



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

REZONING APPLICATION

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

1. **Location of Property/Street Address:** NW of Research Park Dr/Nobel Drive Intersection; 2605 Research Park Drive

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

(See attached Word Doc)

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

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

Daycare Facility

3. **Proposed Development Schedule:** Construction to follow entitlement and permitting, projected completion Nov-2023

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

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

Type of Residential Development (If Applicable): N/A

Total Dwelling Units Proposed: N/A **No. Of Parking Stalls:** N/A

Type of Non-residential Development (If Applicable): Proposed Daycare Facility

Proposed Hours of Operation: Weekdays 6:30am to 6:30pm **No. Of Employees:** Max 24

Floor Area: 10,000 SF **No. Of Parking Stalls:** 40

Sewer: Municipal Private **Water:** Municipal Private

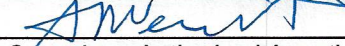
Current Owner of Property: Fitchburg Technology Campus LLC

Address: 120 E Lakeside Street, Madison, WI 53715 **Phone No:** 608-294-4080

Contact Person: Chris Armstrong

Email: chris@avanteproperties.com

Address: Bradford, 106 Barrington Commons Court, Suite 726, Barrington, IL **Phone No:** 312-493-6256

Respectfully Submitted By:  Gary Wendt (SVP at Bradford)
 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:** _____ **Publish:** _____ and _____

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

Permit Request No. _____



City of Fitchburg
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 5520 Lacy Road
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ARCHITECTURAL & DESIGN REVIEW APPLICATION

Applicant/Contact Person: The Bradford Real Estate Companies / Gary Wendt

Address: 106 Barrington Commons Court, Suite 726 **Phone Number of Contact Person:** 312-493-6256

City, State, Zip Code: Barrington, IL 60010 **Email of Contact Person:** wendt@bradfordchicago.com

Project Address: 2605 Research Park Drive **Lot:** 2, CSM13691 **Subdivision:** Fitchburg Technology Campus

Project Type: **Multi-Family** **Commercial** **Industrial** **Childcare Facility** **Other**

New **Addition**

Impervious Surface Ratio (ISR): 0.46 (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

Site Data:

- 1. Lot or property dimensions.
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands).
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage.
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans.
- 9. Stormwater management plans and details, including grading plan.
- 10. Lighting plan in footcandles and light fixture cut sheets.

Building:

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- N/A 4. Location of well, septic tank, drainfield, etc. (if applicable)
- 5. Additional proposed additions or new structures, including trash/recycling enclosure(s).
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems.

Ingress, Egress, Parking:

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s).

Landscaping:

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

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

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

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

Signed: AWendT Gary Wendt Date: Aug 23, 2022
Applicant or Authorized Agent

*** Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to planning@fitchburgwi.gov. Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.

FOR CITY USE ONLY

Date Received: _____ Plan Commission Date: _____

Comments:



August 29, 2022

Deanna Schmidt, AICP
City Planner & Zoning Administrator
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711

Re: The Learning Experience – Proposed Day Care Learning Center
2605 Research Park Drive Fitchburg, WI 53711

Dear City of Fitchburg,

The Bradford Real Estate Companies (Bradford Equities II LLC) as the contract purchaser of Lot 2 CSM 13691 in the Fitchburg Technology Campus, hereby requests the City of Fitchburg to review and approve the proposed project for The Learning Experience (TLE). This property is currently zoned PDD-GIP (Planned Development District - General Implementation Plan) and we request the rezoning approval to PDD-SIP (Planned Development District - Specific Implementation Plan). To introduce The Learning Experience to the City, I provide the following excerpt from TLE.

The Learning Experience has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K, kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why The Learning Experience is different and how committed we are to quality care and intellectual child development education of our children.

You want the best for you children and so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.



The proposed facility will serve the community with an early learning center (to be licensed by the State at about 160 students) in a 10,000 SF single story building, 5,000 SF outdoor plan area and parking for 40 cars, all based on the high-quality standards required by this national day care provider with over 250 locations in the United States. Bradford has designed and built ten facilities (five in Wisconsin) that are serving the communities, five that are under construction in Indiana and this location is one of five additional centers planned for the Madison and Milwaukee areas.

From a site standpoint, the northwest corner of Noble Drive and Research Park Drive has a few existing conditions that have been considered. The existing intersection is a few feet higher than the balance of the lot and Bradford has elected to raise the building to have greater prominence at the corner. Additionally, the placement of the driveway and the proposed curb cut on Research Park Drive aligns with the intersection at Gallagher Drive. The proposed drive on Noble will serve the subject property and the future development on Lot 3 to the west and complies with the no access areas at the main entrance to the campus.

The building is within the Technology Center District "C" and is situated within the envelope plan. The early learning center will support the area as an employee focused service for the campus and nearby residential community. Building and parking setbacks comply with the district. Parking ratio is 4 to a 1000, FAR actual is 0.13 and ISR actual is 0.46 which reflects the desire to save as many existing trees on the site as possible. The exterior elevations (attached) will complement the other existing buildings and follow the high-quality standards noted for the campus. Landscape, lighting, stormwater and water quality standards have also been addressed as part of the overall improvements.

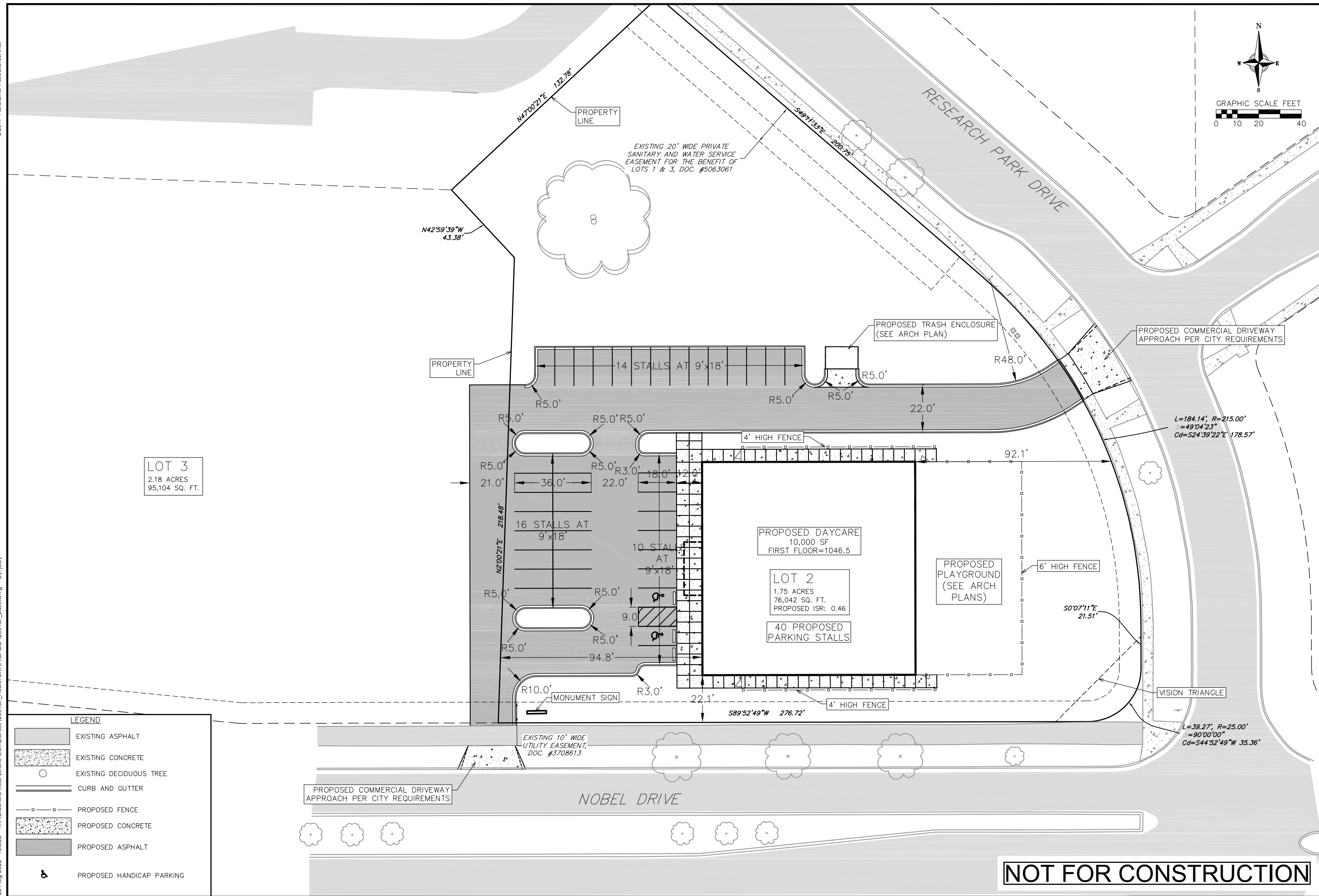
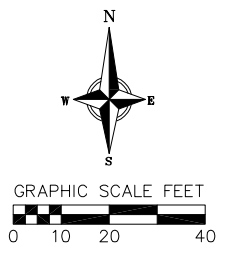
The Bradford team looks forward to working with the City of Fitchburg to develop an exceptional learning center to serve the children and families in the community. We appreciate your guidance to date and consideration of our proposed project as we move forward.

Sincerely,

Gary Wendt
The Bradford Real Estate Companies
106 Barrington Commons Court, Suite 726
Barrington, IL 60010
312.493.6256
Wendt@BradfordChicago.com

LEGAL DESCRIPTION:

LOT 2 OF CERTIFIED SURVEY MAP NO. 13691 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN ON APRIL 10, 2014, IN VOLUME 90 OF CERTIFIED SURVEY MAPS, PAGE 91 AS DOCUMENT NO. 5063061, BEING LOT 27, FIRST ADDITION TO FITCHBURG TECHNOLOGY CAMPUS, ALSO LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11600, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING DECIDUOUS TREE
	CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED HANDICAP PARKING

SITE PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

NO.	DATE	REVISIONS	REMARKS
1	8/22/22	CITY SUBMITTAL	

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JDOJ

CHECKED: JKAS

PROJECT NO.: 200187

SHEET: 3 OF 9

DWG. NO.:

NOT FOR CONSTRUCTION

LICENSING CALCULATIONS
The Learning Experience, Fitchburg, WI

ROOM NAME	STATE REQUIRED AREA (S.F.; SEE RATIO)	NET* S.F.	ACTUAL S.F.	RATIO (CHILD PER S.F.)	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO (TEACHERS PER CHILDREN)	AGE GROUP
INFANT A	440	455	509	1/55	8	2	1/4	6 WK.-9 MO.
INFANT B	440	445	499	1/55	8	2	1/4	10 MO.-17 MO.
TODDLER A	280	298	352	1/35	8	2	1/4	18 MO.-23 MO.
TODDLER B	280	297	351	1/35	8	2	1/4	18 MO.-23 MO.
TWADDLER	420	423	472	1/35	12	2	1/6	24 MO.-30 MO.
PREPPER	560	611	659	1/35	16	2	1/8	30 MO.-36 MO.
PRESCHOOL #1	700	702	714	1/35	20	2	1/10	3-4 YRS.
PRESCHOOL #2	700	701	713	1/35	20	2	1/10	4-5 YRS.
PRESCHOOL #3	700	701	713	1/35	20	2	1/12	3-5 YRS.
PRE-K/K	595	596	616	1/35	17	1	1/17	5-6 YRS.
MBB/PRESCHOOL	700	703	715	1/35	20	2	VARIES	VARIES
TOTALS	--	--	--	--	157	21	--	--

* CALCULATED LESS BUILT-IN ITEMS
FIRST FLOOR 10,000 S.F.
PLAY AREA 5,000 S.F.

	+2 ADMIN. STAFF
TOTAL	180

- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
- GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
- VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

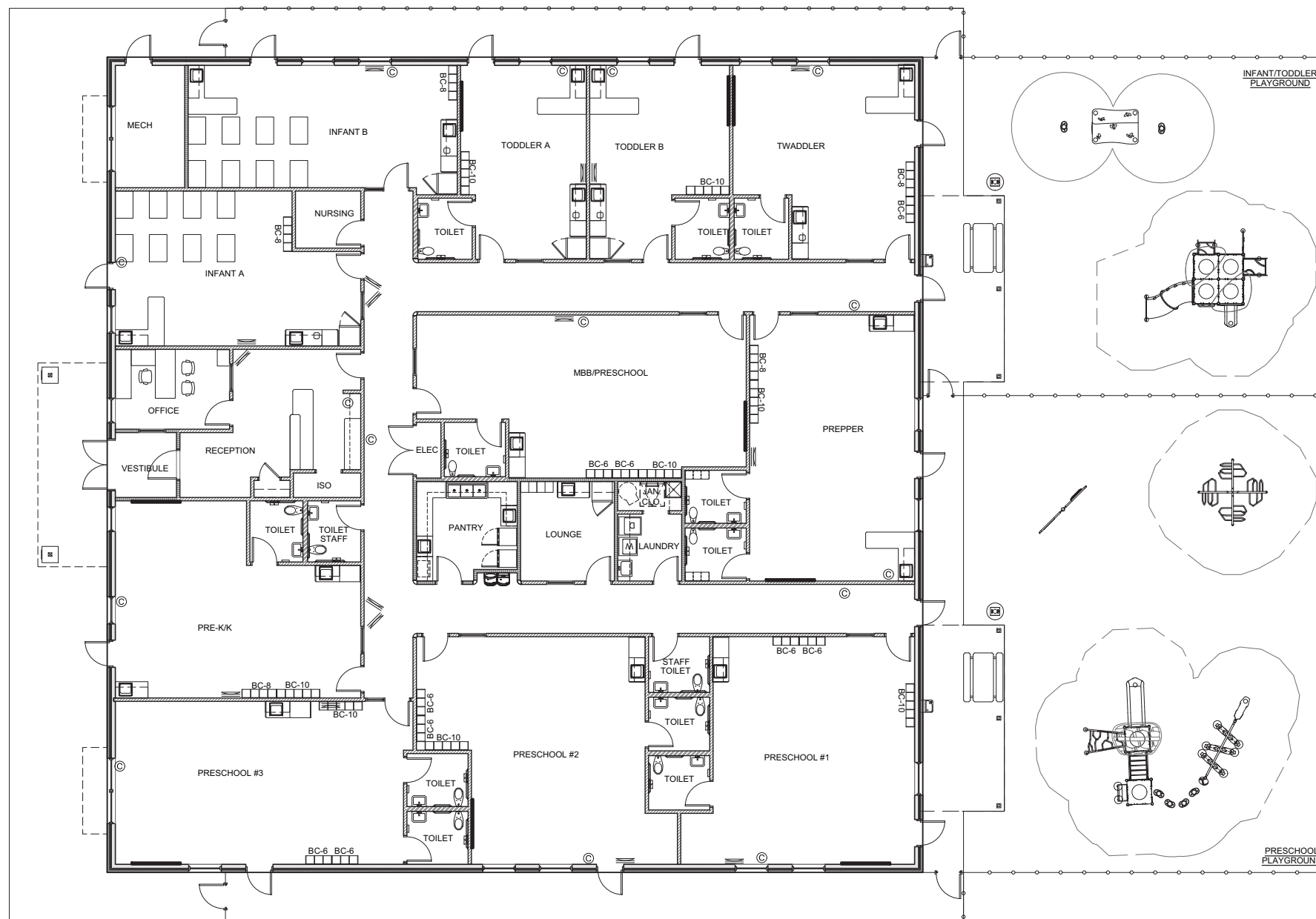


Jarmel Kizel

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42 OKNER PARKWAY
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www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
NOBEL DRIVE
FITCHBURG, WI



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARME
LICENSE NUMBER: 12809

Project Number: TLEW122-115
Scale: 1/8" = 1'-0"
Drawn By: CS
Approved By: MBJ

Drawing Name:
PROPOSED FLOOR PLAN

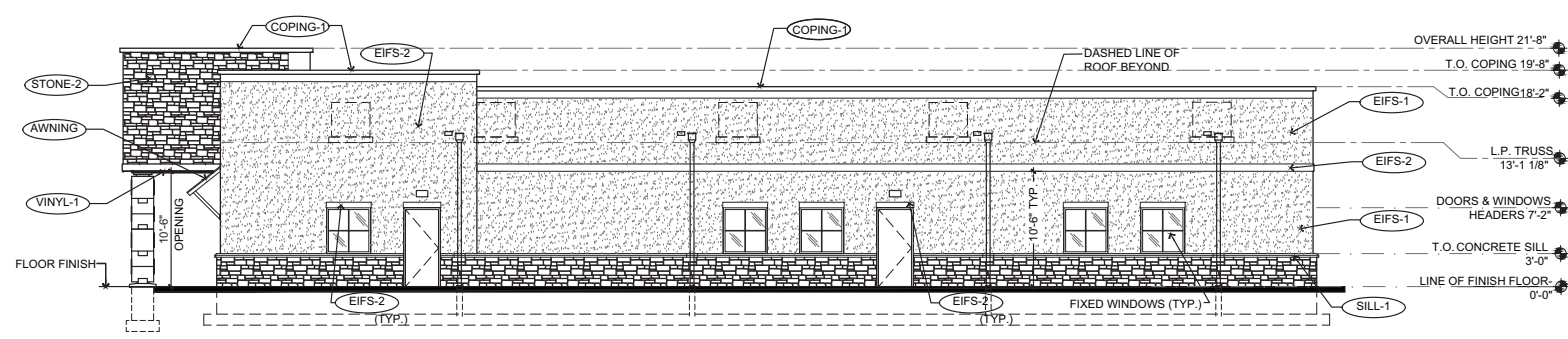
Drawing Number:
SA-1.1

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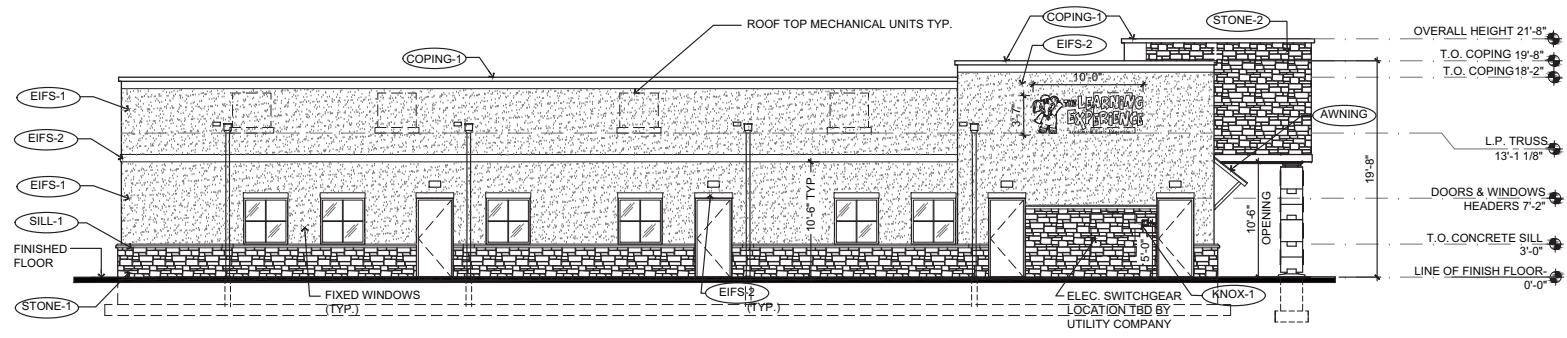


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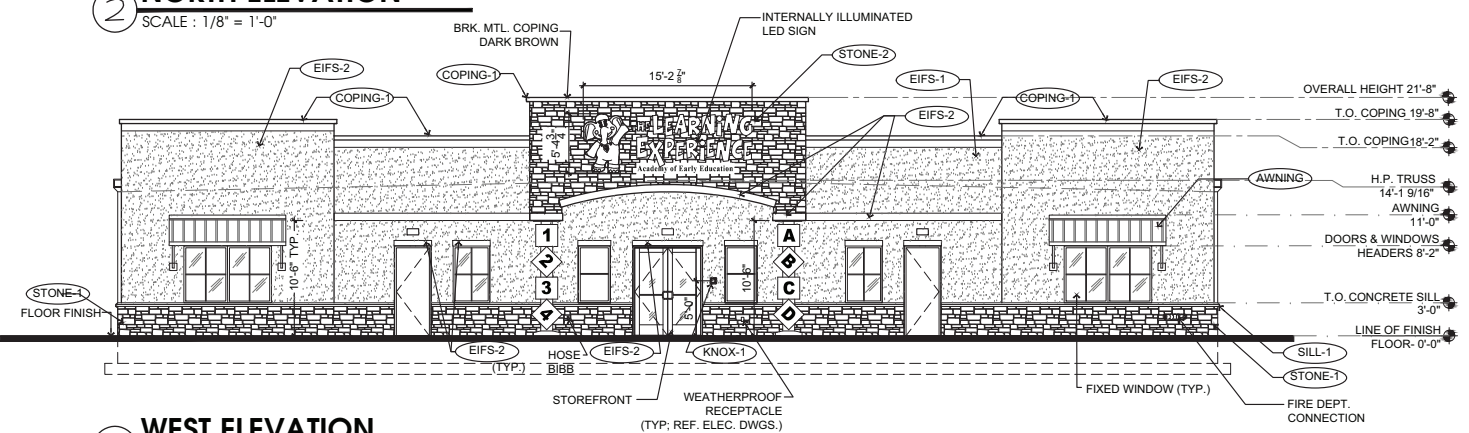
THE LEARNING EXPERIENCE
 ACADEMY OF EARLY EDUCATION
 NOBEL DRIVE
 FITZBURG, WI

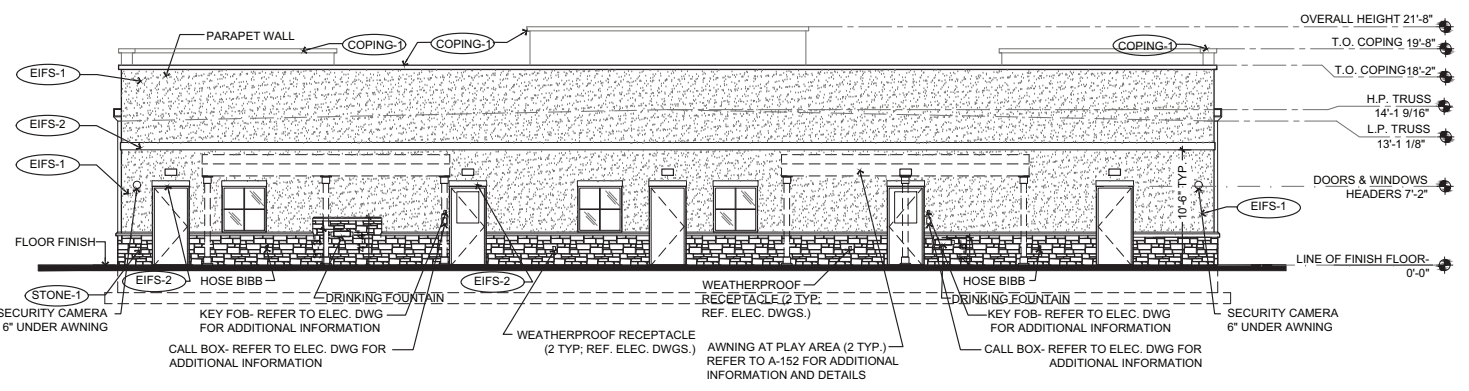
1 SOUTH ELEVATION
 SCALE : 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE : 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE : 1/8" = 1'-0"



4 EAST ELEVATION
 SCALE : 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	BUECHEL STONE CORP.	5" FULL DEPTH STONE	CHILTON TAILORED BLEND
STONE-2	BUECHEL STONE CORP.	STONE VENEER	CHILTON TAILORED BLEND
SILL-1	MODERN PRECAST	3 3/4"x6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"x4"W W/ 2" FLAT	REGULAR (LIGHT GREY)
EIFS-1	DRYVIT	-	SAND PEBBLE FINISH COLOR: OYSTER SHELL
EIFS-2	DRYVIT	-	SAND PEBBLE FINISH COLOR: SANDLEWOOD BEIGE
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
AWNING	-	CUSTOM ALUMINUM	AWARD BLUE (PAC-CLAD)
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
 2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

PROPOSED BUILDING WILL BE SINGLE STORY, COMBUSTIBLE CONSTRUCTION TYPE 5B WITH SLAB ON GRADE. FLAT ROOF WITH WHITE TPO MEMBRANE. BUILDING WILL BE FULLY SPRINKLERED WITH MONITORED FIRE ALARM SYSTEM.

ISSUE			
NO.	DATE	DESCRIPTION	INT.

REVISION			
NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
 NAME OF LICENSEE:
MATTHEW B. JARME
 LICENSE NUMBER: 12809

Project Number: TLEW122-115
 Scale: 1/8" = 1'-0"
 Drawn By: AM
 Approved By: MBJ

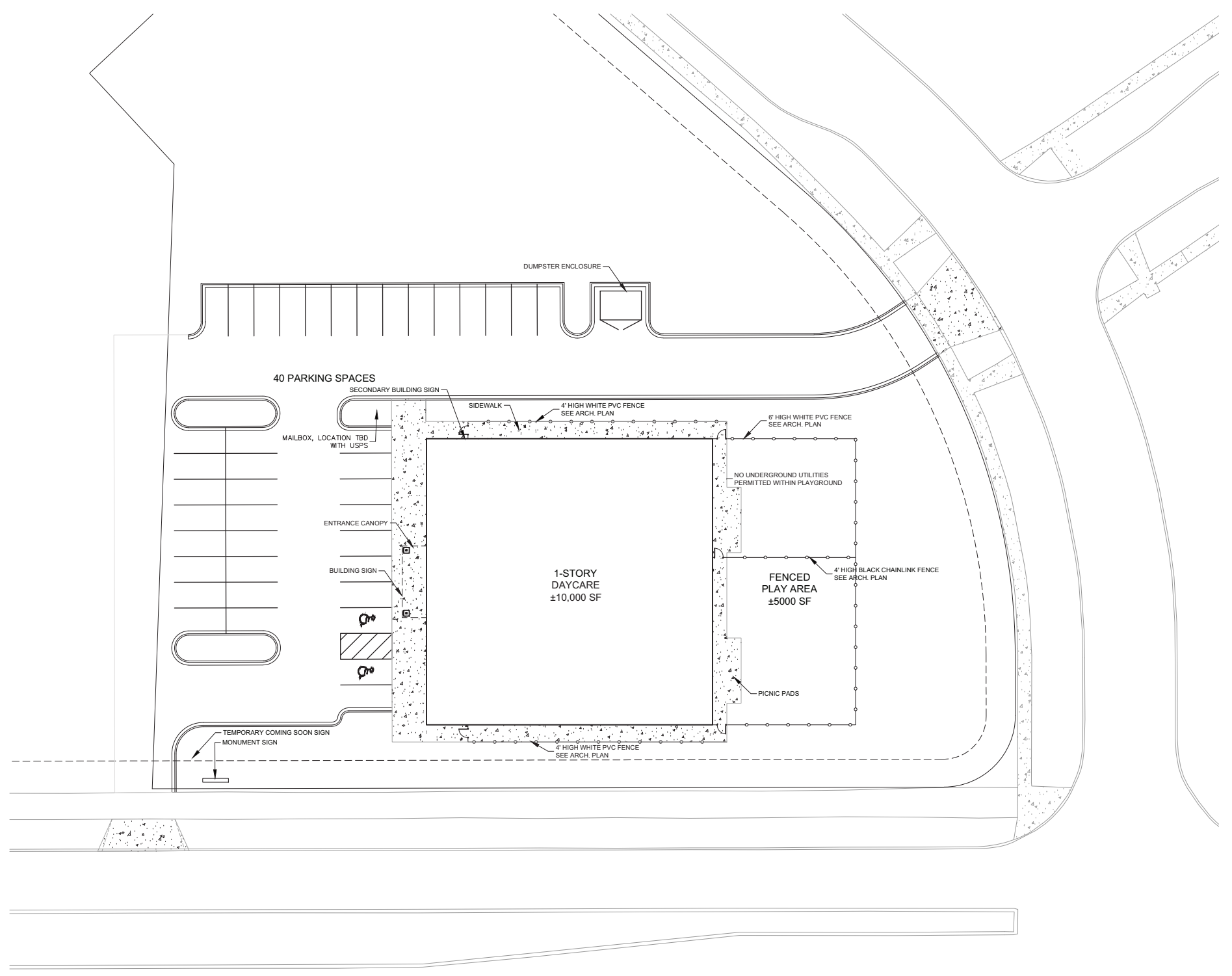
Drawing Name:
PROPOSED ELEVATIONS
 Drawing Number:
SA-1.2

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
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Project Number: TLEW122-115
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 Scale: 1/8" = 1'-0"
 Approved By: MBJ

Drawing Name:
PROPOSED SITE CONCEPT

Drawing Number:
SA-1.4

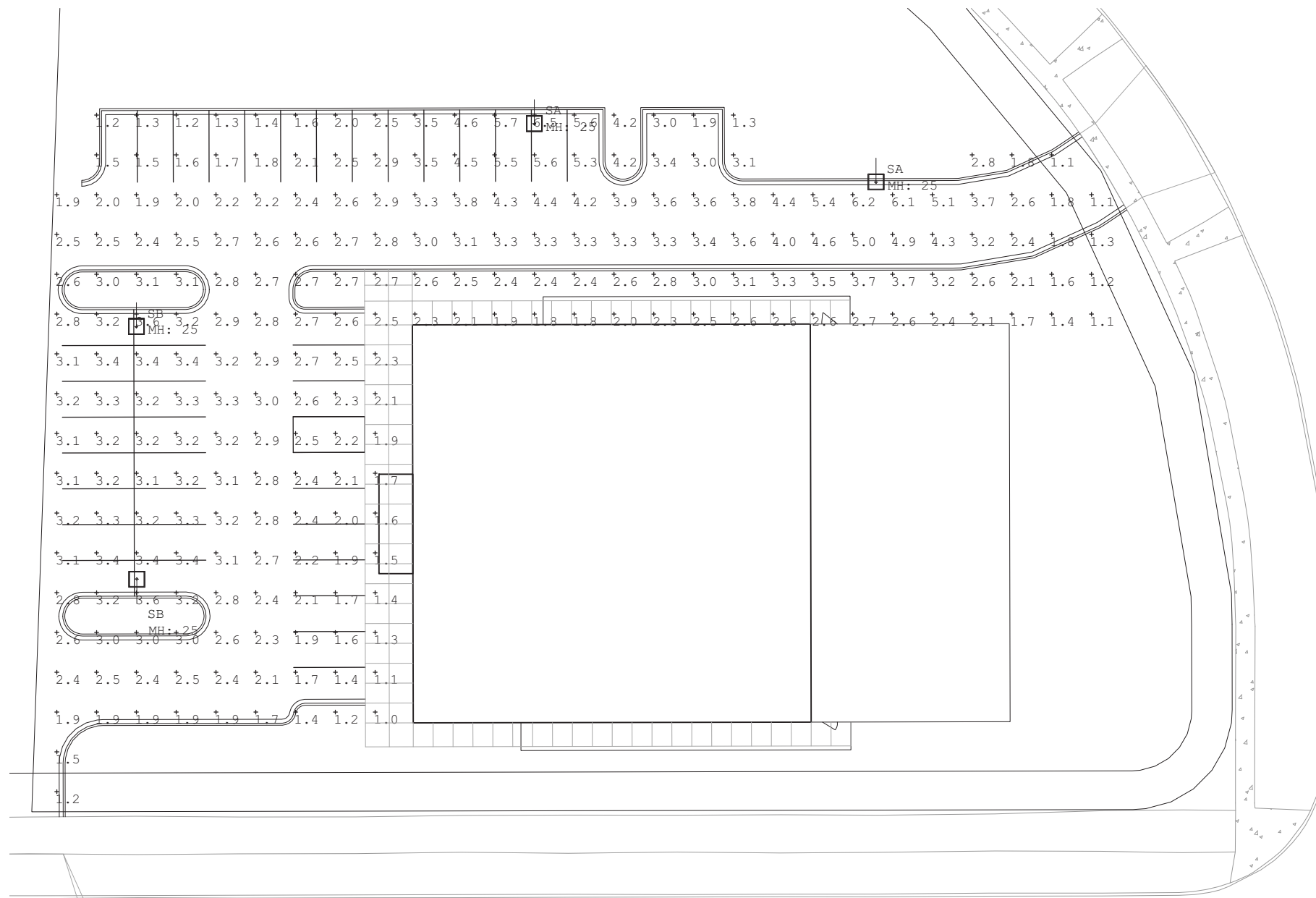
SITE CONCEPT PLAN
 SCALE: 1" = 20'-0"

NORTH

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Symbol	Qty	Label	(MANUFAC)	Description	Lumens/Lamp	LLD	LOD	BF	LLF	Lum. Watts	Total Watts
SB	2	SB	SHIPPY GARDO	ECF-I-80L-1A-NW-62-SW @ 25FT POLE AFS	N.A.	1.000	1.000	1.000	0.900	294.9748	529.95
SA	2	SA	Savio	ECF-I-80L-900-NW-62-4-HIS @ 25FT POLE AFS	N.A.	1.000	1.000	1.000	0.900	224.8788	449.754

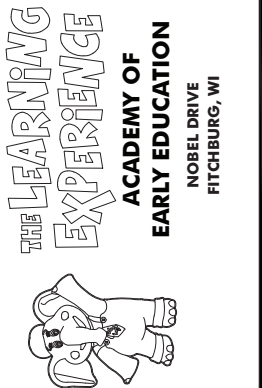
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPhs_1	Fc	2.77	6.3	1.0	2.77	6.30



1 SITE PHOTOMETRICS PLAN
 SCALE : 1" = 16'



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Drawing Name:

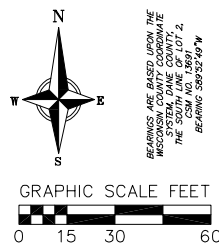
SITE PHOTOMETRICS

Drawing Number:

SA-1.5

SURVEYED FOR:
Gary Wendt
The Bradford Real Estate Companies
106 Barrington Commons Court,
Suite 726
Barrington, IL 60010

SURVEYED BY:
David Gullickson
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
dgul@vierbicher.com
608-576-5511



BEARINGS ARE BASED UPON THE
MIDDLE MAIN CONDUIT
THE SOUTH LINE OF LOT 2,
BEARING S59°32'49"W

SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD

TOPOGRAPHIC HATCHING LEGEND

- ▨ CONCRETE SIDEWALK
- ▨ ASPHALT PAVEMENT

TOPOGRAPHIC LINEWORK LEGEND

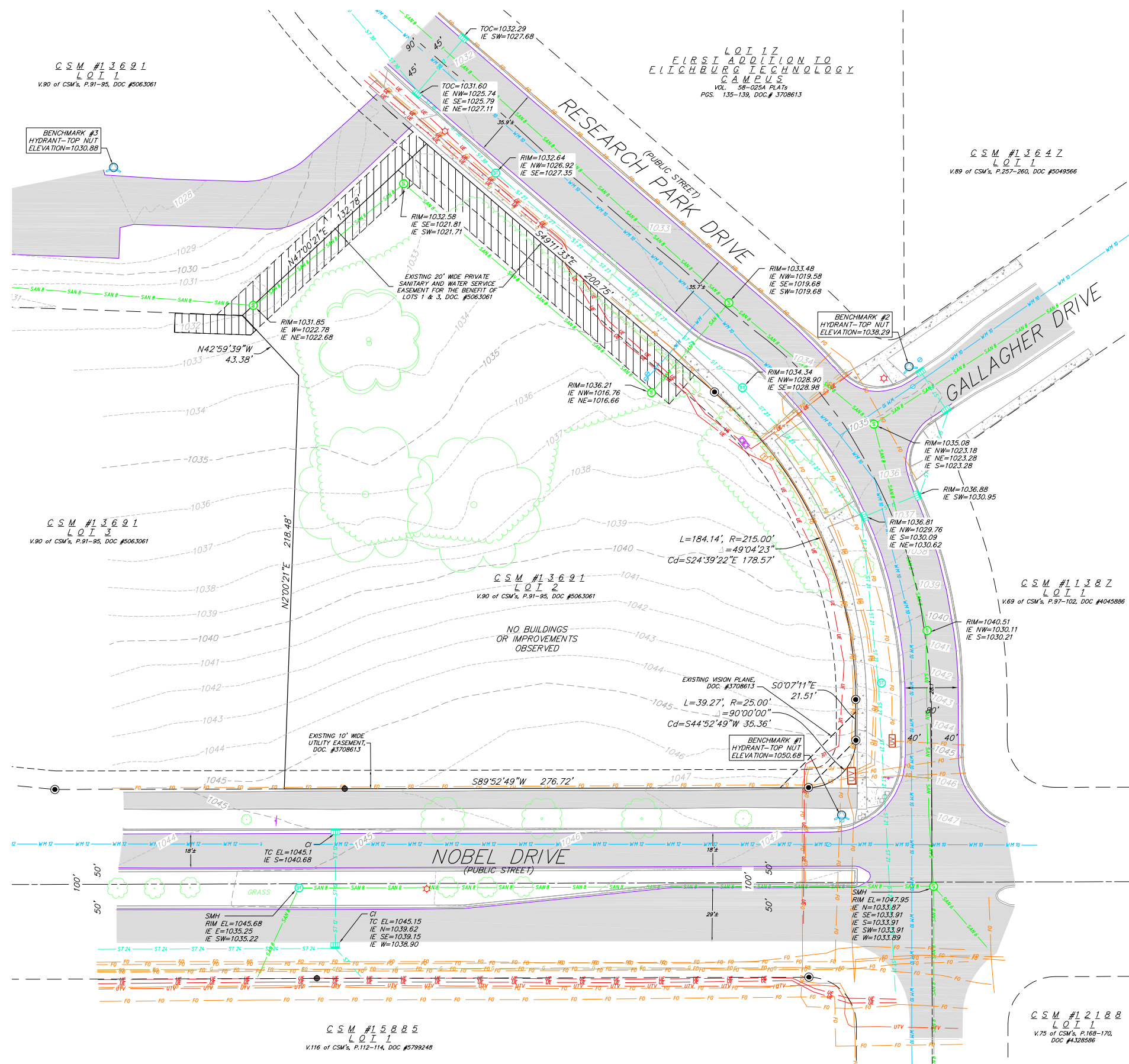
- UTV — UTV — EXISTING UNDERGROUND CABLE TV
- FO — FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- G — G — EXISTING GAS LINE
- UE — UE — EXISTING UNDERGROUND ELECTRIC LINE
- SAN — SAN — EXISTING SANITARY SEWER LINE (SIZE NOTED)
- ST — ST — EXISTING STORM SEWER LINE (SIZE NOTED)
- WM — WM — EXISTING WATER MAIN (SIZE NOTED)
- — — — EXISTING EDGE OF TREES
- 1050 — — — — EXISTING MAJOR CONTOUR
- 1048 — — — — EXISTING MINOR CONTOUR

TOPOGRAPHIC SYMBOL LEGEND

- ⊕ EXISTING SIGN
- ⊕ EXISTING POST
- ⊕ EXISTING CURB INLET
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER MAIN VALVE
- ⊕ EXISTING UNIDENTIFIED UTILITY VAULT
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING DECIDUOUS TREE

NOTES:

- This survey is based upon field survey work performed on July 15, 2022. Any changes in site conditions after July 15, 2022 are not reflected by this survey.
 - Elevations depicted on this survey are based upon NAVD88 (2018 Geoid) Datum.
 - Benchmarks shall be verified before construction.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or ownership title evidence.
 - Utility locations were field located based upon substantial, visible, above ground structures, upon maps provided to the surveyor, or upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting this property were marked and subsequently located for this survey. A locate request was sent to Digger's Hotline per Digger's Hotline One-Call ticket number 20222724049 and 20222808942.
 - Location of buried private utilities are not within the scope of this survey. The location of said private utilities depicted hereon has been determined upon field observations during the course of field survey work and has been provided for informational purposes only. Utilities other than those shown may be encountered, and the actual location of these utilities may be different from what is depicted hereon.
- Notes per recorded Plat of First Addition to Fitchburg Technology Campus pertaining to CSM No. 13691.
 - The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or by subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.
 - Each S.I.P. shall have the grading plan reviewed and approved to conform to the drainage arrows indicated on the plat.
 - 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 herein set forth are for the use of public bodies and private public utilities having the right to serve the area.
 - Typical building setbacks, Technology Center District - Lots 25, 26, 27, 28 & 29
 - 30' minimum from Fish Hatchery Road
 - 20' minimum for 1 to 3 story buildings from Nobel Drive
 - 30' minimum for a 4 story building from Nobel Drive
 - 20' minimum from Research Park Drive
 - 20' minimum setback from adjoining properties.
 - Vision planes are required at all intersections.
 - Vision plane areas shall have no plantings or obstructions over two (2) feet in height.
 - Notes per CSM #11600 pertaining to this CSM not already referenced above.
 - Lots 28 & 29 are zoned PDD-GIP
 - Lots 1, 2 and 3; (Maximum ISR = 0.6); (Floor Area Ratio = 0.3 to 0.5).



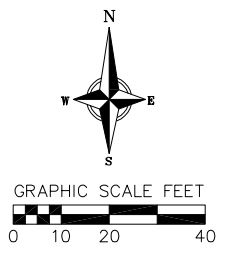
EXISTING CONDITIONS

The Learning Experience at Fitchburg
2605 Research Park Drive
City Of Fitchburg, Dane County, Wisconsin

REVISIONS		NO.	DATE	REMARKS
1	8/22/22			

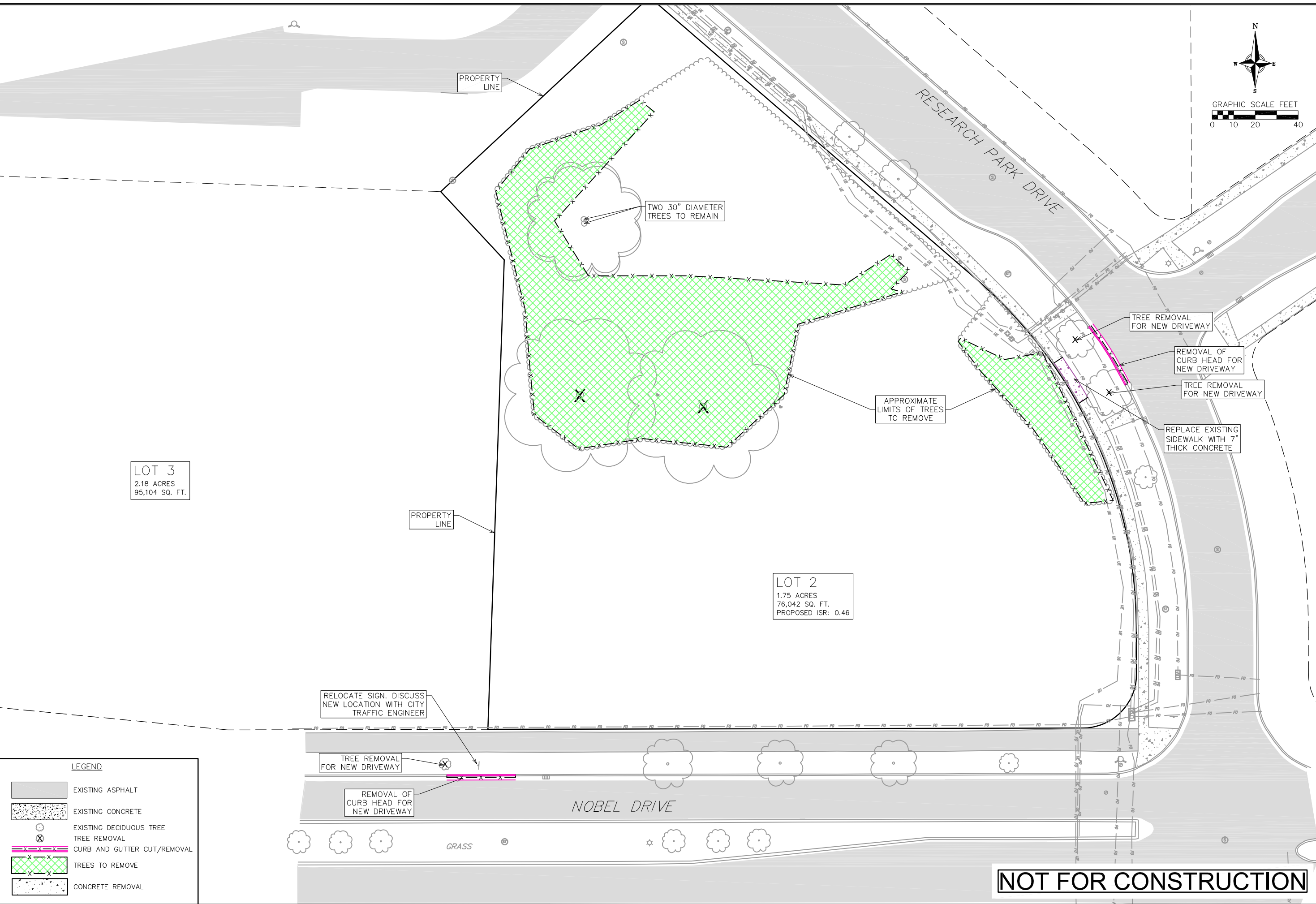
REVISIONS		NO.	DATE	REMARKS
1	8/22/22			

DATE	2022-08-18
DRAFTER	DGUL
CHECKED	JDOY
PROJECT NO.	200187
SHEET	1 OF 9



LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46



LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING DECIDUOUS TREE
	TREE REMOVAL
	CURB AND GUTTER CUT/REMOVAL
	TREES TO REMOVE
	CONCRETE REMOVAL

DEMOLITION PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	8/22/22		

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JDOJ

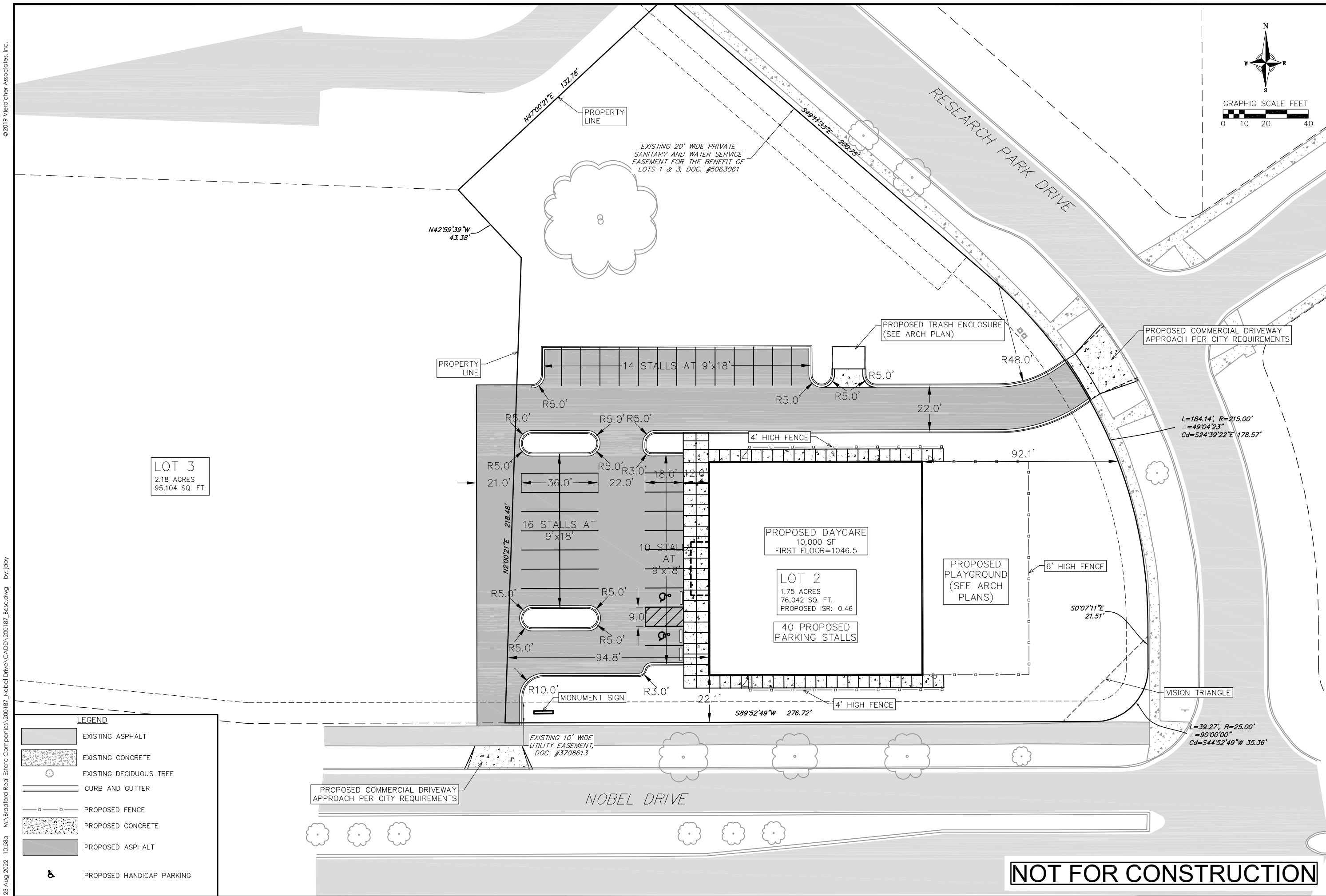
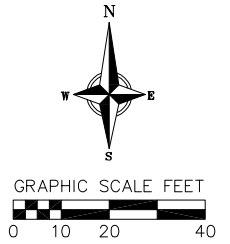
CHECKED: JKAS

PROJECT NO.: 200187

SHEET: 2 OF 9

DWG. NO.:

NOT FOR CONSTRUCTION



LEGEND

	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING DECIDUOUS TREE
	CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED HANDICAP PARKING

SITE PLAN

The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
1	8/22/22	CITY SUBMITTAL	

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JDOJ

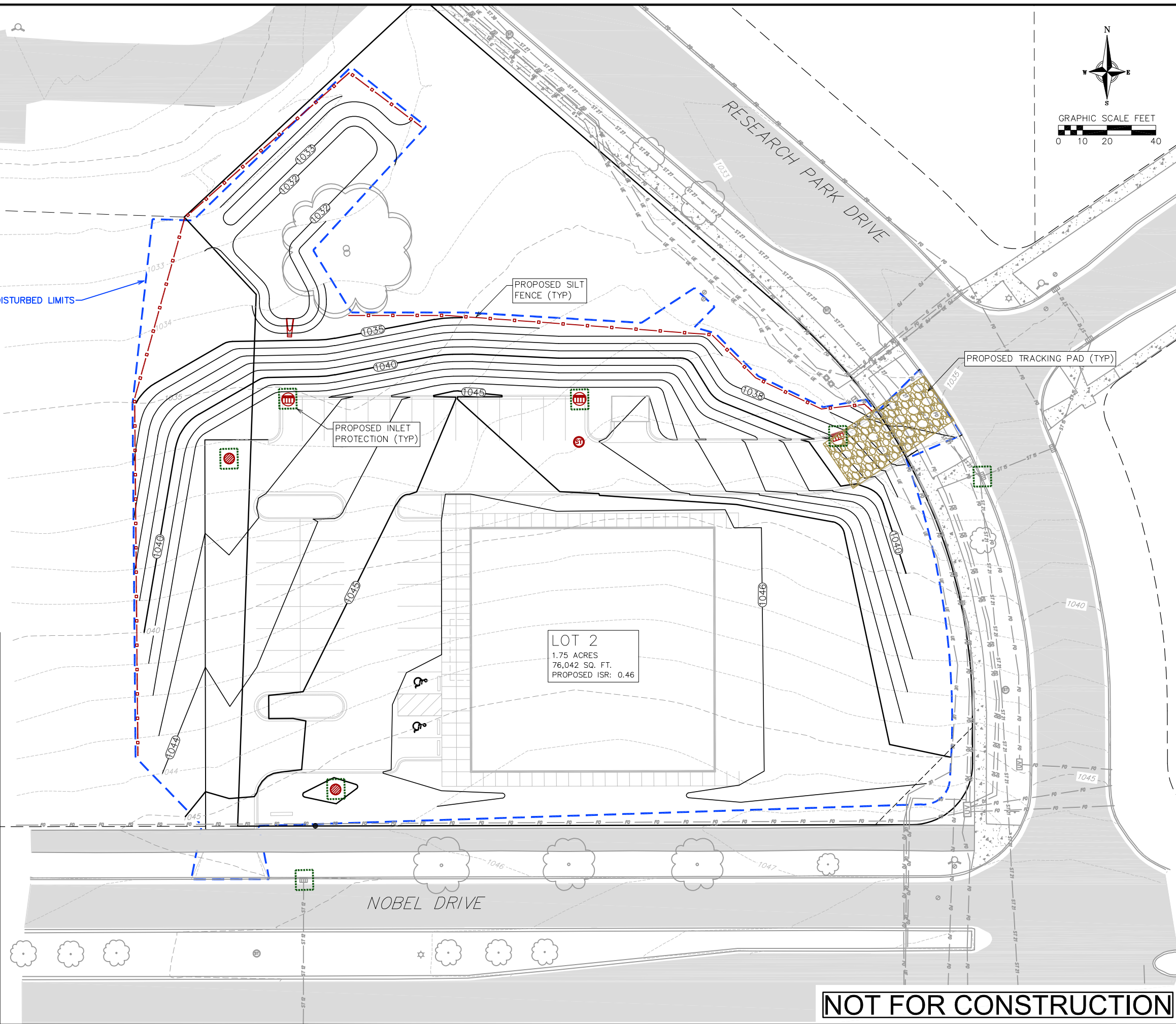
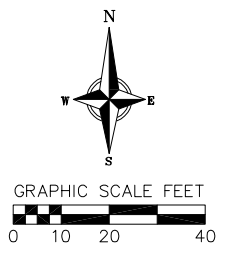
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PROJECT NO.: 200187

SHEET: 3 OF 9

DWG. NO.:










NOT FOR CONSTRUCTION



LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46

LEGEND

-  SILT FENCE
-  DISTURBED LIMITS
-  INLET PROTECTION
-  TRACKING PAD
-  PROPERTY BOUNDARY
-  EXISTING MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  PROPOSED MAJOR CONTOURS
-  PROPOSED MINOR CONTOURS

NOTES:

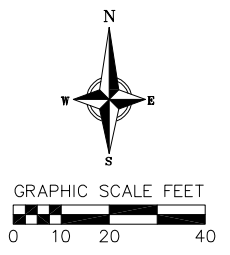
1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. THE CONTRACTOR IS REQUIRED TO MAKE EROSION 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. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
5. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
6. EROSION MAT SHALL BE PLACED WHEN SLOPES EXCEED 5:1.

EROSION CONTROL PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
1	8/22/22	CITY SUBMITTAL	

SCALE: AS SHOWN
DATE: 8/22/22
DRAFTER: JOOJ
CHECKED: JKAS
PROJECT NO.: 200187
SHEET: 4 OF 9
DWG. NO.:

NOT FOR CONSTRUCTION



LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46

PROPOSED BIORETENTION BASIN

PROPOSED 50.0' WIDE GRADING EASEMENT

RESEARCH PARK DRIVE

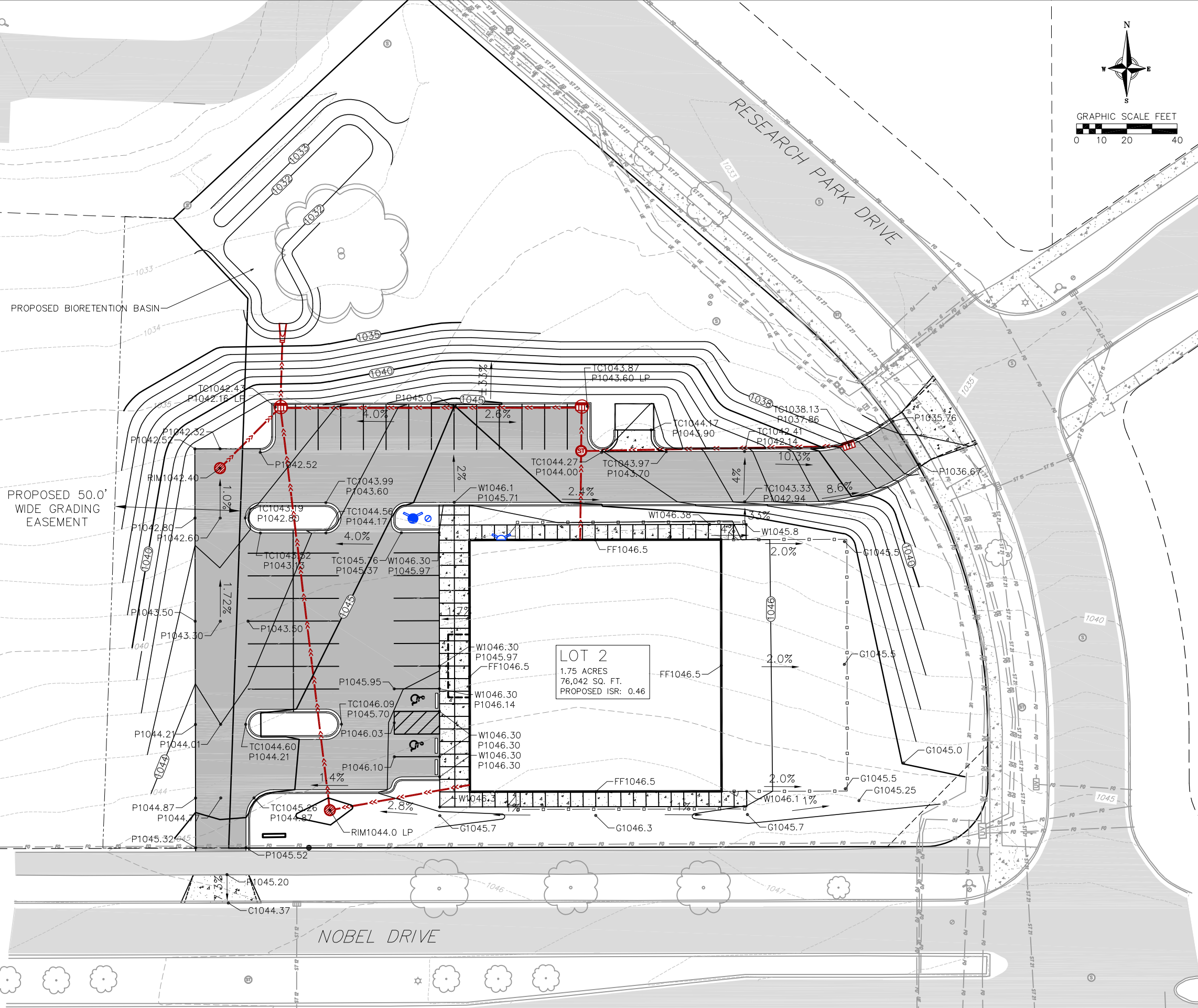
NOBEL DRIVE

LEGEND

- 820 - EXISTING MAJOR CONTOURS
- 818 - EXISTING MINOR CONTOURS
- 820 - PROPOSED MAJOR CONTOURS
- 818 - PROPOSED MINOR CONTOURS
- 2.92% - PROPOSED SLOPE ARROWS
- 1048.61 - PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

- TC - TOP OF CURB
- P - PAVEMENT
- FF - FINISHED FLOOR
- W - TOP OF WALK
- G - FINISHED GROUND



GRADING PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

NO.	DATE	REVISIONS	NO.	DATE	REMARKS
1	8/22/22	CITY SUBMITTAL			

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JOOY

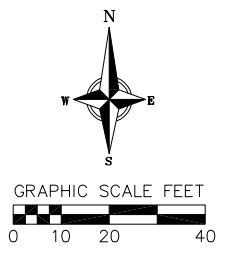
CHECKED: JKAS

PROJECT NO.: 200187

SHEET: 5 OF 9

DWG. NO.:

NOT FOR CONSTRUCTION

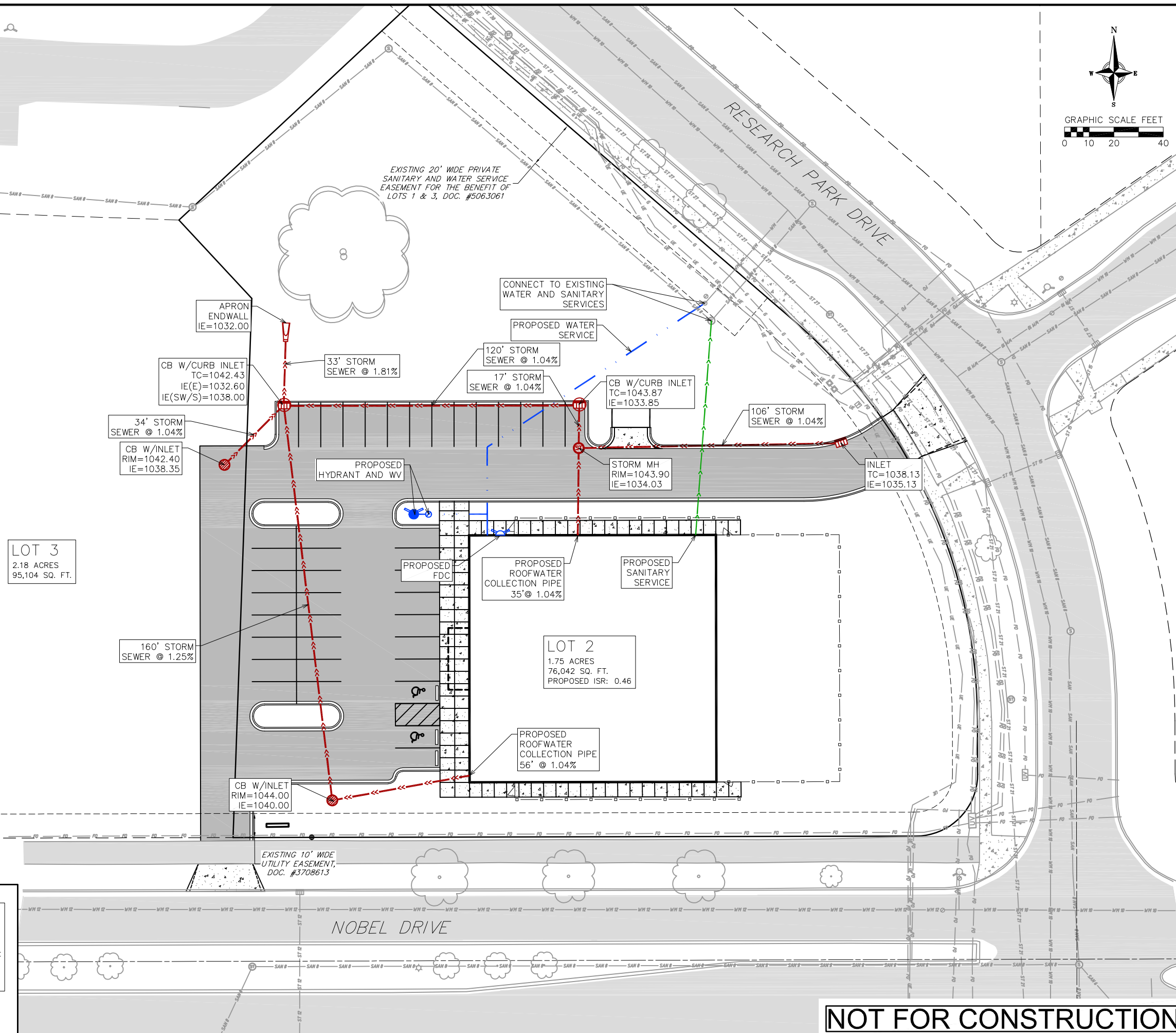


- NOTES:**
- UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE SANITARY LATERAL CONSTRUCTION.
 - CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
 - SERVICE LOCATION SHOWN FOR REFERENCE. FINAL SERVICE LOCATION AND SIZE SHALL BE DETERMINED BY PLUMBER.
 - STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
 - PER CITY ORDINANCE CONTRACTORS ARE PROHIBITED FROM OPERATING CITY VALVES. CONTRACTOR SHALL CALL FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF CITY VALVES.
 - ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE COMPLETED PER CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
 - THE WATER SERVICE BETWEEN THE CITY'S EXISTING WATER MAIN UP TO AND INCLUDING BOTH SERVICE VALVE SHALL BE COMPLETED PER CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. PUBLIC WORKS SHALL BE NOTED 48 HOURS PRIOR TO THE START OF WORK FOR INSPECTION.
 - SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
 - 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 COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVES 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.
 - ALL WATER SYSTEM IMPROVEMENTS BETWEEN THE PUBLIC WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - MATERIALS FOR SANITARY BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3.
 - STORM SEWER PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OR HAVE PLUMBING PRODUCT APPROVAL (HDPE).

- LEGEND**
- EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV MANHOLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNDERGROUND CABLE TV
 - EXISTING OVERHEAD CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING GUY LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER CURB INLET W/MANHOLE
 - STORM SEWER FIELD INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - WATER SERVICE LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION
- ABBREVIATIONS**
- STMH - STORM MANHOLE
 - FI - FIELD INLET
 - CI - CURB INLET
 - CB - CATCH BASIN
 - EW - ENDWALL
 - SMH - SANITARY MANHOLE
 - IE - INVERT ELEVATION
 - CONC - CONCRETE
 - HDPE - HIGH-DENSITY POLYETHYLENE
 - VF - VERTICAL FEET

LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46



UTILITY PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	8/22/22		

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JOOY

CHECKED: JKAS

PROJECT NO.: 200187

SHEET: 6 OF 9

DWG. NO.:

NOT FOR CONSTRUCTION

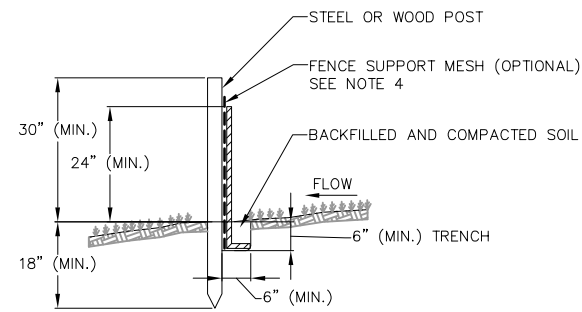
EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, INLET PROTECTION, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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 CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS STABILIZED. 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.
- 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 AND AS REQUIRED BY THE CITY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 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 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- 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 SNOWFENCE 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).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
- LOTS AND TERRACES SHALL BE RESTORED WITH 6" TOPSOIL AND HYDROSEED.
- 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.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH AND EROSION MAT) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT SHALL BE INSTALLED PER THE DETAIL ON THIS SHEET WHERE DIRECTED BY THE ENGINEER.

- 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.
- 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.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL UNTIL SITE IS STABILIZED.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTER 30 OF WISCONSIN STATUTES.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD.
- STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE LOT.
- INSTALL UNDERGROUND UTILITIES.
- CONSTRUCT BUILDING.
- GRADE PARKING LOT AND DRIVE TO SUBGRADE.
- CONSTRUCT PARKING LOT AND DRIVE - STONE BASE, CURB AND GUTTER, AND ASPHALTIC PAVEMENT.
- CONSTRUCT BIORETENTION BASIN.
- FINAL STABILIZATION - TOPSOIL, SEED, FERTILIZER, EROSION MATTING.
- REMOVE SILT FENCE, SILT SOCKS AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED.

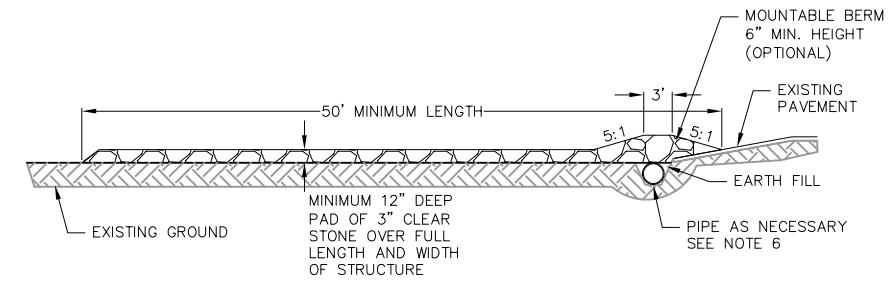


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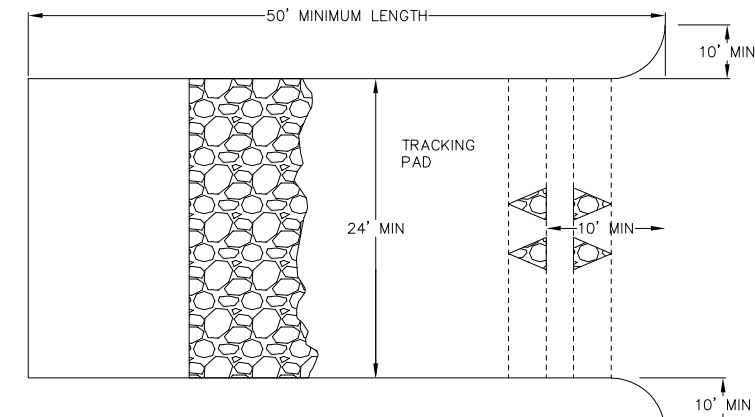
- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS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

1 SILT FENCE

8 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.

2 CONSTRUCTION ENTRANCE

8 NOT TO SCALE

TERRACE & LOT RESTORATION

SEEDING RATES:

- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

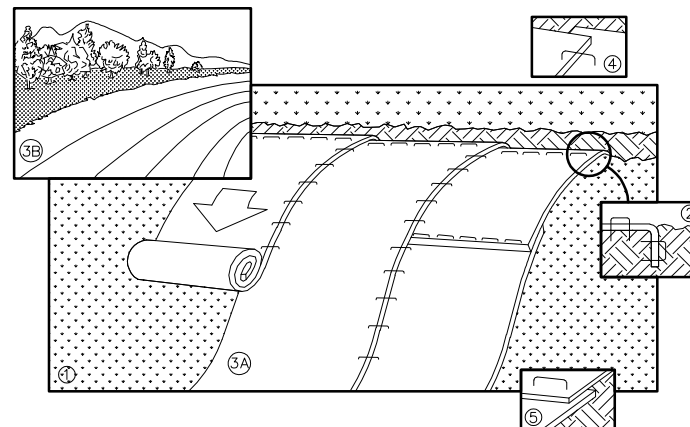
- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F. IN LOTS AND MADISON PARK SEED MIX FOR TERRACES.

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:**
- HYDROSEEDING MULCH SHALL BE CELLULOSE MULCH. APPLY PER MANUFACTURERS RECOMMENDATIONS.



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 SPLICED 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.

3 EROSION MAT

8 NOT TO SCALE

NOT FOR CONSTRUCTION

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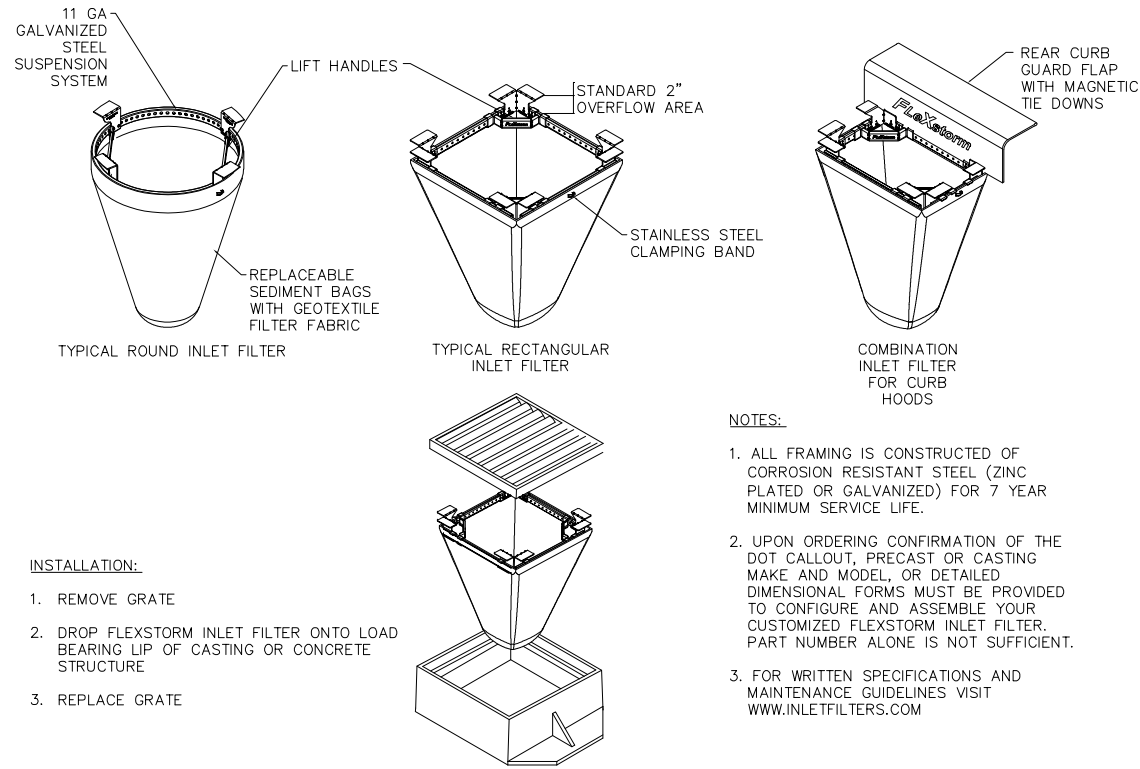
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PROJECT NO.: 200187

SHEET: 8 OF 9

DWG. NO.:

FLEXSTORM CATCH-IT FILTERS



INSTALLATION:

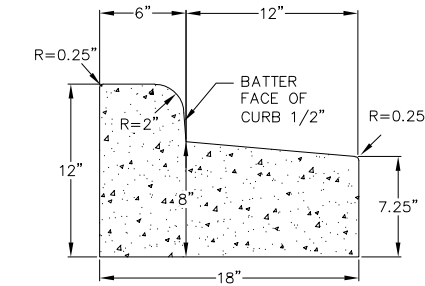
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

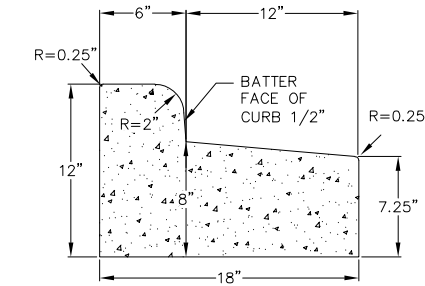
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

1
9 **INLET PROTECTION**
NOT TO SCALE

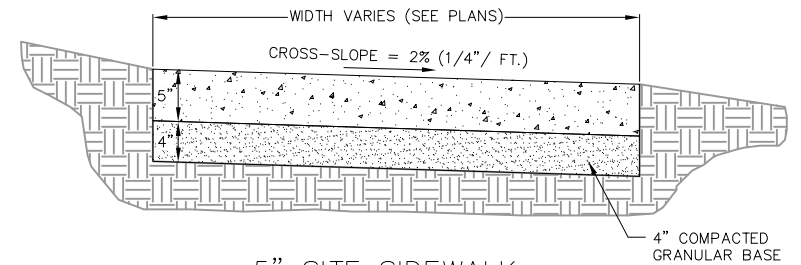
CURB AND GUTTER ACCEPTING CROSS SECTION



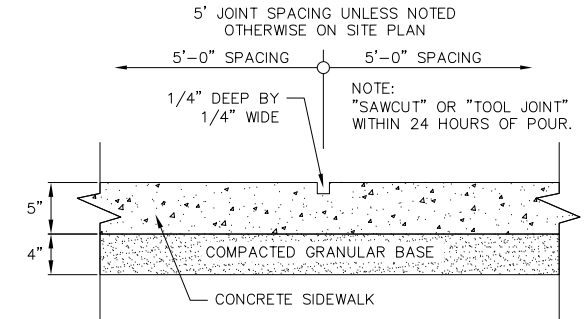
CURB AND GUTTER REJECTING CROSS SECTION



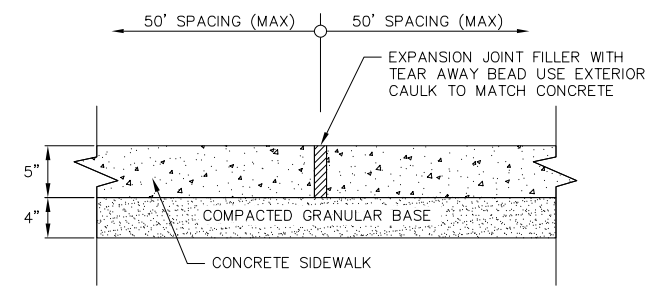
2
9 **4" CONCRETE CURB AND GUTTER**
NOT TO SCALE



5" SITE SIDEWALK

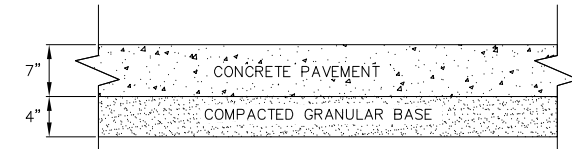


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

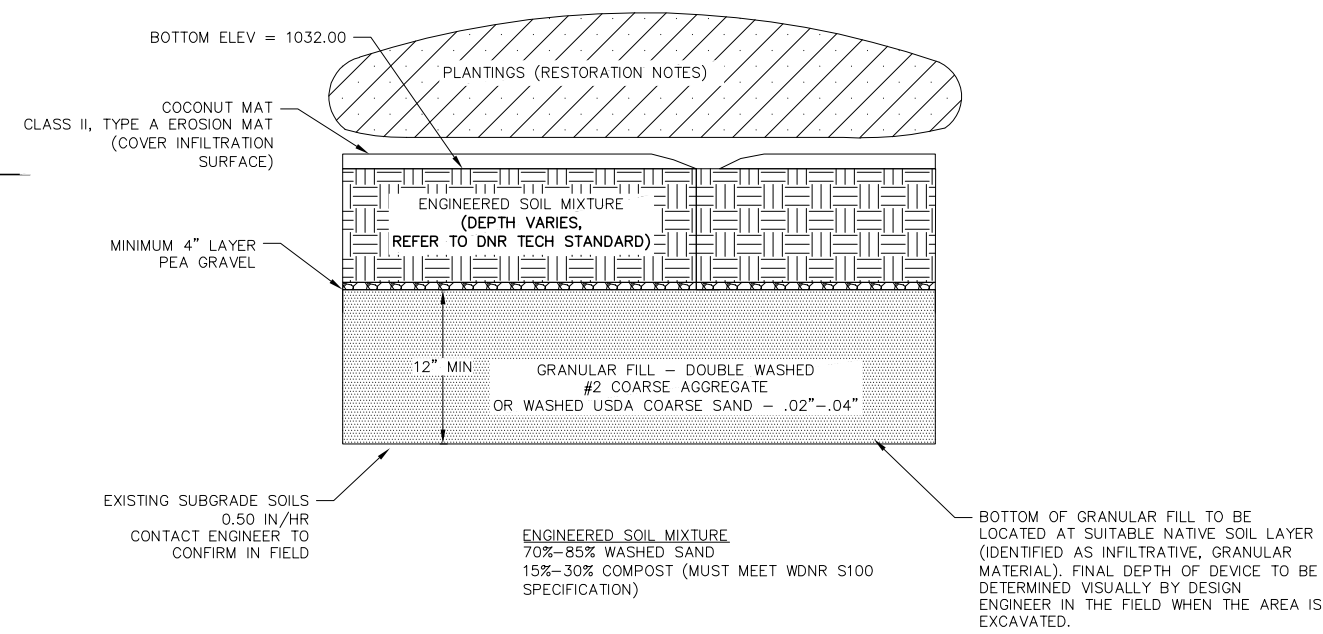
3
9 **5" SIDEWALK**
NOT TO SCALE



PAVEMENT SHALL BE PROVIDED WITH A CONTRACTION JOINT PATTERN AT A 9' SQUARE LAYOUT.

4
9 **CONCRETE PAVEMENT**
NOT TO SCALE

NOTE: OVERFILL BASIN BY 2" TO ALLOW FOR SOME SETTLING OF ENGINEERED SOIL



ENGINEERED SOIL MIXTURE
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

BOTTOM OF GRANULAR FILL TO BE LOCATED AT SUITABLE NATIVE SOIL LAYER (IDENTIFIED AS INFILTRATIVE, GRANULAR MATERIAL). FINAL DEPTH OF DEVICE TO BE DETERMINED VISUALLY BY DESIGN ENGINEER IN THE FIELD WHEN THE AREA IS EXCAVATED.

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

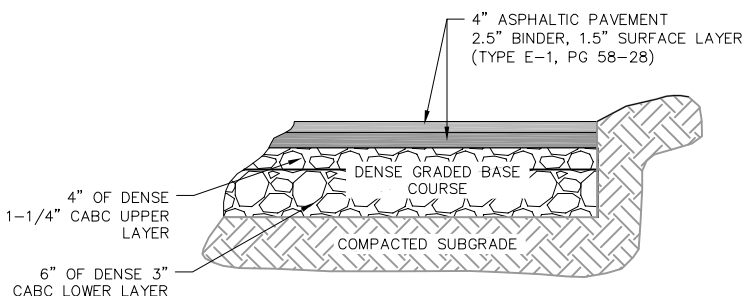
BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

- RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):**
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
 2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
 3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
 4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
 5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



BITUMINOUS PAVEMENT PARKING LOT

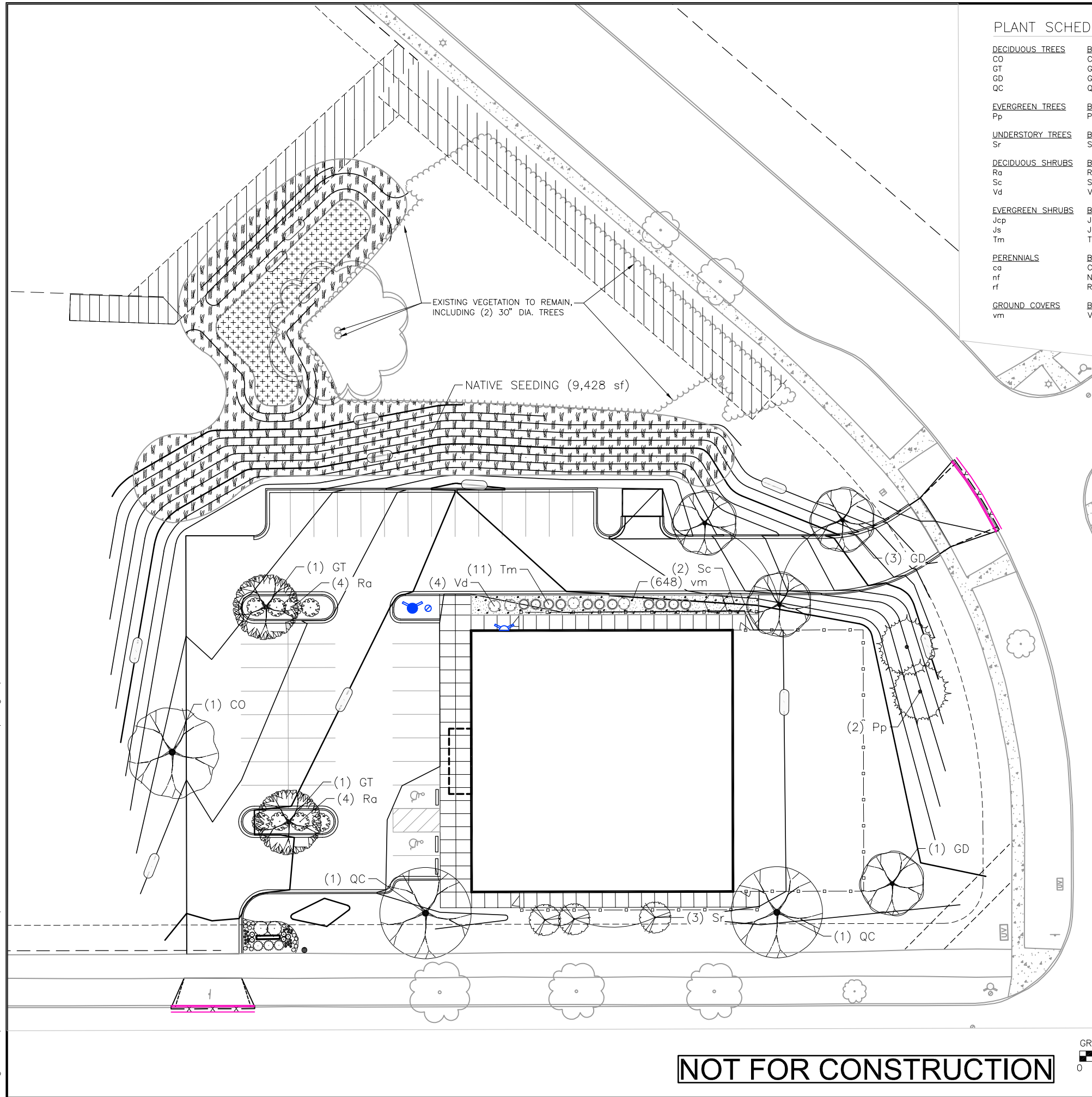
5
9 **ASPHALT PAVEMENT**
NOT TO SCALE

6
9 **BIO-RETENTION BASIN**
NOT TO SCALE

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DWG. NO.	



PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
CO	Celtis occidentalis / Common Hackberry	B & B	2.5"Cal	1	
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"Cal	2	
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5"Cal	4	
QC	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak	B & B	2.5"Cal	2	
EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
Pp	Picea pungens / Colorado Spruce	B & B	6' ht.	2	
UNDERSTORY TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
Sr	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2"Cal	3	
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	3 Gal.	8	
Sc	Sambucus canadensis / Elderberry	Cont.	7 Gal.	2	
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum	Cont.	5 Gal.	4	
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper	Cont.	5 Gal.	2	
Js	Juniperus sabinia 'Blue Forest' / Blue Forest Juniper	Cont.	5 Gal.	3	
Tm	Taxus x media 'Everlow' / Everlow Yew	Cont.	5 Gal.	11	
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY	
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	Cont.	1 Gal.	5	
nf	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	Cont.	4 In	14	
rf	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower	Cont.	1 Gal.	23	
GROUND COVERS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	SPACING	QTY
vm	Vinca minor / Common Periwinkle	flat	2" x 2" x 4" plug	12" o.c.	648

NATIVE SEED/PLUG SCHEDULE

BIO-RETENTION PLUGS	QTY
Asclepias incarnata / Swamp Milkweed	1,626 sf
Carex bicknellii / Prairie Sedge	119
Carex comosa / Bottlebrush Sedge	102
Carex cristatella / Crested Oval Sedge	102
Carex lurida / Lurid Sedge	102
Coreopsis tripteris / Tall Coreopsis	119
Elymus virginicus / Virginia Wild Rye	153
Iris virginica / Blue Flag Iris	119
Liatris spicata / Spike Gayfeather	119
Lobelia cardinalis / Cardinal Flower	119
Panicum virgatum / Switch Grass	136
Rudbeckia triloba / Browneyed Susan	153
Spartina pectinata / Prairie Cordgrass	136
Symphotrichum novae-angliae / New England Aster	119
NATIVE SEEDING	QTY
-	9,428 sf

SITE IMPERVIOUS SURFACE RATIO: 0.46

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2" X 4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING AND PLUG PLANTING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDED WITH 'MADISON PARKS' MIX BY 'LACROSSE SEED COMPANY' OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.
- INSTALL BIORETENTION PLUG PLANTINGS AS 2" X 2" X 4" DEEP PLUGS, 12" ON CENTER IN A TRIANGULAR GRID PATTERN. PLANT SPECIES IN ODD NUMBERED GROUPS OF 5-9 PLANTS, DISTRIBUTING EACH SPECIES RANDOMLY ACROSS PLANTING AREA FOR NATURAL APPEARANCE.
- ALL AREAS NOTED ON PLAN AS NATIVE SEEDING, INSTALL 'LOW-GROWING PRAIRIE FOR CLAY SOILS' SEED MIX BY 'PRAIRIE NURSERY'. INSTALL PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.



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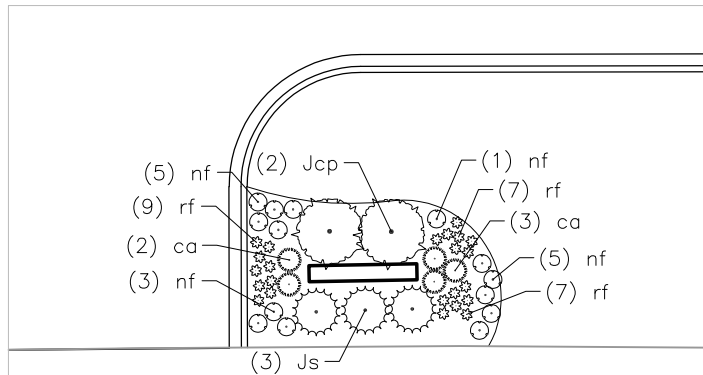


vierbicher
planners | engineers | advisors
Phone: (800) 261-3998

LANDSCAPE PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

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1 MONUMENT SIGN PLANTING
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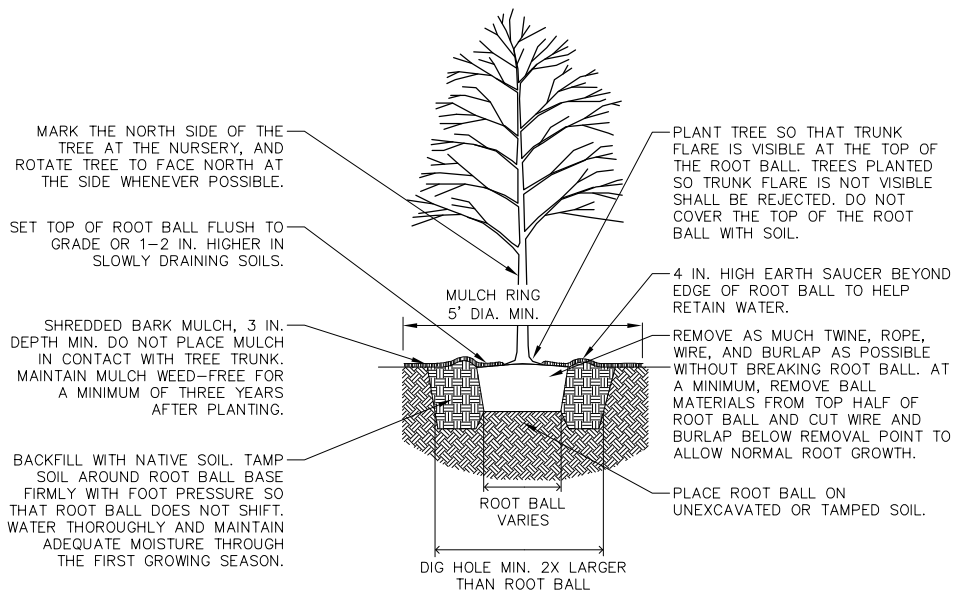
PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME
CO	Celtis occidentalis / Common Hackberry
GT	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust
GD	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
QC	Quercus robur x macrocarpa 'Clemons' TM / Heritage Oak
EVERGREEN TREES	BOTANICAL / COMMON NAME
Pp	Picea pungens / Colorado Spruce
UNDERSTORY TREES	BOTANICAL / COMMON NAME
Sr	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
Ra	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
Sc	Sambucus canadensis / Elderberry
Vd	Viburnum dentatum 'Little Joe' / Little Joe Viburnum
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Jcp	Juniperus horizontalis 'Plumosa Compacta' / Creeping Juniper
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Tm	Taxus x media 'Everlow' / Everlow Yew
PERENNIALS	BOTANICAL / COMMON NAME
ca	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
nf	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint
rf	Rudbeckia fulgida 'Goldsturm' / Goldsturm Coneflower
GROUND COVERS	BOTANICAL / COMMON NAME
vm	Vinca minor / Common Periwinkle

SITE IMPERVIOUS SURFACE RATIO: 0.46

NOTES:

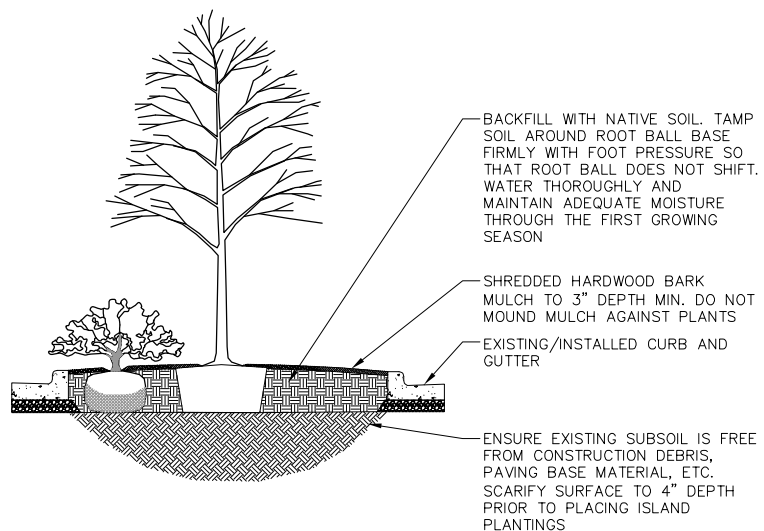
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSING LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- WRAP TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.



2 B&B TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

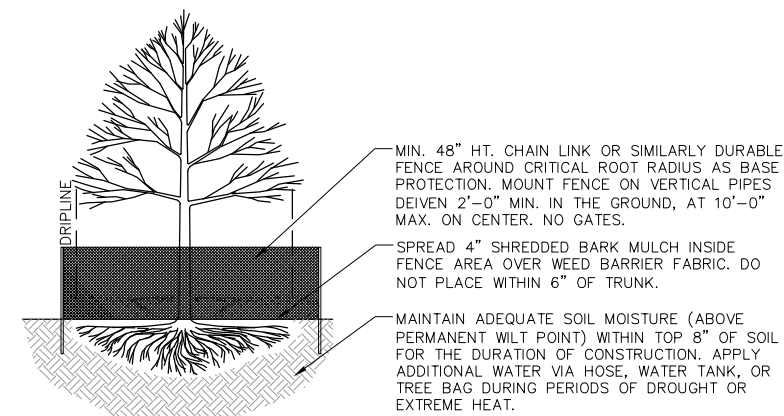
- PARKING ISLAND TO BE FREE OF AGGREGATE TO A MINIMUM DEPTH OF 24"
- ANY PAVEMENT BASE MATERIALS REMAINING FROM PAVEMENT INSTALLATION WITHIN PLANTING AREA SHALL BE REMOVED AND REPLACED WITH NATIVE SOIL PRIOR TO PLANTING



3 PARKING ISLAND PLANTING AREA
NOT TO SCALE

NOTES:

- CRITICAL ROOT RADIUS (IN FEET) = 1' X DBH
1.1. EXAMPLE: 6' DBH TREE = 6' RADIUS
- ONLY HANDWORK ALLOWED WITHIN CRITICAL ROOT RADIUS. NO TRAFFIC OR STORAGE OF MATERIALS ALLOWED. NO EQUIPMENT SHALL BE OPERATED WITHIN THE CRITICAL ROOT RADIUS INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.



4 TREE PROTECTION
NOT TO SCALE

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STORMWATER MANAGEMENT SUMMARY

The Learning Experience at Fitchburg Fitchburg, Wisconsin

Prepared For:

The Bradford Real Estate Companies
5510 Nobel Drive, Suite 215
Madison, WI 53711

Prepared By:

Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717

Prepared On:

August 22, 2022

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1.1 Introduction

The Bradford Real Estate Companies is proposing to construct a daycare facility on lot 2 of CSM 13691 within the Fitchburg Technology Campus. Lot 2 is located within the SW ¼ of the NW ¼ of Section 15, T6N, R9E in the City of Fitchburg. The site is bounded by Research Park Drive to the east, South Fish Hatchery Road (Co. Highway D) to the west, The Madison Group headquarters to the north, and by Nobel Drive to the south (See Figure 1.1). The proposed private development project includes the daycare building and associated parking lot along with a bioretention for stormwater control.

The purpose of this stormwater management summary is to demonstrate that the stormwater facilities are adequately sized to meet the stormwater management requirements of the City, County and State. The performance criteria follow the City, County, and State ordinances and are outlined in Section 1.2. A full stormwater report with more detailed calculations and erosion control analysis shall be completed with the stormwater and erosion control permit application submittal.

For purposes of this summary, the Site is defined as the proposed disturbance limits as well as the anticipated future parking (on lot 3 to the west) that is adjacent to the shared driveway. See Figure 1.2.

1.2 Design Criteria

Stormwater Control Design Criteria	
Storm Event Design Frequency	1, 2, 10, 100 Year
Rainfall Data: Duration	2.49, 2.84, 4.09, 6.66-inch/24-hour
Storm Runoff Reduction	Pre-Developed to Post-Developed. 1, 2, 10, 100 Year
Water Quality: Suspended Solids	80% Reduction of Total
Infiltration	90% of predevelopment or effective infiltration area equals 2% of site

1.3 Soils Description

Dane County soil maps indicate the majority of the project area contains St. Charles Silt Loam (ScB) and McHenry Silt Loam (MdC2) soils. The soil characteristics present at the Lot 2 development and the adjacent surrounding areas are consistent with hydrological soil group B. A majority of the existing land use within the Site is agricultural.

1.4 Summary of Results

Runoff Rate Control

Stormwater runoff rate control of the 1, 2, 10, and 100-year 24-hour design storms to pre-development levels for the development is provided at the regional level by an existing detention basin approximately 0.25 miles northwest of the site at the intersection of Lacy Road and South Fish Hatchery Road (See Figure 1.1).

Water Quality-Sediment Removal

It is proposed to reduce the TSS load from the parking lot and drive aisles by 80 percent prior to infiltrating into the ground. These areas are draining to a bioretention basin at the north side of the Site, which the engineered soil is proposed to reduce the TSS load by at least 80%. See Figures 1.3, 1.4, and 1.5 for the proposed grading, proposed stormwater conveyance, and proposed bioretention basin details.

Infiltration Calculations

The proposed bioretention basin (along with the proposed green spaces) shall also provide for the required infiltration. See Figure 1.6 for the WinSLAMM Calculations.

Infiltration Calculations Summary:

Pre-development Runoff Volume Infiltrated:

Site area (1.52 acres) * pre-development required stay on depth of 27.09 inches
= **149,598 CF**

Infiltration Required:

90% * Pre-development Runoff Volume:
= **134,638 CF**

Total Runoff Volume Infiltrated by Green Space (not discharging to Bioretention Basin):

Site area (0.385 acres) * stay on depth of 27.09 inches
= **37,824 CF**

Total Runoff Volume Infiltrated by Bioretention Basin:

Site area (0.994 acres) * stay on depth of 27.02 inches
= **97,494 CF**

TOTAL PROPOSED INFILTRATION VOLUME = 135,319 CF

1.5 Conclusions

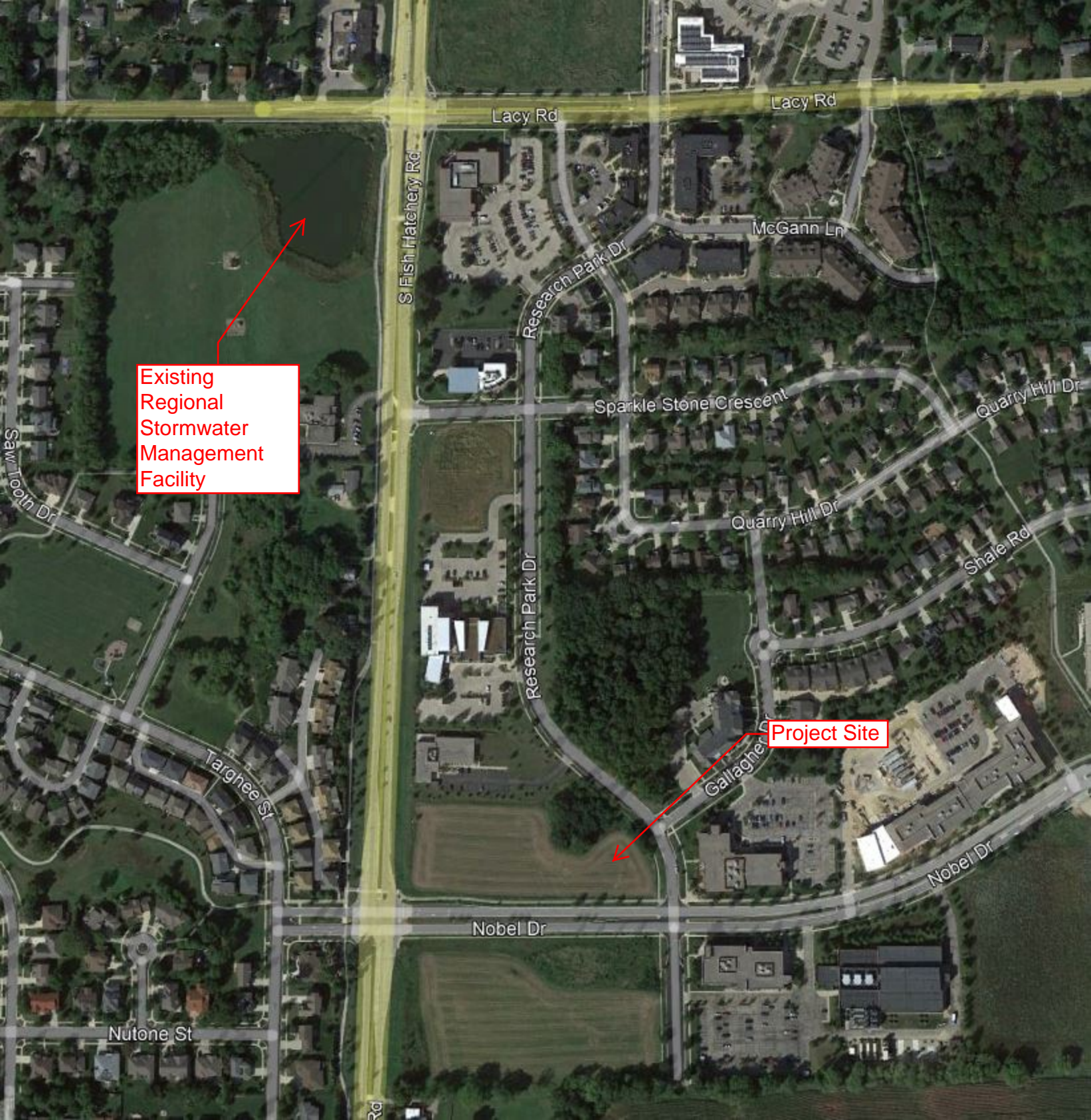
All City, County and State stormwater management requirements will be met for this project. Vierbicher shall work with the City stormwater engineer to determine the best location for the overflow route. There is an existing swale west of the bioretention basin that conveys stormwater to Fish Hatchery Road. The 100-year storm event would max out the capacity of this swale with this proposed development; so it may be better for the overall storm sewer system if the overflow was to the east, into Research Park Drive.

1.6 Permits

The following is a list of anticipated stormwater and erosion control related permits that will be applied for:

- City of Fitchburg
 - Erosion Control and Stormwater Management Control Permit
- Wisconsin DNR
 - Water Resources Application for Project Permit

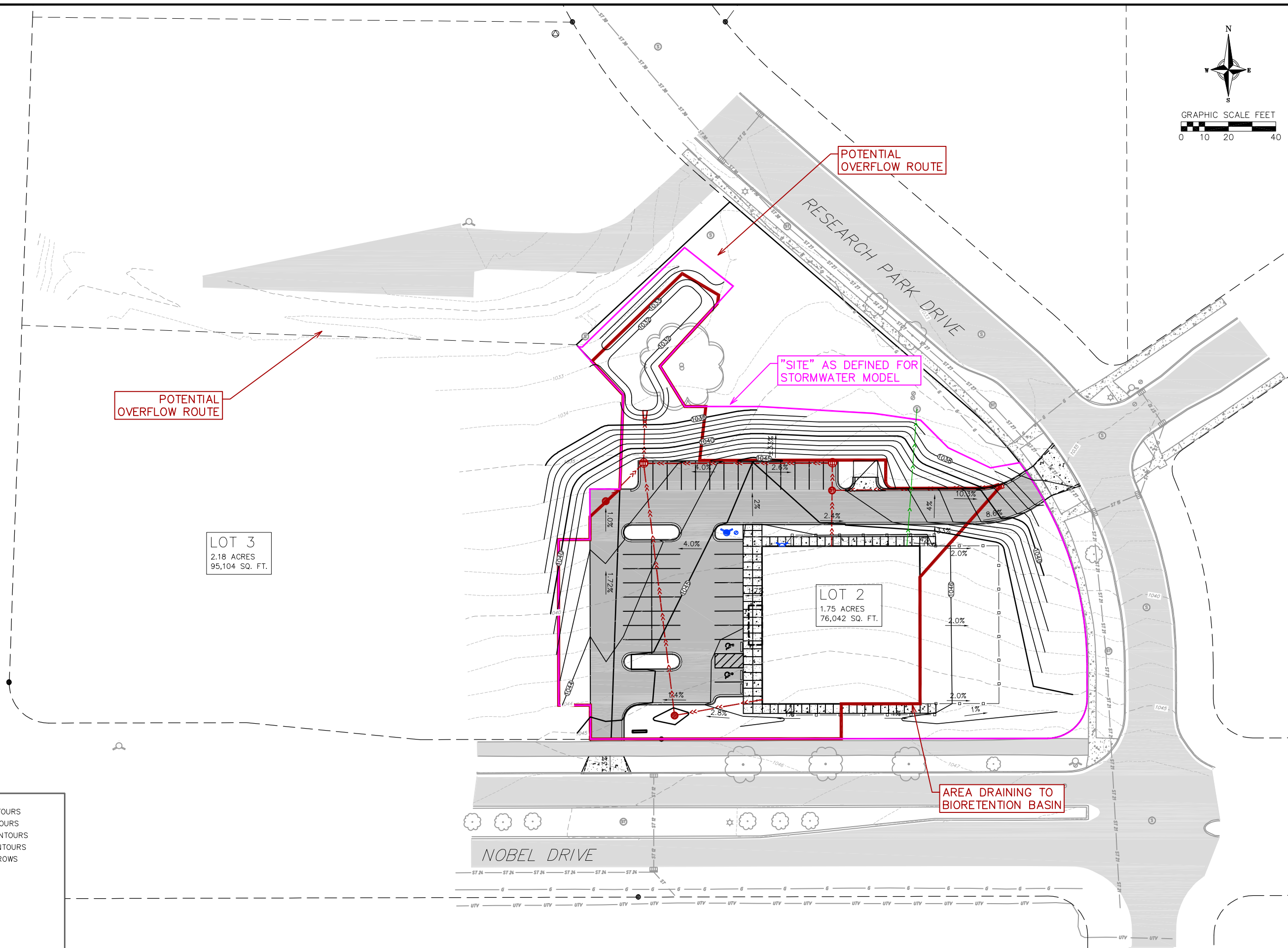
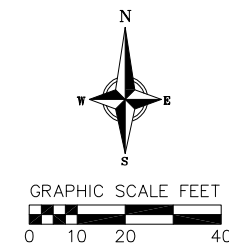
Figure 1.1 Aerial Map



Existing
Regional
Stormwater
Management
Facility

Project Site

Figure 1.2 Stormwater Exhibit



POTENTIAL OVERFLOW ROUTE

POTENTIAL OVERFLOW ROUTE

"SITE" AS DEFINED FOR STORMWATER MODEL

LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.

AREA DRAINING TO BIORETENTION BASIN

LEGEND

--- 820 ---	EXISTING MAJOR CONTOURS
--- 818 ---	EXISTING MINOR CONTOURS
--- 820 ---	PROPOSED MAJOR CONTOURS
--- 818 ---	PROPOSED MINOR CONTOURS
2.92%	PROPOSED SLOPE ARROWS

SWM Exhibit
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PROJECT NO.: 200187
SHEET: 1 OF 1

DWG. NO.:

NOT FOR CONSTRUCTION

Figure 1.3 Erosion Control and Grading Plan



GRAPHIC SCALE FEET
0 10 20 40

APPROXIMATE DISTURBED LIMITS

PROPOSED SILT FENCE (TYP)

PROPOSED TRACKING PAD (TYP)

PROPOSED INLET PROTECTION (TYP)

LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46

LEGEND

- SILT FENCE
- DISTURBED LIMITS
- INLET PROTECTION
- TRACKING PAD
- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS

NOTES:

1. CONTRACTOR SHALL KEEP ALL CITY STREETS FREE AND CLEAR OF CONSTRUCTION RELATED DIRT/DUST/DEBRIS.
2. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
3. 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. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
4. ANY DAMAGE TO THE CITY PAVEMENT, INCLUDING DAMAGE RESULTING FROM CURB REPLACEMENT, WILL REQUIRE RESTORATION IN ACCORDANCE WITH THE CITY ENGINEERING.
5. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
6. EROSION MAT SHALL BE PLACED WHEN SLOPES EXCEED 5:1.

EROSION CONTROL PLAN

The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	8/22/22		

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JOOJ

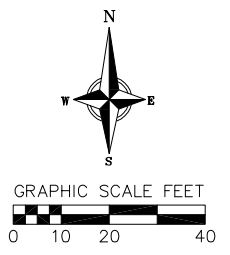
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PROJECT NO.: 200187

SHEET: 4 OF 9

DWG. NO.:

NOT FOR CONSTRUCTION



LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46

PROPOSED BIORETENTION BASIN

PROPOSED 50.0' WIDE GRADING EASEMENT

RESEARCH PARK DRIVE

NOBEL DRIVE

LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- 820 — PROPOSED MAJOR CONTOURS
- 818 — PROPOSED MINOR CONTOURS
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 PROPOSED SPOT ELEVATIONS

ABBREVIATIONS

- TC - TOP OF CURB
- P - PAVEMENT
- FF - FINISHED FLOOR
- W - TOP OF WALK
- G - FINISHED GROUND

GRADING PLAN

The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	8/22/22		

SCALE: AS SHOWN

DATE: 8/22/22

DRAFTER: JOOY

CHECKED: JKAS

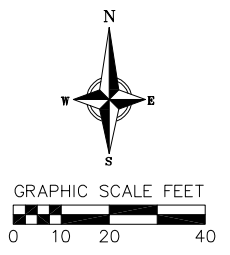
PROJECT NO.: 200187

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DWG. NO.:

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Figure 1.4 Utility Plan



NOTES:

- UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION PERMIT AND EXCAVATION PERMIT PRIOR TO COMMENCING THE SANITARY LATERAL CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SERVICE LOCATION SHOWN FOR REFERENCE. FINAL SERVICE LOCATION AND SIZE SHALL BE DETERMINED BY PLUMBER.
- STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- PER CITY ORDINANCE CONTRACTORS ARE PROHIBITED FROM OPERATING CITY VALVES. CONTRACTOR SHALL CALL FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF CITY VALVES.
- ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE COMPLETED PER CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- THE WATER SERVICE BETWEEN THE CITY'S EXISTING WATER MAIN UP TO AND INCLUDING BOTH SERVICE VALVE SHALL BE COMPLETED PER CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. PUBLIC WORKS SHALL BE NOTED 48 HOURS PRIOR TO THE START OF WORK FOR INSPECTION.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- 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 COST INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVES 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.
- ALL WATER SYSTEM IMPROVEMENTS BETWEEN THE PUBLIC WATER SYSTEM UP TO AND INCLUDING PRIVATE HYDRANTS SHALL BE INSTALLED PER THE LATEST EDITION OF THE CITY OF FITCHBURG STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- MATERIALS FOR SANITARY BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3.
- STORM SEWER PIPING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OR HAVE PLUMBING PRODUCT APPROVAL (HDPE).

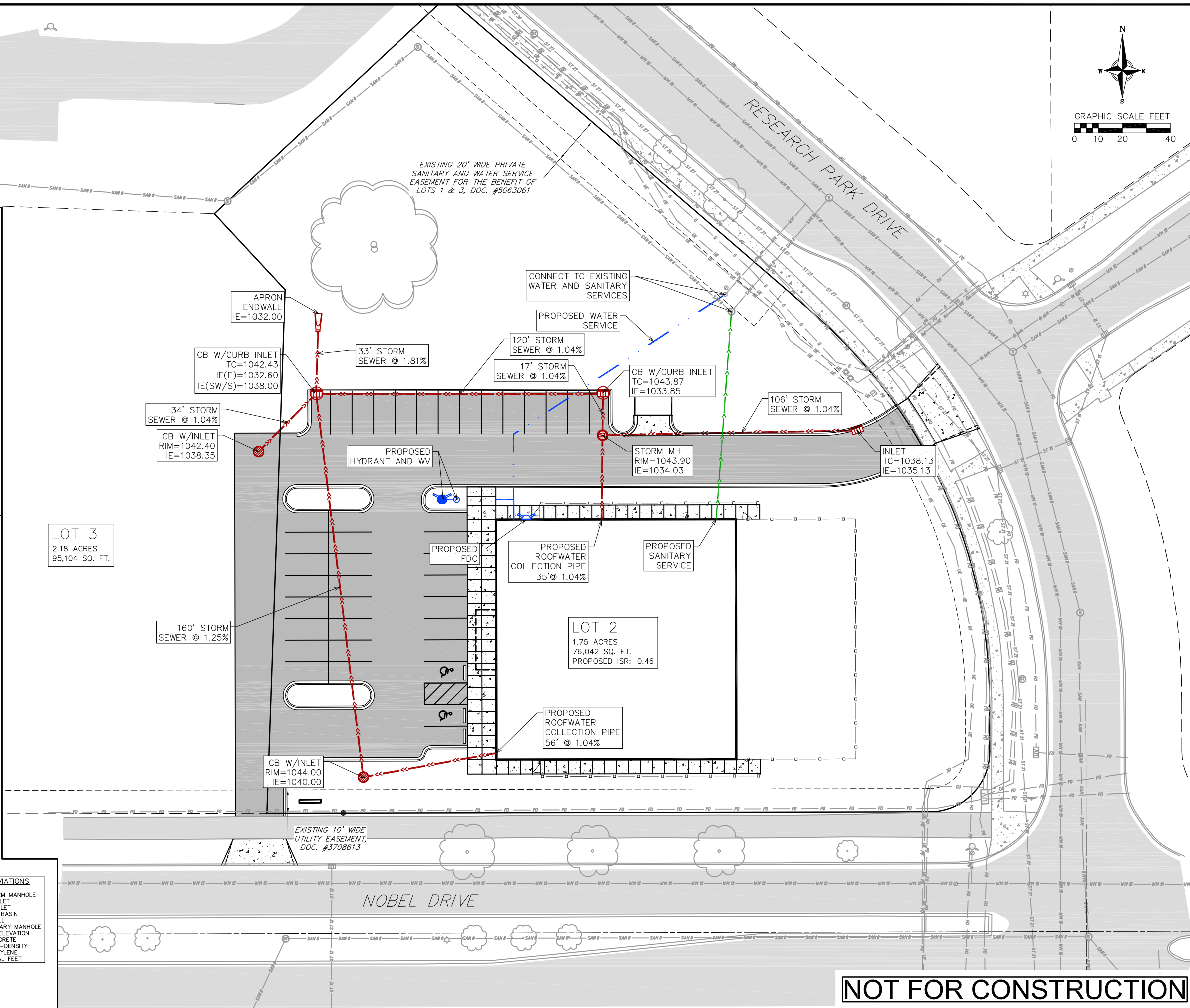
- LEGEND**
- EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING ELECTRIC MANHOLE
 - EXISTING ELECTRIC PEDESTAL
 - EXISTING TRANSFORMER
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING TV MANHOLE
 - EXISTING TV PEDESTAL
 - EXISTING TELEPHONE MANHOLE
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING UNDERGROUND CABLE TV
 - EXISTING OVERHEAD CABLE TV
 - EXISTING FIBER OPTIC LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING GUY LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY FORCE MAIN (SIZE NOTED)
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - STORM SEWER PIPE
 - STORM SEWER MANHOLE
 - STORM SEWER ENDWALL
 - STORM SEWER CURB INLET
 - STORM SEWER FIELD INLET W/MANHOLE
 - STORM SEWER CURB INLET
 - SANITARY SEWER PIPE (GRAVITY)
 - WATER SERVICE LATERAL PIPE
 - WATER SERVICE LATERAL PIPE
 - FIRE HYDRANT
 - WATER VALVE
 - PROPOSED FIRE DEPARTMENT CONNECTION

ABBREVIATIONS

- STMH - STORM MANHOLE
- FI - FIELD INLET
- CI - CURB INLET
- CB - CATCH BASIN
- EW - ENDWALL
- SMH - SANITARY MANHOLE
- IE - INVERT ELEVATION
- CONC - CONCRETE
- HDPE - HIGH-DENSITY POLYETHYLENE
- VF - VERTICAL FEET

LOT 3
2.18 ACRES
95,104 SQ. FT.

LOT 2
1.75 ACRES
76,042 SQ. FT.
PROPOSED ISR: 0.46



UTILITY PLAN
The Learning Experience at Fitchburg
2605 Research Park Drive
Fitchburg, Dane County, Wisconsin

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SHEET: 6 OF 9
DWG. NO.:

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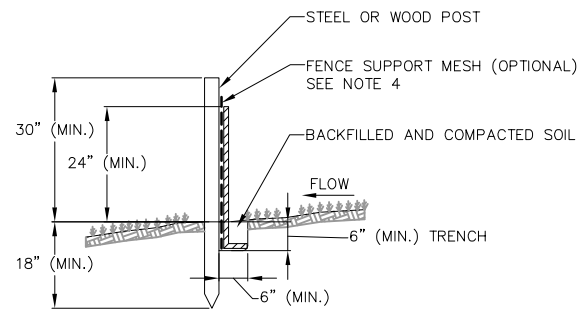
Figure 1.5 Construction Details

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, INLET PROTECTION, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- 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 CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS STABILIZED. 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.
- 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 AND AS REQUIRED BY THE CITY.
- CHANNELIZED RUNOFF:** FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- 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 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- 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 SNOWFENCE 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).
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. THE FILTERS SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET.
- LOTS AND TERRACES SHALL BE RESTORED WITH 6" TOPSOIL AND HYDROSEED.
- 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.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH AND EROSION MAT) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT SHALL BE INSTALLED PER THE DETAIL ON THIS SHEET WHERE DIRECTED BY THE ENGINEER.
- 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.
- 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.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL UNTIL SITE IS STABILIZED.
- 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.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTER 30 OF WISCONSIN STATUTES.
- CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD.
- STRIP AND STOCKPILE TOPSOIL. ROUGH GRADE LOT.
- INSTALL UNDERGROUND UTILITIES.
- CONSTRUCT BUILDING.
- GRADE PARKING LOT AND DRIVE TO SUBGRADE.
- CONSTRUCT PARKING LOT AND DRIVE - STONE BASE, CURB AND GUTTER, AND ASPHALTIC PAVEMENT.
- CONSTRUCT BIORETENTION BASIN.
- FINAL STABILIZATION - TOPSOIL, SEED, FERTILIZER, EROSION MATTING.
- REMOVE SILT FENCE, SILT SOCKS AND INLET PROTECTION AFTER DISTURBED AREAS ARE RESTORED.

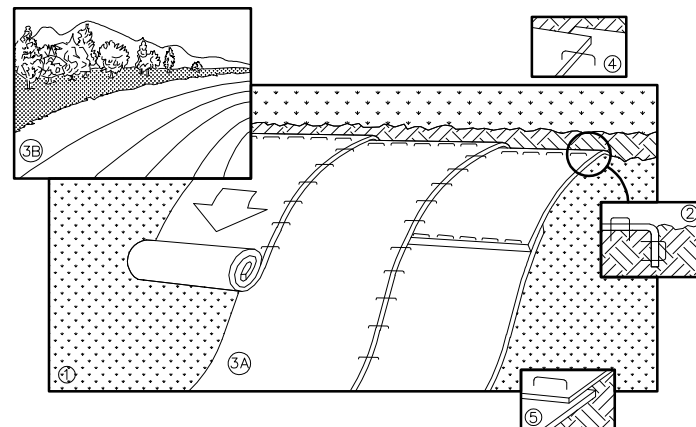


NOTES:

- 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.

1 SILT FENCE

8 NOT TO SCALE

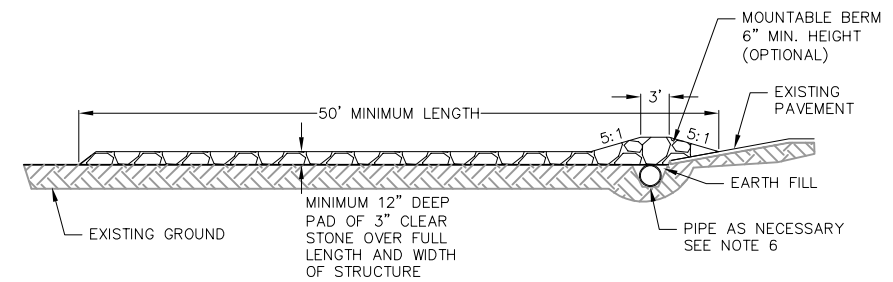


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

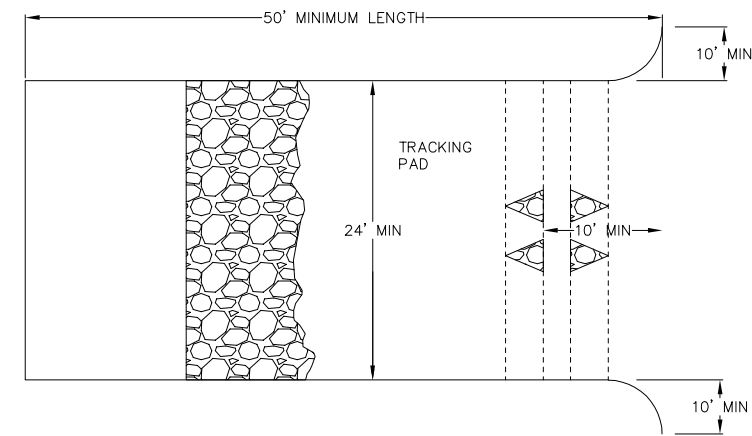
- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT 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.

3 EROSION MAT

8 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.

2 CONSTRUCTION ENTRANCE

8 NOT TO SCALE

TERRACE & LOT RESTORATION

SEEDING RATES:

- TEMPORARY:**
- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
 - USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

- PERMANENT:**
- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F. IN LOTS AND MADISON PARK SEED MIX FOR TERRACES.

FERTILIZING RATES:

- TEMPORARY AND PERMANENT:**
- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

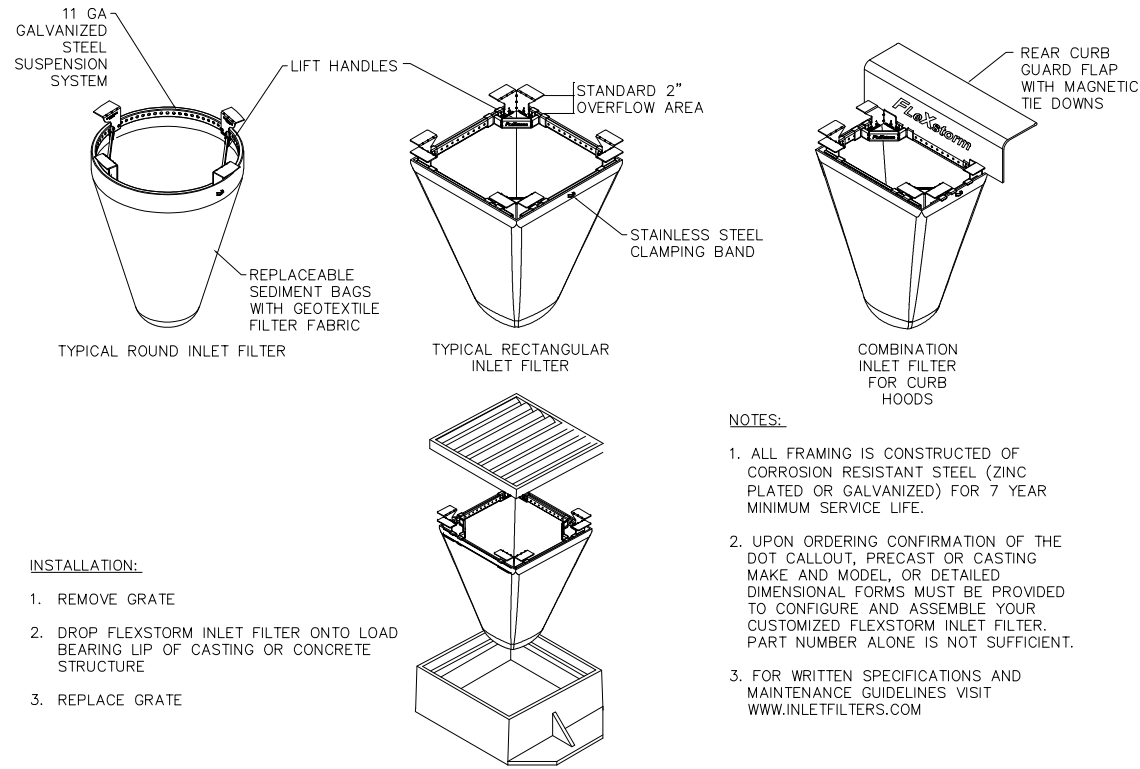
- TEMPORARY AND PERMANENT:**
- HYDROSEEDING MULCH SHALL BE CELLULOSE MULCH. APPLY PER MANUFACTURERS RECOMMENDATIONS.

NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS
1		8/22/22	CITY SUBMITTAL

SCALE	AS SHOWN
DATE	8/22/22
DRAFTER	JDOJ
CHECKED	JKAS
PROJECT NO.	200187
SHEET	8 OF 9
DWG. NO.	

FLEXSTORM CATCH-IT FILTERS



INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

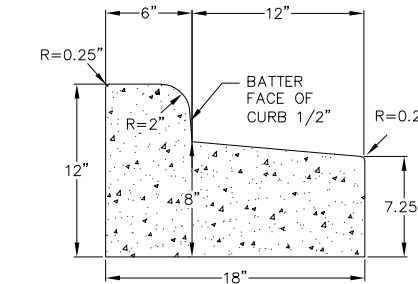
NOTES:

1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.
2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

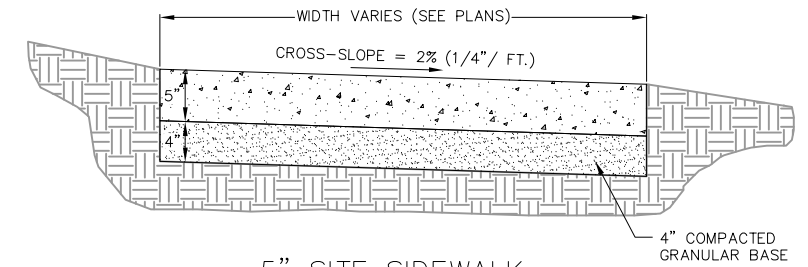
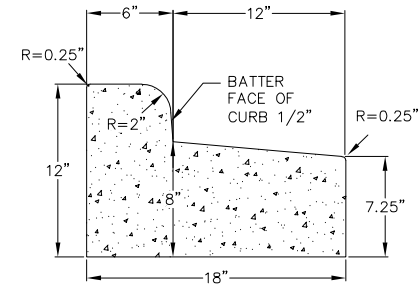
1
9 **INLET PROTECTION**
NOT TO SCALE

2
9 **4" CONCRETE CURB AND GUTTER**
NOT TO SCALE

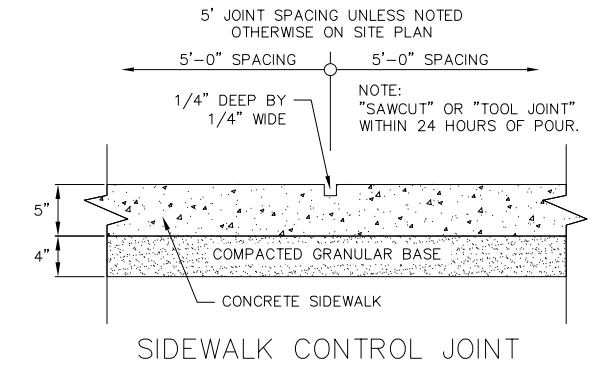
CURB AND GUTTER ACCEPTING CROSS SECTION



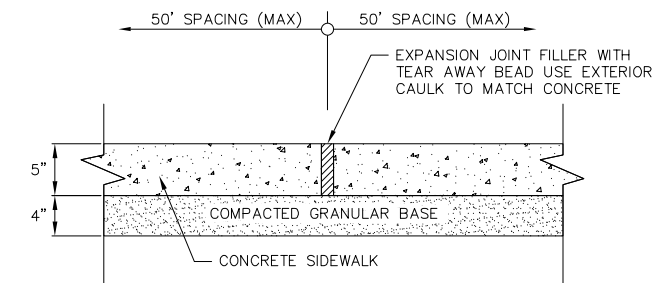
CURB AND GUTTER REJECTING CROSS SECTION



5" SITE SIDEWALK



SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

3
9 **5" SIDEWALK**
NOT TO SCALE

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

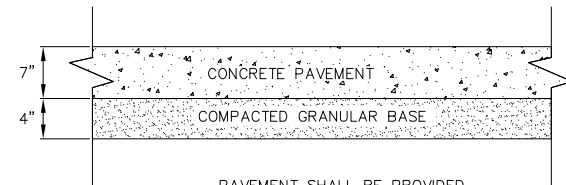
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:

PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

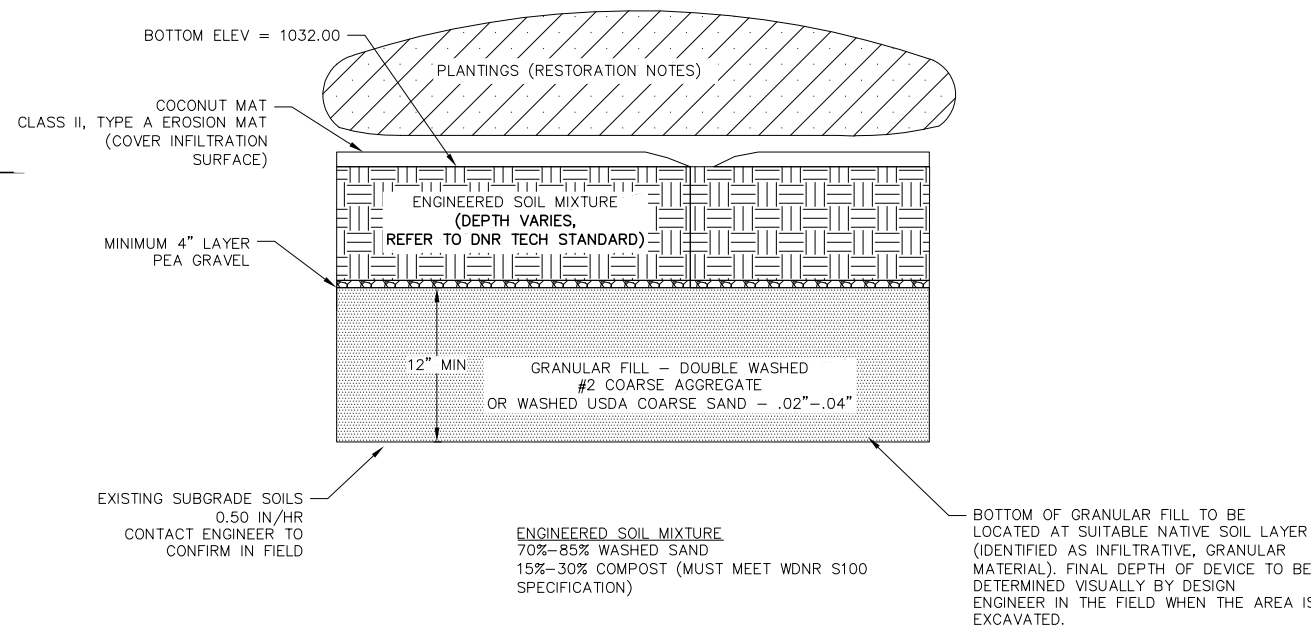
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



PAVEMENT SHALL BE PROVIDED WITH A CONTRACTION JOINT PATTERN AT A 9' SQUARE LAYOUT.

4
9 **CONCRETE PAVEMENT**
NOT TO SCALE

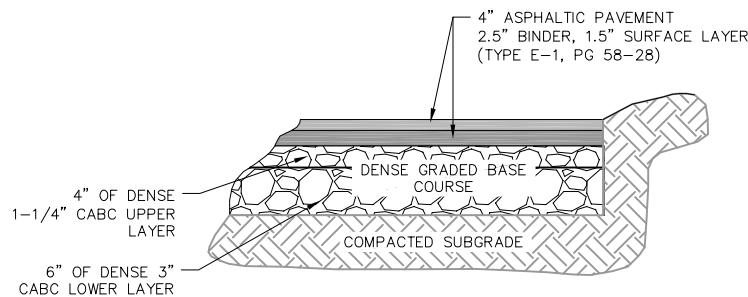
NOTE: OVERFILL BASIN BY 2" TO ALLOW FOR SOME SETTLING OF ENGINEERED SOIL



ENGINEERED SOIL MIXTURE
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

BOTTOM OF GRANULAR FILL TO BE LOCATED AT SUITABLE NATIVE SOIL LAYER (IDENTIFIED AS INFILTRATIVE, GRANULAR MATERIAL). FINAL DEPTH OF DEVICE TO BE DETERMINED VISUALLY BY DESIGN ENGINEER IN THE FIELD WHEN THE AREA IS EXCAVATED.

6
9 **BIO-RETENTION BASIN**
NOT TO SCALE



BITUMINOUS PAVEMENT PARKING LOT

5
9 **ASPHALT PAVEMENT**
NOT TO SCALE

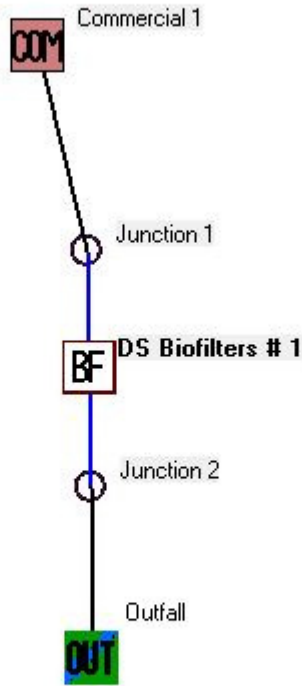
NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	REMARKS
	1	8/22/22	QTY SUBMITAL

SCALE	AS SHOWN
DATE	8/22/22
DRAFTER	JDOJ
CHECKED	JKAS
PROJECT NO.	200187
SHEET	9 OF 9
DWG. NO.	

Figure 1.6 Bioretention Basin Calculations

WINSLAMM MODEL DIAGRAM:



WINSLAMM INPUT DATA:

Data file name: M:\Bradford Real Estate Companies\200187_Nobel Drive\Design Development\Stormwater and Erosion Control\Modeling\Infiltration Modeling\2022-08-22 SWM Summary Analysis for City Review\Proposed Bioretention Basin Analysis.mdb

WinSLAMM Version 10.4.1

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/01/81 Study period ending date: 12/31/81

Start of Winter Season: 12/02 End of Winter Season: 03/12

Date: 08-22-2022 Time: 11:39:13

Site information:

LU# 1 - Commercial: Commercial 1 Total area (ac): 0.994

1 - Roofs 1: 0.229 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

13 - Paved Parking 1: 0.483 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

31 - Sidewalks 1: 0.059 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

51 - Small Landscaped Areas 1: 0.186 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

70 - Water Body Areas: 0.037 ac. Source Area PSD File:

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 2400
2. Bottom area (square feet) = 1600
3. Depth (ft): 5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.5
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 10
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 4

WINSLAMM RESULTS:

Runoff Volume (cf)				Part. Solids Yield (lbs)			
Data File: M:\Bradford Real Estate Companies\200187_Nobel Drive\Design Development\Stormwater and Erosion Control\Modeling\Inf							
Rain File: WisReg - Madison WI 1981.RAN							
Date: 08-22-22 Time: 11:39:32 AM							
Site Description:							
Runoff Volume Total (cf) at the Outfall							
Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)
73	08/28/81	0.04	0	0.000	0.04	n/a	0.000
74	08/31/81	0.03	0	0.000	0.03	n/a	0.000
75	08/31/81	1.52	0	0.000	1.52	n/a	0.000
76	09/07/81	0.89	0	0.000	0.89	n/a	0.000
77	09/11/81	0.08	0	0.000	0.08	n/a	0.000
78	09/16/81	0.03	0	0.000	0.03	n/a	0.000
79	09/21/81	0.45	0	0.000	0.45	n/a	0.000
80	09/24/81	0.90	0	0.000	0.90	n/a	0.000
81	09/26/81	0.12	0	0.000	0.12	n/a	0.000
82	09/28/81	0.10	0	0.000	0.10	n/a	0.000
83	09/29/81	0.16	0	0.000	0.16	n/a	0.000
84	09/30/81	0.36	0	0.000	0.36	n/a	0.000
85	10/01/81	0.01	0	0.000	0.01	n/a	0.000
86	10/04/81	0.15	0	0.000	0.15	n/a	0.000
87	10/05/81	0.04	0	0.000	0.04	n/a	0.000
88	10/05/81	0.02	0	0.000	0.02	n/a	0.000
89	10/09/81	0.14	0	0.000	0.14	n/a	0.000
90	10/13/81	1.20	0	0.000	1.20	n/a	0.000
91	10/15/81	0.02	0	0.000	0.02	n/a	0.000
92	10/17/81	0.95	0	0.000	0.95	n/a	0.000
93	10/18/81	0.06	0	0.000	0.06	n/a	0.000
94	10/21/81	0.06	0	0.000	0.06	n/a	0.000
95	10/21/81	0.01	0	0.000	0.01	n/a	0.000
96	10/24/81	0.01	0	0.000	0.01	n/a	0.000
97	10/31/81	0.01	0	0.000	0.01	n/a	0.000
98	11/05/81	0.04	0	0.000	0.04	n/a	0.000
99	11/15/81	0.07	0	0.000	0.07	n/a	0.000
100	11/18/81	0.05	0	0.000	0.05	n/a	0.000
101	11/19/81	0.26	0	0.000	0.26	n/a	0.000
102	11/23/81	0.18	0	0.000	0.18	n/a	0.000
103	11/25/81	0.89	0	0.000	0.89	n/a	0.000
104	11/30/81	0.37	0	0.000	0.37	n/a	0.000
105	12/03/81	-	-	-	-	-	-
106	12/14/81	-	-	-	-	-	-
107	12/20/81	-	-	-	-	-	-
108	12/26/81	-	-	-	-	-	-
109	12/31/81	-	-	-	-	-	-
Minimum:		0.00	0	0.000	0.01	74.9	0.000
Maximum:		2.59	3571	0.382	1.67	86.1	1.179
Average:		0.26	59.39	0.008	0.25	80.5	0.650
Total:		28.81	6473		27.02		
* Note: NRCS does not recommend using CN method for rains < 0.5 in. See 'PreDevelopment Areas and CN' Help for more info.							