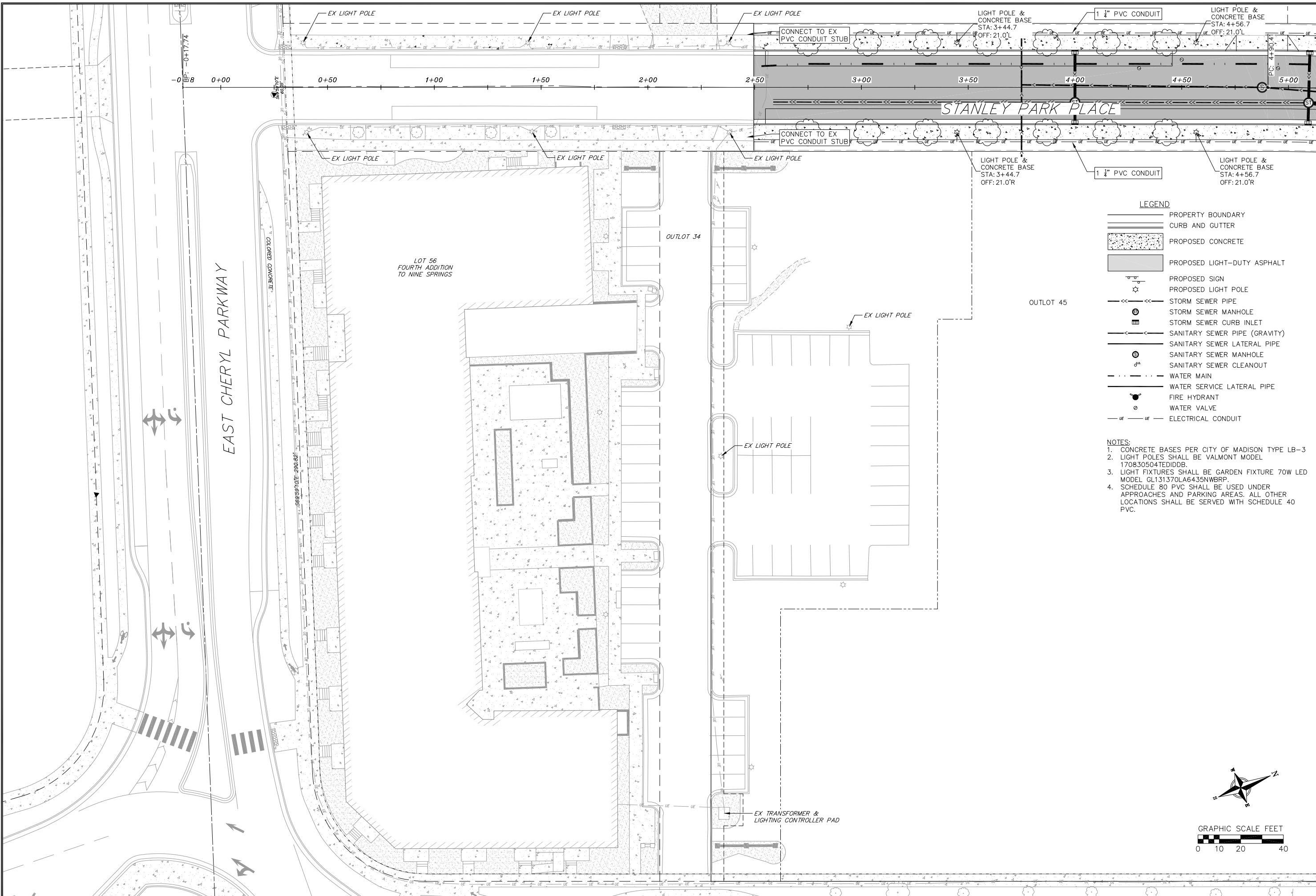
REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/19/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210233



NO.	REVISIONS		NO.	REVISIONS	
	DATE	REMARKS		DATE	REMARKS

DATE: 07/19/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210233



LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER CURB INLET
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- ELECTRICAL CONDUIT

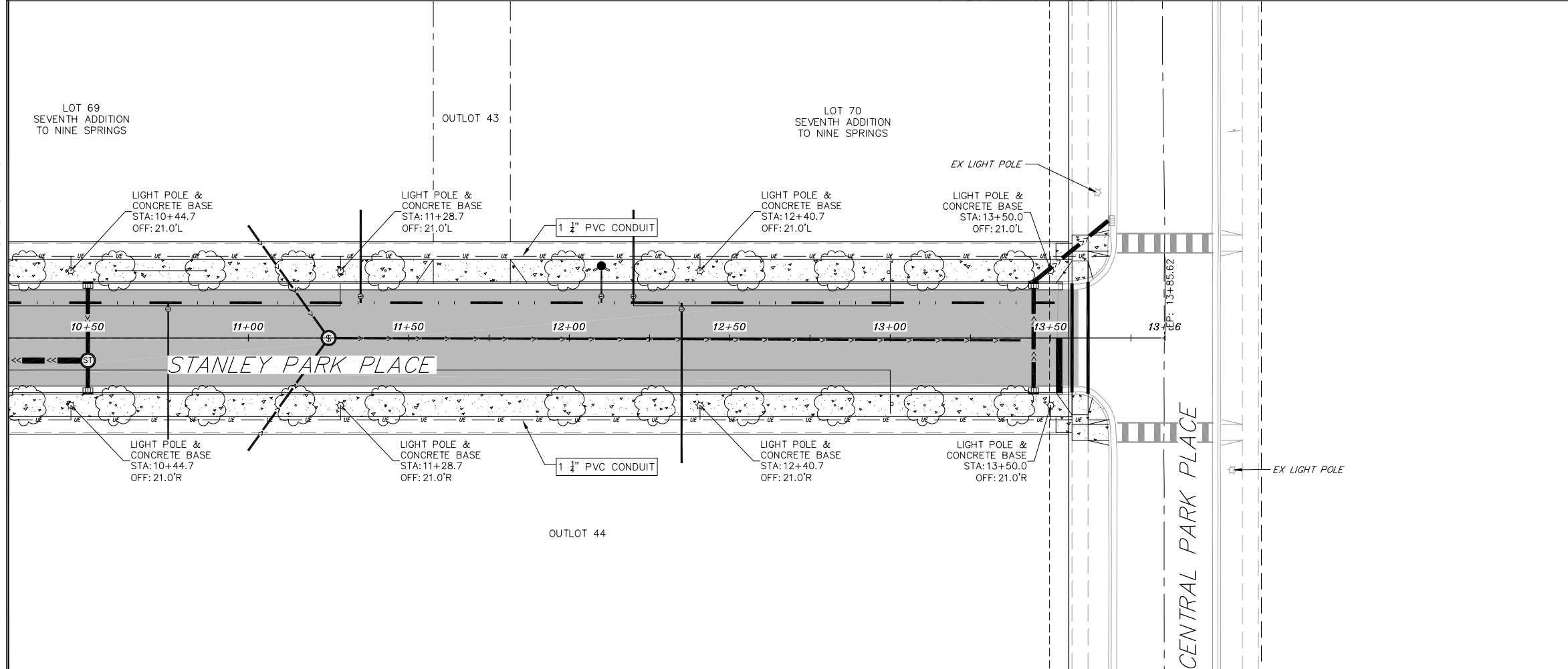
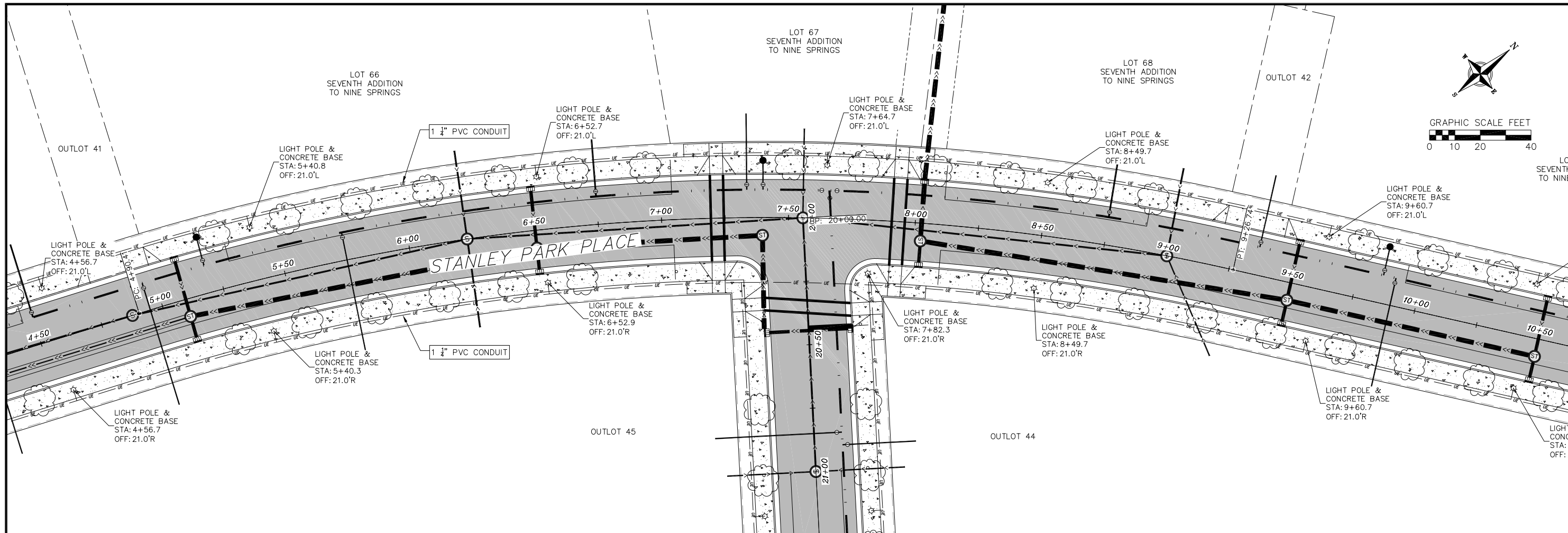
- NOTES:**
- CONCRETE BASES PER CITY OF MADISON TYPE LB-3
 - LIGHT POLES SHALL BE VALMONT MODEL 170830504TEDIDDB.
 - LIGHT FIXTURES SHALL BE GARDEN FIXTURE 70W LED MODEL CL131370LA6435NWBPR.
 - SCHEDULE 80 PVC SHALL BE USED UNDER APPROACHES AND PARKING AREAS. ALL OTHER LOCATIONS SHALL BE SERVED WITH SCHEDULE 40 PVC.


REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

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CHECKED: JZAM
PROJECT NO.: 210233

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18 Jul 2022 - 8:09p M:\Avantia Properties\2102233_Stanley Park Place Extension\CADD\2102233_Lighting.dwg by: njoh






GRAPHIC SCALE FEET
0 10 20 40

LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER CURB INLET
	SANITARY SEWER PIPE (GRAVITY)
	SANITARY SEWER LATERAL PIPE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE
	ELECTRICAL CONDUIT

NOTES:

- CONCRETE BASES PER CITY OF MADISON TYPE LB-3
- LIGHT POLES SHALL BE VALMONT MODEL 170830504TEDIDDB
- LIGHT FIXTURES SHALL BE GARDEN FIXTURE 70W LED MODEL GL131370LA6435NWBWP
- SCHEDULE 80 PVC SHALL BE USED UNDER APPROACHES AND PARKING AREAS. ALL OTHER LOCATIONS SHALL BE SERVED WITH SCHEDULE 40 PVC.



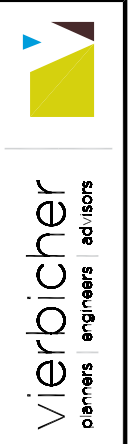
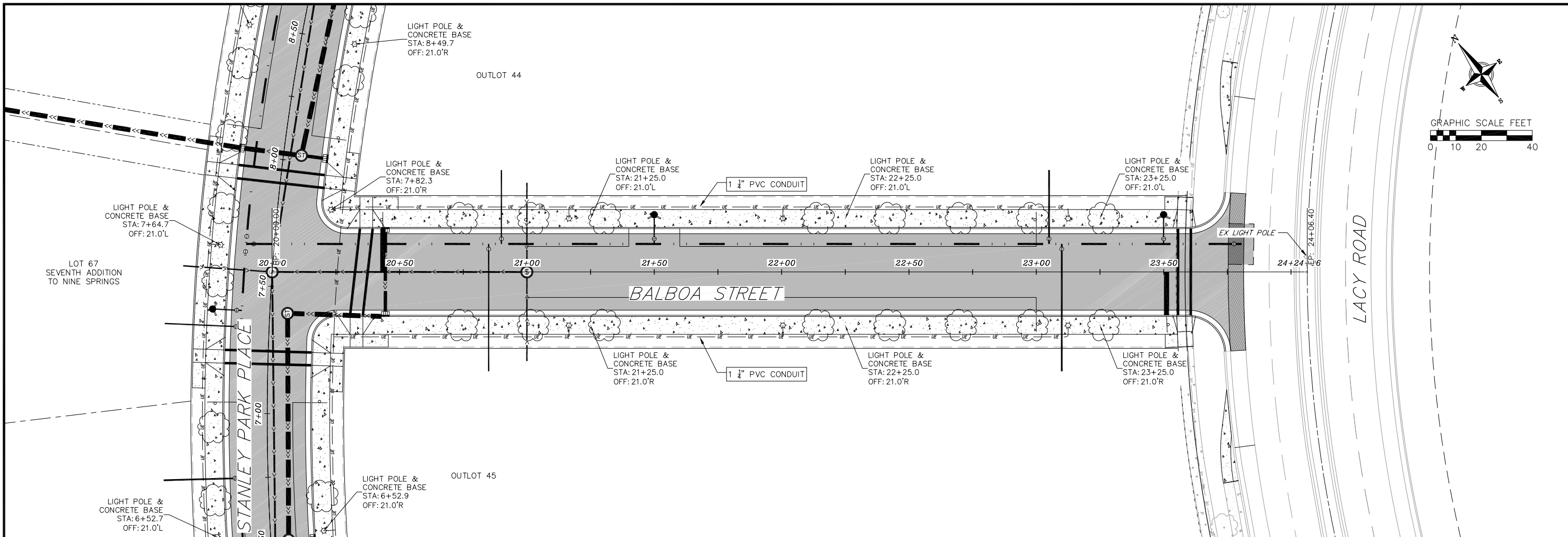
GRAPHIC SCALE FEET
0 10 20 40

Lighting Plan
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

REVISIONS		NO.	DATE	REMARKS

DATE	07/19/2022
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PROJECT NO.	2102233

C705



Lighting Plan
 STANLEY PARK PLACE & BALBOA ST ROADWAY IMPROVEMENTS
 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

LEGEND

	PROPERTY BOUNDARY
	CURB AND GUTTER
	PROPOSED CONCRETE
	PROPOSED LIGHT-DUTY ASPHALT
	PROPOSED SIGN
	PROPOSED LIGHT POLE
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER CURB INLET
	SANITARY SEWER PIPE (GRAVITY)
	SANITARY SEWER LATERAL PIPE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER MAIN
	WATER SERVICE LATERAL PIPE
	FIRE HYDRANT
	WATER VALVE
	ELECTRICAL CONDUIT

- NOTES:**
- CONCRETE BASES PER CITY OF MADISON TYPE LB-3
 - LIGHT POLES SHALL BE VALMONT MODEL 170830504TEDIDDB.
 - LIGHT FIXTURES SHALL BE GARDEN FIXTURE 70W LED MODEL CL131370LA6435NWBWP.
 - SCHEDULE 80 PVC SHALL BE USED UNDER APPROACHES AND PARKING AREAS. ALL OTHER LOCATIONS SHALL BE SERVED WITH SCHEDULE 40 PVC.

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE: 07/19/2022
 DRAFTER: NJOH
 CHECKED: JZAM
 PROJECT NO.: 210233

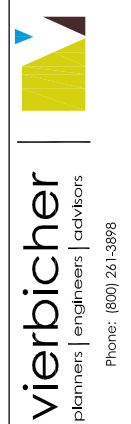
C706

SANITARY STRUCTURE TABLE					
STRUCTURE NAME	STRUCTURE TYPE	STATION	OFFSET	RIM/TC	INVERT
S1	48" CONC SMH	4+87.7	0.0	903.35	889.16 (8" SW) 889.26 (8" NE)
S2	48" CONC SMH	6+23.0	0.0	905.43	892.08 (8" SW) 892.18 (8" NE) 892.18 (8" NW) 892.18 (8" SE)
S3	48" CONC SMH	7+55.7	0.0	906.95	893.55 (8" SW) 893.66 (8" NE) 893.66 (8" SE) 893.72 (6" NW)
S4	48" CONC SMH	9+00.0	0.0	908.61	895.15 (8" SW) 895.32 (6" E) 895.25 (8" NW)
S5	48" CONC SMH	21+00.0	0.0	909.52	895.74 (8" NW) 895.90 (6" NE) 895.90 (6" SW)
S6	48" CONC SMH	11+25.0	0.0	911.19	896.50 (8" NE) 896.60 (8" W) 896.60 (8" S)

SANITARY PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P1	PVC	8	EX SMH S	S1	113	886.82	889.16	2.08%
P2	PVC	8	S1	S2	135	889.26	892.08	2.08%
P3	PVC	8	S2	S3	132	892.18	893.55	1.04%
P4	PVC	8	S3	S4	144	893.66	895.15	1.04%
P5	PVC	8	S3	S5	100	893.66	895.74	2.08%
P6	PVC	8	NE STUB	S6	216	895.64	896.50	0.40%
P7	PVC	8	EX SMH S		34	886.82	887.17	1.04%
P8	PVC	8	EX SMH S		36	886.82	887.20	1.04%
P9	PVC	8	S2		35	892.18	892.54	1.04%
P10	PVC	8	S2		35	892.18	892.54	1.04%
P11	PVC	6	S3		35	893.72	894.09	1.04%
P12	PVC	6	S4		43	895.32	895.77	1.04%
P13	PVC	8	S4		35	895.25	895.62	1.04%
P14	PVC	6	S5		35	895.90	896.27	1.04%
P15	PVC	6	S5		35	895.90	896.27	1.04%
P16	PVC	8	S6		43	896.60	897.05	1.04%
P17	PVC	8	S6		43	896.60	897.05	1.04%

STORM STRUCTURE TABLE							
STRUCTURE NAME	STRUCTURE TYPE	STATION	OFFSET	FRAME	COVER	RIM/TC	INVERT
S200	2' x 3' CI	13+44.7	17.5 L	R-3067	TYPE R GRATE	910.21	905.74 (12" SE) 904.74 (12" N)
S201	2' x 3' CI	13+44.7	17.5 R	R-3067	TYPE R GRATE	910.67	906.09 (12" NW)
S202	18" EW	0+50.0	0.0	N/A	N/A	894.33	892.62 (18" SE)
S203	2' x 3' CI	8+02.5	17.5 L	R-3067	TYPE V GRATE	907.61	900.65 (18" NW) 900.65 (18" SE)
S204	48" CONC STMH	8+02.5	7.0 R	R-1550	SOLID LID	907.35	901.26 (18" NW) 901.76 (12" SE) 901.26 (18" NE)
S205	2' x 3' CI	8+02.5	17.5 R	R-3067	TYPE V GRATE	907.61	902.02 (12" NW)
S206	48" CONC STMH	9+50.0	7.0 R	R-1550	SOLID LID	909.04	902.72 (18" SW) 902.72 (18" NE) 903.22 (12" NW) 903.22 (12" SE)
S207	2' x 3' CI	9+50.0	17.5 L	R-3067	TYPE V GRATE	909.30	903.47 (12" SE)
S208	2' x 3' CI	9+50.0	17.5 R	R-3067	TYPE V GRATE	909.30	903.33 (12" NW)
S209	48" CONC STMH	10+50.0	7.0 R	R-1550	SOLID LID	910.19	903.72 (18" SW) 904.22 (12" NW) 904.22 (12" SE)
S210	2' x 3' CI	10+50.0	17.5 L	R-3067	TYPE V GRATE	910.44	904.47 (12" SE)
S211	2' x 3' CI	10+50.0	17.5 R	R-3067	TYPE V GRATE	910.44	904.43 (12" NW)
S212	48" CONC STMH	4+00.0	7.0 R	R-1550	SOLID LID	901.46	895.59 (24" S) 895.59 (24" N) 896.59 (12" W) 896.59 (12" E)
S213	2' x 3' CI	4+00.0	17.5 L	R-3067	TYPE V GRATE	901.71	896.83 (12" E)
S214	2' x 3' CI	4+00.0	17.5 R	R-3067	TYPE V GRATE	901.71	896.69 (12" W)
S215	48" CONC STMH	5+09.6	7.0 R	R-1550	SOLID LID	903.65	898.05 (24" S) 898.55 (18" NE) 899.05 (12" NW) 899.05 (12" SE)
S216	2' x 3' CI	5+09.6	17.5 L	R-3067	TYPE V GRATE	903.90	899.29 (12" SE)
S217	2' x 3' CI	5+09.6	17.5 R	R-3067	TYPE V GRATE	903.90	899.15 (12" NW)
S218	48" CONC STMH	6+50.0	7.0 R	R-1550	SOLID LID	905.60	899.94 (18" SW) 899.94 (18" NE) 900.44 (12" NW) 900.44 (12" SE)
S219	2' x 3' CI	6+50.0	17.5 L	R-3067	TYPE V GRATE	905.86	900.68 (12" SE)
S220	2' x 3' CI	6+50.0	17.5 R	R-3067	TYPE V GRATE	905.86	900.54 (12" NW)
S221	48" CONC STMH	7+39.7	7.0 R	R-1550	SOLID LID	906.63	900.83 (18" SW) 900.83 (18" SE)
S222	2' x 3' CI	7+40.4	45.4 R	R-3067	TYPE R GRATE	907.74	901.21 (18" NW) 901.71 (12" NE)
S223	2' x 3' CI	7+77.3	42.9 R	R-3067	TYPE V GRATE	907.74	902.06 (12" SW)

STORM PIPE TABLE								
PIPE NAME	PIPE TYPE	SIZE (IN.)	FROM	TO	LENGTH (FT)	START INV	END INV	SLOPE
P201	RCP	12	S200	S201	35	905.74	906.09	1.00%
P203	RCP	18	S202	S203	243	892.62	900.65	3.30%
P204	RCP	18	S203	S204	25	900.65	901.26	2.50%
P205	RCP	12	S204	S205	10	901.76	902.02	2.50%
P206	RCP	18	S204	S206	146	901.26	902.72	1.00%
P207	RCP	12	S206	S207	25	903.22	903.47	1.00%
P208	RCP	12	S206	S208	10	903.22	903.33	1.00%
P209	RCP	18	S206	S209	100	902.72	903.72	1.00%
P210	RCP	12	S209	S210	25	904.22	904.47	1.00%
P211	RCP	12	S209	S211	10	904.22	904.43	2.00%
P212	RCP	24	S STUB	S212	141	893.82	895.59	1.25%
P213	RCP	12	S212	S213	25	896.59	896.83	1.00%
P214	RCP	12	S212	S214	10	896.59	896.69	1.00%
P215	RCP	24	S212	S215	109	895.59	898.05	2.25%
P216	RCP	12	S215	S216	25	899.05	899.29	1.00%
P217	RCP	12	S215	S217	11	899.05	899.15	1.00%
P218	RCP	18	S215	S218	139	898.55	899.94	1.00%
P219	RCP	12	S218	S219	24	900.44	900.68	1.00%
P220	RCP	12	S218	S220	11	900.44	900.54	1.00%
P221	RCP	18	S218	S221	89	899.94	900.83	1.00%
P222	RCP	18	S221	S222	38	900.83	901.21	1.00%
P223	RCP	12	S222	S223	35	901.71	902.06	1.00%

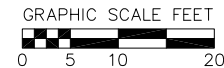
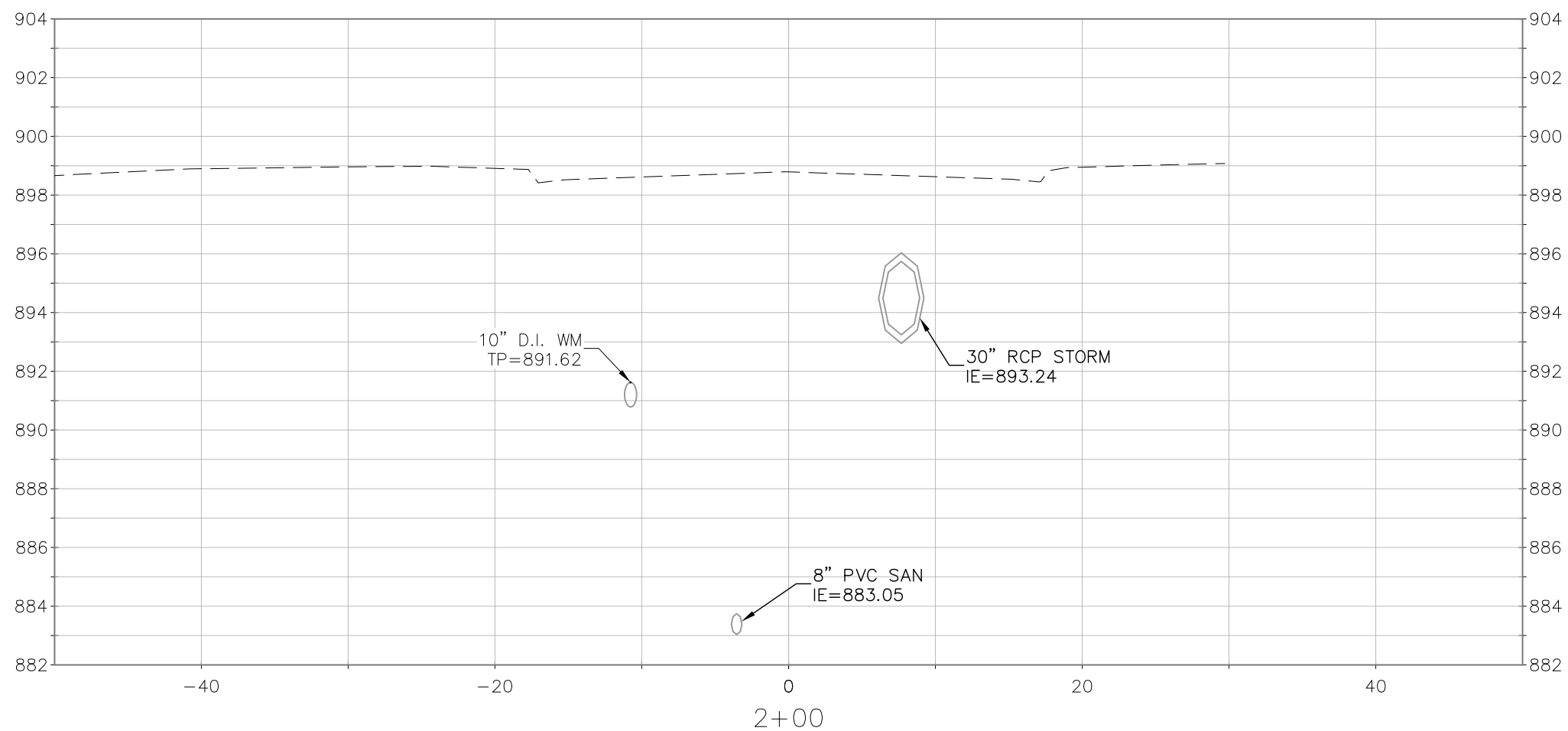
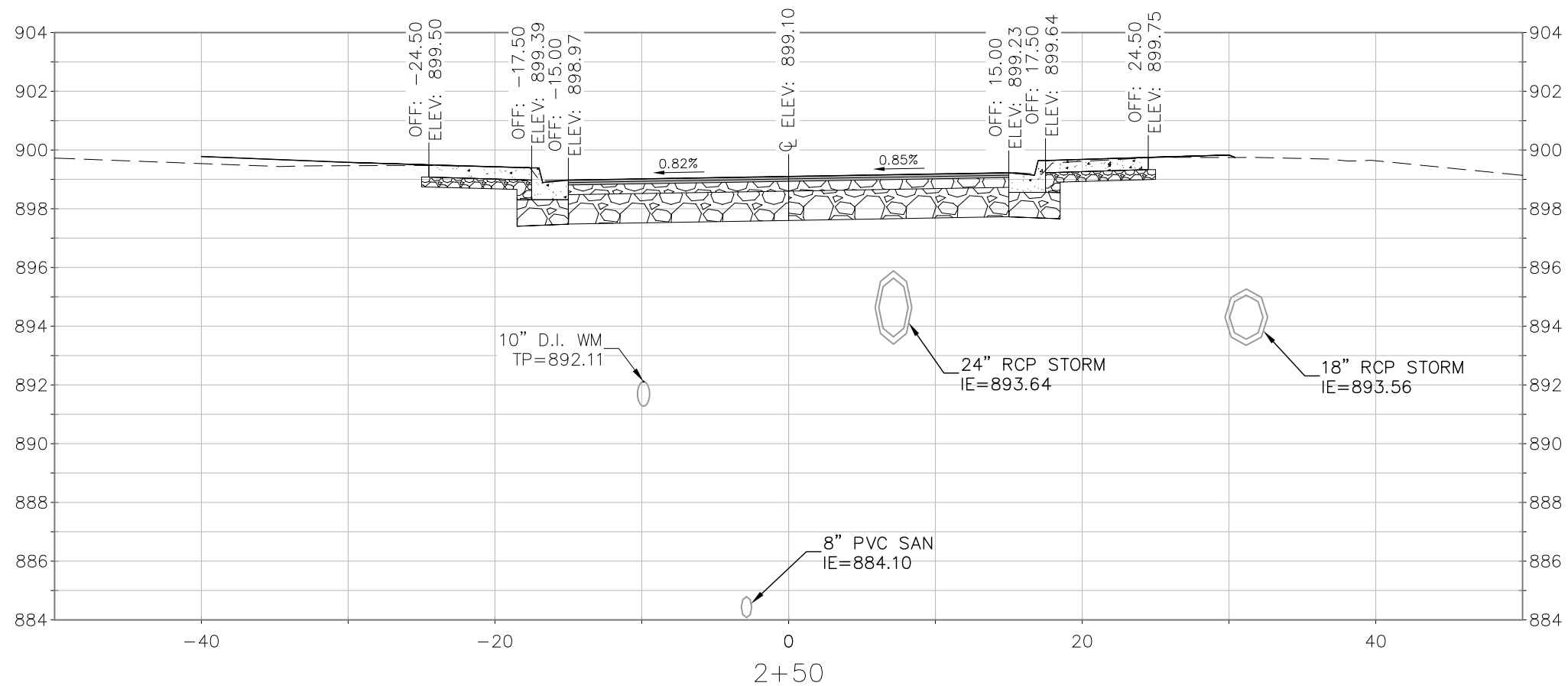


Pipe & Structure Tables
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 CITY OF FITCHBURG
 DANE COUNTY, WISCONSIN

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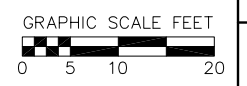
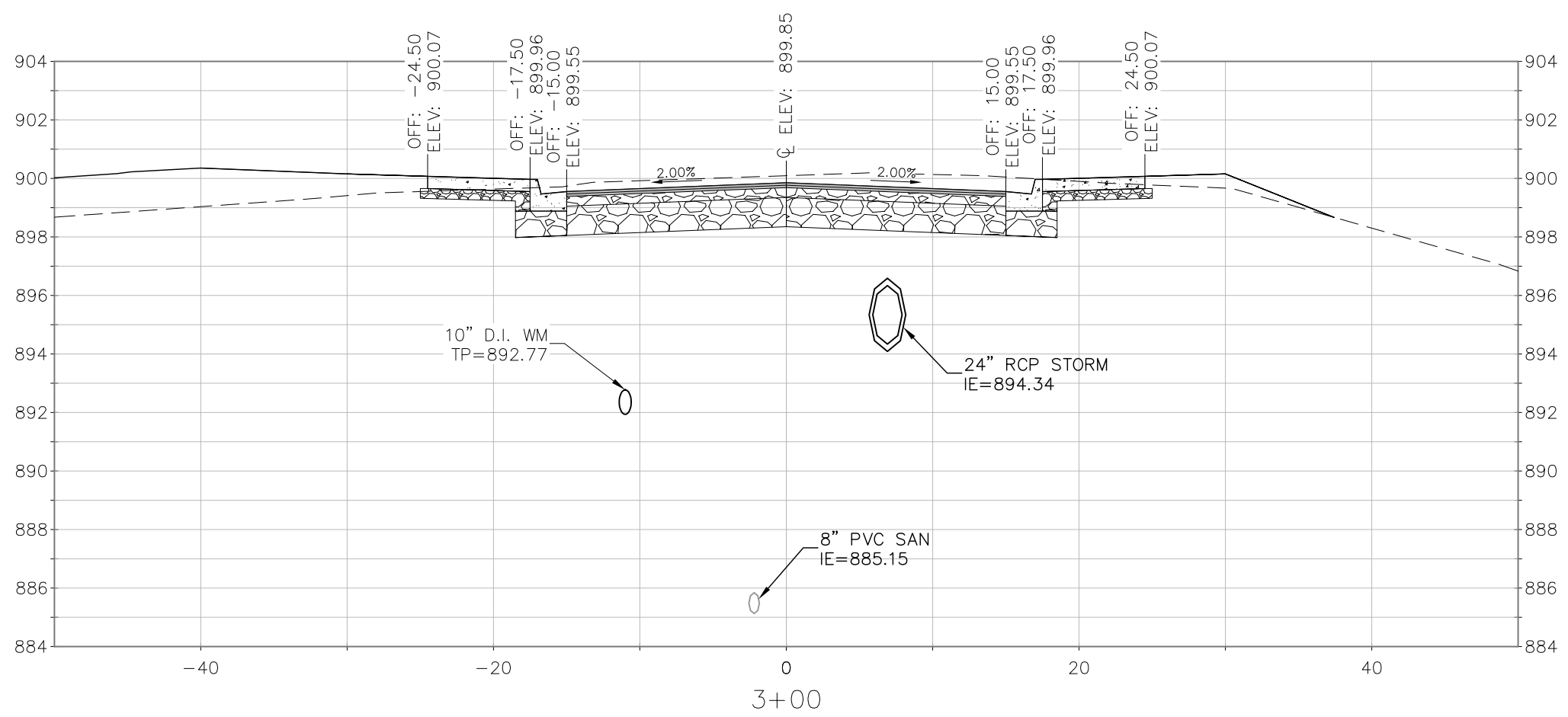
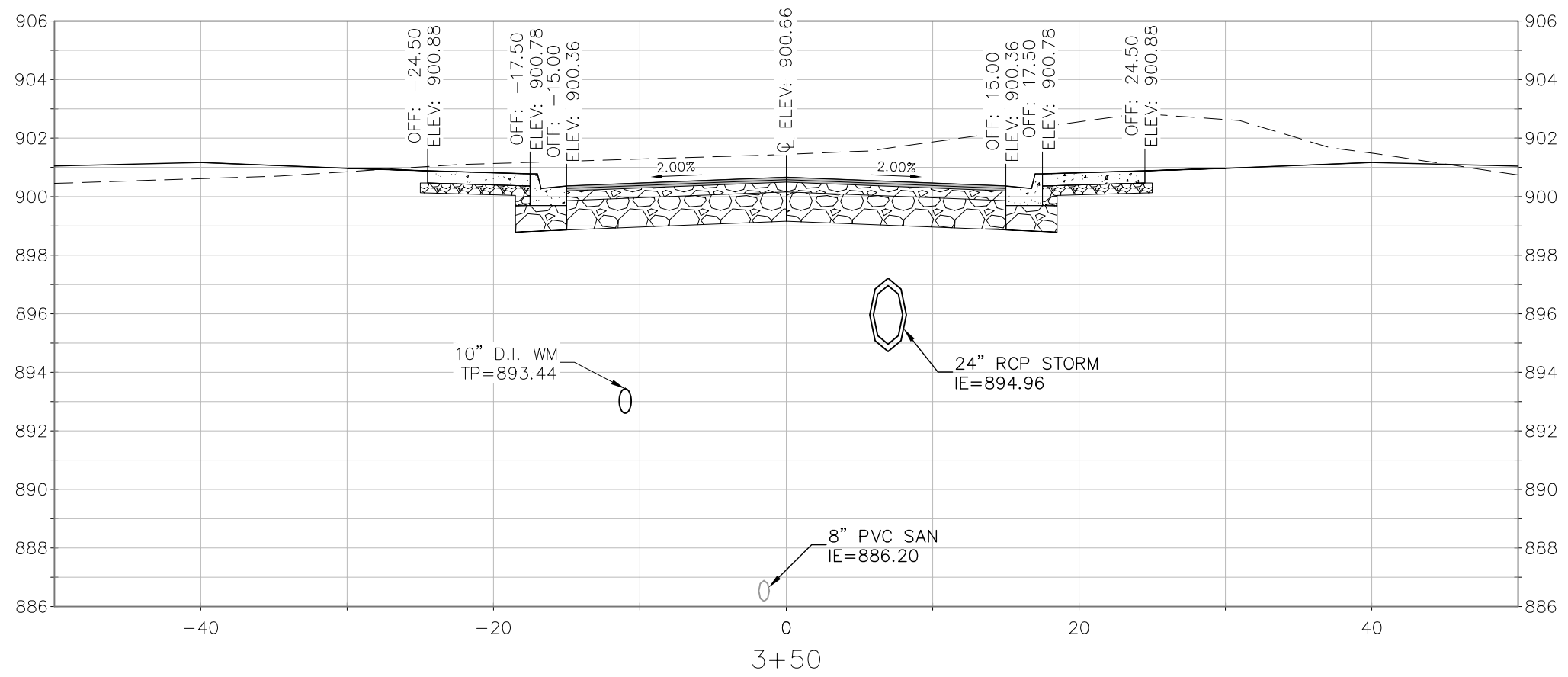
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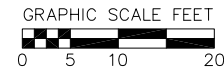
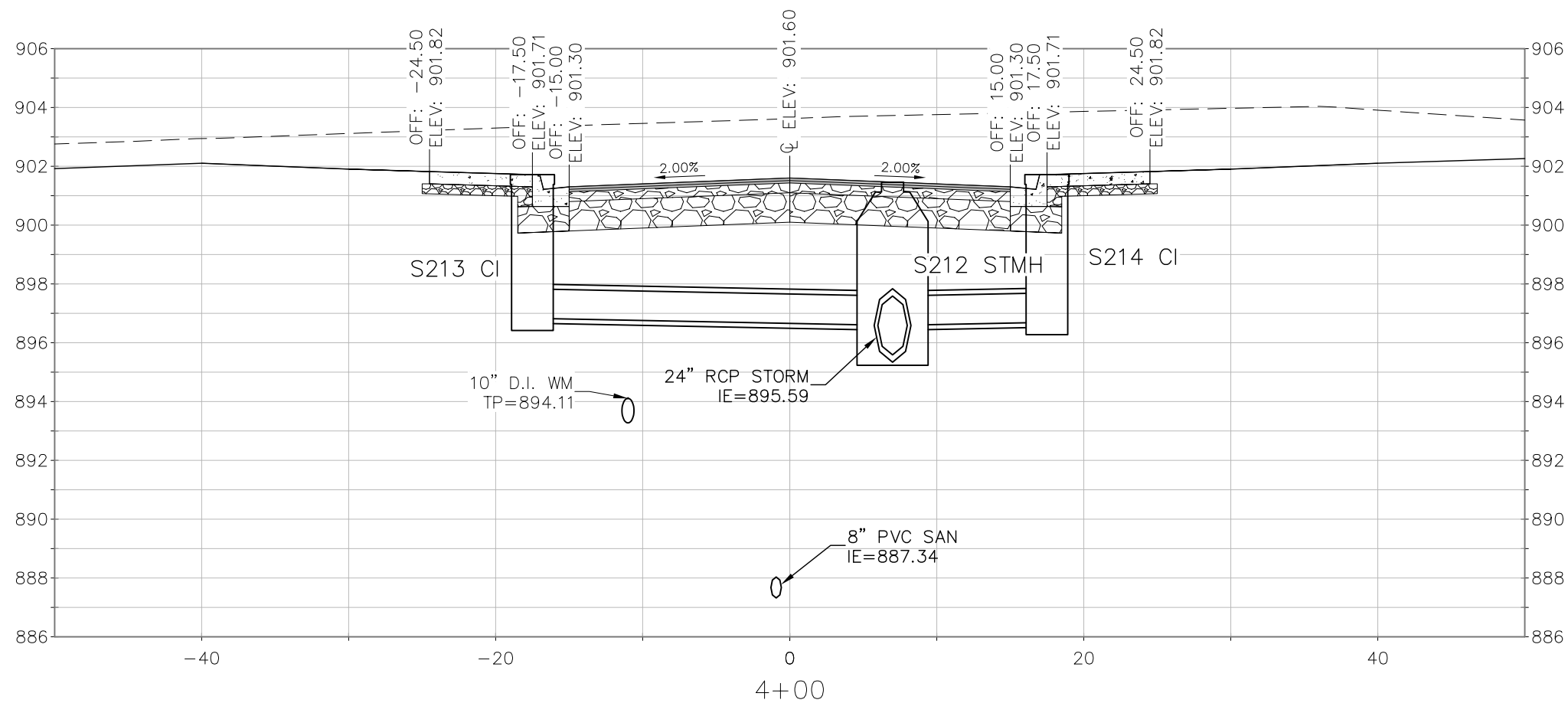
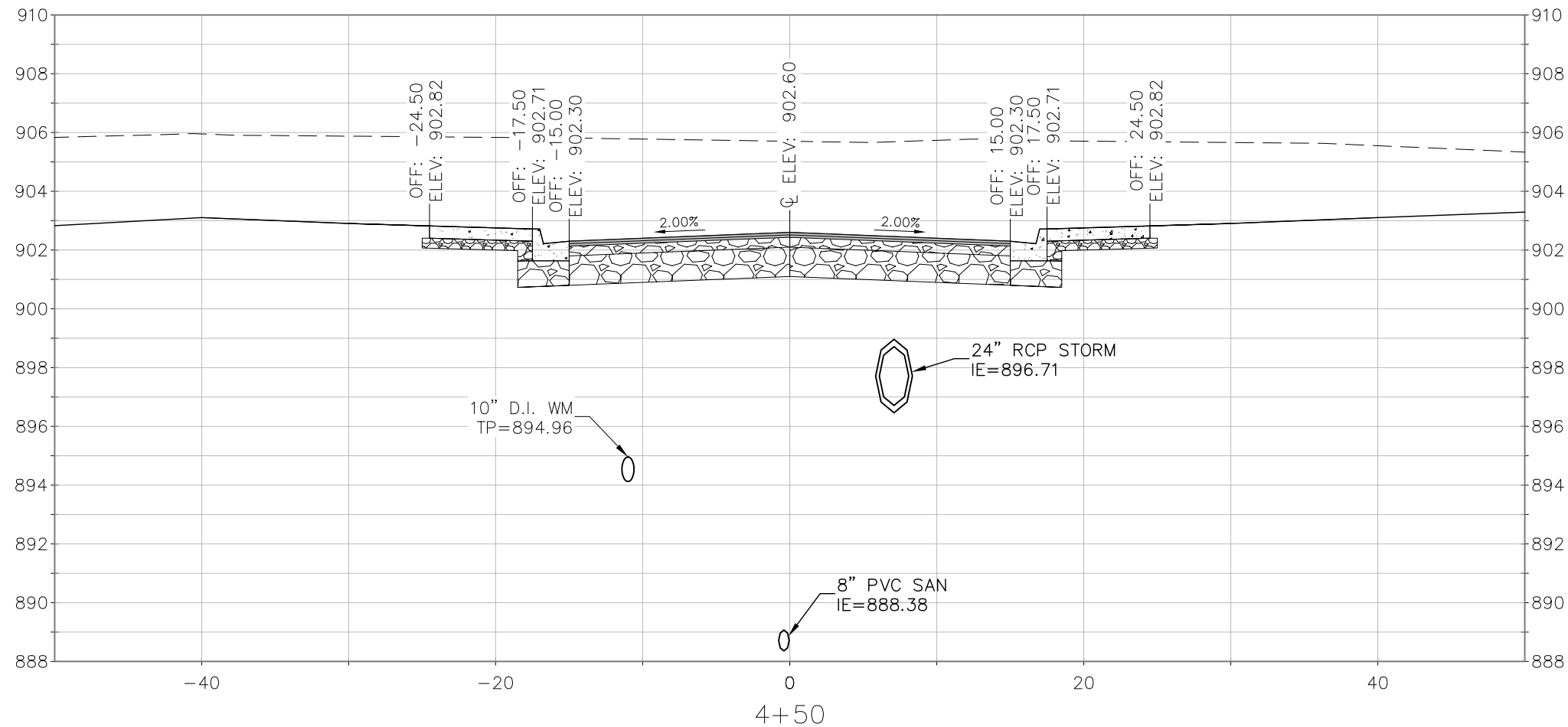
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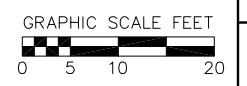
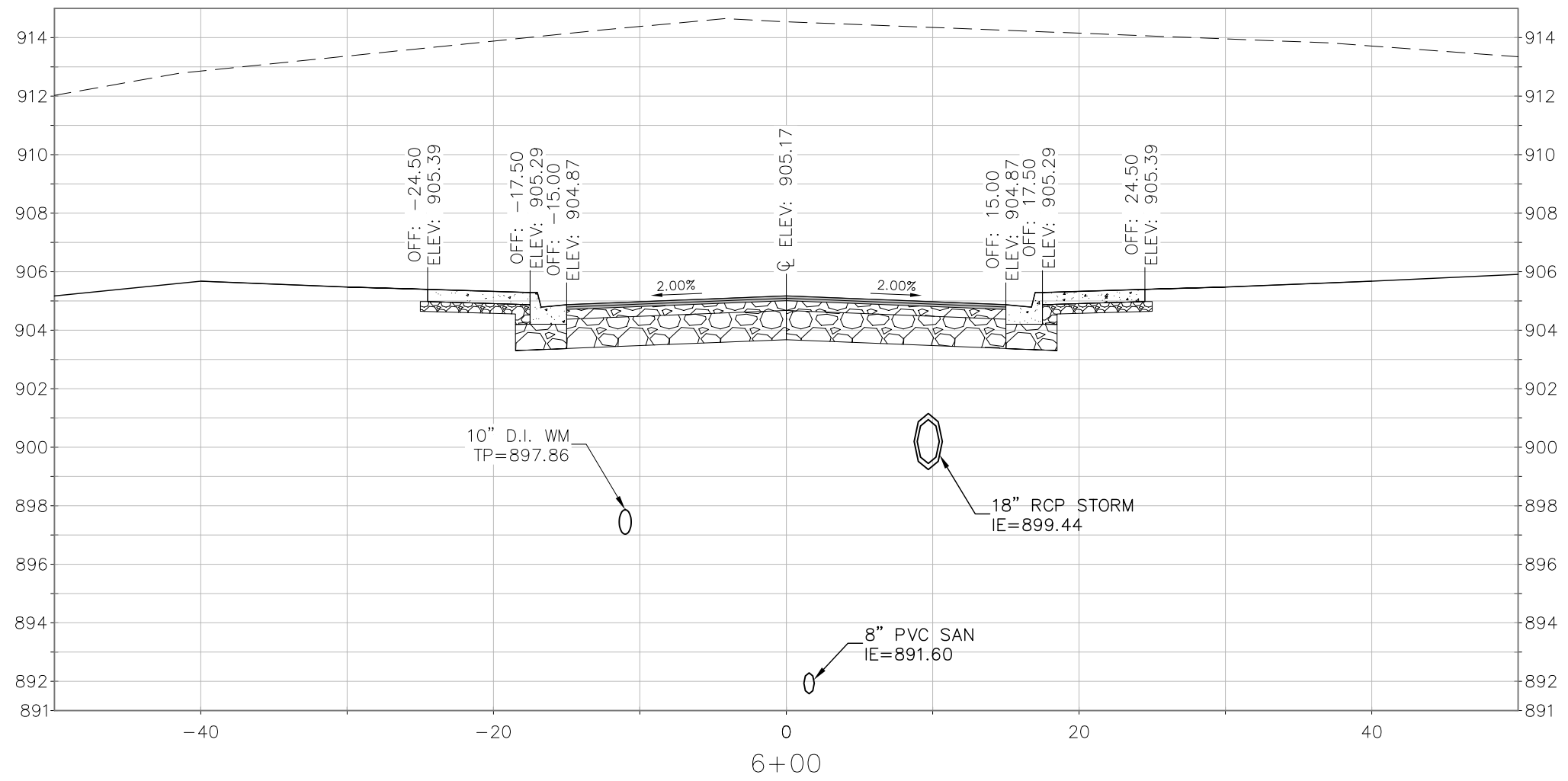
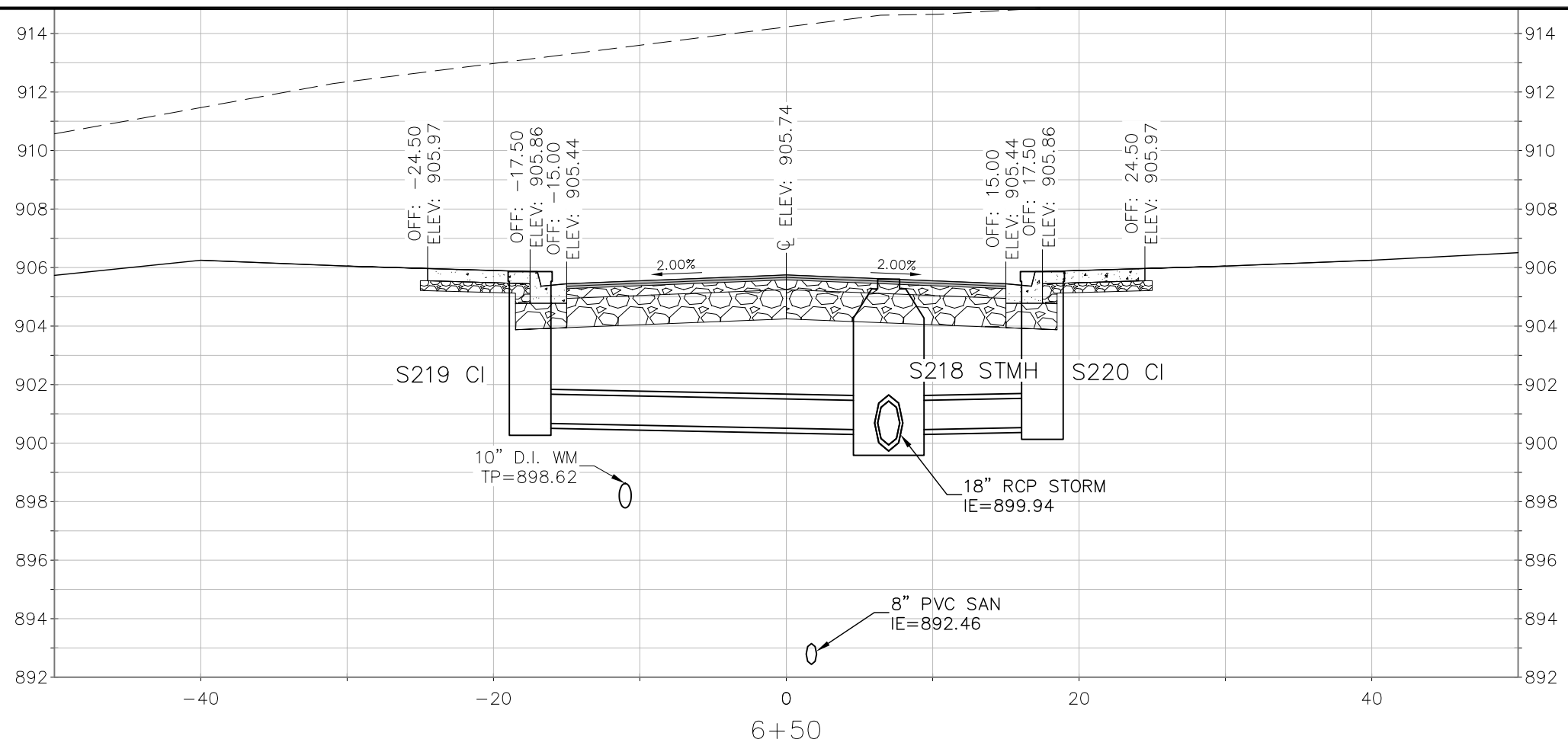
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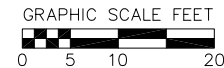
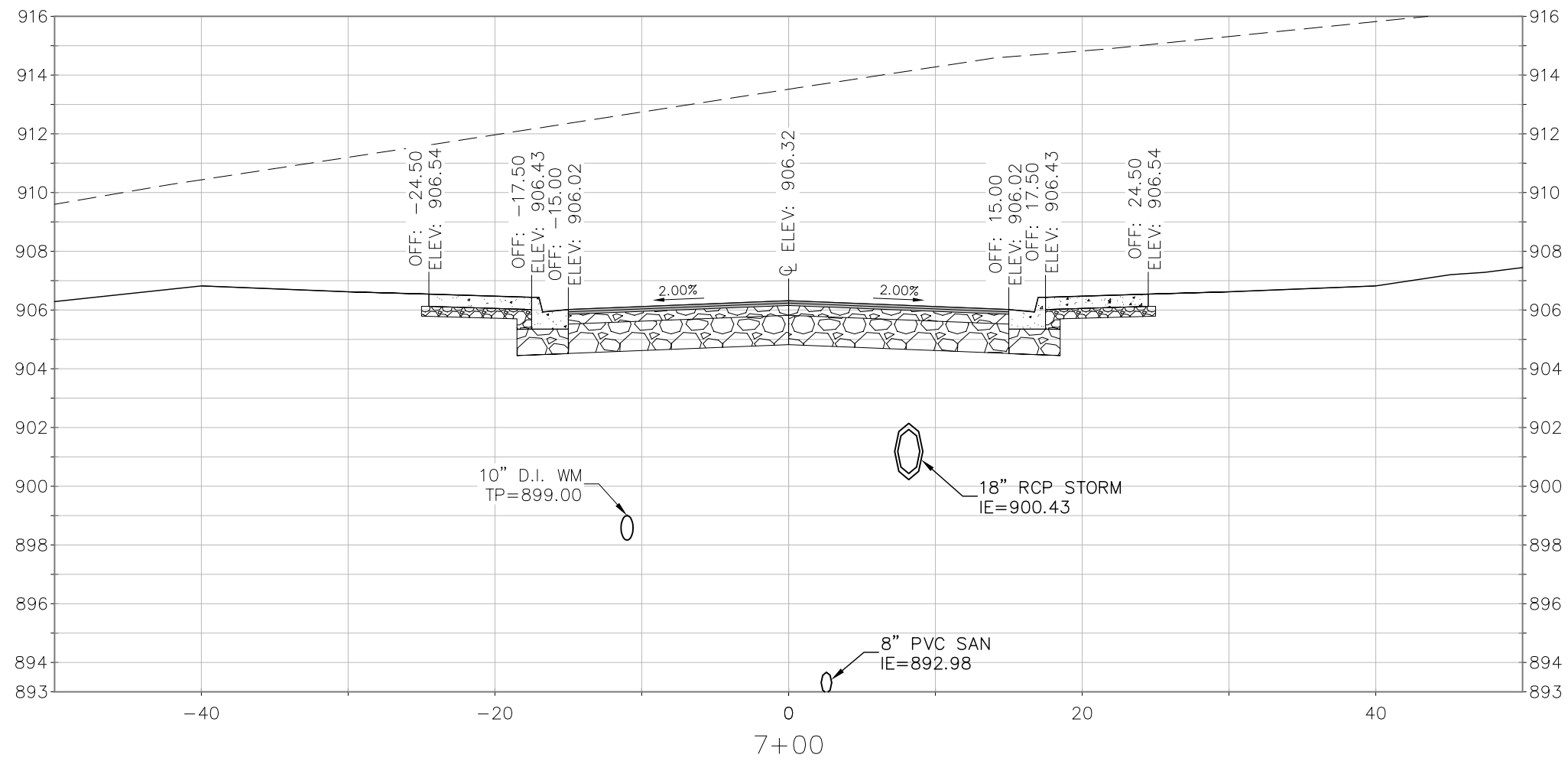
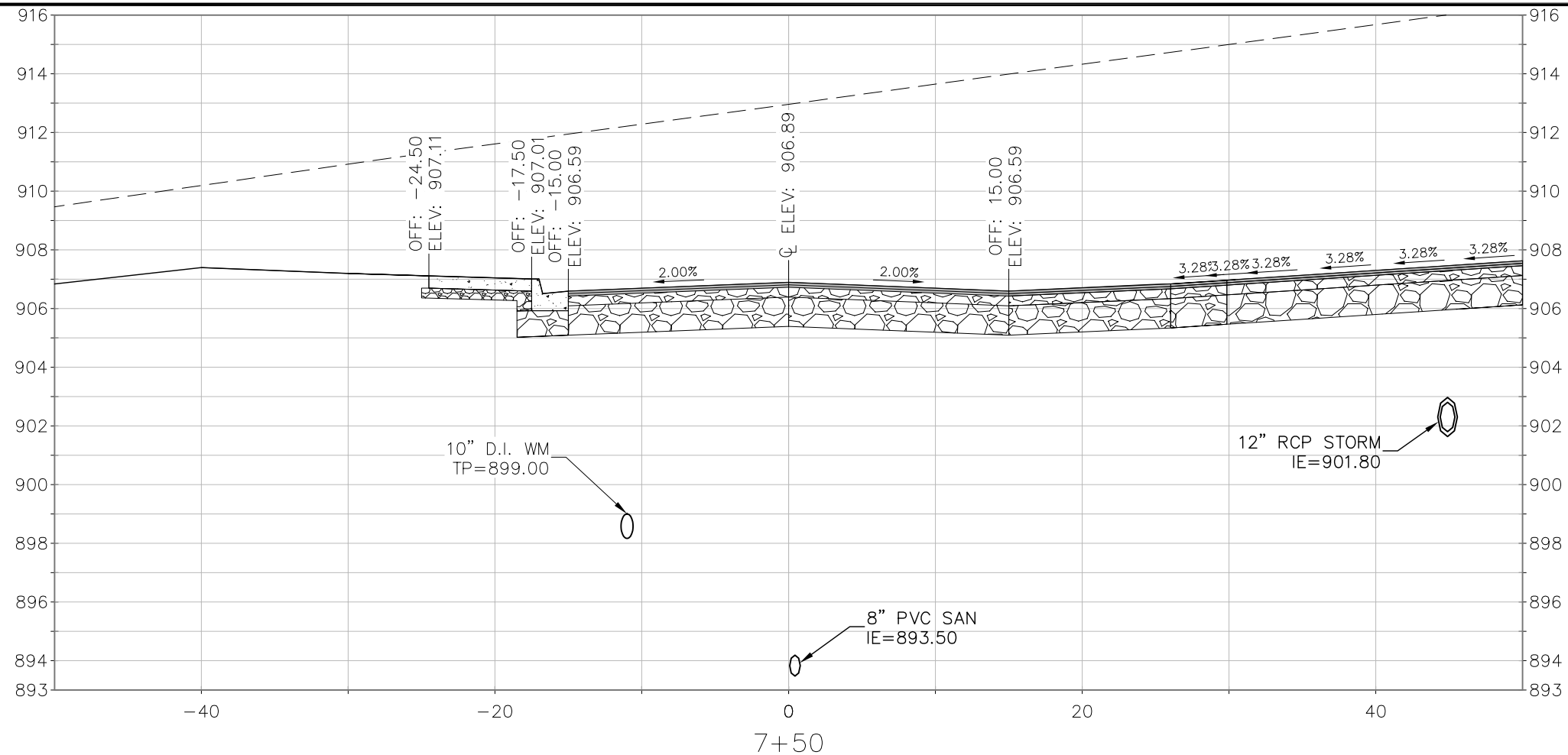
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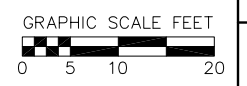
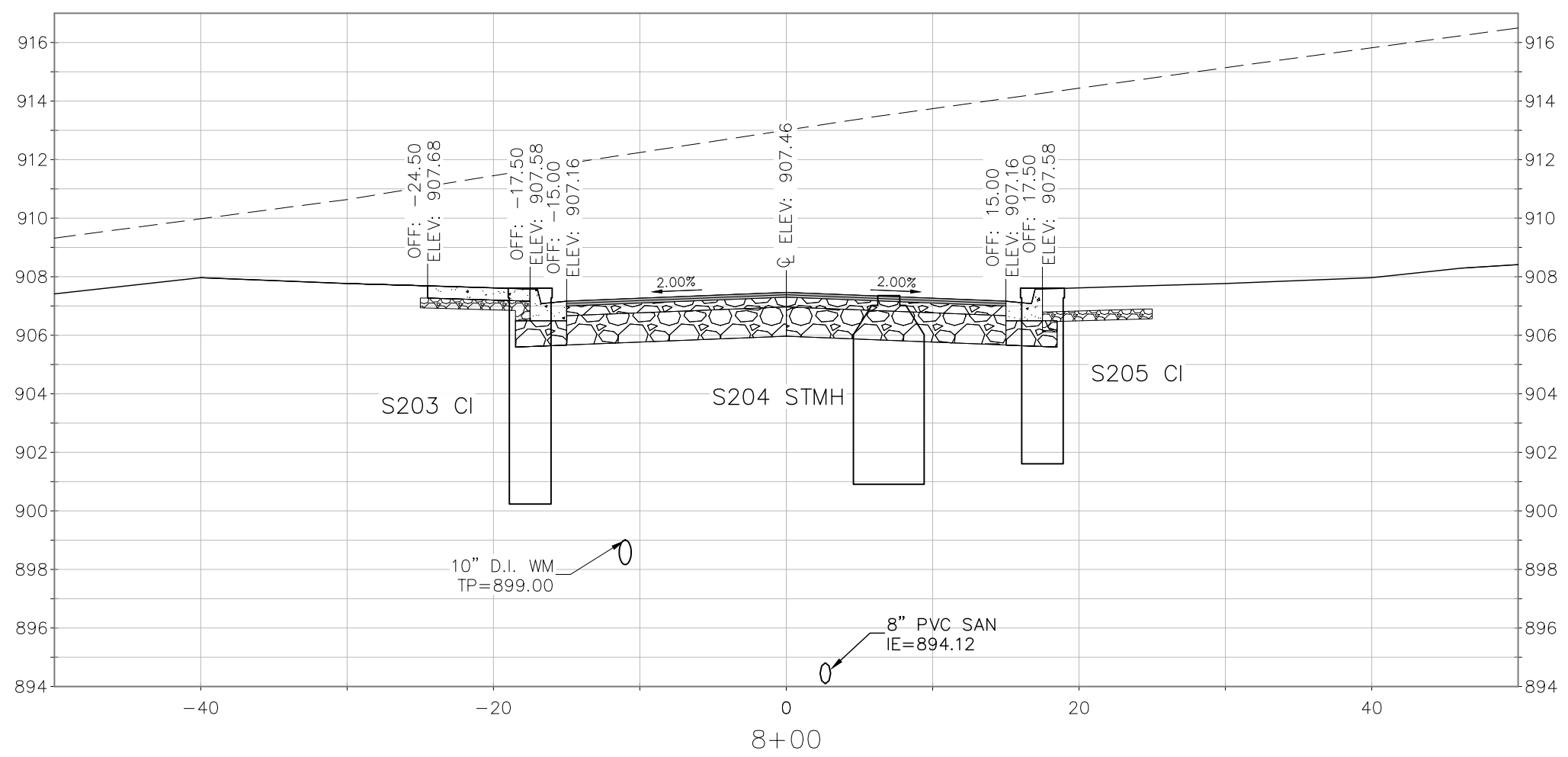
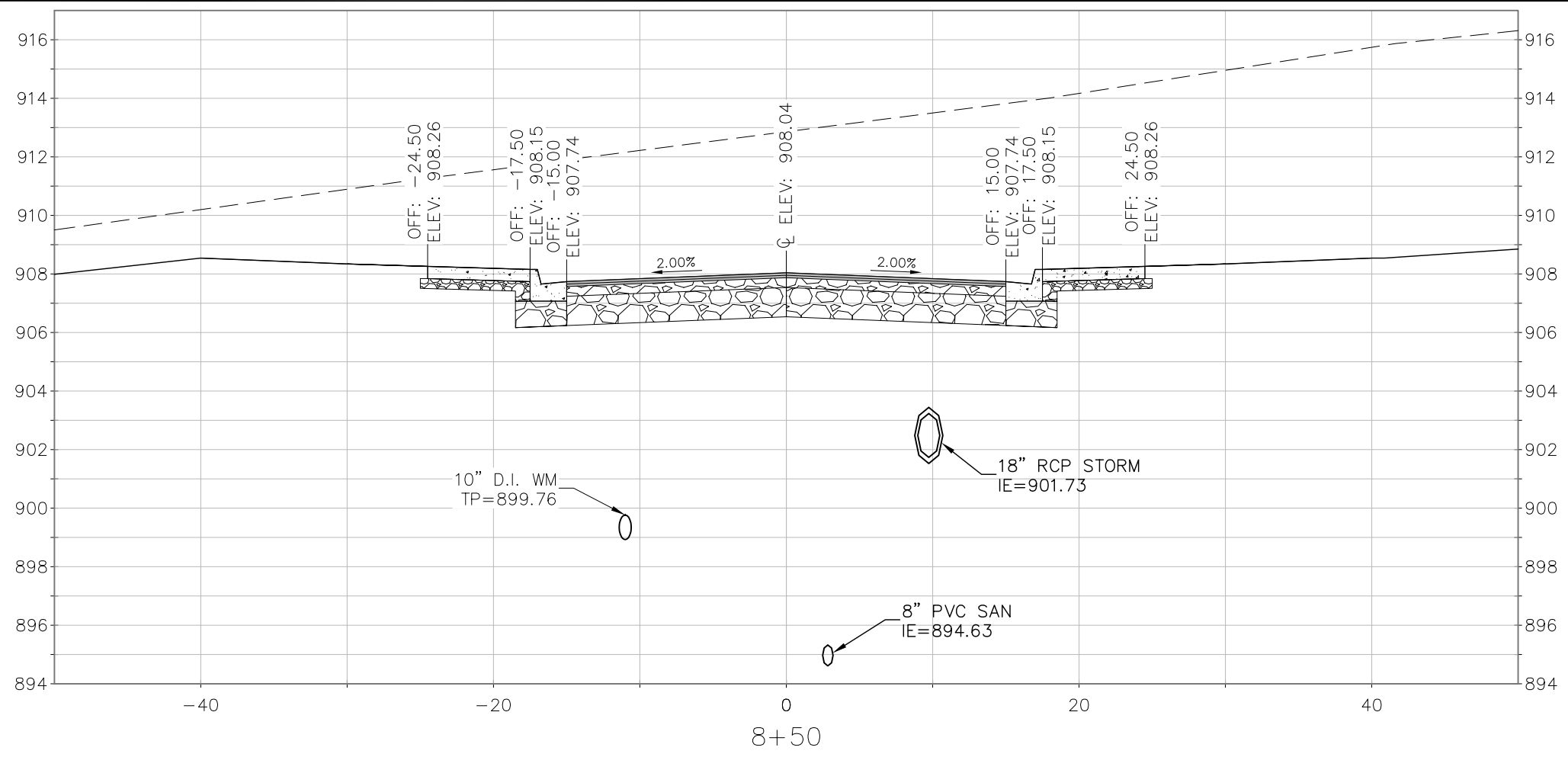
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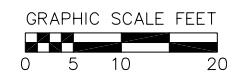
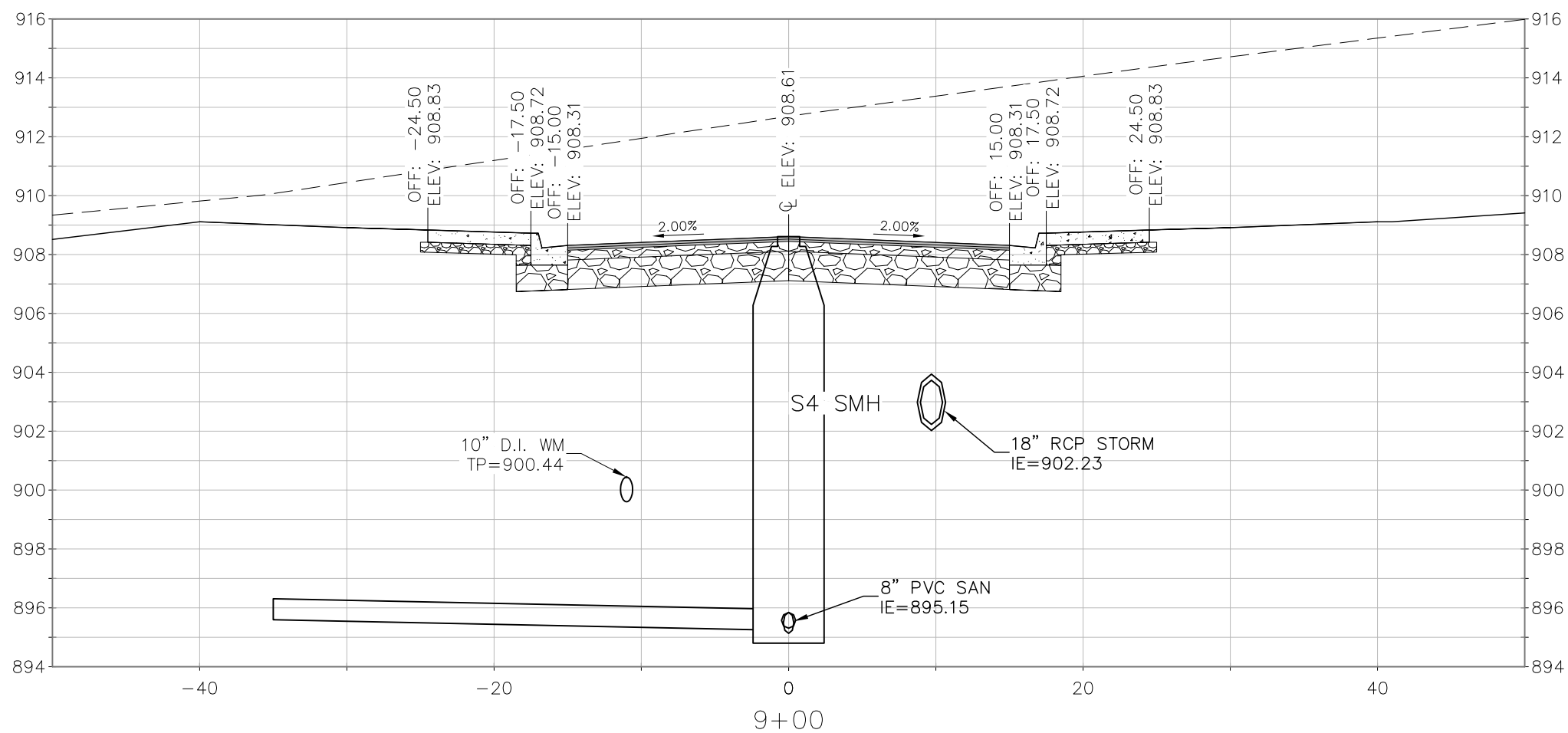
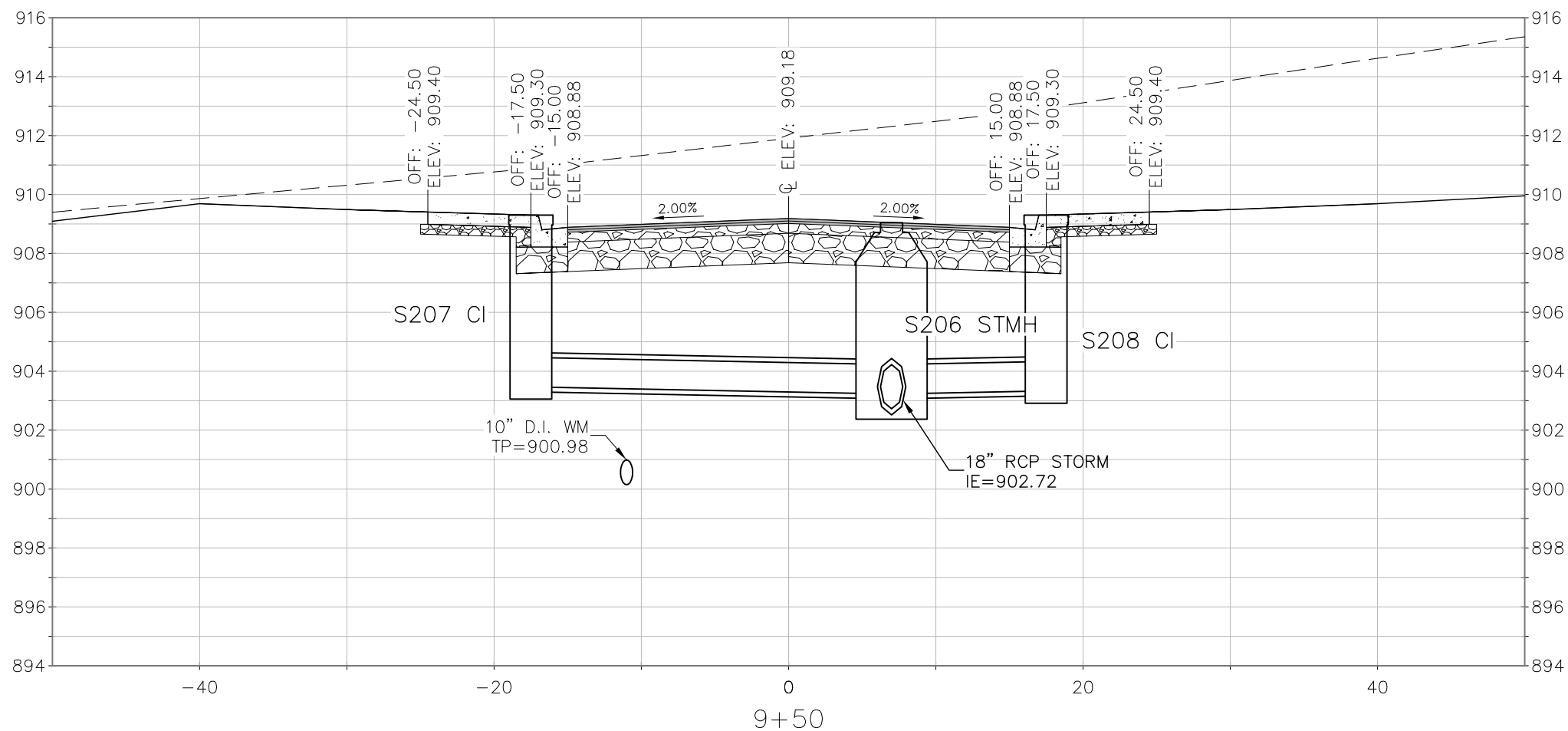
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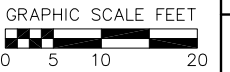
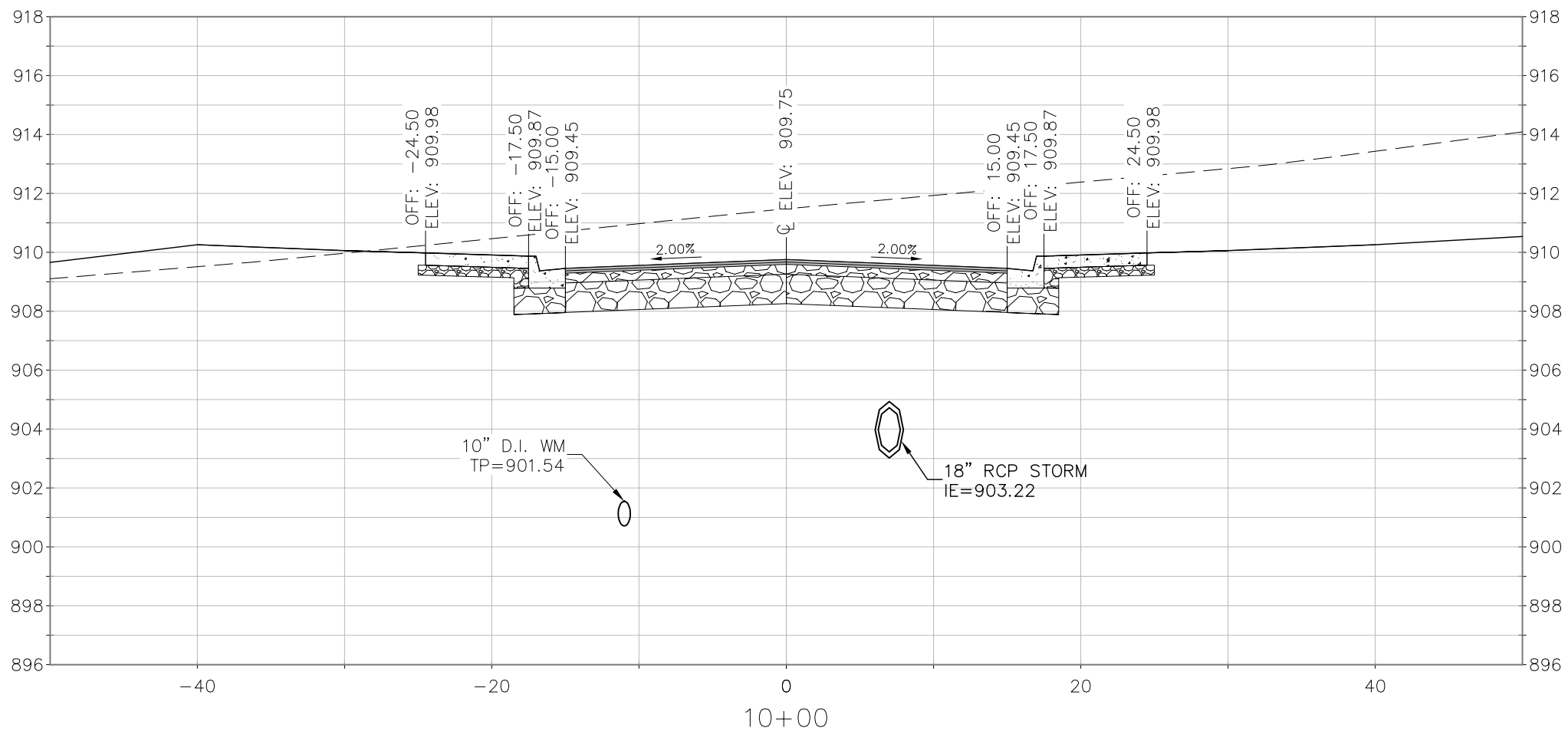
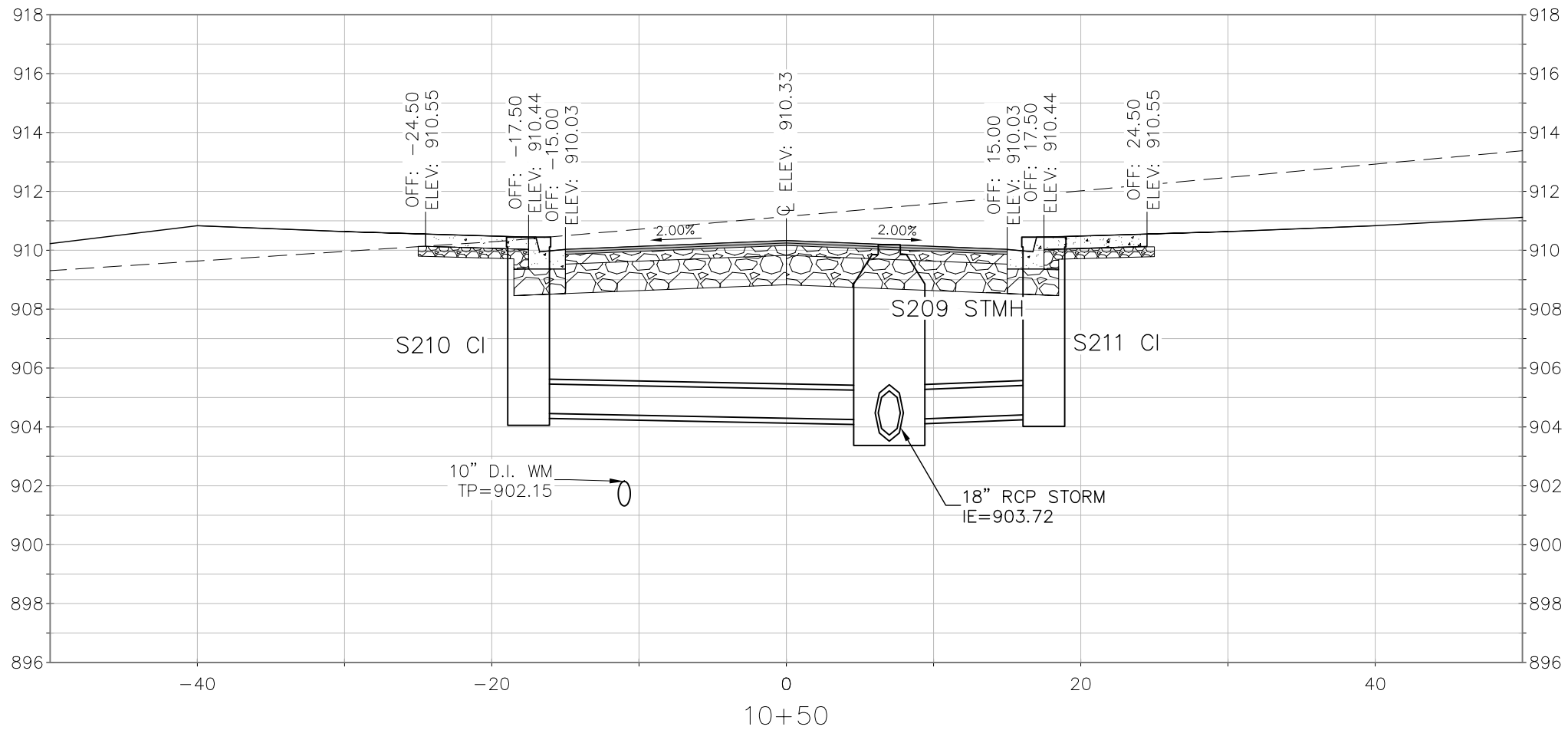
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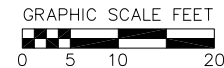
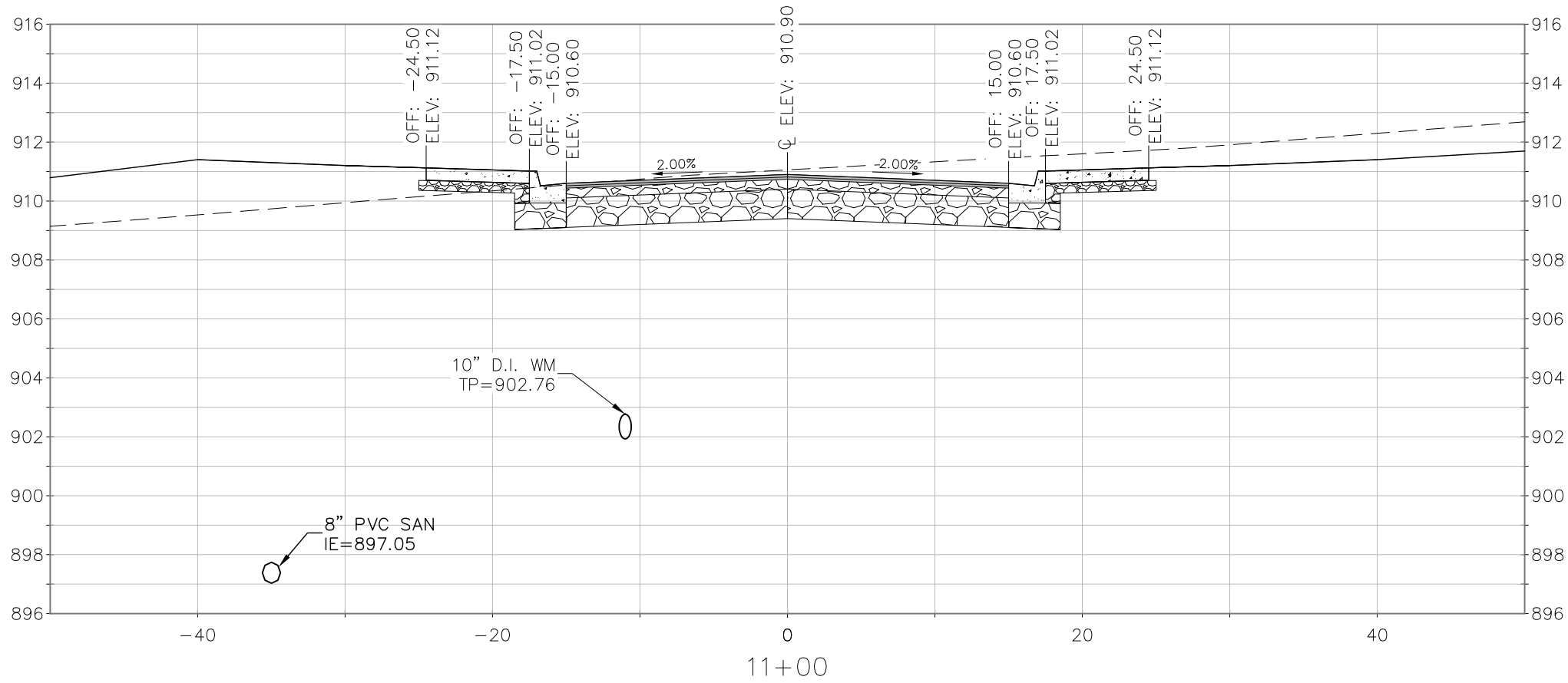
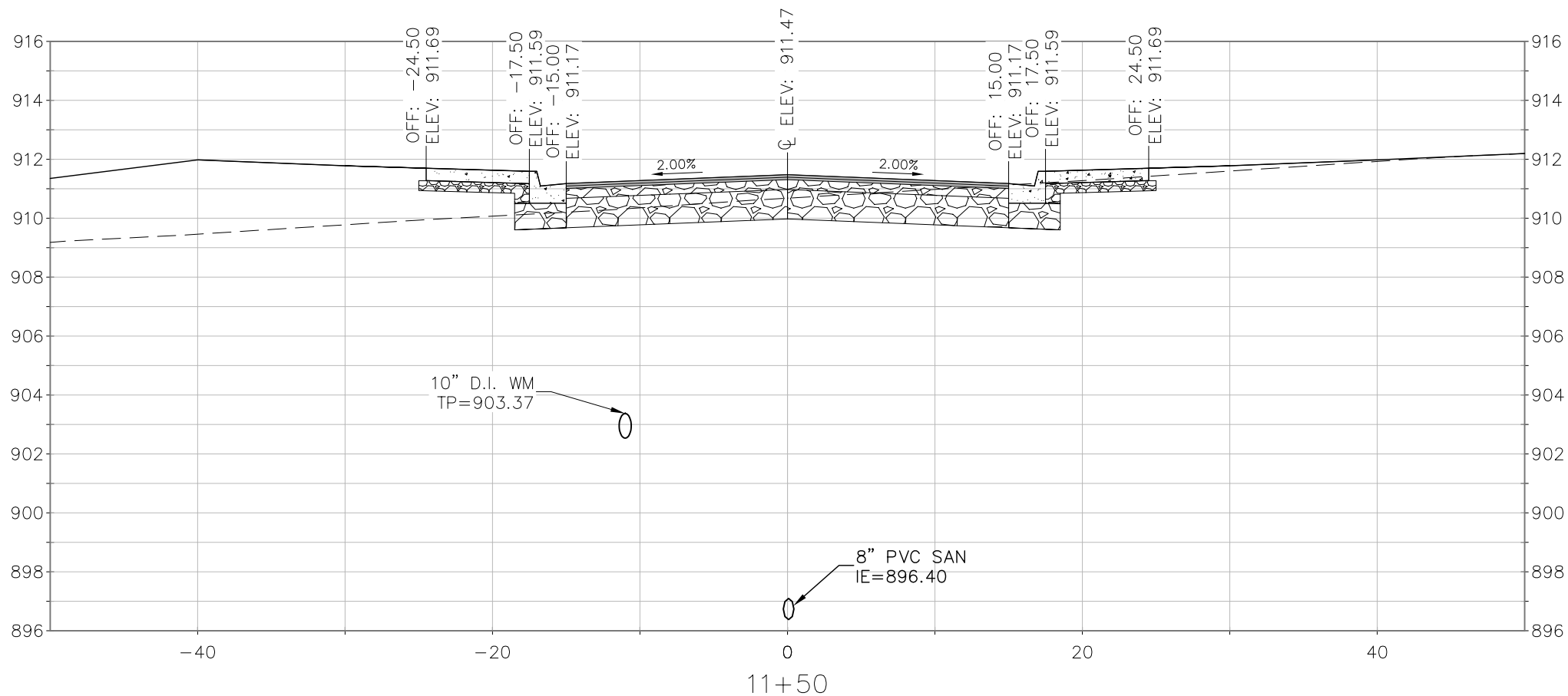
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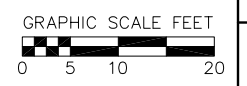
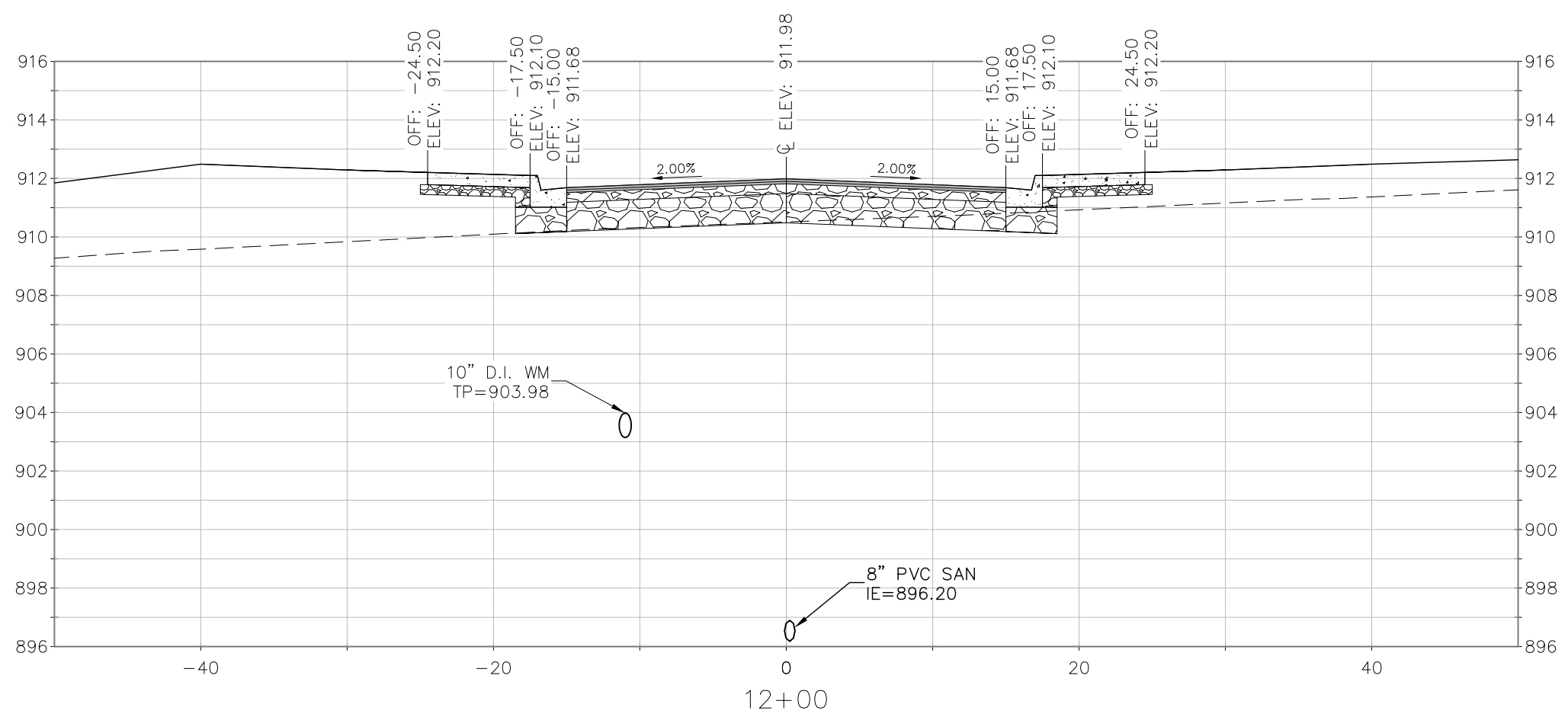
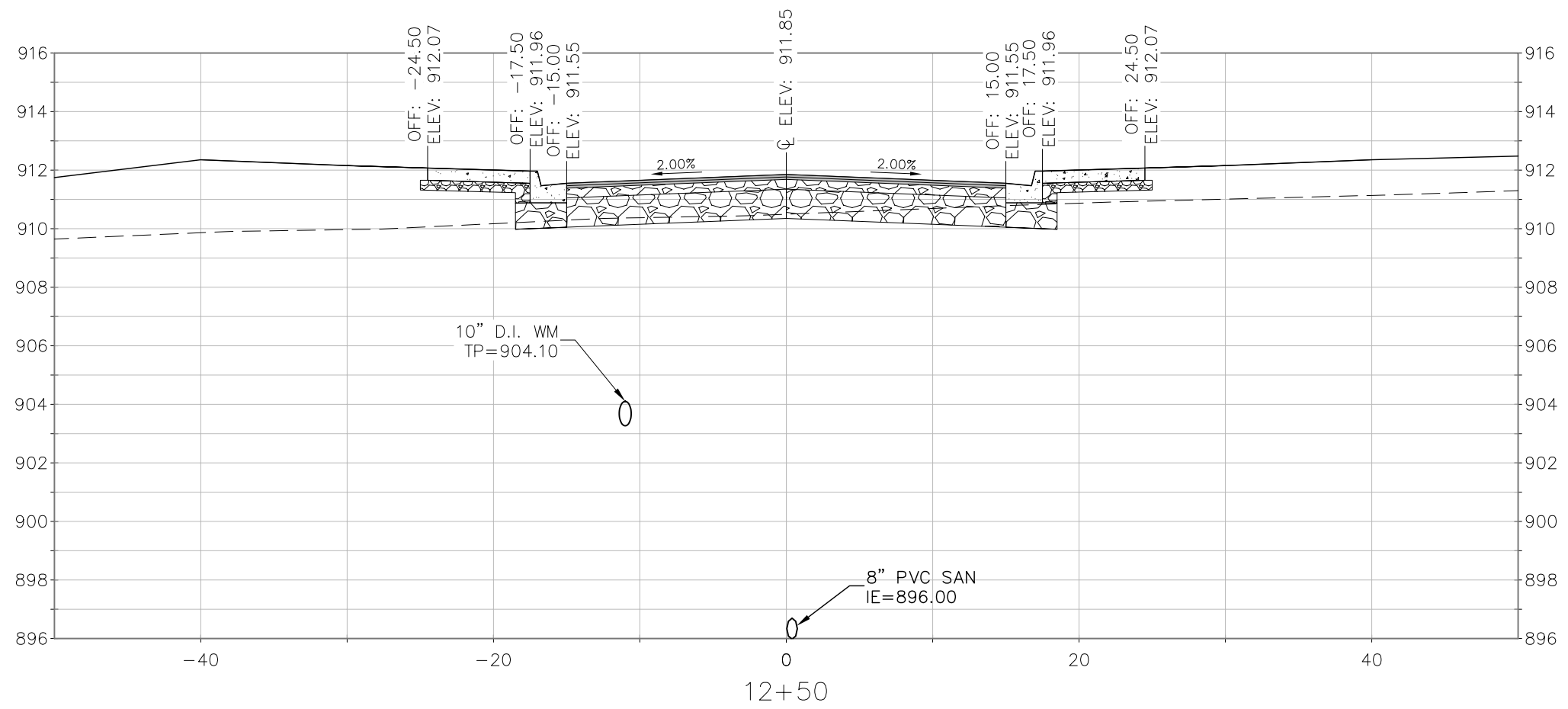
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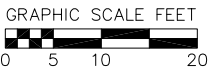
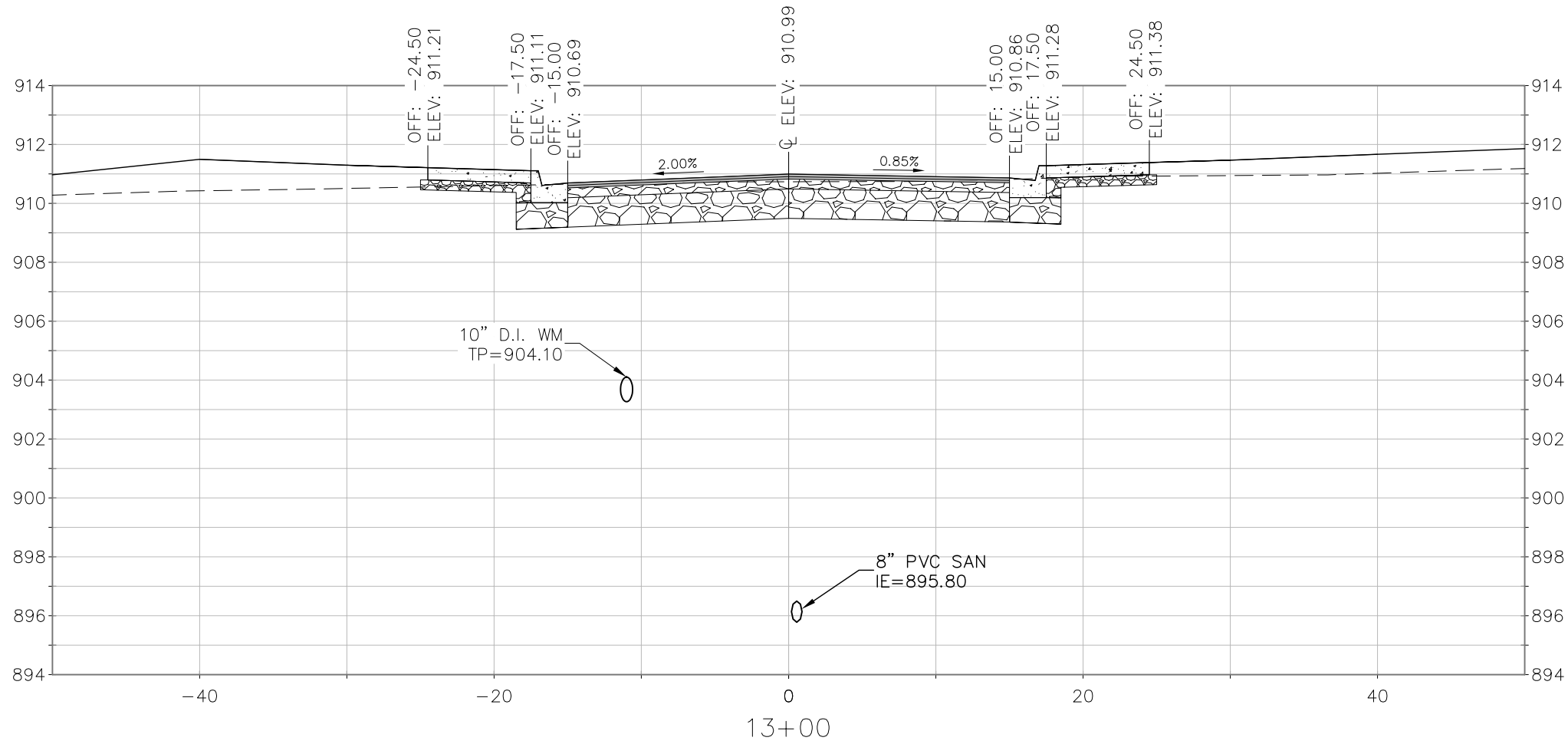
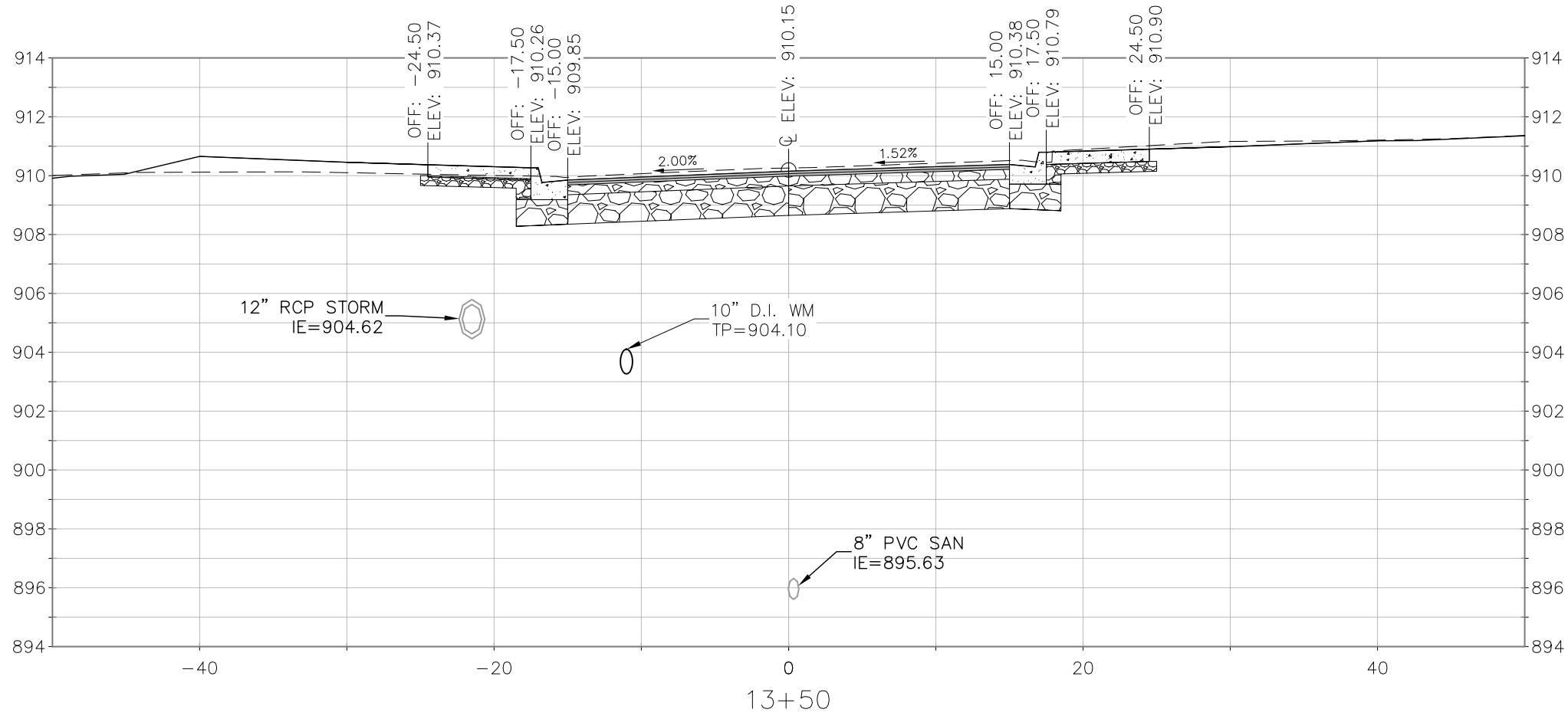
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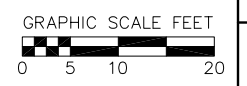
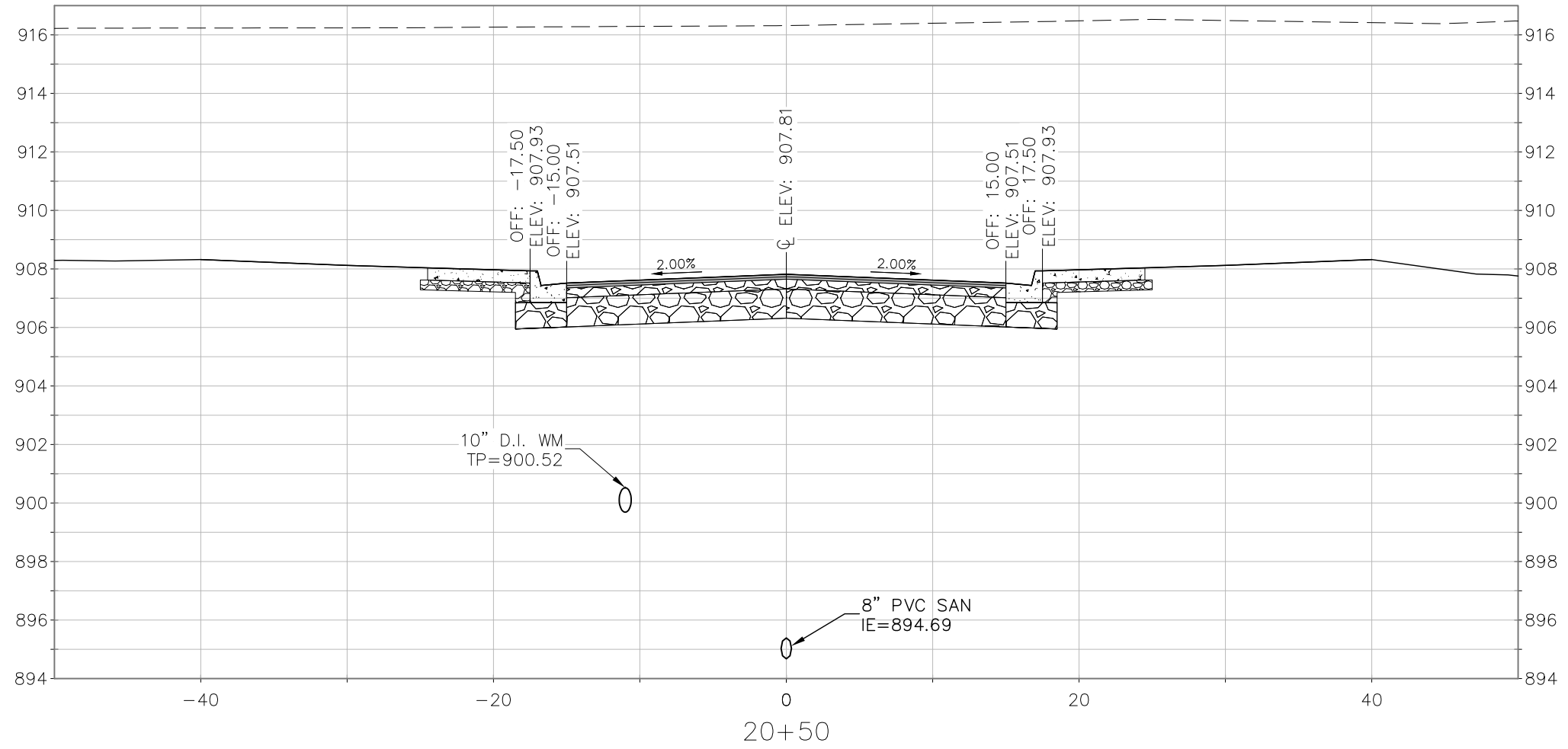
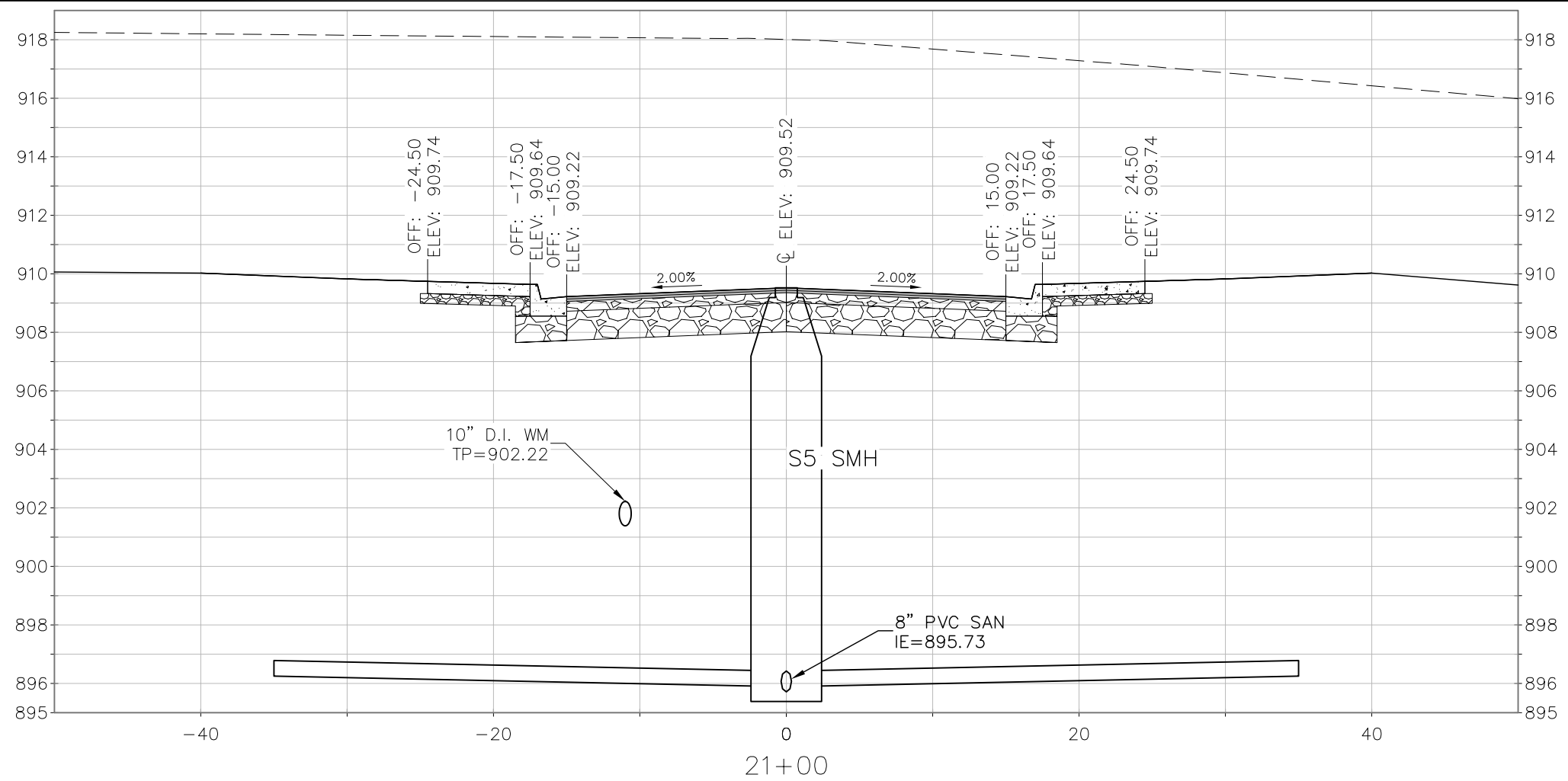
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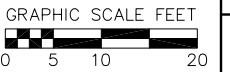
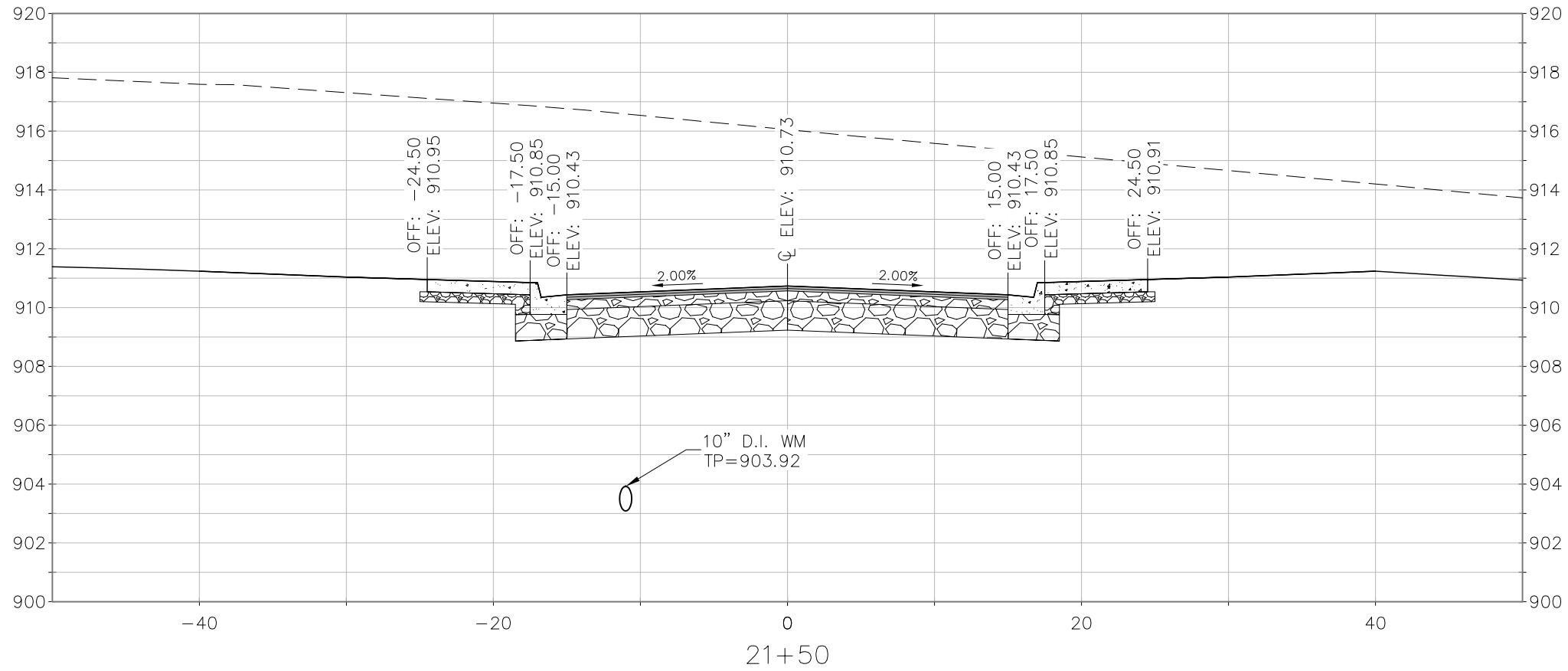
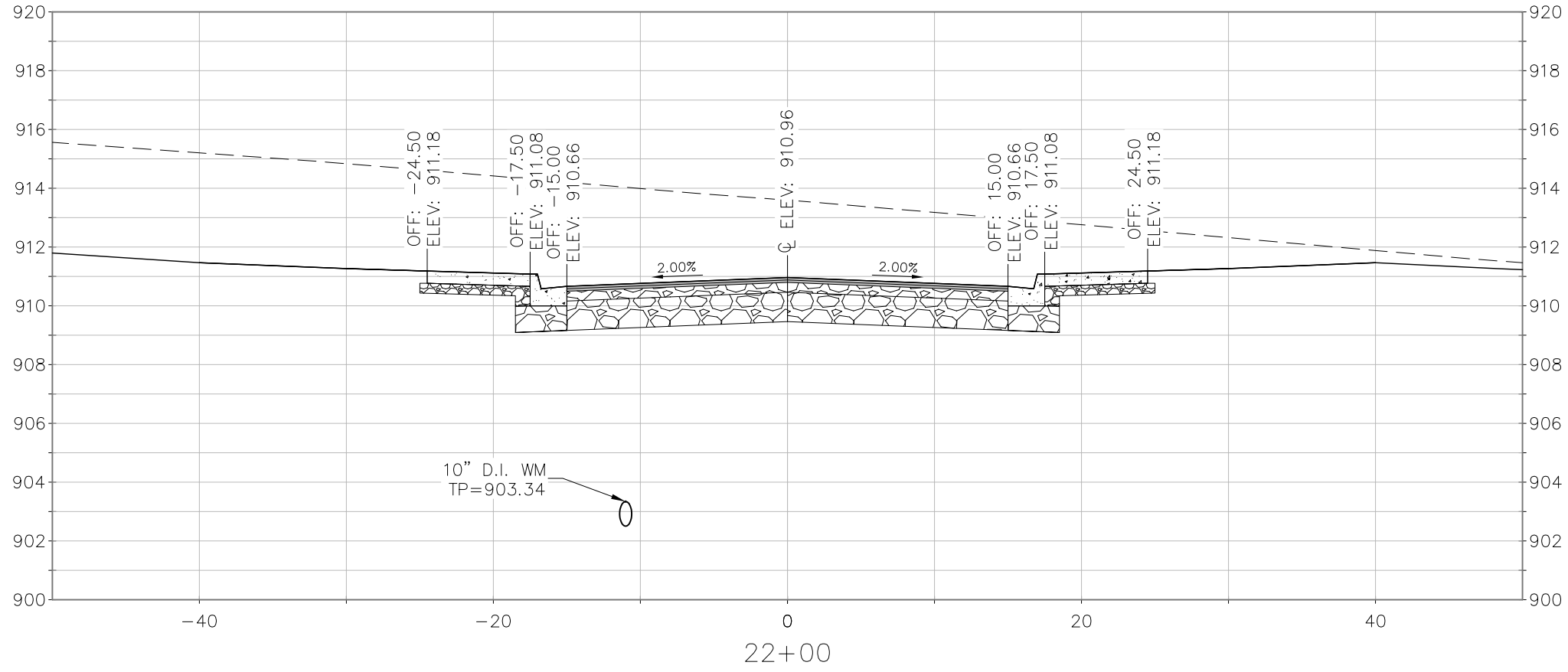
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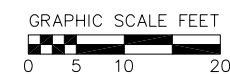
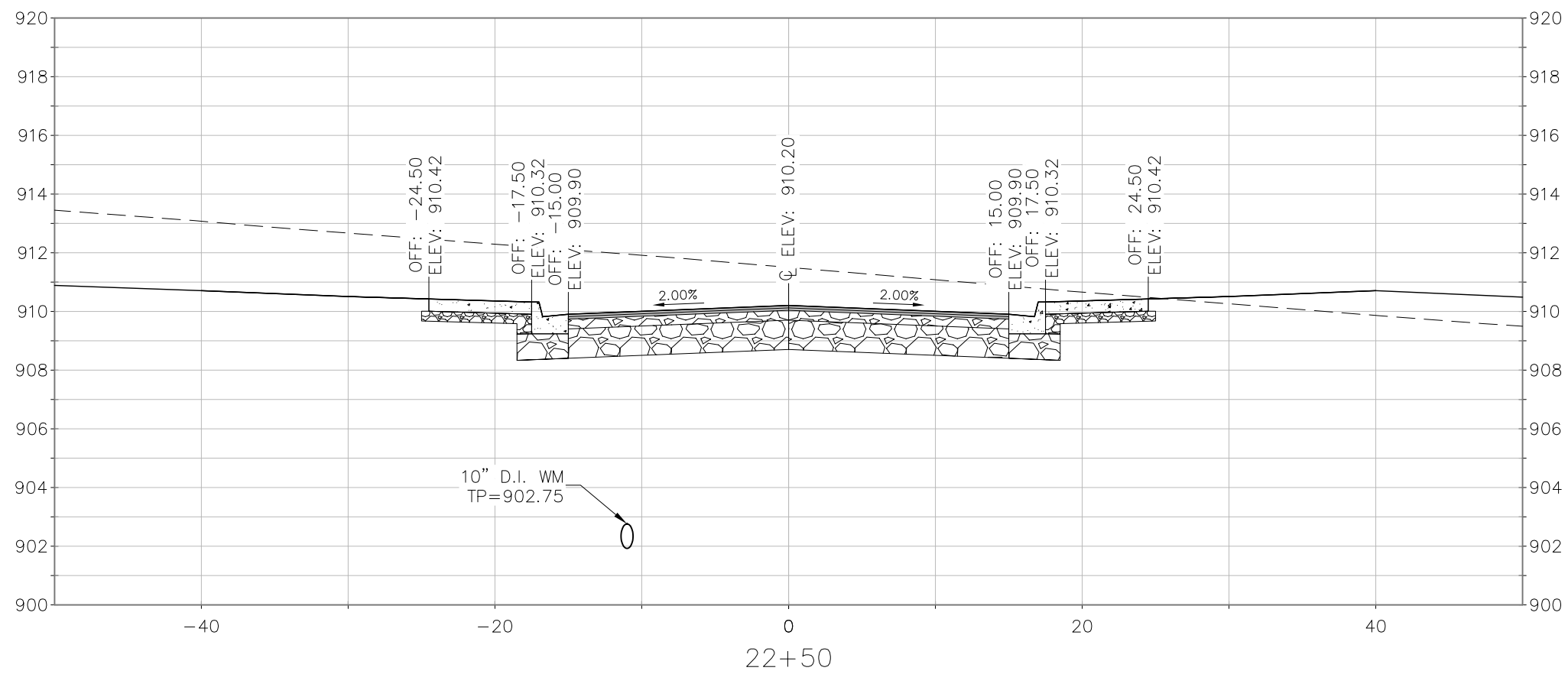
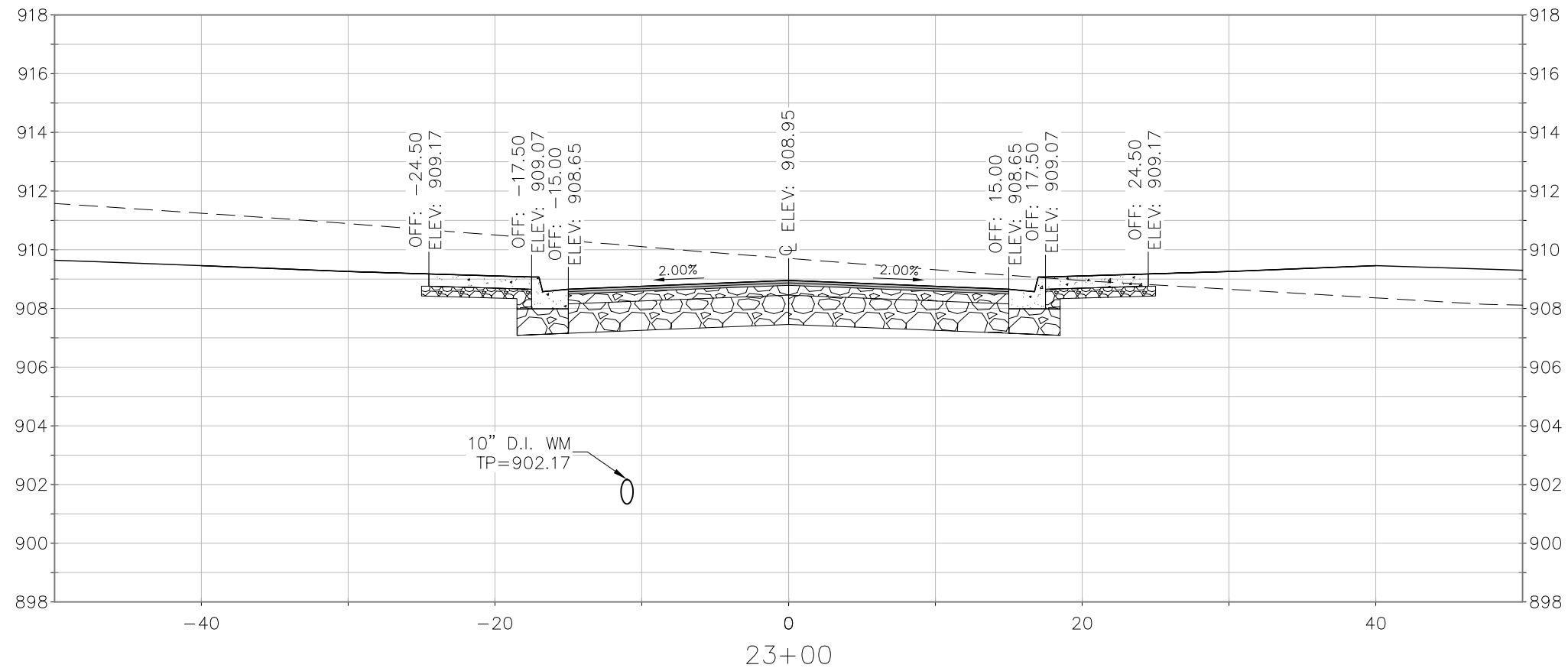
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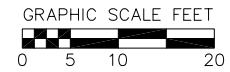
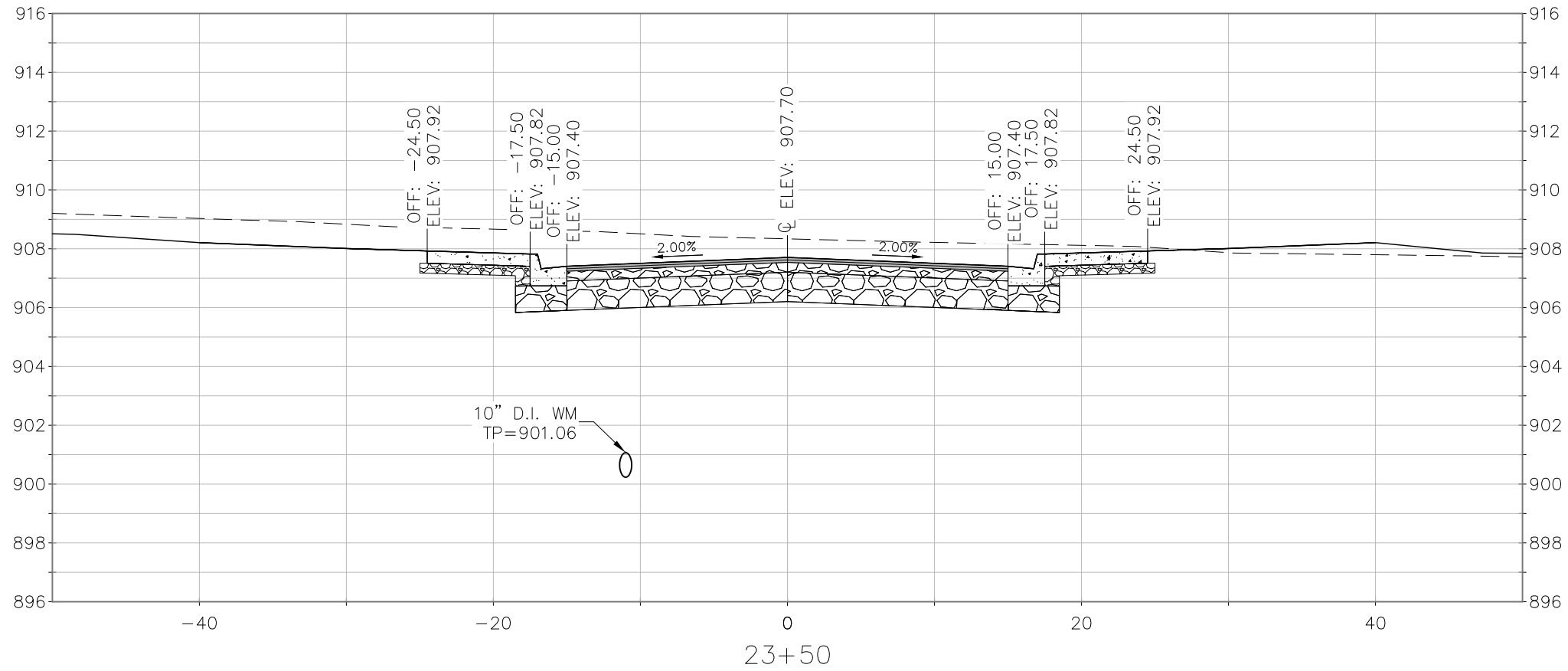
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