

Proposed Rezoning
RE: Pt of Lot 115 First Addition to Oak Meadows

Thompson Engineering LLC is hereby requesting a rezoning of a 3.7-acre vacant parcel fronting on Oak Meadows Drive (referred to as part of Lot 115 First Addition to Oak Meadows), from a Planned Development Zoning District – Specific Implementation Plan (PDD-SIP) to Low to Medium Density Zoning District (R-LM).

This rezoning application is accompanied by an application for land division that proposes subdividing the property into thirteen (13) parcels, eleven of which are intended for single family homes. Public improvements and a privately owned stormwater basin will be constructed in order to serve each residential lot. Upon completion of the public improvements and stormwater basin construction, future property owners will be able to begin construction of structures and other improvements on each lot.

A Public Information Meeting was held on December 21st, 2023 at Fitchburg Public Library regarding the proposed subdivision and rezoning of Lot 115 of First Addition to Oak Meadows. The meeting was well attended with approximately 20 neighbors present along with the property owners and their consultant engineer. Overall, those in attendance were in support of the proposed development and voiced their preference for the land to be developed with a lower residential density than the neighboring condominiums.

This proposal to rezone the property and its subdivided parcels is consistent with the associated Minor Amendment to the Comprehensive Plan approved at the April 9, 2024 meeting of the Common Council.

PRELIMINARY PLAT OF OAK MEADOW RESERVE

BEING A PART OF LOT 115, FIRST ADDITION TO OAK MEADOW AS RECORDED IN VOLUME 58-068B OF PLATS ON PAGE 355, AS DOCUMENT No. 4014340, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

LOT SUMMARY TABLE		
LOT	TYPE	ACREAGE
LOT 1	SINGLE FAMILY	0.212
LOT 2	SINGLE FAMILY	0.424
LOT 3	SINGLE FAMILY	0.301
LOT 4	SINGLE FAMILY	0.245
LOT 5	SINGLE FAMILY	0.237
LOT 6	SINGLE FAMILY	0.232
LOT 7	SINGLE FAMILY	0.232
LOT 8	SINGLE FAMILY	0.288
LOT 9	SINGLE FAMILY	0.205
LOT 10	SINGLE FAMILY	0.208
LOT 11	SINGLE FAMILY	0.234
OUTLOT 1	STORMWATER	0.368
OUTLOT 2	OPEN SPACE	0.497

BENCHMARKS		
BENCH MARK	ELEVATION	DESCRIPTION
BM-1	1033.93	TOP NUT ON HYDRANT IN FRONT OF UNIT 23 ON N SIDE OF TARGHEE ST.
BM-2	1020.85	BURY BOLT ON HYDRANT ON S SIDE OF TARGHEE/OAK MEADOW INTERSECT.
BM-3	1008.33	BURY BOLT ON HYDRANT ON N SIDE OF SAW TOOTH DRIVE.

WSD DOES NOT GUARANTEE THE BENCHMARK ELEVATIONS LISTED ON THIS MAP HAVE NOT BEEN DISTURBED SINCE THE DATE OF THIS SURVEY AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES.

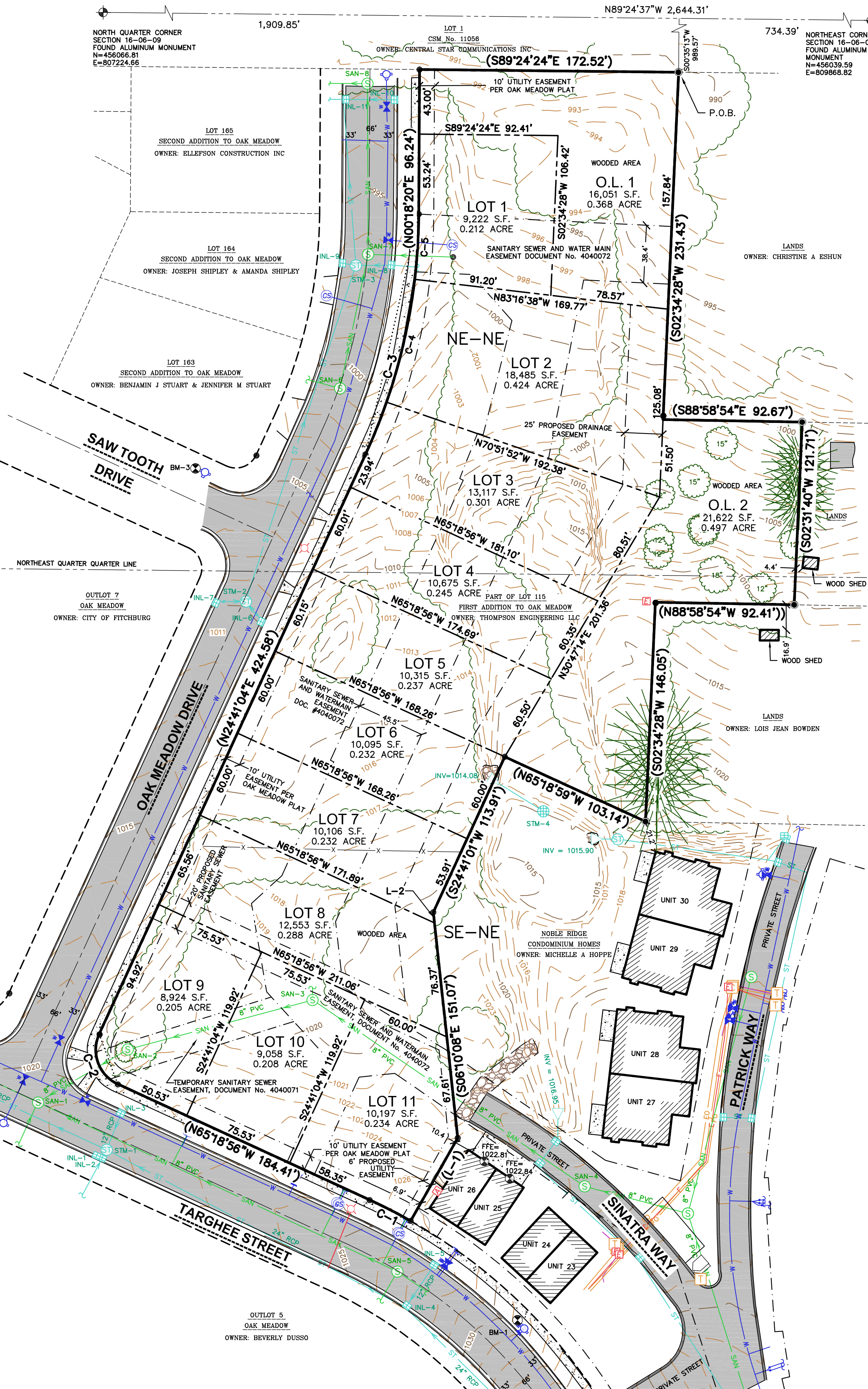
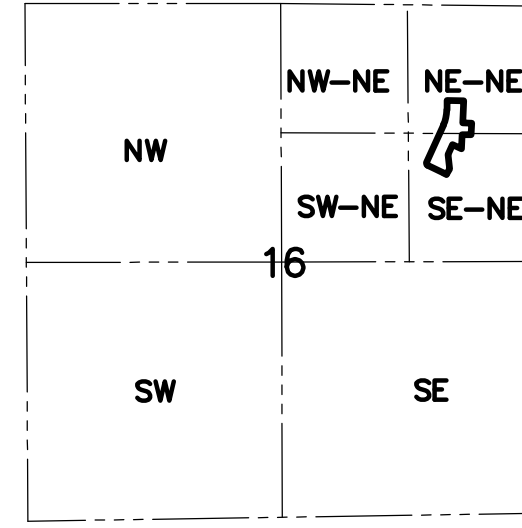
LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S29°34'15"W	63.43'
L-2	S6°10'08"E	7.09'

SANITARY SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	1021.01	NE	1007.83	8"	PVC
		SW	1007.81	8"	PVC
		SE	1007.77	8"	PVC
SAN-2	1020.06	NW	1007.74	8"	PVC
		SW	1008.09	8"	PVC
		NE	1008.14	8"	PVC
SAN-3	1019.46	N	1008.88	8"	PVC
		SE	1008.88	8"	PVC
		SW	1008.81	8"	PVC
SAN-4	1023.50	NW	1011.04	8"	PVC
		SE	1011.10	8"	PVC
		NW	1011.86	8"	PVC
SAN-5	1026.32	SW	1011.94	8"	PVC
		SE	1011.90	8"	PVC
		NW	988.28	8"	PVC
SAN-6	1000.79	NE	988.16	12"	PVC
		SW	985.04	12"	PVC
		E	985.03	12"	PVC
SAN-7	996.45	N	985.03	12"	PVC
		S	984.44	12"	PVC
		W	984.39	12"	PVC
SAN-8	992.74	W	984.39	12"	PVC

STORM SEWER MANHOLES					
STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
STM-1	1021.68	NW	1014.25	24"	RCP
		SE	1014.29	24"	RCP
		NE	1018.05	12"	RCP
		SW	1014.65	18"	RCP
STM-2	1009.71	NE	1005.89	15"	RCP
		SW	1005.94	12"	RCP
		SE	1005.99	12"	RCP
STM-3	996.66	SW	991.66	12"	RCP
		E	990.78	24"	RCP
		W	990.78	12"	RCP
		CH	990.83	24"	RCP
STM-4	1016.63	S	1013.98	12"	ORFFICE
		NW	1013.90	12"	RCP

STORM SEWER INLETS					
INLET ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
INL-1	1021.43	SE	1015.26	12"	RCP
		NW	1015.14	12"	RCP
INL-2	1021.49	SE	1015.19	18"	RCP
		NE	1015.08	18"	RCP
INL-3	1021.28	SW	1018.33	12"	RCP
		NW	1021.10	24"	RCP
INL-4	1026.60	NE	1021.15	12"	RCP
		SE	-	24"	RCP
INL-5	1026.50	SW	1023.60	12"	RCP
		NW	1006.83	12"	RCP
INL-6	1009.68	NE	1007.29	12"	RCP
		E	991.39	24"	RCP
INL-7	1009.74	NE	1007.29	12"	RCP
		W	991.29	24"	RCP
INL-8	996.29	E	993.26	12"	RCP
		W	989.59	12"	RCP
INL-9	992.59	E	988.30	12"	RCP
		S	988.40	24"	RCP
INL-10	992.60	S	988.40	24"	RCP
		W	988.50	30"	RCP

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN / TANGENT OUT
C-1	30.96'	363.00'	4°53'11"	N62°52'20"W	30.95'	N60°25'45"W / N65°18'56"W
C-2	39.27'	25.00'	90°00'00"	S20°18'56"E	35.36'	S24°41'04"W / S65°18'56"E
()	39.27'	25.00'	90°00'00"	N20°18'56"W	35.36'	- / -
C-3	165.09'	388.00'	24°22'44"	N12°29'42"E	163.85'	N24°41'04"E / N00°18'20"E
()	165.09'	388.00'	24°22'44"	N12°29'42"E	163.85'	- / -
C-4	85.74'	388.00'	12°39'40"	N13°03'12"E	85.57'	N19°23'02"E / N06°43'22"E
C-5	43.46'	388.00'	6°25'02"	N03°30'51"E	43.43'	N06°43'22"E / N00°18'20"E



LEGEND				
●	GOVERNMENT CORNER	○	LATERAL POST	
●	3/4" REBAR FOUND	□	TELEPHONE PEDESTAL	
●	1/4" REBAR FOUND	○	CABLE PEDESTAL	
●	BENCHMARK	○	DECIDUOUS TREE	
●	FINISHED FLOOR ELEVATION	○	CONIFEROUS TREE	
●	1" IRON PIPE FOUND	○	SECTION LINE	
○	SIGN	○	PARCEL BOUNDARY	
○	SANITARY MANHOLE	○	RIGHT-OF-WAY LINE	
○	WATER MANHOLE	○	CENTERLINE	
○	HYDRANT	○	PLATTED LOT LINE	
○	WATER VALVE	○	EASEMENT LINE	
○	STORM MANHOLE	○	CHORD LINE	
○	CURB INLET	○	CONCRETE CURB & GUTTER	
○	ENDWALL/END OF PIPE	○	SANITARY SEWER	
○	ELECTRIC TRANSFORMER	○	WATER LINE	
○	ELECTRIC PEDESTAL	○	()	DENOTES RECORDED AS MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY
○	LIGHT POLE	○	ST	STORM SEWER
○		○	N	NATURAL GAS
○		○	E	UNDERGROUND ELECTRIC
○		○	F	FIBER OPTIC
○		○	T	UNDERGROUND TELEPHONE
○		○	CaTV	UNDERGROUND CABLE
○		○	X	FENCE LINE
○		○	○	EDGE OF WOODS OR BRUSH BUILDING
○		○	○	INDEX CONTOUR
○		○	○	INTERMEDIATE CONTOUR
○		○	○	GRAVEL
○		○	○	BITUMINOUS PAVEMENT
○		○	○	CONCRETE PAVEMENT
○		○	○	END OF FLAGGED UTILITIES

- NOTES**
- FIELD WORK PERFORMED ON NOVEMBER 30, 2023.
 - BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, BEARS S89°24'37"E.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - CONTOUR INTERVAL IS ONE FOOT.
 - SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET NO. 20234707889, 20234707906, 20234707917 AND 20234707925 WITH A START DATE OF NOVEMBER 28, 2023.
 - UTILITY COMPANIES CONTACTED THRU DIGGERS HOTLINE:
 - CITY OF FITCHBURG
 - AMERICAN TRANSMISSION COMPANY
 - CHARTER COMMUNICATIONS
 - WISCONSIN INDEPENDENT NETWORK
 - MCI
 - MADISON GAS AND ELECTRIC COMPANY (MG&E)
 - AT&T DISTRIBUTION
 - TDS METROCOM
 - CENTURYLINK
 - BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGERS HOTLINE, AT 1.800.242.8511.
 - CURRENT ZONING: PDD-SIP; PLANNED DEVELOPMENT DISTRICT - SPECIFIC IMPLEMENTATION PLAN
 - OUTLOT 1 AND OUTLOT 2 SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - 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 OR STREET LINE.
 - THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
 - UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS PLAT. THE USE OF THESE EASEMENTS IS NOT TO BE EXTENDED TO PRIVATE OR PUBLIC RIGHT UTILITIES SUCH AS WATER, SANITARY SEWER AND STORM WATER UTILITIES, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLAT.

LEGAL DESCRIPTION

BEING A PART OF LOT 115, FIRST ADDITION TO OAK MEADOW AS RECORDED IN VOLUME 58-068B OF PLATS ON PAGE 355, AS DOCUMENT NUMBER 4014340, DANE COUNTY REGISTRY, LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 16, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE N89°24'37"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 734.39 FEET; THENCE S00°35'13"W, 989.57 FEET TO THE NORTHEAST CORNER OF LOT 115, FIRST ADDITION TO OAK MEADOW AND THE POINT OF BEGINNING; THENCE S02°34'28"W ALONG THE EAST LINE OF LOT 115, AFORESAID, 231.43 FEET; THENCE S88°58'54"E ALONG SAID EAST LINE, 92.67 FEET; THENCE S02°31'40"W ALONG SAID EAST LINE, 121.71 FEET; THENCE N88°58'54"W ALONG SAID EAST LINE, 92.41 FEET; THENCE S02°34'28"W ALONG SAID EAST LINE, 146.05 FEET; THENCE N65°18'59"W, 103.14 FEET; THENCE S24°41'01"W, 113.91 FEET; THENCE S06°10'08"E, 151.07 FEET; THENCE S29°34'15"W, 63.43 FEET TO A POINT ON THE CURVING NORTHEASTERLY RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE, 424.58 FEET TO A POINT OF CURVE, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY 30.96 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 363.00 FEET. THE CHORD BEARS N62°52'20"W, 30.95 FEET; THENCE N65°18'56"W ALONG SAID RIGHT-OF-WAY AND ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, THE CHORD BEARS N20°18'56"W, 35.36 FEET; THENCE N24°41'04"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OAK MEADOW DRIVE, 424.58 FEET TO A POINT OF CURVE, THENCE ALONG SAID RIGHT-OF-WAY NORTHEASTERLY 165.09 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 388.00 FEET, THE CHORD BEARS N12°29'42"E, 163.85 FEET; THENCE N00°18'20"E ALONG SAID RIGHT-OF-WAY, 96.24 FEET; THENCE S89°24'37"E ALONG SAID RIGHT-OF-WAY, 172.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 160,416 SQ. FT. OR 3.683 ACRES.

TAX KEY No.: 060916164512

SURVEYOR'S CERTIFICATE

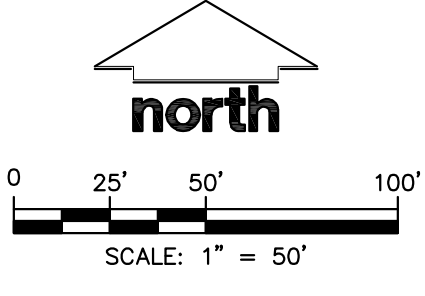
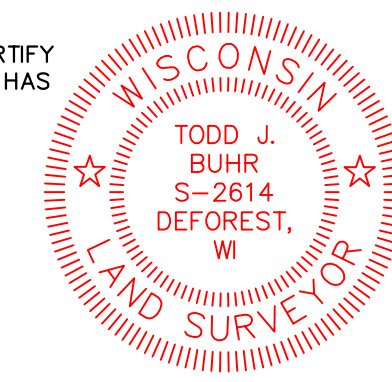
I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THOMPSON ENGINEERING LLC, THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

TODD J. BUHR, S-2614
PROFESSIONAL LAND SURVEYOR

DATE _____

SURVEYED BY: JSD PROFESSIONAL SERVICES, INC. 507 W VERONA AVE, STE 500 VERONA, WISCONSIN 53593 (608) 848-5060

SURVEYED FOR: THOMPSON ENGINEERING LLC 918 BEMING WAY, FLOOR 3 MADISON, WI 53717 (608) 827-5700



PROJECT LOCATION: SECTION 16 TOWNSHIP 06 NORTH RANGE 09 EAST CITY OF FITCHBURG DANE COUNTY, WI		CREATE THE VISOR™ TELL THE STORY jsdinc.com	
PRELIMINARY PLAT OF OAK MEADOW RESERVE			
PROJECT NO: 23-13509	SURVEYED BY: CMD	INITIAL SUBMITTAL DATE: APRIL 23, 2024	
FIELDBOOK/PG: -	DRAWN BY: CMD	REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
		REVISION RESUBMITTAL DATE: -	
SHEET 1 OF 1			

DRAFT

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS
 - WISCONSIN DEPARTMENT OF TRANSPORTATION - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DPS" OR "SPS"

NOTE TO SPECIFIER: ALL NOTES AND SPECIFICATIONS PROVIDED HERE ARE STANDARDS OR TEMPLATES AND SHALL BE THOROUGHLY REVIEWED BY PROJECT TEAM AND ENGINEER OF RECORD FOR APPLICATION TO THE PROJECT. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. ALL ITEMS IN BOLD AND/OR BRACKETED TEXT SHALL BE DELETED OR REMOVED AS APPLICABLE. NOTES TO SPECIFIER'S SHALL BE REMOVED FOR ALL PLAN ISSUANCES.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES, NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFY ALL UTILITIES' OWNERS PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTIONS RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILL AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTIONS RECYCLING PLAN.
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- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILL AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTIONS RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILL AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS. DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- ROUGH GRADE RETENTION POND AND INSTALL POND OUTLET.
- CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY AFTER INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY RE-VEGETATE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- RESTORE RETENTION POND /FINAL GRADE RETENTION POND PER PLAN REQUIREMENTS).
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

- GENERAL:
 - PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED "[REPORT TITLE]", ISSUE DATE [DATE]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE AFOREMENTIONED REPORT.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
 - CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE. DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
 - HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:
 - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS:
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
- SURFACE COURSE AGGREGATE:
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- ASPHALTIC MATERIALS:
 - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING CONCRETE SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6' FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
 - IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
 - FOR CURB AND GUTTER, FORM CONSTRUCTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONSTRUCTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOK FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

- PAVEMENT MARKING SPECIFICATIONS:
 - ALL PAVING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
- ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

SEEDING AND RESTORATION NOTES

- CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

[NOTE TO SPECIFIER: SEEDING SPECIFICATIONS SHALL REFERENCE LANDSCAPE PLAN PER NOTE ABOVE OR BE PROVIDED PER BELOW NOTES OF SEEDING SPECIFICATIONS. DELETE INAPPLICABLE NOTES.]

- SEEDING SPECIFICATIONS:
 - TURF LAWN SEED MIXTURE: WISDOT SEED MIX NO. 40 AT RATES SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 - LOW MAINTENANCE AREA SEED MIXTURE: WISDOT SEED MIX NO. 10 OR 20 APPLIED AT RATES AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
 - NO-MOW AREA SEED MIXTURE: NO-MOW LAWN SEED MIX, AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964, TEL. 808-296-3679 (OR APPROVED EQUIVALENT). SEEDING RATE SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 - [OTHER SEEDING MIXTURE SPECIFICATIONS AS APPLICABLE TO PROJECT]
- SEED PREPARATION SPECIFICATIONS:
 - SCARIFY SUBSOILS TO A DEPTH OF 3" WHERE TOPSOIL SHALL BE PLACED TO REDUCE COMPACTION.
 - PLACE TOPSOIL AT A MINIMUM DEPTH OF 6" UNLESS OTHERWISE NOTED ON THE PLANS.
 - APPLY FERTILIZER IN ACCORDANCE WITH SEED MIX MANUFACTURER'S RECOMMENDATIONS.
 - SOW SEED AT RATES SPECIFIED USING METHOD "A" OR METHOD "B" AS SPECIFIED IN SECTION 630 OF THE STATE HIGHWAY SPECIFICATIONS.
- SEED MULCHING/EROSION MATTING SPECIFICATIONS:
 - ALL SEEDED AREAS WITH SLOPES FLATTER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH WEED-FREE WHEAT STRAW MULCH WITH METHODS AND RATES IN ACCORDANCE WITH SECTION 627 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ALL SEEDED AREAS WITH SLOPES GREATER THAN 4:1, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL BE STABILIZED WITH EROSION MATTING MATERIALS AS SPECIFIED ON THE PLANS. EROSION MATTING SHALL BE IN ACCORDANCE WITH SECTION 628 OF THE STATE HIGHWAY SPECIFICATIONS.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
 - PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
 - SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
 - LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
 - CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
 - CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
 - ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(1)(I)(H), SPS 382.36(7)(C)10, AND SPS 382.40(8)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
 - DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
 - THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED IN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
 - ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
 - IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(1)(c) OR WATER PIPING 382.40(8)(a), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(1)(c)2. FOR PROTECTION FROM FROST.
 - STORM SEWER SPECIFICATIONS:
 - PIPE:
 - REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
 - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER/TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "S".
 - POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
 - INLETS AND CATCH BASINS:
 - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE. NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2X3' MAXIMUM OPENING.
 - POLYVINYL CHLORIDE (PVC) INLETS BY NYLOPLAST ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
 - FRAME AND GRATE/LIDS:
 - CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - MANHOLES:
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
 - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
- BACKFILL AND BEDDING:
 - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
- LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
- FIELD TILE CONNECTIONS:
 - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN & WATER LATERAL SPECIFICATIONS:
 - PIPE:
 - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30" WITH INTEGRAL ELASTOMERIC JOINTS.
 - COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION 888 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
 - VALVES AND VALVE BOXES:
 - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C500 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
- WATER SERVICES CONNECTIONS:
 - SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
 - SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING VALVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
- HYDRANTS:
 - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18" AND NO GREATER THAN 23"(SEE DETAIL).
- JOINT RESTRAINT:
 - WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(B) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
- BEDDING AND COVER MATERIAL:
 - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3 OF THE STANDARD SPECIFICATIONS.
 - BURY DEPTH SHALL CONFORM TO LOCAL JURISDICTION REQUIREMENTS, OR DPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
- BACKFILL:
 - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
- SEPARATION DISTANCES:
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING.
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

UTILITY NOTES, CONTINUED

- SANITARY SEWER SPECIFICATIONS:
 - PIPE:
 - POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4"-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
 - CONNECTION TO DISSIMILAR PIPE MATERIALS SHALL CONFORM TO CHAPTER 3.4.2 OF THE STANDARD SPECIFICATIONS. FERNOCO COUPLER MAY BE USED WITH APPROVAL OF ENGINEER.
 - MANHOLES:
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS AND ALL SPECIAL PROVISIONS OF THE JURISDICTIONAL AUTHORITIES.
 - MANHOLES SHALL HAVE INTERNAL CHIMNEY SEALS INSTALLED IN ALL SANITARY MANHOLES IN ACCORDANCE WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS.
 - MANHOLES SHALL HAVE ALL EXTERNAL JOINTS WRAPPED WITH MAC WARP OR EQUAL RUBBERIZED JOINT WRAP PER ASTM C923.
 - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550 HEAVY DUTY WITH NON-ROCKING SOLID LIDS OR EQUAL, UNLESS SPECIFIED IN THE PLANS.
 - BEDDING AND COVER MATERIAL:
 - MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL ACCORD WITH CHAPTER 3.5.4(F) AND DETAIL DRAWING FILE NO. 12A OF THE STANDARD SPECIFICATIONS."
 - MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTION OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
- BACKFILL:
 - MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

NOTE TO SPECIFIER: OBTAINMENTS DIFFERENT MUNICIPALITIES HAVE DIFFERENT PIPE AND STRUCTURE MATERIAL SPECIFICATIONS. SPECIFIER MUST INVESTIGATE THE SPECIFIC MUNICIPALITIES SPECIFICATIONS AND EDIT MATERIAL SPECIFICATIONS TO MATCH. ADDITIONALLY, DNR REGULATES PUBLICLY-OWNED PIPING WHILE DPS REGULATES PRIVATELY-OWNED PIPING. THEREFORE, NR CODE REQUIREMENTS APPLY TO PUBLICLY-OWNED PIPING WHILE DPS CODE REFERENCES APPLY TO PRIVATELY-OWNED PIPING.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE COVER. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO WDNR TECHNICAL STANDARDS AND JURISDICTIONAL REQUIREMENTS. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE JURISDICTIONAL AUTHORITIES PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY JURISDICTIONS HAVING AUTHORITY AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5". ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRE-APPROVED BY THE JURISDICTION. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" SELECTED CRUSHED CONSTRUCTION GRAVEL BACKFILL BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT OFF-SITE AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT, AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE JURISDICTIONAL AUTHORITIES.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLETS OF ALL INSTALLED STORM SEWER. STONE DITCH CHECKS/FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN FIFTEEN (15) AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE WDNR DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS OR APPLICATION OF A WISDOT APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN SEVEN (7) DAYS OF REACHING FINAL GRADE. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING PER STATE HIGHWAY SPECIFICATIONS. EROSION MATTING AND/OR NETTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.

- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- A CONCRETE WASHOUT AREA SHALL BE DESIGNATED ONSITE. CONTRACTOR SHALL USE PRE-MANUFACTURED ABOVE GROUND WASHOUT TOTE OR EQUIVALENT CONTAINMENT AREA FOR ALL CONCRETE WASTE. CONCRETE WASTE SHALL ONLY BE CONTAINED IN ABOVE GROUND PRE-FABRICATED CONTAINERS OR CONSTRUCTED CONTAINMENT AREA AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FREQUENTLY DISPOSE OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS TO MAINTAIN THE SYSTEMS EFFECTIVENESS.

- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS

GRADING AND EARTHWORK NOTES

- ALL SITE PREP AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT PREPARED BY [FIRM NAME], TITLED "[REPORT TITLE]" ISSUE DATE [DATE]. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE FOREMENTIONED REPORT.
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY, AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST-EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- ALL EXCAVATIONS AND FILLS SHALL BE TO THE ELEVATIONS SHOWN ON THE DRAWINGS AND SHALL INCLUDE SUFFICIENT DEPTHS FOR PLACEMENT OF FILL MATERIALS, BASE COURSES, PAVEMENTS, TOPSOIL, AND OTHER MATERIALS TO THE SPECIFIED DEPTHS.
- CONTRACTOR SHALL NOT EXCAVATE BELOW ELEVATIONS OR DESIGN GRADES SHOWN ON THE DRAWINGS WITHOUT PRIOR AUTHORIZATION FROM ENGINEER AND OWNER.
- PRIOR TO ALL EXCAVATION OR FILLING OPERATIONS, CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TOPSOIL FROM PROPOSED LOCATIONS OF BUILDINGS, STRUCTURES, ROADS, WALKS, OTHER PAVED AREAS, STORM WATER FACILITIES OR WITHIN THE GRADING EXTENTS WHERE EXISTING GRADES ARE ALTERED BY MORE THAN 3". REMOVED OR STRIPPED TOPSOIL SHALL BE SEGREGATED AND STOCKPILED ON-SITE IN AN APPROPRIATE LOCATION TO BE RESPREAD AS SPECIFIED ON THE DRAWINGS.
- CONTRACTOR SHALL NOT PLACE ANY FILL OR OTHER MATERIALS ON AREAS THAT HAVE NOT HAD TOPSOIL REMOVED, ARE FROZEN, SATURATED, OR YIELDING. CONTRACTOR SHALL NOTIFY OWNER OR ENGINEER IF SUBGRADE CONDITIONS ARE NOT SUITABLE FOR SUPPORTING FILL AND A FURTHER DETERMINATION SHALL BE PROVIDED BY OWNER OR ENGINEER.
- CONTRACTOR SHALL PLACE THE FILLS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT INCLUDING LIFT DEPTHS AND COMPACTION EFFORTS.
- PRIOR TO PLACEMENT OF BASE COURSE MATERIALS IN PAVEMENT OR HARD SURFACE AREAS OR CONDUCTING EXCAVATION BELOW SUBGRADE (EBS) ELEVATIONS, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER TO CONDUCT AN INSPECTION OF THE PREPARED SUBGRADE AND PROF-ROLLING. PROF-ROLLING SHALL BE CONDUCTED BY THE CONTRACTOR IN WITNESS OF THE OWNER AND ENGINEER. OWNER AND ENGINEER SHALL DETERMINE IF AREAS OF EBS ARE REQUIRED. EBS SHALL BE COMPLETED BY THE CONTRACTOR PER THE DIRECTION OF THE OWNER AND ENGINEER.
- SOIL MATERIAL SPECIFICATIONS:
 - FILL AND BACKFILL MATERIALS
 - MATERIAL SHALL BE SATISFACTORY MATERIALS EXCAVATED FROM THE SITE, PER THE GEOTECHNICAL REPORT. IF SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE OR ADDITIONAL MATERIALS ARE REQUIRED, REFER TO IMPORTED FILL MATERIAL SPECIFICATIONS.
 - IMPORTED FILL MATERIAL
 - MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR FROM OFFSITE BORROW AREAS WHEN SUFFICIENT, SATISFACTORY MATERIALS ARE NOT AVAILABLE ONSITE. IMPORTED FILL MATERIAL SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONSIST OF CLEAN MATERIAL OF INORGANIC SOILS OR A MIXTURE OF INORGANIC SOIL AND ROCK, STONE, OR GRAVEL. THE MATERIAL SHALL BE FREE OF TOPSOIL, VEGETATION, PAVEMENT RUBBLE, DEBRIS, OR OTHER DELETERIOUS MATERIALS. THE MAXIMUM NOMINAL DIMENSION OF MATERIALS CONSISTING OF ROCK, STONE, OR GRAVEL SHALL BE 6".
 - GRANULAR FILL
 - MATERIAL SHALL CONSIST OF CLEAN MATERIAL MEETING THE REQUIREMENTS OF "GRADE 1" OR "GRADE 2" GRANULAR BACKFILL AS DEFINED IN SECTION 209.2.1 OF THE STATE HIGHWAY SPECIFICATIONS.
- BUILDING STRUCTURAL FILL
 - CLEAN MATERIAL MEETING THE REQUIREMENTS OF TYPE A "STRUCTURE BACKFILL" AS DEFINED IN SECTIONS 210.2.1 AND 210.2.2 OF THE STATE HIGHWAY SPECIFICATIONS AND GEOTECHNICAL REPORT.
- [OTHER ADDITION SOIL MATERIAL SPECIFICATIONS PERTINENT TO THE PROJECT]

CONSTRUCTION SITE DEWATERING NOTES

- ALL CONSTRUCTION SITE DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 FOR PUMPING DISCHARGE RATES OF LESS THAN 70 GPM. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLICABLE JURISDICTIONAL DEWATERING PERMITS. FOR DISCHARGE RATES EXCEEDING 70 GPM, CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITTING OF DEWATERING SYSTEM AS A HIGH CAPACITY DEWATERING WELL WITH WDNR AND LOCAL JURISDICTIONS.
- CONTRACTOR SHALL DISCHARGE TREATED EFFLUENT FROM DEWATERING SYSTEM TO LOCATIONS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. CONTRACTOR SHALL OBTAIN APPROVAL FROM LOCAL JURISDICTION OR ADJACENT PRIVATE PROPERTY OWNERS FOR ALL DISCHARGES TO JURISDICTION'S PUBLIC INFRASTRUCTURE OR PRIVATE PROPERTY.
- IN THE EVENT OF DIRTY/UNCLEAR DISCHARGE, CONTRACTOR SHALL HALT PUMPING OPERATIONS AND EVALUATE THE DEWATERING TREATMENT/FILTERING SYSTEM.
- IN THE EVENT CONTRACTOR FINDS SIGNS OF CONTAMINATION IN THE GROUNDWATER OR SITE SOILS, ALL DEWATERING PRACTICES SHALL BE HALTED AND CONTAMINATION SHALL BE EVALUATED BY A QUALIFIED PROFESSIONAL TO PREVENT TRANSPORTATION OF CONTAMINATES DOWNSTREAM OF DISCHARGES.
 - IF DEWATERING PRACTICES CONTINUE WITH CONTAMINATED GROUNDWATER OR SOIL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND APPROVALS TO CONTINUE OPERATION OF DEWATERING SYSTEMS.
 - UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DISCHARGE CONSTRUCTION SITE DEWATERING PRACTICES TO THE SANITARY SEWER WITHOUT AUTHORIZATION AND PERMIT APPROVALS FROM THE LOCAL JURISDICTION.

STORMWATER FACILITIES CONSTRUCTION NOTES

- ENGINEER SHALL BE NOTIFIED PRIOR TO INSTALLATION OF STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL PROVIDE ENGINEER DOCUMENTATION OF CONSTRUCTION OF STORMWATER FACILITIES INCLUDING GEOTECHNICAL NOTES ON EXISTING SOILS, PHOTOGRAPHS OF EACH STAGE OF BASIN CONSTRUCTION, LOAD TICKETS AND SPECIFICATION OF MATERIALS USED IN THE BASIN, AND ELEVATION OF CRITICAL ITEMS SUCH AS PIPES, EXCAVATIONS, DRAINAGE STONE BOTTOM, ETC.
- ERECT CONSTRUCTION FENCING OR SNOW FENCING AROUND PROPOSED STORMWATER FACILITIES INTENDED TO INFILTRATE STORMWATER TO PROTECT THESE SOILS FROM DISTURBANCE AND COMPACTION. CONSTRUCTION TRAFFIC, HEAVY EQUIPMENT, AND SOIL STOCKPILES SHALL NOT BE PLACED IN AREAS WHERE PROPOSED INFILTRATE AREAS ARE LOCATED.
- STORMWATER MANAGEMENT FACILITIES FOR INFILTRATION SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF FINAL SITE GRADING AND SOILS HAVE BEEN STABILIZED.
- TEMPORARY SEDIMENT BASINS SHALL BE REMOVED IN THEIR ENTIRETY AFTER CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. PERMANENT STORMWATER BASINS USED AS TEMPORARY SEDIMENT BASINS SHALL BE DREDGED TO DESIGN DEPTH AFTER SITE IS STABILIZED.
- REFER TO PROJECT DETAILS FOR FURTHER INFORMATION AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	BUILDING SETBACK LINE
	PAVEMENT SETBACK LINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	8" CONCRETE RIBBON CURB
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	DRAINAGE DIRECTION
	GRADE BREAK
	STORMWATER MANAGEMENT AREA
	RETAINING WALL
	BOULDER WALL
	RAILING
	FENCE
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	FLAG POLE
	BOLLARD
	BOLLARD WITH ADA PARKING SIGN
	BIKE RACK
	TREE REMOVAL
	SHRUB REMOVAL
	SAWCUT EXISTING PAVEMENT
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	8'x4'x4" INSULATION (PLAN VIEW)
	8'x4'x4" INSULATION (PROFILE VIEW)
	SILT FENCE
	RIP-RAP
	CONSTRUCTION ENTRANCE
	EROSION MATTING
	TURF REINFORCEMENT MATTING
	SPOT ELEVATION
	EP - EDGE OF PAVEMENT
	FG - FINISH GRADE
	EC - EDGE OF CONCRETE
	BOC - BACK OF CURB
	MATCH - MATCH EXISTING GRADE
	HP - HIGH POINT
	SW - SIDEWALK
	DITCH CHECK
	INLET PROTECTION
	DEMOLITION - REMOVAL OF ONSITE CURB SURFACES AND BASE COURSE
	DEMOLITION - PAVEMENT MILL AND OVERLAY
	DEMOLITION - REMOVAL OF RETAINING WALL
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF LANDSCAPE
	TREE REMOVAL
	SHRUB REMOVAL
	PROTECT EXISTING TREE



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CLIENT:
THOMPSON ENGINEERING LLC

CLIENT ADDRESS:
**918 DEMING WAY, FLOOR 3
MADISON, WI 53717**

PROJECT:
LOT 115 OAK MEADOWS

PROJECT LOCATION:
**2621 OAK MEADOWS DRIVE
FITCHBURG, DANE COUNTY
WI, 53711**

PLAN MODIFICATIONS:

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Reviewed By: _____ (Initials)
Approved By: _____ (Initials)

NOTES & LEGEND

SHEET NUMBER:

C1.1

JSD PROJECT NO: 23-13509



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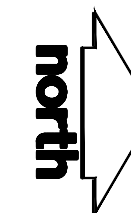

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DEMOLITION PLAN

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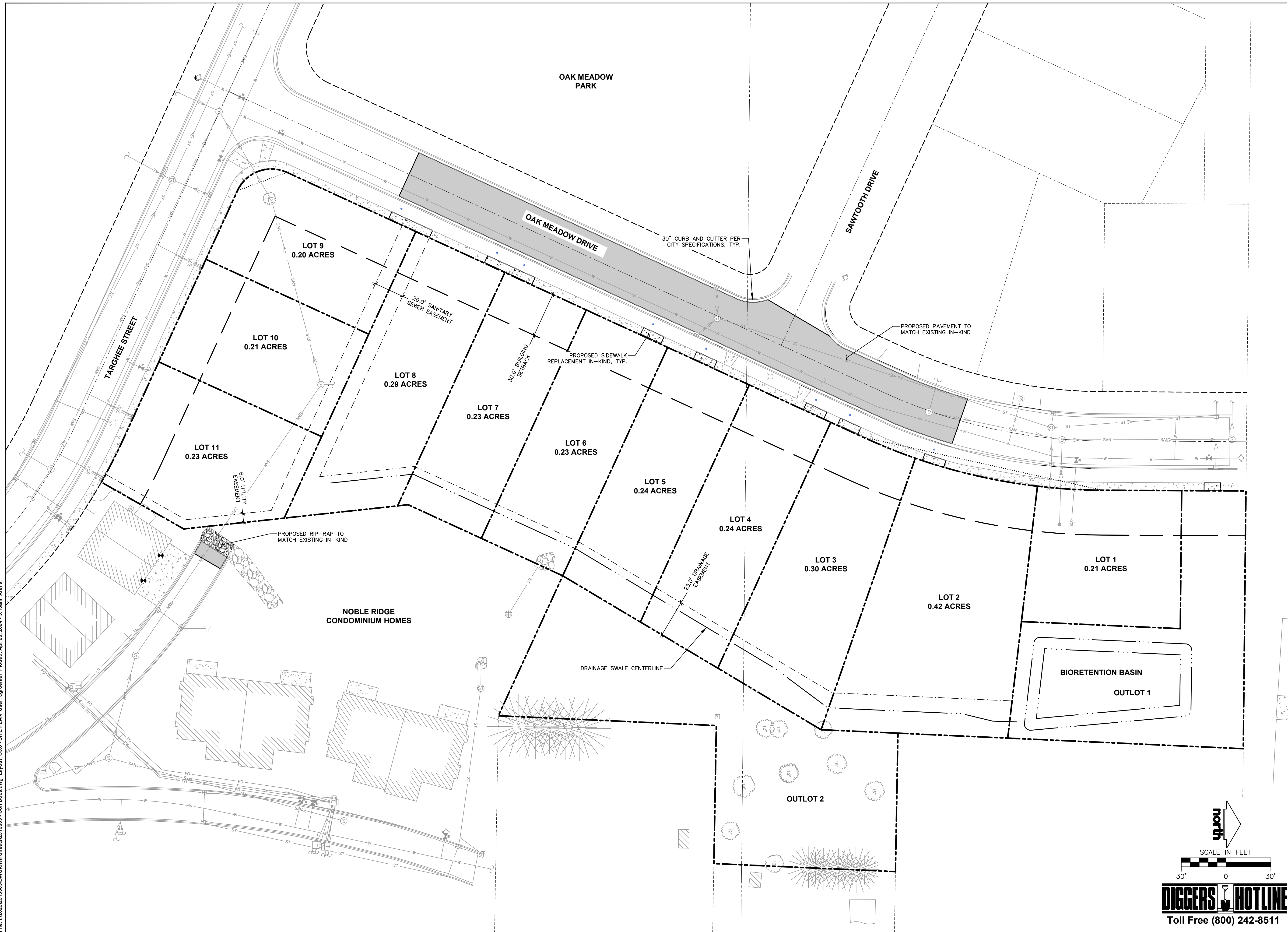
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PROJECT:
LOT 115 OAK MEADOWS

PROJECT LOCATION:
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FITCHBURG, DANE COUNTY
WI, 53711**

PLAN MODIFICATIONS:

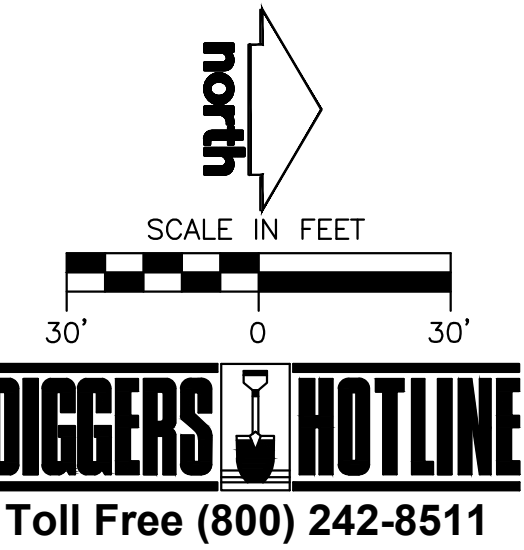
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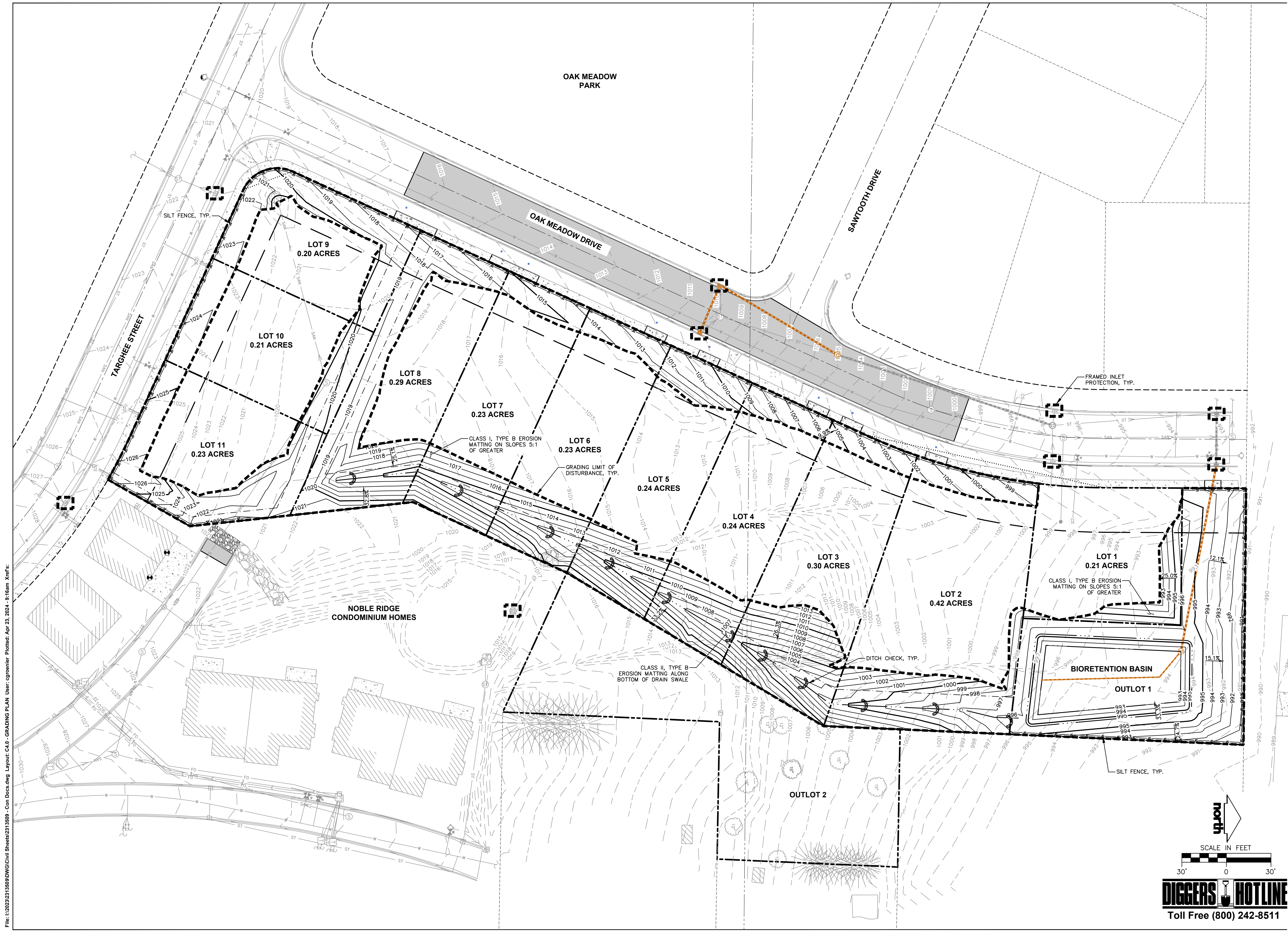
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SITE PLAN

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C3.0

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PROJECT:
LOT 115 OAK MEADOWS

PROJECT LOCATION:
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PLAN MODIFICATIONS:

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Designed By: _____ (Initials)
Reviewed By: _____ (Initials)
Approved By: _____ (Initials)

SHEET TITLE:
**GRADING & EROSION
CONTROL PLAN**

SHEET NUMBER:
C4.0

JSD PROJECT NO: 23-13509

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PLAN MODIFICATIONS:

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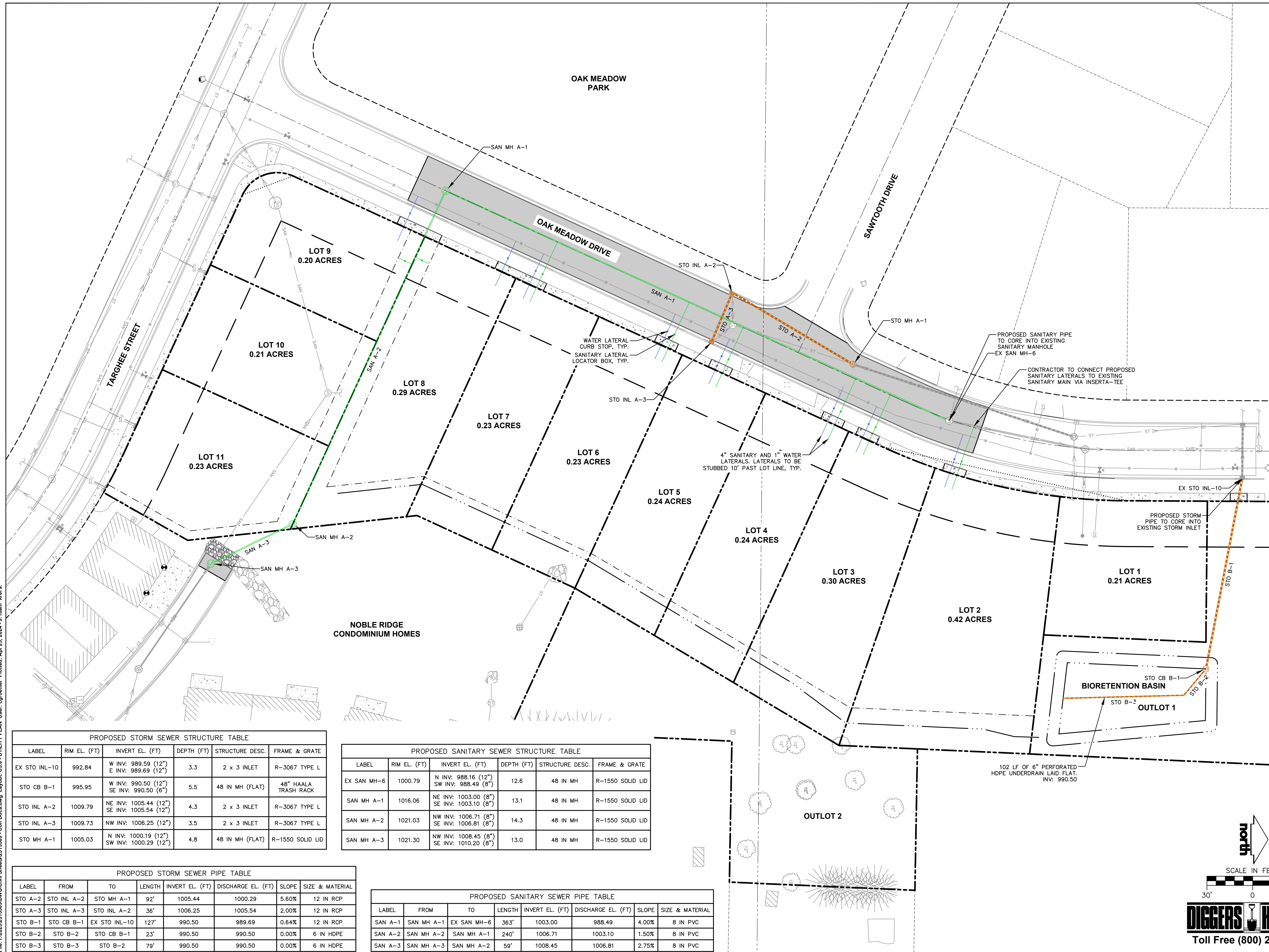
Designed By: _____ (Initials)
Reviewed By: _____ (Initials)
Approved By: _____ (Initials)

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

C5.0

JSD PROJECT NO: 23-13509



PROPOSED STORM SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX STO INL-10	992.84	W INV: 989.59 (12") E INV: 989.69 (12")	3.3	2 x 3 INLET	R-3067 TYPE L
STO CB B-1	995.95	W INV: 990.50 (12") SE INV: 990.50 (6")	5.5	48 IN MH (FLAT)	48" HAALA TRASH RACK
STO INL A-2	1009.79	NE INV: 1005.44 (12") SE INV: 1005.54 (12")	4.3	2 x 3 INLET	R-3067 TYPE L
STO INL A-3	1009.73	NW INV: 1006.25 (12")	3.5	2 x 3 INLET	R-3067 TYPE L
STO MH A-1	1005.03	N INV: 1000.19 (12") SW INV: 1000.29 (12")	4.8	48 IN MH (FLAT)	R-1550 SOLID LID

PROPOSED SANITARY SEWER STRUCTURE TABLE

LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX SAN MH-6	1000.79	N INV: 988.16 (12") SW INV: 988.49 (8")	12.6	48 IN MH	R-1550 SOLID LID
SAN MH A-1	1016.06	NE INV: 1003.00 (8") SE INV: 1003.10 (8")	13.1	48 IN MH	R-1550 SOLID LID
SAN MH A-2	1021.03	NW INV: 1006.71 (8") SE INV: 1006.81 (8")	14.3	48 IN MH	R-1550 SOLID LID
SAN MH A-3	1021.30	NW INV: 1008.45 (8") SE INV: 1010.20 (8")	13.0	48 IN MH	R-1550 SOLID LID

PROPOSED STORM SEWER PIPE TABLE

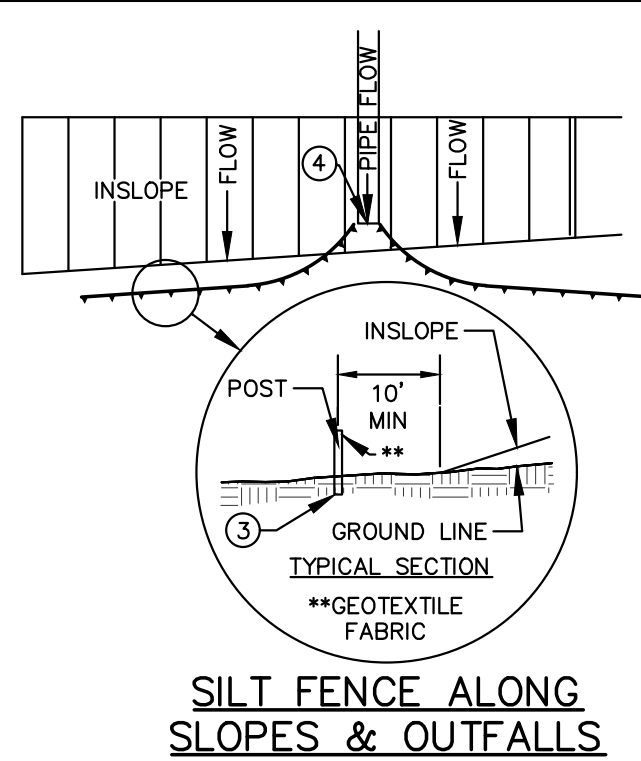
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
STO A-2	STO INL A-2	STO MH A-1	92'	1005.44	1000.29	5.60%	12 IN RCP
STO A-3	STO INL A-3	STO INL A-2	36'	1006.25	1005.54	2.00%	12 IN RCP
STO B-1	STO CB B-1	EX STO INL-10	127'	990.50	989.69	0.64%	12 IN RCP
STO B-2	STO B-2	STO CB B-1	23'	990.50	990.50	0.00%	6 IN HDPE
STO B-3	STO B-3	STO B-2	79'	990.50	990.50	0.00%	6 IN HDPE

PROPOSED SANITARY SEWER PIPE TABLE

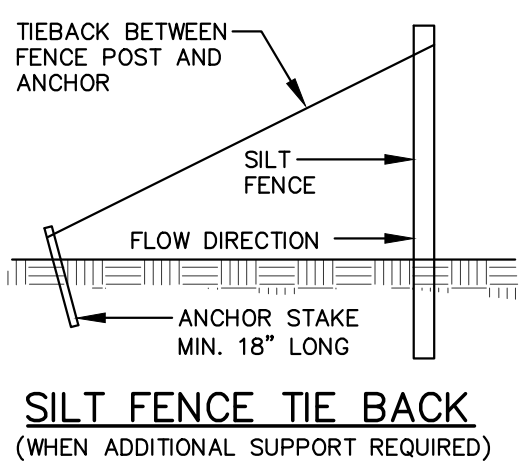
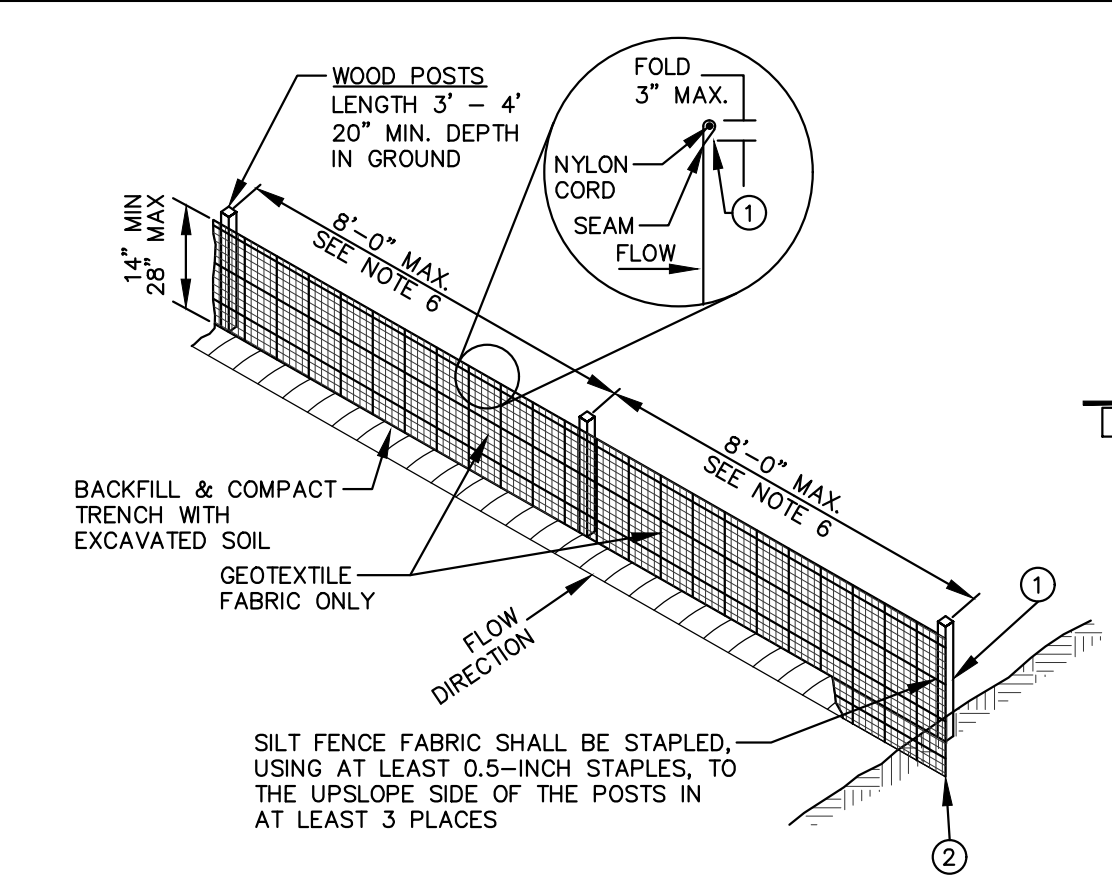
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL
SAN A-1	SAN MH A-1	EX SAN MH-6	363'	1003.00	988.49	4.00%	8 IN PVC
SAN A-2	SAN MH A-2	SAN MH A-1	240'	1006.71	1003.10	1.50%	8 IN PVC
SAN A-3	SAN MH A-3	SAN MH A-2	59'	1008.45	1006.81	2.75%	8 IN PVC

File: I:\2023\2313509\DWG\Civil Sheets\2313509 - Con Docs.dwg Layout: C5.0 - UTILITY PLAN User: cgroemer Plotted: Apr 23, 2024 9:18am Xrefs:

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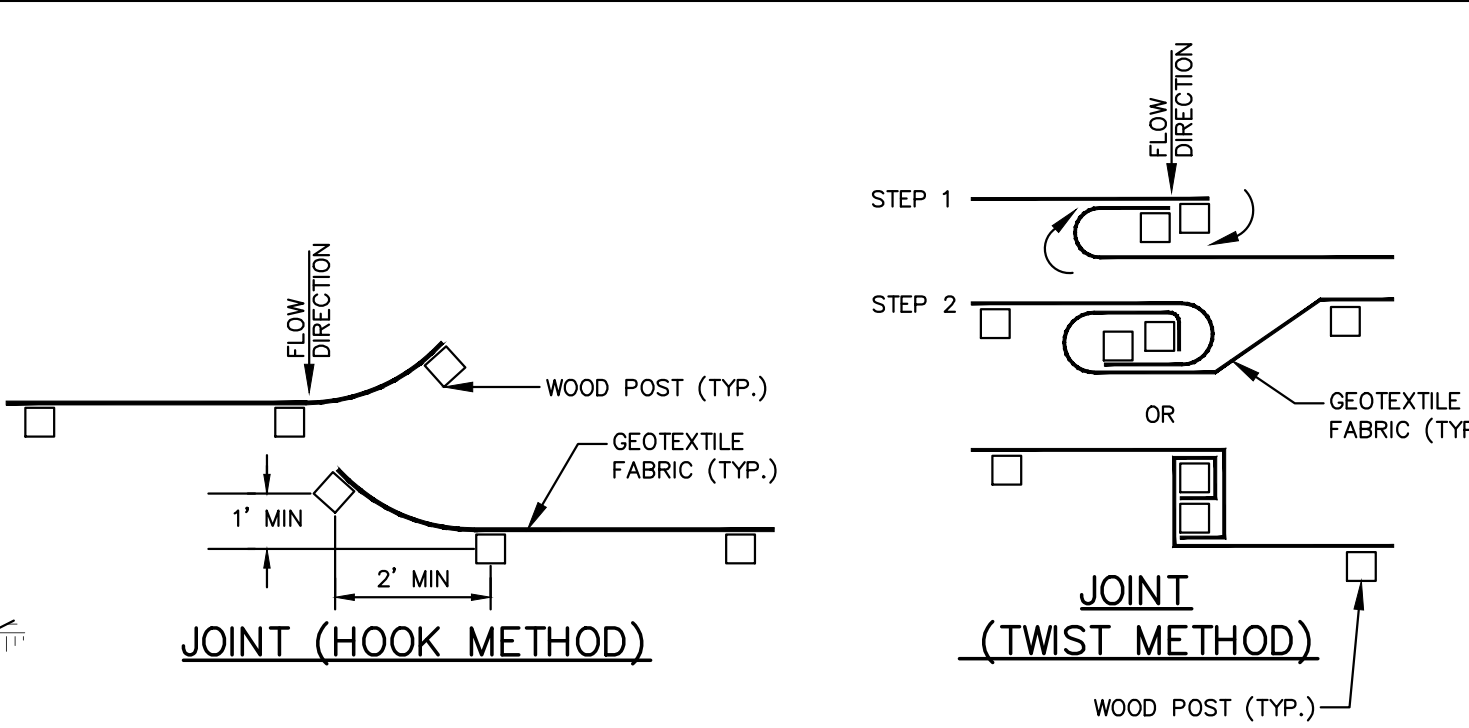


SILT FENCE ALONG SLOPES & OUTFALLS



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL



JOINT (HOOK METHOD)

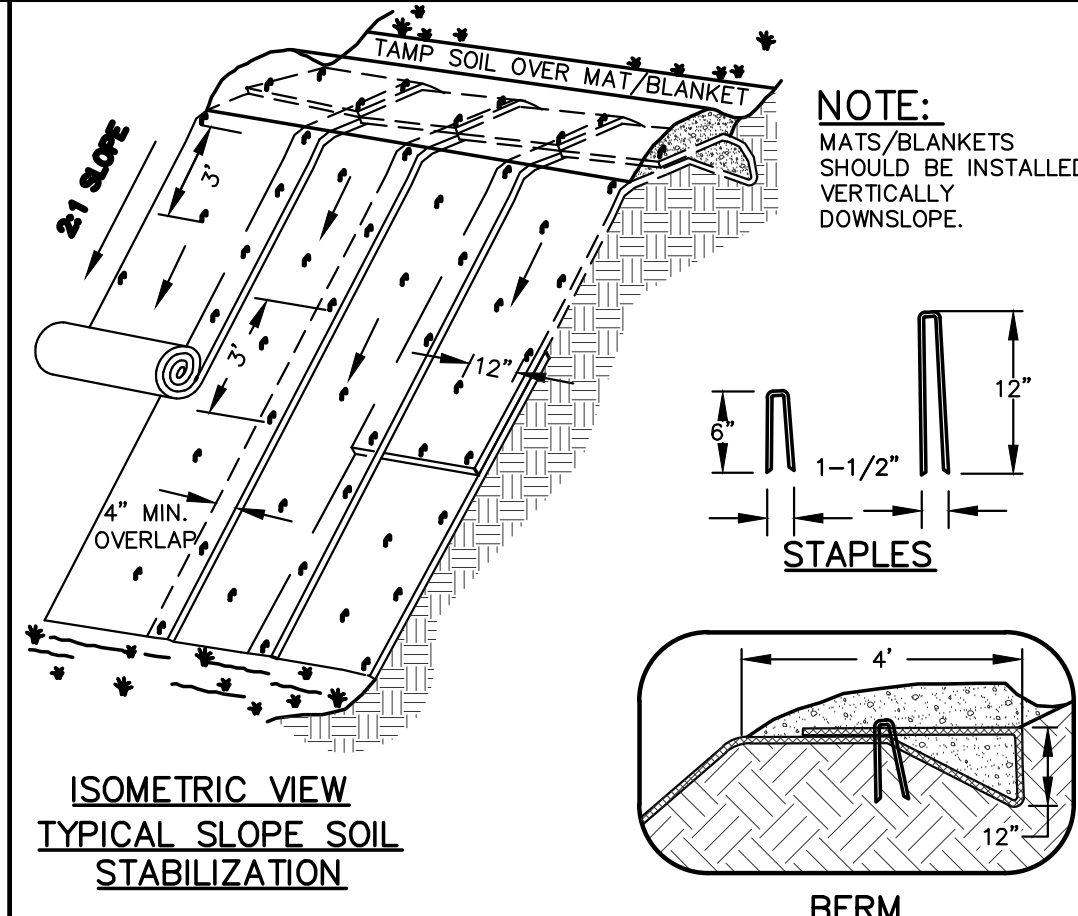
JOINT (TWIST METHOD)

GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.



ISOMETRIC VIEW TYPICAL SLOPE SOIL STABILIZATION

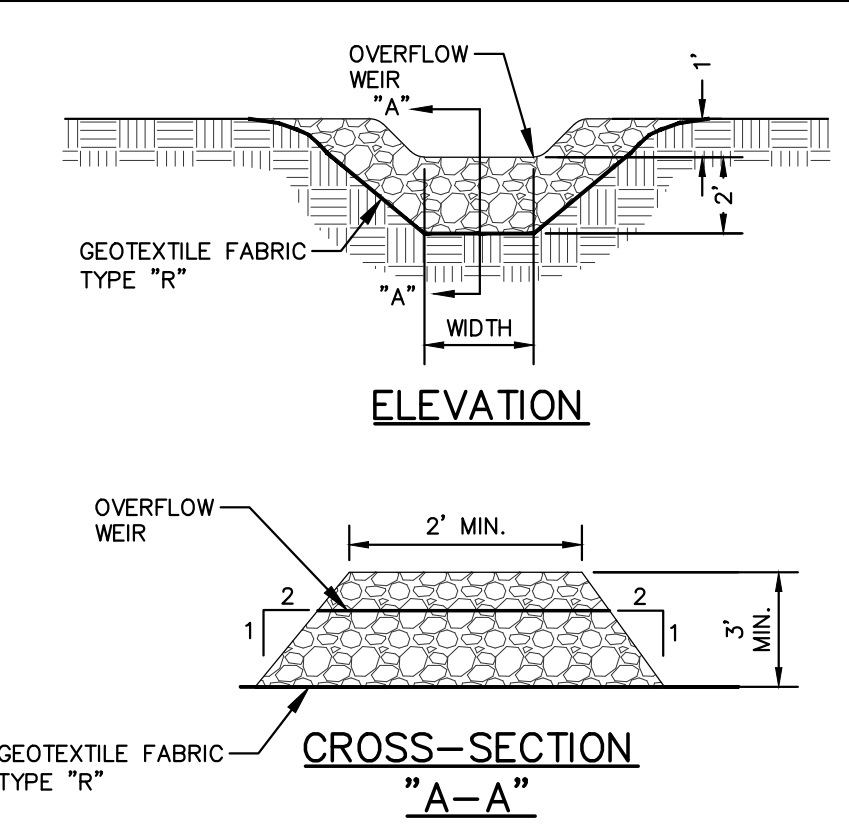
BERM

GENERAL NOTES:

- EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
- ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING

N.T.S.



ELEVATION

CROSS-SECTION "A-A"

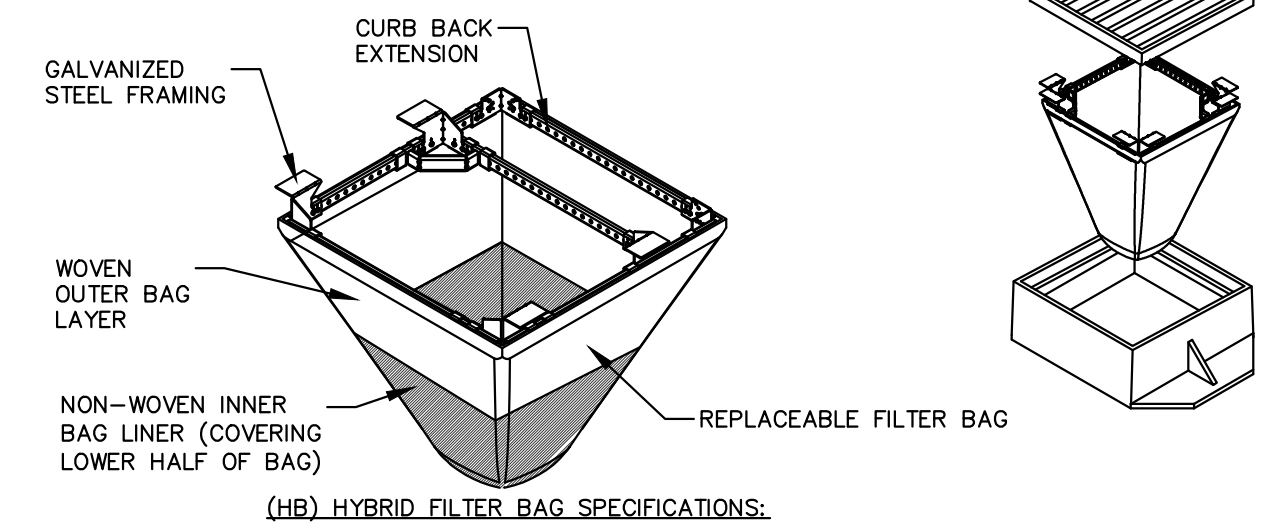
GENERAL NOTES:

- STONE DITCH CHECKS SHALL BE CONSTRUCTED OF A WELL-GRADED ANGULAR STONE, A D50 OF 3 INCH DIAMETER OR GREATER, SOMETIMES REFERRED TO AS BREAKER RUN OR SHOT ROCK.
- EXTEND DITCH CHECK ACROSS CHANNEL OPENING TO MEET SWALE/DITCH SIDE SLOPES. WHERE CHANNEL IS LESS THAN 3 FEET DEEP, REDUCE WEIR HEIGHT TO 1 FOOT AND INCREASE THE TOP OF DITCH CHECK FROM 2 FEET TO 4 FEET.

PERMANENT DITCH CHECK (STONE)

N.T.S.

FLEXSTORM INLET FILTERS TO MEET DANE COUNTY EROSION CONTROL STANDARDS



- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
 - CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
 - DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
 - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

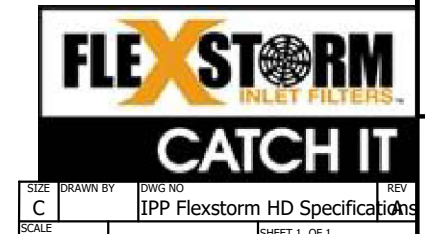
- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
 - REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE.
 - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

FRAMED INLET PROTECTION

N.T.S.

CATCH-IT INLET FILTER (Temporary Inlet Protection)							
Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft ³)	Flow Ratings (CFS)		ADS P/N
					HB (Hybrid Bag)	Bypass	
3067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCBEXTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCB3624HB
3030	Square/Rect (SQ)	23 x 18	20.5 x 13.5	1.6	0.7	2.2	62MCR2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LSQ3618HB
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.5-21	1.5	0.6	4.6	62MRD22HB

Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)			
PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (INNER)
TENSILE STRENGTH	ASTM D4632	350 x 225 lbs	100 lbs
ELONGATION	ASTM D4632	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	1000 lbs	65 lbs
TRAPEZOIDAL TEAR	ASTM D4538	110 x 75 lbs	45 lbs
UV RESISTANCE	ASTM D4355	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD-SIEVE	40 US STD-SIEVE
PERMEABILITY	ASTM D4491	1.5 sec ⁻¹	2.0 sec ⁻¹
WATER FLOW RATE	ASTM D4491	200 gal/min/ft ²	145 gal/min/ft ²
MINIMUM FILTER BAG VOLUME		2 CUBIC FT	



REV. 11-20-2018

30" DRIVEWAY SECTION CURB & GUTTER

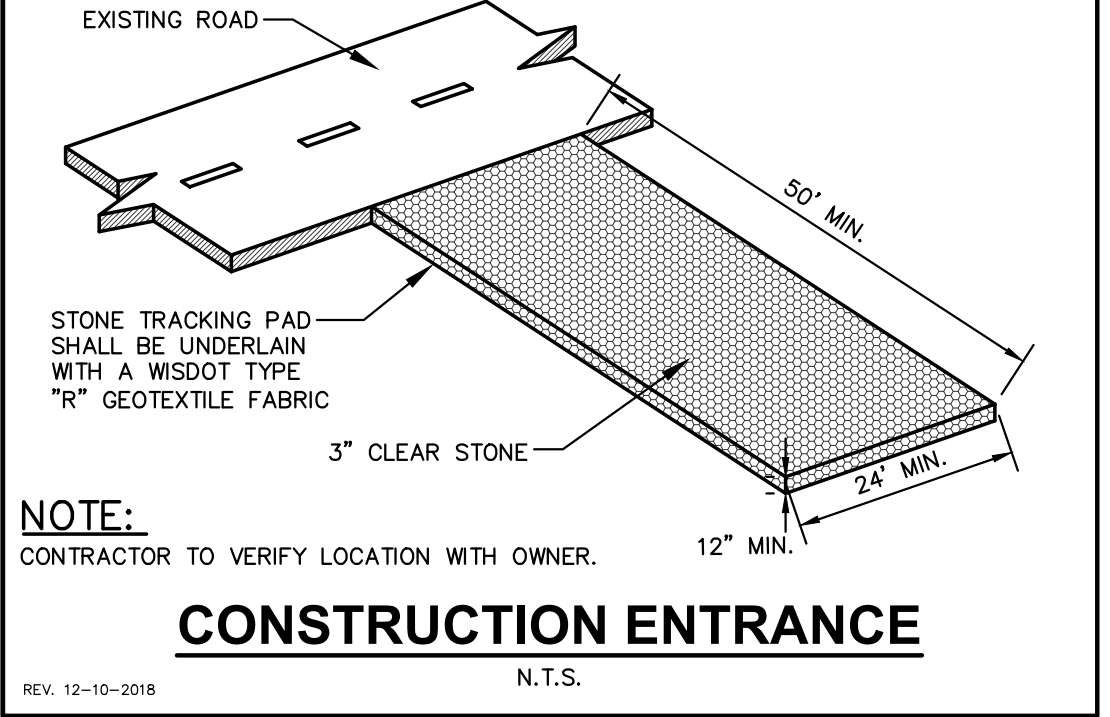
N.T.S.

GENERAL NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

30" DRIVEWAY SECTION CURB & GUTTER

N.T.S.



NOTE:
CONTRACTOR TO VERIFY LOCATION WITH OWNER.

CONSTRUCTION ENTRANCE

N.T.S.

REV. 12-10-2018



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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
THOMPSON ENGINEERING LLC

CLIENT ADDRESS:
**918 DEMING WAY, FLOOR 3
MADISON, WI 53717**

PROJECT:
LOT 115 OAK MEADOWS

PROJECT LOCATION:
**2621 OAK MEADOWS DRIVE
FITZBURG, DANE COUNTY
WI, 53711**

PLAN MODIFICATIONS:

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Designed By: _____ (Initials)
Reviewed By: _____ (Initials)
Approved By: _____ (Initials)

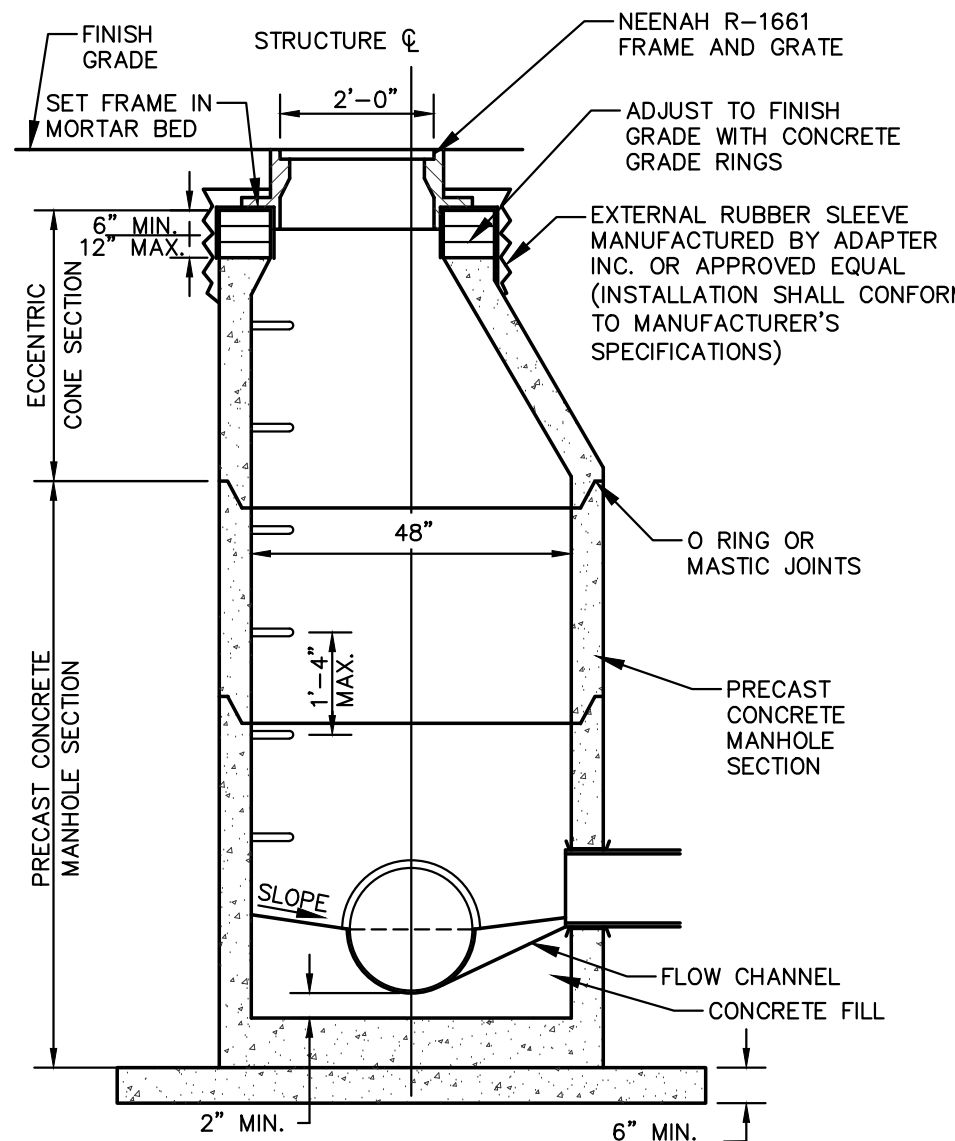
SHEET TITLE

DETAILS

SHEET NUMBER:

C6.0

JSD PROJECT NO: 23-13509



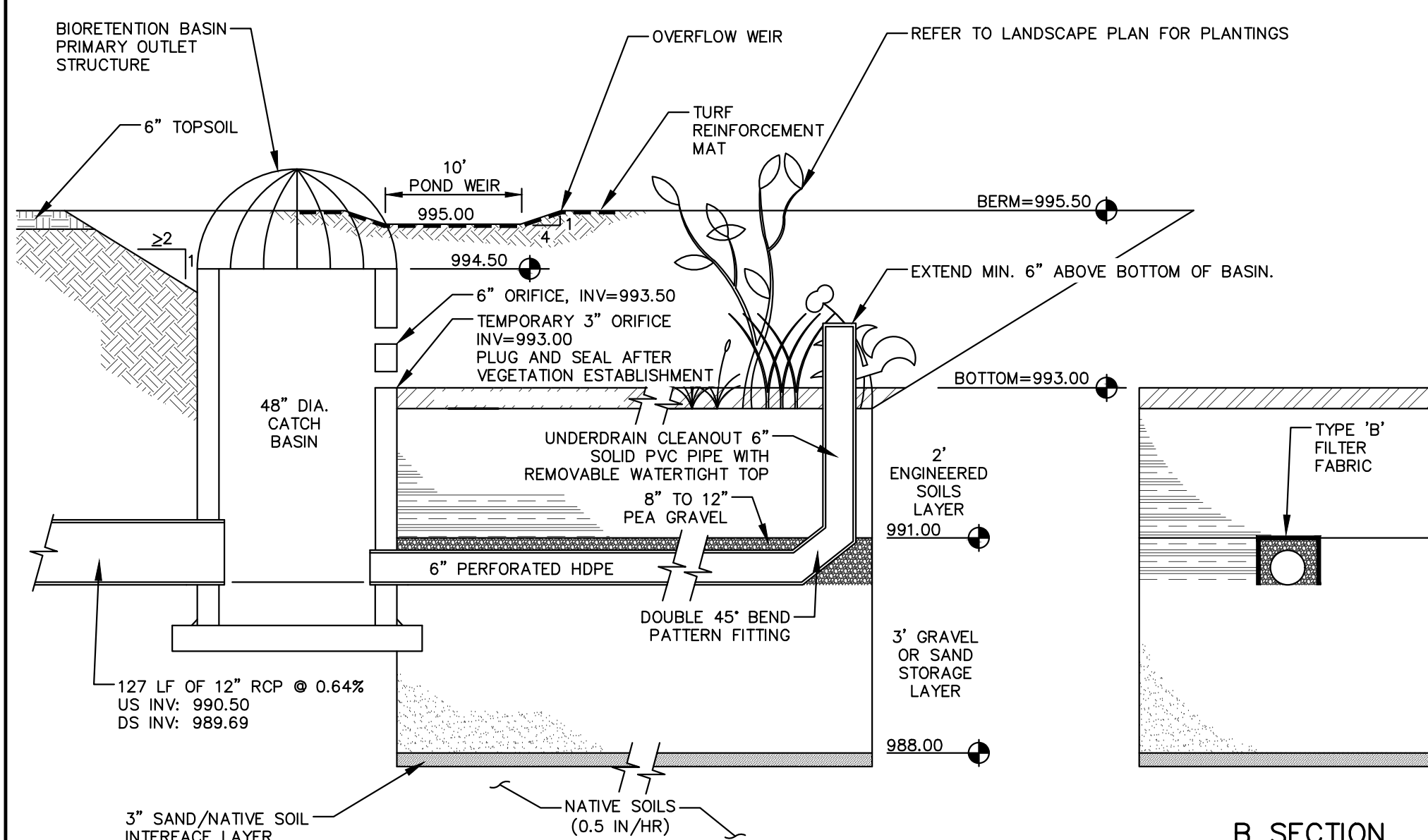
SANITARY SEWER MANHOLE

- GENERAL NOTES:**
- MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
 - JOINTS SHALL BE WATERTIGHT. USE BUTYL RUBBER GASKET.
 - USE MORTAR FOR PIPE CONNECTIONS.
 - ALL MANHOLES SHALL HAVE RUBBER CHIMNEY BOOT SEALS.

SANITARY SEWER MANHOLE

N.T.S.

REV. 12-6-2018



BIORETENTION BASIN

- GENERAL NOTES:**
- ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
 - CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
 - CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
 - SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHNICAL STANDARD 1004.
 - SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
 - CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE SILT LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
 - IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
 - FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
 - ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL. WHEN BASIN IS BROUGHT ON-LINE, ROOTSTOP AND PLUGS ARE REQUIRED TO ESTABLISH VEGETATION AT THE INVERT OF THE BASIN.
 - RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
 - ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
 - SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

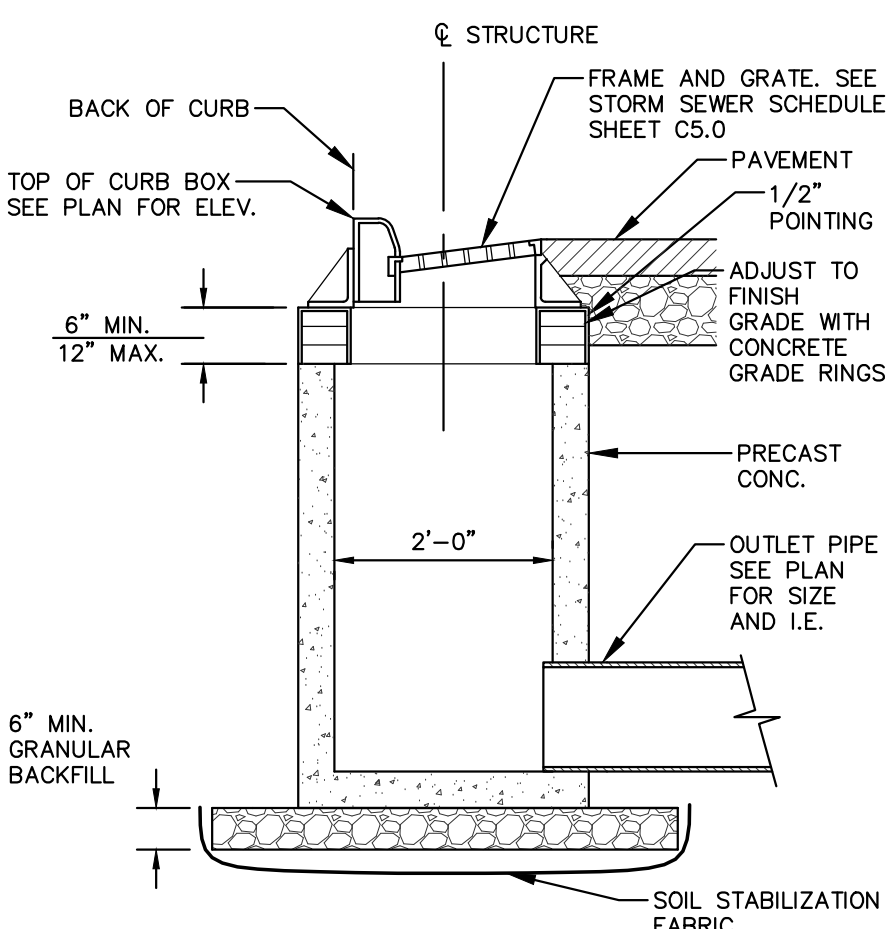
NOTE: INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

BIORETENTION BASIN

N.T.S.

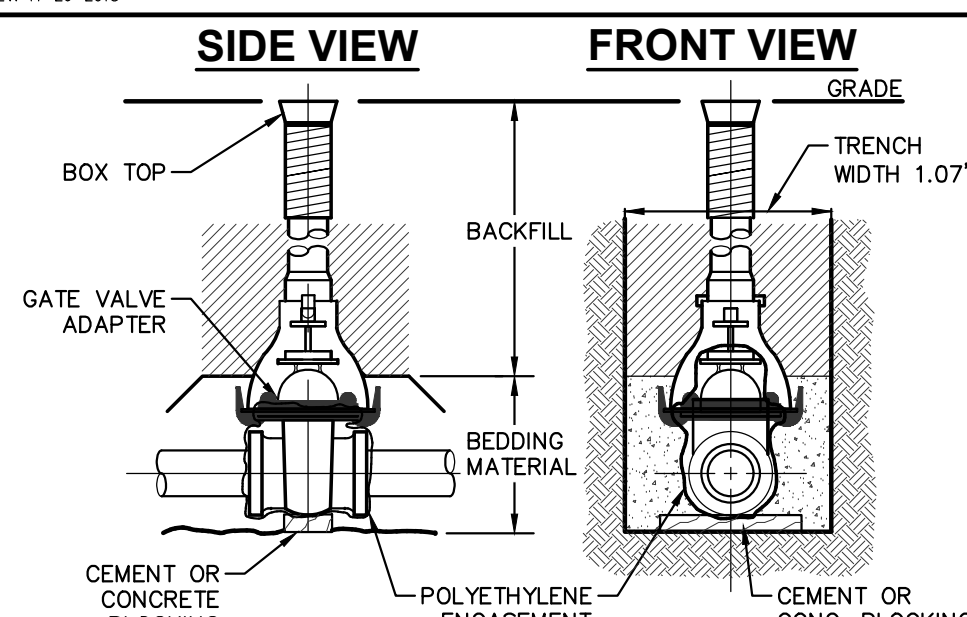
REV. 12-7-2018



STORM INLET

N.T.S.

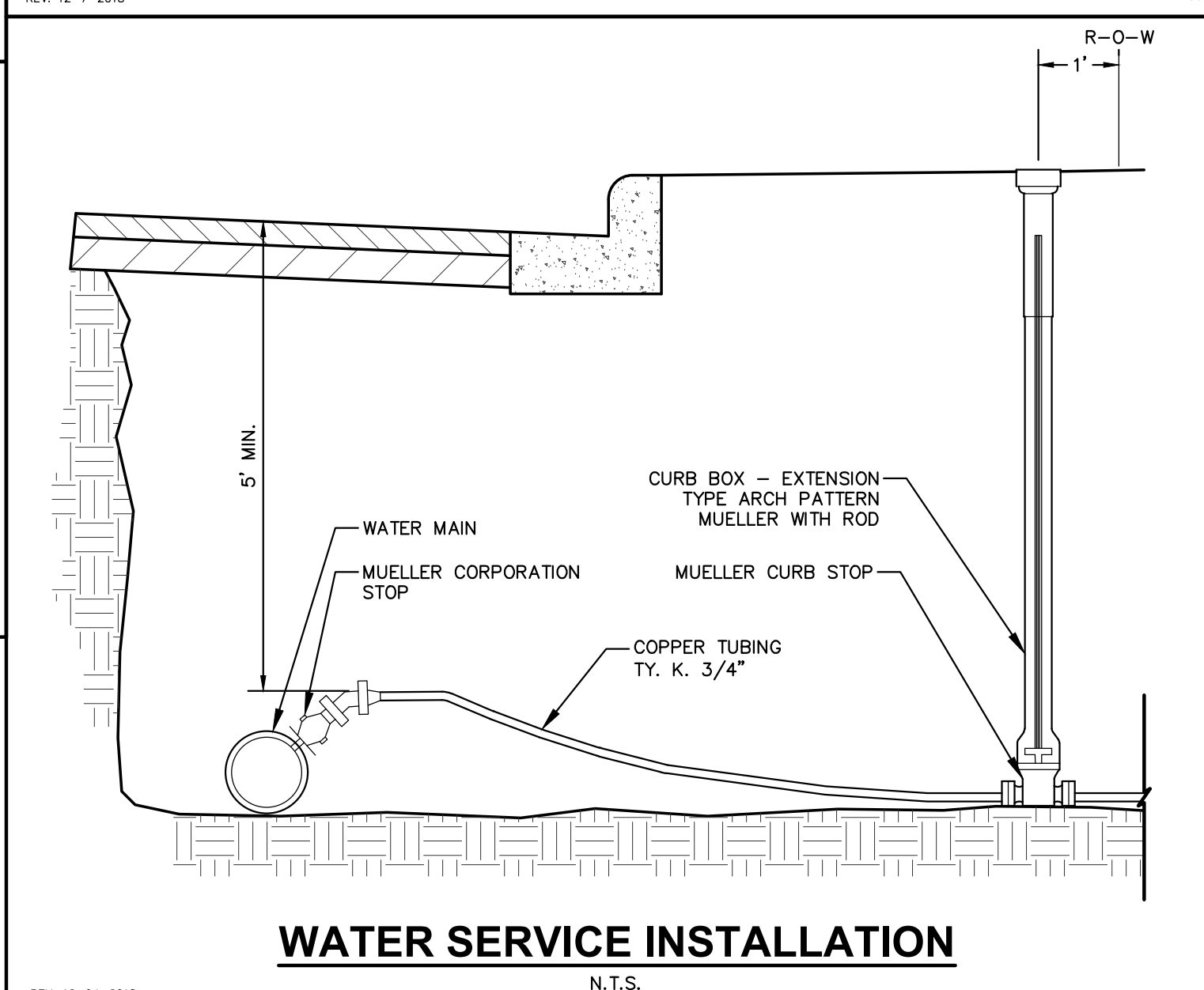
REV. 11-26-2018



GATE VALVE BOX SETTING

N.T.S.

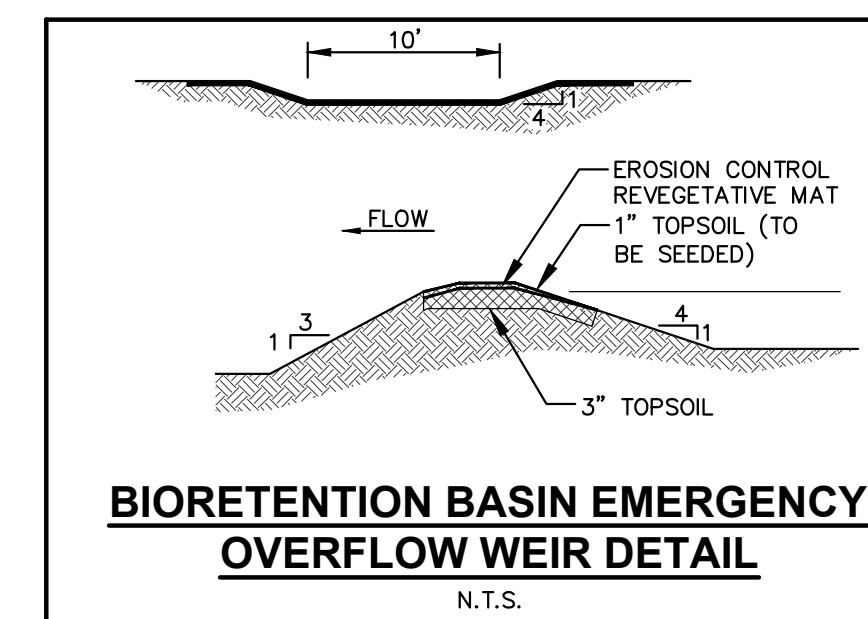
REV. 12-04-2018



WATER SERVICE INSTALLATION

N.T.S.

REV. 12-04-2018



BIORETENTION BASIN EMERGENCY OVERFLOW WEIR DETAIL

N.T.S.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS-BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. SURVEYOR IS TO CONFIRM THE TEMPORARY 3" ORIFICE IN THE BIORETENTION BASIN OUTLET HAS BEEN PLUGGED AND SEALED. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.



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MADISON REGIONAL OFFICE
507 WEST VERONA AVENUE, SUITE 500
VERONA, WISCONSIN 53593
P. 608.848.5060

CLIENT:
THOMPSON ENGINEERING LLC

CLIENT ADDRESS:
**918 DEMING WAY, FLOOR 3
MADISON, WI 53717**

PROJECT:
LOT 115 OAK MEADOWS

PROJECT LOCATION:
**2621 OAK MEADOWS DRIVE
FITCHBURG, DANE COUNTY
WI, 53711**

PLAN MODIFICATIONS:

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Designed By: _____ (Initials)
Reviewed By: _____ (Initials)
Approved By: _____ (Initials)

SHEET TITLE:

DETAILS

SHEET NUMBER:

C6.1

JSD PROJECT NO: 23-13509



PRELIMINARY PLAT OF OAK MEADOW RESERVE
Legal Description

Being a part of Lot 115, First Addition to Oak Meadow as recorded in Volume 58-068b of Plats on page 355, as Document #4014340, Dane County Registry, located in the Northeast Quarter and Southeast Quarter of the Northeast Quarter, Section 16, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Section 16; Thence N89°24'37"W along the north line of the Northeast Quarter of said Section a distance of 734.39 feet; Thence S00°35'13"W, 989.57 feet to the northeast corner of Lot 115, First Addition to Oak Meadow and the point of beginning; Thence S02°34'28"W along the east line of Lot 115, aforesaid, 231.43 feet; Thence S88°58'54"E along said east line, 92.67 feet; Thence S02°31'40"W along said east line, 121.71 feet; Thence N88°58'54"W along said east line, 92.41 feet; Thence S02°34'28"W along said east line, 146.05 feet; Thence N65°18'59"W, 103.14 feet; Thence S24°41'01"W, 113.91 feet; Thence S06°10'08"E, 151.07 feet; Thence S29°34'15"W, 63.43 feet to a point on the curving northeasterly right-of-way line of Targhee Street; Thence along said right-of-way northwesterly 30.96 feet along an arc of a curve to the left, having a radius of 363.00 feet, the chord bears N62°52'20"W, 30.95 feet; Thence N65°18'56"W along said right-of-way, 184.41 feet to a point of curve; Thence northwesterly 39.27 feet along said right-of-way and along an arc of a curve to the right, having a radius of 25.00 feet, the chord bears N20°18'56"W, 35.36 feet; thence N24°41'04"E along the southeasterly right-of way of Oak Meadow Drive, 424.58 feet to a point of curve; Thence along said right-of-way northeasterly 165.09 feet along an arc of a curve to the left, having a radius of 388.00 feet, the chord bears N12°29'42"E, 163.85 feet; Thence N00°18'20"E along said right-of-way, 96.24 feet; Thence S89°24'24"E along said right-of-way, 172.52 feet to the point of beginning.

Containing 160,416 sq. Ft. Or 3.683 acres.



Conditional Use - Owner or Authorized Agent Acknowledgement

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

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.

By signing below, I certify that the information included with this Conditional Use application is true and correct, to the best of my knowledge. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Christopher Jaworski

Owner's or Authorized Agent's Signature

04/22/2024

Date (DD/MM/YYYY)